



# AREA REPORT

OCTOBER 2022

## BRUCE MYER

Lic.# : FL-SL342109  
Direct: 941-387-1847  
Cell: 941-376-5311  
[bruce.myer@floridamoves.com](mailto:bruce.myer@floridamoves.com)  
[www.brucemyer.com](http://www.brucemyer.com)



COLDWELL BANKER  
REALTY

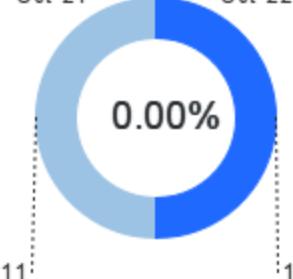
## LONGBOAT KEY | October 2022

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Condo/Townhouse

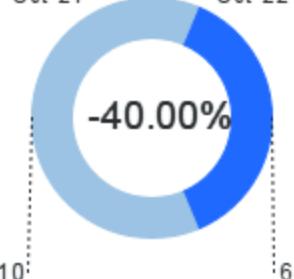
NUMBER OF SALES

Oct '21 Oct '22



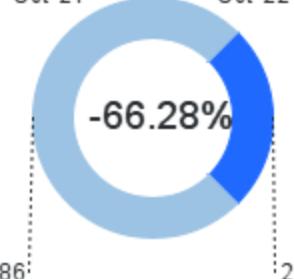
NEW LISTINGS

Oct '21 Oct '22



AVERAGE DOM

Oct '21 Oct '22



41.21%

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

53.97%

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

45.25%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

59.80%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

Oct '21

Oct '22

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

October 2022 | Condo/Townhouse [?](#)

	Month to Date			Year to Date		
	October 2022	October 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	10	-40% 	133	180	-26.11% 
Sold Listings	11	11	0%	121	183	-33.88% 
Median List Price (Solds)	\$719,000	\$495,000	45.25% 	\$669,900	\$495,000	35.33% 
Median Sold Price	\$699,000	\$495,000	41.21% 	\$652,000	\$485,000	34.43% 
Median Days on Market	20	28	-28.57% 	7	18	-61.11% 
Average List Price (Solds)	\$842,272	\$527,072	59.8% 	\$768,953	\$573,565	34.07% 
Average Sold Price	\$779,909	\$506,545	53.97% 	\$764,184	\$561,825	36.02% 
Average Days on Market	29	86	-66.28% 	19	55	-65.45% 
List/Sold Price Ratio	93.8%	95.7%	-2% 	100%	98%	1.99% 

### SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Condo/Townhouse [?](#)

**Sold Properties** | Number of properties sold during the year

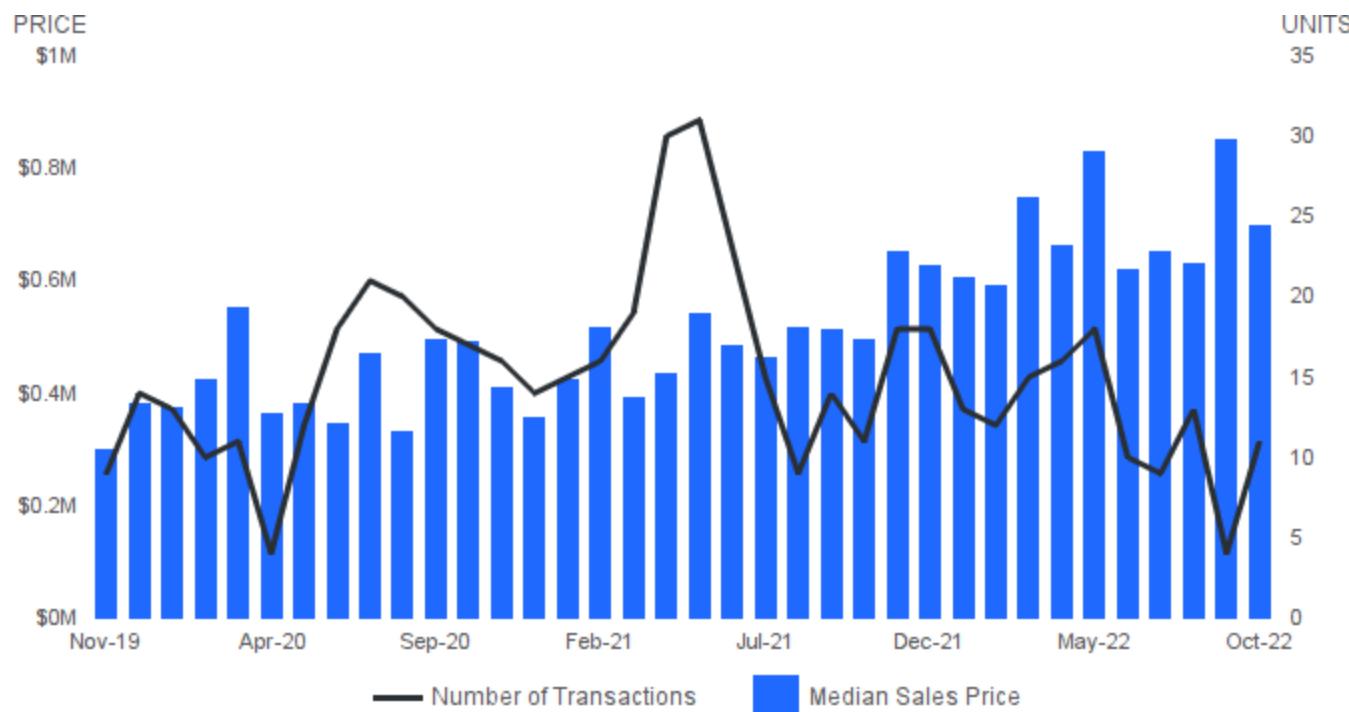
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2022 | Condo/Townhouse [?](#)

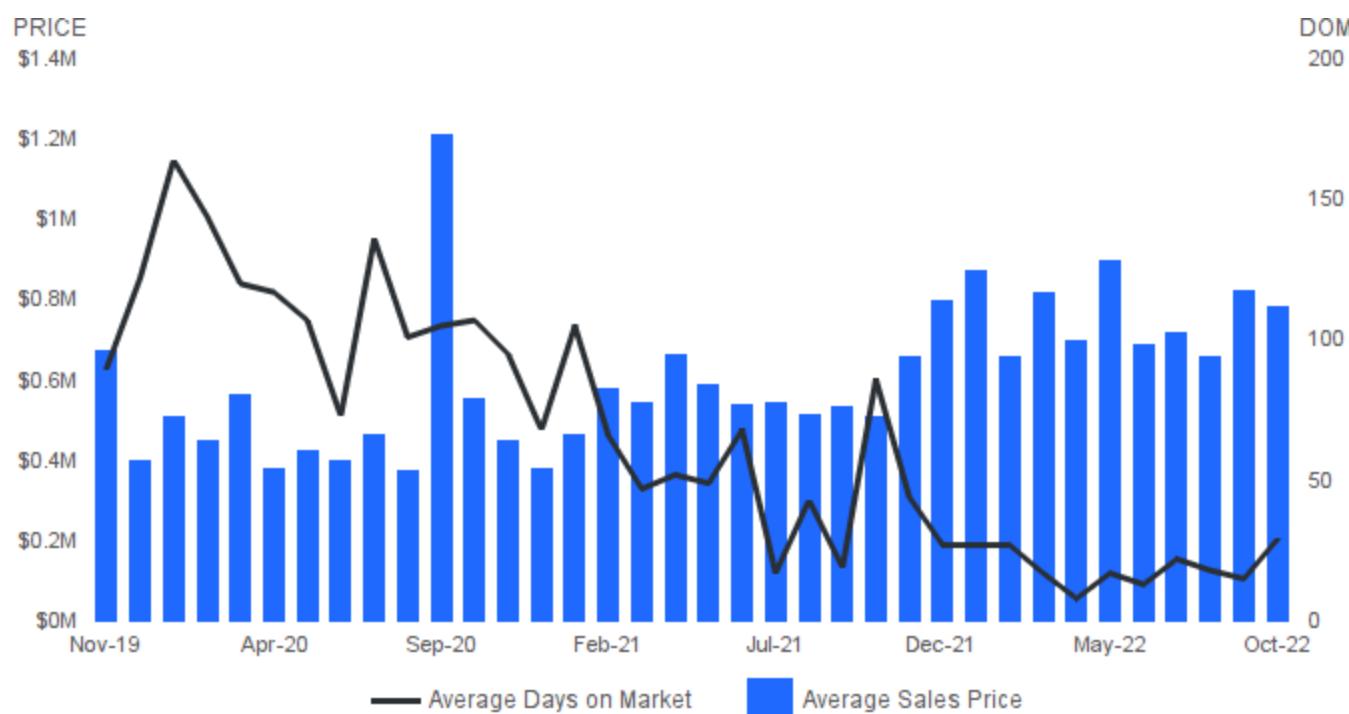
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2022 | Condo/Townhouse [?](#)

**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Condo/Townhouse [?](#)

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

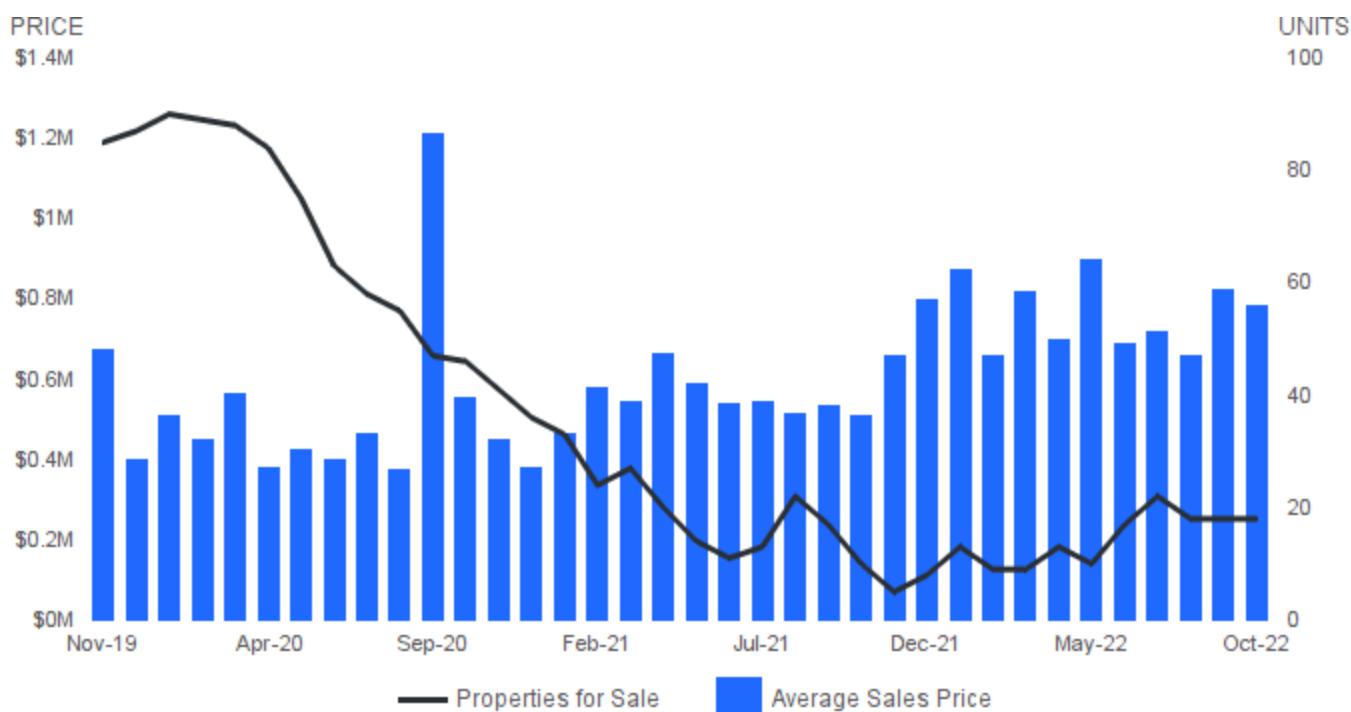


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2022 | Condo/Townhouse [?](#)

**Average Sales Price** | Average sales price for all properties sold.

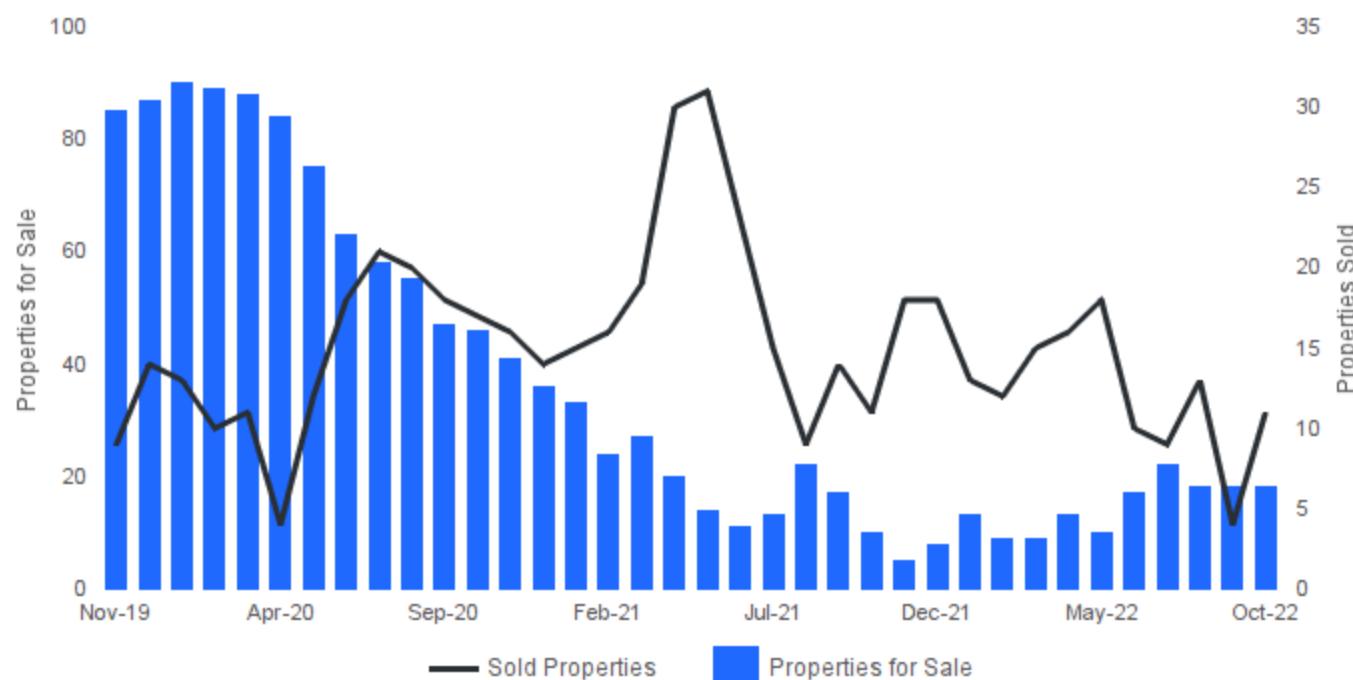
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Condo/Townhouse ?

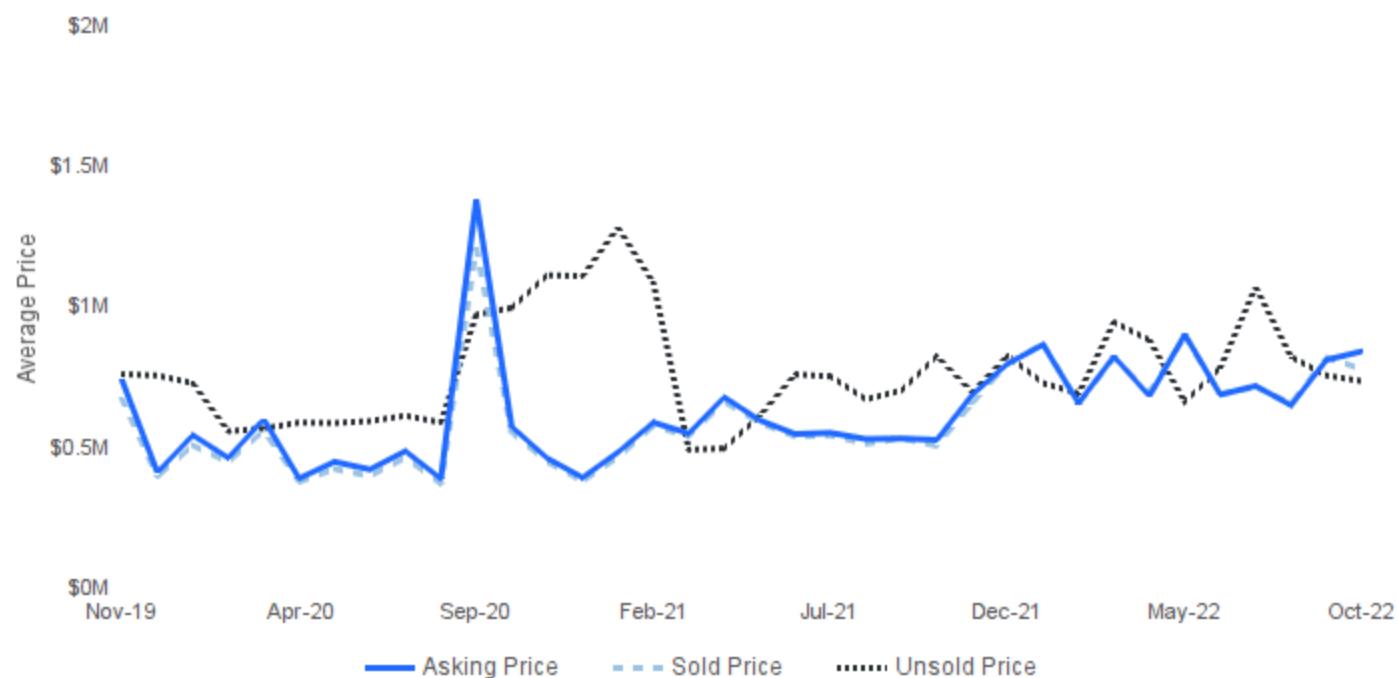
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Condo/Townhouse ?

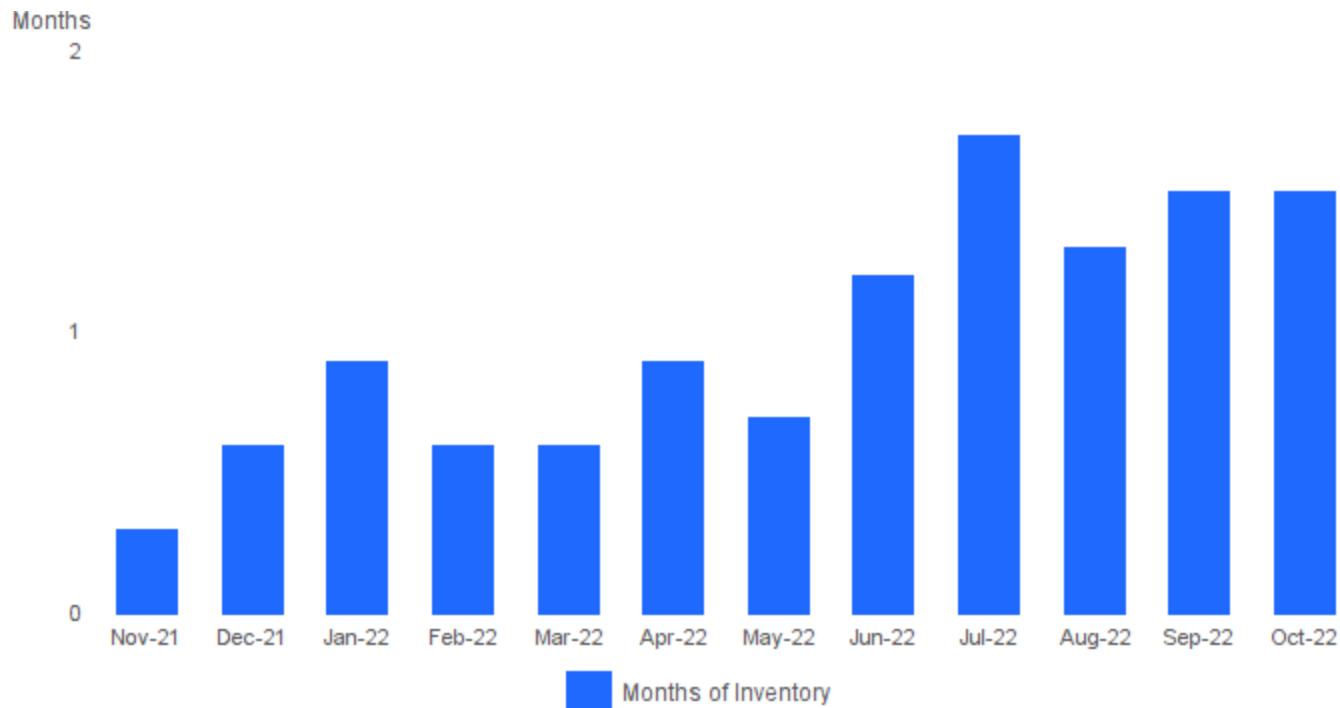
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

October 2022 | Condo/Townhouse [?](#)

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



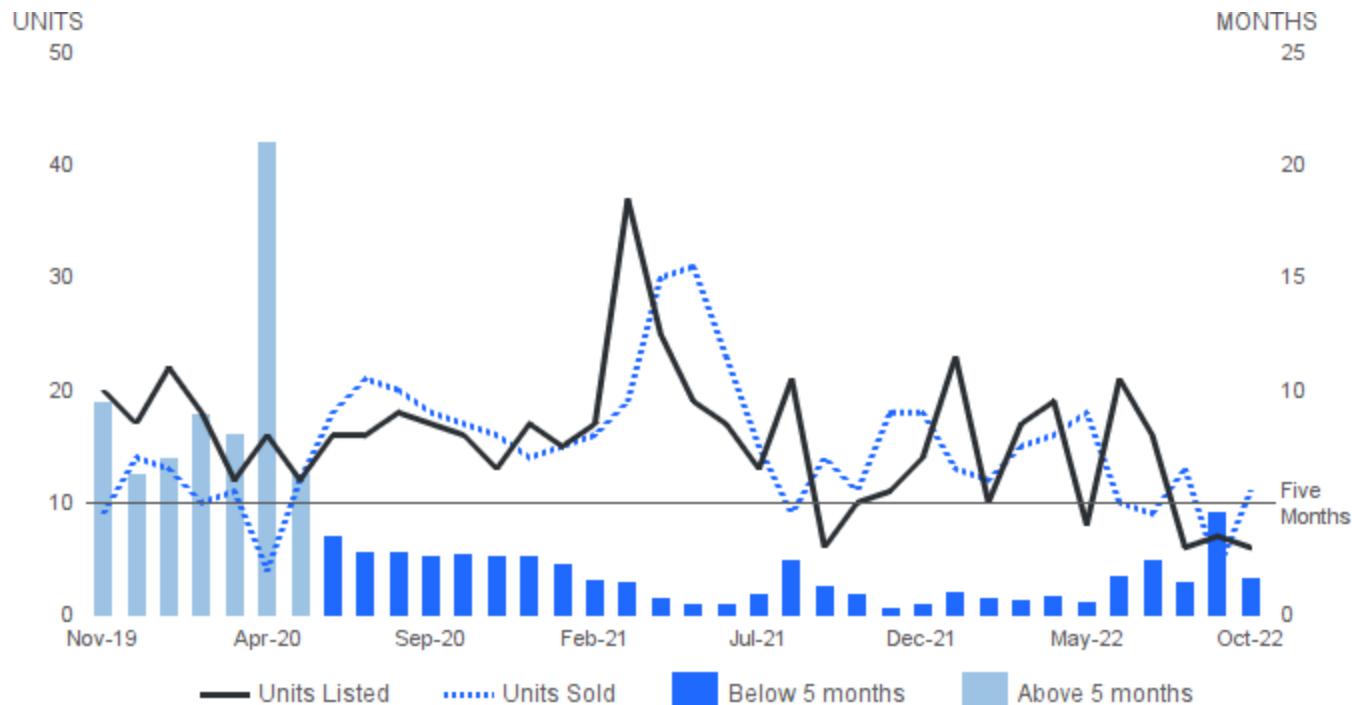
## MONTHS SUPPLY OF INVENTORY

October 2022 | Condo/Townhouse [?](#)

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

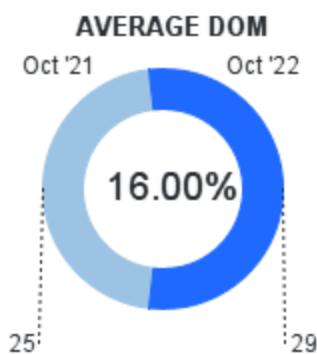
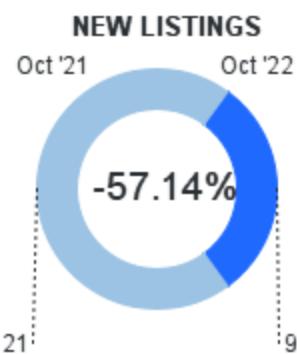
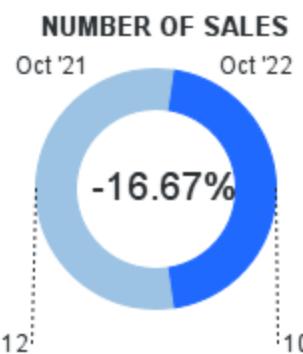
**Units Sold** | Number of properties sold.



## LONGBOAT KEY | October 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



**54.83%**

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

**68.85%**

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

**62.94%**

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

**76.64%**

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

Oct '21

Oct '22

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

October 2022 | Condo/Townhouse [?](#)

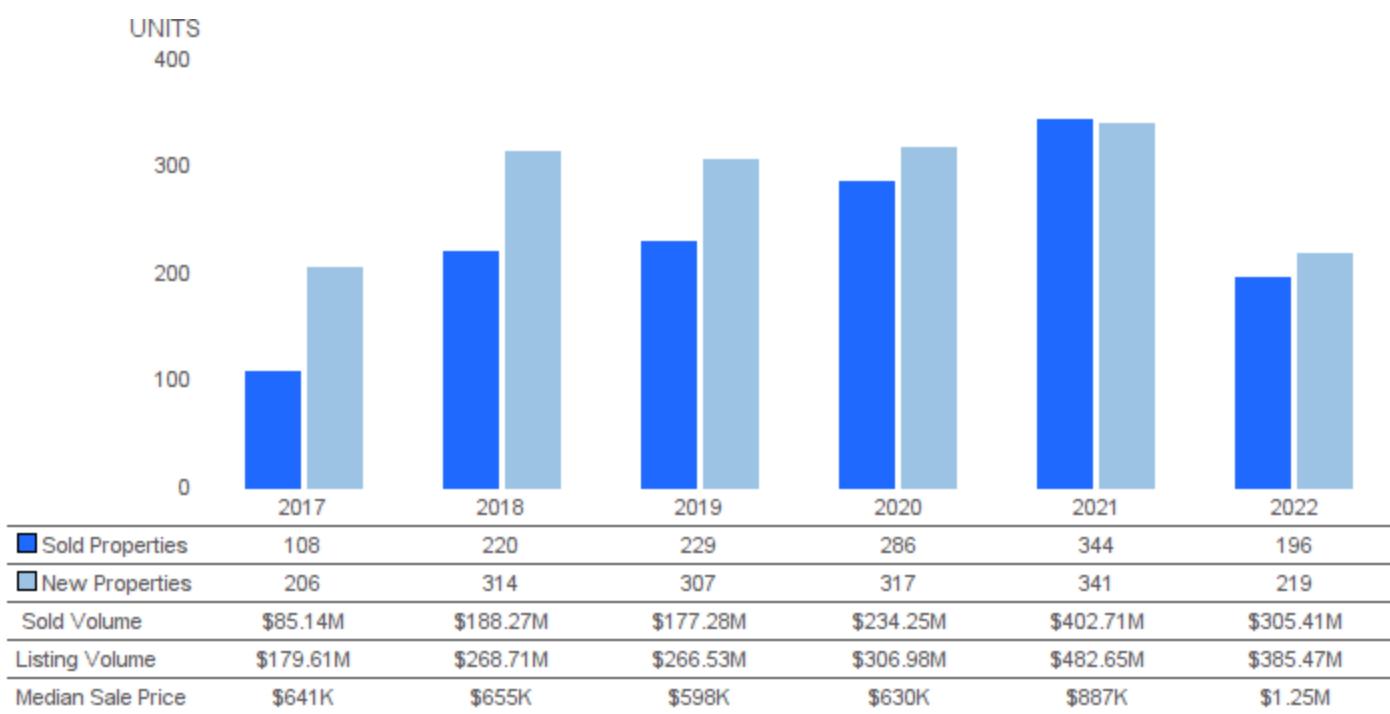
	Month to Date			Year to Date		
	October 2022	October 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	21	-57.14% <span>⬇️</span>	216	291	-25.77% <span>⬇️</span>
Sold Listings	10	12	-16.67% <span>⬇️</span>	195	297	-34.34% <span>⬇️</span>
Median List Price (Solds)	\$1,385,000	\$850,000	62.94% <span>⬆️</span>	\$1,250,000	\$879,000	42.21% <span>⬆️</span>
Median Sold Price	\$1,362,500	\$880,000	54.83% <span>⬆️</span>	\$1,250,000	\$875,000	42.86% <span>⬆️</span>
Median Days on Market	16	7	128.57% <span>⬆️</span>	10	15	-33.33% <span>⬇️</span>
Average List Price (Solds)	\$2,060,200	\$1,166,325	76.64% <span>⬆️</span>	\$1,556,006	\$1,176,629	32.24% <span>⬆️</span>
Average Sold Price	\$1,972,900	\$1,168,404	68.85% <span>⬆️</span>	\$1,559,505	\$1,162,149	34.19% <span>⬆️</span>
Average Days on Market	29	25	16% <span>⬆️</span>	26	52	-50% <span>⬇️</span>
List/Sold Price Ratio	98.2%	99.3%	-1.06% <span>⬇️</span>	100.6%	99%	1.65% <span>⬆️</span>

### SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Condo/Townhouse [?](#)

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2022 | Condo/Townhouse [?](#)

**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2022 | Condo/Townhouse [?](#)

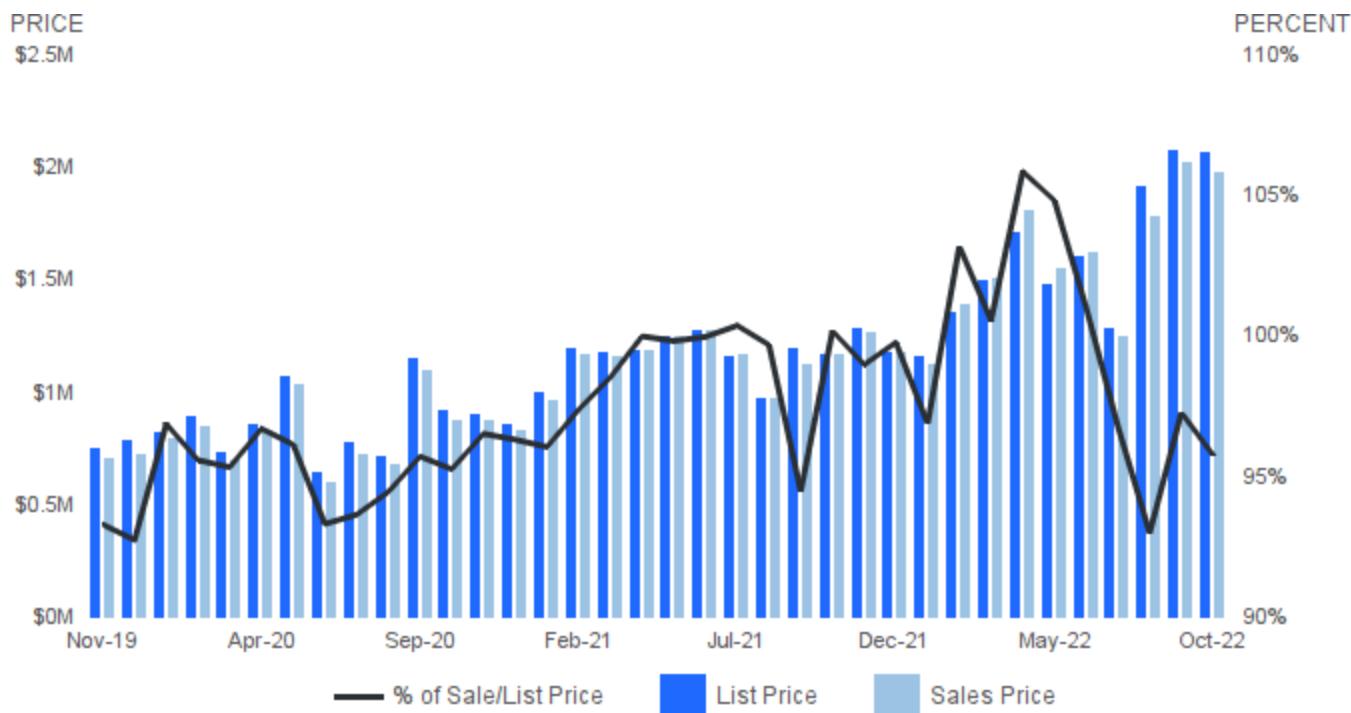
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Condo/Townhouse [?](#)

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

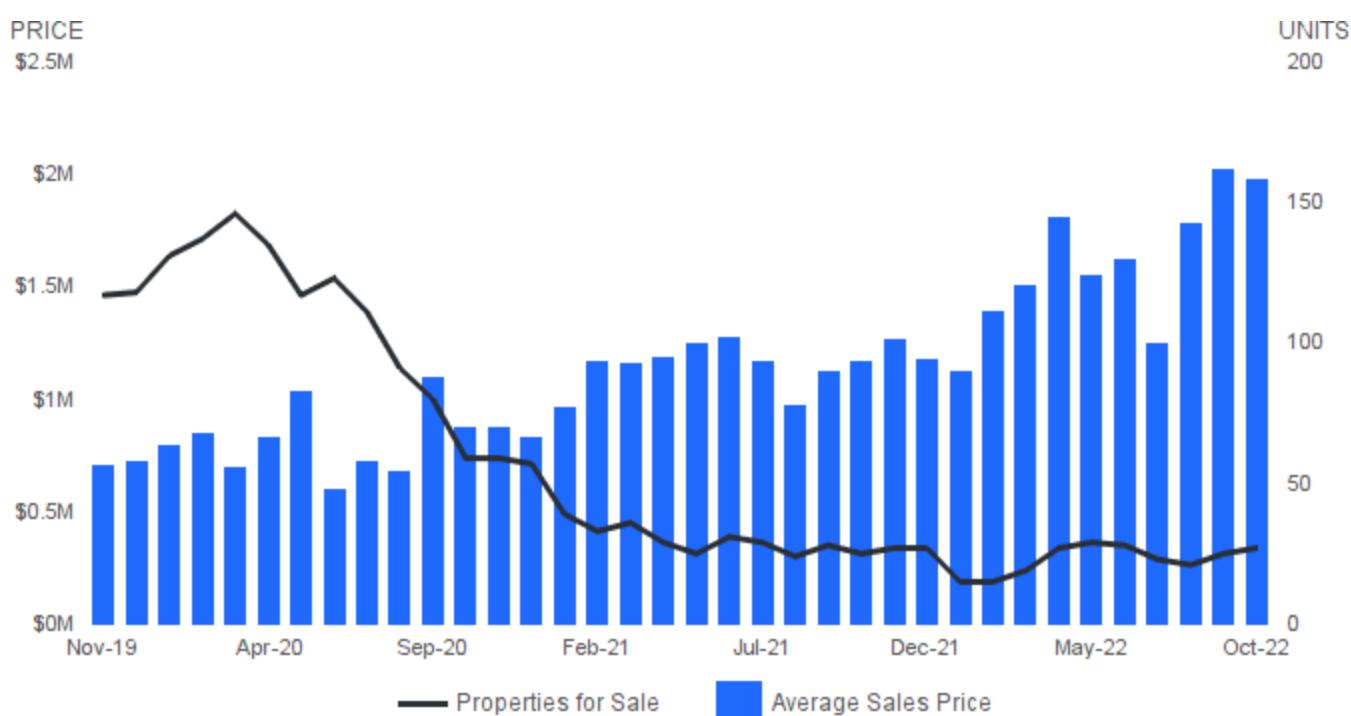


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2022 | Condo/Townhouse [?](#)

**Average Sales Price** | Average sales price for all properties sold.

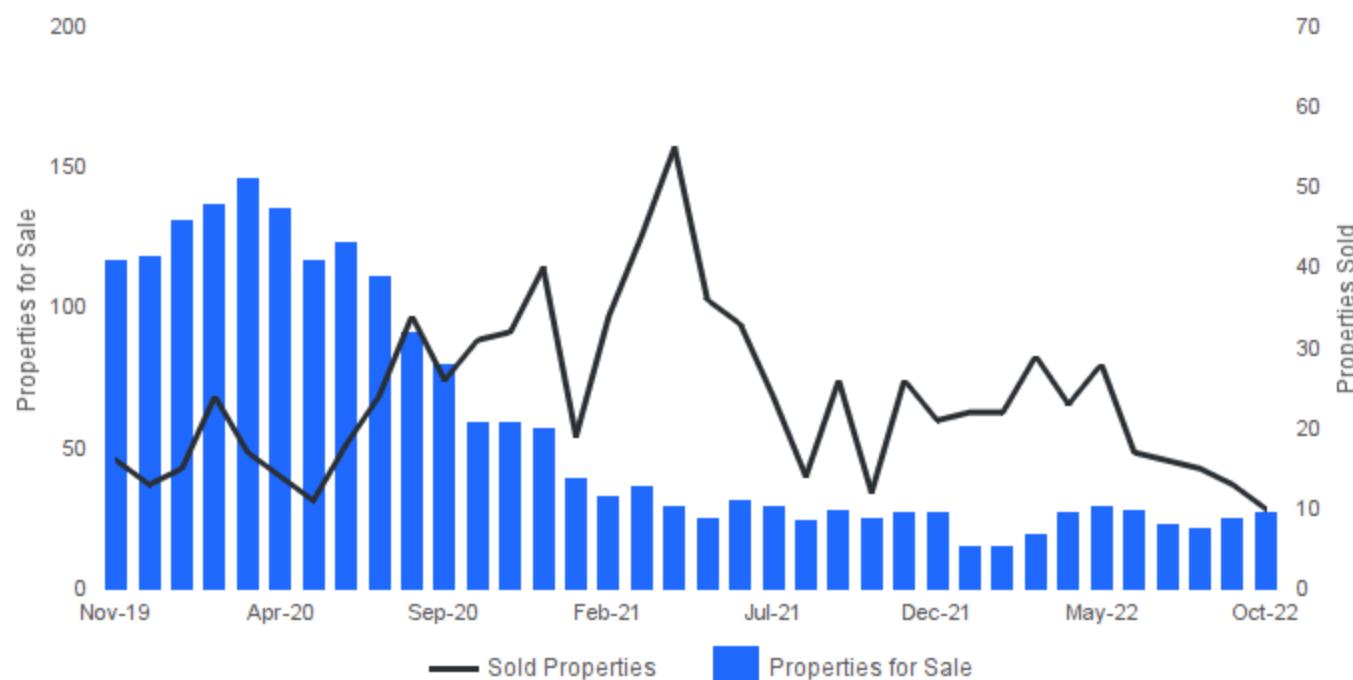
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Condo/Townhouse ?

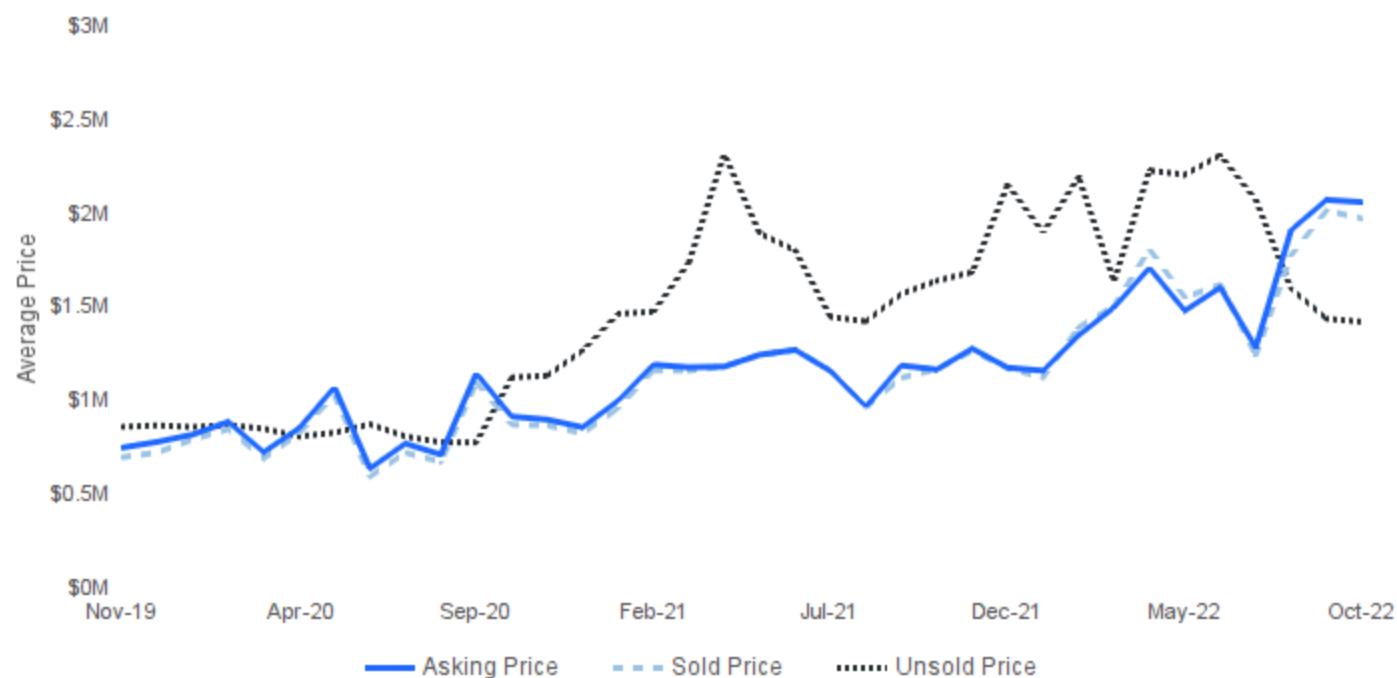
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Condo/Townhouse ?

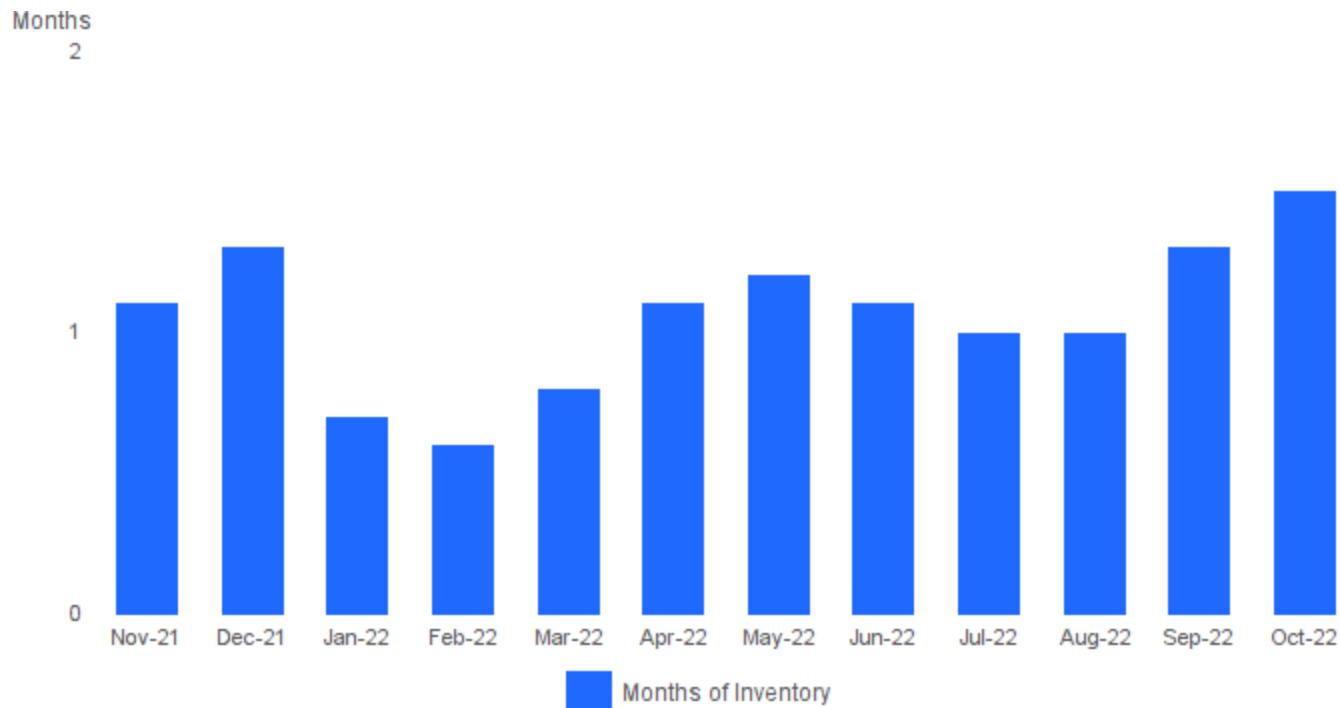
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

October 2022 | Condo/Townhouse [?](#)

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



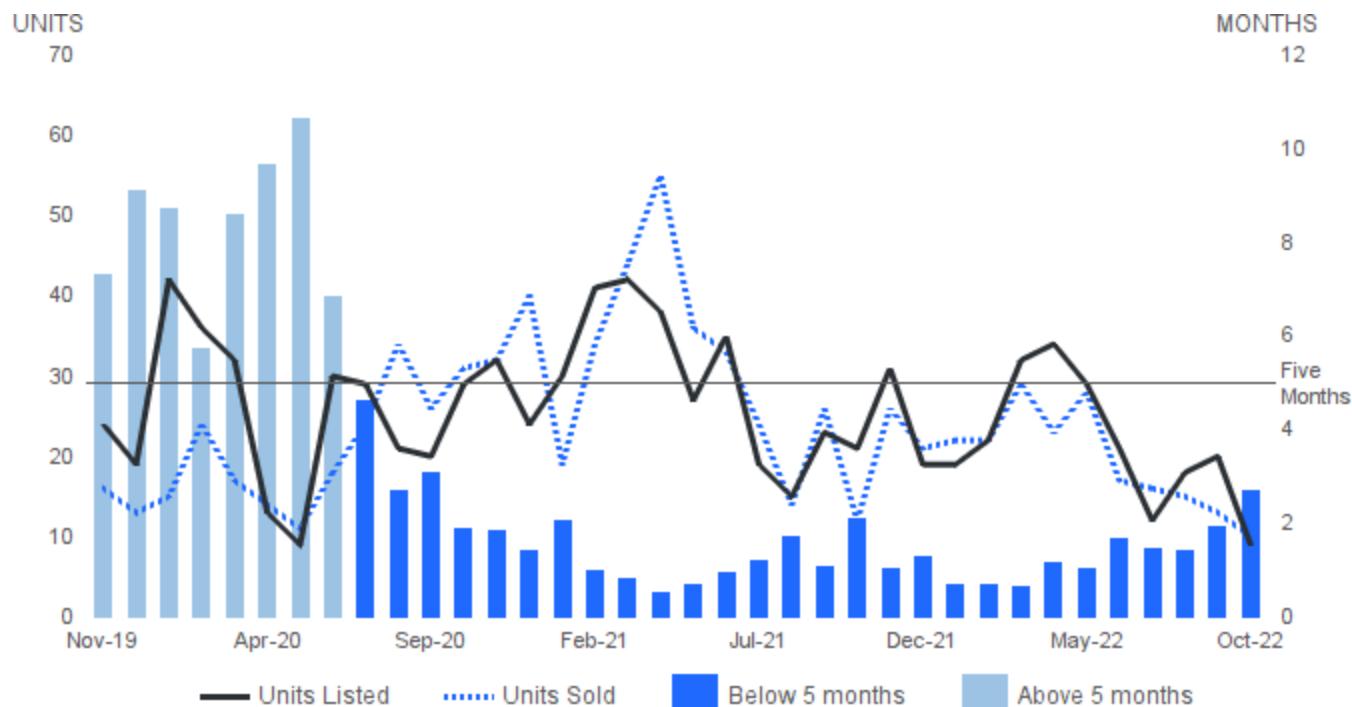
## MONTHS SUPPLY OF INVENTORY

October 2022 | Condo/Townhouse [?](#)

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 