



AREA REPORT

AUGUST 2022

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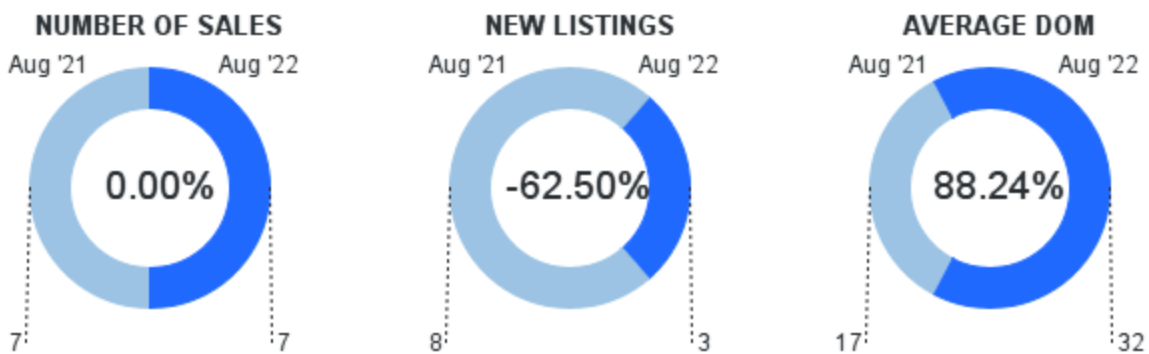


COLDWELL BANKER
REALTY

LONGBOAT KEY | August 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-22.92% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-22.69% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-21.18% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-18.33% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Aug '21 ■ Aug '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

August 2022 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	3	8	-62.5% ↓	55	61	-9.84% ↓
Sold Listings	7	7	0%	44	58	-24.14% ↓
Median List Price (Solds)	\$2,995,000	\$3,800,000	-21.18% ↓	\$2,497,000	\$1,572,500	58.79% ↑
Median Sold Price	\$2,775,000	\$3,600,000	-22.92% ↓	\$2,625,500	\$1,595,000	64.61% ↑
Median Days on Market	27	5	440% ↑	21	18	16.67% ↑
Average List Price (Solds)	\$2,839,285	\$3,476,428	-18.33% ↓	\$3,096,835	\$2,025,554	52.89% ↑
Average Sold Price	\$2,675,000	\$3,460,000	-22.69% ↓	\$3,117,429	\$1,991,296	56.55% ↑
Average Days on Market	32	17	88.24% ↑	33	49	-32.65% ↓
List/Sold Price Ratio	95.1%	100.6%	-5.4% ↓	102.6%	98.6%	4.05% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2022 | Single Family Homes ?

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

August 2022 | Single Family Homes [?]

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.

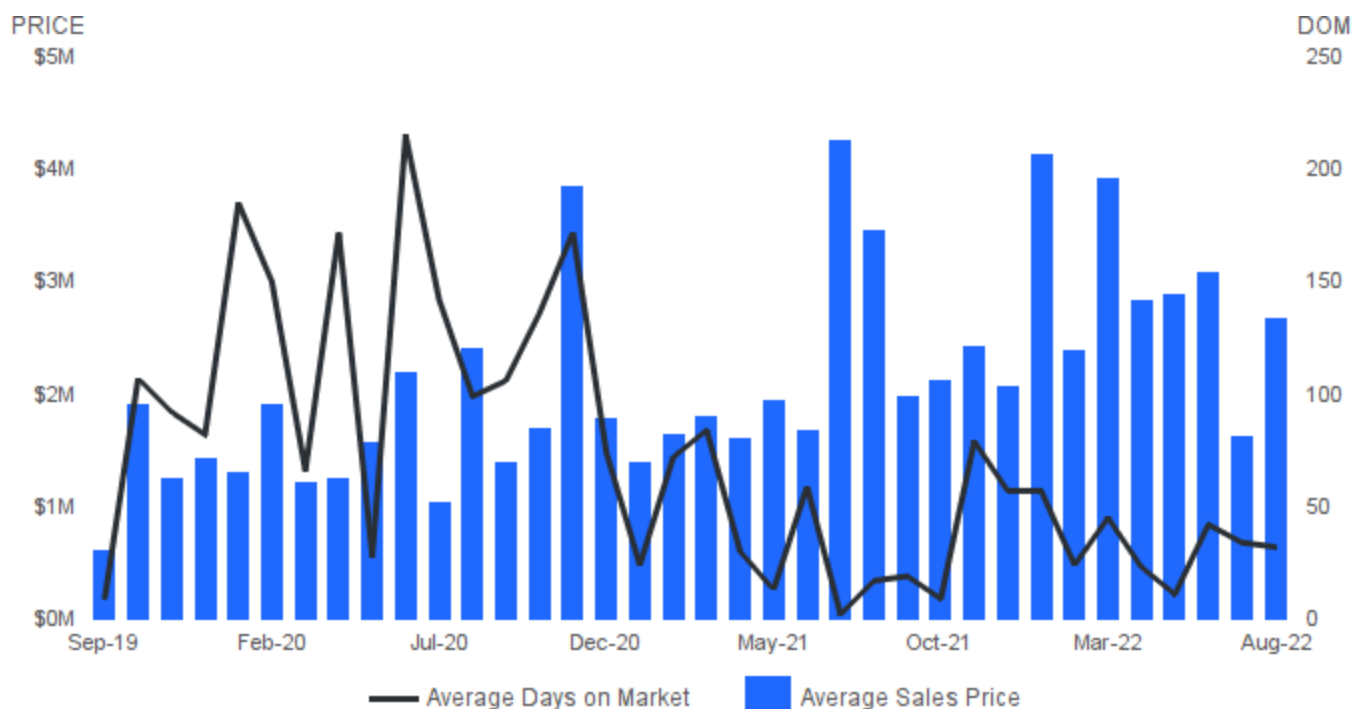


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2022 | Single Family Homes [?]

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

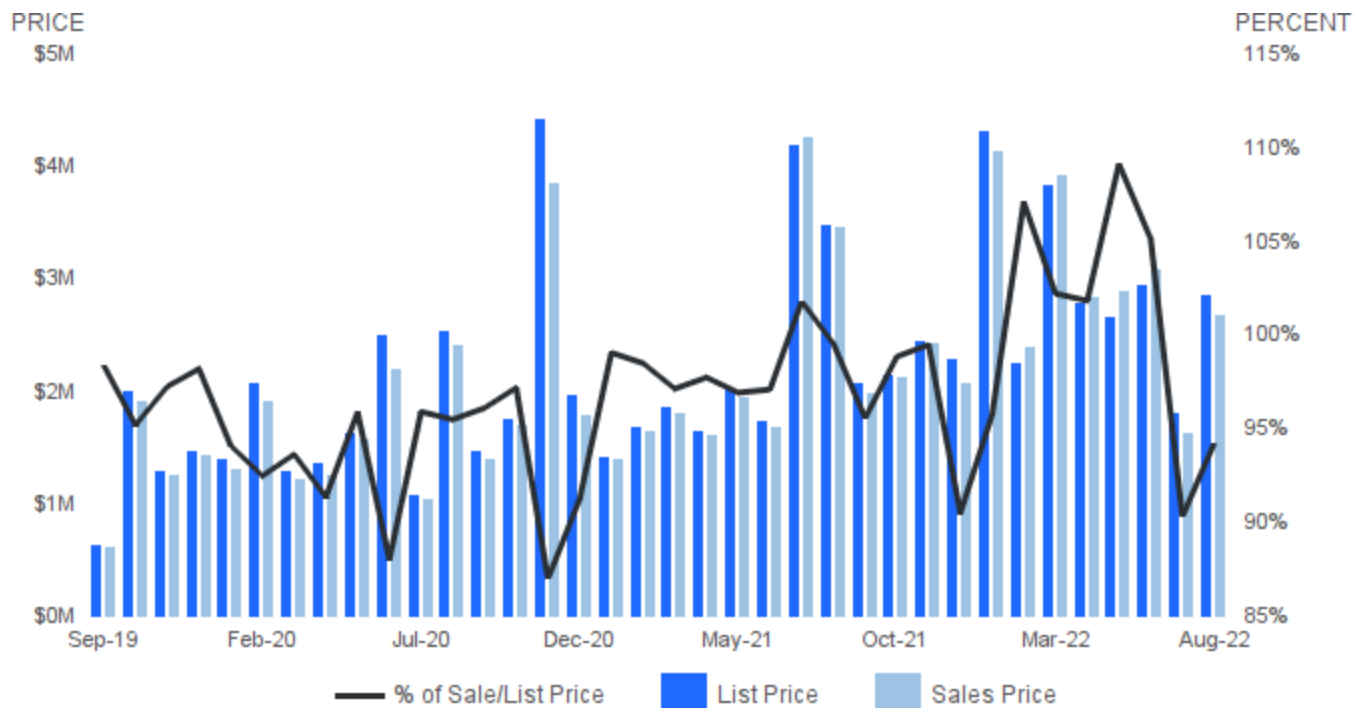
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2022 | Single Family Homes ?

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

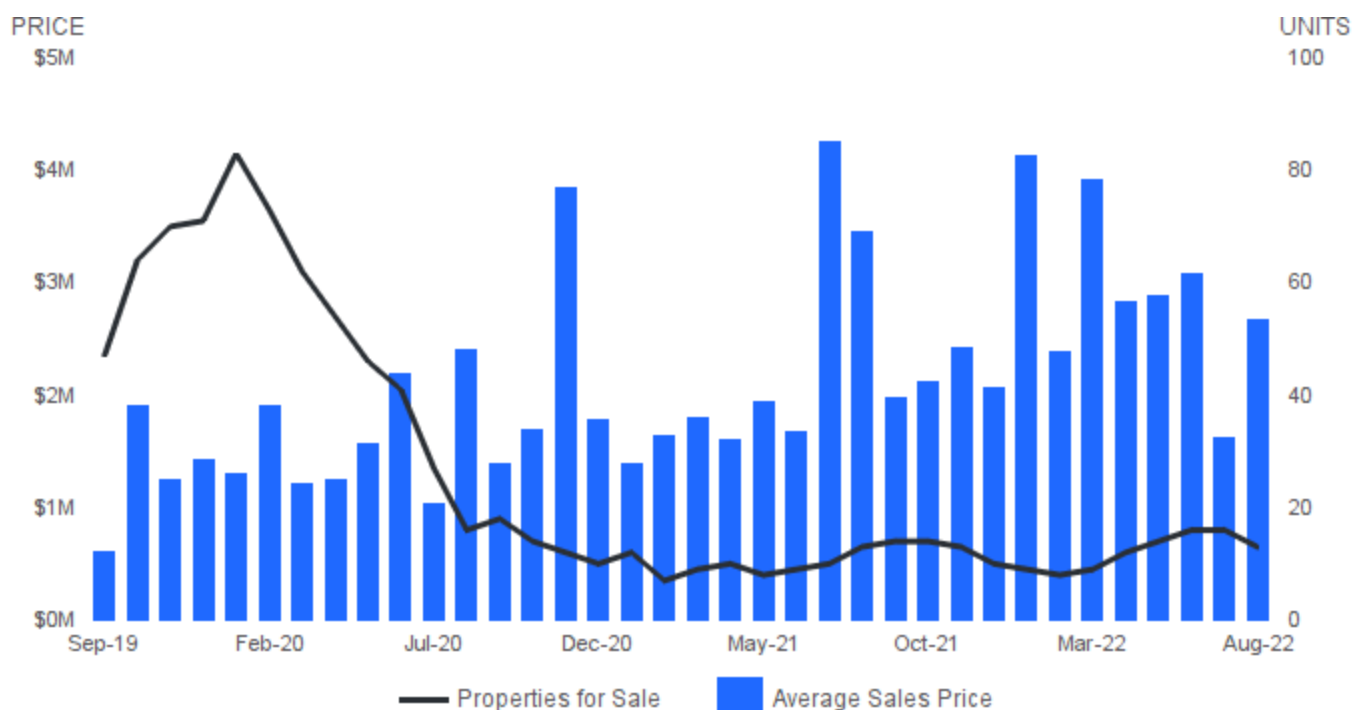


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2022 | Single Family Homes ?

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

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

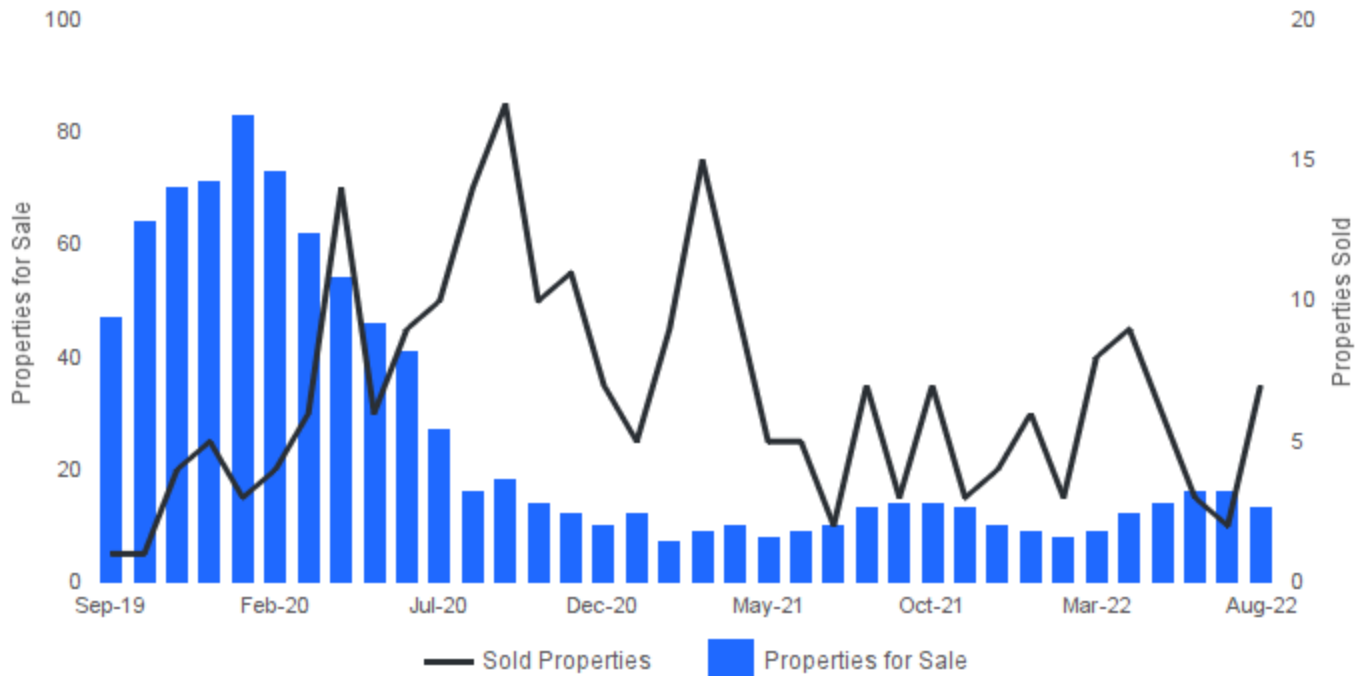


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2022 | Single Family Homes 

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

Sold Properties | Number of properties sold.



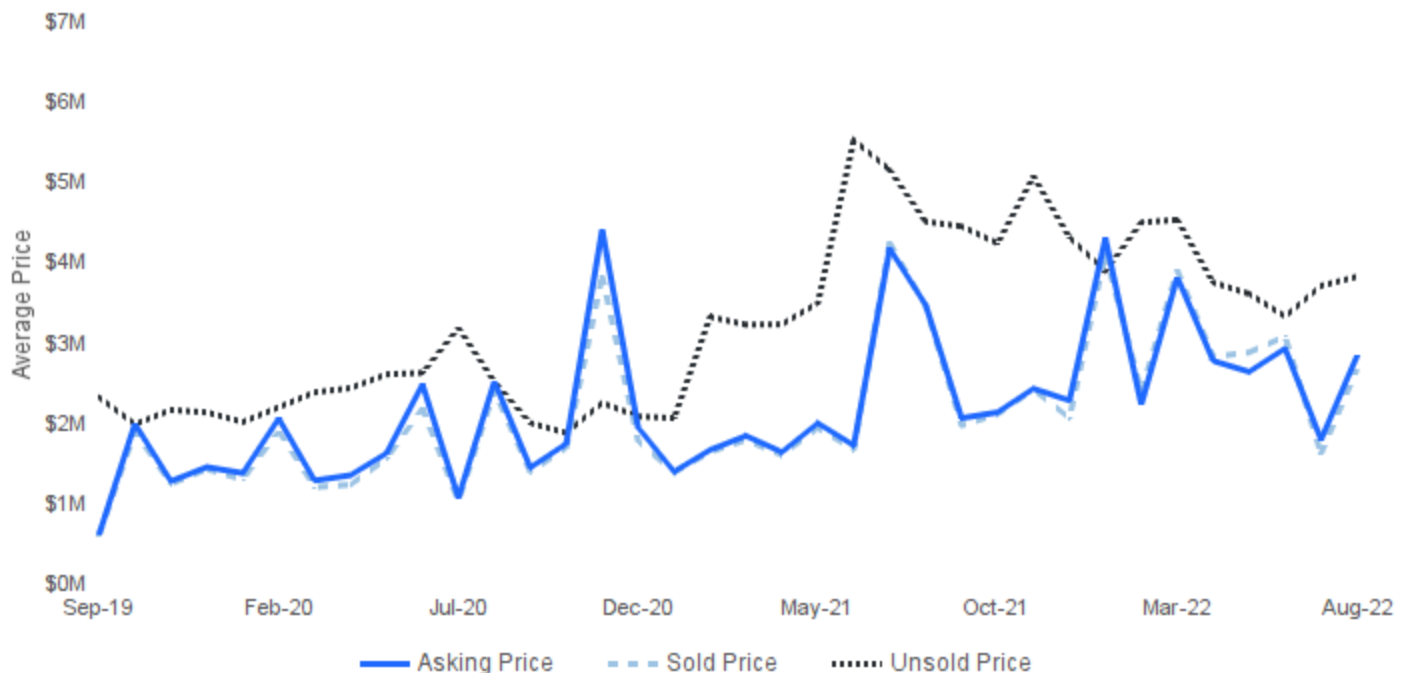
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2022 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

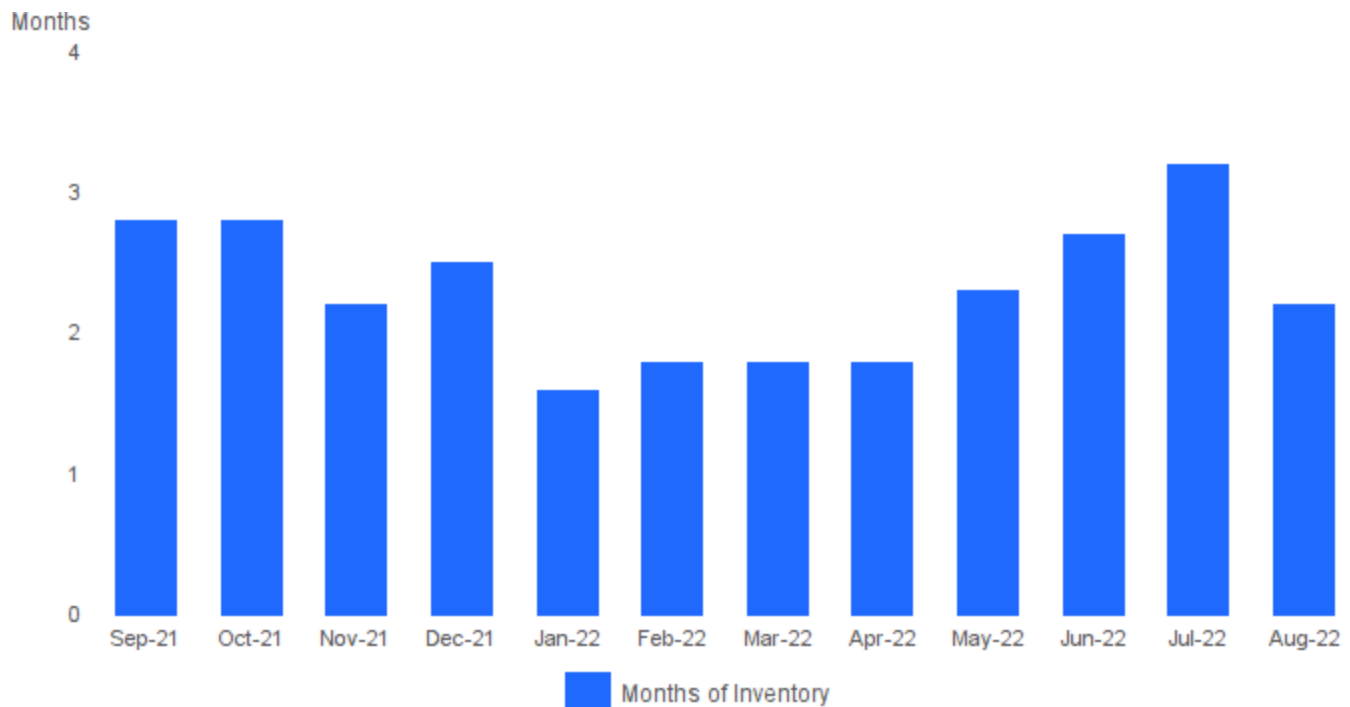
Sold Price | the average selling price



ABSORPTION RATE

August 2022 | Single Family Homes [?]

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.



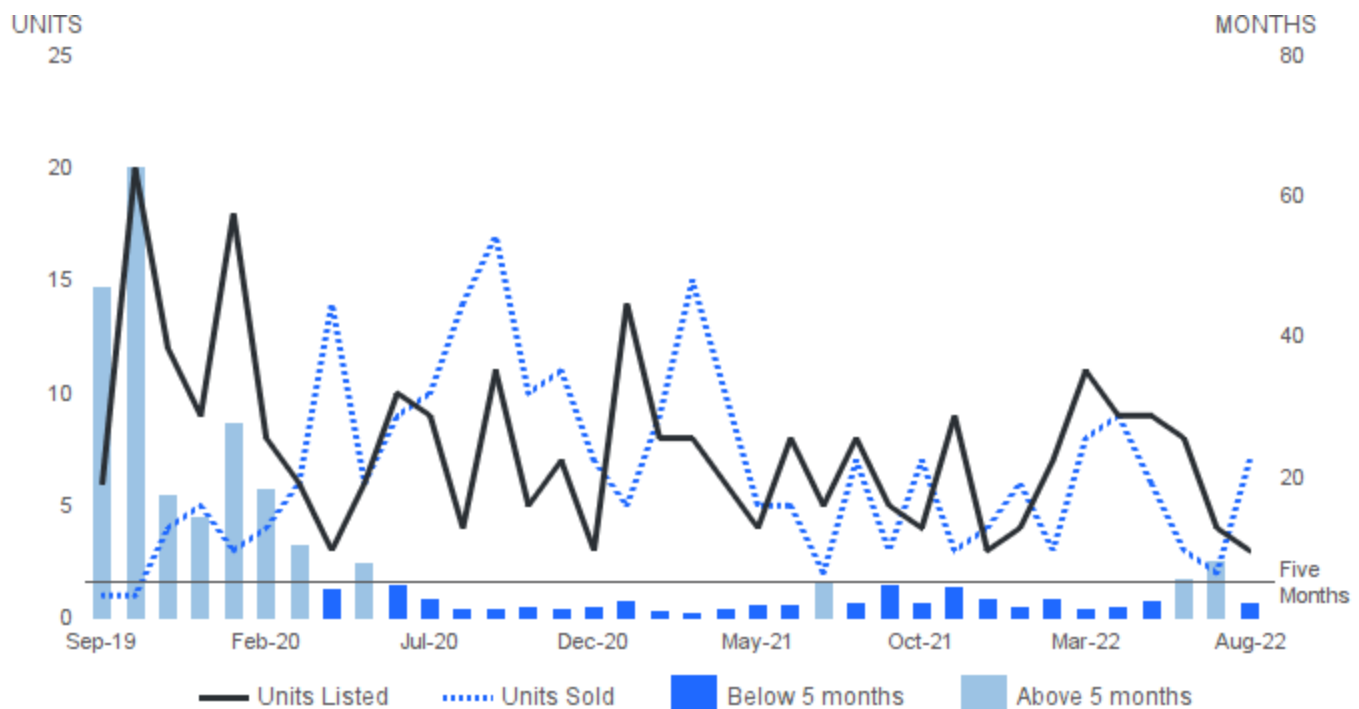
MONTHS SUPPLY OF INVENTORY

August 2022 | Single Family Homes [?]

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.



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