



# AREA REPORT

AUGUST 2022

## BRUCE MYER

Lic.# : FL-342109

Direct: +19413871847

Cell: +19413765311

[bruce.myer@floridamoves.com](mailto:bruce.myer@floridamoves.com)

[www.brucemyer.com](http://www.brucemyer.com)



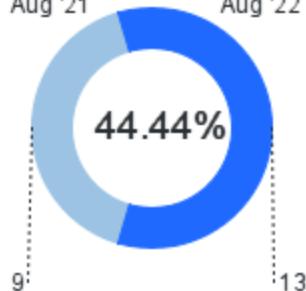
COLDWELL BANKER  
REALTY

## LONGBOAT KEY | August 2022

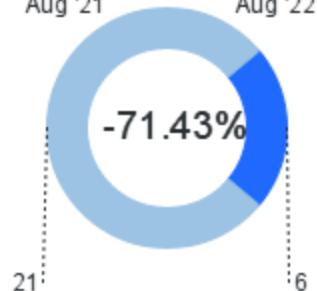
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

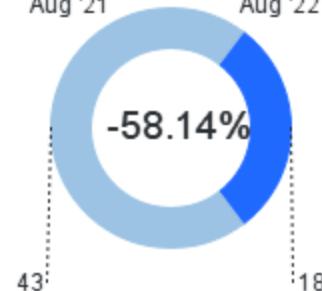
NUMBER OF SALES  
Aug '21      Aug '22



NEW LISTINGS  
Aug '21      Aug '22



AVERAGE DOM  
Aug '21      Aug '22



**22.27%**

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

**28.24%**

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

**18.08%**

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

**22.65%**

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

Aug '21      Aug '22

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

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

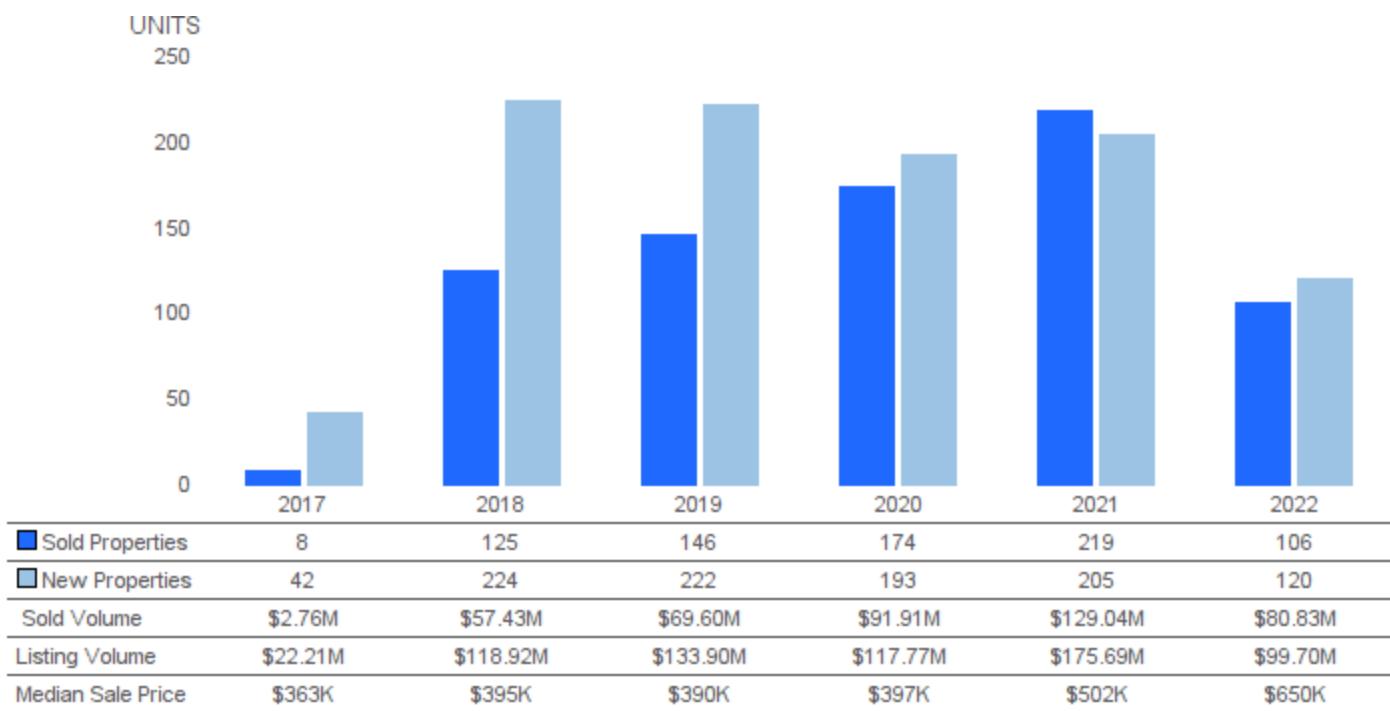
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	21	-71.43% <span>⬇️</span>	119	164	-27.44% <span>⬇️</span>
Sold Listings	13	9	44.44% <span>⬆️</span>	105	158	-33.54% <span>⬇️</span>
Median List Price (Solds)	\$619,900	\$525,000	18.08% <span>⬆️</span>	\$650,000	\$477,000	36.27% <span>⬆️</span>
Median Sold Price	\$630,000	\$515,250	22.27% <span>⬆️</span>	\$650,000	\$465,000	39.78% <span>⬆️</span>
Median Days on Market	5	18	-72.22% <span>⬇️</span>	7	19	-63.16% <span>⬇️</span>
Average List Price (Solds)	\$650,592	\$530,433	22.65% <span>⬆️</span>	\$759,808	\$580,429	30.9% <span>⬆️</span>
Average Sold Price	\$658,915	\$513,794	28.24% <span>⬆️</span>	\$760,260	\$568,210	33.8% <span>⬆️</span>
Average Days on Market	18	43	-58.14% <span>⬇️</span>	18	56	-67.86% <span>⬇️</span>
List/Sold Price Ratio	101.2%	97.4%	3.81% <span>⬆️</span>	100.5%	98%	2.59% <span>⬆️</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 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

August 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.

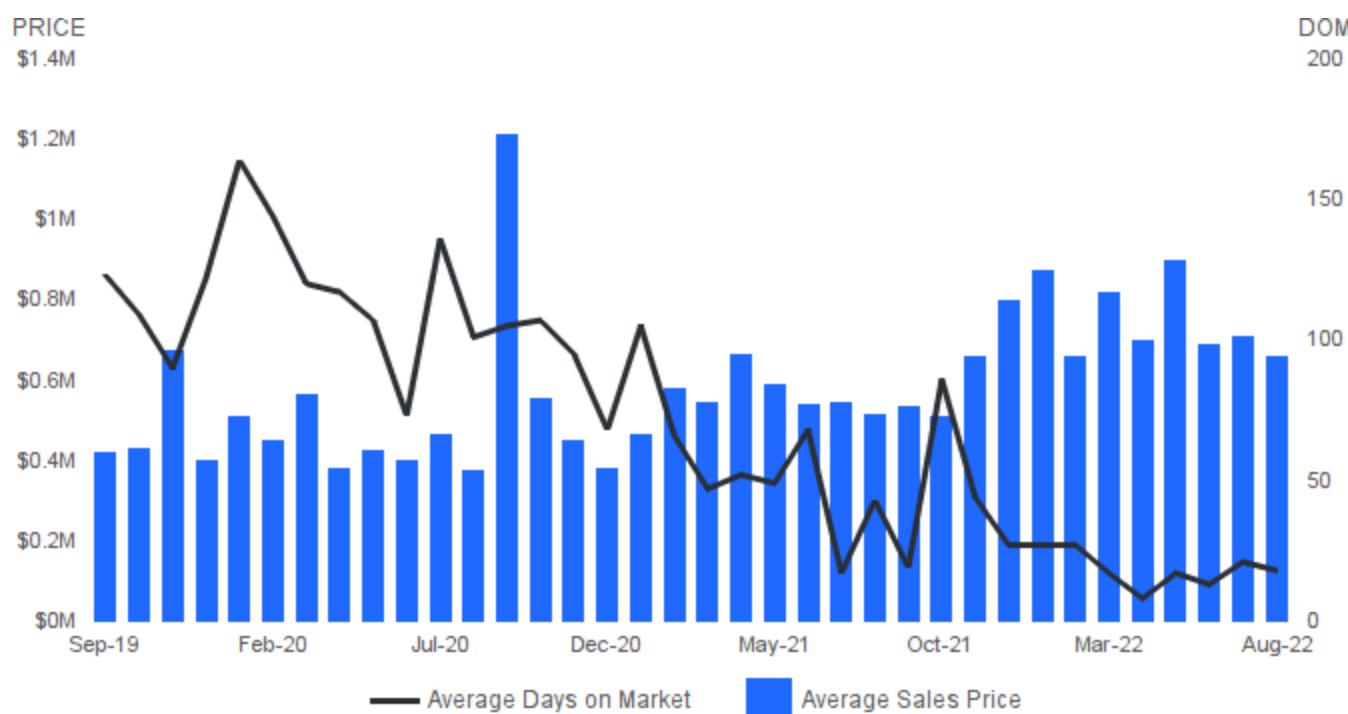


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 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

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

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

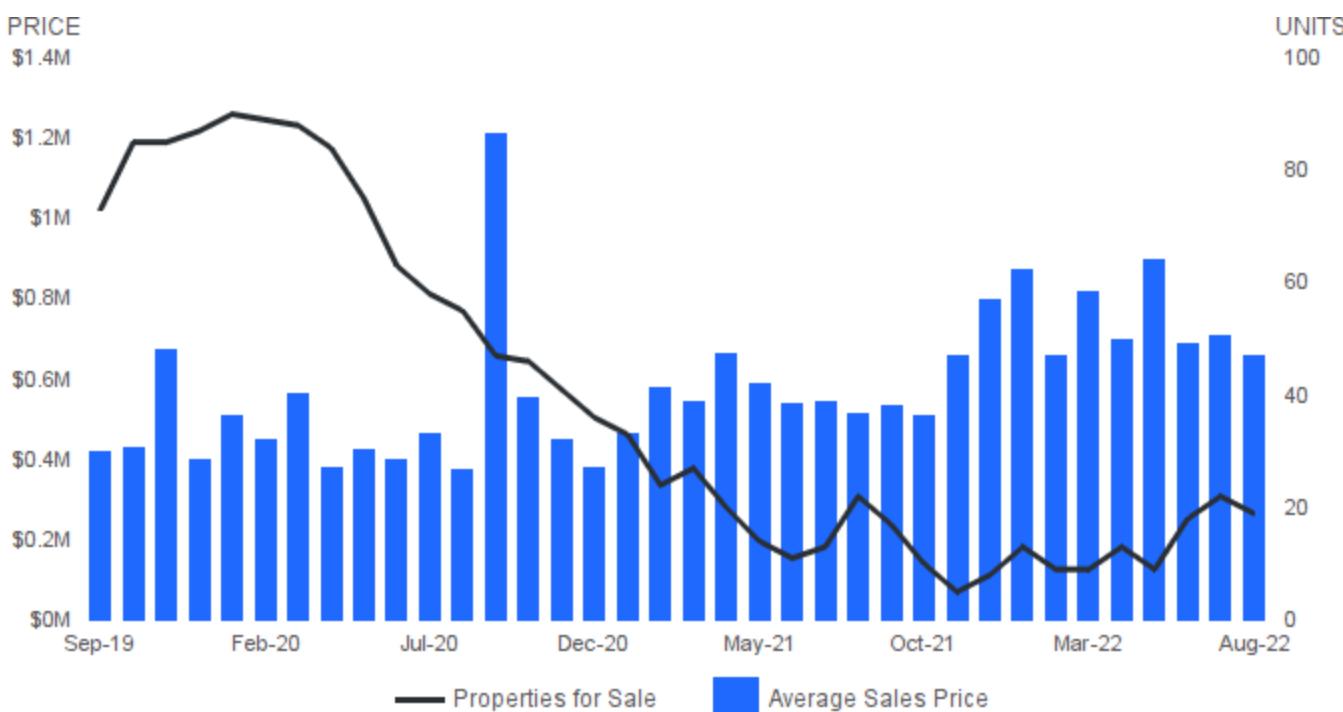


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

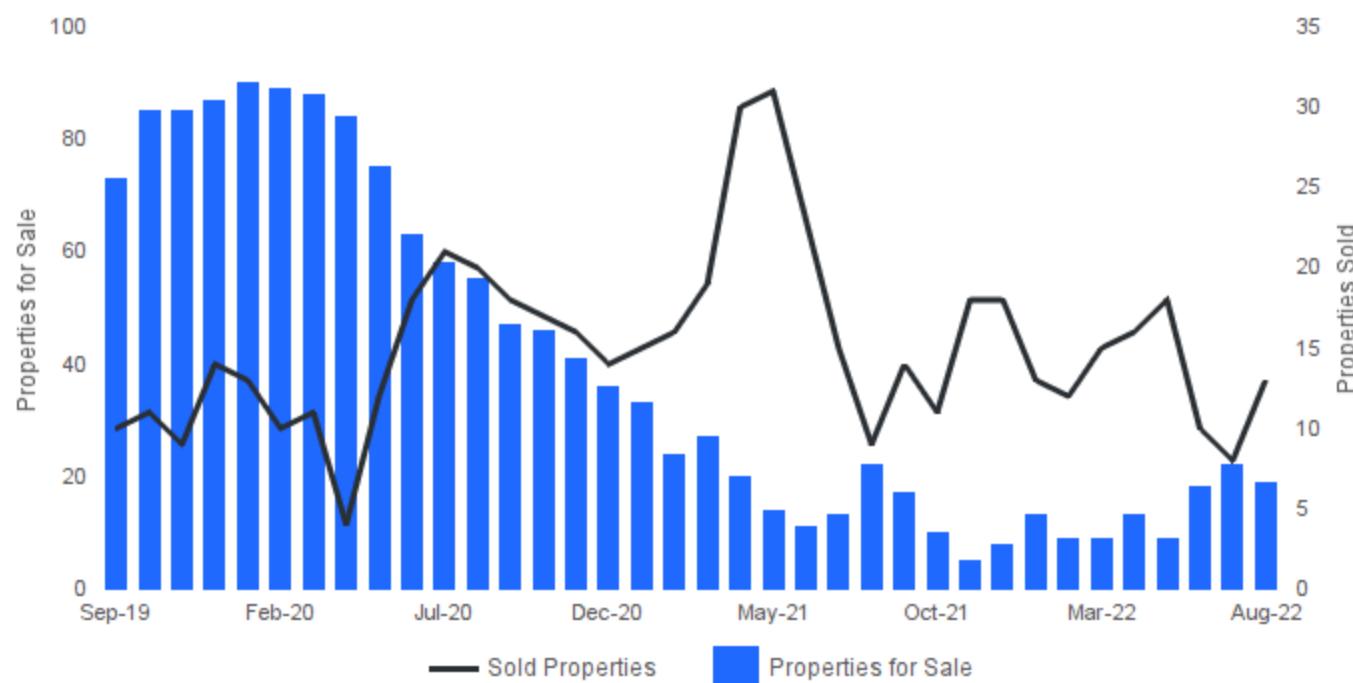
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

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

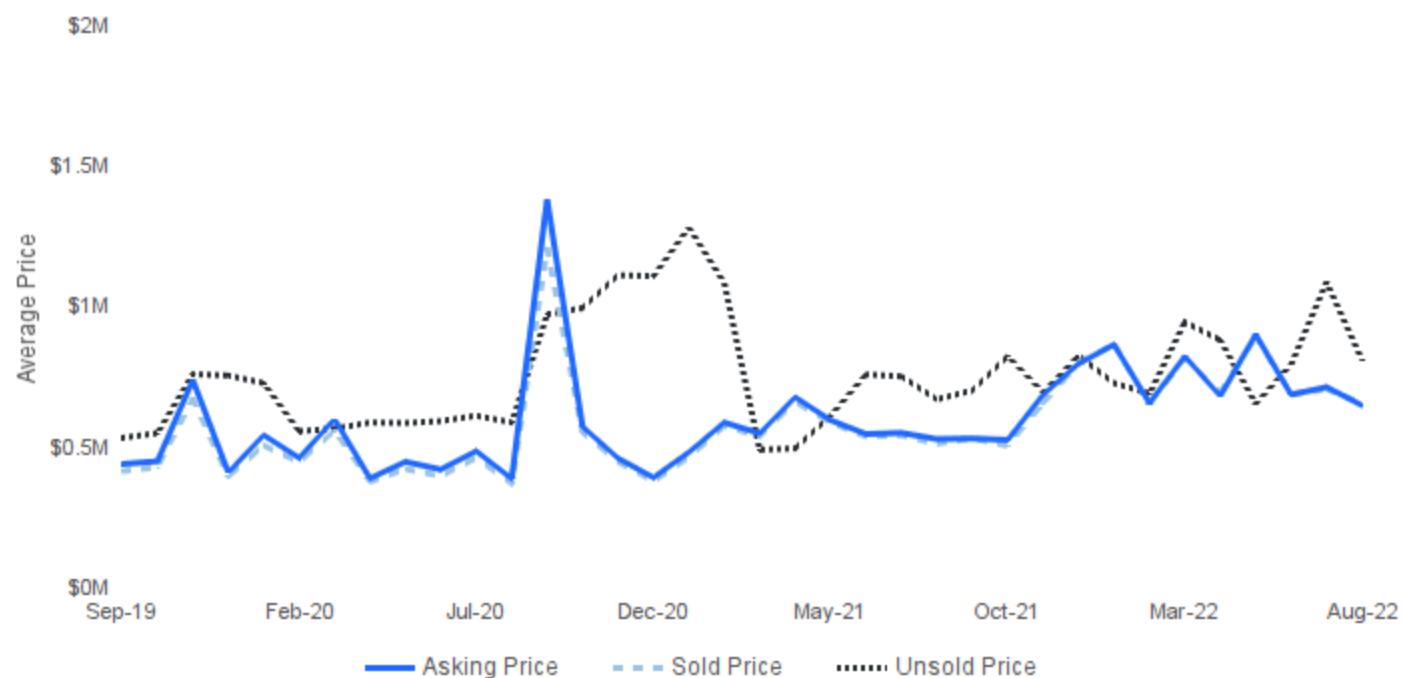
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

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

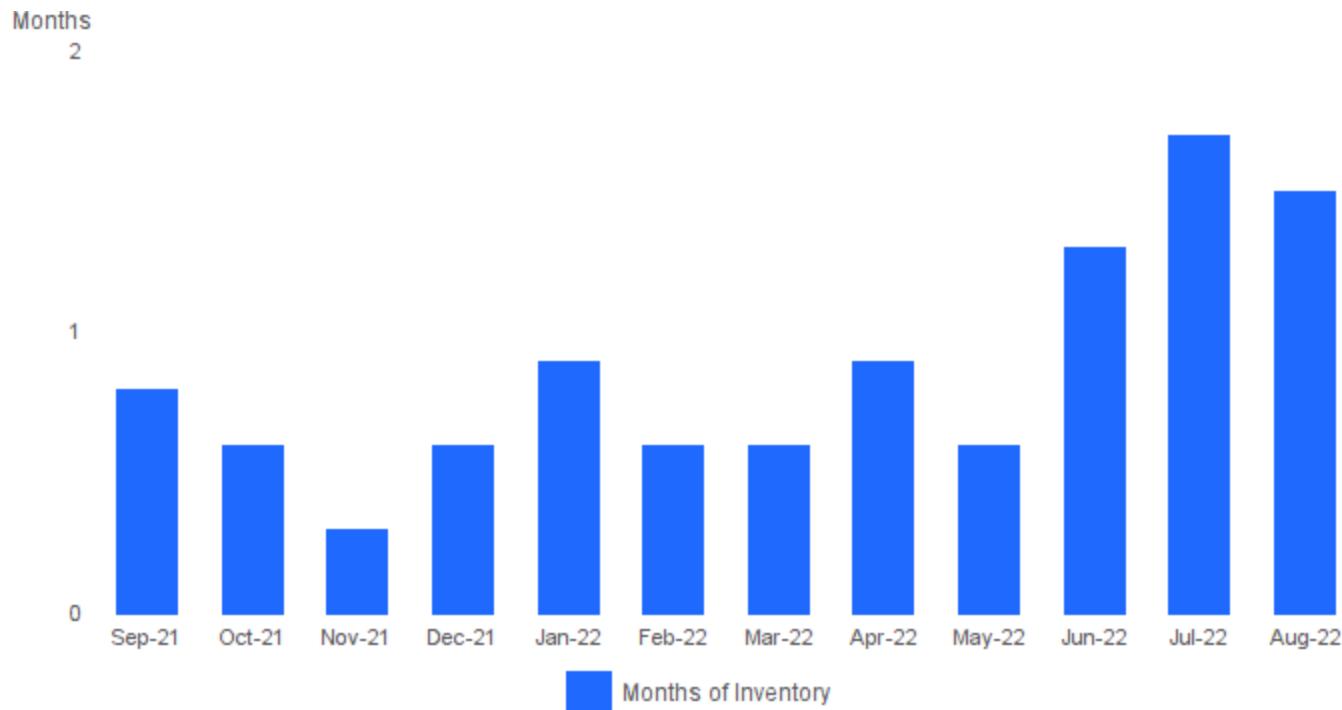
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

August 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.



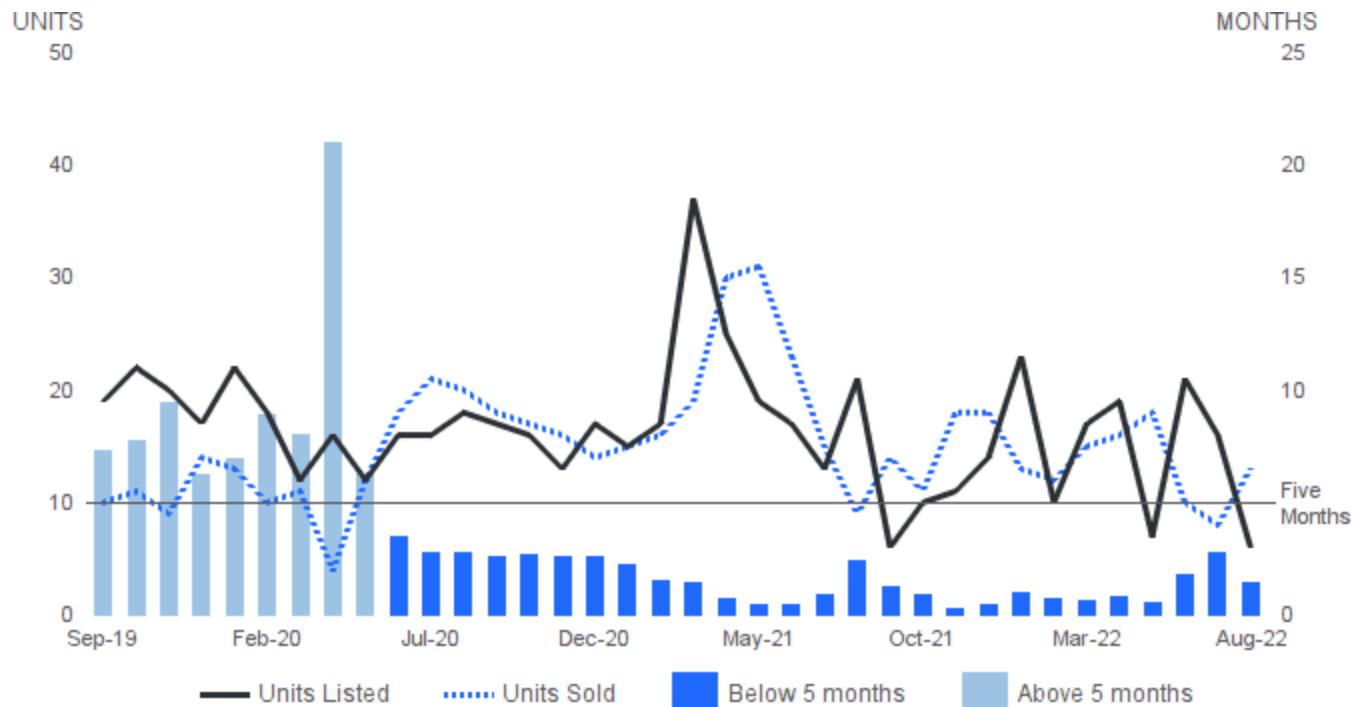
## MONTHS SUPPLY OF INVENTORY

August 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.



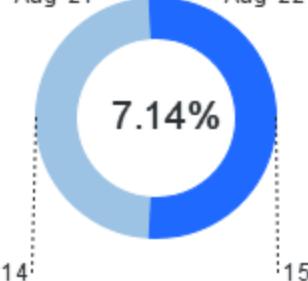
## LONGBOAT KEY | August 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

NUMBER OF SALES

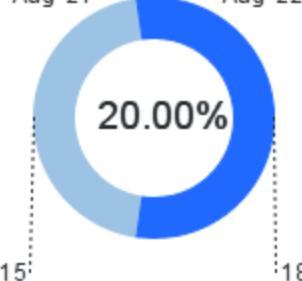
Aug '21 Aug '22



NEW LISTINGS

Aug '21

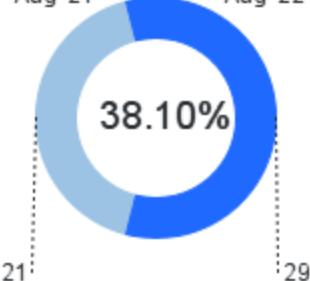
Aug '22



AVERAGE DOM

Aug '21

Aug '22



50.01% 

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

84.13% 

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

47.07% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

97.37% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

 Aug '21    Aug '22

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## LONGBOAT KEY

### FULL MARKET SUMMARY

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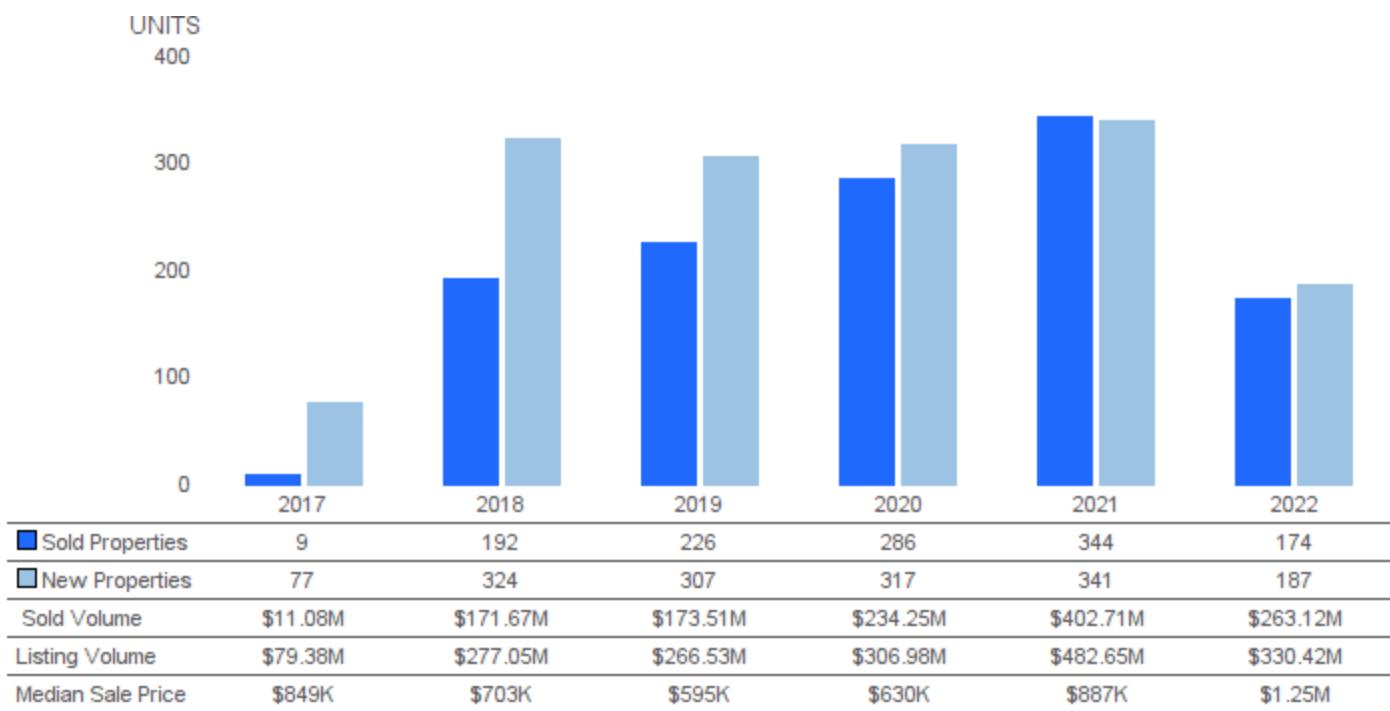
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	18	15	20% 	186	247	-24.7% 
Sold Listings	15	14	7.14% 	172	259	-33.59% 
Median List Price (Solds)	\$1,250,000	\$849,949	47.07% 	\$1,250,000	\$885,000	41.24% 
Median Sold Price	\$1,275,000	\$849,949	50.01% 	\$1,238,000	\$879,000	40.84% 
Median Days on Market	21	7	200% 	10	15	-33.33% 
Average List Price (Solds)	\$1,911,620	\$968,557	97.37% 	\$1,487,682	\$1,175,928	26.51% 
Average Sold Price	\$1,777,666	\$965,421	84.13% 	\$1,500,993	\$1,165,828	28.75% 
Average Days on Market	29	21	38.1% 	25	56	-55.36% 
List/Sold Price Ratio	95.7%	100.9%	-5.09% 	101.1%	99.2%	1.95% 

### SOLD AND NEW PROPERTIES (UNITS)

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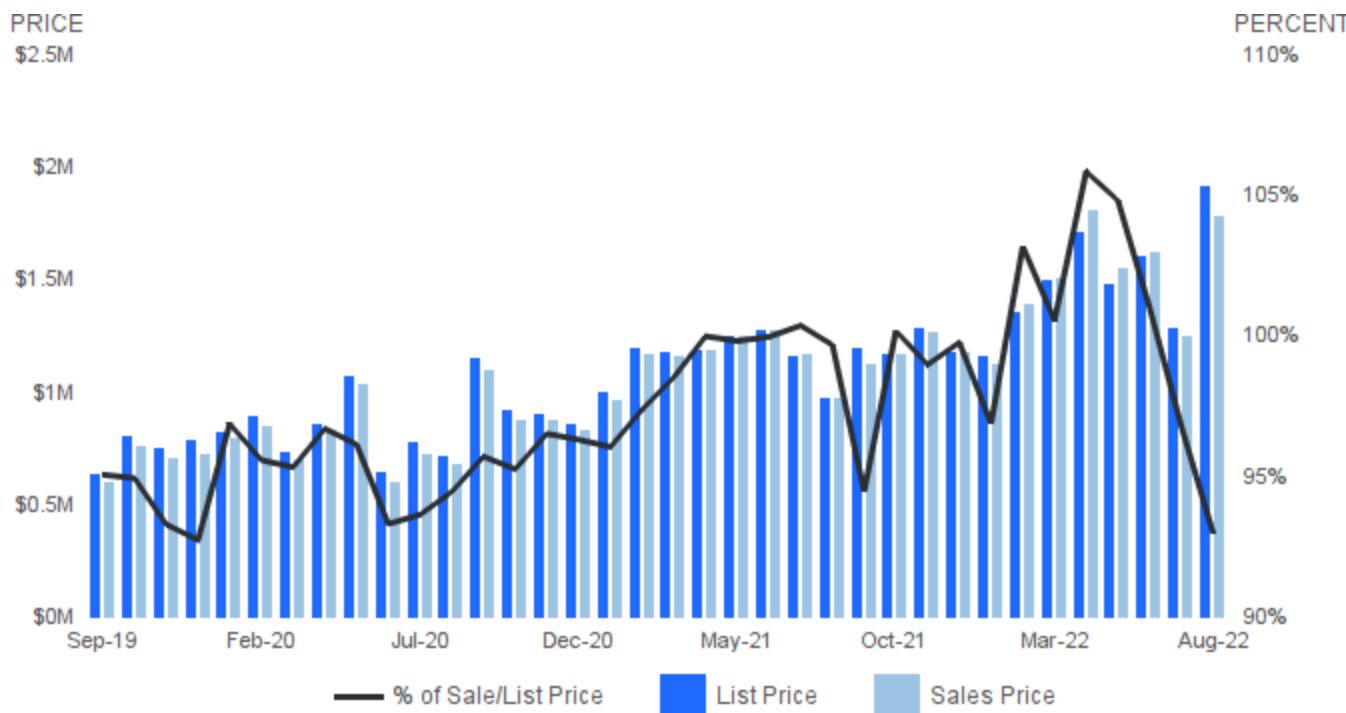
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**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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

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

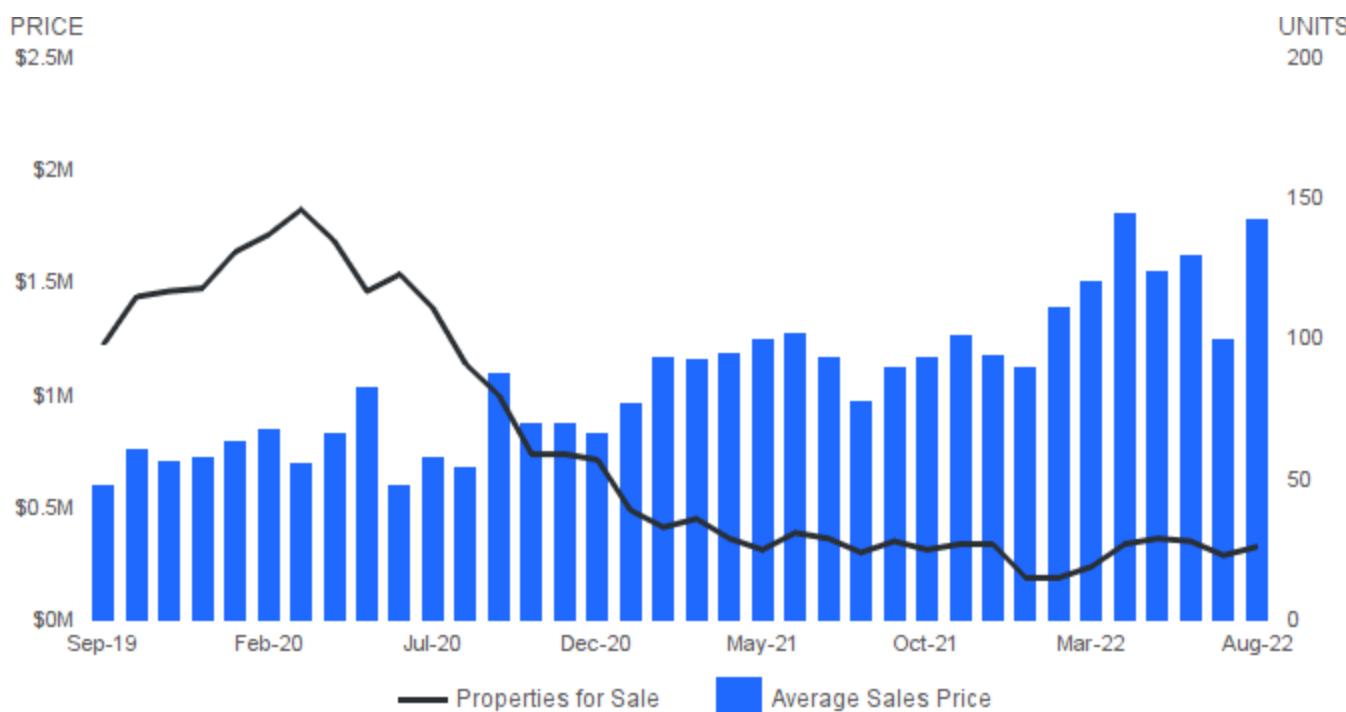


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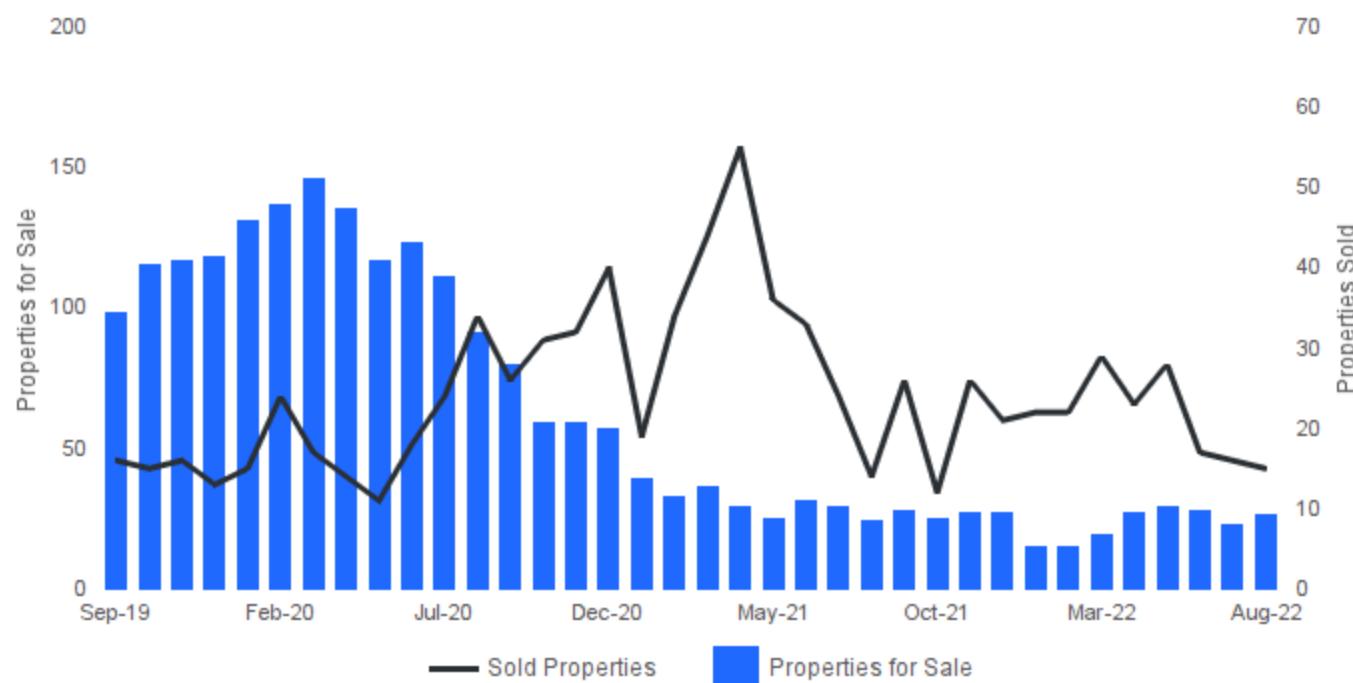
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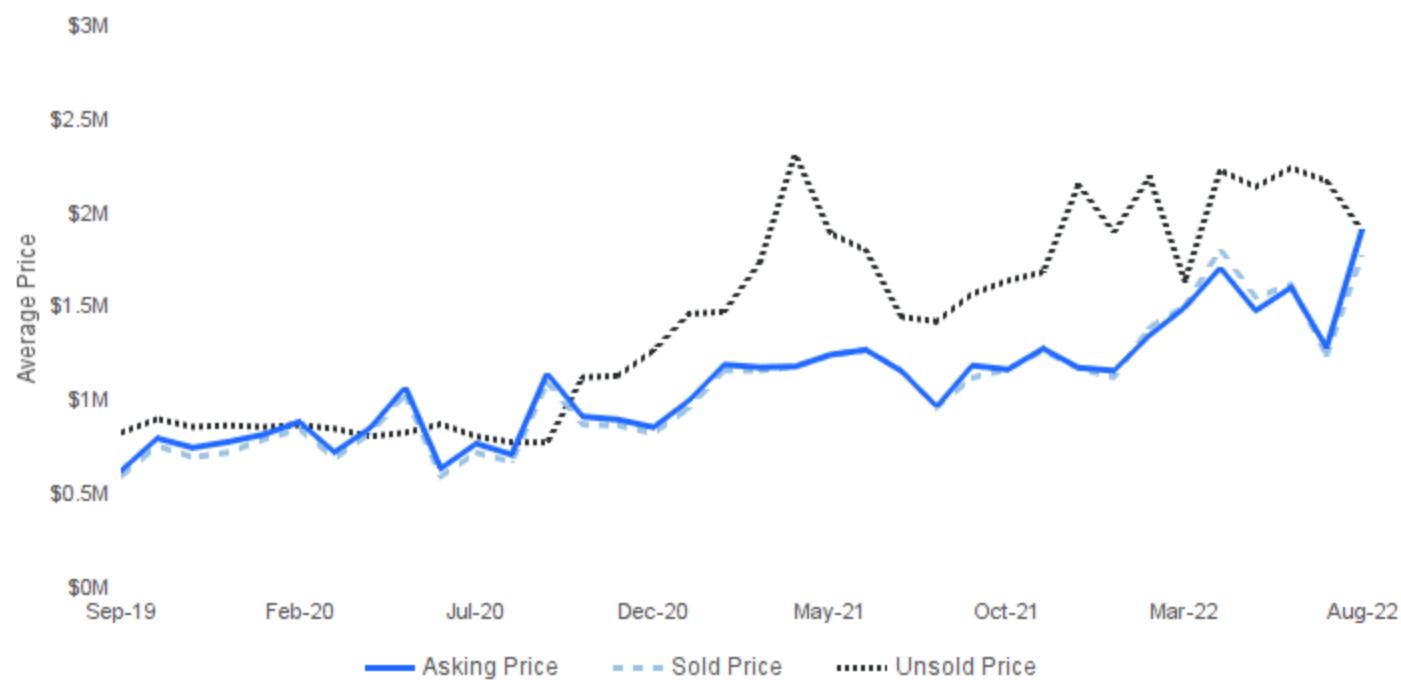
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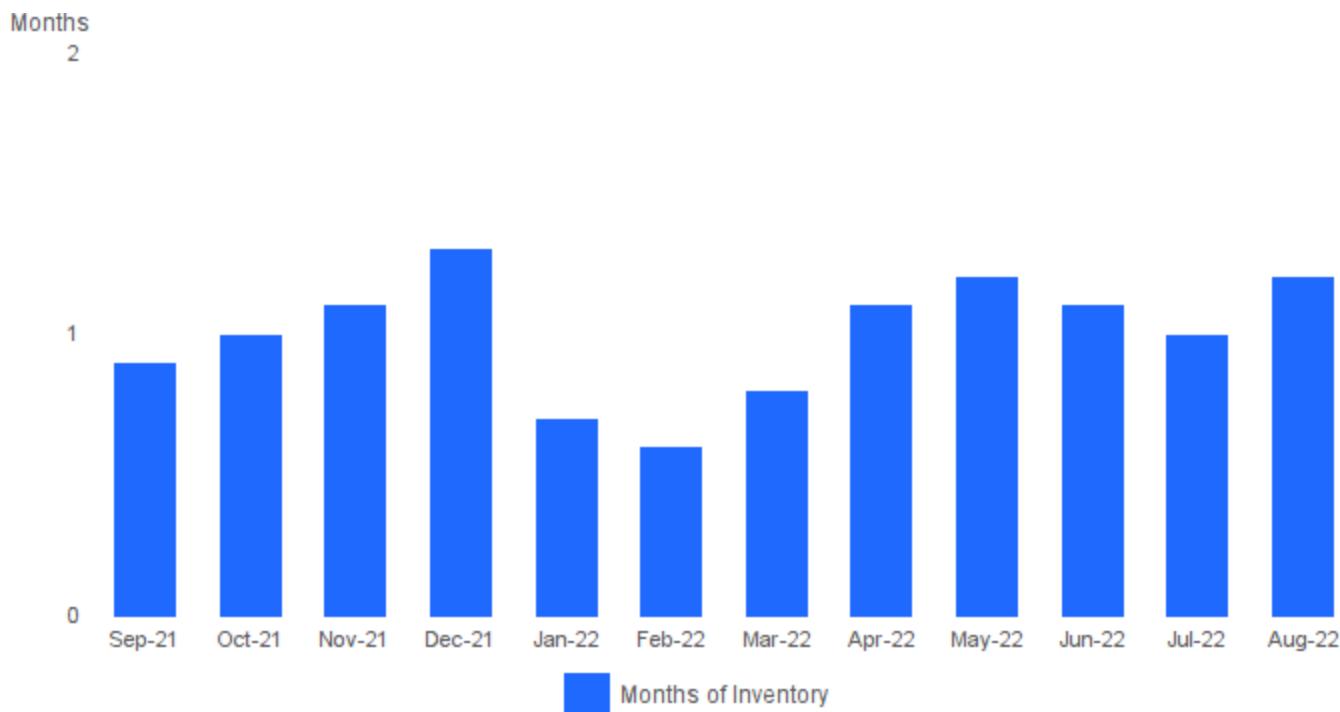
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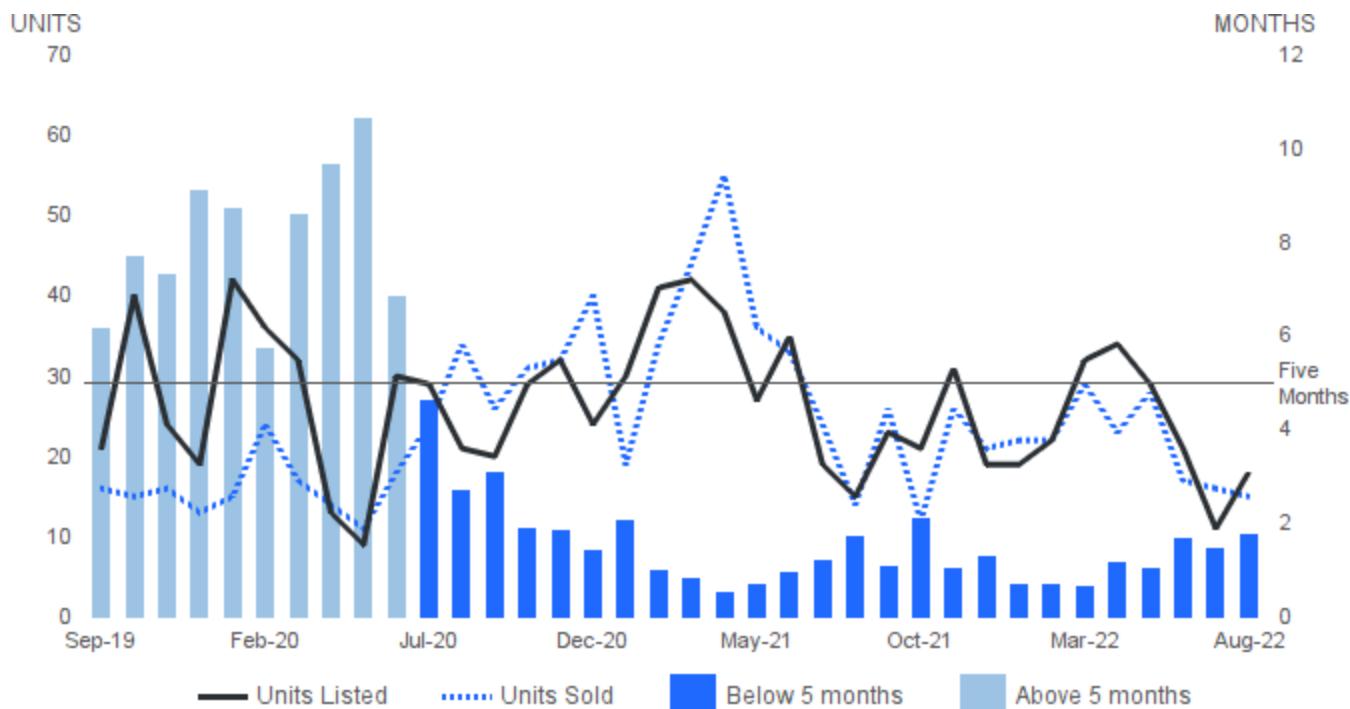
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