



AREA REPORT

AUGUST 2022

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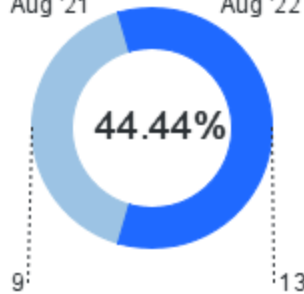
COLDWELL BANKER
REALTY

LONGBOAT KEY | August 2022

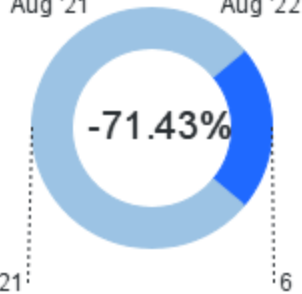
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

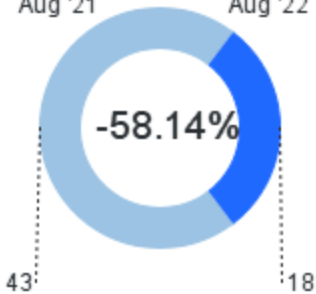
NUMBER OF SALES
Aug '21 Aug '22




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 ?

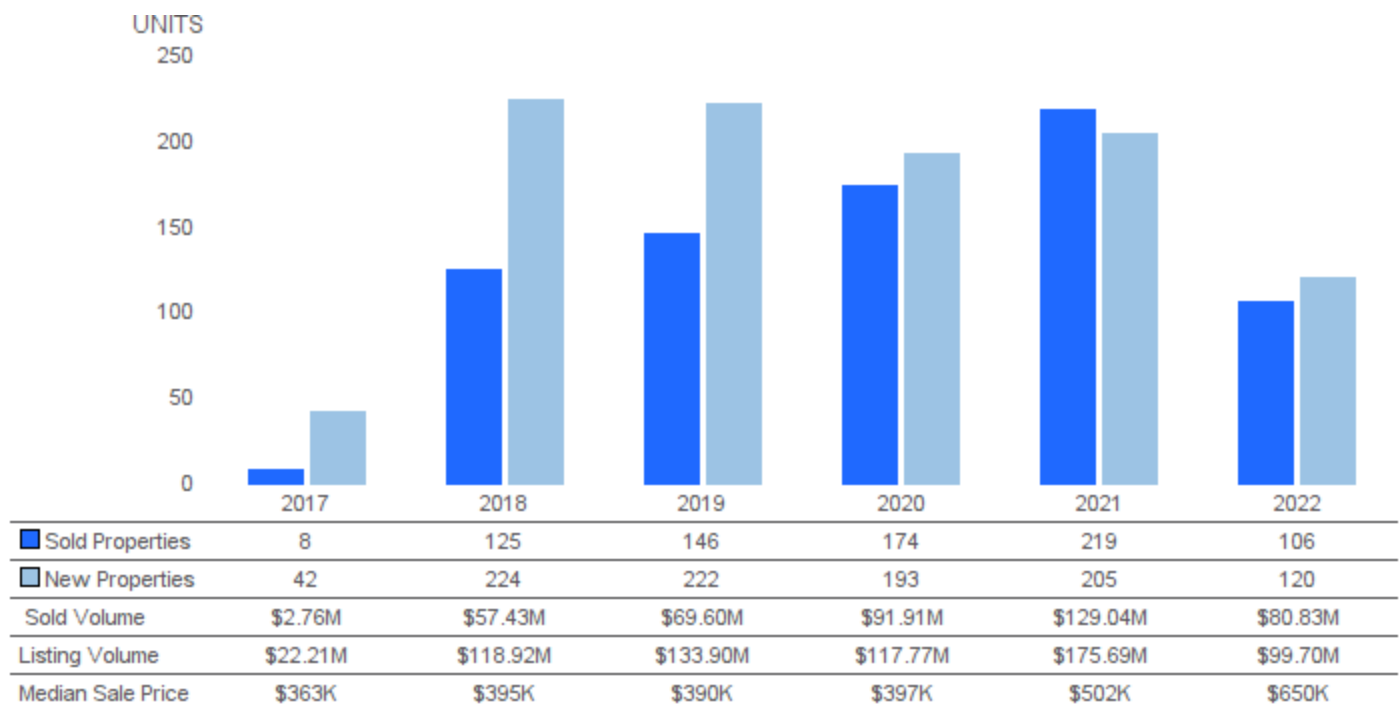
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	21	-71.43% ↓	119	164	-27.44% ↓
Sold Listings	13	9	44.44% ↑	105	158	-33.54% ↓
Median List Price (Solds)	\$619,900	\$525,000	18.08% ↑	\$650,000	\$477,000	36.27% ↑
Median Sold Price	\$630,000	\$515,250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

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.

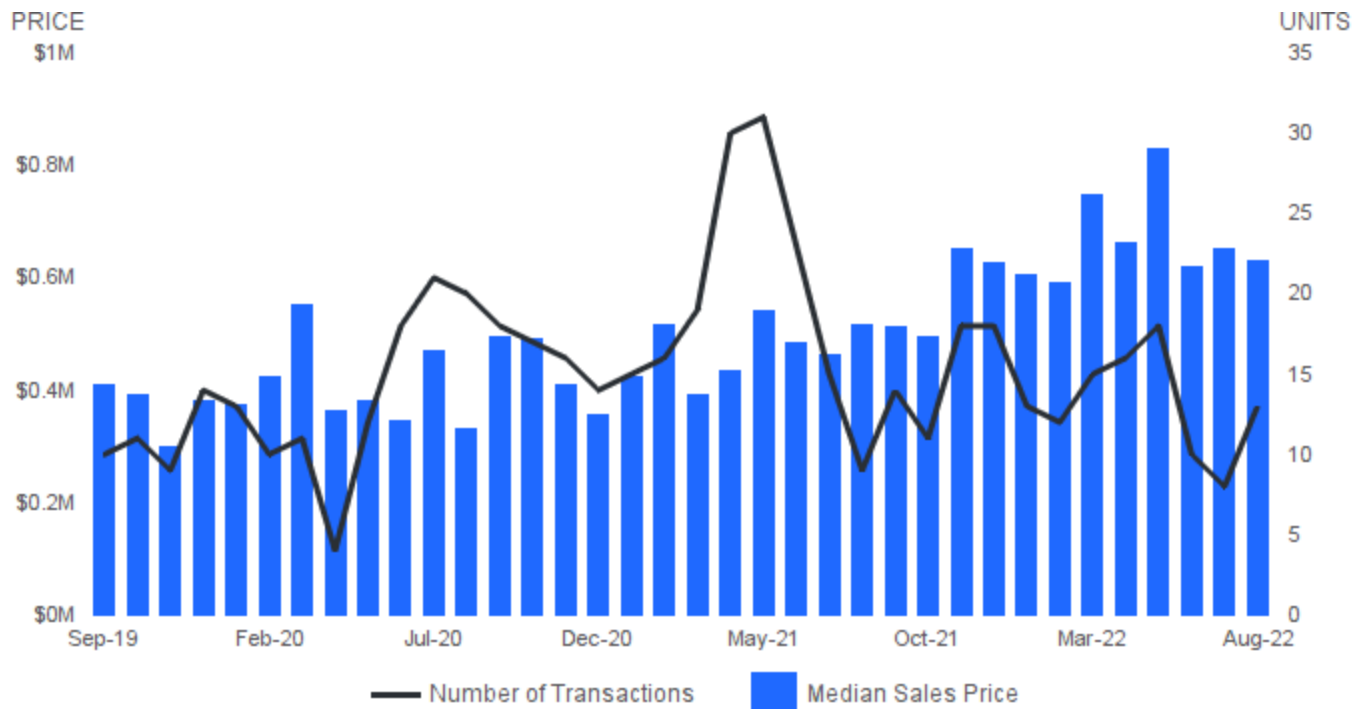


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

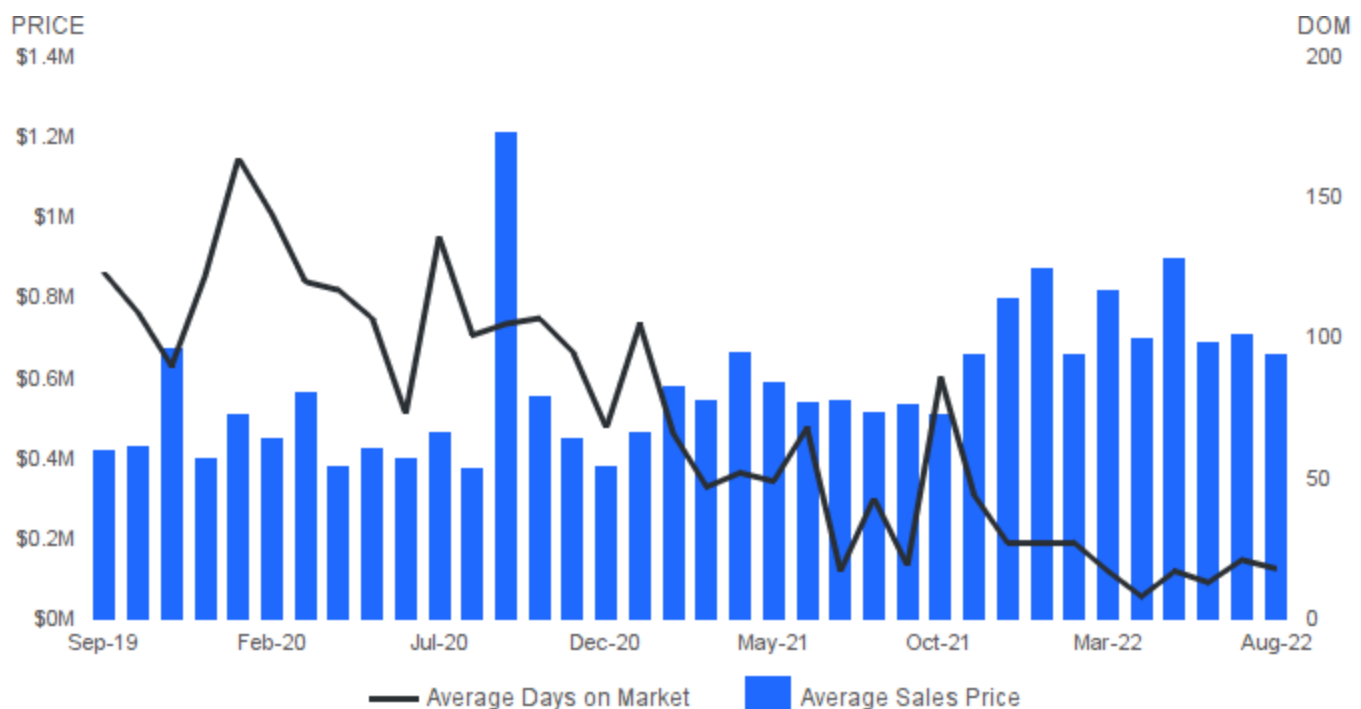


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

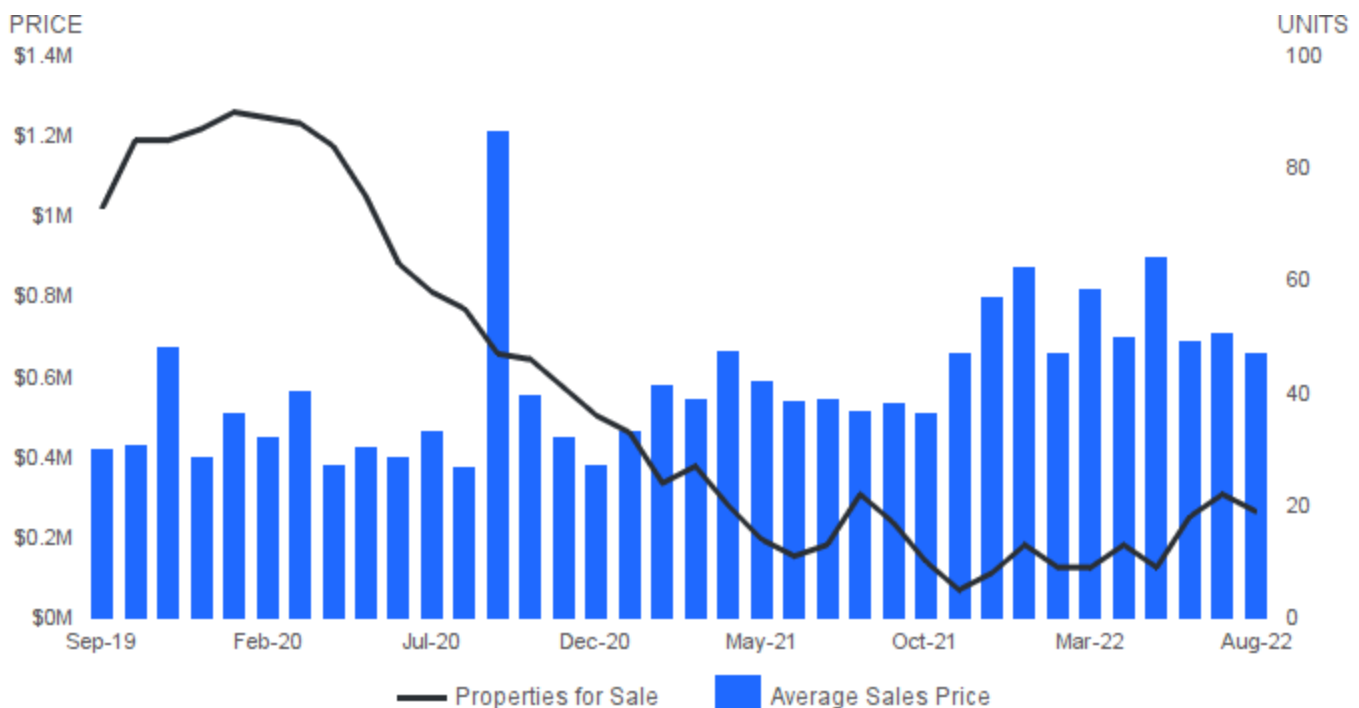


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

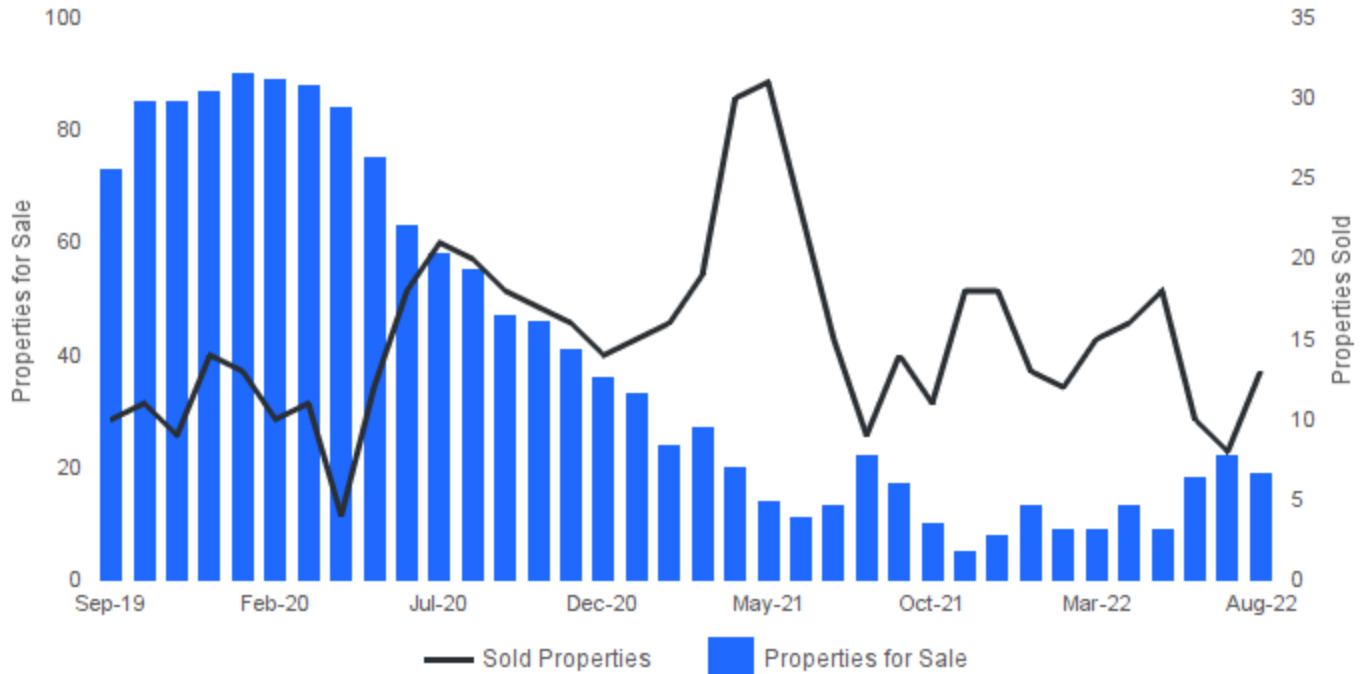


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2022 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



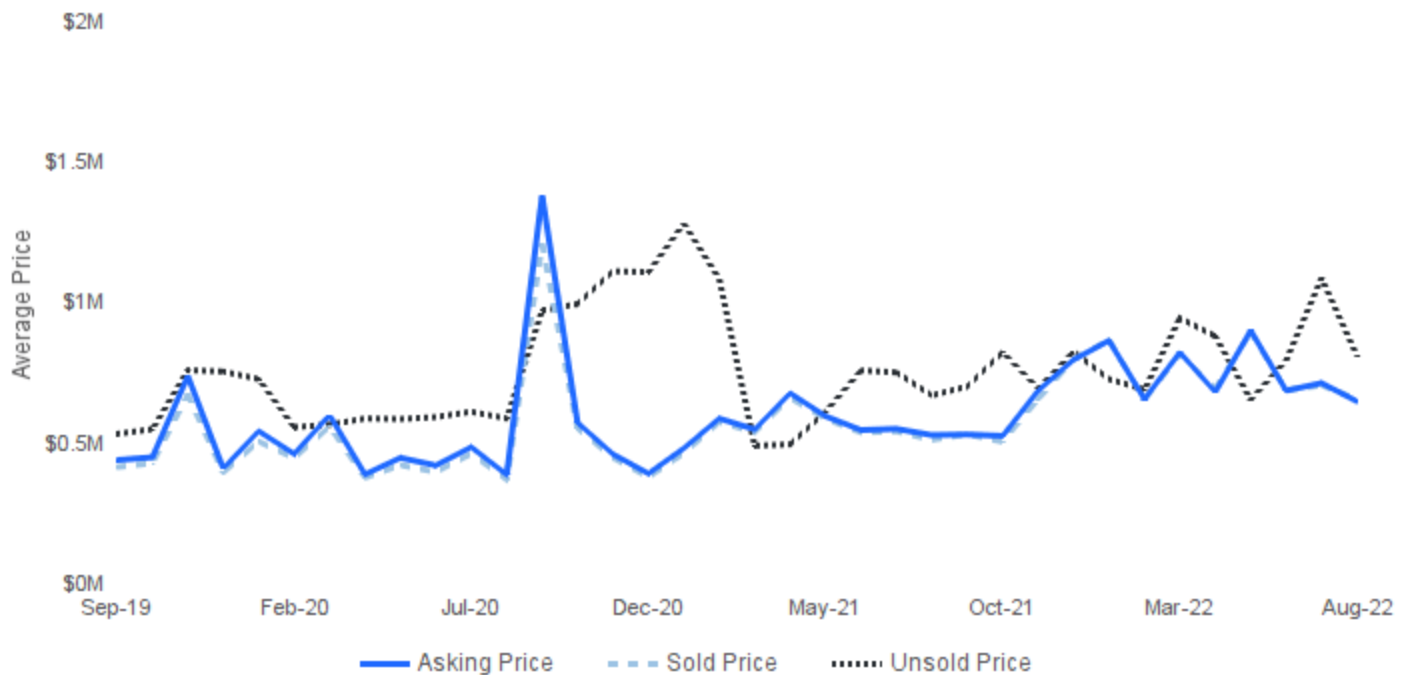
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2022 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

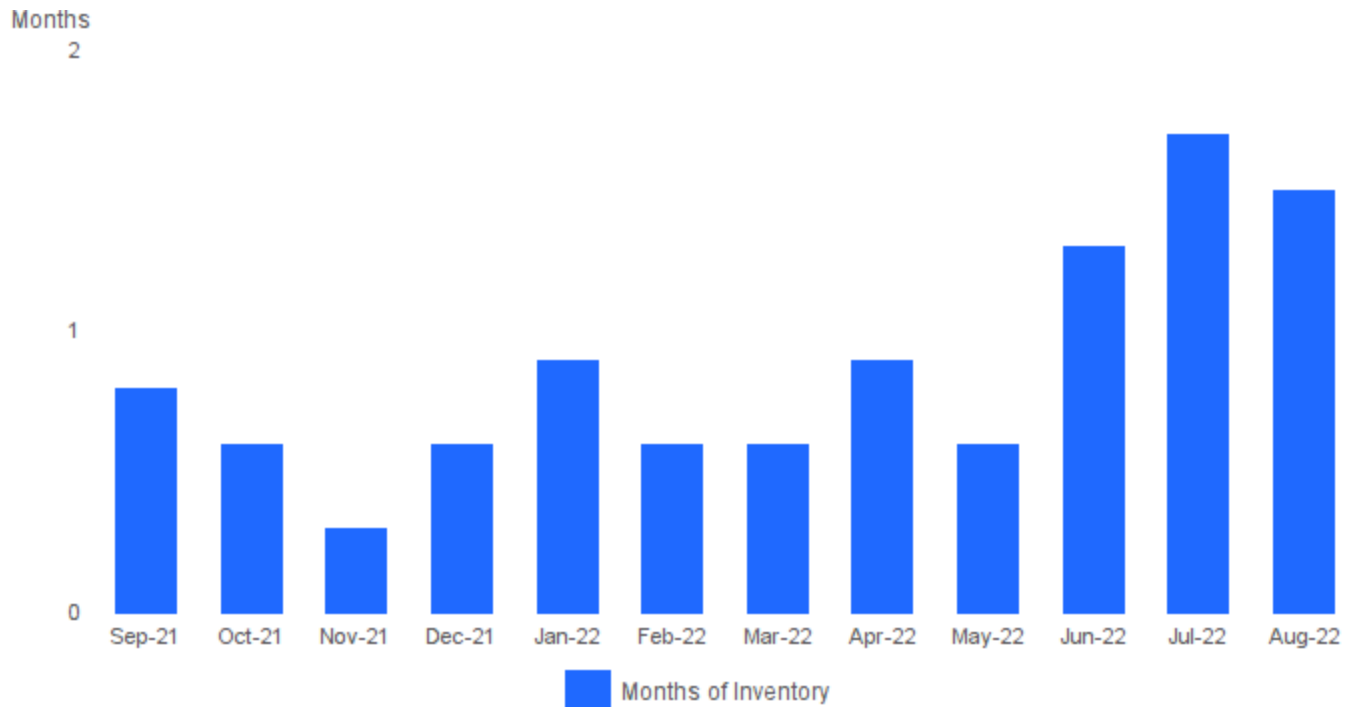
Sold Price | the average selling price



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.



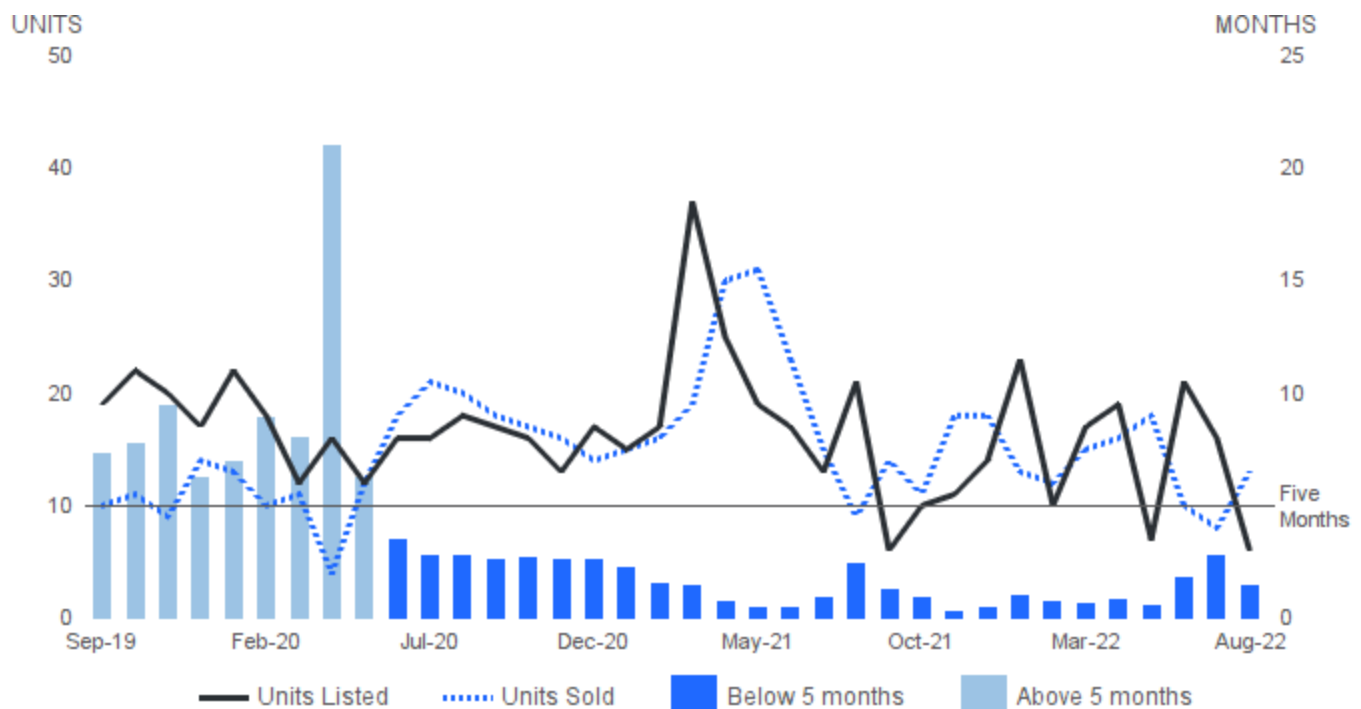
MONTHS SUPPLY OF INVENTORY

August 2022 | Condo/Townhouse ?

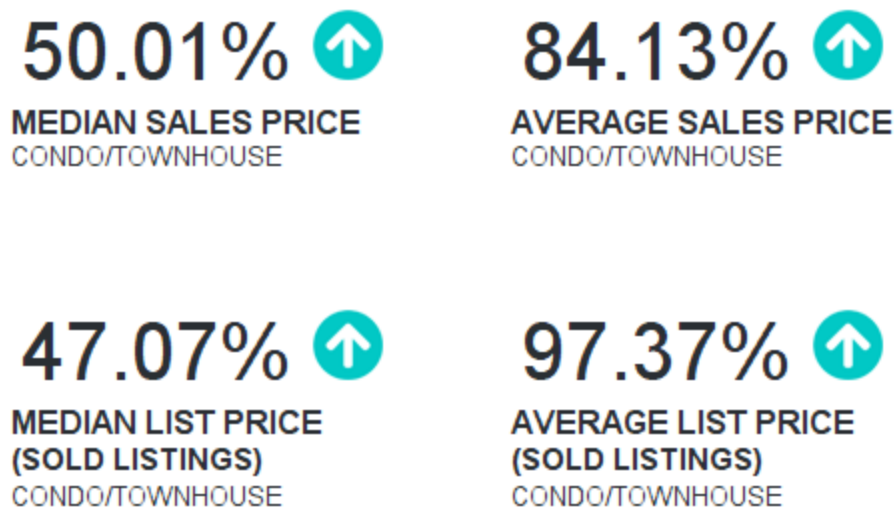
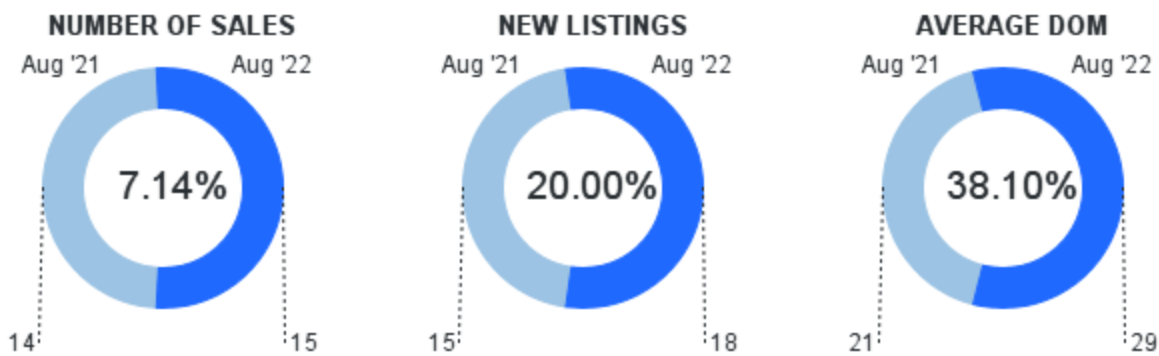
Months Supply of Inventory | Properties for sale divided by number of properties sold.

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

Units Sold | Number of properties sold.



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REAL ESTATE SNAPSHOT - Change since this time last year
Condo/Townhouse



Aug '21 Aug '22

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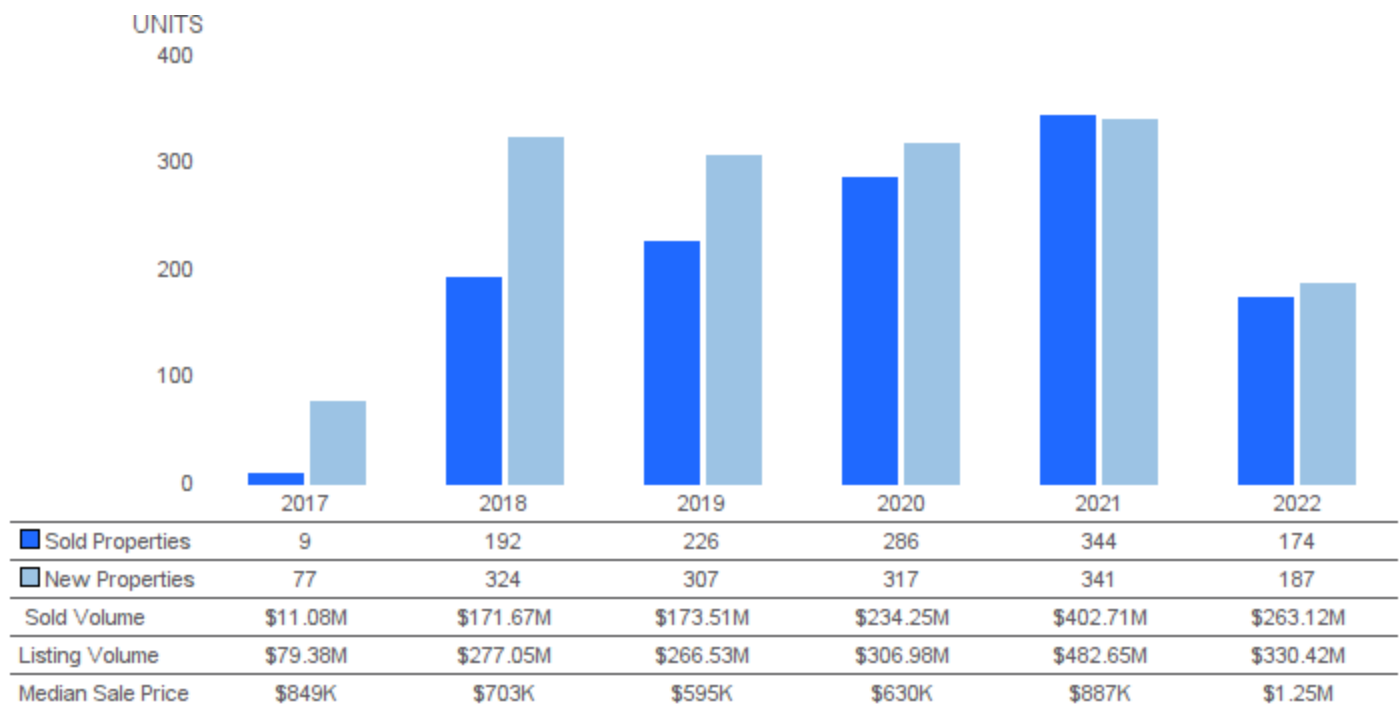
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	18	15	20% ↑	186	247	-24.7% ↓
Sold Listings	15	14	7.14% ↑	172	259	-33.59% ↓
Median List Price (Solds)	\$1,250,000	\$849,949	47.07% ↑	\$1,250,000	\$885,000	41.24% ↑
Median Sold Price	\$1,275,000	\$849,949	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% ↑

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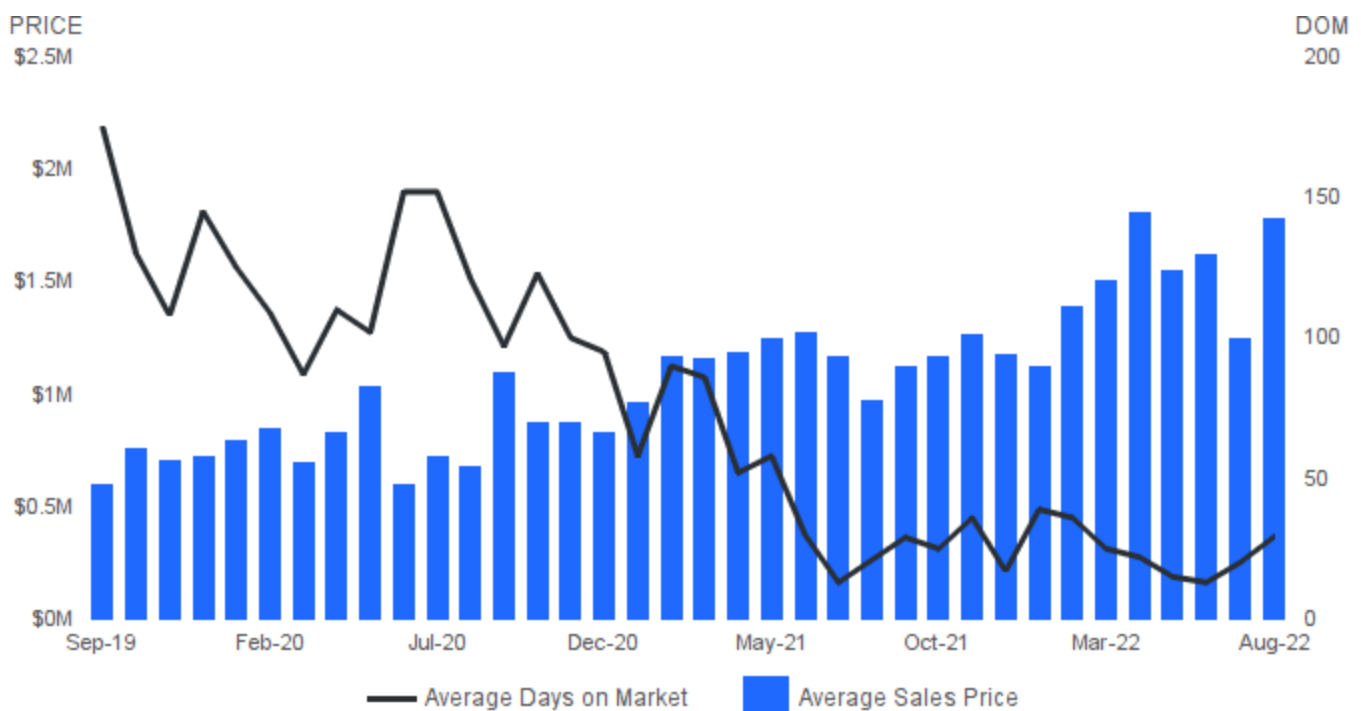


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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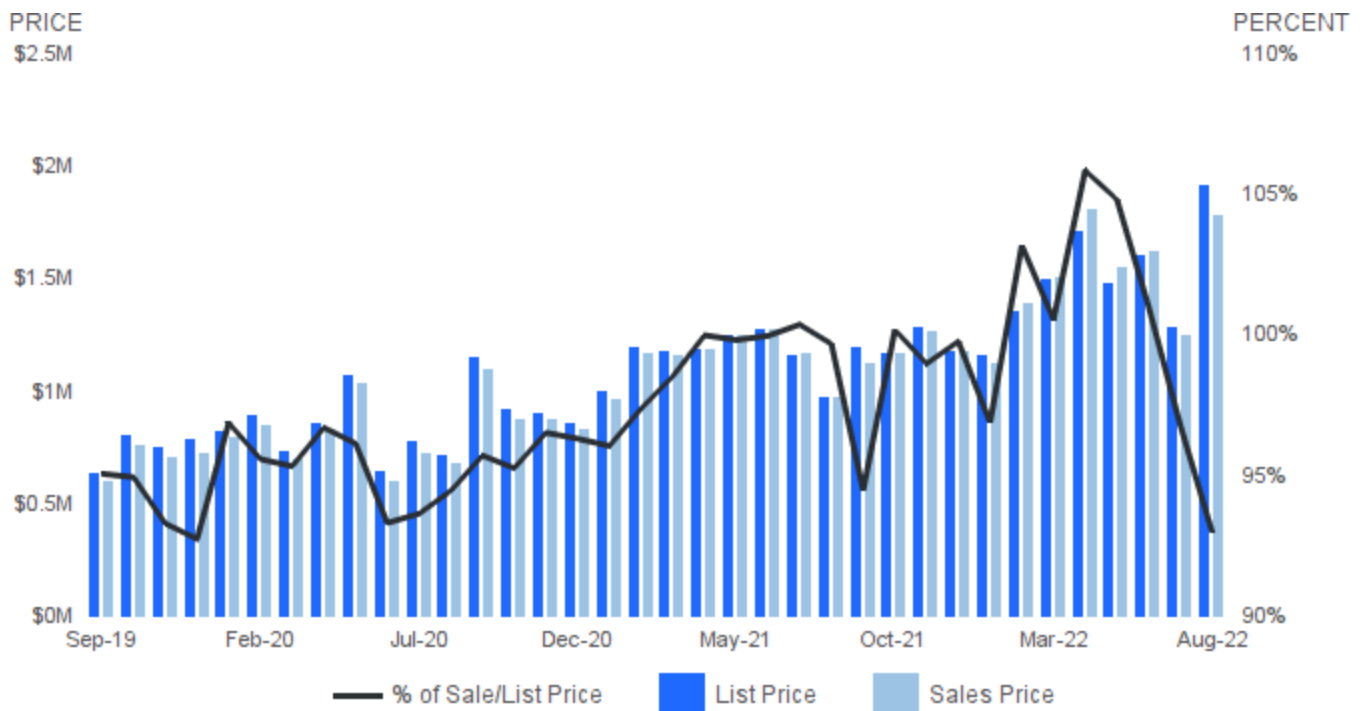
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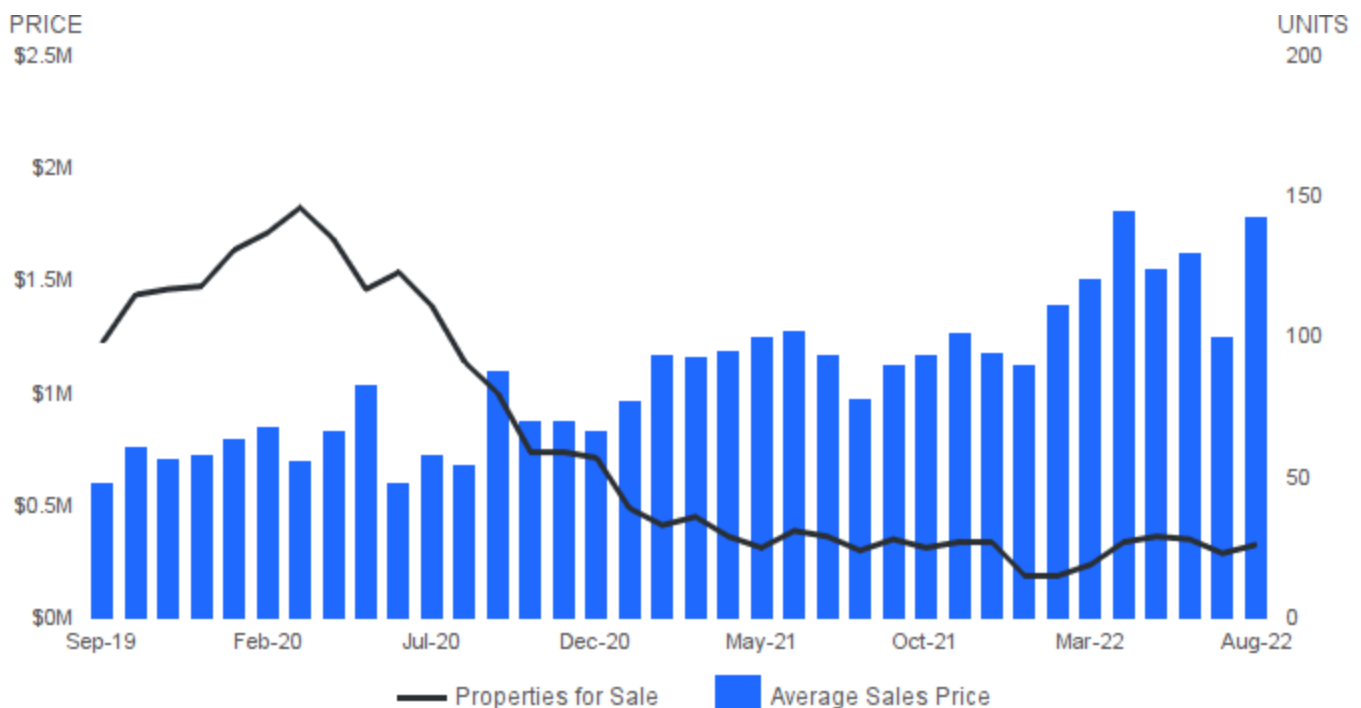


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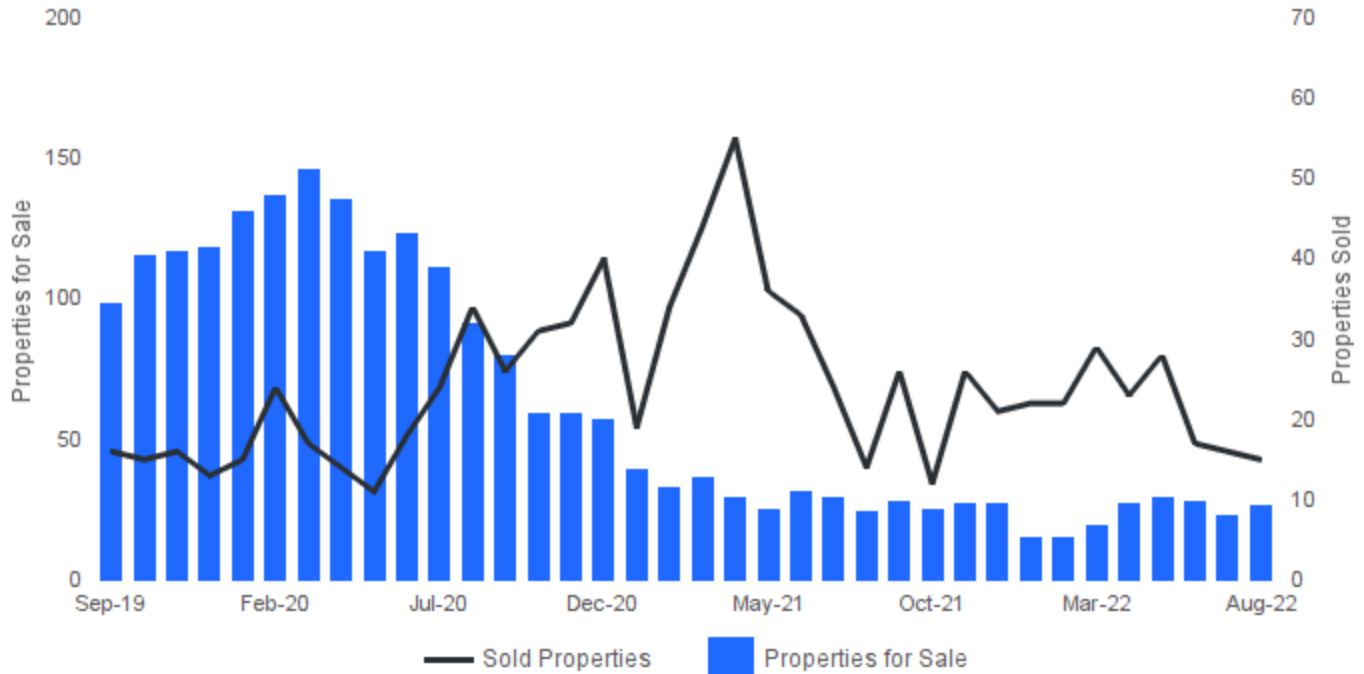


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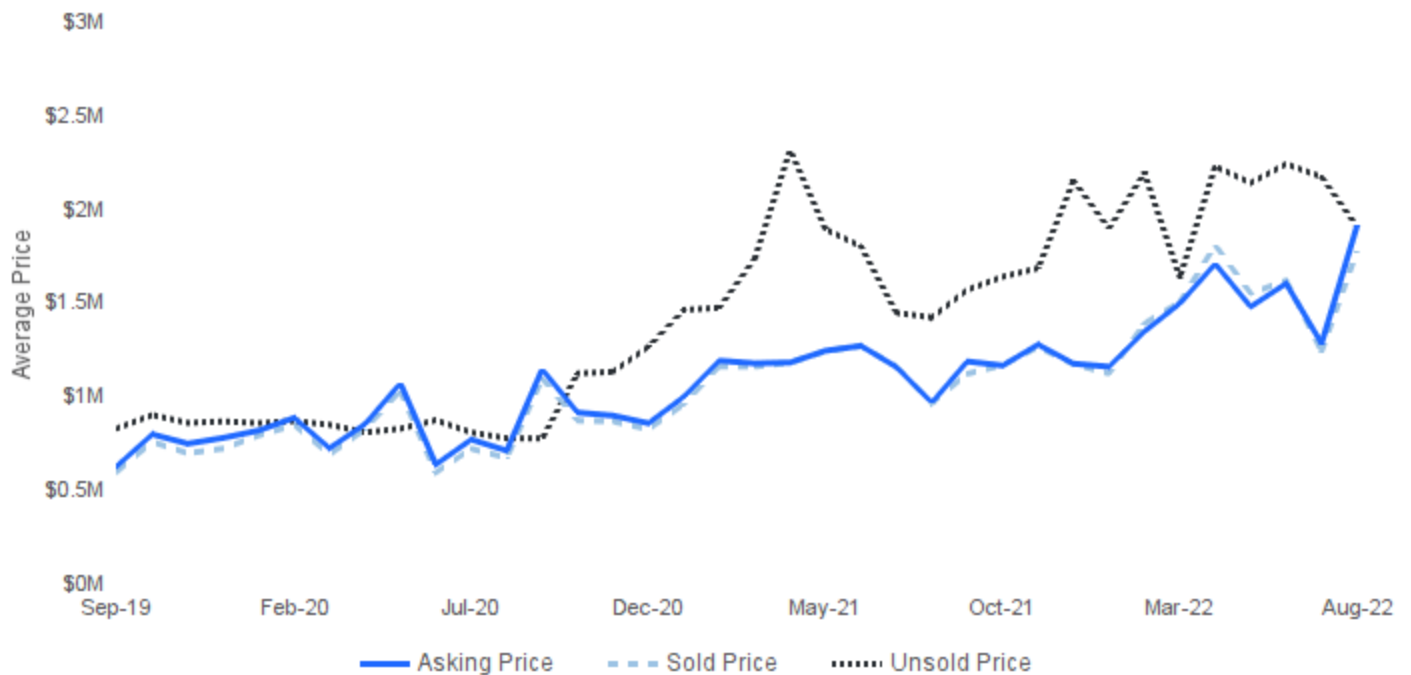
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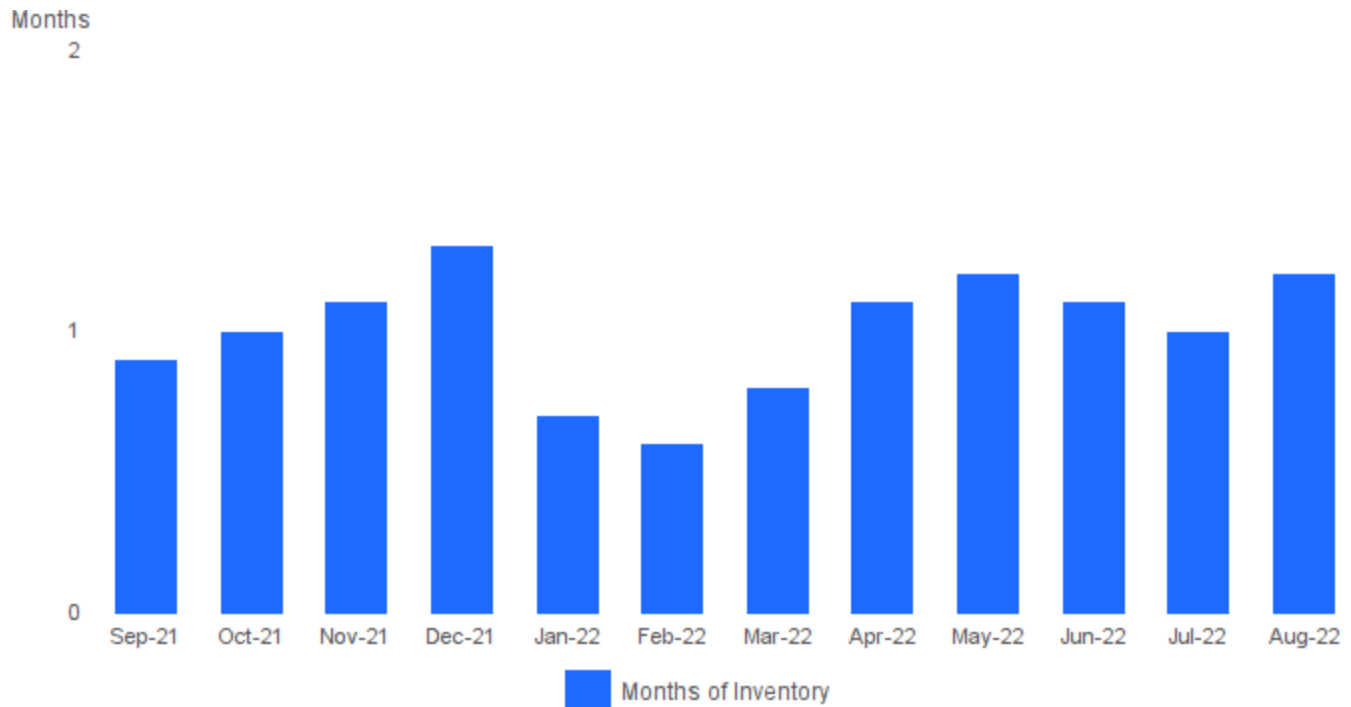
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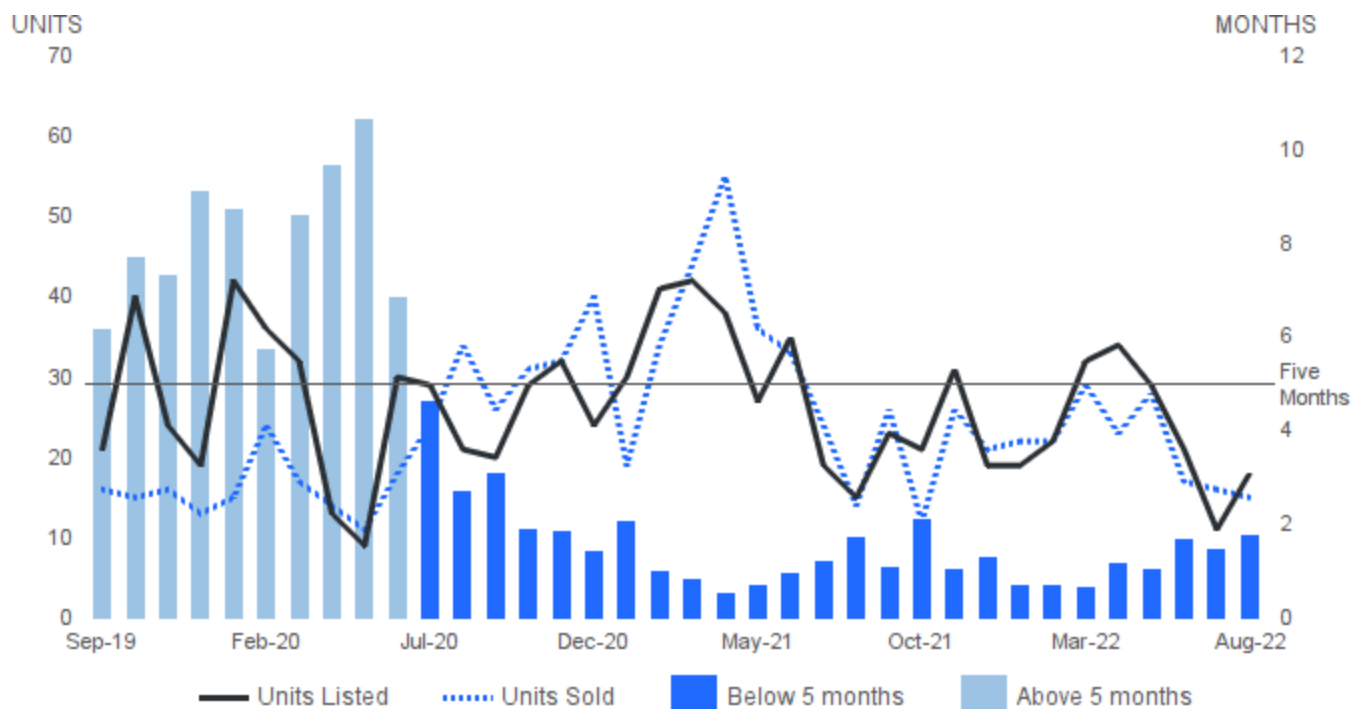
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