



AREA REPORT

JULY 2022

BRUCE MYER

Lic.# : FL-342109

Direct: +19413871847

Cell: +19413765311

bruce.myer@floridamoves.com

www.brucemyer.com

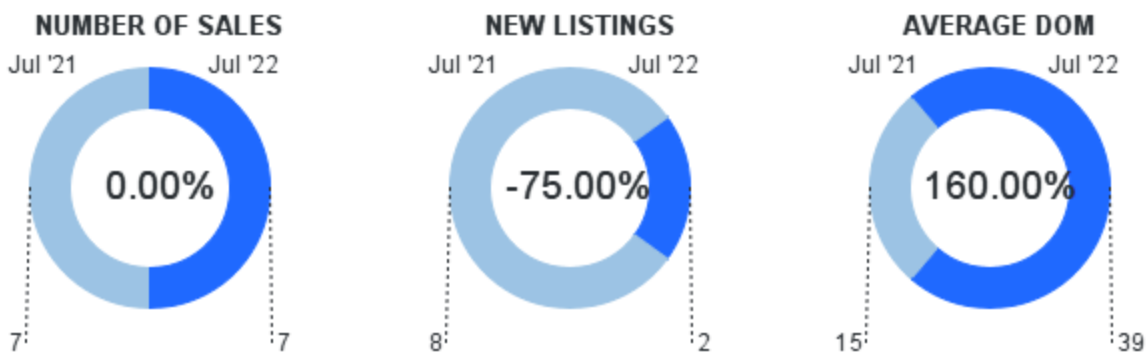


COLDWELL BANKER
REALTY

LONGBOAT KEY | July 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



49.52%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-25.99%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

52.19%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-21.59%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jul '21 Jul '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

July 2022 | Single Family Homes ?

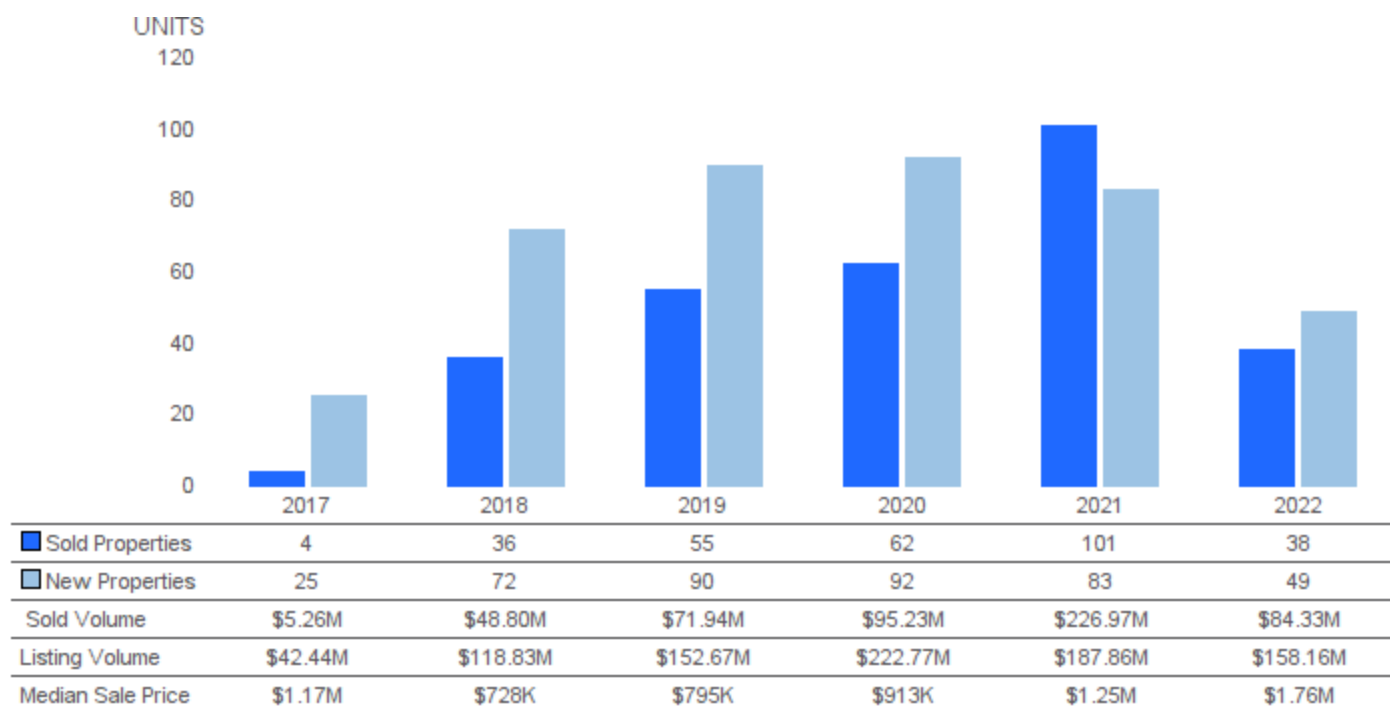
	Month to Date			Year to Date		
	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	2	8	-75% ↓	49	56	-12.5% ↓
Sold Listings	7	7	0%	38	73	-47.95% ↓
Median List Price (Solds)	\$1,598,000	\$1,050,000	52.19% ↑	\$1,869,500	\$1,250,000	49.56% ↑
Median Sold Price	\$1,570,000	\$1,050,000	49.52% ↑	\$1,762,500	\$1,200,000	46.88% ↑
Median Days on Market	43	7	514.29% ↑	33	28	17.86% ↑
Average List Price (Solds)	\$1,758,928	\$2,243,285	-21.59% ↓	\$2,328,144	\$2,444,731	-4.77% ↓
Average Sold Price	\$1,649,714	\$2,229,000	-25.99% ↓	\$2,219,289	\$2,337,708	-5.07% ↓
Average Days on Market	39	15	160% ↑	50	93	-46.24% ↓
List/Sold Price Ratio	94.4%	99.9%	-5.44% ↓	95.5%	97%	-1.46% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 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

July 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.

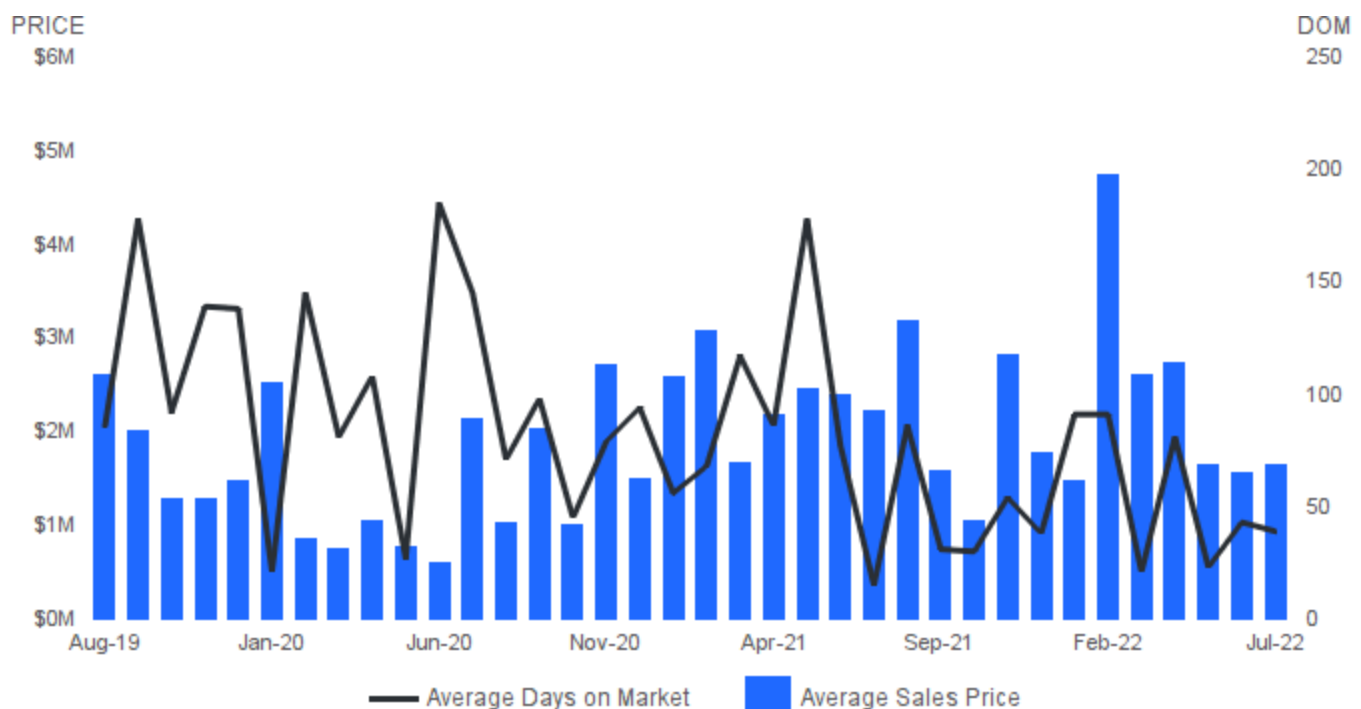


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 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

July 2022 | Single Family Homes ?

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

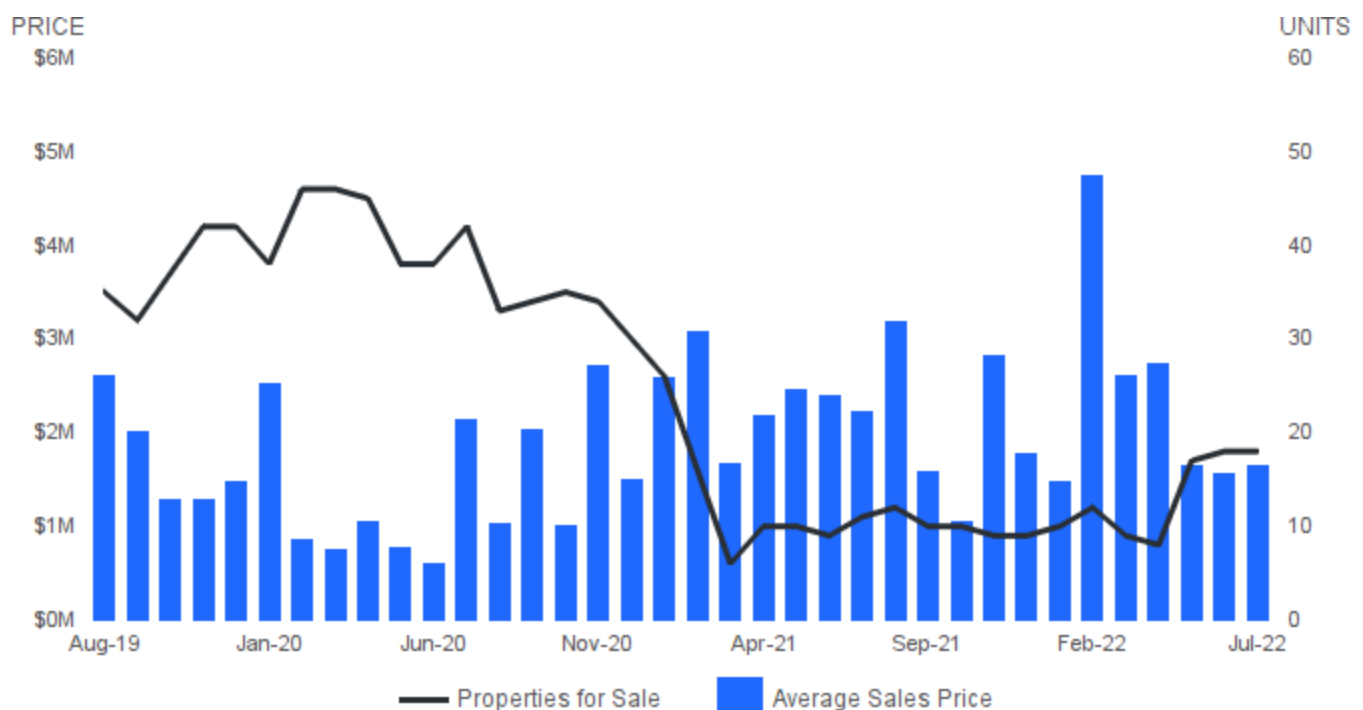


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

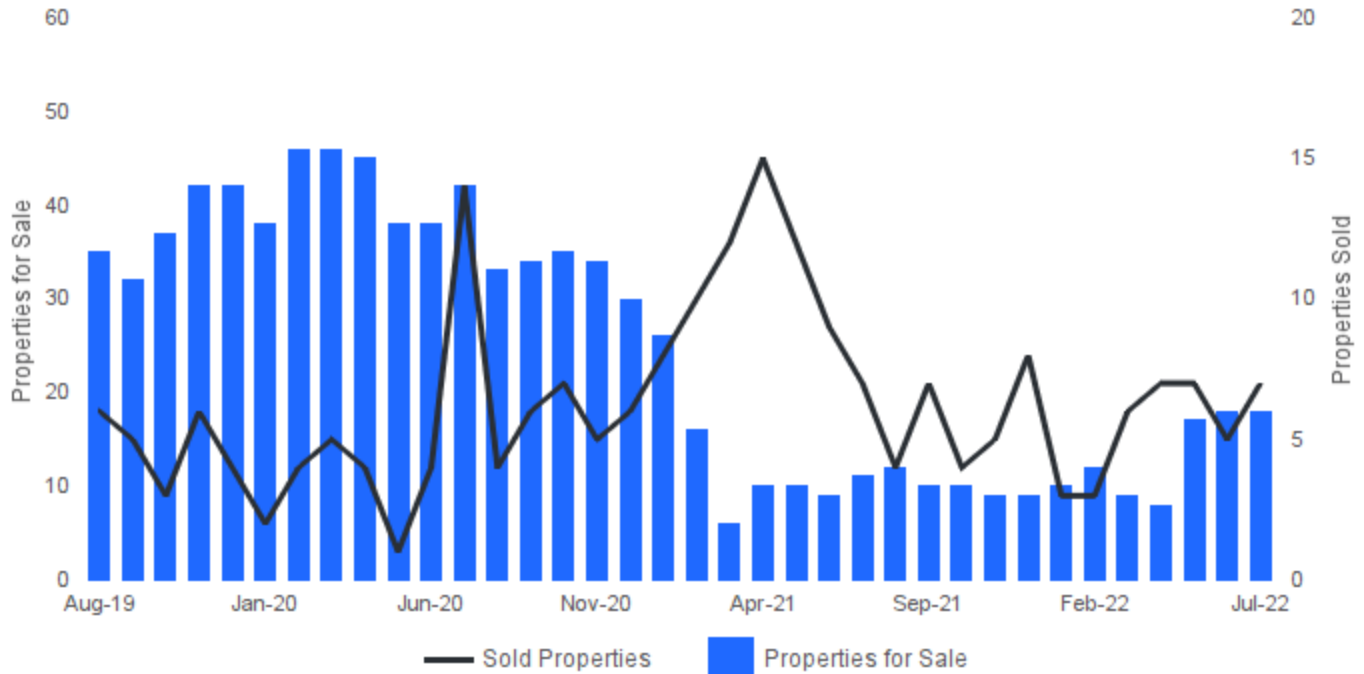


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2022 | Single Family Homes 

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

Sold Properties | Number of properties sold.



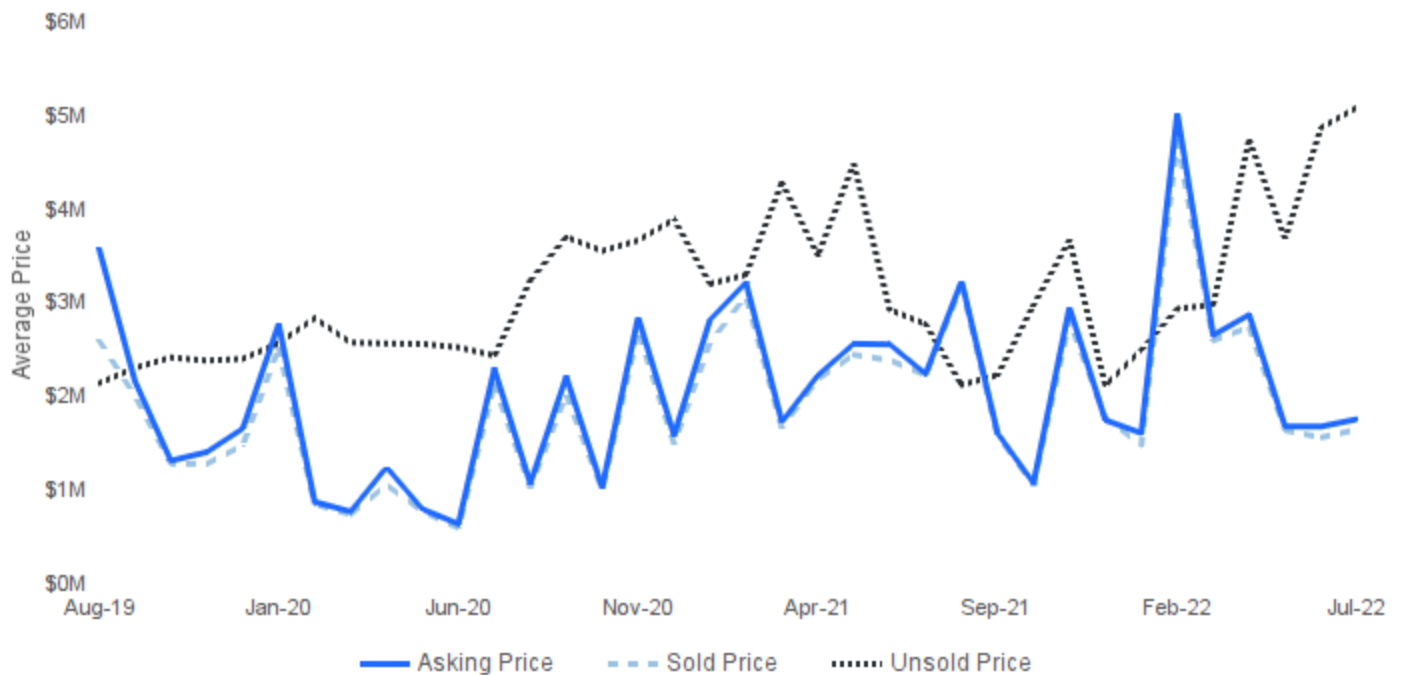
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 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

July 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.



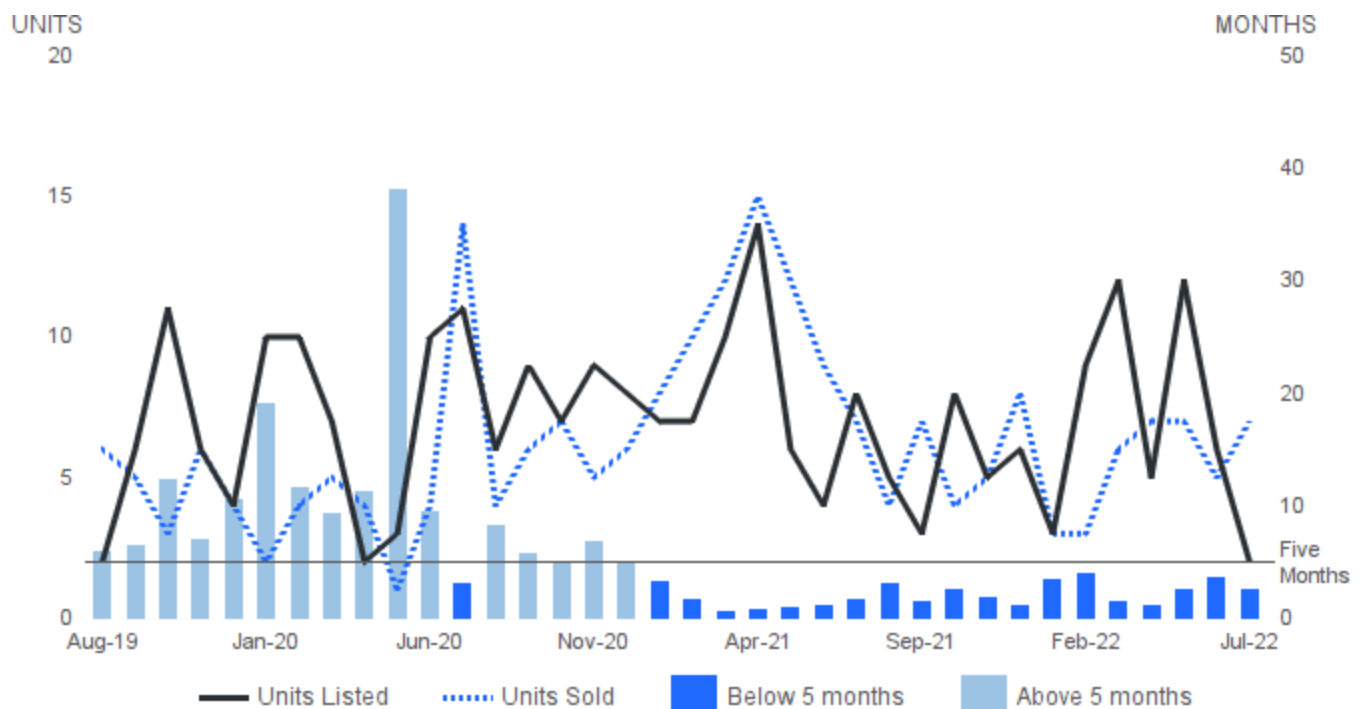
MONTHS SUPPLY OF INVENTORY

July 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.

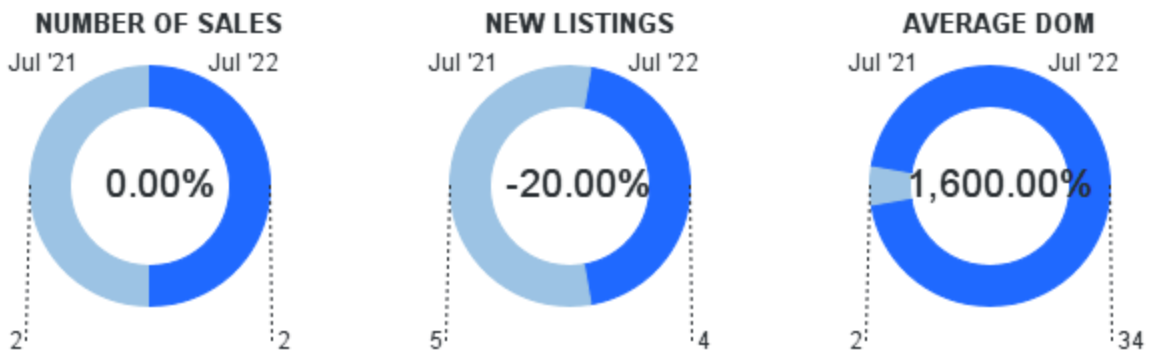
Units Sold | Number of properties sold.



LONGBOAT KEY | July 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-61.76%



MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-61.76%



AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-56.90%



MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

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AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jul '21 Jul '22

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LONGBOAT KEY

FULL MARKET SUMMARY

July 2022 | Single Family Homes ?

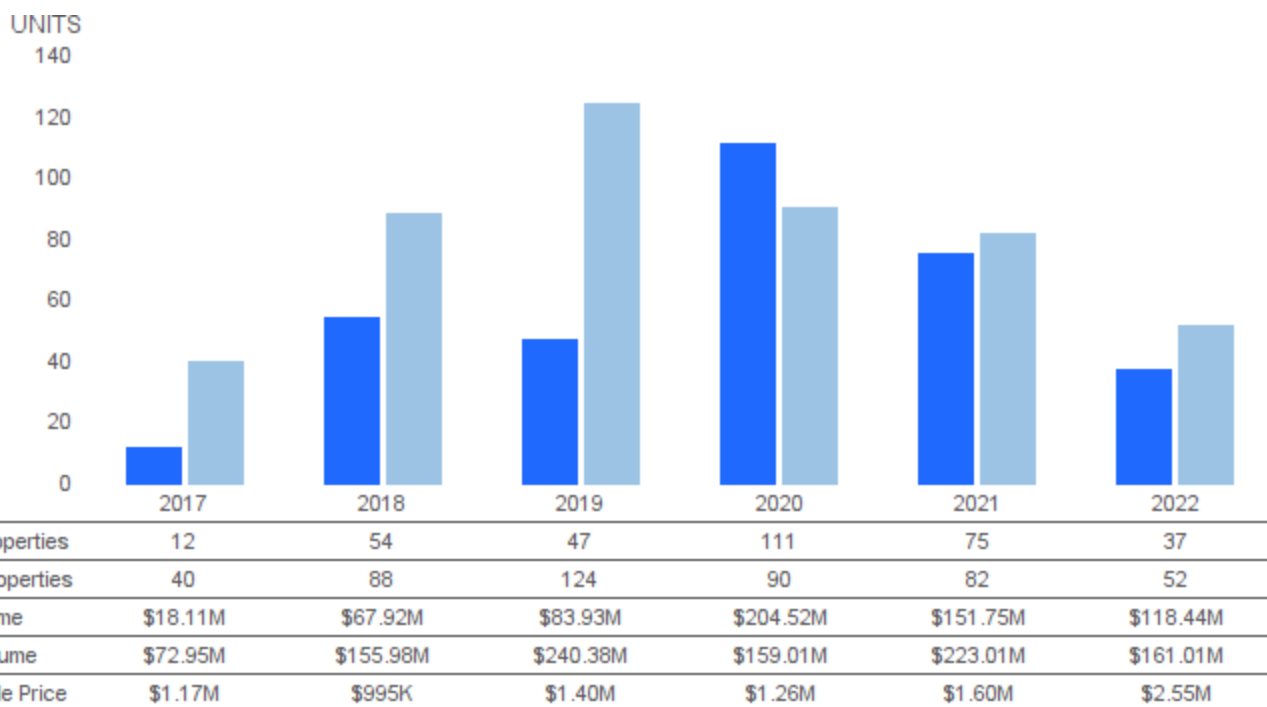
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	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	4	5	-20% ↓	52	53	-1.89% ↓
Sold Listings	2	2	0%	37	51	-27.45% ↓
Median List Price (Solds)	\$1,799,500	\$4,175,000	-56.9% ↓	\$2,495,000	\$1,498,750	66.47% ↑
Median Sold Price	\$1,625,000	\$4,250,000	-61.76% ↓	\$2,550,000	\$1,575,000	61.9% ↑
Median Days on Market	34	2	1600% ↑	13	23	-43.48% ↓
Average List Price (Solds)	\$1,799,500	\$4,175,000	-56.9% ↓	\$3,145,560	\$1,826,414	72.23% ↑
Average Sold Price	\$1,625,000	\$4,250,000	-61.76% ↓	\$3,201,132	\$1,789,709	78.86% ↑
Average Days on Market	34	2	1600% ↑	33	53	-37.74% ↓
List/Sold Price Ratio	91.5%	97%	-5.67% ↓	104%	98.4%	5.78% ↑

SOLD AND NEW PROPERTIES (UNITS)

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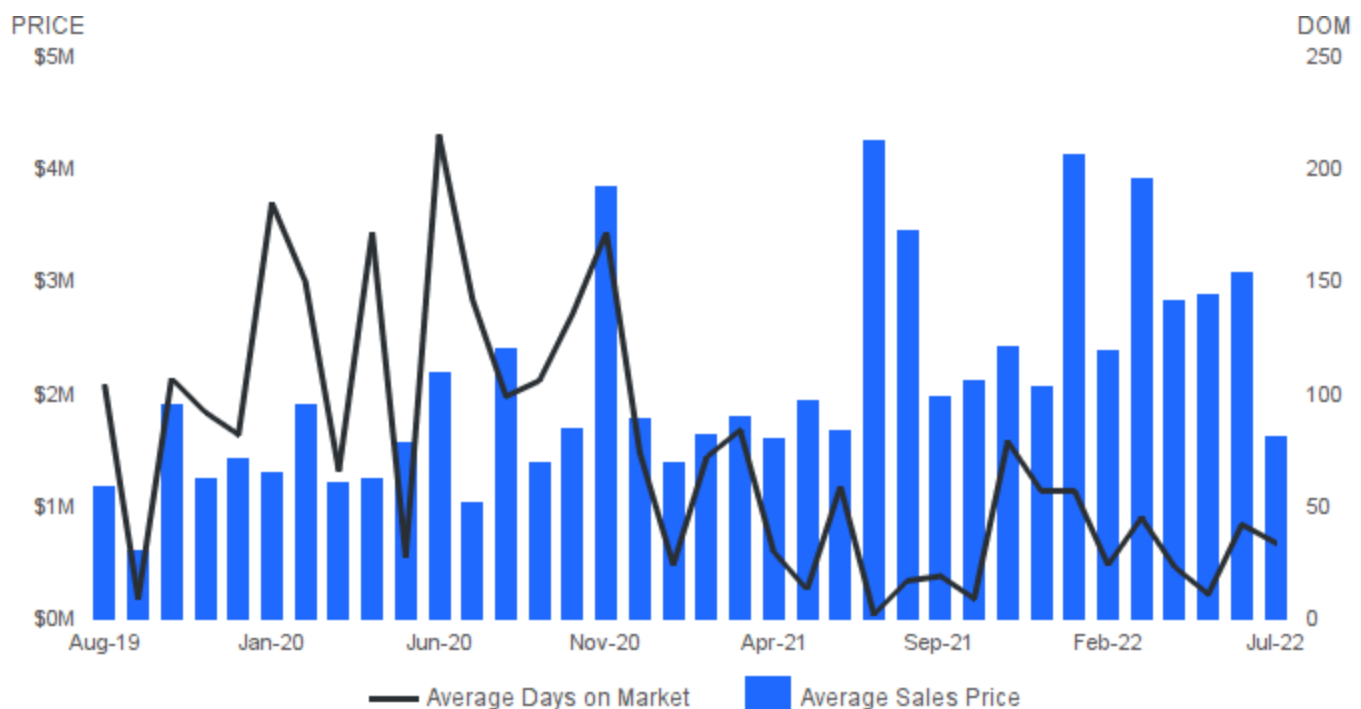


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2022 | Single Family Homes ?

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

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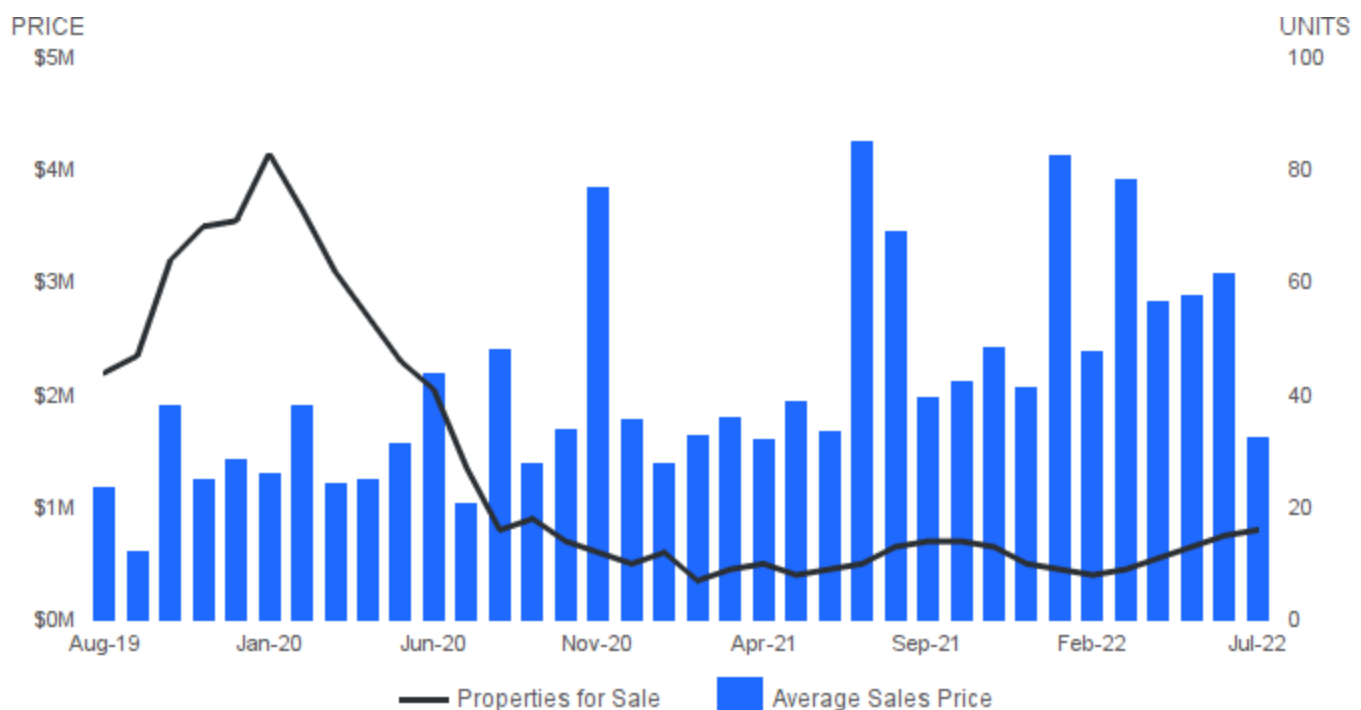


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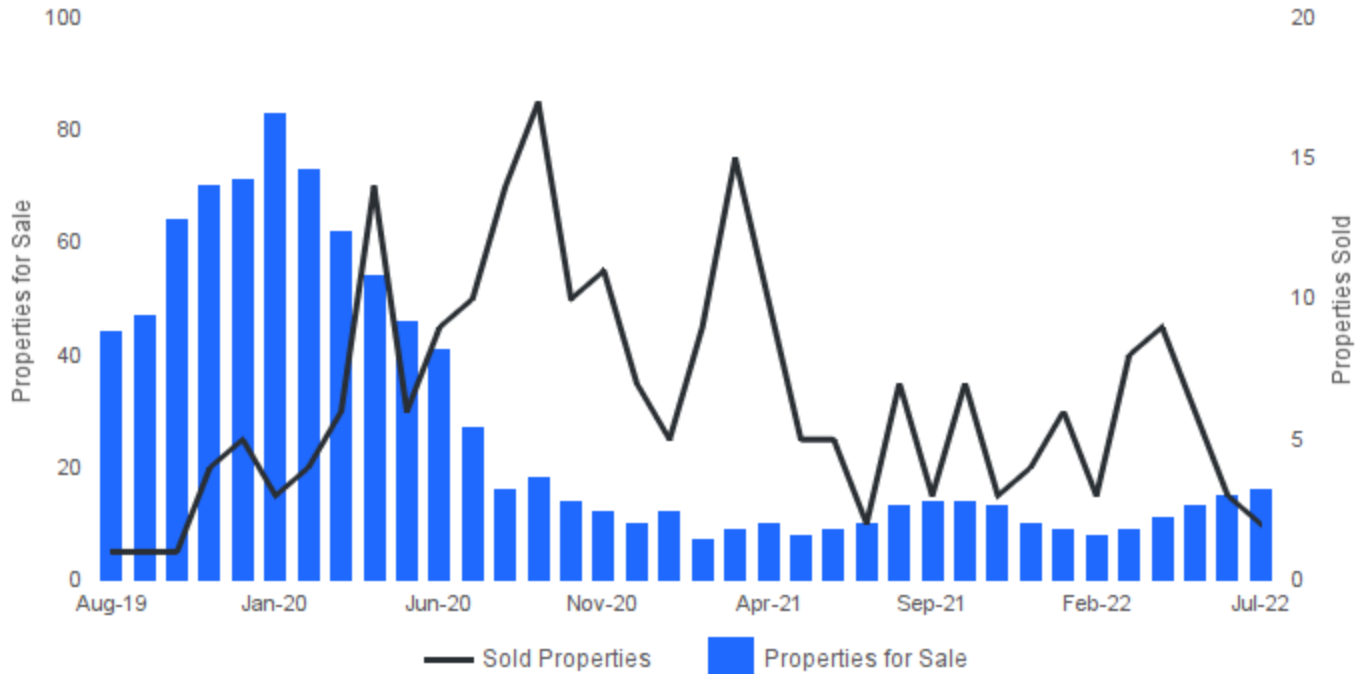


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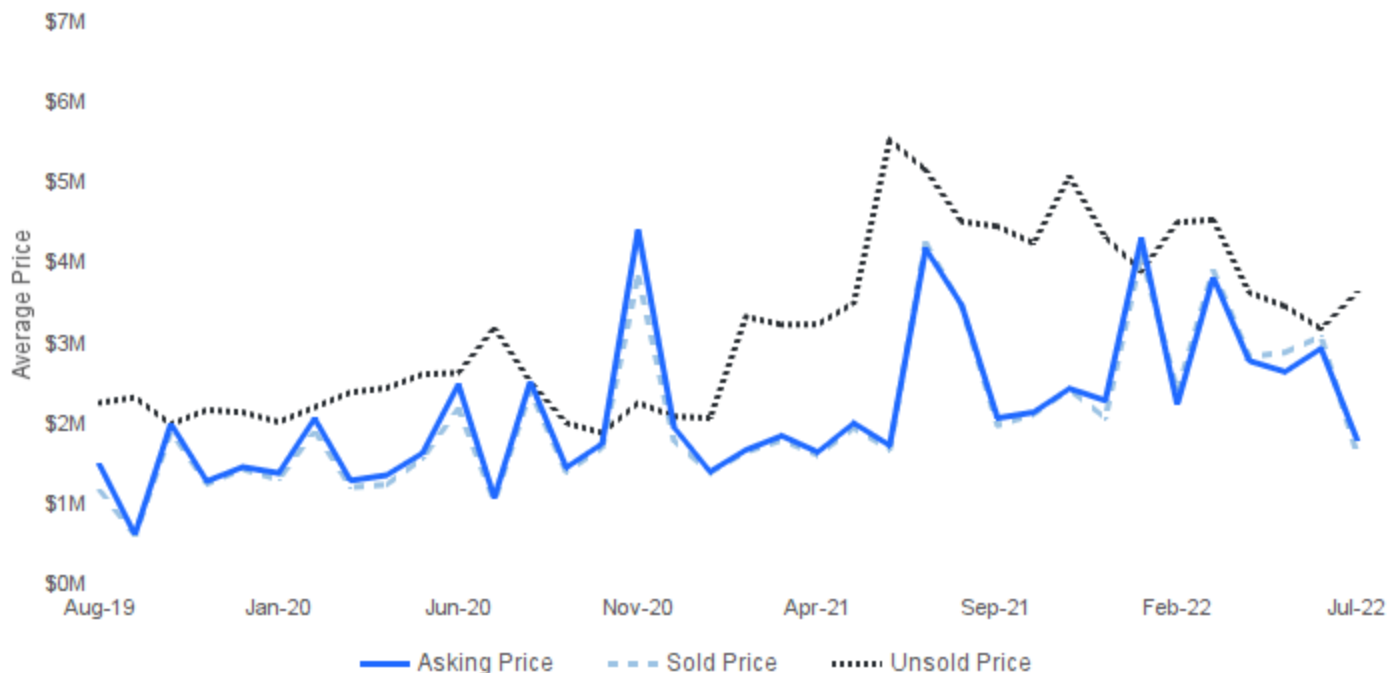
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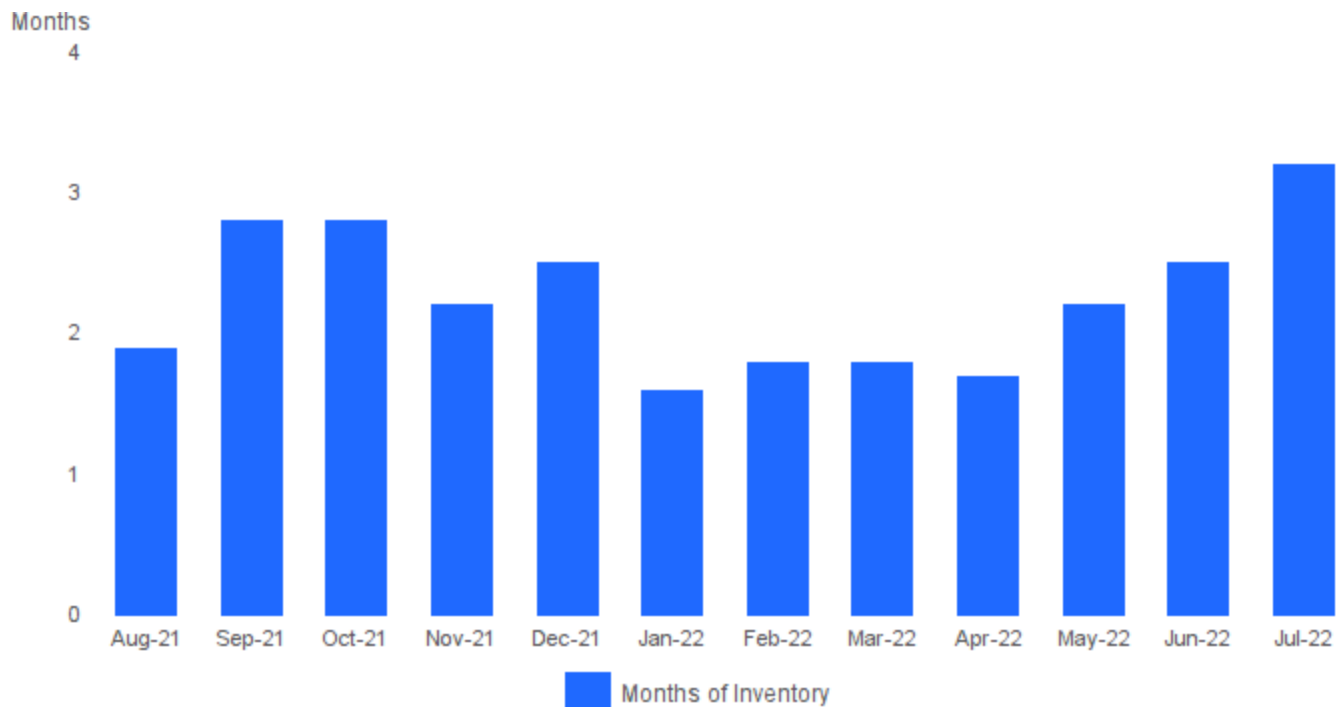
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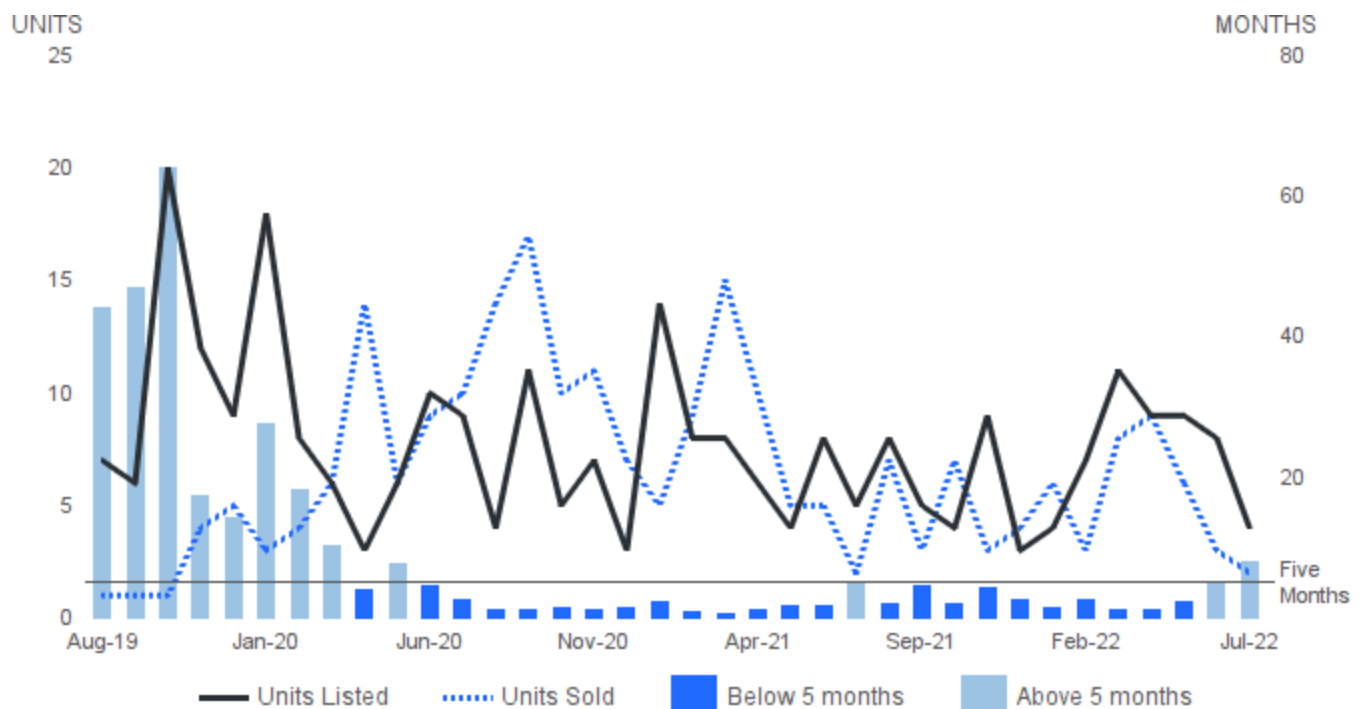
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Units Sold | Number of properties sold.



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