



Zip Code: 34236

**Bruce Myer**

Sales Associate

(941) 387-1847

<http://www.floridamoves.com/Bruce.Myer>

Dottie@drassociates.net

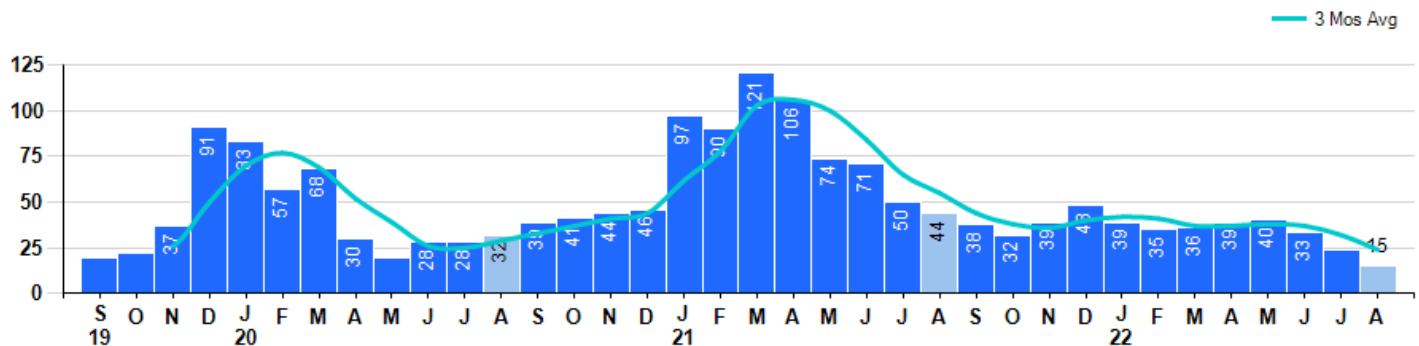
Price Range: 0 to 999999999 | Properties: Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,821,100	↓		↑				
Average List Price of all Current Listings	\$2,783,175	↑		↑				
August Median Sales Price	\$810,000	↓	↔	↑	↑	\$825,000	↑	↑
August Average Sales Price	\$1,003,440	↓	↓	↓	↓	\$1,369,368	↓	↓
Total Properties Currently for Sale (Inventory)	104	↓		↑				
August Number of Properties Sold	15	↓		↓		261	↓	
August Average Days on Market (Solds)	26	↓	↑	↓	↓	29	↓	↓
Asking Price per Square Foot (based on New Listings)	\$1,018	↑	↑	↑	↑	\$887	↑	↑
August Sold Price per Square Foot	\$673	↓	↓	↑	↑	\$728	↑	↑
August Month's Supply of Inventory	6.9	↑	↑	↑	↑	3.3	↑	↑
August Sale Price vs List Price Ratio	94.6%	↓	↓	↔	↓	99.2%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

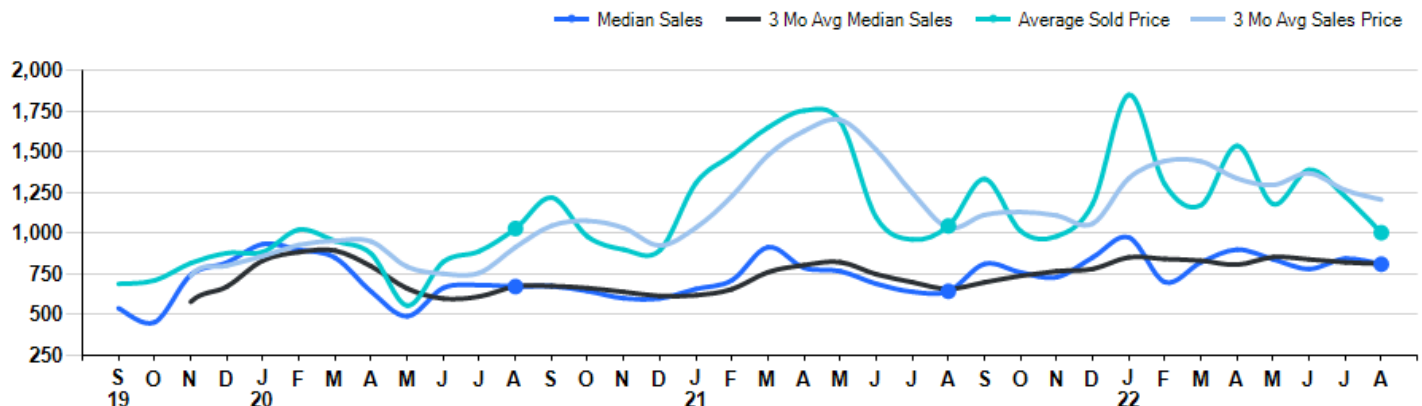
August Property sales were 15, down -65.9% from 44 in August of 2021 and -37.5% lower than the 24 sales last month. August 2022 sales were at their lowest level compared to August of 2021 and 2020. August YTD sales of 261 are running -60.0% behind last year's year-to-date sales of 653.



Prices

The Median Sales Price in August was \$810,000, up 25.8% from \$644,000 in August of 2021 and down -4.1% from \$845,000 last month. The Average Sales Price in August was \$1,003,440, down -4.0% from \$1,045,142 in August of 2021 and down -18.1% from \$1,225,729 last month. August 2022 ASP was at the lowest level compared to August of 2021 and 2020.

Median means Middle (the same # of properties sold above and below Median) (000's)





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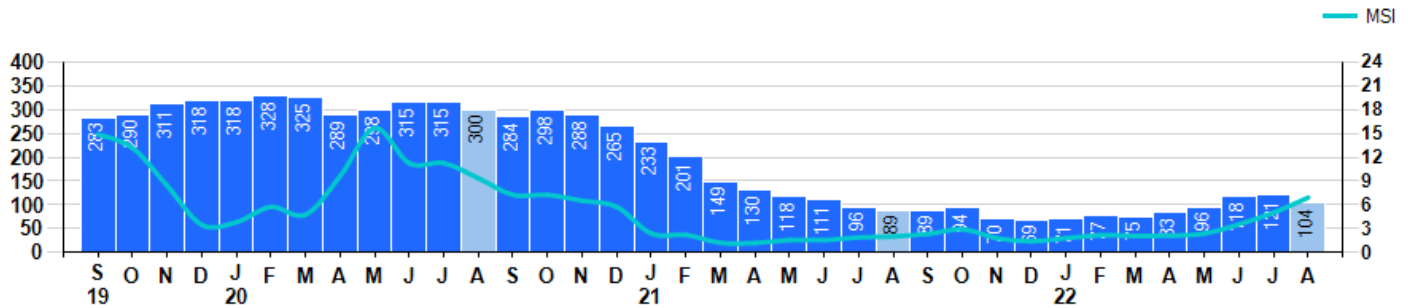
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 104, down -14.0% from 121 last month and up 16.9% from 89 in August of last year. August 2022 Inventory was at a mid range compared to August of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2022 MSI of 6.9 months was at a mid range compared with August of 2021 and 2020.

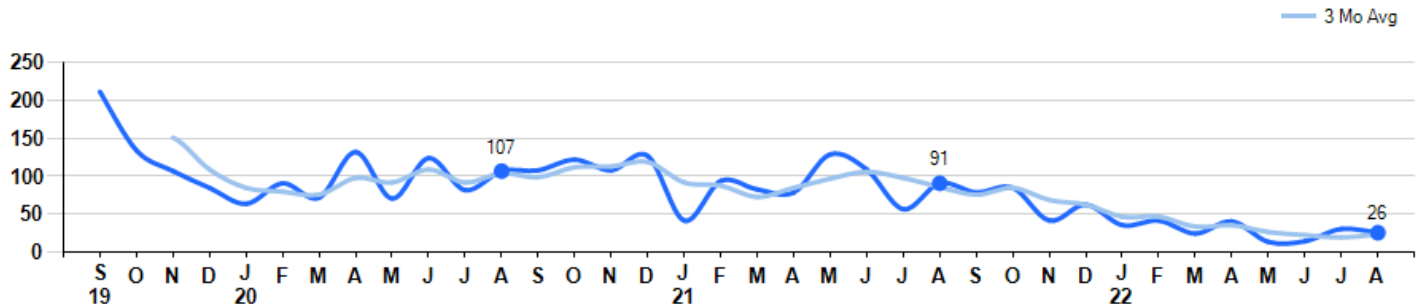
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market (DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 26, down -16.1% from 31 days last month and down -71.4% from 91 days in August of last year. The August 2022 DOM was at its lowest level compared with August of 2021 and 2020.

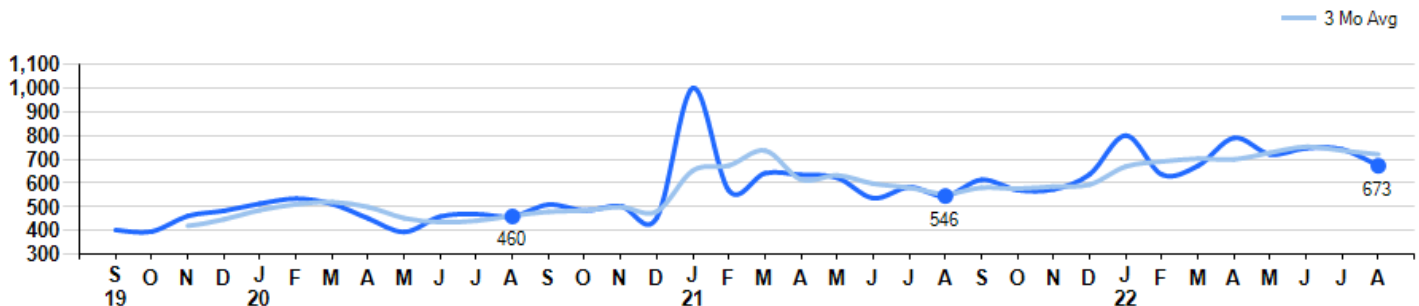
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2022 Selling Price per Square Foot of \$673 was down -9.3% from \$742 last month and up 23.3% from \$546 in August of last year.

Average Selling Price per Square Foot for properties that sold during the month





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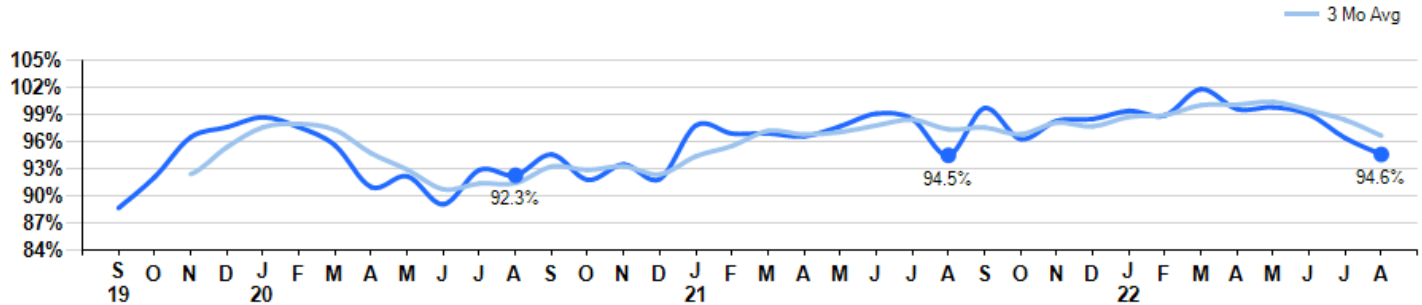
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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2022 Selling Price vs List Price of 94.6% was down from 96.4% last month and up from 94.5% in August of last year.

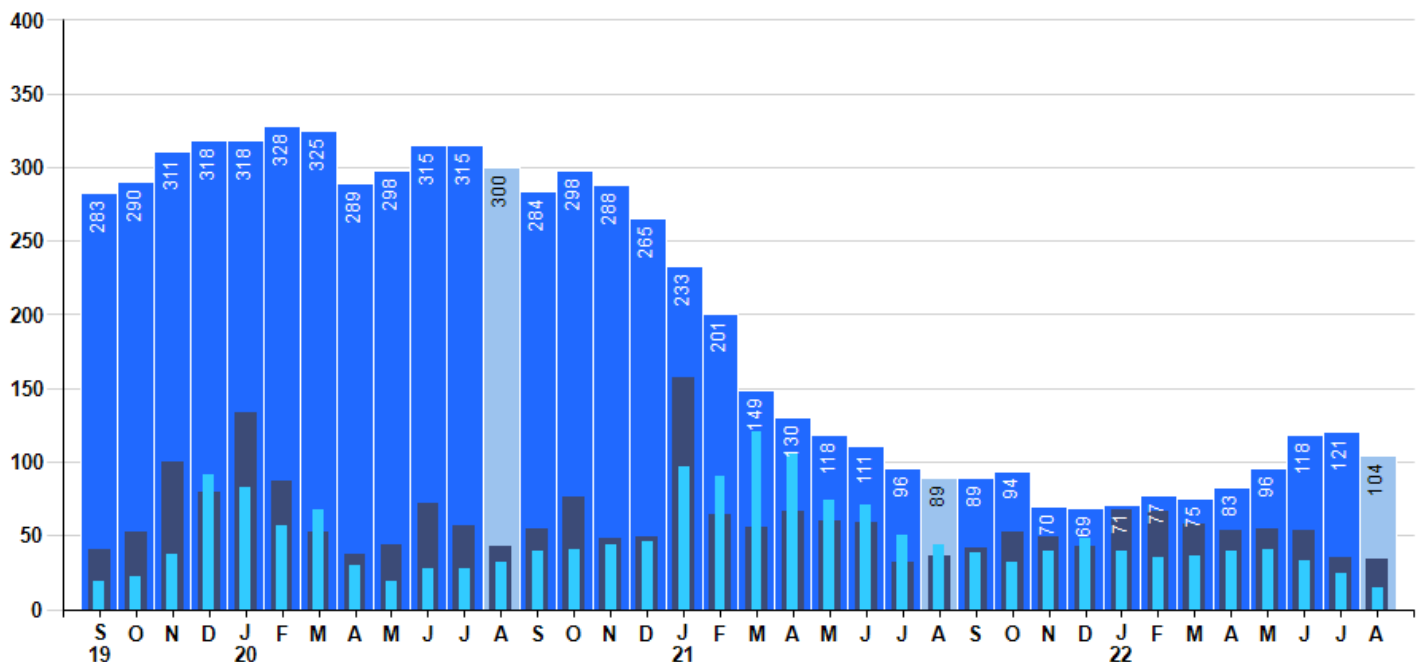
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2022 was 34, down -2.9% from 35 last month and down -5.6% from 36 in August of last year.

Inventory NewListings Sold





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	S 19	O	N	D J 20	F	M	A	M	J	J	A	S	O	N	D J 21	F	M	A	M	J	J	A	S	O	N	D J 22	F	M	A	M	J	J	A			
Homes Sold	19	22	37	91	83	57	68	30	19	28	28	32	39	41	44	46	97	90	121	106	74	71	50	44	38	32	39	48	39	35	36	39	40	33	24	15
3 Mo. Roll Avg			26	50	70	77	69	52	39	26	25	29	33	37	41	44	62	78	103	106	100	84	65	55	44	38	36	40	42	41	37	37	38	37	32	24

(000's)	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A
MedianSalePrice	539	454	745	820	934	899	850	643	490	665	682	673	675	645	601	600	658	712	915	788	768	690	641	644	812	760	730	852	975	700	822	900	840	781	845	810
3 Mo. Roll Avg			579	673	833	884	894	797	661	599	612	673	677	664	640	615	620	657	762	805	823	748	700	658	699	739	767	781	852	842	832	807	854	840	822	812

	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A
Inventory	283	290	311	318	318	328	325	289	298	315	315	300	284	298	288	265	233	201	149	130	118	111	96	89	89	94	70	69	71	77	75	83	96	118	121	104
MSI	15	13	8	3	4	6	5	10	16	11	11	9	7	7	7	6	2	2	1	1	2	2	2	2	2	3	2	1	2	2	2	2	2	4	5	7

	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A
Days On Market	211	134	107	85	64	91	72	132	71	124	82	107	108	122	108	127	42	94	83	79	129	109	57	91	79	85	42	63	36	42	25	41	14	15	31	26
3 Mo. Roll Avg			151	109	85	80	76	98	92	109	92	104	99	112	113	119	92	88	73	85	97	106	98	86	76	85	69	63	47	47	34	36	27	23	20	24

	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A
Price per Sq Ft	403	397	462	484	514	535	513	452	395	460	470	460	510	485	504	454	1,000	568	642	635	623	537	583	546	614	571	574	637	800	636	673	790	721	747	742	673
3 Mo. Roll Avg			421	448	487	511	521	500	453	436	442	463	480	485	500	481	653	674	737	615	633	598	581	555	581	577	586	594	670	691	703	700	728	753	737	721

	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	
Sale to List Price	0.887	0.921	0.965	0.976	0.976	0.987	0.976	0.956	0.910	0.922	0.891	0.929	0.923	0.946	0.918	0.935	0.919	0.978	0.969	0.969	0.966	0.977	0.991	0.985	0.945	0.997	0.963	0.983	0.985	0.994	0.989	1.018	0.996	0.998	0.990	0.964	0.946
3 Mo. Roll Avg			0.924	0.954	0.976	0.980	0.973	0.947	0.929	0.908	0.914	0.914	0.933	0.929	0.933	0.924	0.944	0.955	0.972	0.968	0.971	0.978	0.984	0.974	0.976	0.968	0.981	0.977	0.987	0.989	1.000	1.001	1.004	0.995	0.984	0.967	

	S 19	O	N	D J 20	F	M	A	M	J	J	A	S	O	N	D J 21	F	M	A	M	J	J	A	S	O	N	D J 22	F	M	A	M	J	J	A			
New Listings	41	52	100	79	133	87	52	37	44	72	57	43	55	76	48	49	157	64	56	66	60	59	32	36	42	52	49	43	68	67	58	54	55	54	35	34
Inventory	283	290	311	318	318	328	325	289	298	315	315	300	284	298	288	265	233	201	149	130	118	111	96	89	89	94	70	69	71	77	75	83	96	118	121	104
Sales	19	22	37	91	83	57	68	30	19	28	28	32	39	41	44	46	97	90	121	106	74	71	50	44	38	32	39	48	39	35	36	39	40	33	24	15

(000's)	S 19	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A
Avg Sale Price	689	710	817	878	886	1,023	953	874	557	825	890	1,029	1,220	980	900	895	1,309	1,482	1,650	1,753	1,687	1,097	961	1,045	1,333	1,014	982	1,181	1,851	1,300	1,173	1,538	1,179	1,390	1,226	1,003
3 Mo. Roll Avg			739	802	860	929	954	950	795	752	757	915	1,046	1,076	1,033	925	1,035	1,228	1,480	1,628	1,697	1,513	1,249	1,035	1,113	1,131	1,110	1,059	1,338	1,444	1,441	1,337	1,297	1,369	1,265	1,206