



AREA REPORT

DECEMBER 2022

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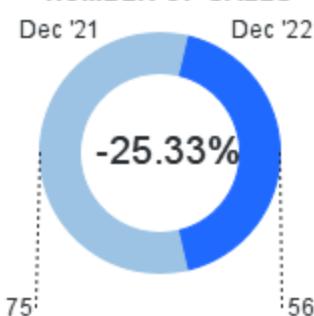
COLDWELL BANKER
REALTY

LONGBOAT KEY | December 2022

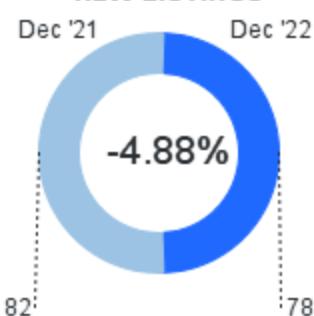
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

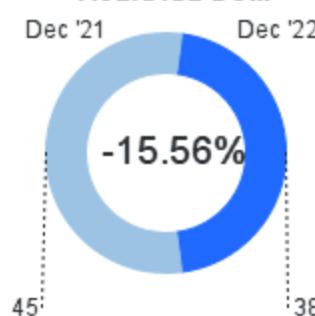
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



57.66%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

58.99%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

48.96%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

56.58%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Dec '21 Dec '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

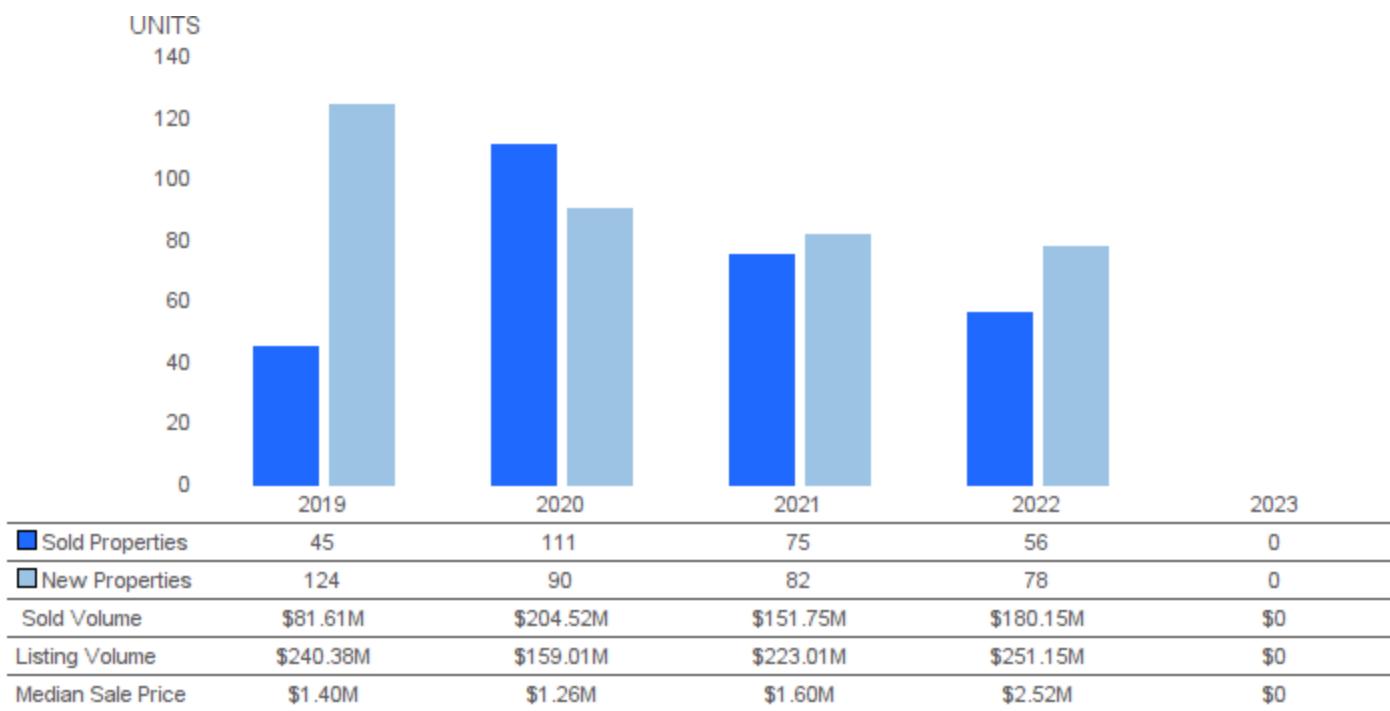
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	3	100% ↑	78	82	-4.88% ↓
Sold Listings	1	4	-75% ↓	56	75	-25.33% ↓
Median List Price (Solds)	\$3,146,279	\$2,374,950	32.48% ↑	\$2,495,000	\$1,675,000	48.96% ↑
Median Sold Price	\$3,146,279	\$2,100,000	49.82% ↑	\$2,522,500	\$1,600,000	57.66% ↑
Median Days on Market	0	68	↓	21	15	40% ↑
Average List Price (Solds)	\$3,146,279	\$2,286,225	37.62% ↑	\$3,238,054	\$2,067,959	56.58% ↑
Average Sold Price	\$3,146,279	\$2,068,750	52.09% ↑	\$3,216,969	\$2,023,382	58.99% ↑
Average Days on Market	0	57	↓	38	45	-15.56% ↓
List/Sold Price Ratio	100%	90%	11.11% ↑	101.5%	98.2%	3.34% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 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

December 2022 | Single Family Homes [?](#)

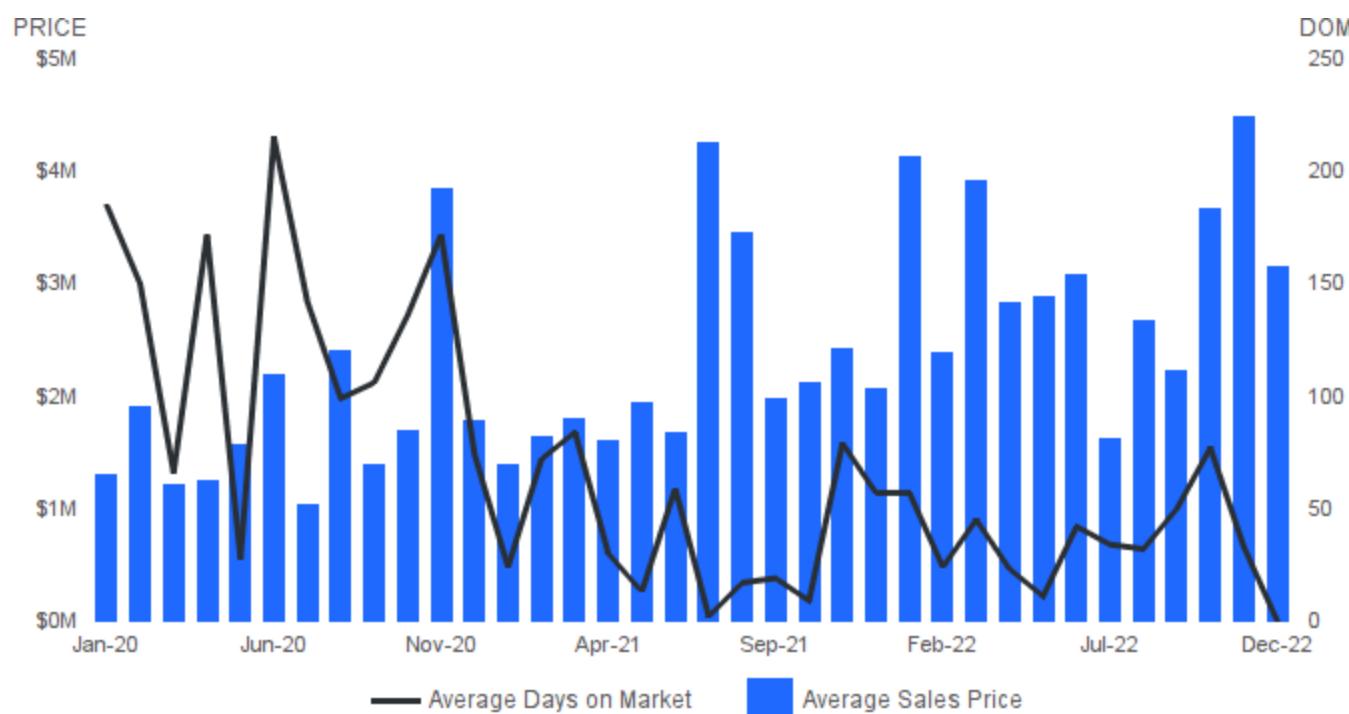
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 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

December 2022 | Single Family Homes [?](#)

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

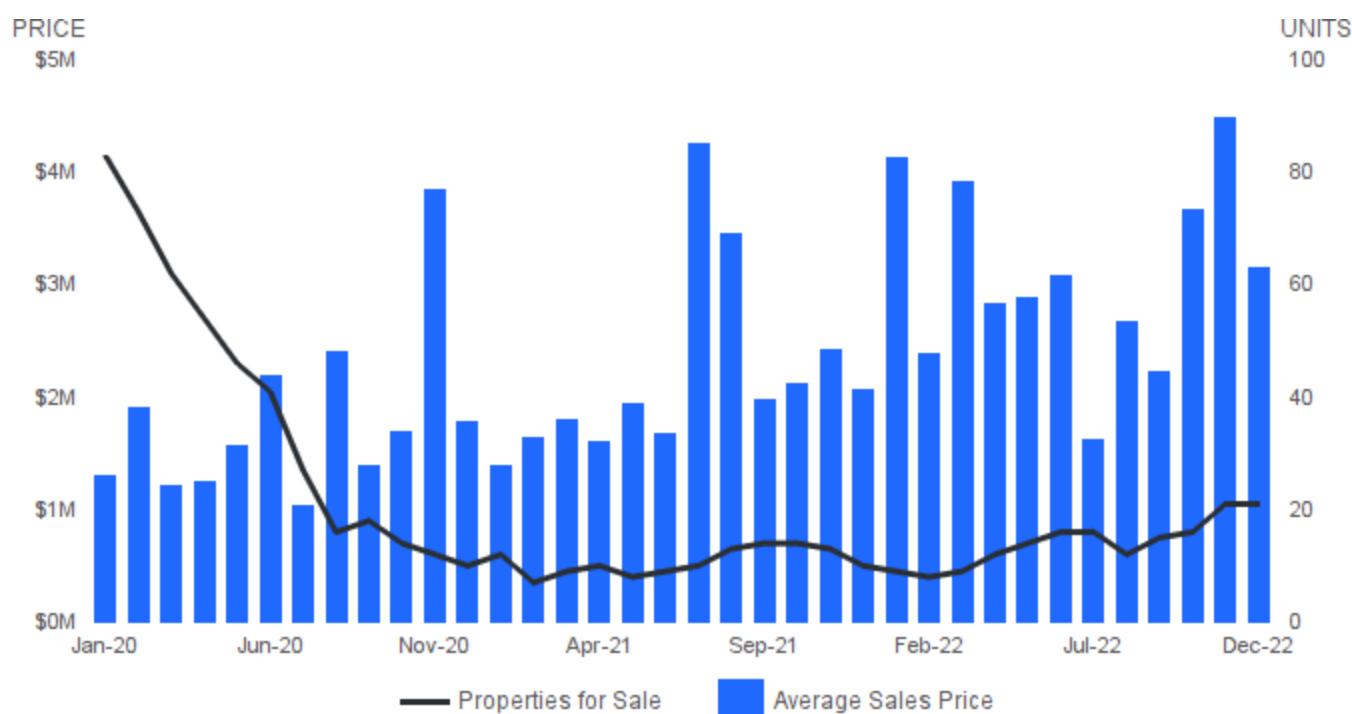


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | Single Family Homes [?](#)

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

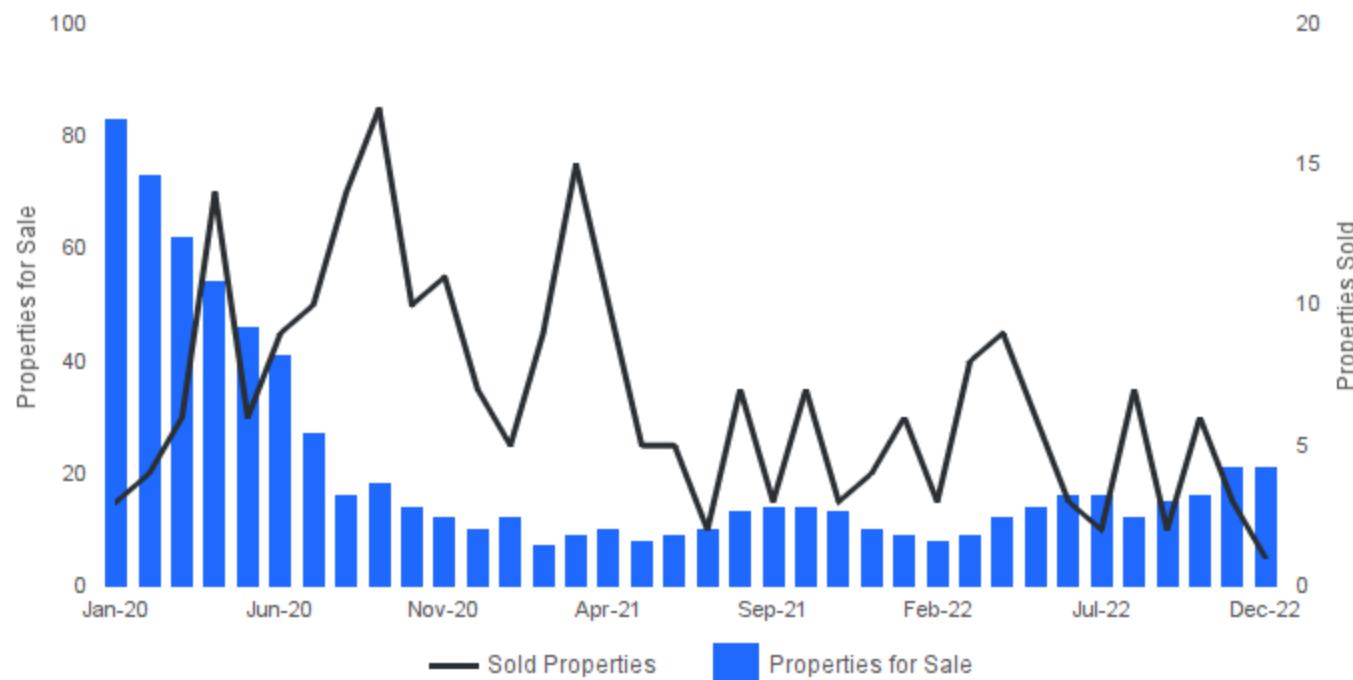
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

December 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

December 2022 | Single Family Homes [?](#)

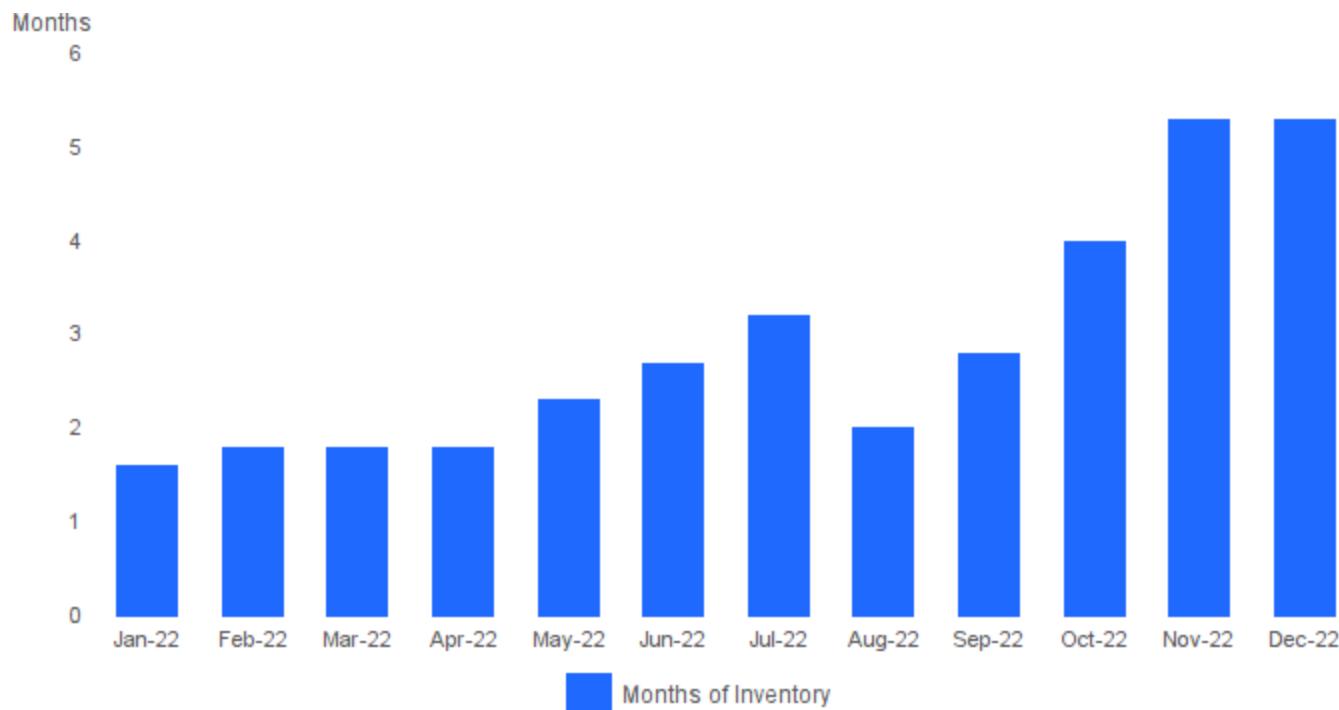
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 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.



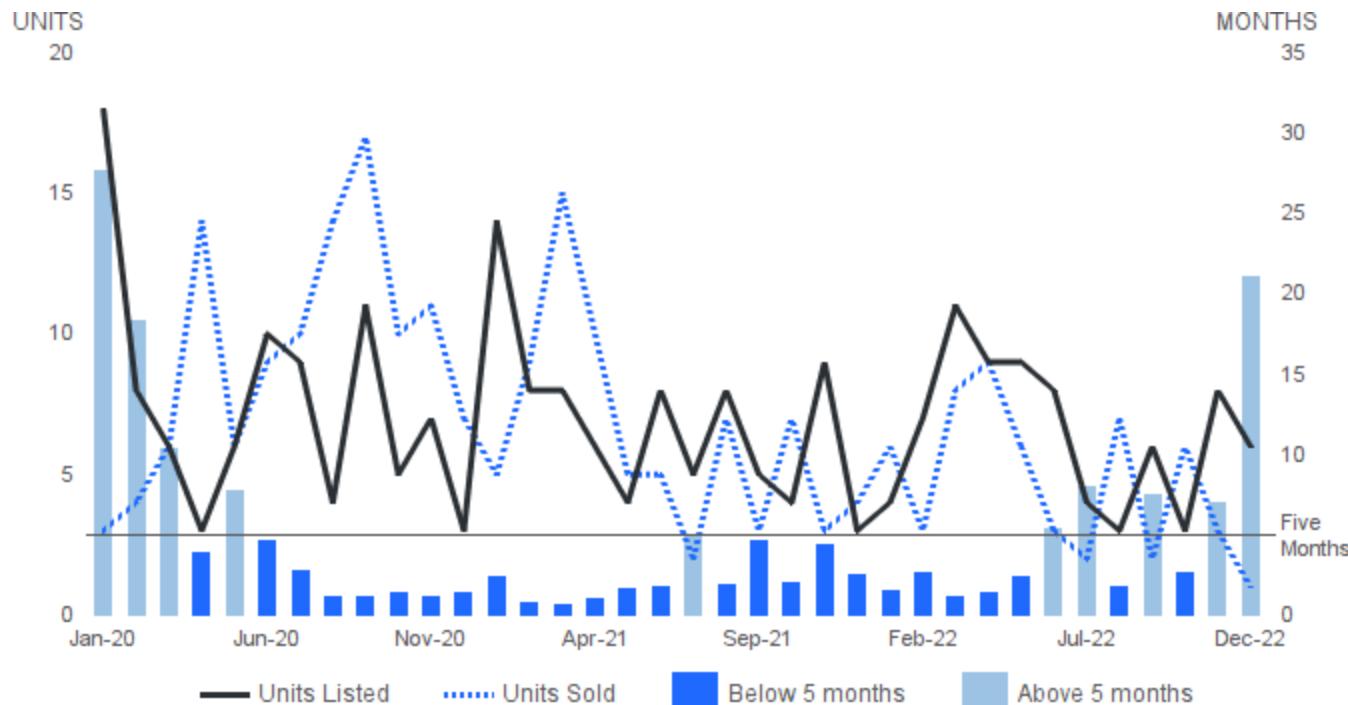
MONTHS SUPPLY OF INVENTORY

December 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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