



AREA REPORT

JULY 2022

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COLDWELL BANKER
REALTY

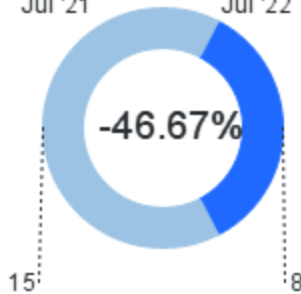
LONGBOAT KEY | July 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

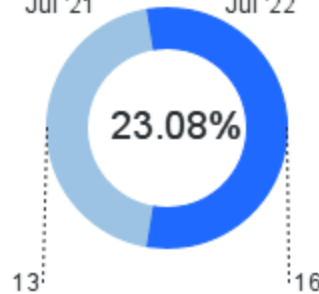
NUMBER OF SALES

Jul '21 Jul '22



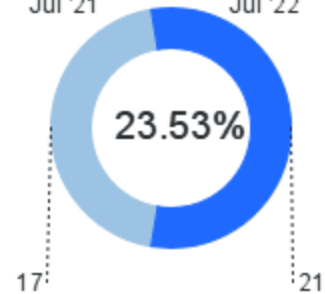
NEW LISTINGS

Jul '21 Jul '22



AVERAGE DOM

Jul '21 Jul '22



40.28% 

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

30.06% 


AVERAGE SALES PRICE
CONDO/TOWNHOUSE

40.41% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

29.40% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Jul '21

 Jul '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

July 2022 | Condo/Townhouse ?

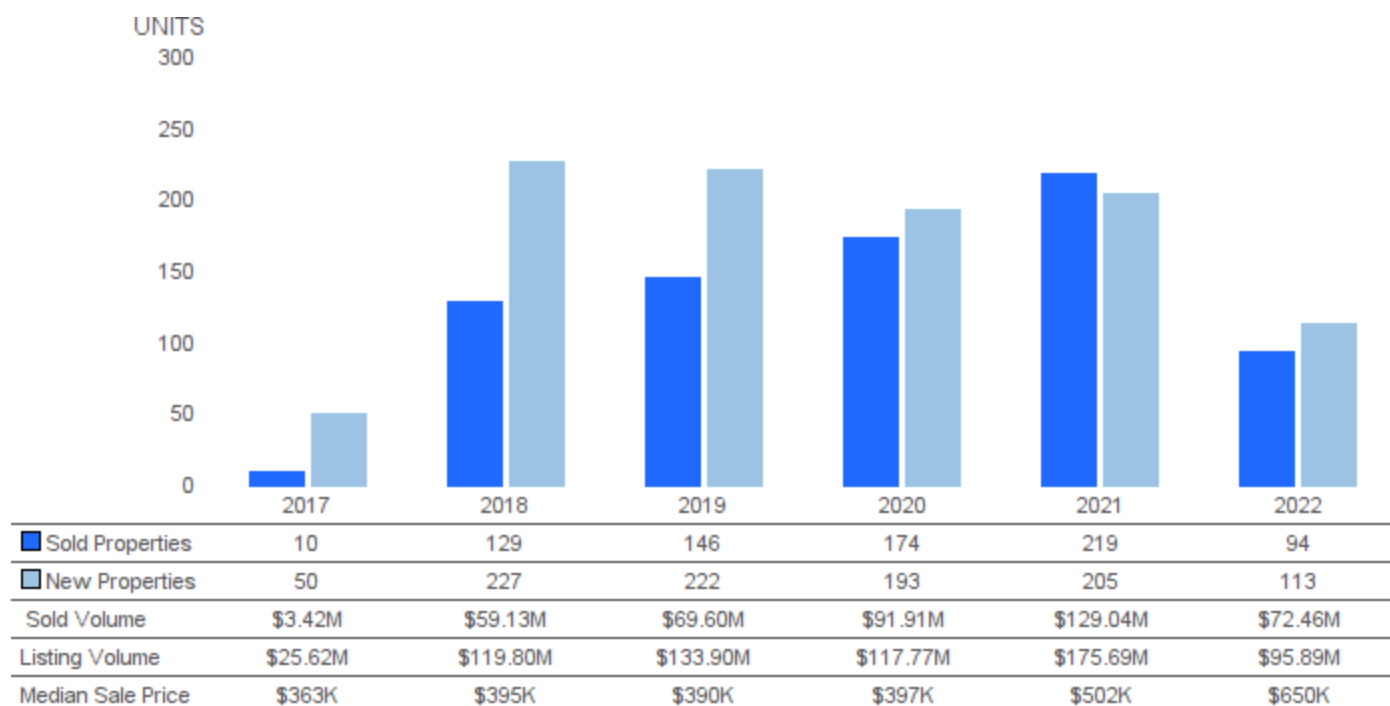
	Month to Date			Year to Date		
	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	16	13	23.08% ↑	113	143	-20.98% ↓
Sold Listings	8	15	-46.67% ↓	92	149	-38.26% ↓
Median List Price (Solds)	\$644,500	\$459,000	40.41% ↑	\$659,950	\$475,000	38.94% ↑
Median Sold Price	\$649,500	\$463,000	40.28% ↑	\$650,000	\$465,000	39.78% ↑
Median Days on Market	9	6	50% ↑	7	19	-63.16% ↓
Average List Price (Solds)	\$715,375	\$552,860	29.4% ↑	\$775,241	\$583,449	32.87% ↑
Average Sold Price	\$707,250	\$543,793	30.06% ↑	\$774,580	\$571,497	35.54% ↑
Average Days on Market	21	17	23.53% ↑	18	56	-67.86% ↓
List/Sold Price Ratio	99.1%	97.9%	1.29% ↑	100.4%	98%	2.47% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2022 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

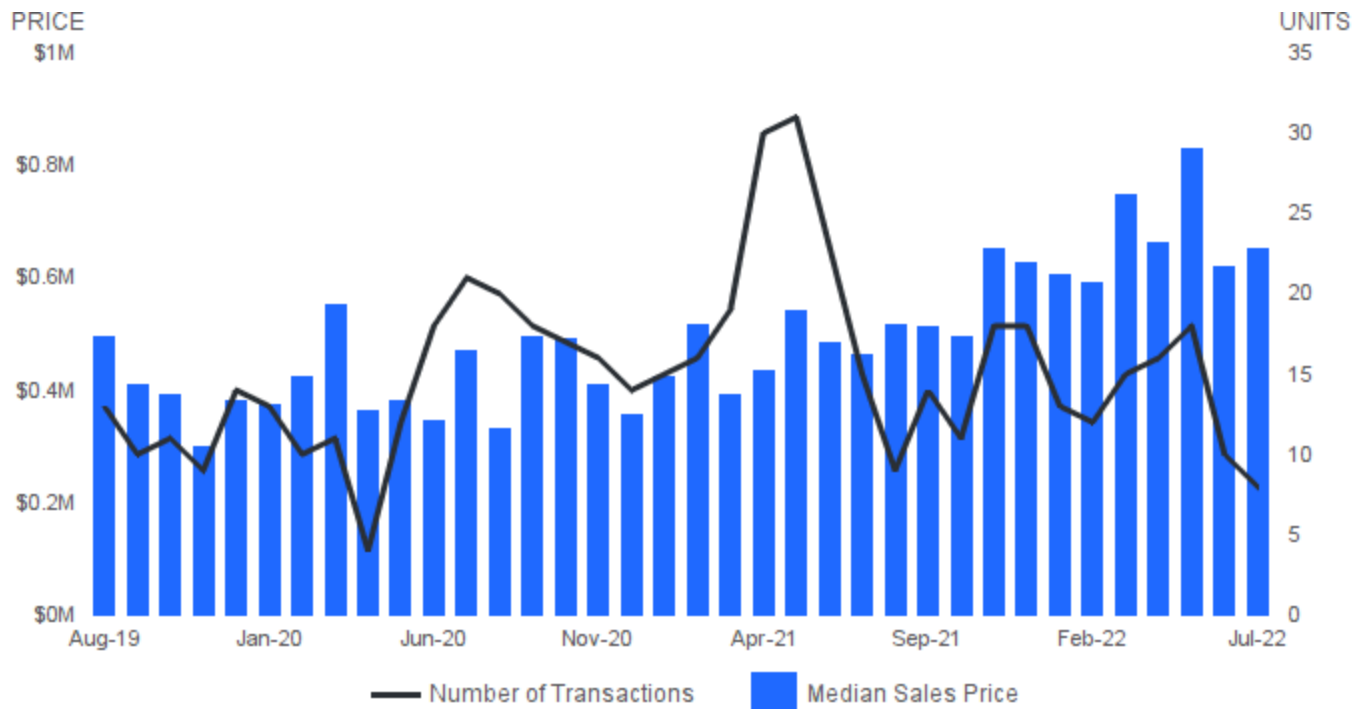


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

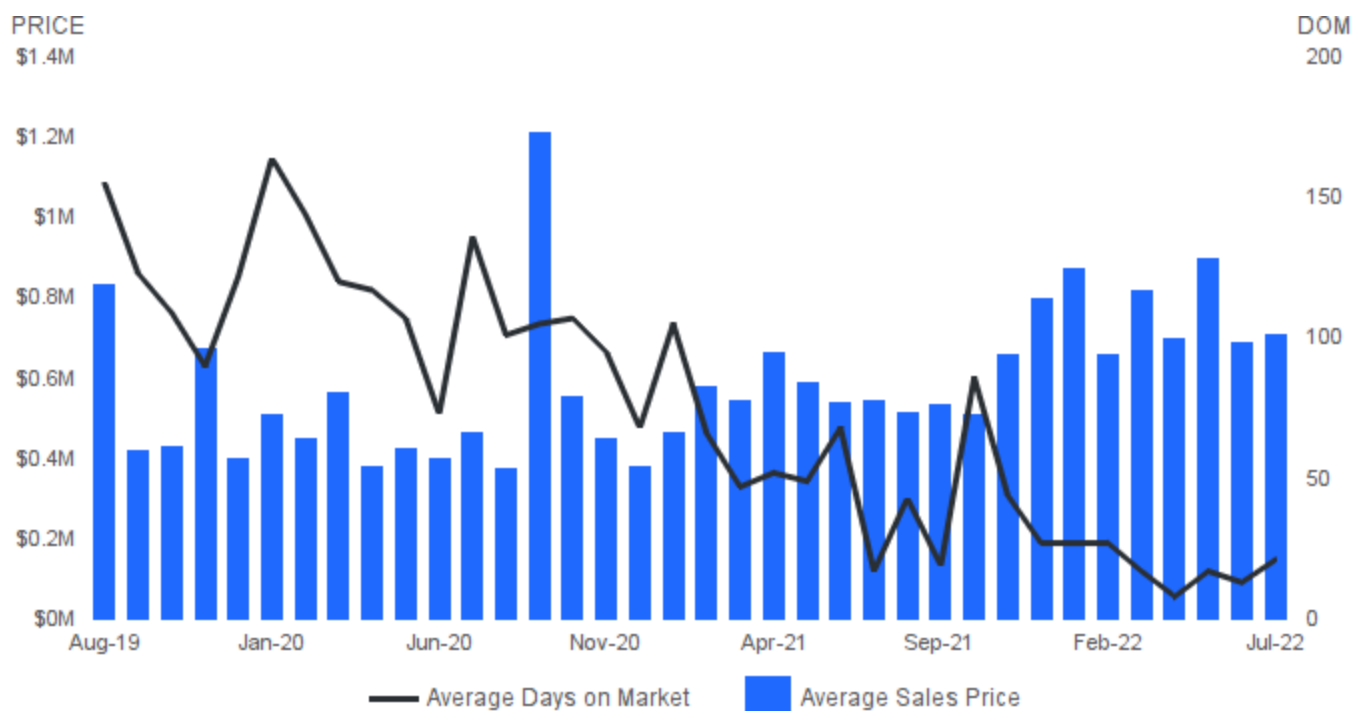


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2022 | Condo/Townhouse ?

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

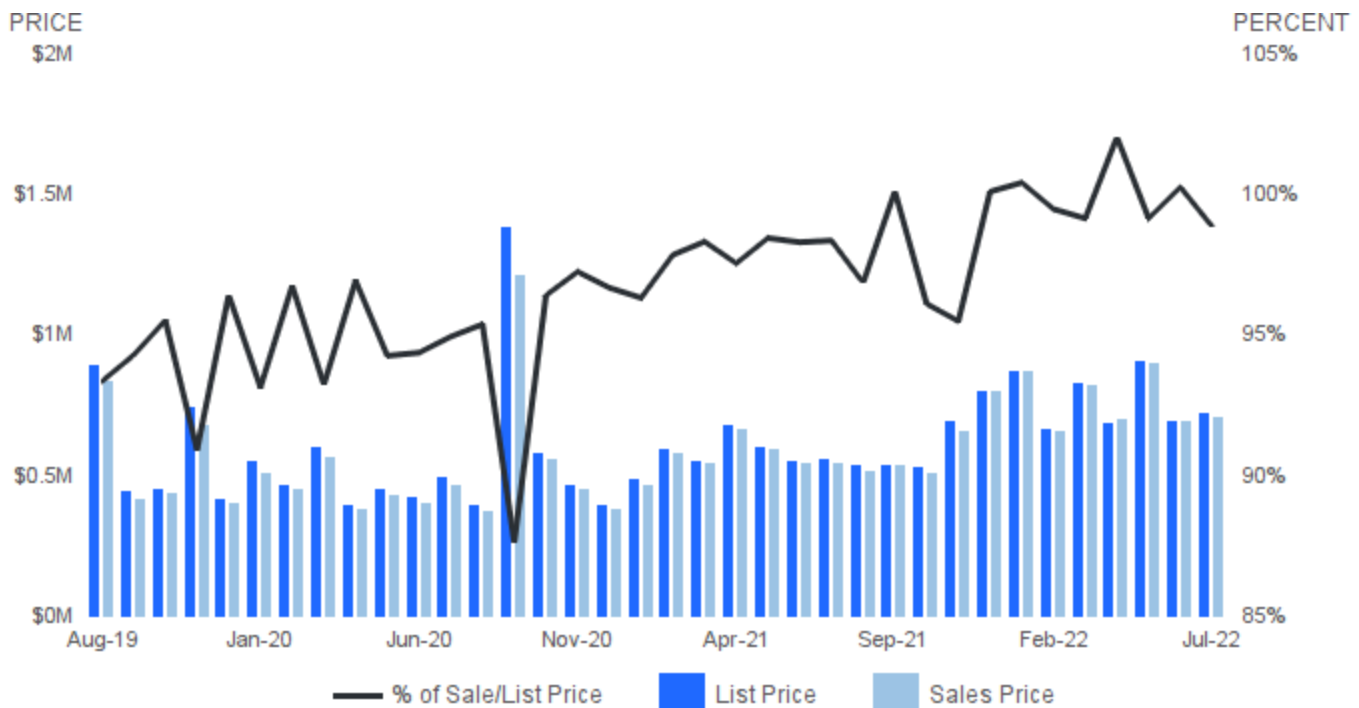
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2022 | Condo/Townhouse ?

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

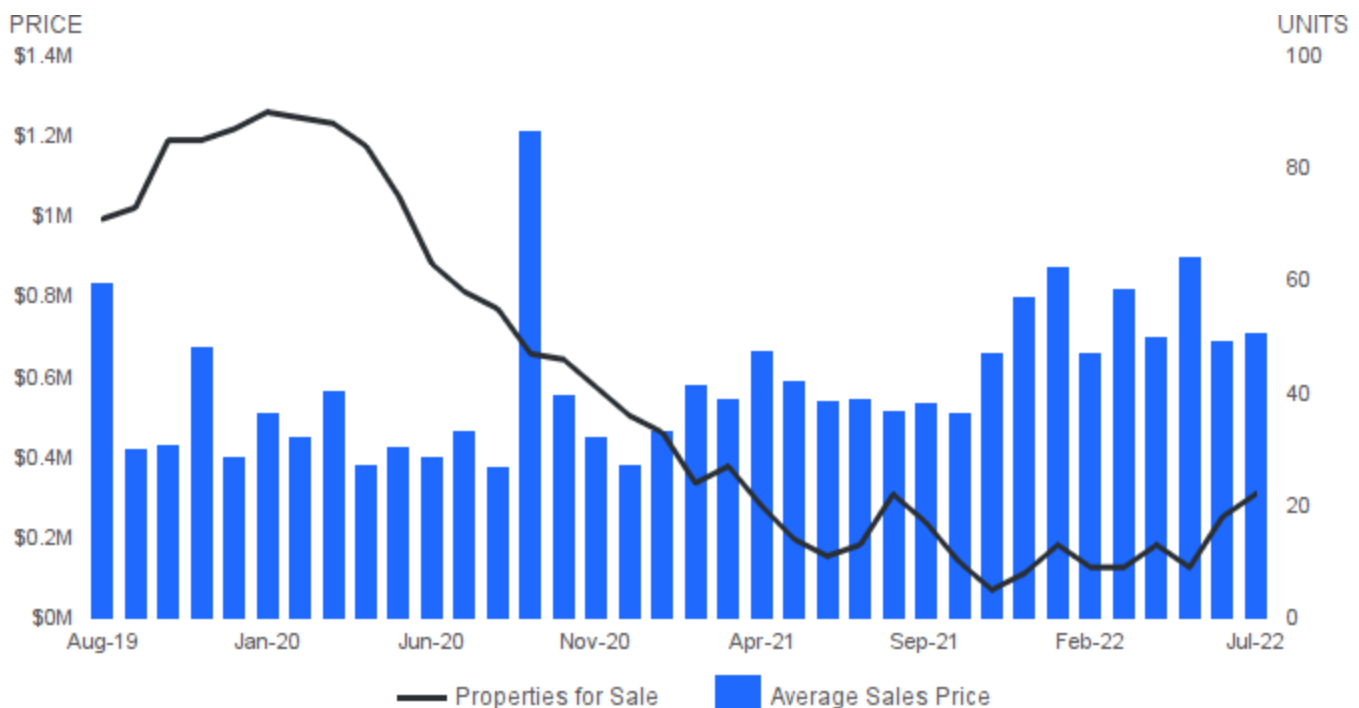


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

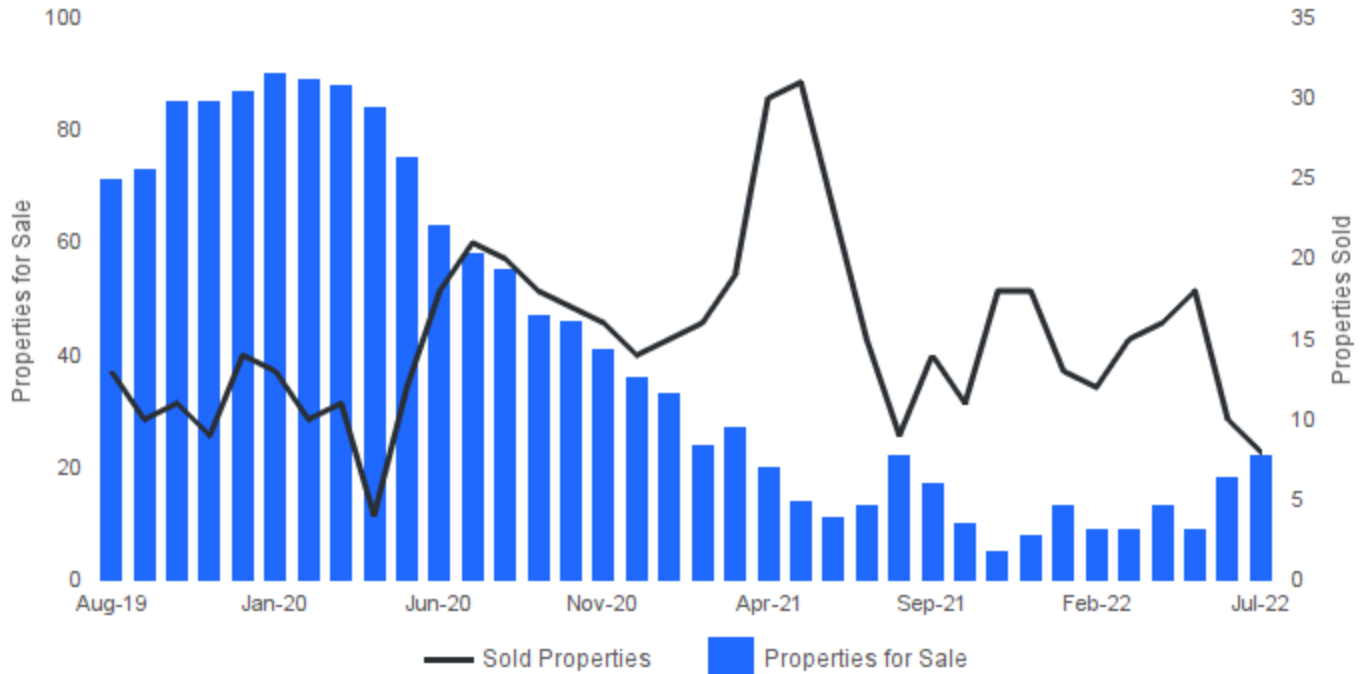


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2022 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



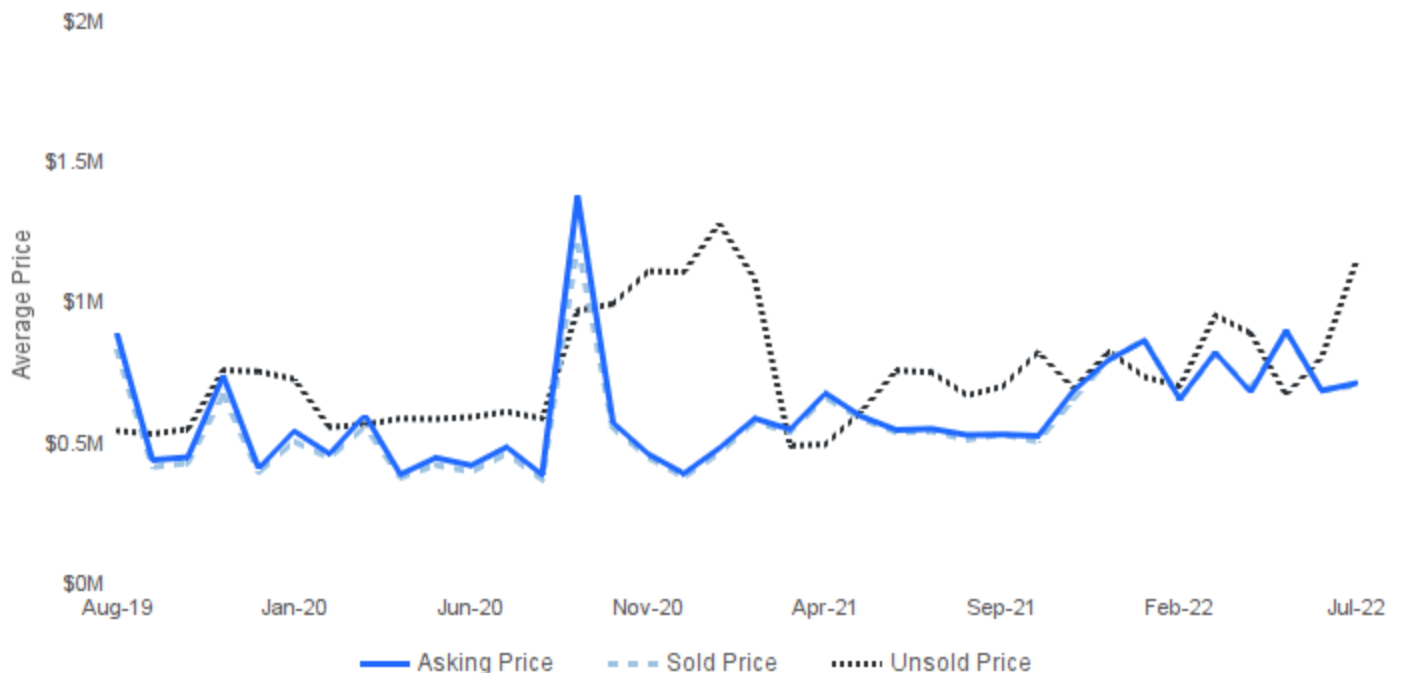
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2022 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

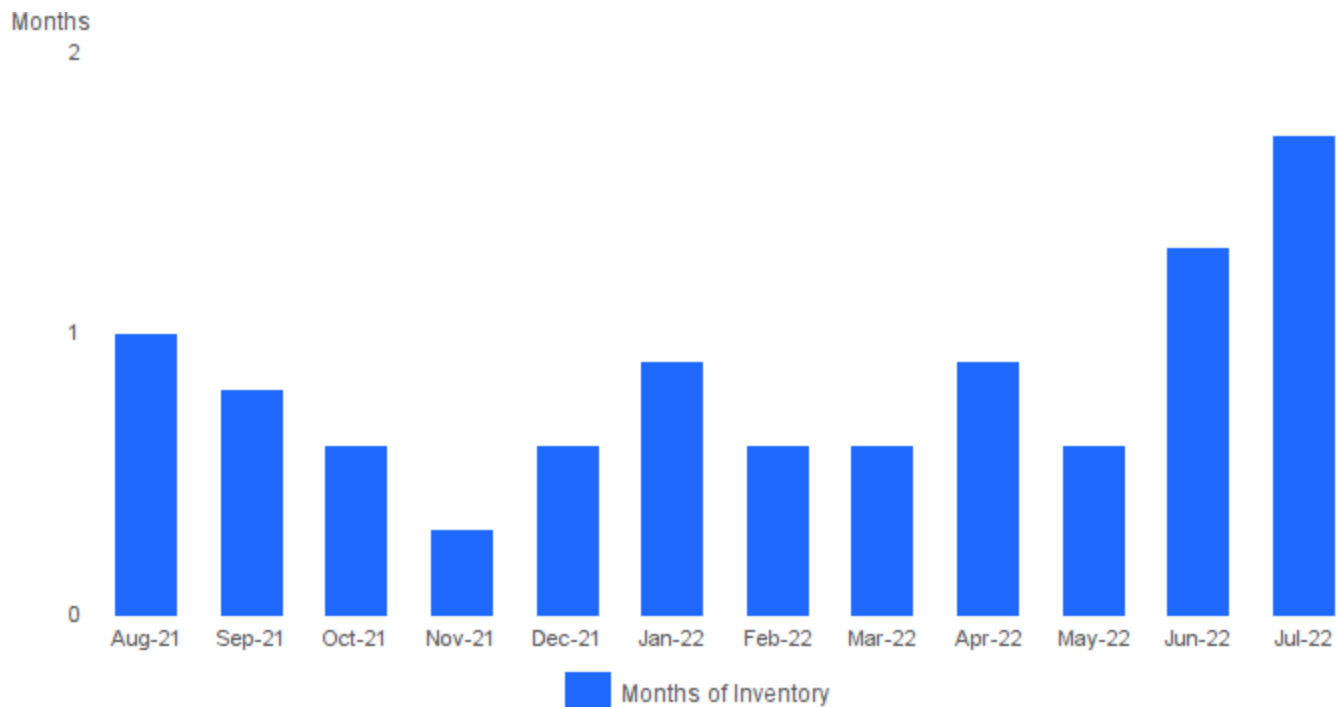
Sold Price | the average selling price



ABSORPTION RATE

July 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.



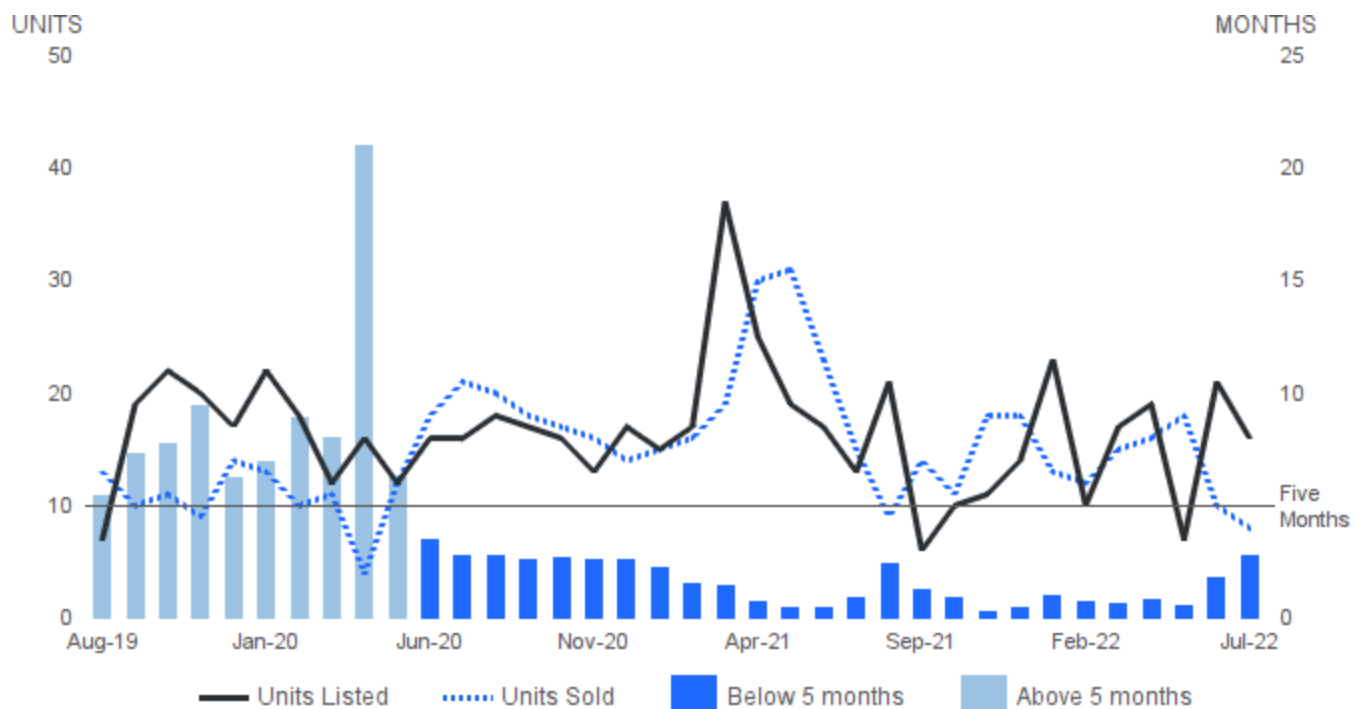
MONTHS SUPPLY OF INVENTORY

July 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.

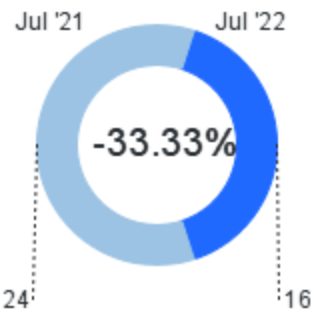


LONGBOAT KEY | July 2022

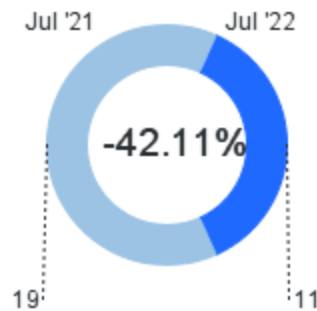
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

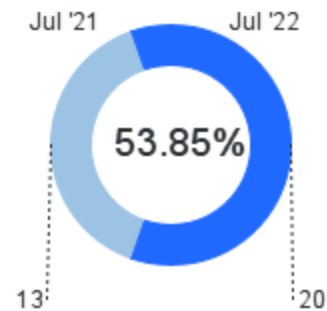
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



14.85% 

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

6.96% 

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

16.97% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

10.93% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Jul '21

 Jul '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

July 2022 | Condo/Townhouse ?

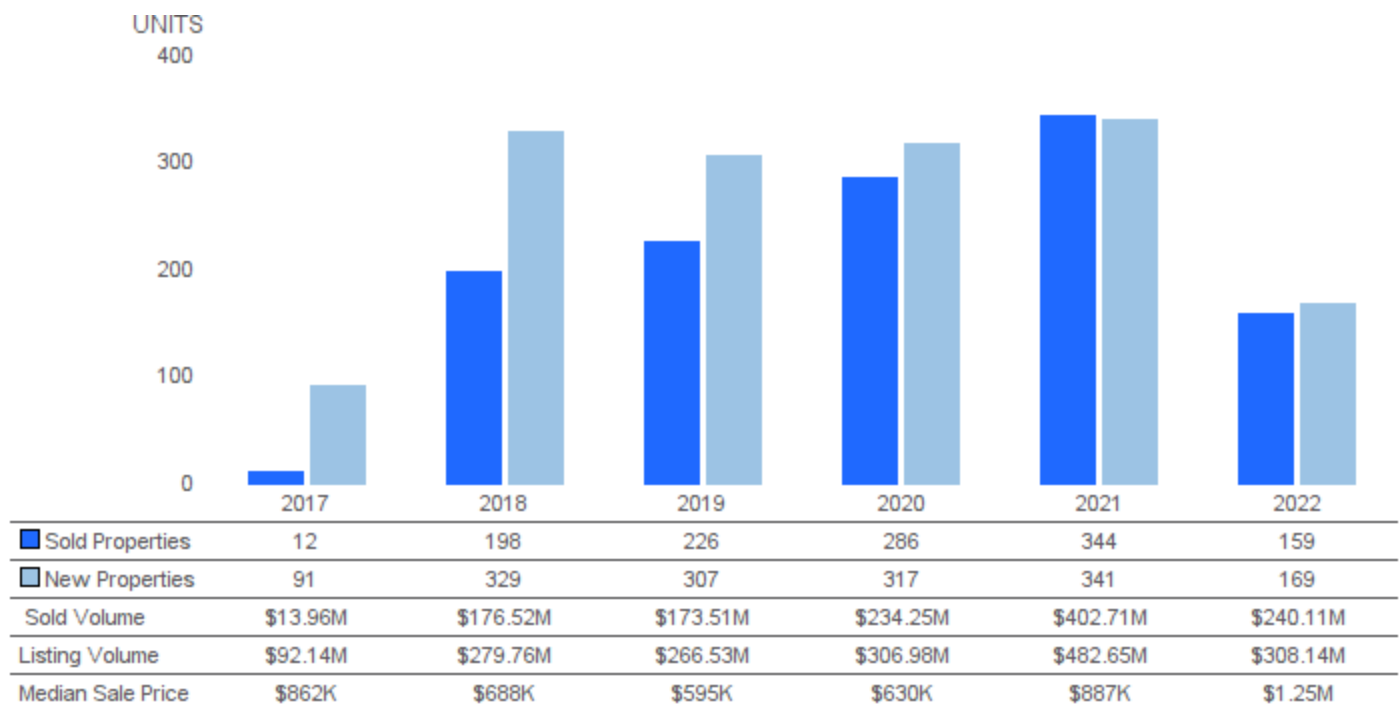
	Month to Date			Year to Date		
	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	11	19	-42.11% ↓	168	232	-27.59% ↓
Sold Listings	16	24	-33.33% ↓	157	245	-35.92% ↓
Median List Price (Solds)	\$1,254,500	\$1,072,500	16.97% ↑	\$1,250,000	\$885,000	41.24% ↑
Median Sold Price	\$1,148,500	\$1,000,000	14.85% ↑	\$1,226,000	\$879,000	39.48% ↑
Median Days on Market	10	6	66.67% ↑	9	16	-43.75% ↓
Average List Price (Solds)	\$1,284,625	\$1,158,100	10.93% ↑	\$1,447,178	\$1,187,778	21.84% ↑
Average Sold Price	\$1,243,312	\$1,162,375	6.96% ↑	\$1,474,559	\$1,177,280	25.25% ↑
Average Days on Market	20	13	53.85% ↑	24	58	-58.62% ↓
List/Sold Price Ratio	97%	100.1%	-3.13% ↓	101.6%	99.1%	2.57% ↑

SOLD AND NEW PROPERTIES (UNITS)

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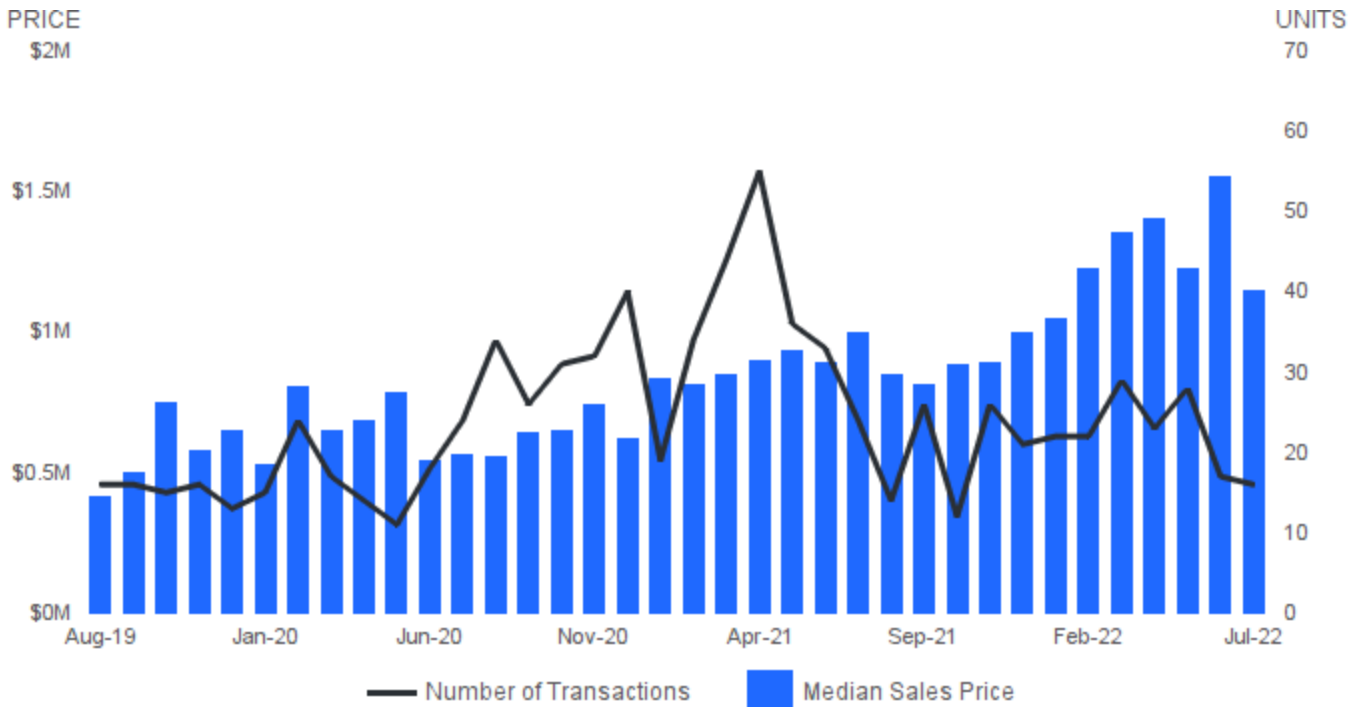


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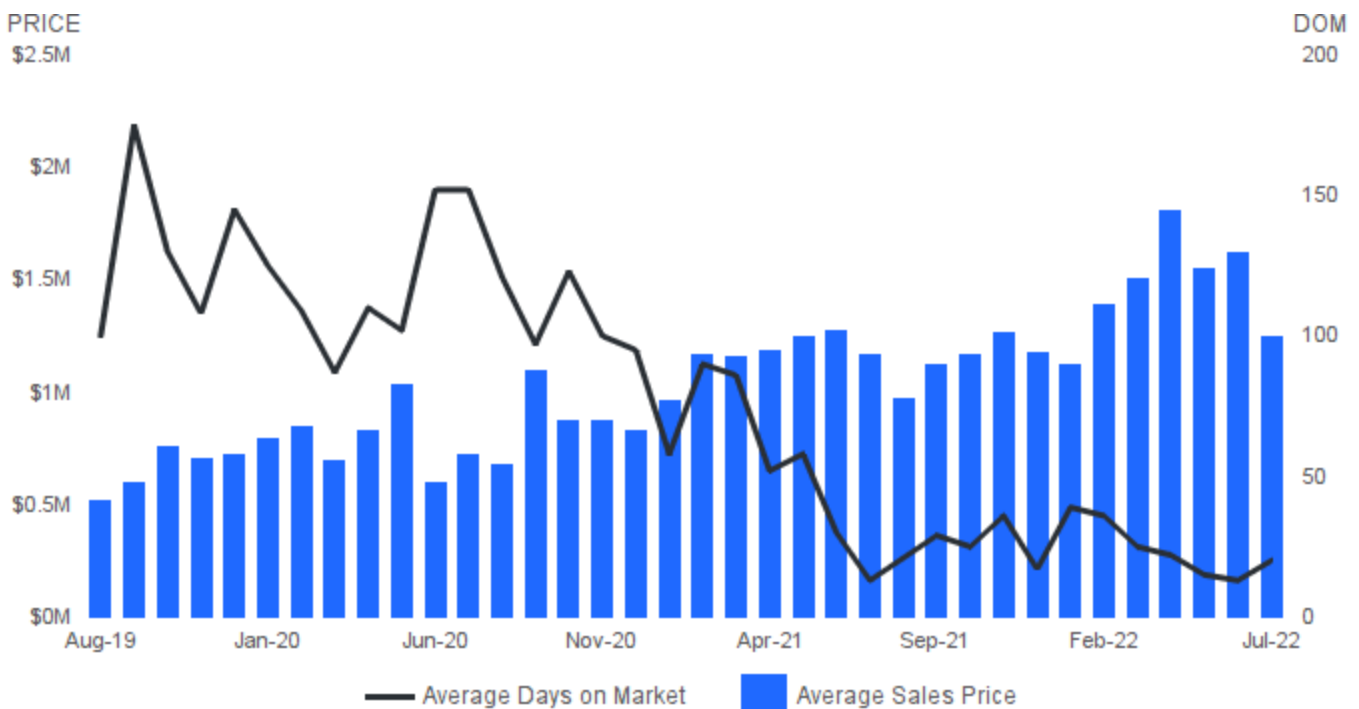


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2022 | Condo/Townhouse ?

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

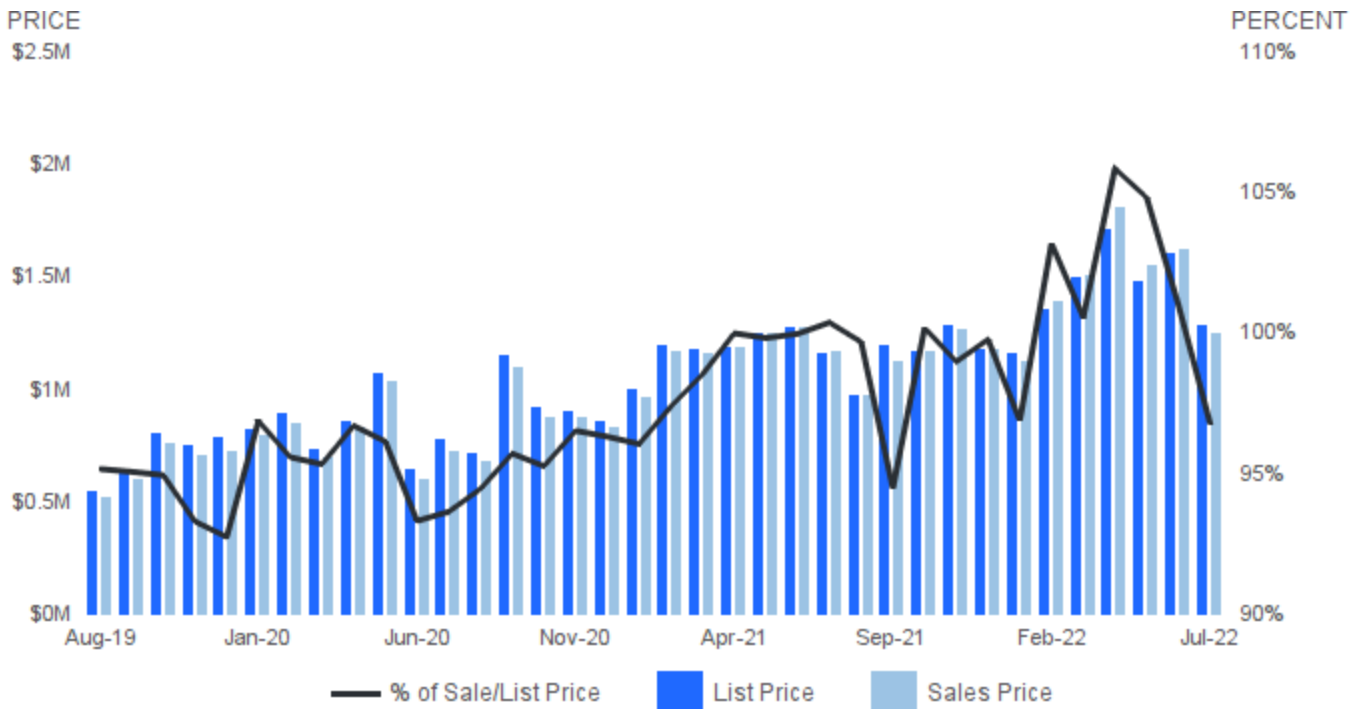
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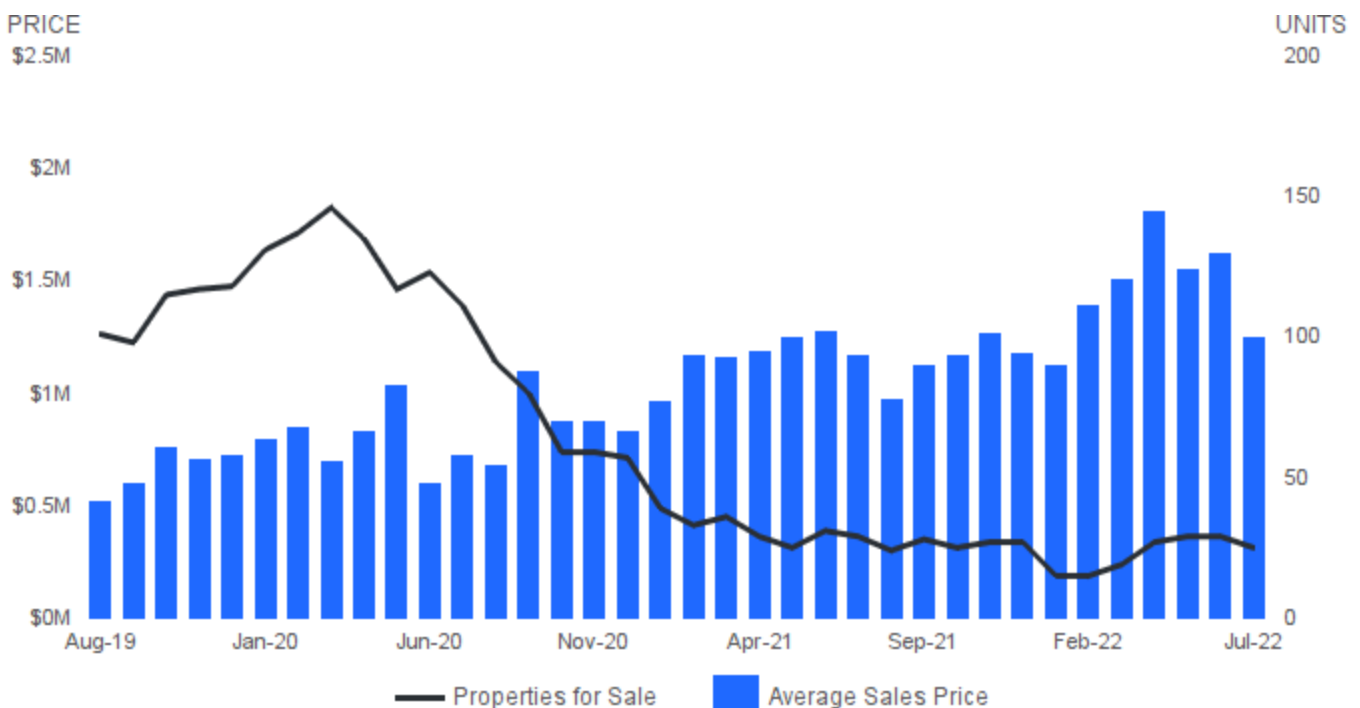


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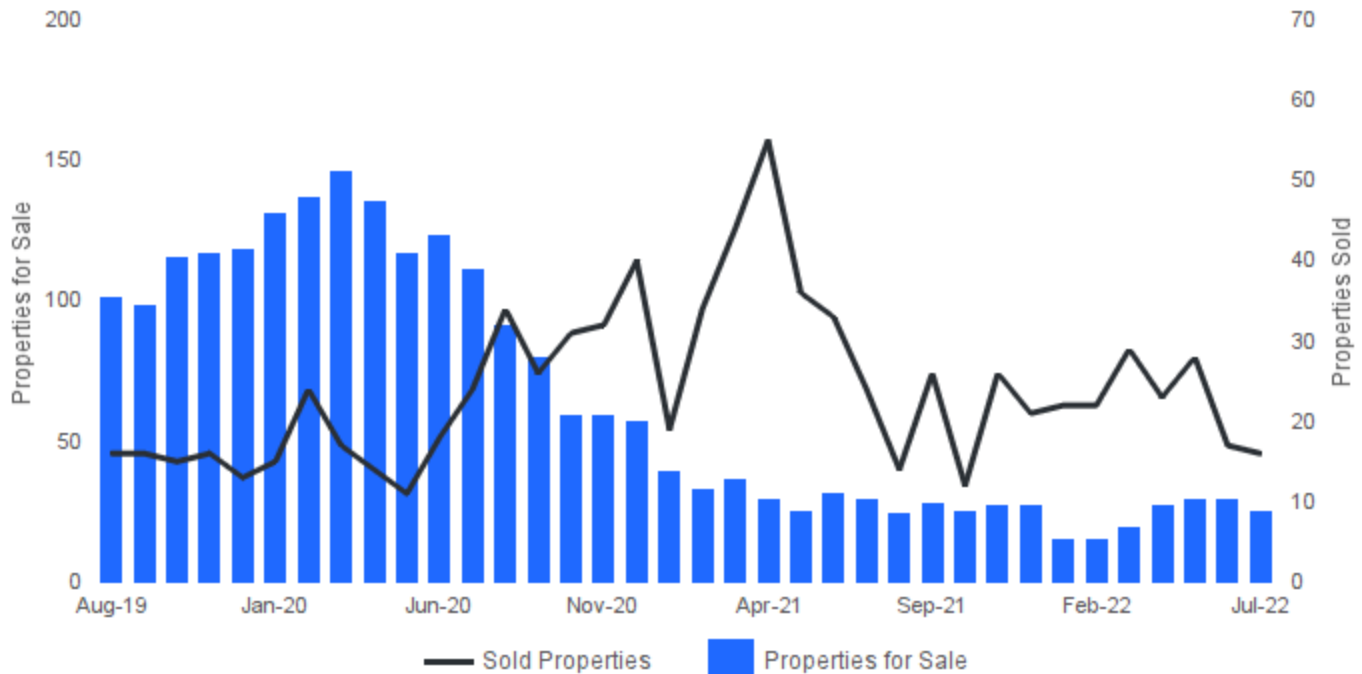


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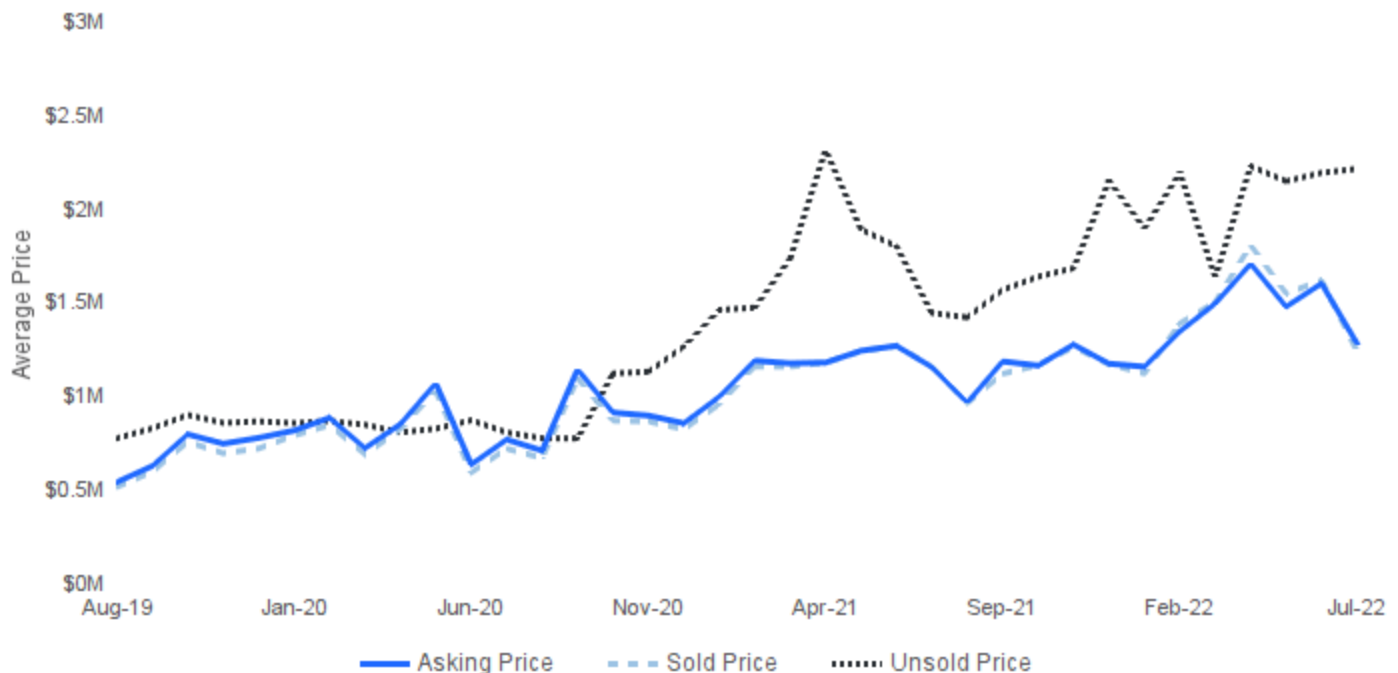
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Months
2



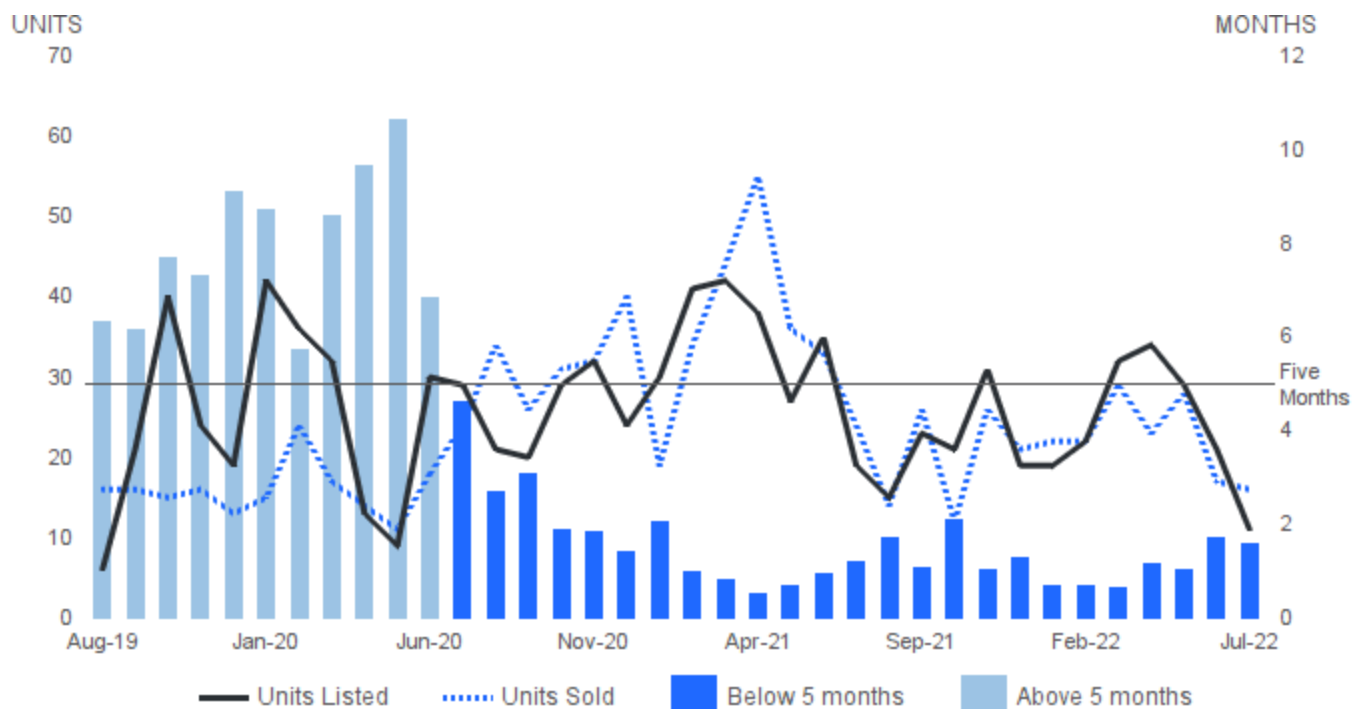
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