



# AREA REPORT

JANUARY 2023

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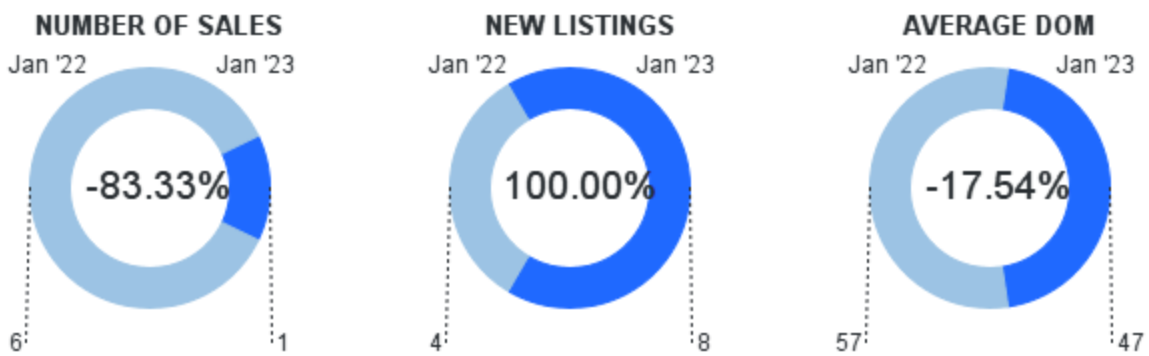


**COLDWELL BANKER**  
**REALTY**

**LONGBOAT KEY | January 2023**

**REAL ESTATE SNAPSHOT - Change since this time last year**

**Single Family Homes**



**-22.58%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-56.32%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-22.39%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**-55.89%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

Jan '22 Jan '23

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

January 2023 | Single Family Homes ?

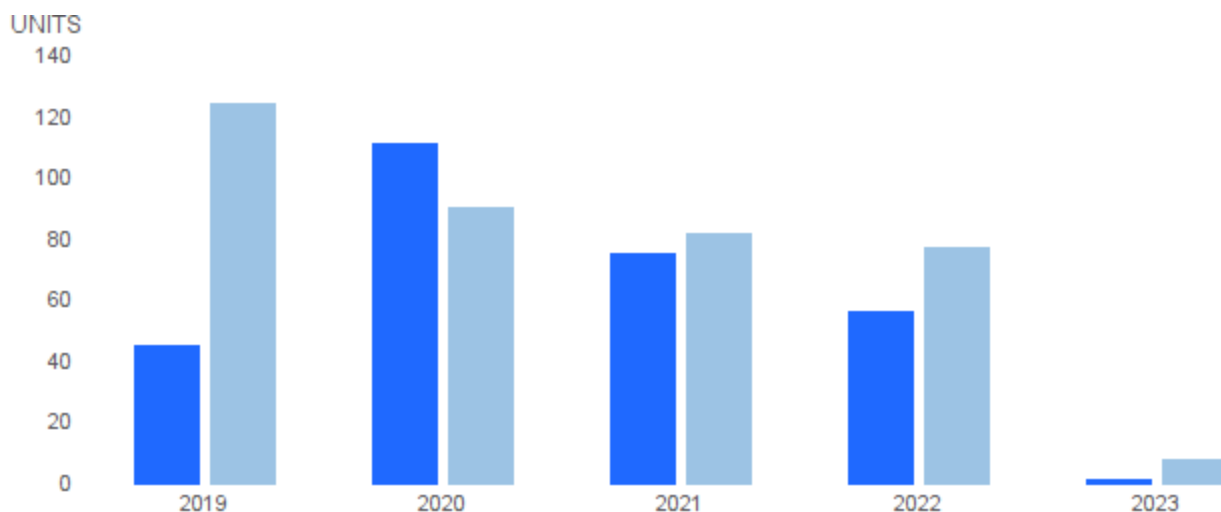
	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	4	100%	8	4	100%
Sold Listings	1	6	-83.33%	1	6	-83.33%
Median List Price (Solds)	\$1,899,000	\$2,447,000	-22.39%	\$1,899,000	\$2,447,000	-22.39%
Median Sold Price	\$1,800,000	\$2,325,000	-22.58%	\$1,800,000	\$2,325,000	-22.58%
Median Days on Market	47	35	34.29%	47	35	34.29%
Average List Price (Solds)	\$1,899,000	\$4,304,666	-55.89%	\$1,899,000	\$4,304,666	-55.89%
Average Sold Price	\$1,800,000	\$4,120,833	-56.32%	\$1,800,000	\$4,120,833	-56.32%
Average Days on Market	47	57	-17.54%	47	57	-17.54%
List/Sold Price Ratio	95%	97.8%	-2.89%	95%	97.8%	-2.89%

### SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



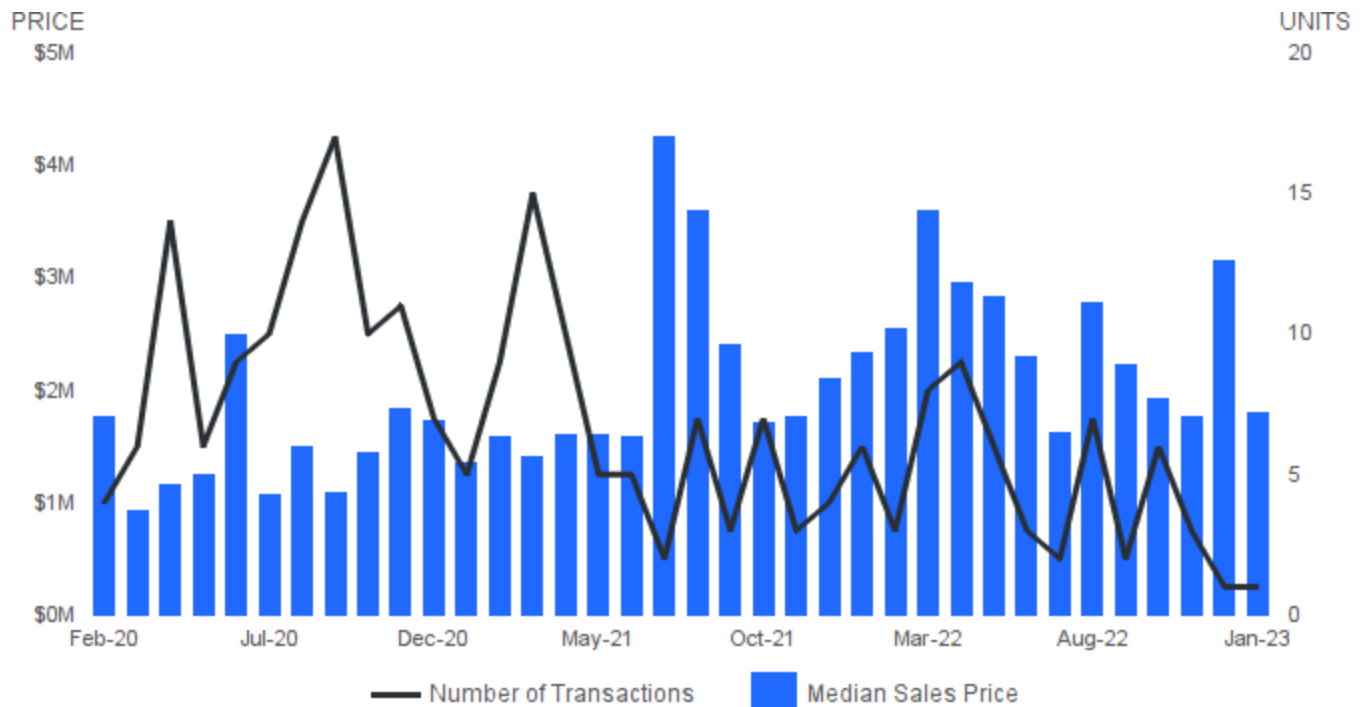
Sold Properties	45	111	75	56	1
New Properties	124	90	82	77	8
Sold Volume	\$81.61M	\$204.52M	\$151.75M	\$180.15M	\$1.80M
Listing Volume	\$240.38M	\$159.01M	\$223.01M	\$246.31M	\$22.49M
Median Sale Price	\$1.40M	\$1.26M	\$1.60M	\$2.52M	\$1.80M

## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2023 | Single Family Homes <sup>?</sup>

**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.

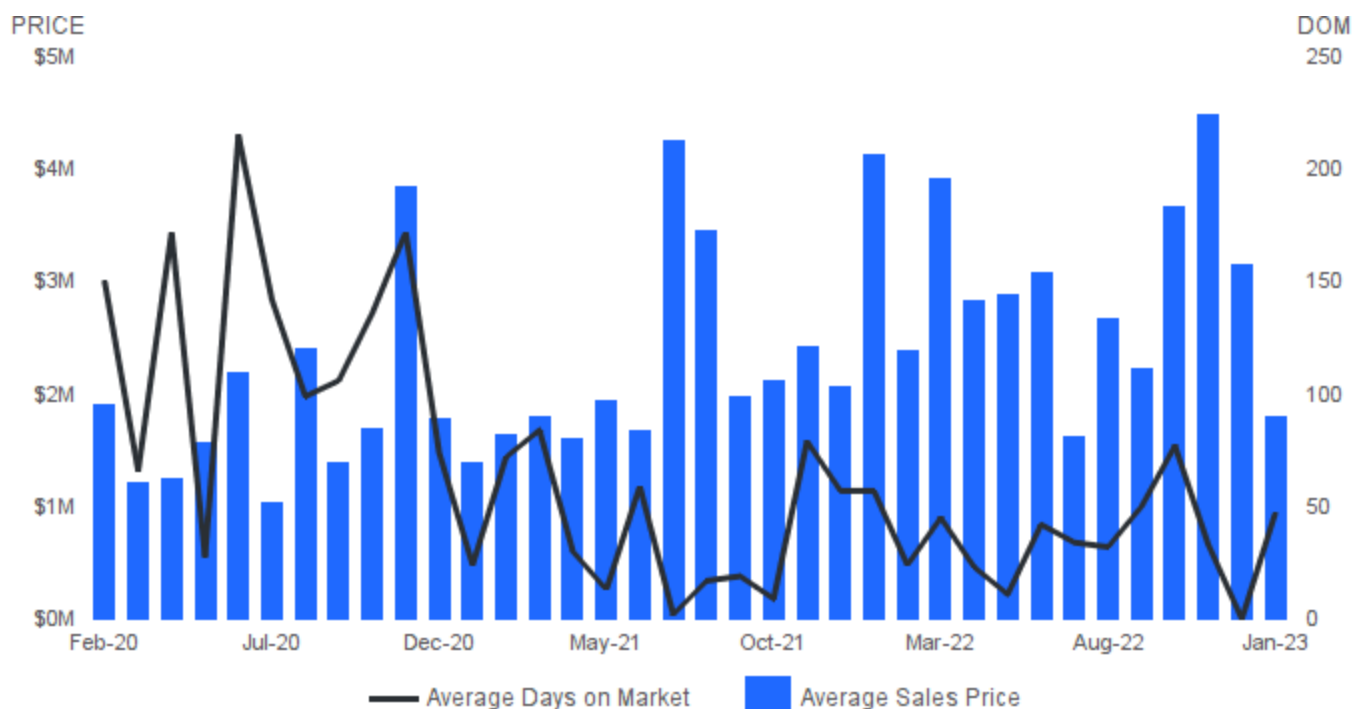


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | Single Family Homes <sup>?</sup>

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

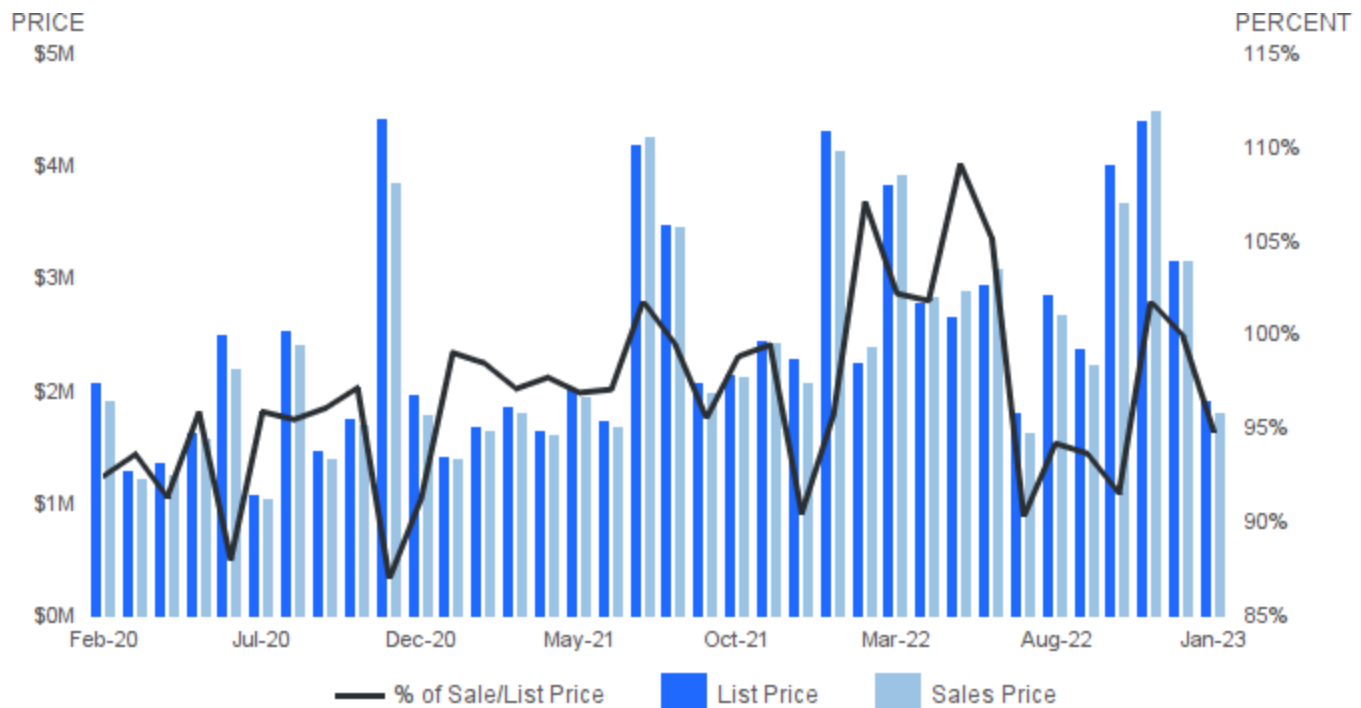
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2023 | Single Family Homes ?

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

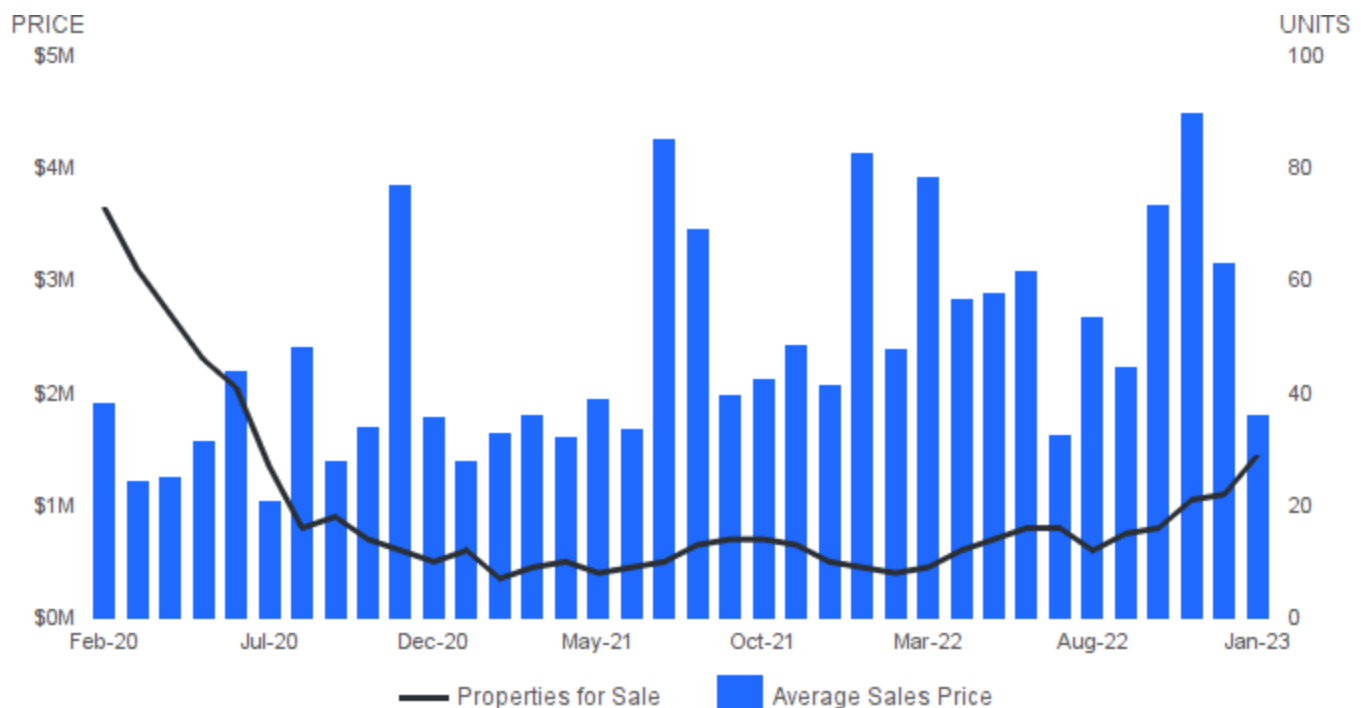


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2023 | 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.

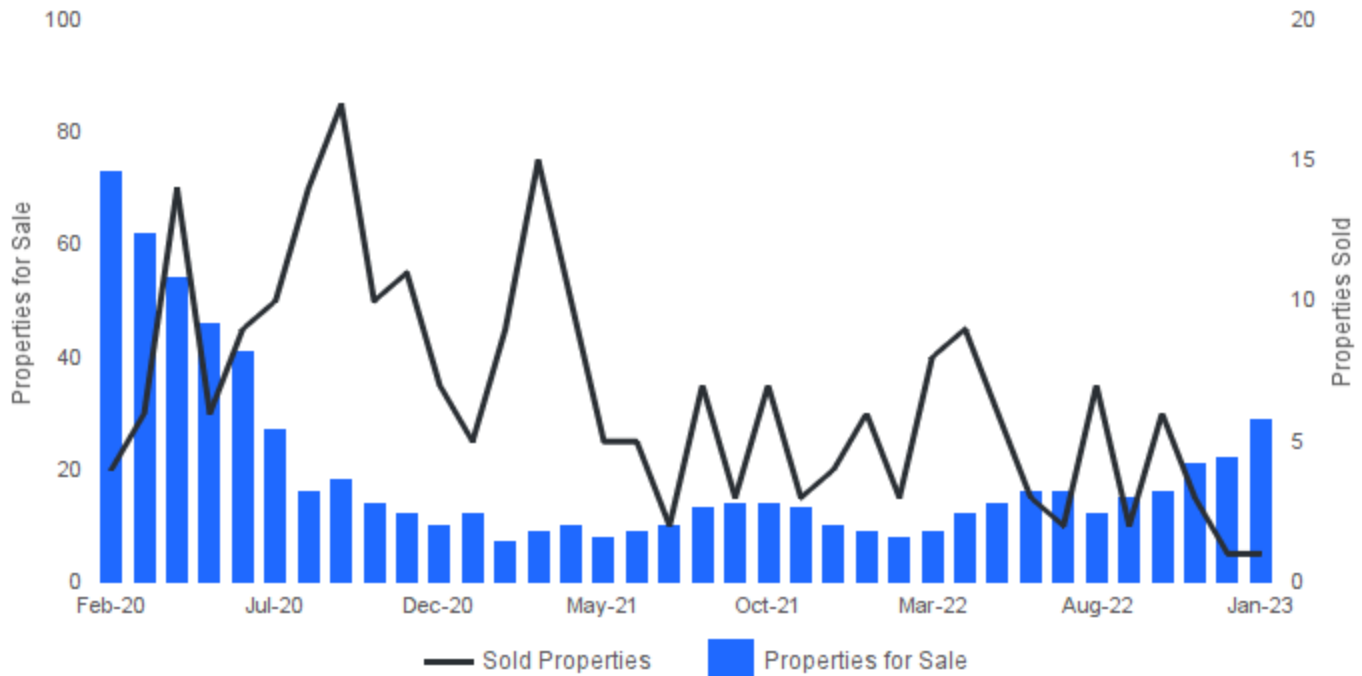


## PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2023 | Single Family Homes <sup>?</sup>

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

**Sold Properties** | Number of properties sold.



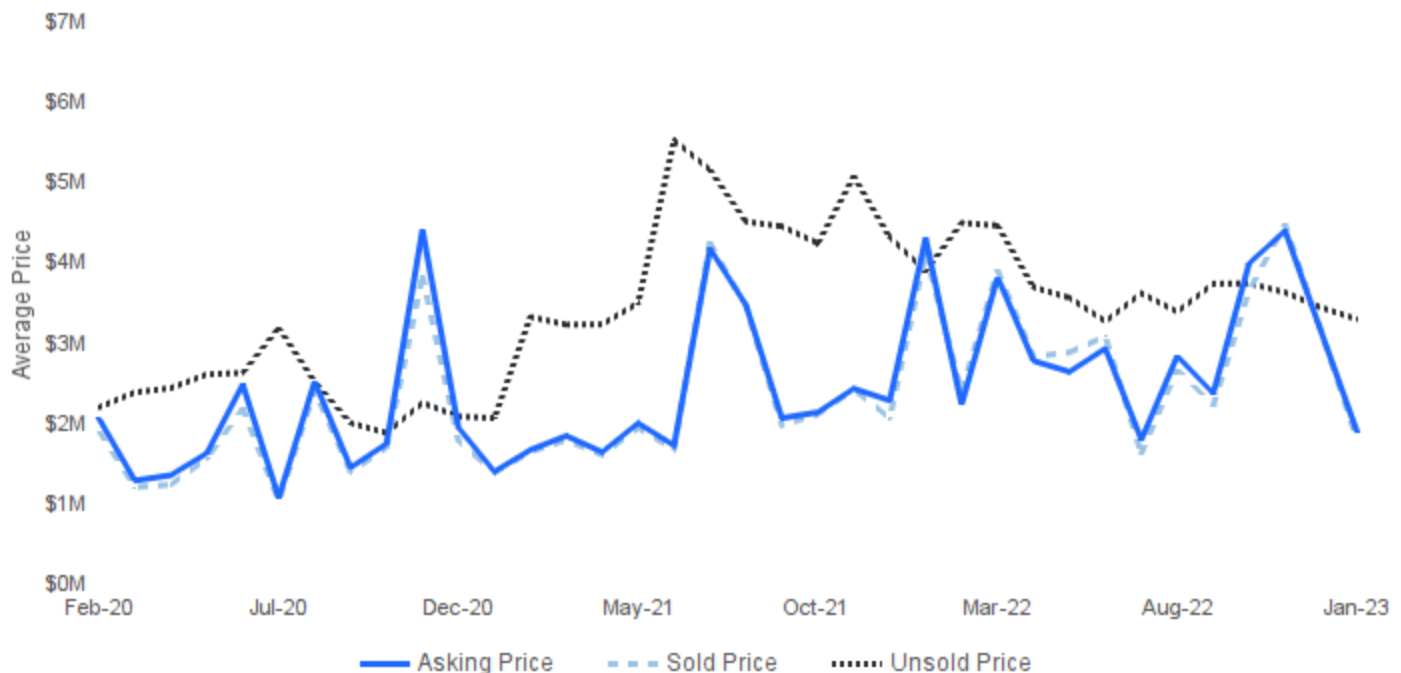
## AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2023 | Single Family Homes <sup>?</sup>

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

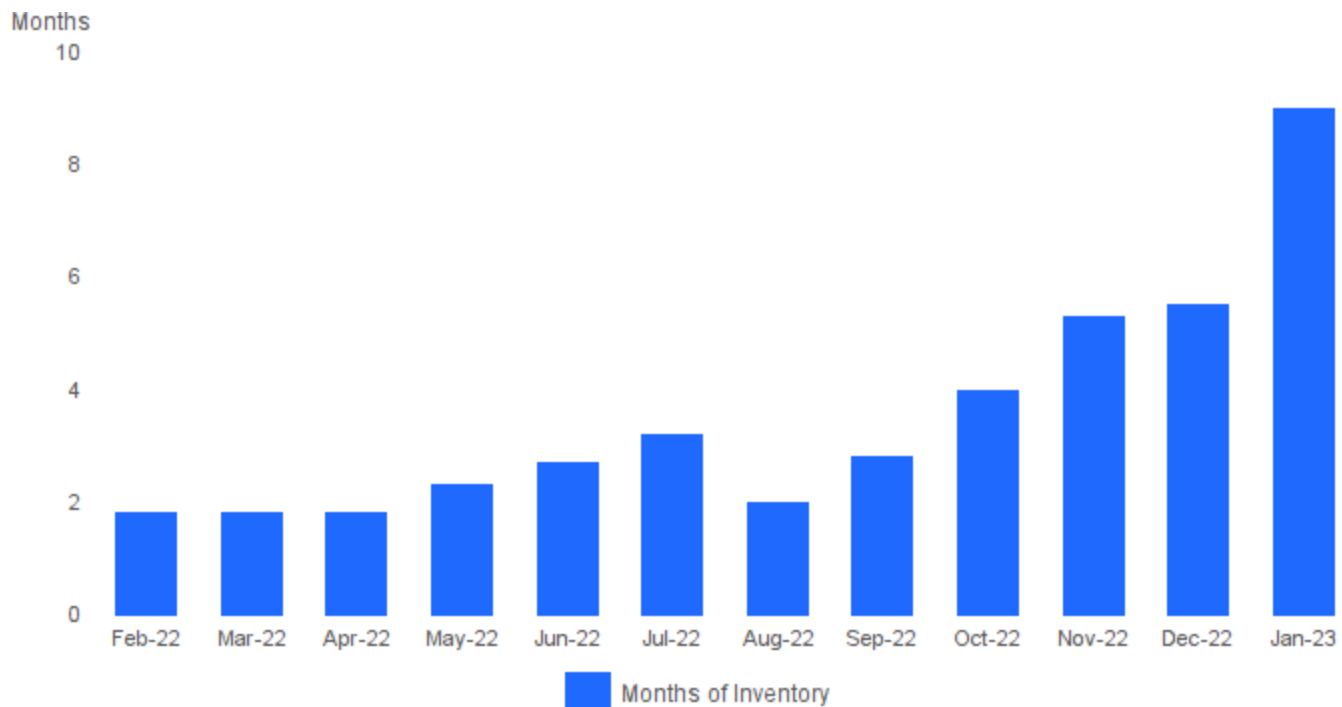
**Sold Price** | the average selling price



## ABSORPTION RATE

January 2023 | 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.



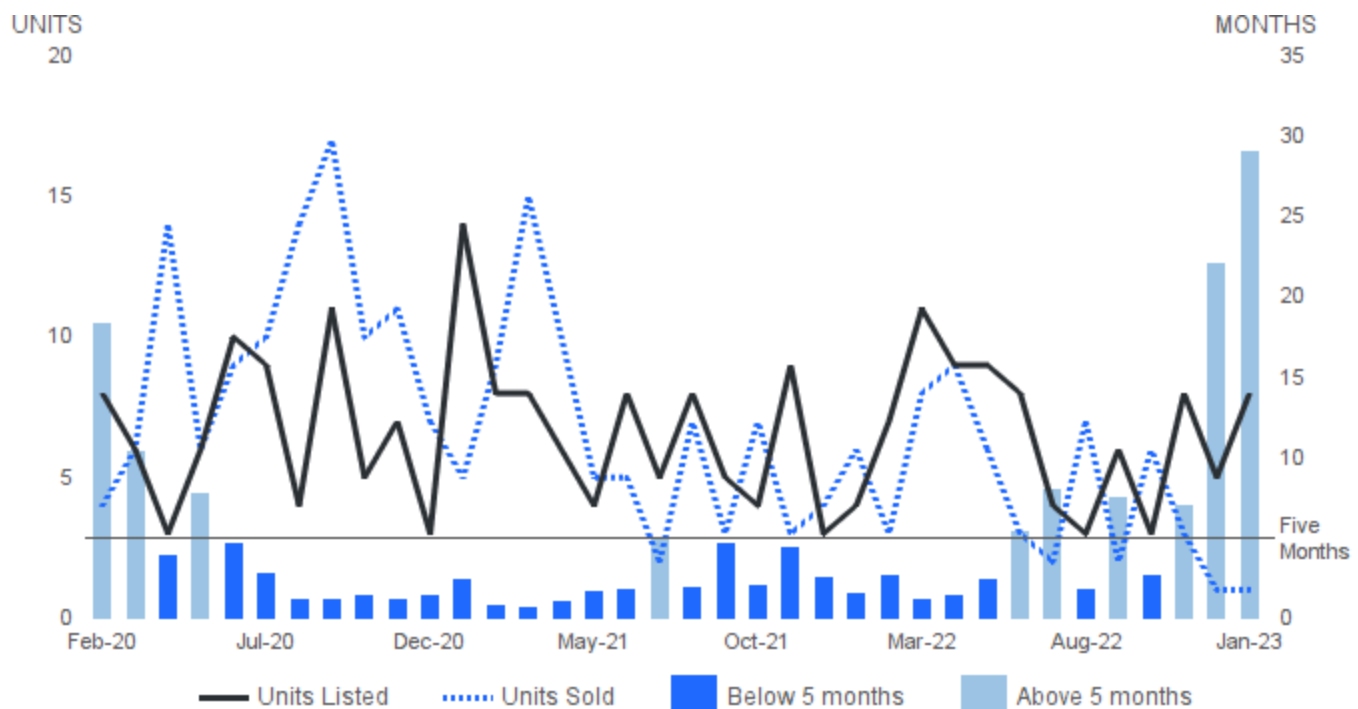
## MONTHS SUPPLY OF INVENTORY

January 2023 | 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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