



# AREA REPORT

NOVEMBER 2022

## BRUCE MYER

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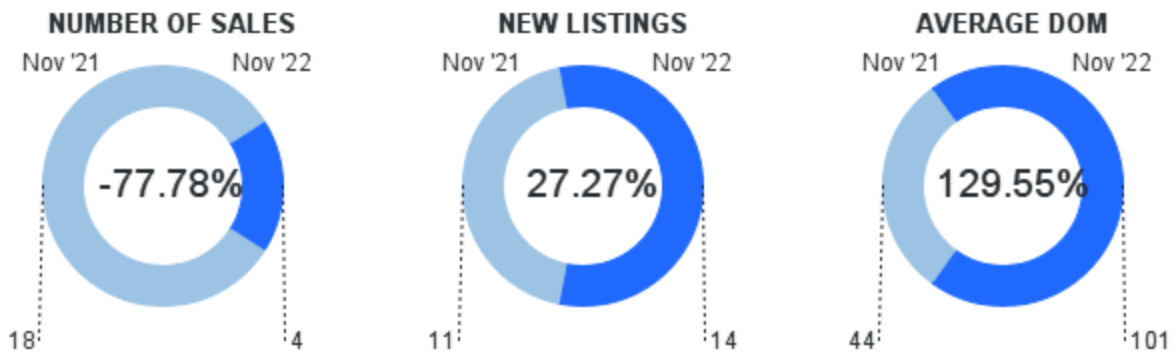


**COLDWELL BANKER**  
**REALTY**

## LONGBOAT KEY | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



10.43% ↑

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

8.92% ↑

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

16.99% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

10.64% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

■ Nov '21 ■ Nov '22

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

November 2022 | Condo/Townhouse ?

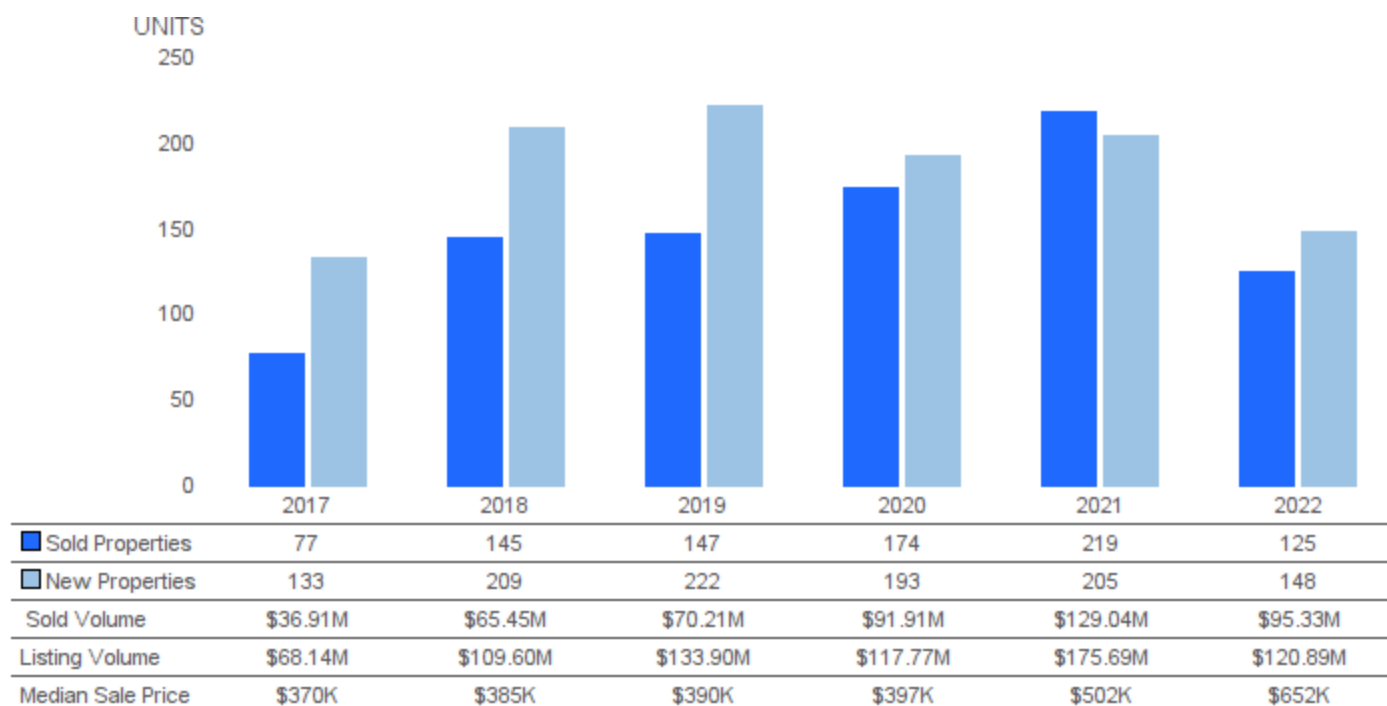
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	14	11	27.27% ↑	148	191	-22.51% ↓
Sold Listings	4	18	-77.78% ↓	125	201	-37.81% ↓
Median List Price (Solds)	\$774,500	\$662,000	16.99% ↑	\$669,900	\$495,000	35.33% ↑
Median Sold Price	\$720,000	\$652,000	10.43% ↑	\$652,000	\$490,000	33.06% ↑
Median Days on Market	94	25	276% ↑	8	19	-57.89% ↓
Average List Price (Solds)	\$762,000	\$688,702	10.64% ↑	\$768,731	\$583,876	31.66% ↑
Average Sold Price	\$716,250	\$657,611	8.92% ↑	\$762,650	\$570,403	33.7% ↑
Average Days on Market	101	44	129.55% ↑	22	54	-59.26% ↓
List/Sold Price Ratio	92.3%	97.3%	-5.17% ↓	99.7%	97.9%	1.81% ↑

### SOLD AND NEW PROPERTIES (UNITS)

November 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

November 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.

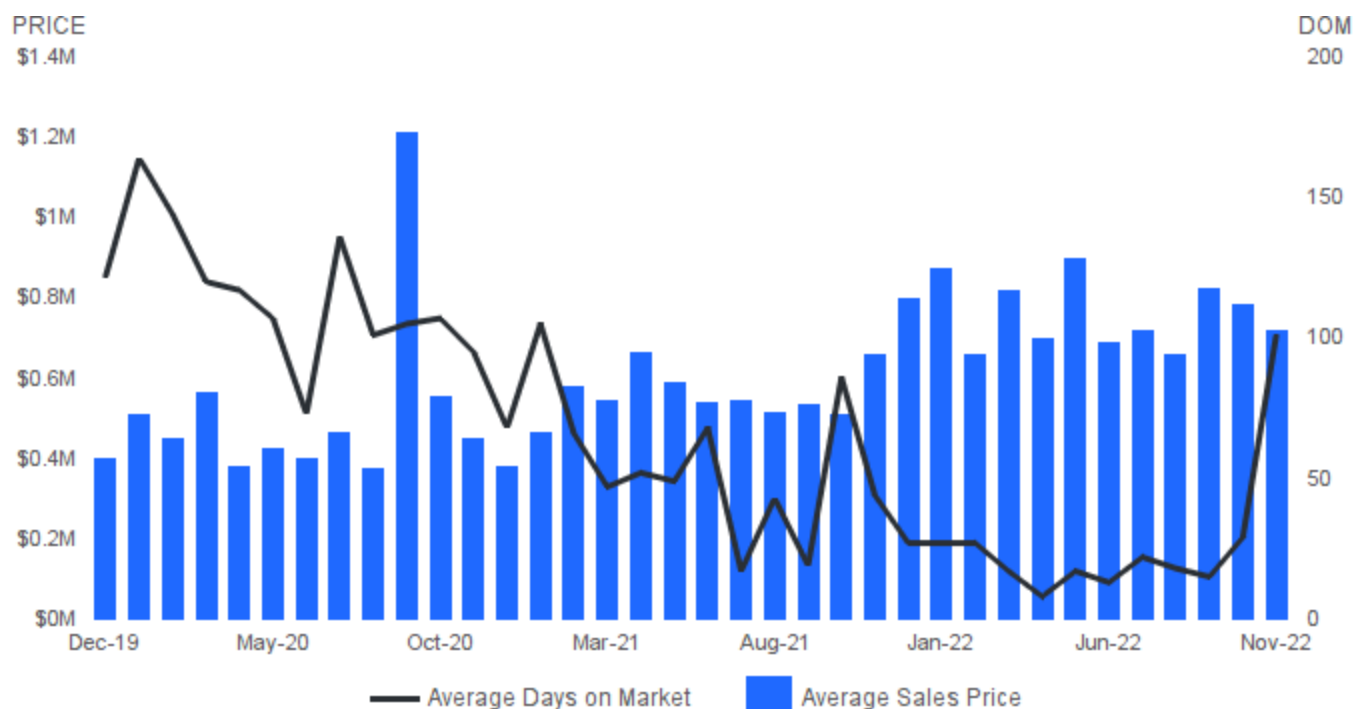


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Condo/Townhouse ?

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

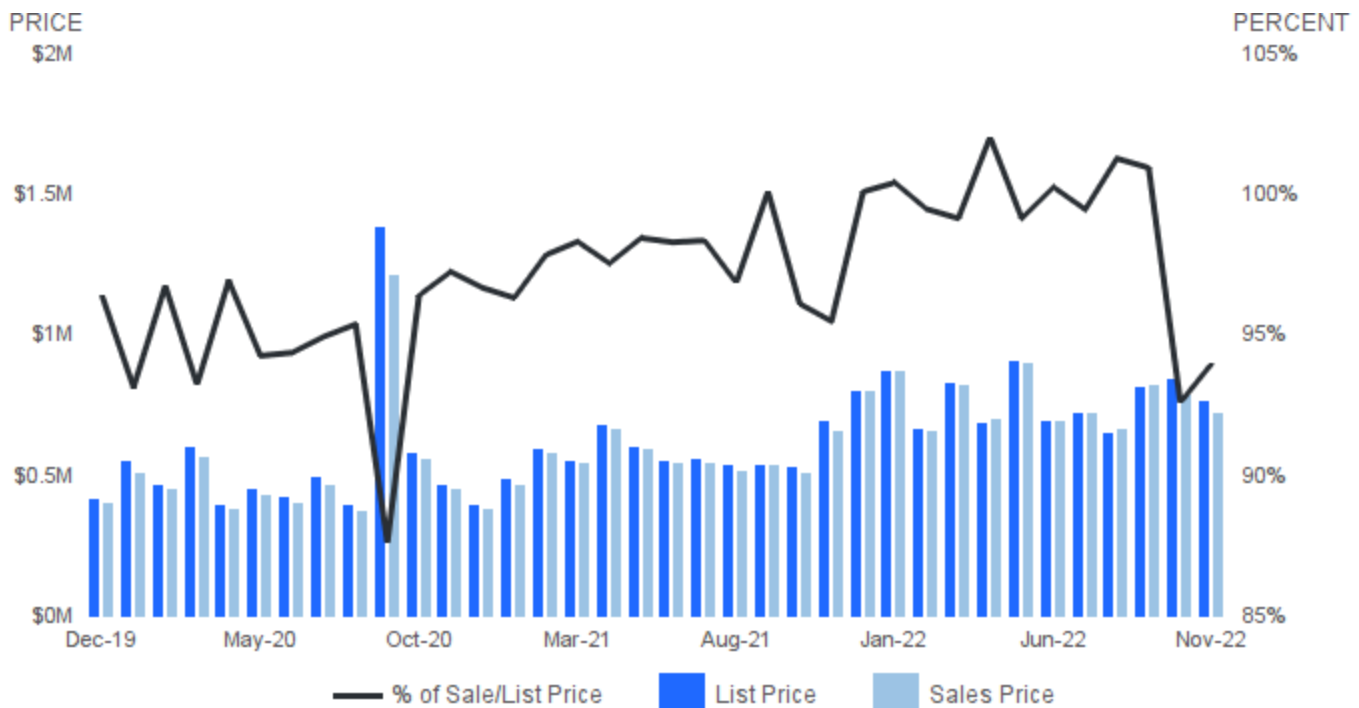
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Condo/Townhouse ?

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

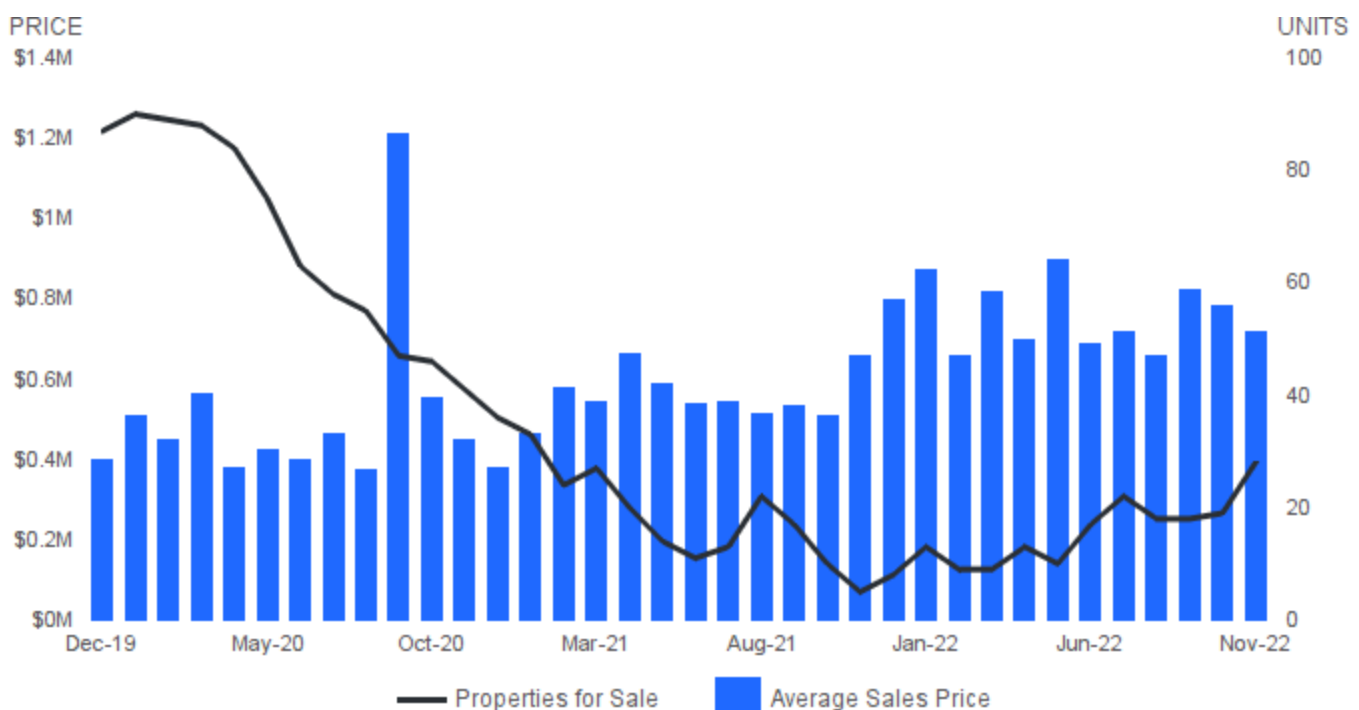


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

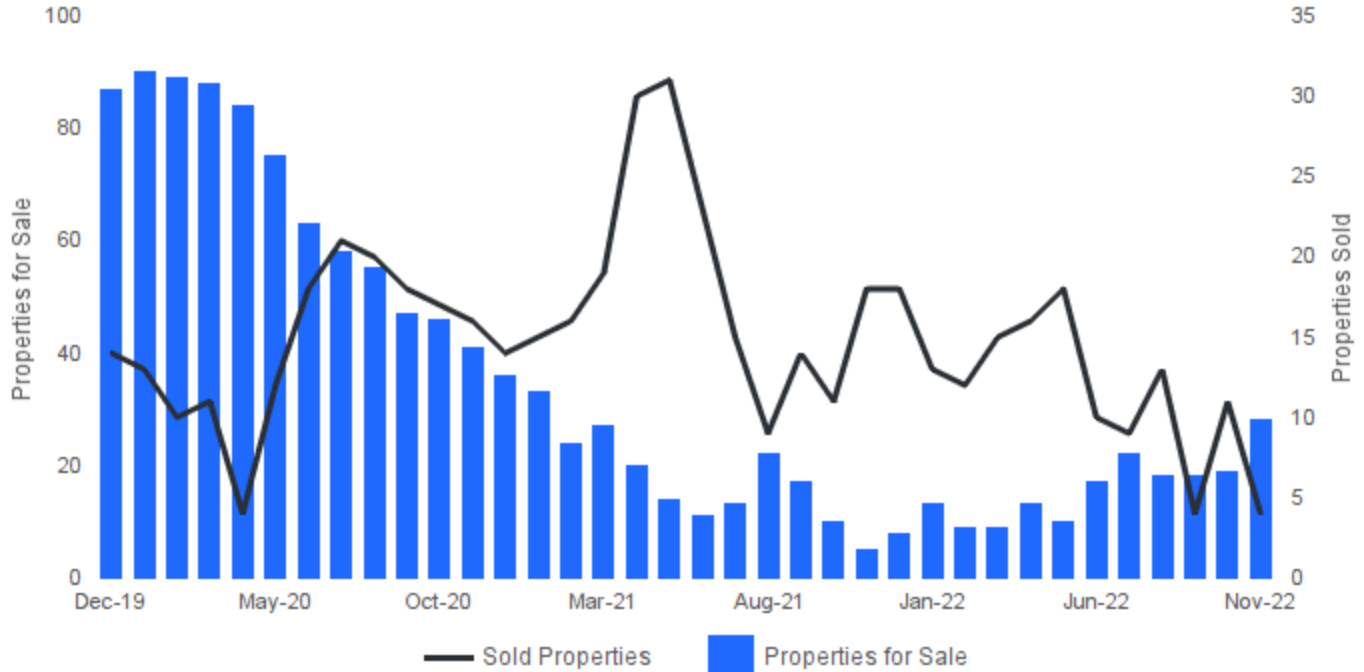


## PROPERTIES FOR SALE AND SOLD PROPERTIES

November 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

November 2022 | Condo/Townhouse ?

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

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

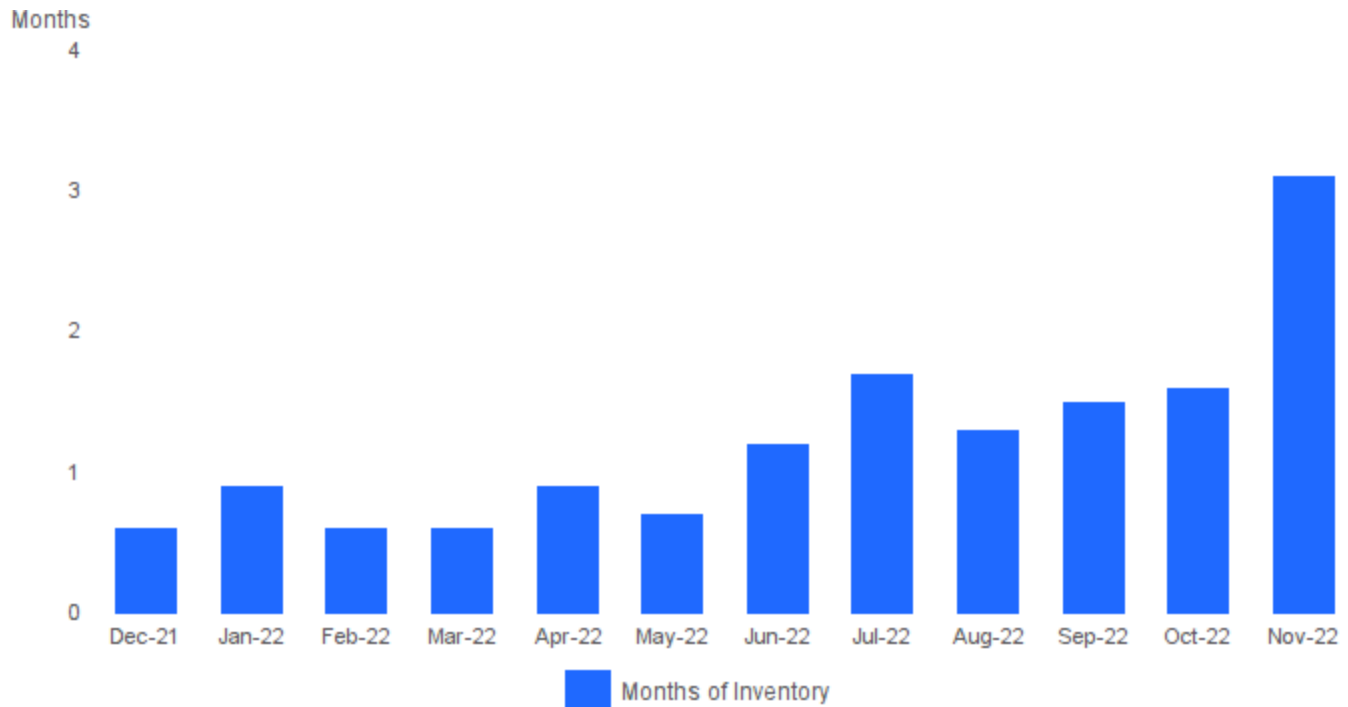
**Sold Price** | the average selling price



## ABSORPTION RATE

November 2022 | Condo/Townhouse <sup>?</sup>

**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.



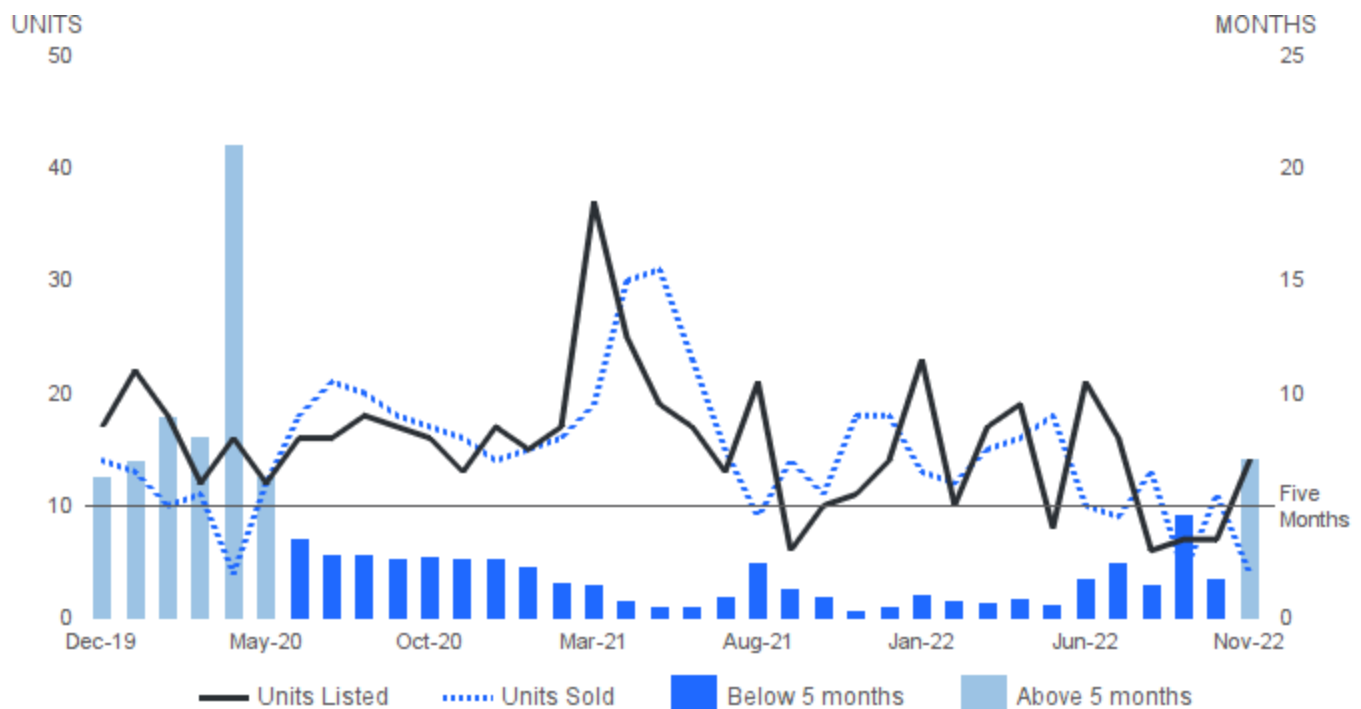
## MONTHS SUPPLY OF INVENTORY

November 2022 | Condo/Townhouse <sup>?</sup>

**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.

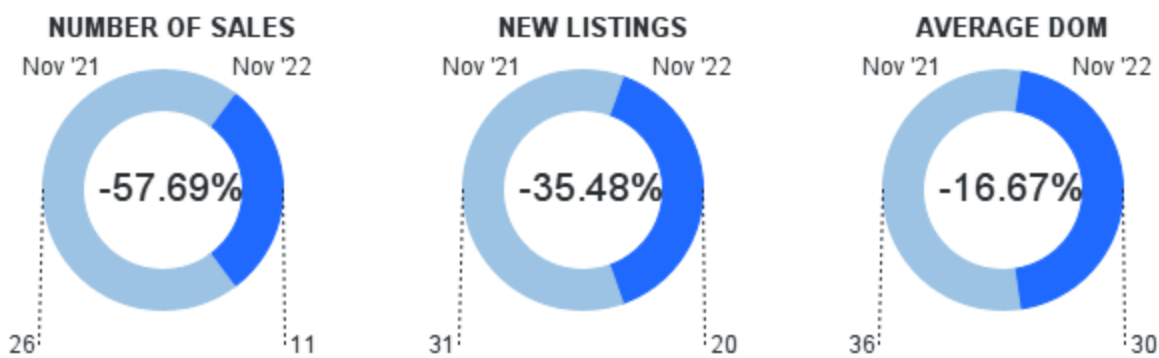
**Units Sold** | Number of properties sold.



**LONGBOAT KEY | November 2022**

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



46.37% 

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

10.09% 

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

46.37% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

12.05% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

 Nov '21  Nov '22



# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

November 2022 | Condo/Townhouse ?

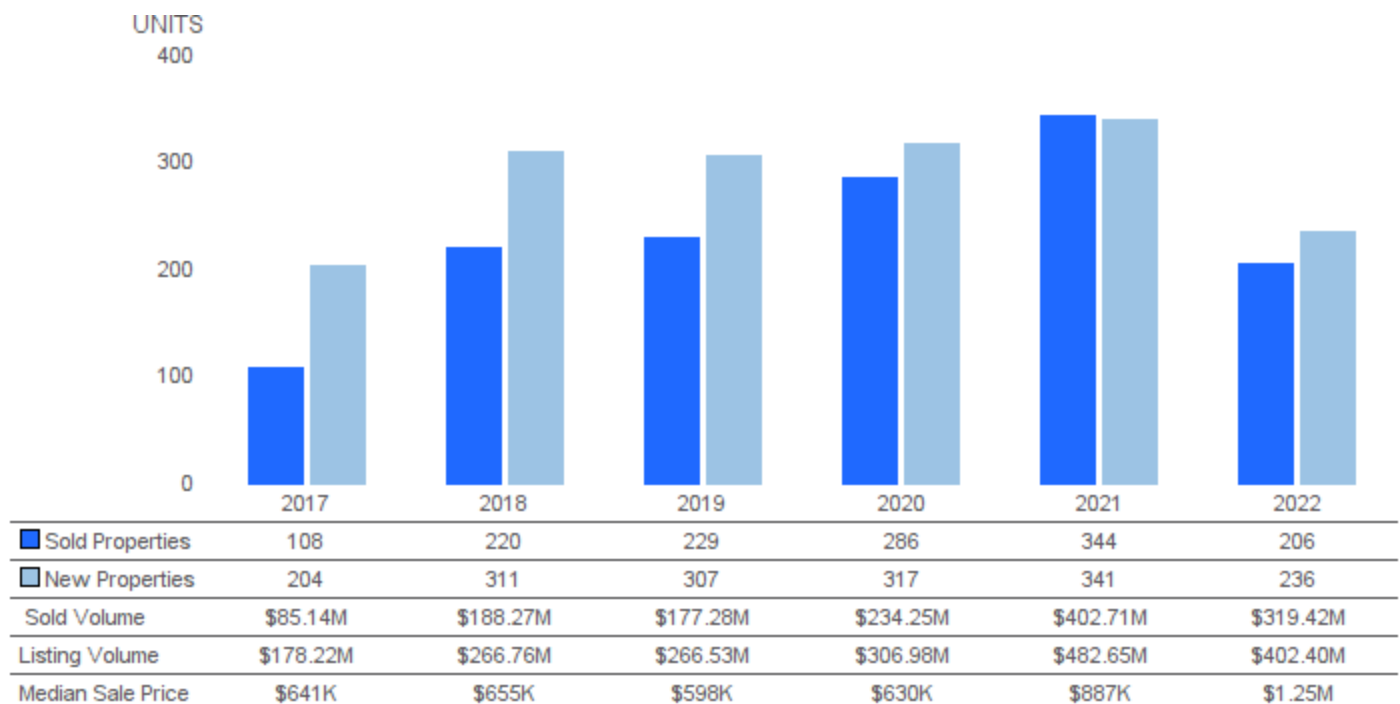
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	20	31	-35.48% ↓	236	322	-26.71% ↓
Sold Listings	11	26	-57.69% ↓	206	323	-36.22% ↓
Median List Price (Solds)	\$1,299,000	\$887,500	46.37% ↑	\$1,269,500	\$879,000	44.43% ↑
Median Sold Price	\$1,299,000	\$887,500	46.37% ↑	\$1,250,000	\$875,000	42.86% ↑
Median Days on Market	13	20	-35% ↓	10	15	-33.33% ↓
Average List Price (Solds)	\$1,432,309	\$1,278,230	12.05% ↑	\$1,549,400	\$1,184,807	30.77% ↑
Average Sold Price	\$1,392,854	\$1,265,226	10.09% ↑	\$1,550,606	\$1,170,446	32.48% ↑
Average Days on Market	30	36	-16.67% ↓	26	51	-49.02% ↓
List/Sold Price Ratio	97.6%	98.9%	-1.22% ↓	100.5%	99%	1.51% ↑

### SOLD AND NEW PROPERTIES (UNITS)

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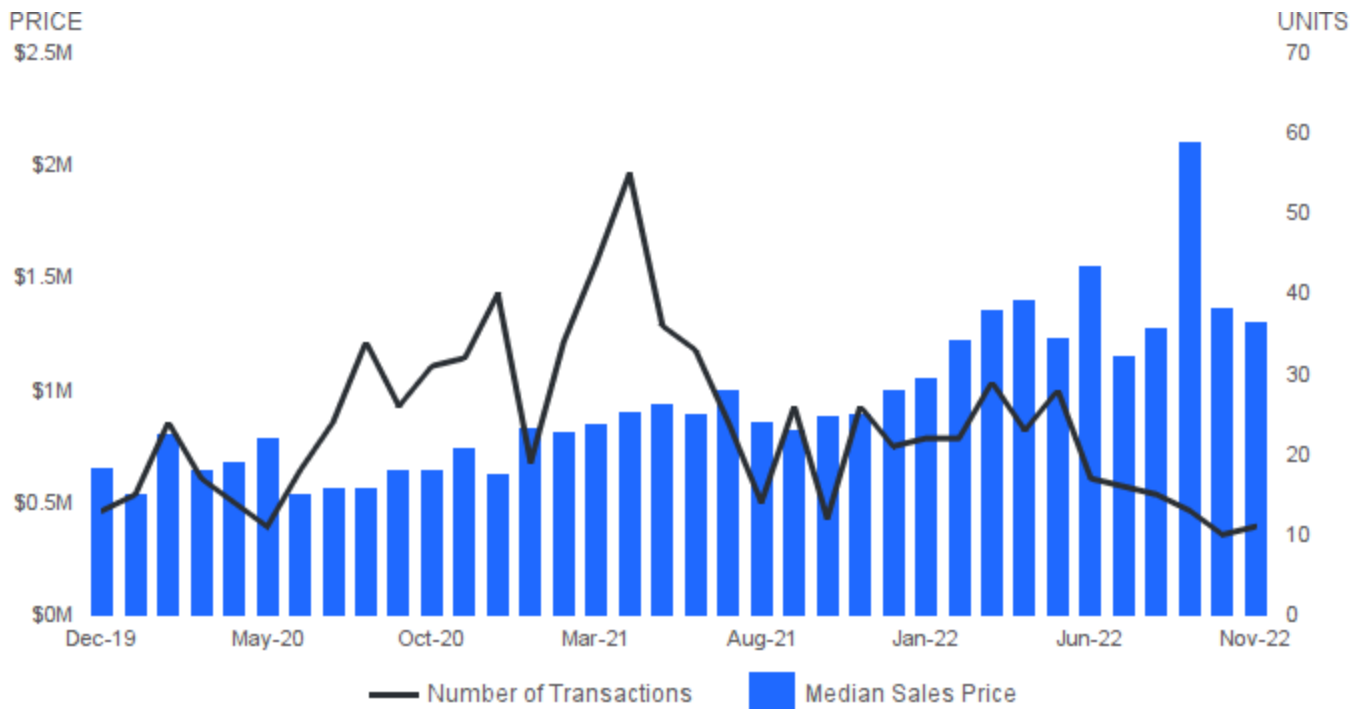


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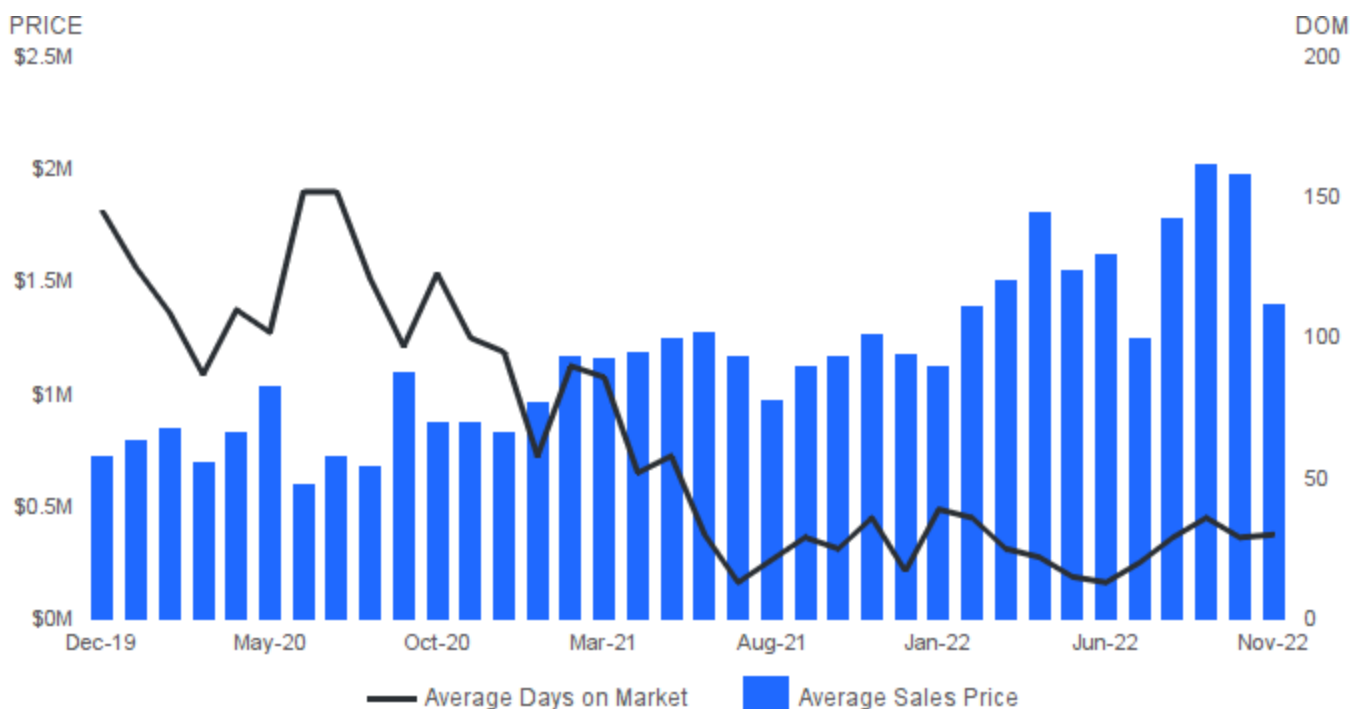


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Condo/Townhouse <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

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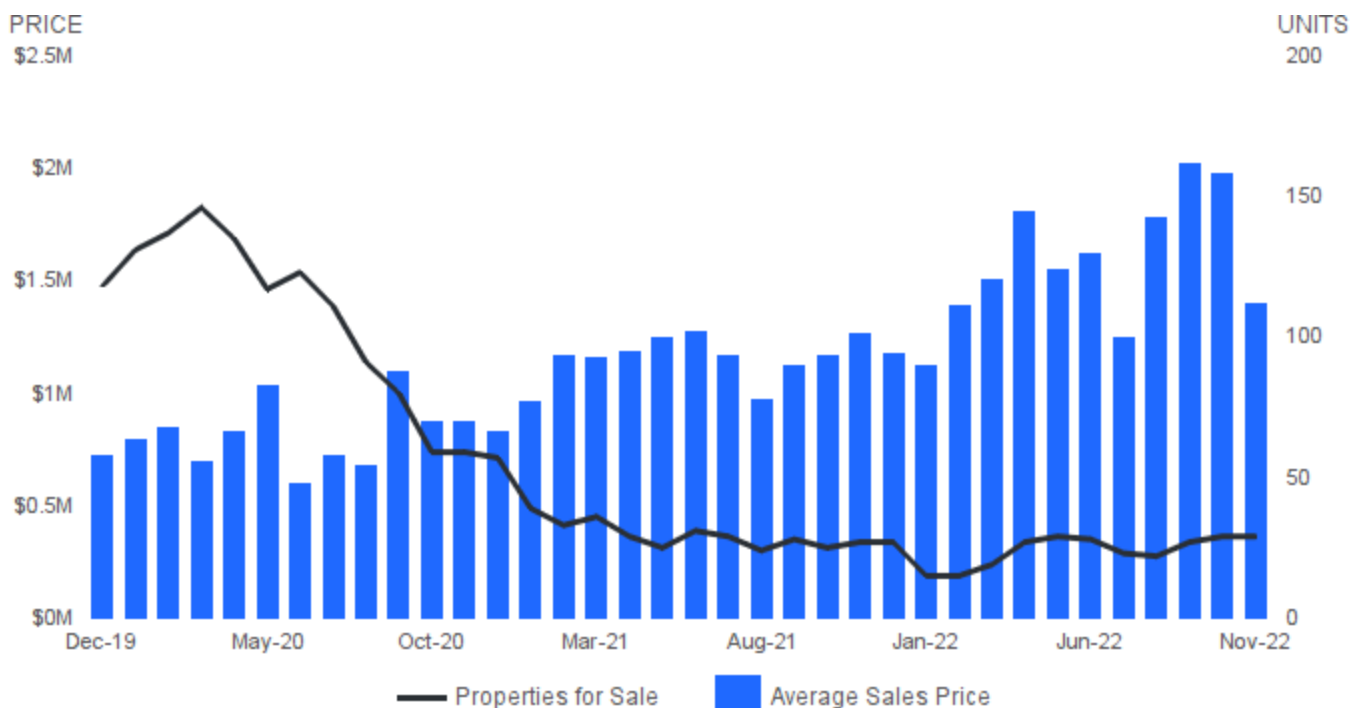


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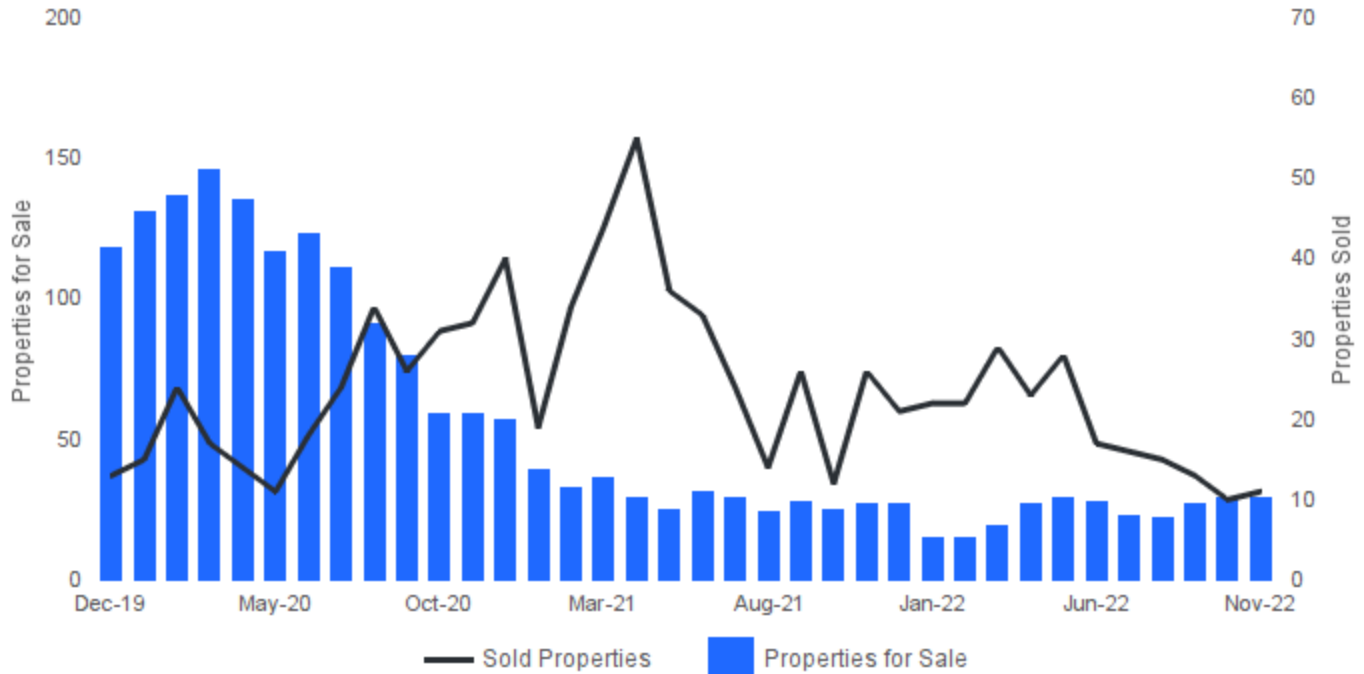


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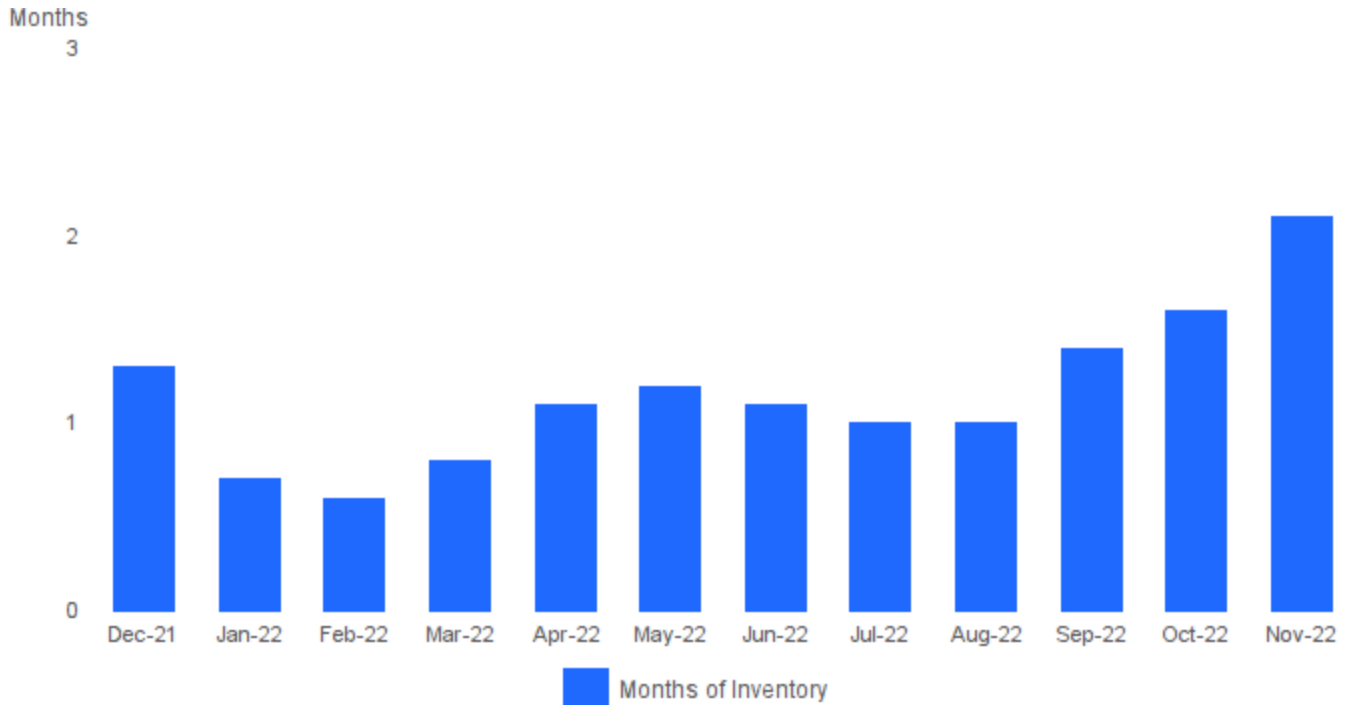
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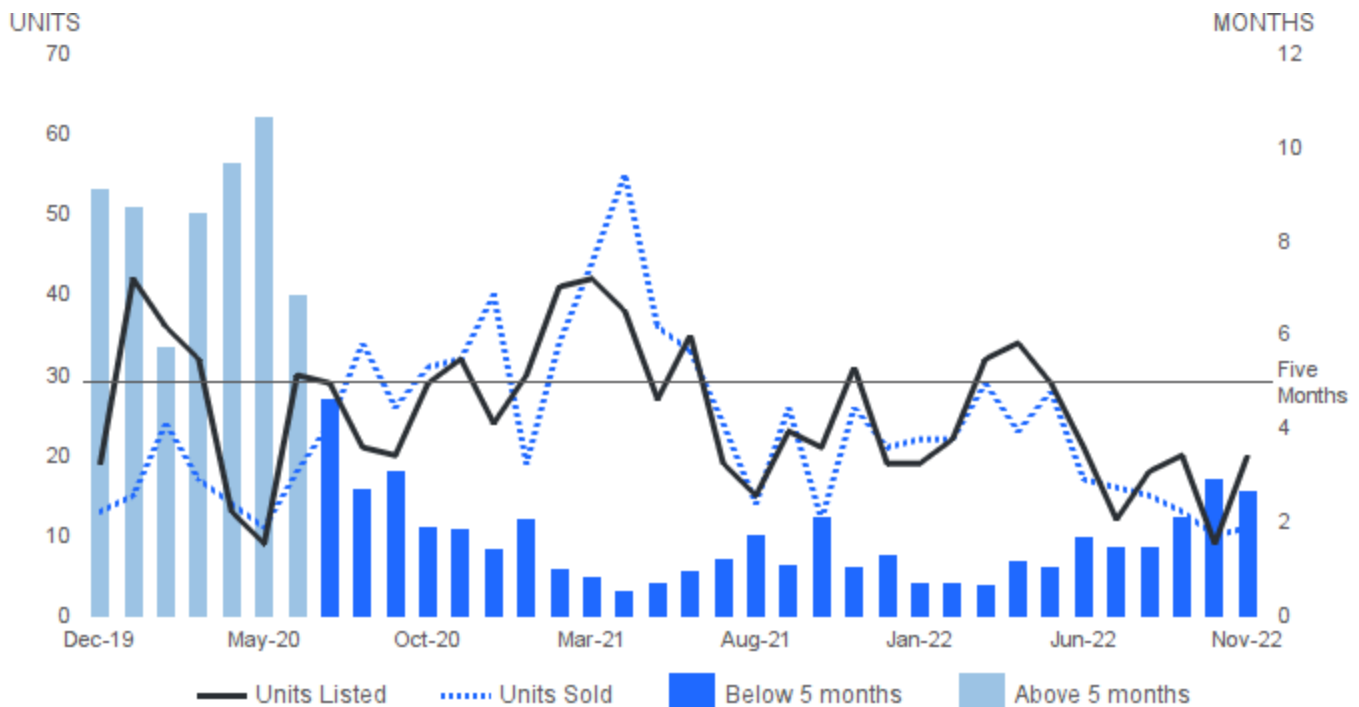
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**Units Sold** | Number of properties sold.



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