



AREA REPORT

NOVEMBER 2022

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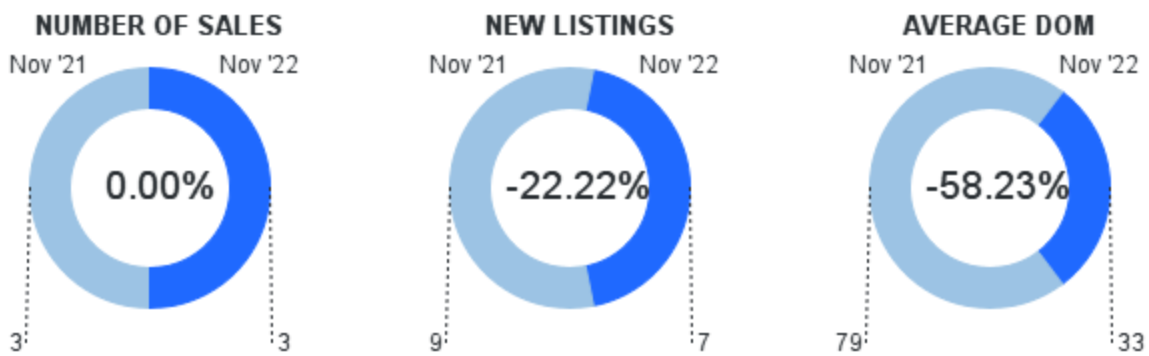
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COLDWELL BANKER
REALTY

LONGBOAT KEY | November 2022
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family Homes




-0.16% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

85.08% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

0.00%
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

80.85% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Nov '21  Nov '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

November 2022 | Single Family Homes ?

	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	7	9	-22.22% ↓	71	79	-10.13% ↓
Sold Listings	3	3	0%	55	71	-22.54% ↓
Median List Price (Solds)	\$1,700,000	\$1,700,000	0%	\$2,495,000	\$1,650,000	51.21% ↑
Median Sold Price	\$1,757,120	\$1,760,000	-0.16% ↓	\$2,495,000	\$1,600,000	55.94% ↑
Median Days on Market	3	8	-62.5% ↓	22	14	57.14% ↑
Average List Price (Solds)	\$4,400,000	\$2,432,999	80.85% ↑	\$3,239,722	\$2,055,662	57.6% ↑
Average Sold Price	\$4,479,040	\$2,419,999	85.08% ↑	\$3,218,255	\$2,020,826	59.25% ↑
Average Days on Market	33	79	-58.23% ↓	39	45	-13.33% ↓
List/Sold Price Ratio	105.3%	99.3%	6.04% ↑	101.5%	98.7%	2.89% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS

140

120

100

80

60

40

20

0

2017

2018

2019

2020

2021

2022

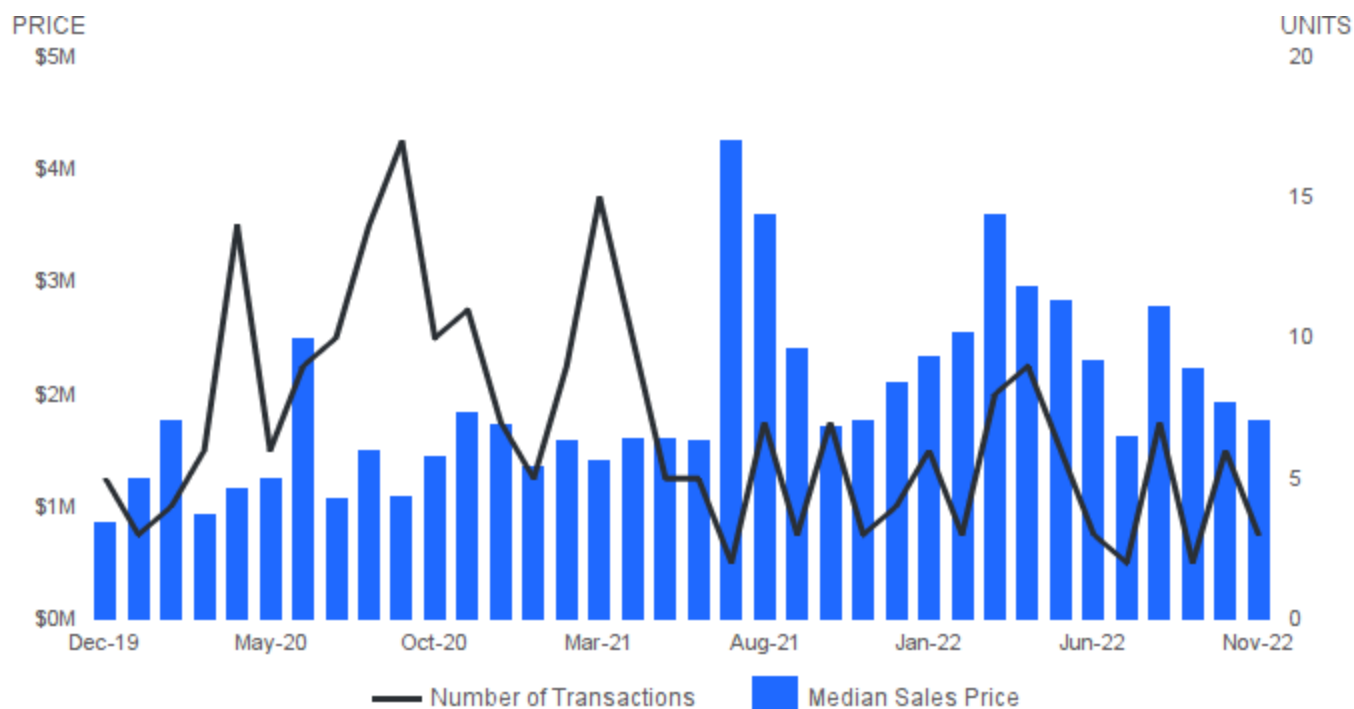
Sold Properties	35	69	47	111	75	55
New Properties	79	82	124	90	82	71
Sold Volume	\$48.85M	\$85.50M	\$83.93M	\$204.52M	\$151.75M	\$177.00M
Listing Volume	\$148.67M	\$141.89M	\$240.38M	\$159.01M	\$223.01M	\$227.56M
Median Sale Price	\$1.07M	\$995K	\$1.40M	\$1.26M	\$1.60M	\$2.50M

MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

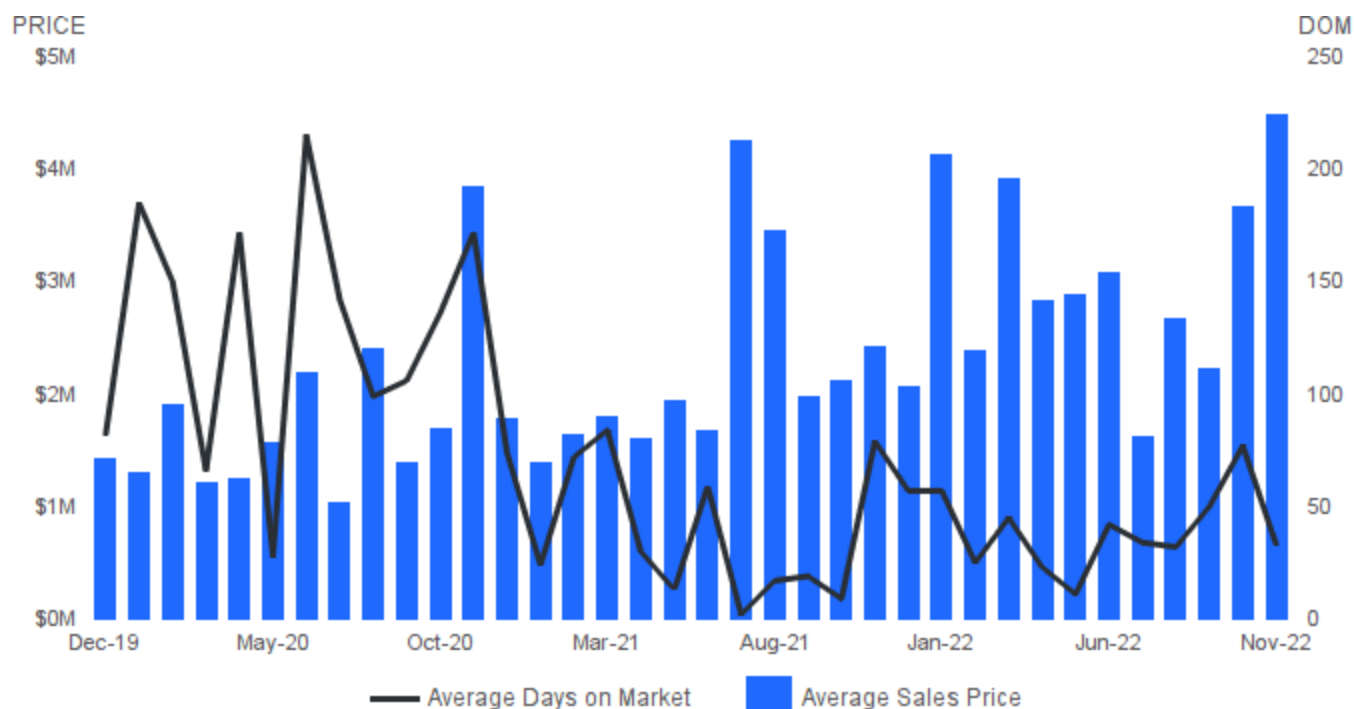


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family Homes [?]

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

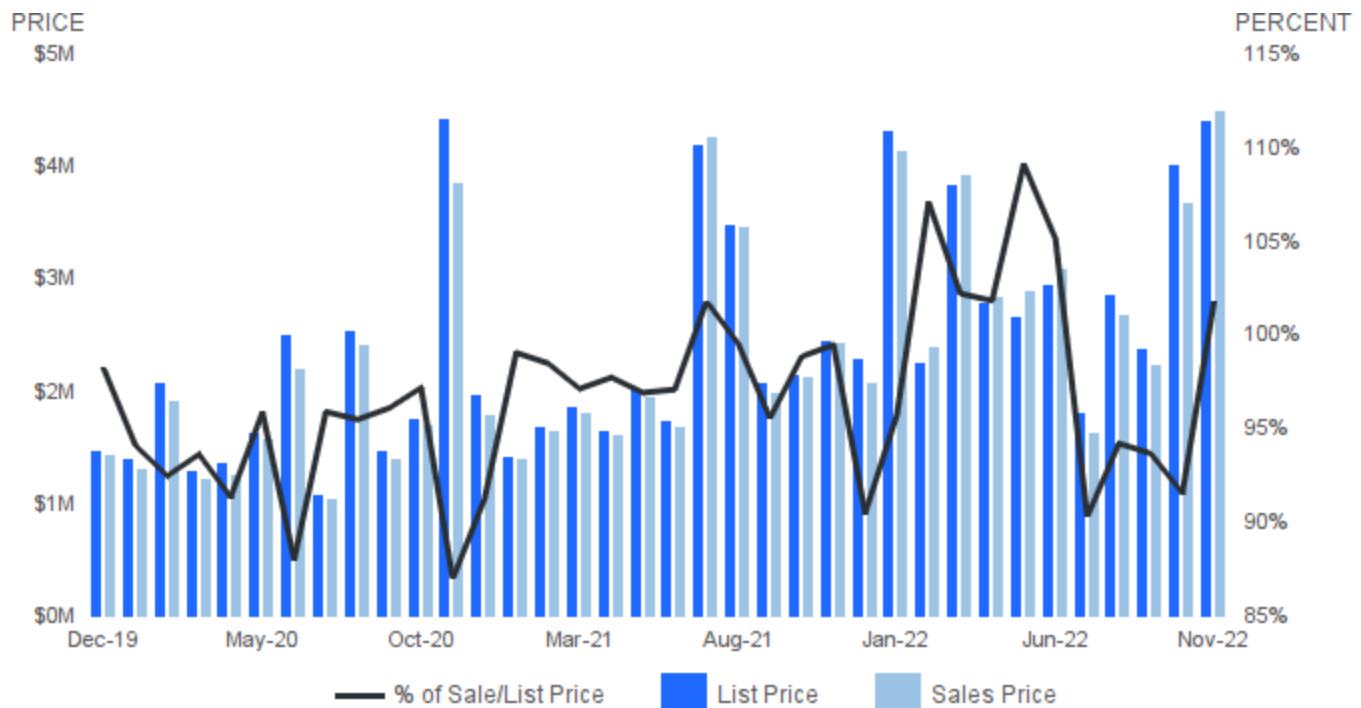
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Single Family Homes ?

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

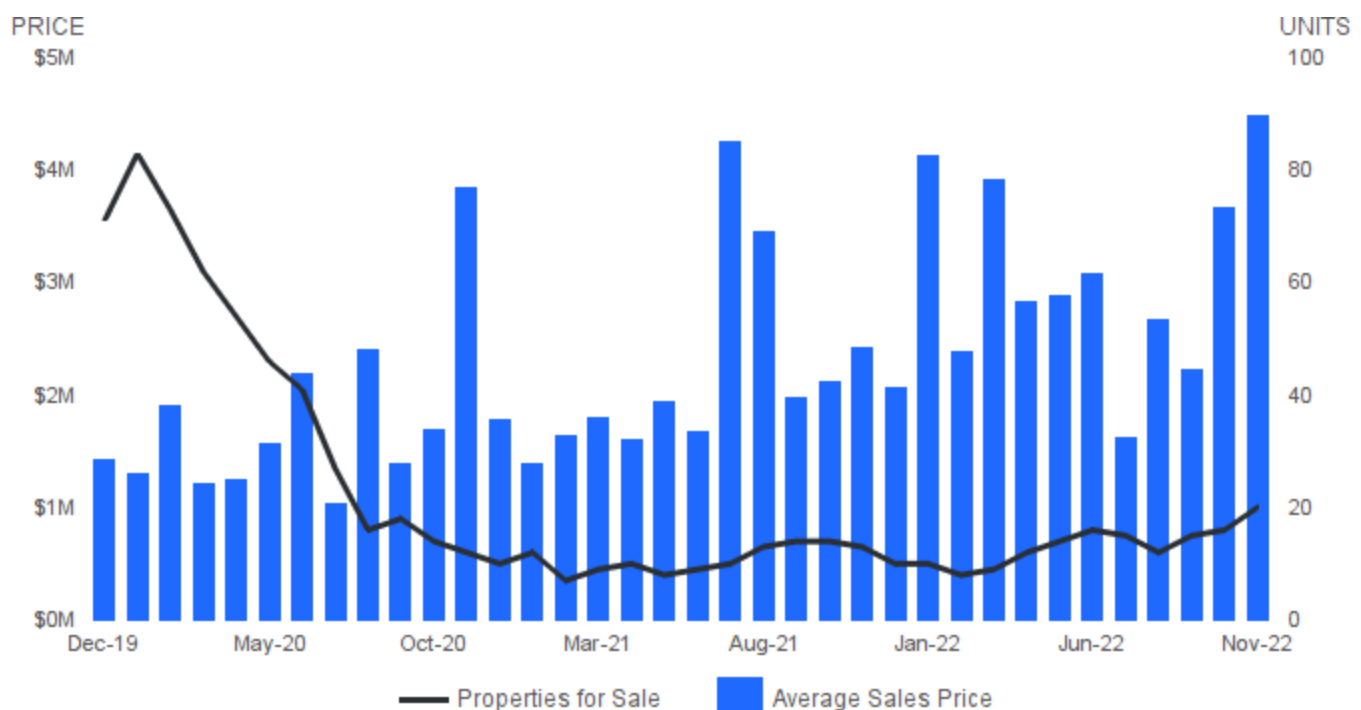


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

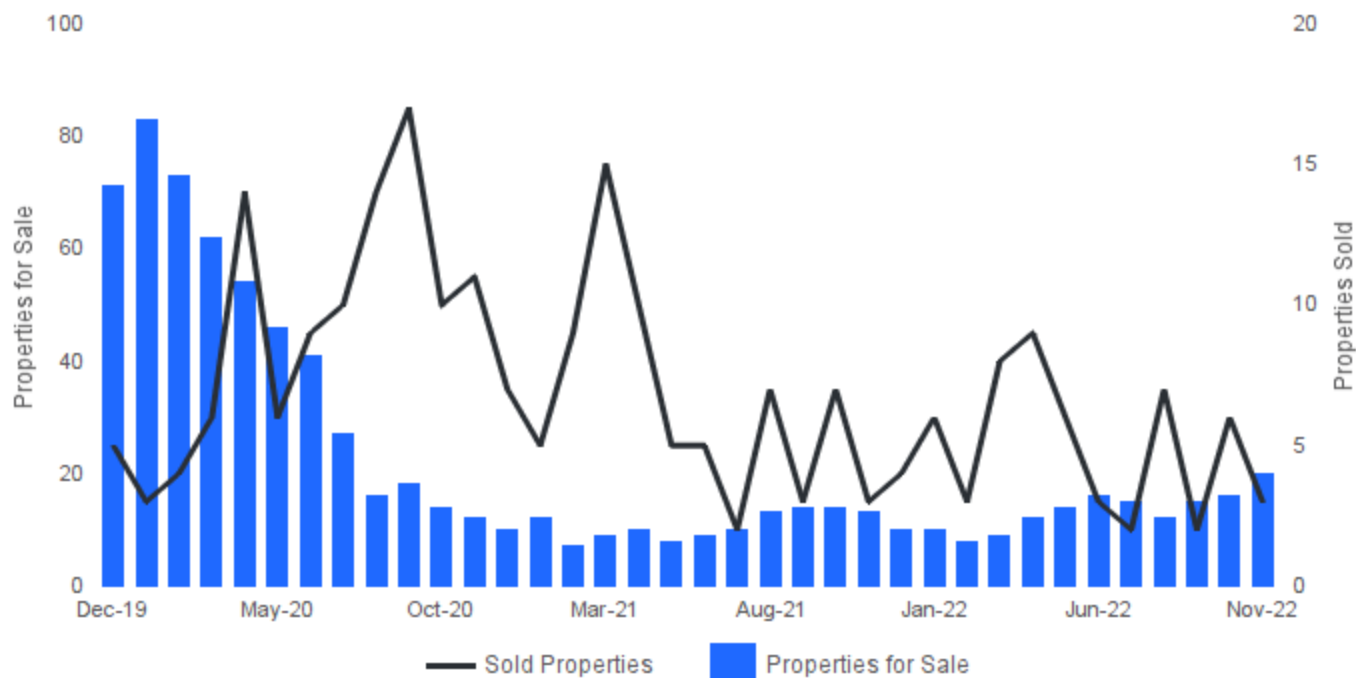


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 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

November 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

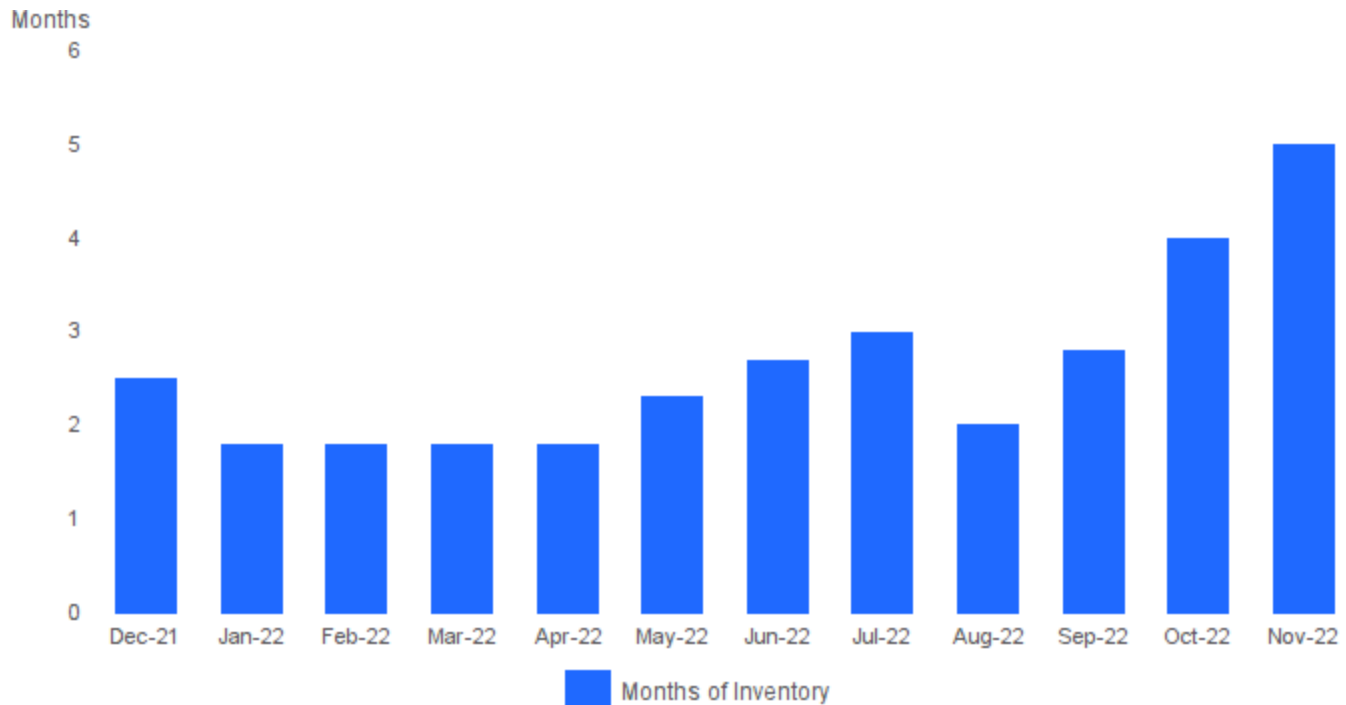
Sold Price | the average selling price



ABSORPTION RATE

November 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.



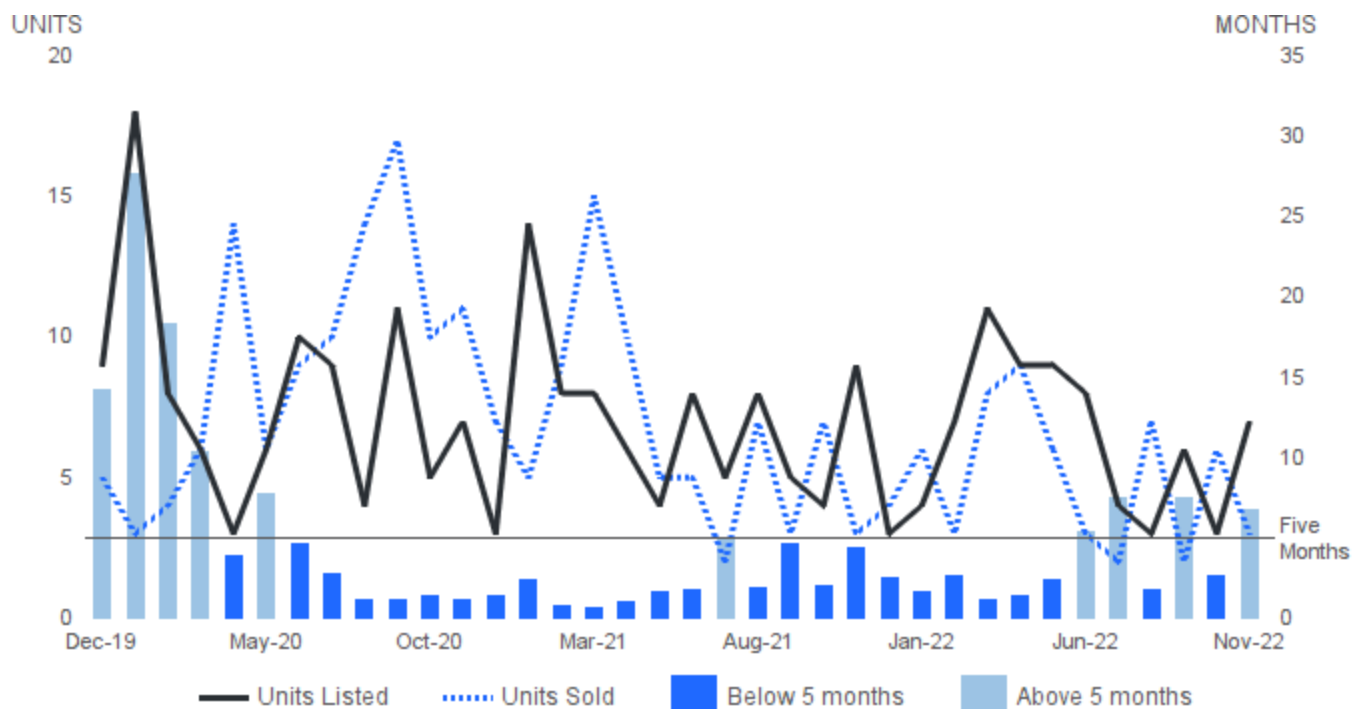
MONTHS SUPPLY OF INVENTORY

November 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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