



# AREA REPORT

NOVEMBER 2022

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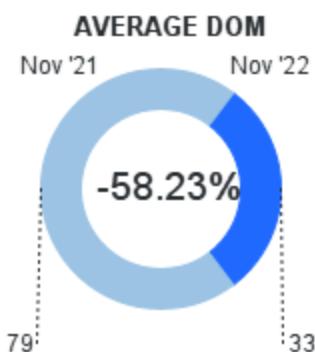
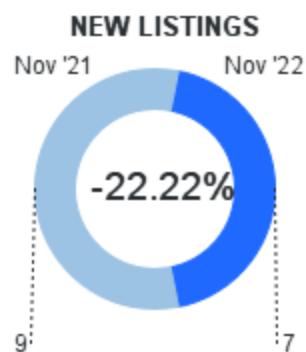
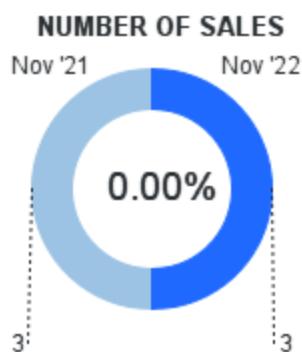


COLDWELL BANKER  
REALTY

## 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% <span>⬇️</span>	71	79	-10.13% <span>⬇️</span>
Sold Listings	3	3	0%	55	71	-22.54% <span>⬇️</span>
Median List Price (Solds)	\$1,700,000	\$1,700,000	0%	\$2,495,000	\$1,650,000	51.21% <span>⬆️</span>
Median Sold Price	\$1,757,120	\$1,760,000	-0.16% <span>⬇️</span>	\$2,495,000	\$1,600,000	55.94% <span>⬆️</span>
Median Days on Market	3	8	-62.5% <span>⬇️</span>	22	14	57.14% <span>⬆️</span>
Average List Price (Solds)	\$4,400,000	\$2,432,999	80.85% <span>⬆️</span>	\$3,239,722	\$2,055,662	57.6% <span>⬆️</span>
Average Sold Price	\$4,479,040	\$2,419,999	85.08% <span>⬆️</span>	\$3,218,255	\$2,020,826	59.25% <span>⬆️</span>
Average Days on Market	33	79	-58.23% <span>⬇️</span>	39	45	-13.33% <span>⬇️</span>
List/Sold Price Ratio	105.3%	99.3%	6.04% <span>⬆️</span>	101.5%	98.7%	2.89% <span>⬆️</span>

### 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.



## MEDIAN SALES PRICE AND NUMBER OF SALES

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

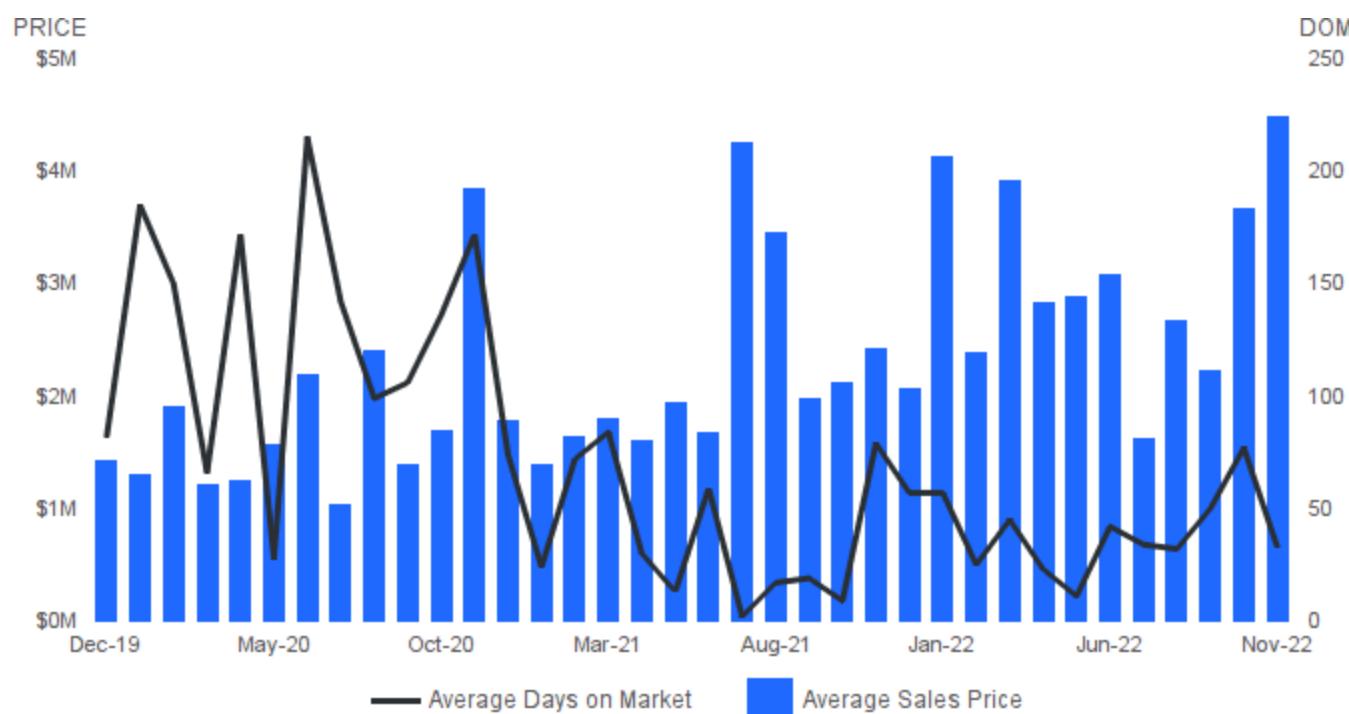
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## 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

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

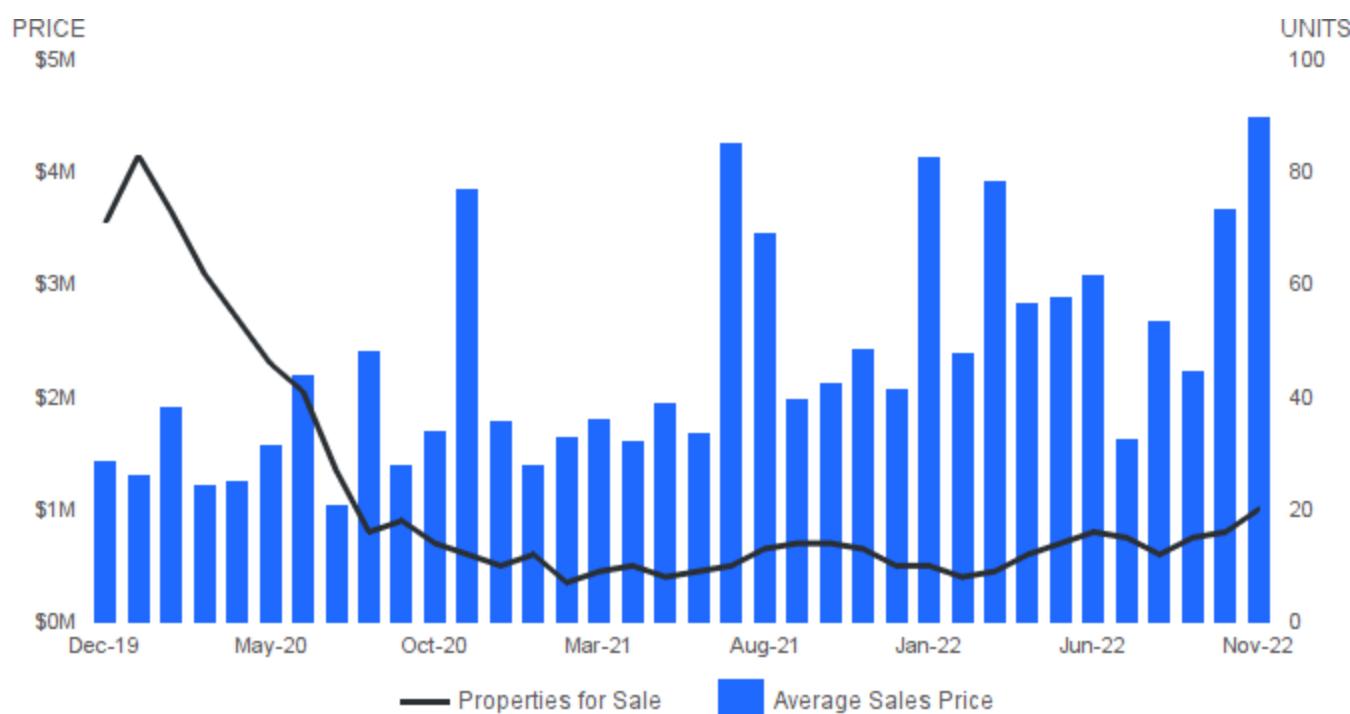


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

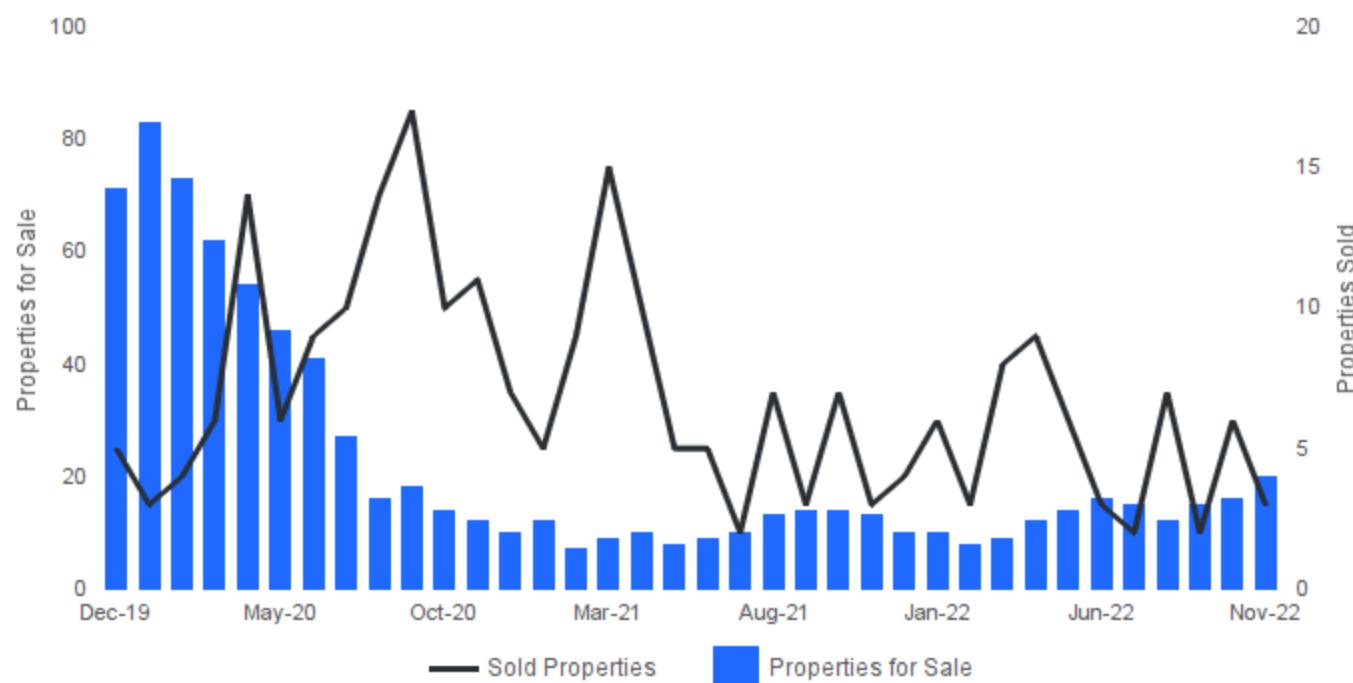
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family Homes ?

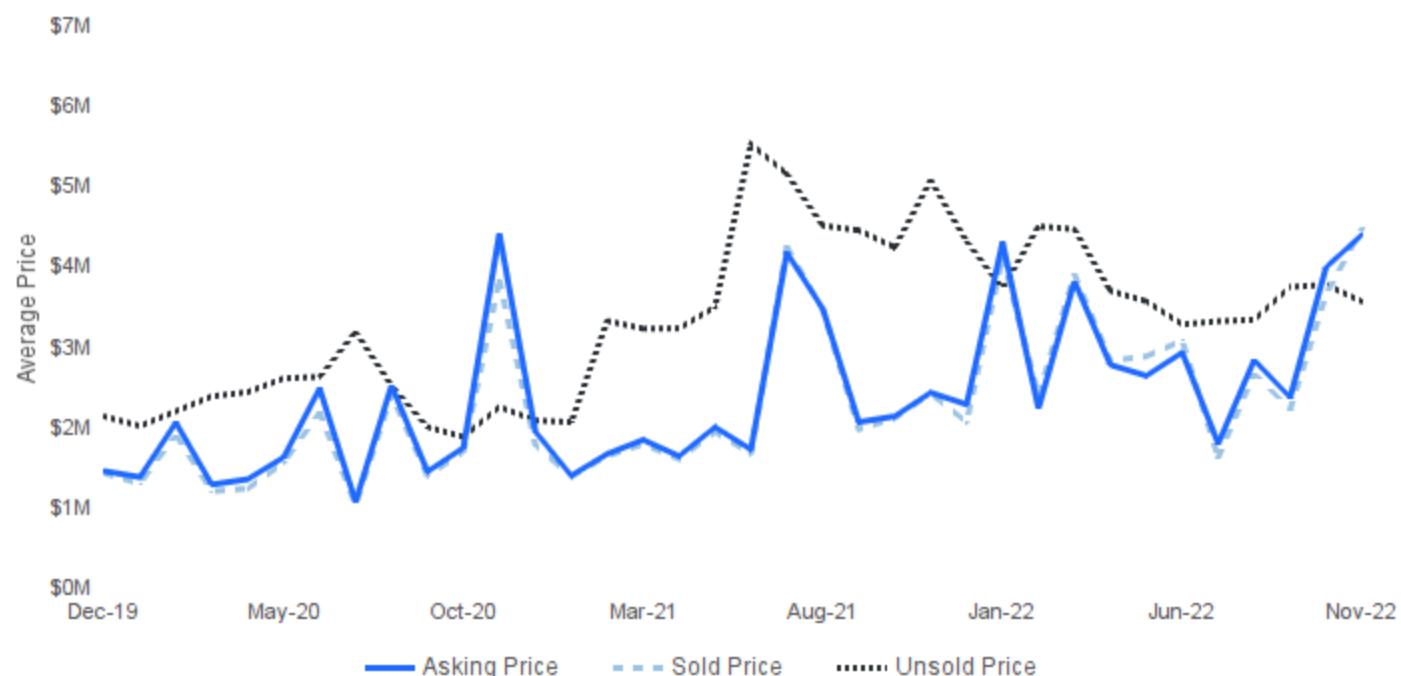
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family Homes ?

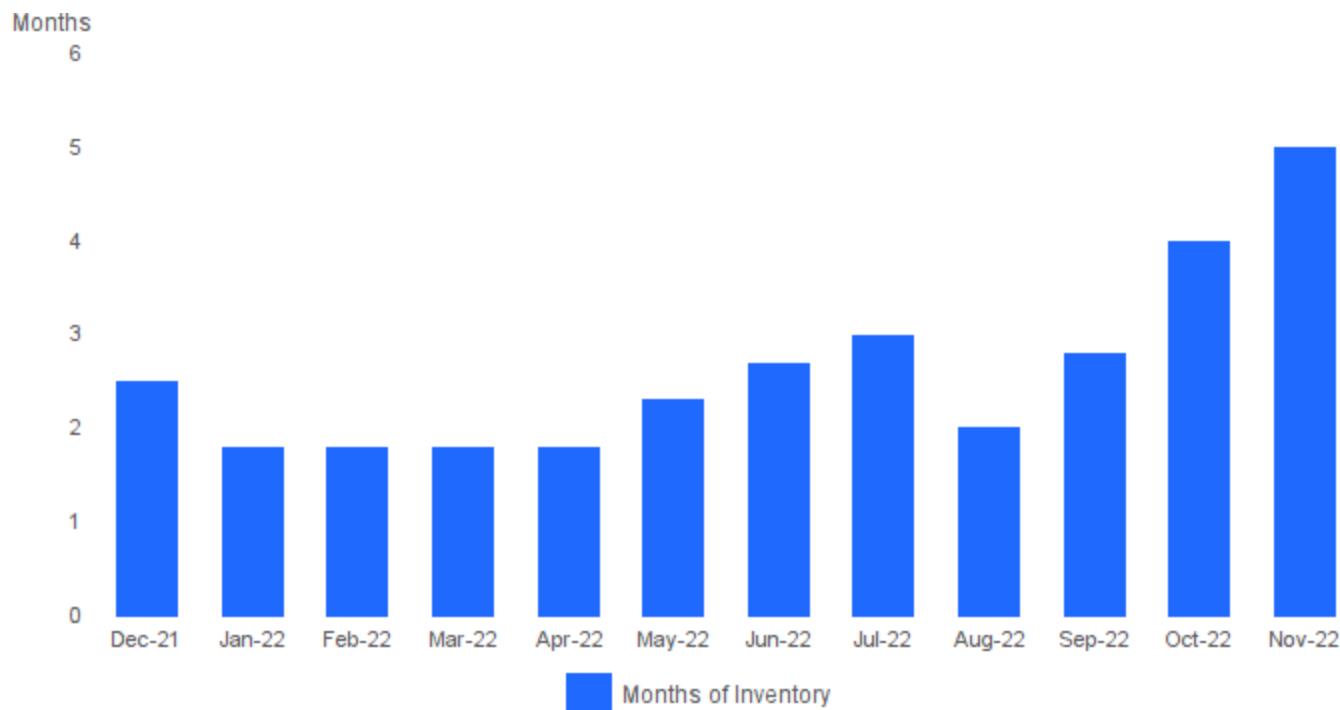
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## 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.



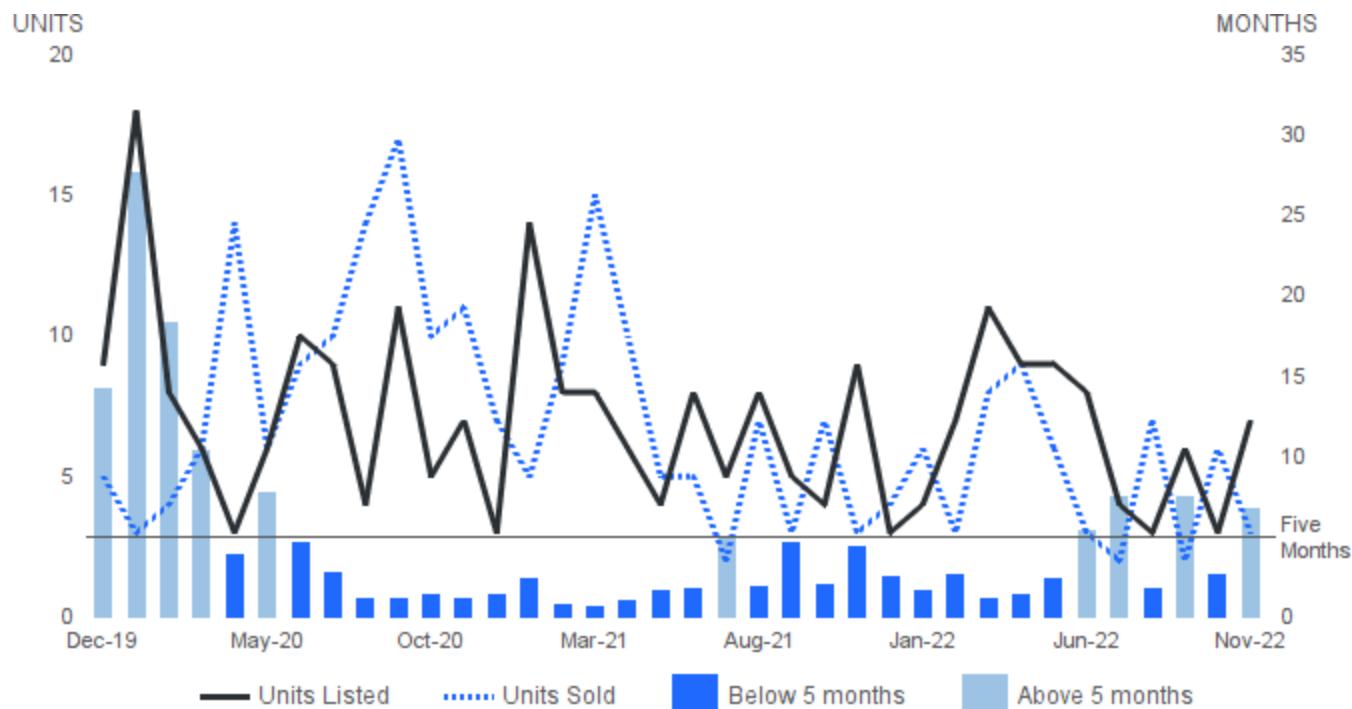
## MONTHS SUPPLY OF INVENTORY

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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