



AREA REPORT

JANUARY 2023

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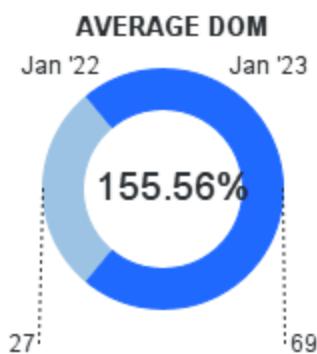
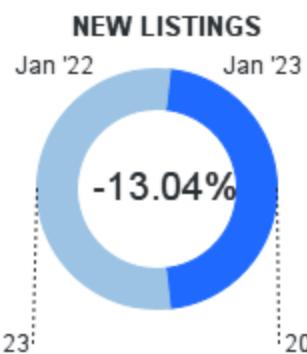
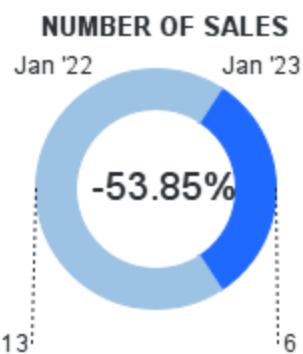


COLDWELL BANKER
REALTY

LONGBOAT KEY | January 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



34.63%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-13.33%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

33.71%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

-10.17%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Jan '22 Jan '23

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

January 2023 | Condo/Townhouse [?](#)

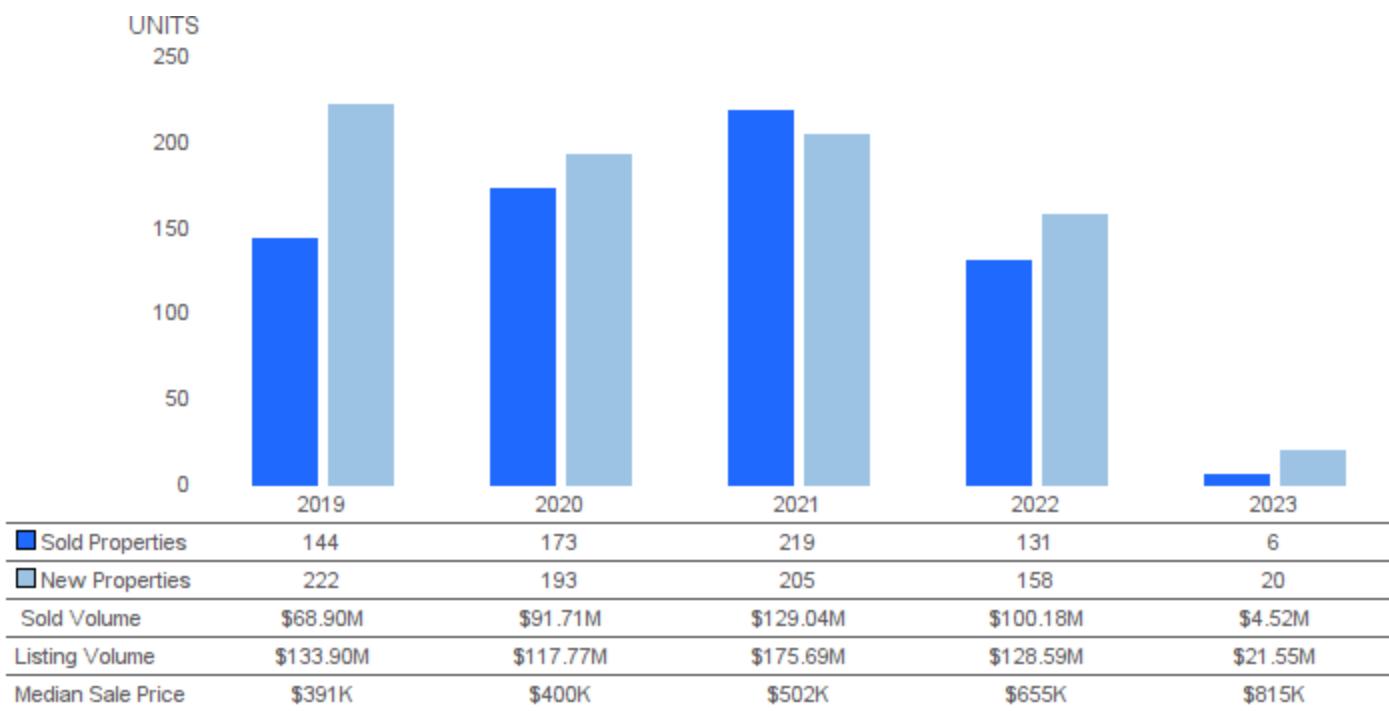
	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	20	23	-13.04% 	20	23	-13.04% 
Sold Listings	6	13	-53.85% 	6	13	-53.85% 
Median List Price (Solds)	\$827,000	\$618,500	33.71% 	\$827,000	\$618,500	33.71% 
Median Sold Price	\$814,500	\$605,000	34.63% 	\$814,500	\$605,000	34.63% 
Median Days on Market	51	6	750% 	51	6	750% 
Average List Price (Solds)	\$778,166	\$866,261	-10.17% 	\$778,166	\$866,261	-10.17% 
Average Sold Price	\$754,000	\$869,923	-13.33% 	\$754,000	\$869,923	-13.33% 
Average Days on Market	69	27	155.56% 	69	27	155.56% 
List/Sold Price Ratio	96.5%	100.5%	-3.94% 	96.5%	100.5%	-3.94% 

SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Condo/Townhouse [?](#)

Sold Properties | Number of properties sold during the year

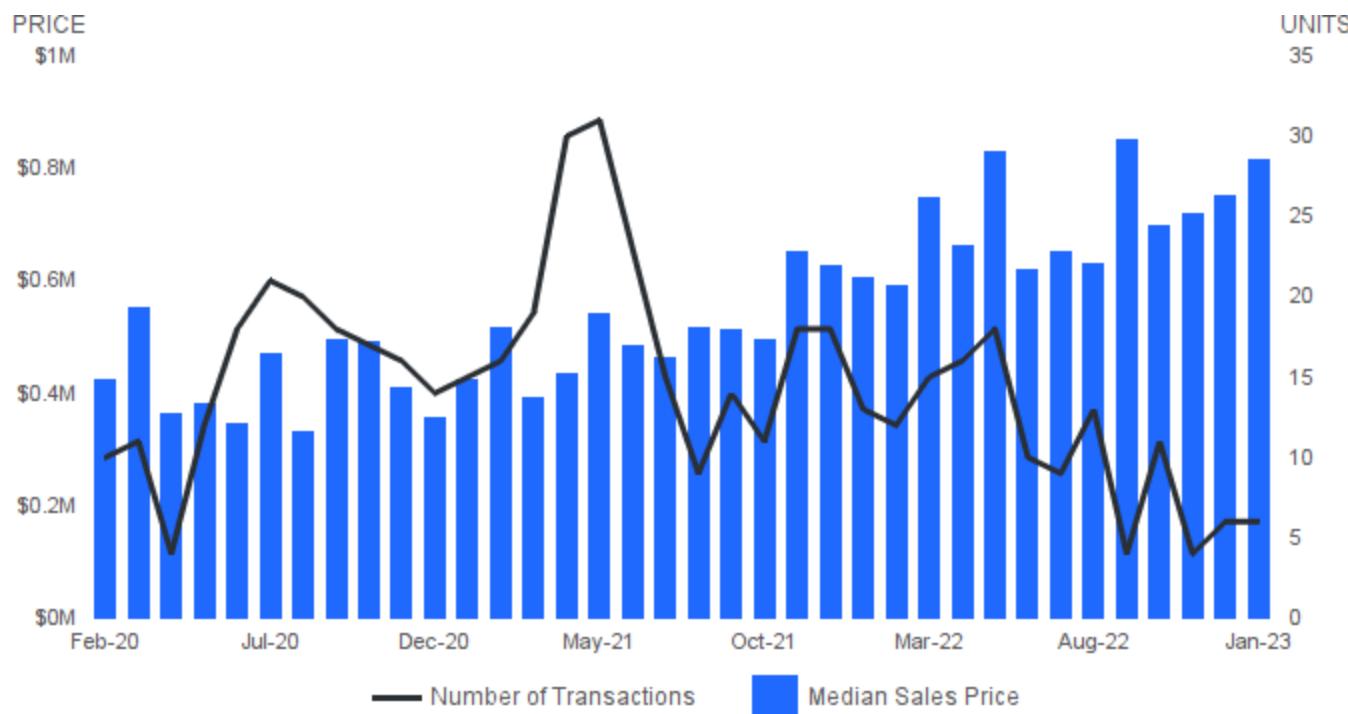
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

January 2023 | 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.

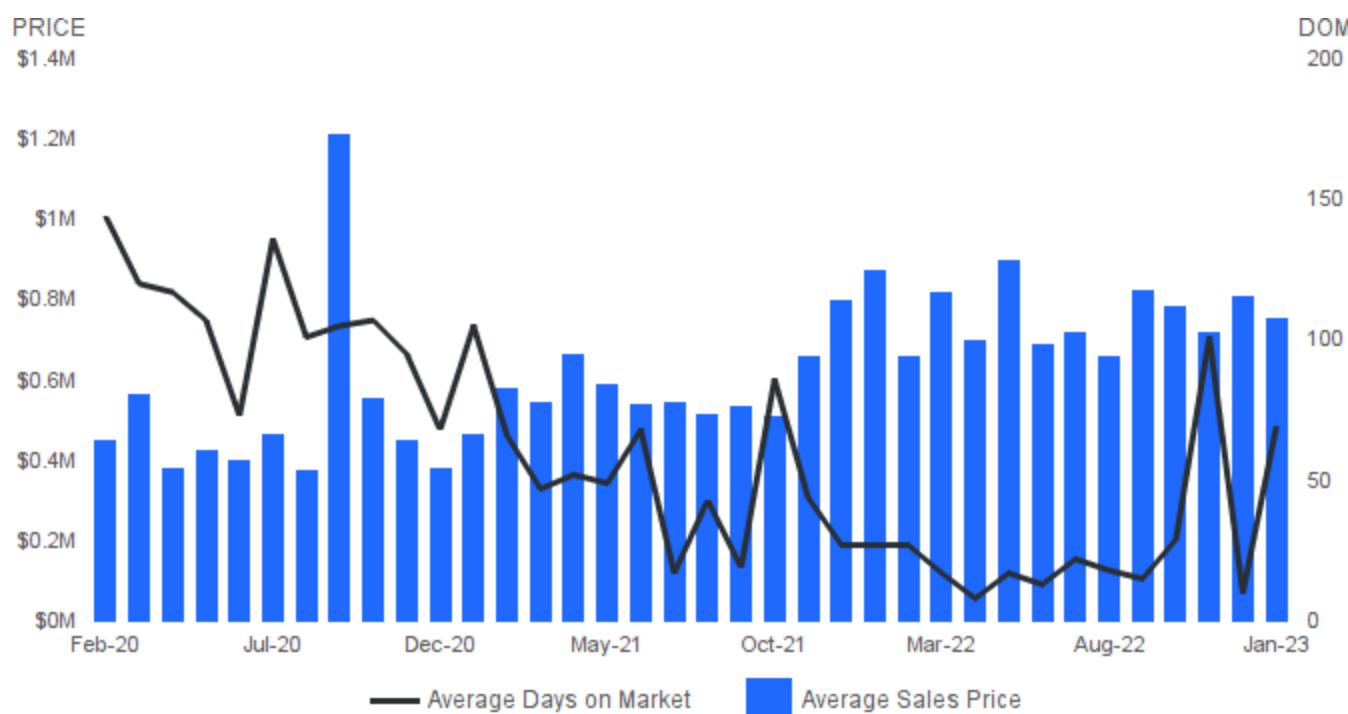


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | 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

January 2023 | Condo/Townhouse [?](#)

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

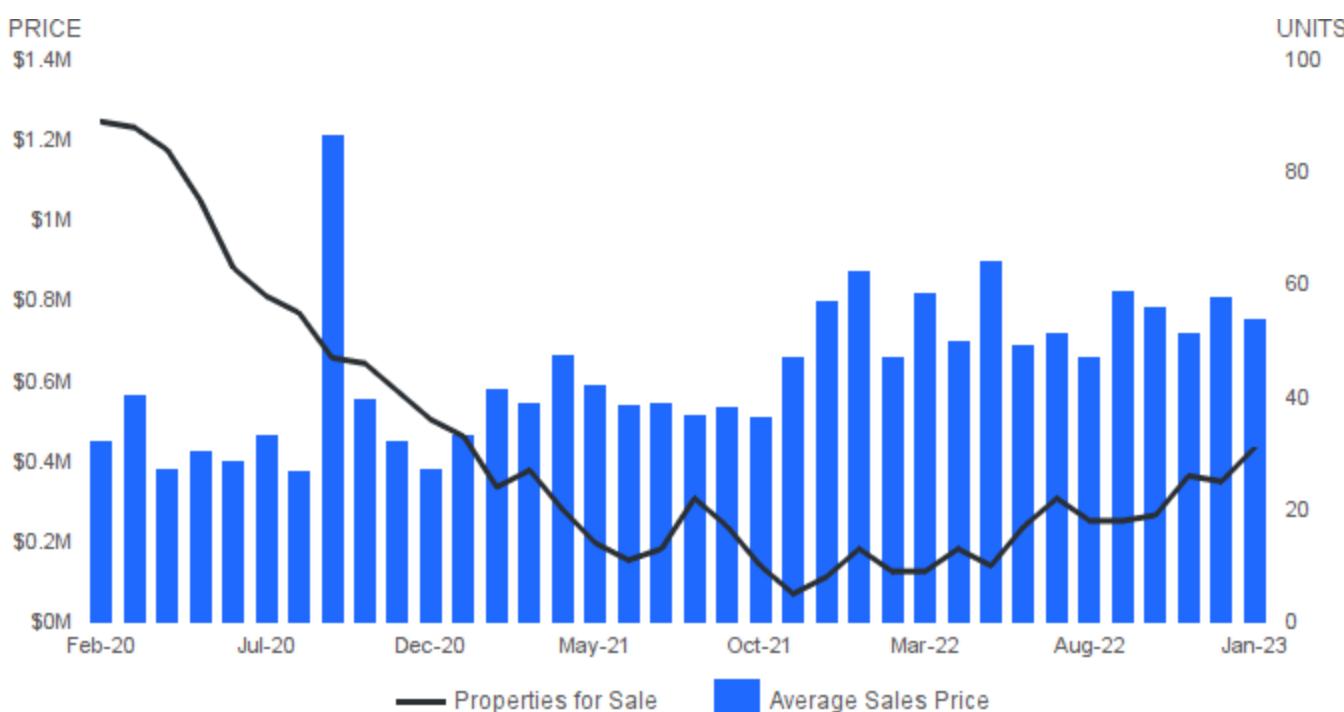


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2023 | Condo/Townhouse [?](#)

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

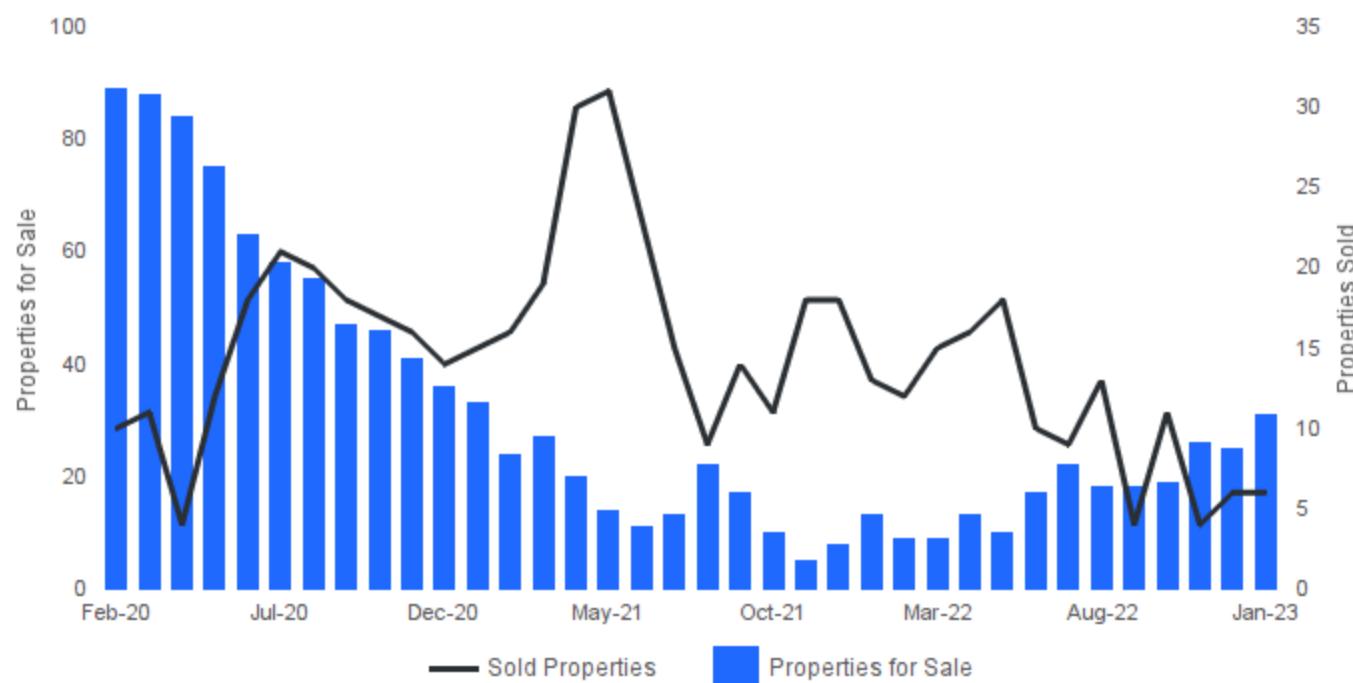
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2023 | Condo/Townhouse ?

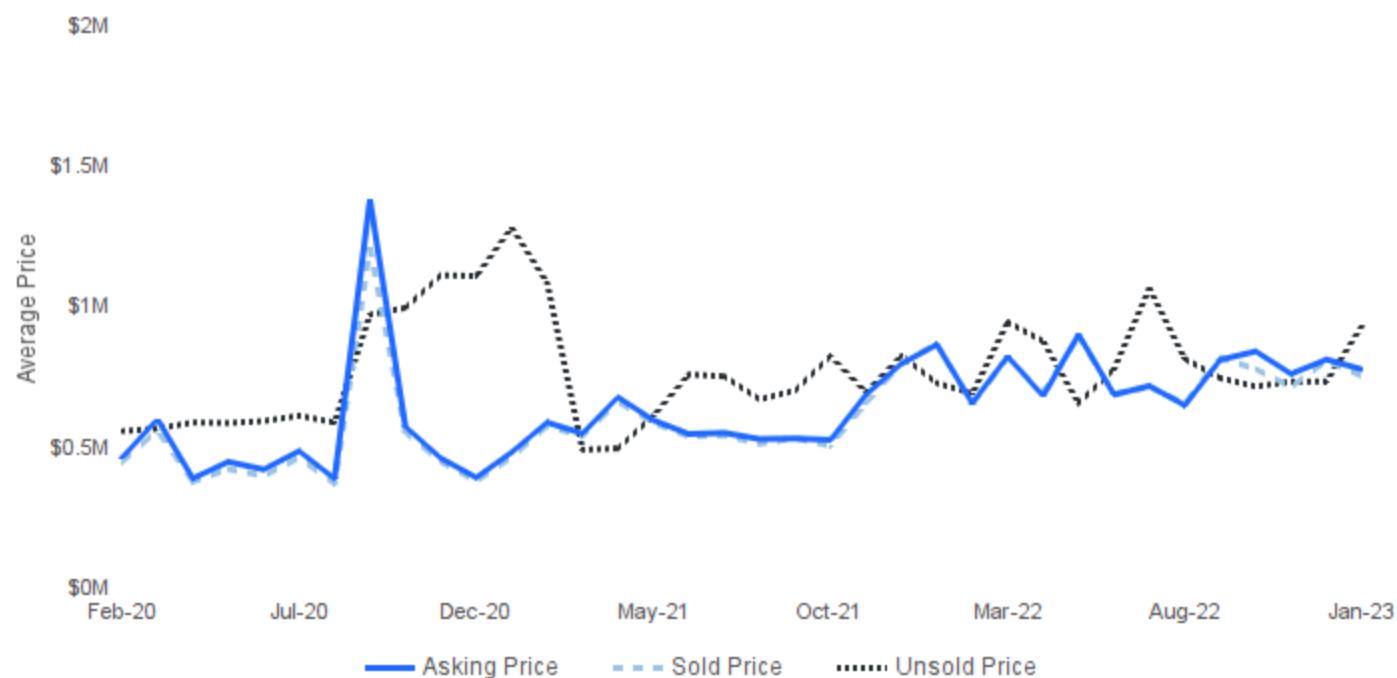
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2023 | 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

January 2023 | 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.



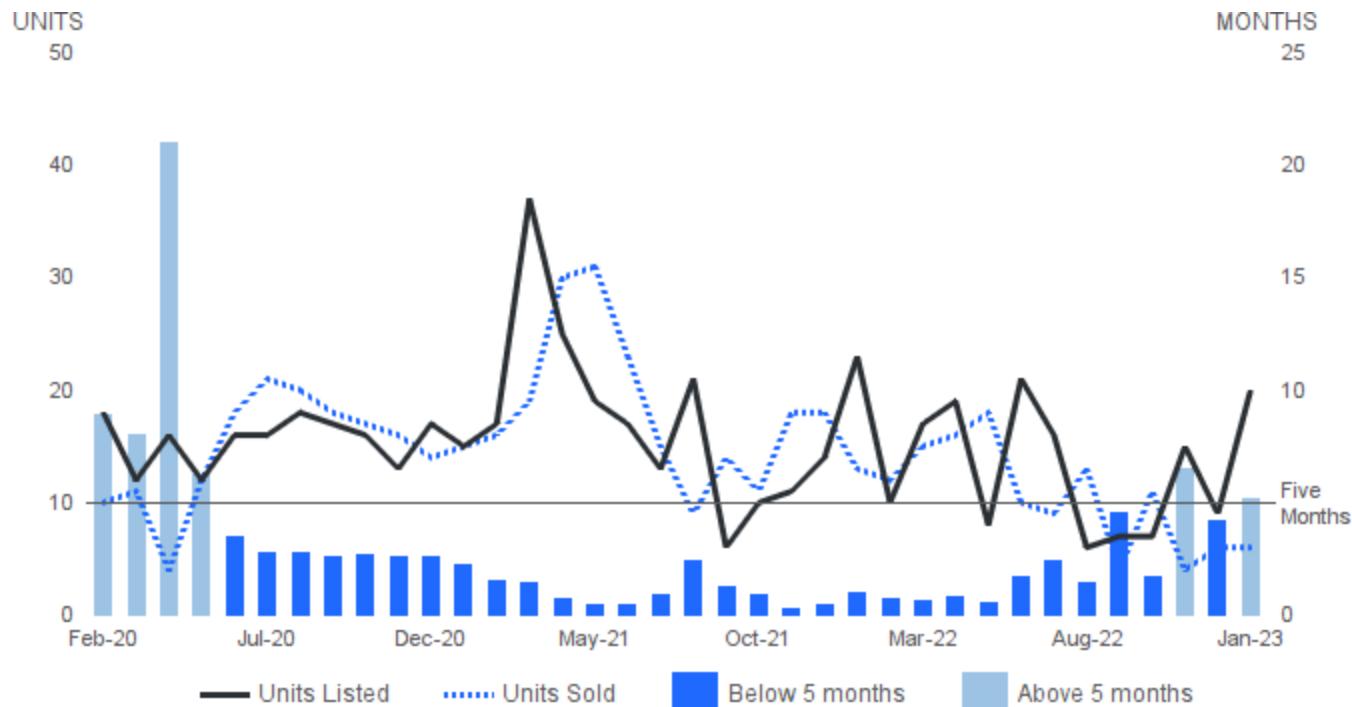
MONTHS SUPPLY OF INVENTORY

January 2023 | 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.

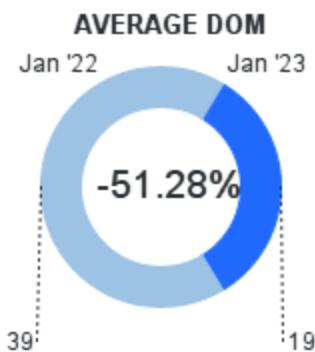
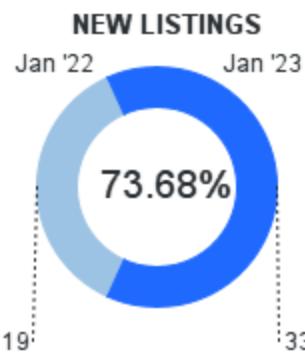
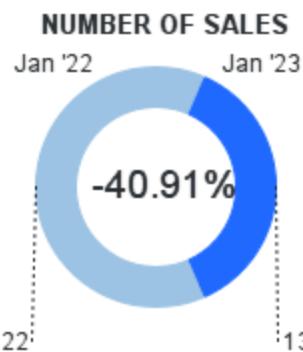
Units Sold | Number of properties sold.



LONGBOAT KEY | January 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



18.95%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

17.77%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

18.57%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

15.78%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Jan '22 Jan '23

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

January 2023 | Condo/Townhouse [?](#)

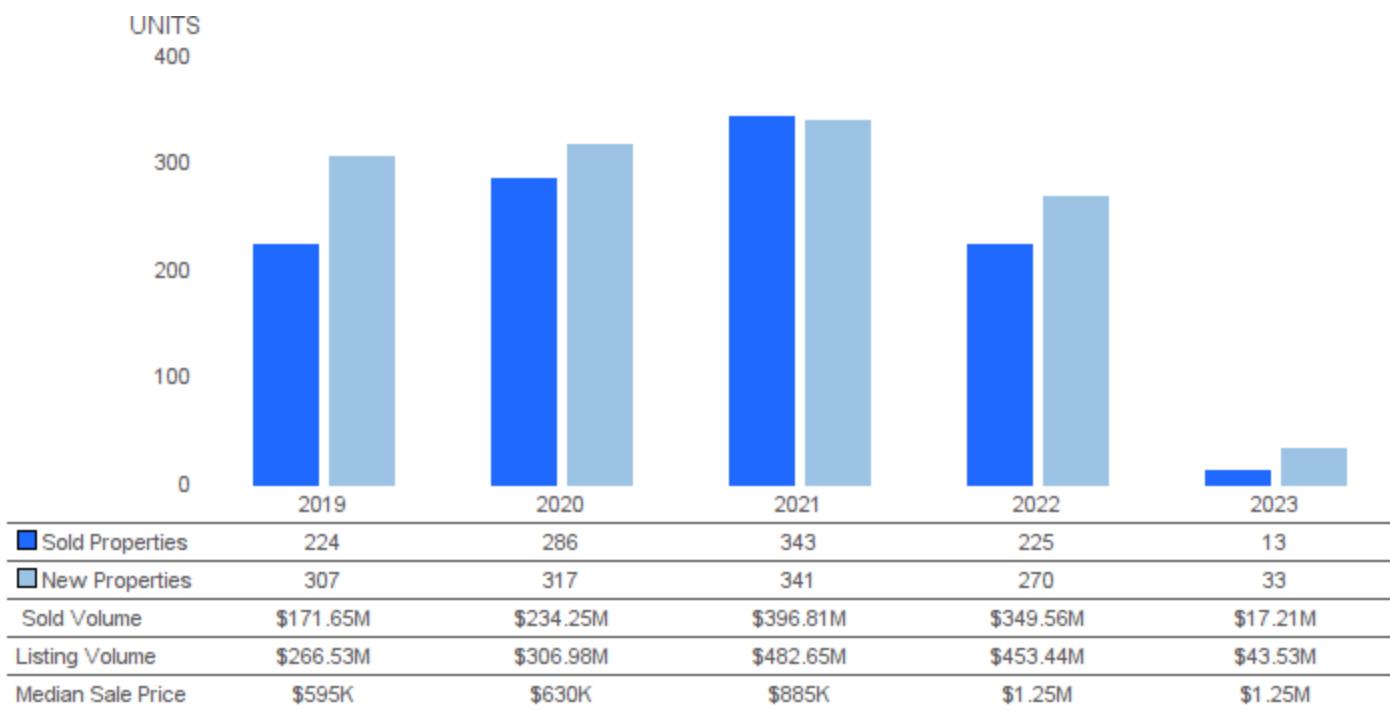
	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	33	19	73.68% ↑	33	19	73.68% ↑
Sold Listings	13	22	-40.91% ↓	13	22	-40.91% ↓
Median List Price (Solds)	\$1,245,000	\$1,050,000	18.57% ↑	\$1,245,000	\$1,050,000	18.57% ↑
Median Sold Price	\$1,246,000	\$1,047,500	18.95% ↑	\$1,246,000	\$1,047,500	18.95% ↑
Median Days on Market	7	31	-77.42% ↓	7	31	-77.42% ↓
Average List Price (Solds)	\$1,343,530	\$1,160,445	15.78% ↑	\$1,343,530	\$1,160,445	15.78% ↑
Average Sold Price	\$1,324,076	\$1,124,272	17.77% ↑	\$1,324,076	\$1,124,272	17.77% ↑
Average Days on Market	19	39	-51.28% ↓	19	39	-51.28% ↓
List/Sold Price Ratio	98.5%	97.6%	0.84% ↑	98.5%	97.6%	0.84% ↑

SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Condo/Townhouse [?](#)

Sold Properties | Number of properties sold during the year

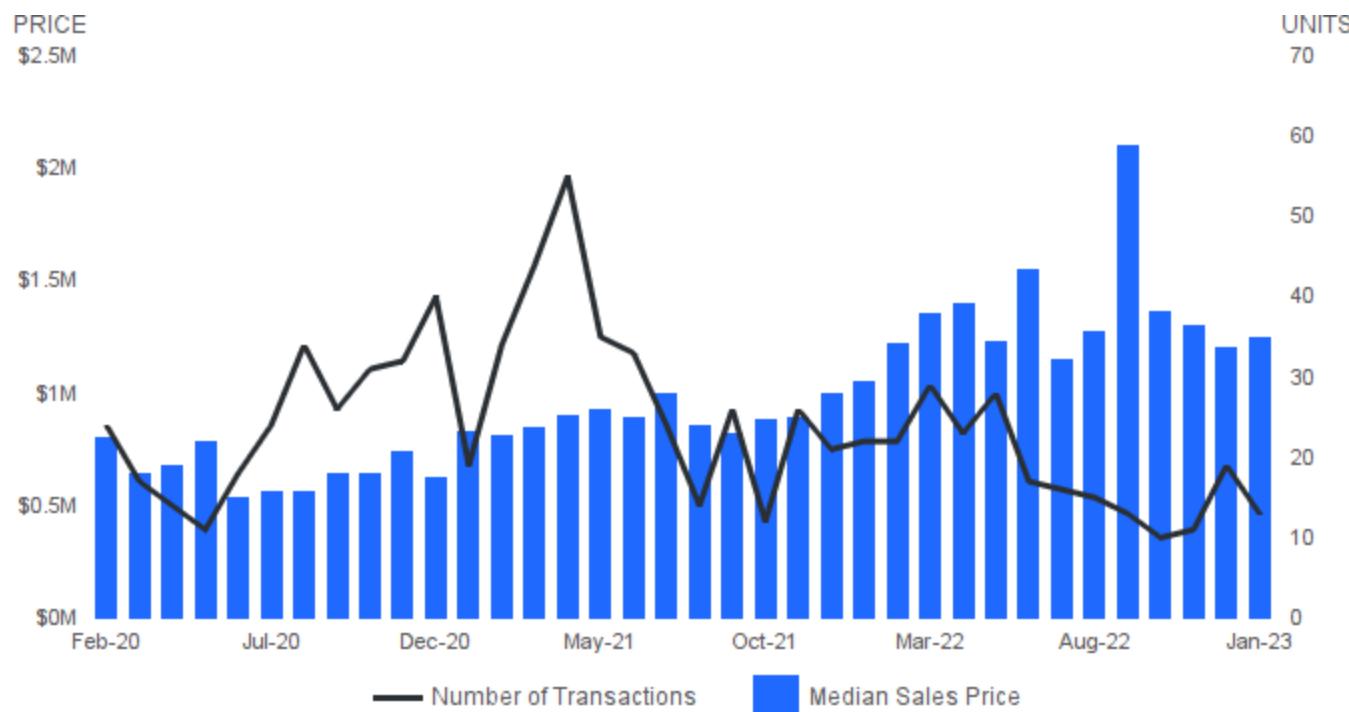
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MEDIAN SALES PRICE AND NUMBER OF SALES

January 2023 | Condo/Townhouse [?](#)

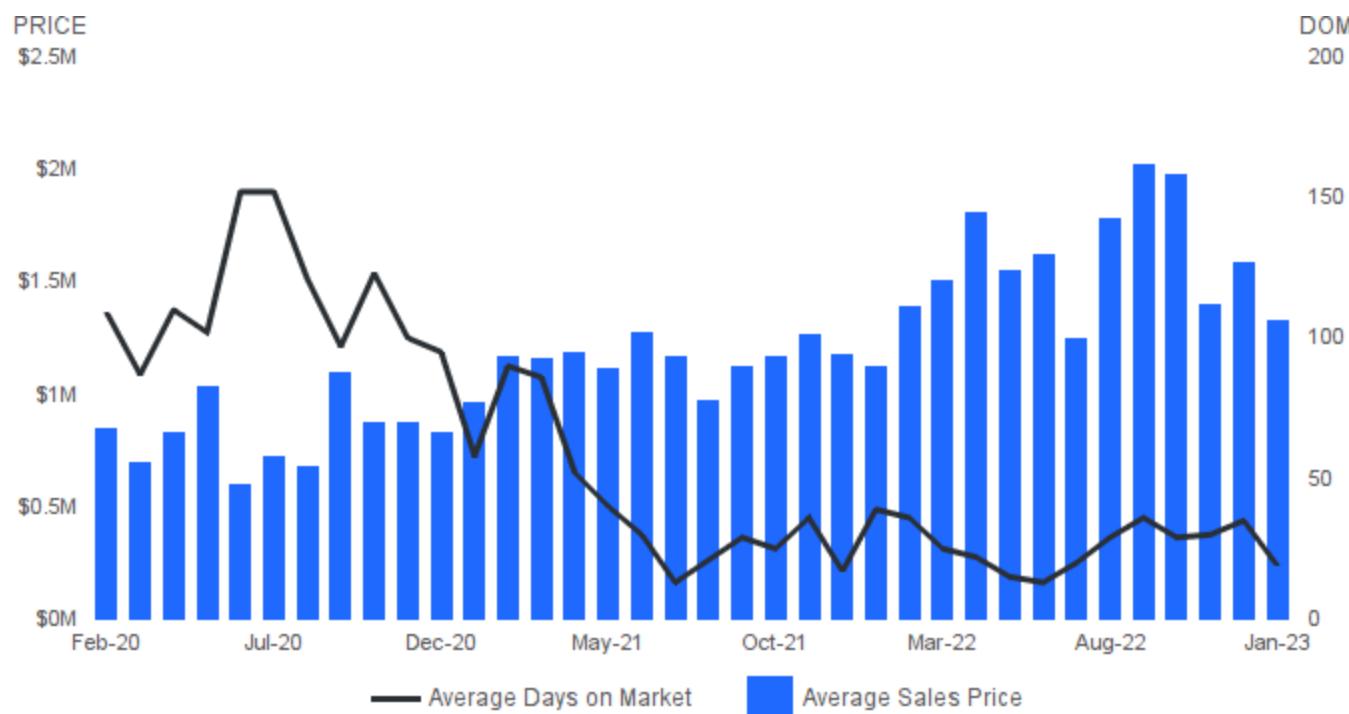
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AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | 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

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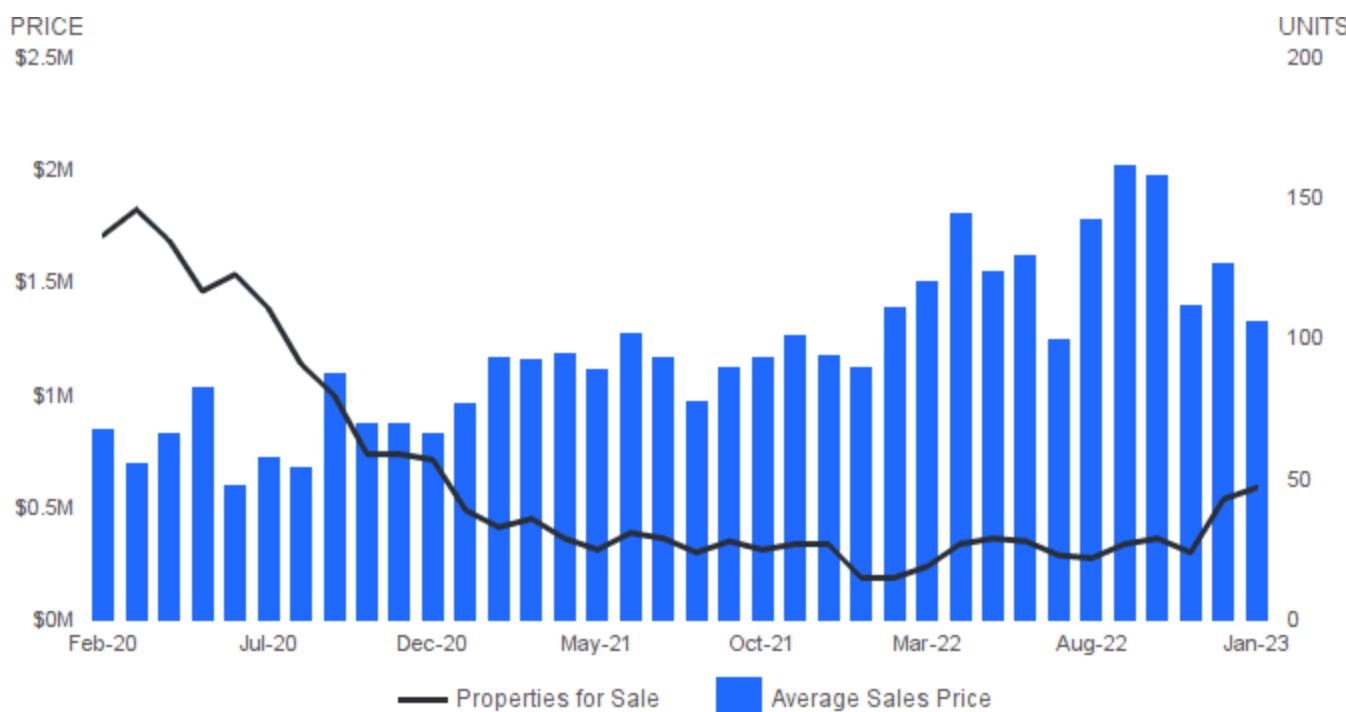


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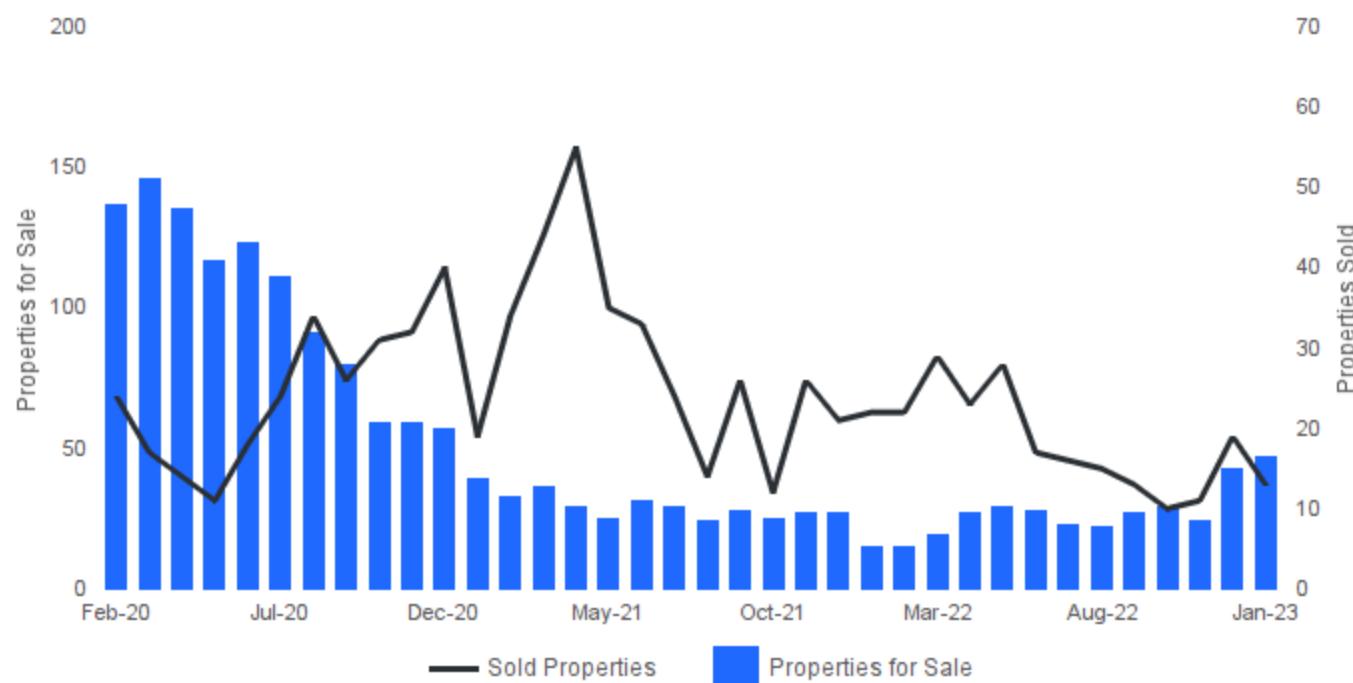
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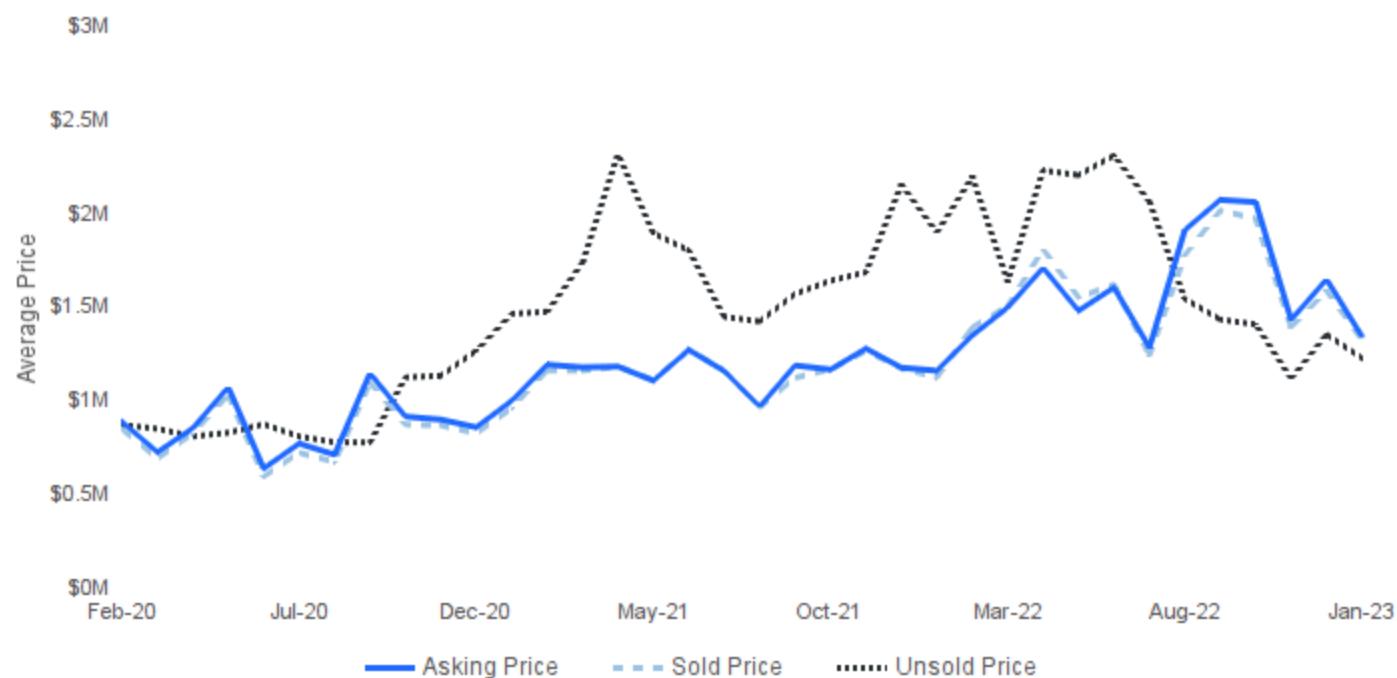
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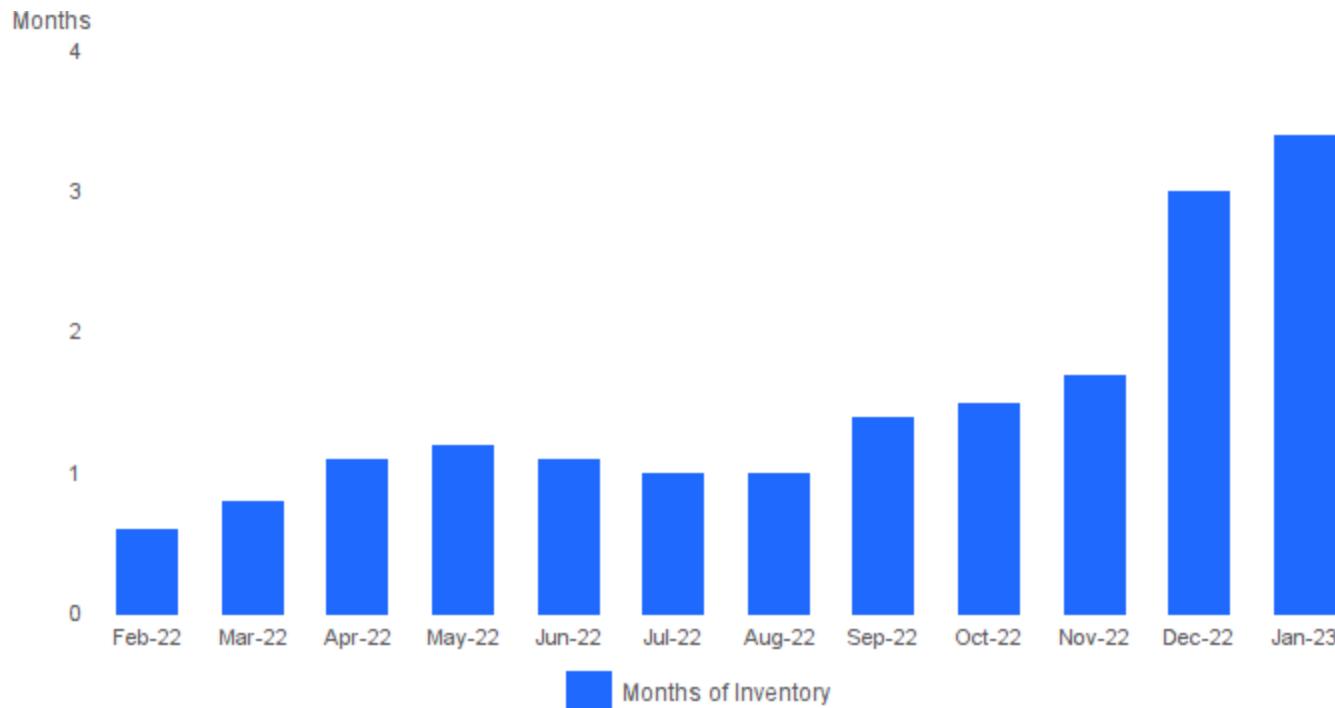
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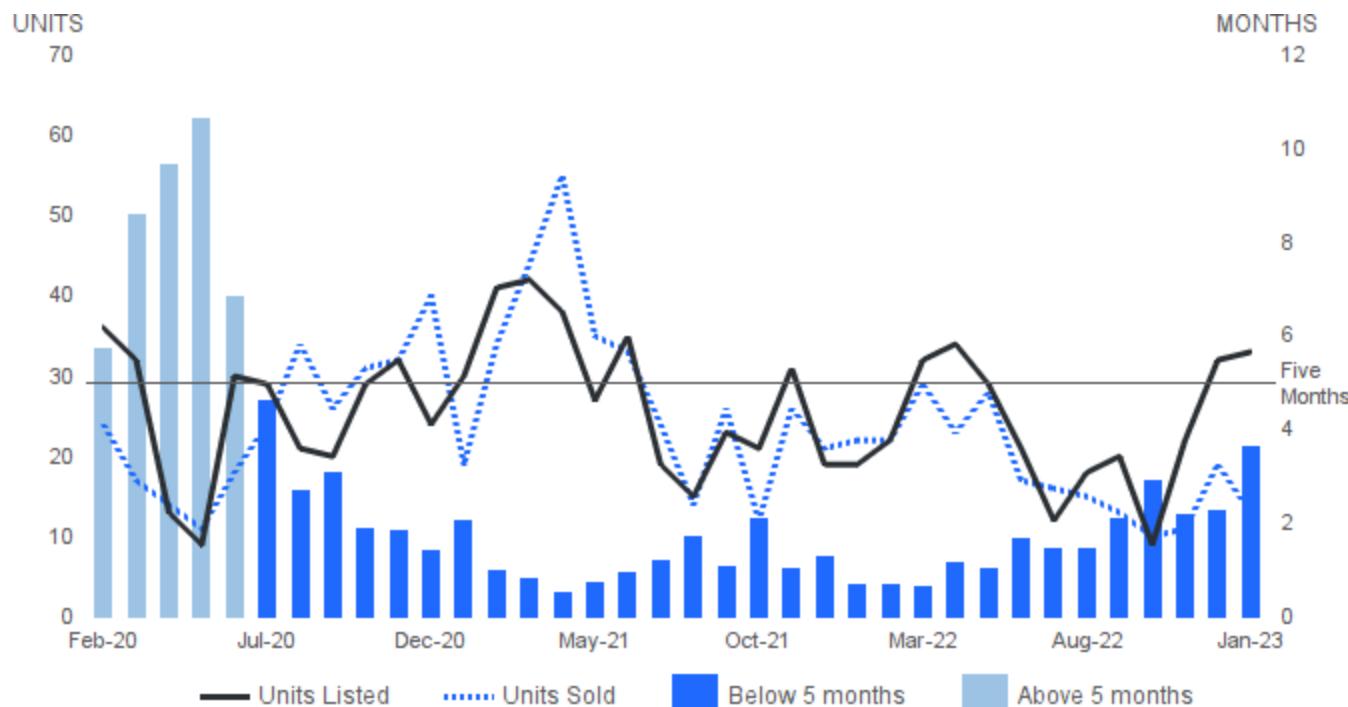
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Units Sold | Number of properties sold.



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