

Market Trends Report

January 2023

 **Property Type**

Townhome, Condominium

 **Date Range**

February 2020 - January 2023

 **Price Range**

\$0 - \$999,999,999

 **Location**

ZIP CODE
34236



Bruce Myer
Sales Associate Lic#: SL342109

CONTACT

-  941-376-5311
-  bruce.myer@floridamoves.com
-  brucemyer.com
-  Coldwell Banker Realty
595 Bay Isles Rd Ste 250, Longboat Key, FL 34228
-  941-383-6411

CONNECT WITH ME

-  @brucemyer
-  fb.com/bruce-myer-realtor-coldwell-banker-residential-real-estate-1702042276750005
-  @brucemyerrealtor
-  @myerrealtor
-  youtu.be/user/longboatkeyforsale


Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Overview

The overview below shows real estate activity for January 2023. You will see data comparisons between January and the previous month, the last three months and January 2022.

Overview	YTD Avg.	Monthly Trends				
		January	December	Oct. - Dec.	Jan. 2022	
New Listings	56	56	↑	↑	↓	
Average Sales Price per Square Foot	752	752	↑	↑	↓	
Average Days on Market	38	38	↓	—	↑	
Number of Properties for Sale	175	175	↑	↑	↑	
Average List Price	\$2,587,933	\$2,587,933	↓	↓	—	
Median List Price	\$1,500,000	\$1,500,000	↑	↓	↓	
Average Sales Price	\$1,625,794	\$1,625,794	↑	↑	↓	
Median Sales Price	\$1,275,000	\$1,275,000	↑	↑	↑	
Sales Price / List Price Ratio	96.85%	96.85%	↑	—	↓	
Number of Properties Sold	36	36	↑	↑	↓	
Month's Supply of Inventory	4.86	4.86	↓	↓	↑	
Absorption Rate	0.21	0.21	↑	↑	↓	


Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

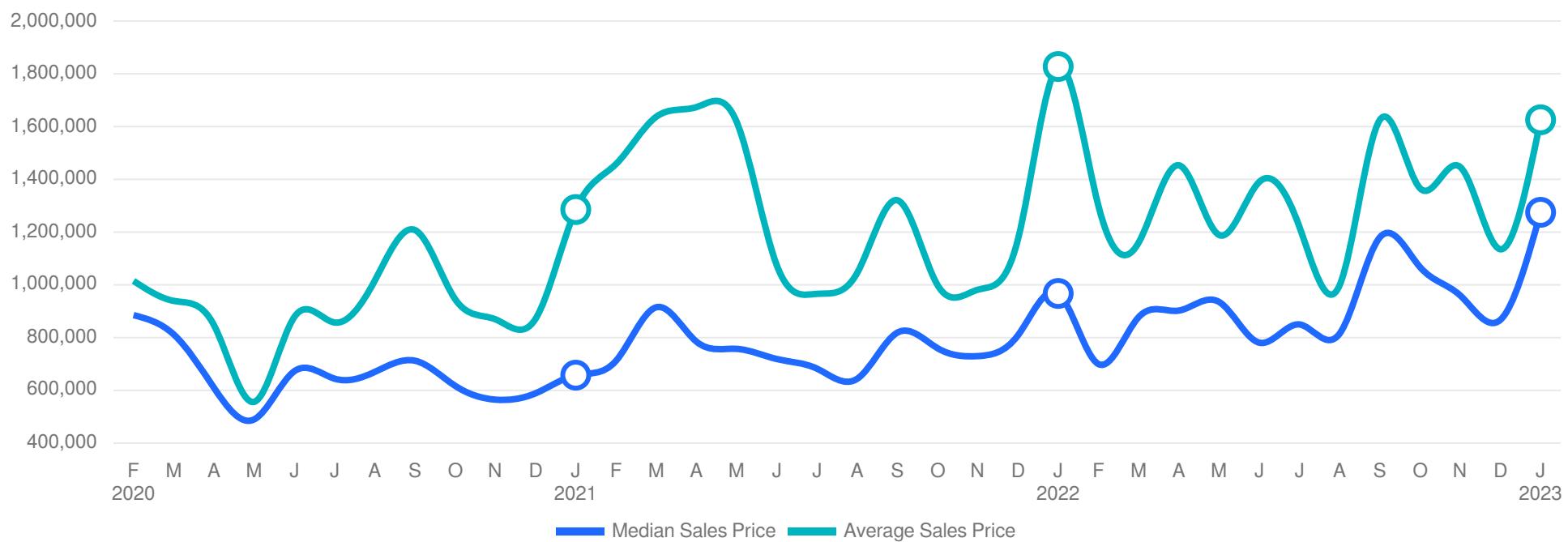
Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Average & Median Sales Price

The median sales price in January 2023 was \$1,275,000, up 46.97% from \$867,500 from the previous month and 31.78% higher than \$967,500 from January 2022. The January 2023 median sales price was at its highest level compared to January 2022 and 2021. The average sales price in January 2023 was \$1,625,794, up 43.23% from \$1,135,085 from the previous month and -11.05% lower than \$1,827,677 from January 2022. The January 2023 average sale price was at a mid level compared to January 2022 and 2021.




Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The January 2023 sales price/list price ratio was 96.85%, up from 94.44% from the previous month and down from 99.78% from January 2022.




Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Number of Properties Sold & Absorption Rate

The number of properties sold in January 2023 was 36, up 63.64% from 22 from the previous month and -10.0% lower than 40 from January 2022. The January 2023 sales were at its lowest level compared to January 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.




Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

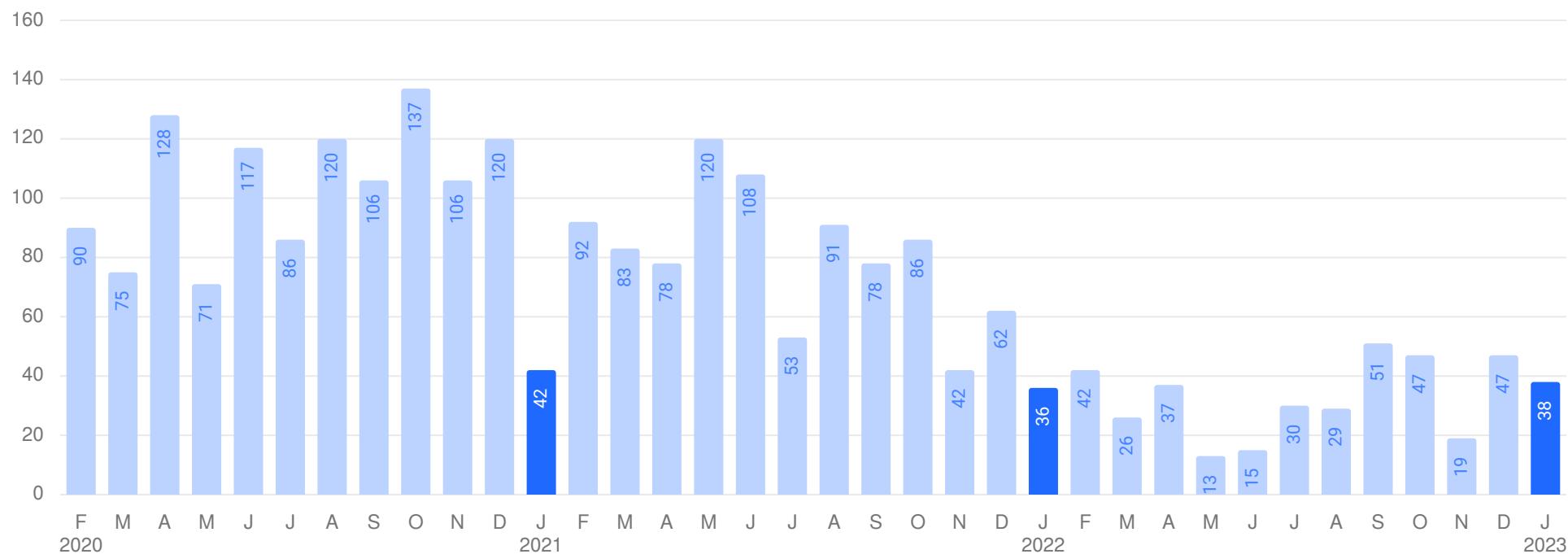
Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for January 2023 was 38 days, down -19.15% from 47 days from the previous month and 5.56% higher than 36 days from January 2022. The January 2023 DOM was at a mid level compared with January 2022 and 2021.




Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

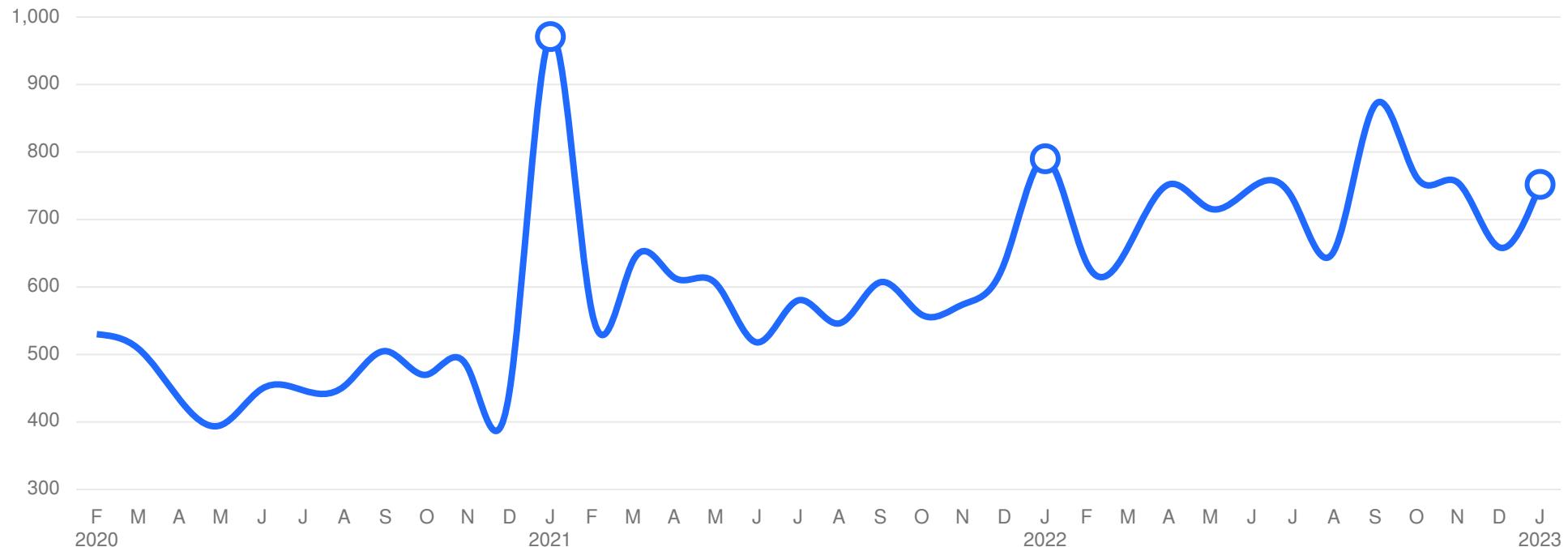
 bruce.myer@floridamoves.com
<http://www.brucemyer.com>
Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in January 2023 was \$752, up 14.11% from \$659 from the previous month and -4.81% lower than \$790 from January 2022.





Bruce Myer
Sales Associate

M: 941-376-5311
Lic#: SL342109

bruce.myer@floridamoves.com
http://www.brucemyer.com

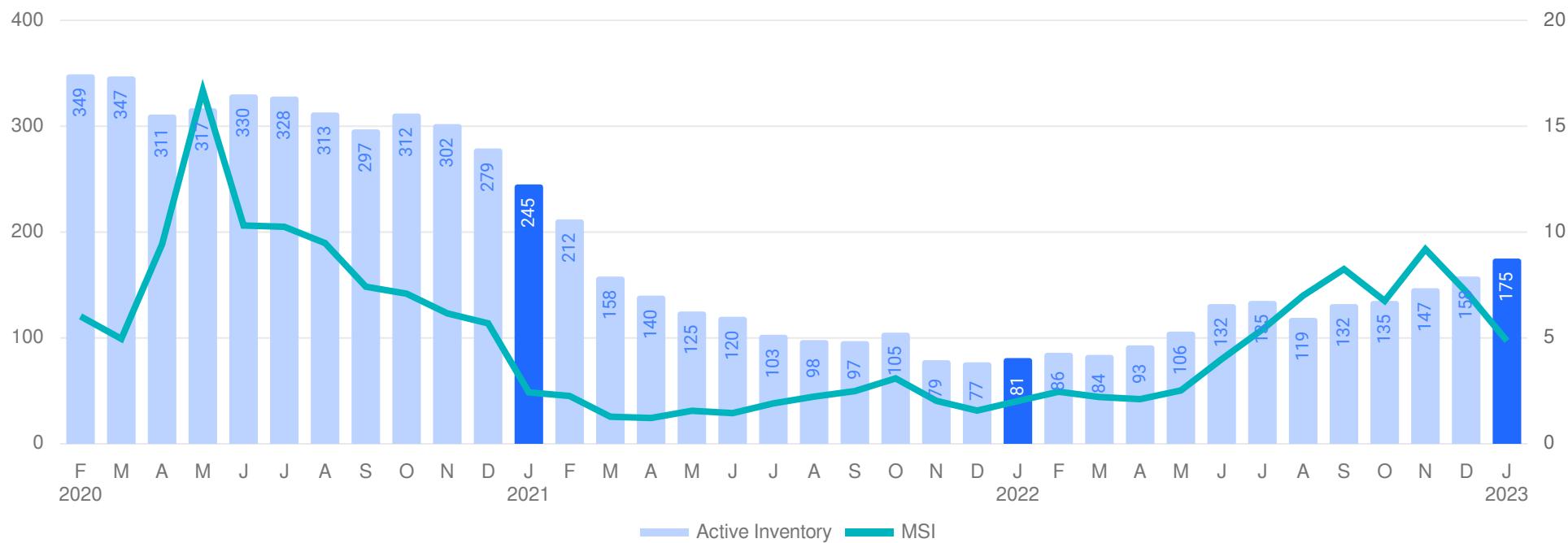
Zip Code: 34236

Price Range: \$0 -
\$999,999,999

Properties: Townhome,
Condominium

Inventory & MSI

The number of properties for sale in January 2023 was 175, up 10.76% from 158 from the previous month and 116.05% higher than 81 from January 2022. The January 2023 inventory was at a mid level compared with January 2022 and 2021. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2023 MSI of 4.86 months was at its highest level compared with January 2022 and 2021.




Bruce Myer
 Sales Associate

 M: 941-376-5311
 Lic#: SL342109

 bruce.myer@floridamoves.com
 http://www.brucemyer.com

Zip Code: 34236

 Price Range: \$0 -
 \$999,999,999

 Properties: Townhome,
 Condominium

New Listings

The number of new listings in January 2023 was 56, up 12.00% from 50 from the previous month and -20.0% lower than 70 from January 2022. The January 2023 listings were at its lowest level compared to January 2022 and 2021.

