

# 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](mailto:bruce.myer@floridamoves.com)
-  [brucemyer.com](http://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](https://fb.com/bruce-myer-realtor-coldwell-banker-residential-real-estate-1702042276750005)
-  [@brucemyerrealtor](#)
-  [@myerrealtor](#)
-  [youtu.be/user/longboatkeyforsale](https://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	Monthly Trends				
	YTD Avg.	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

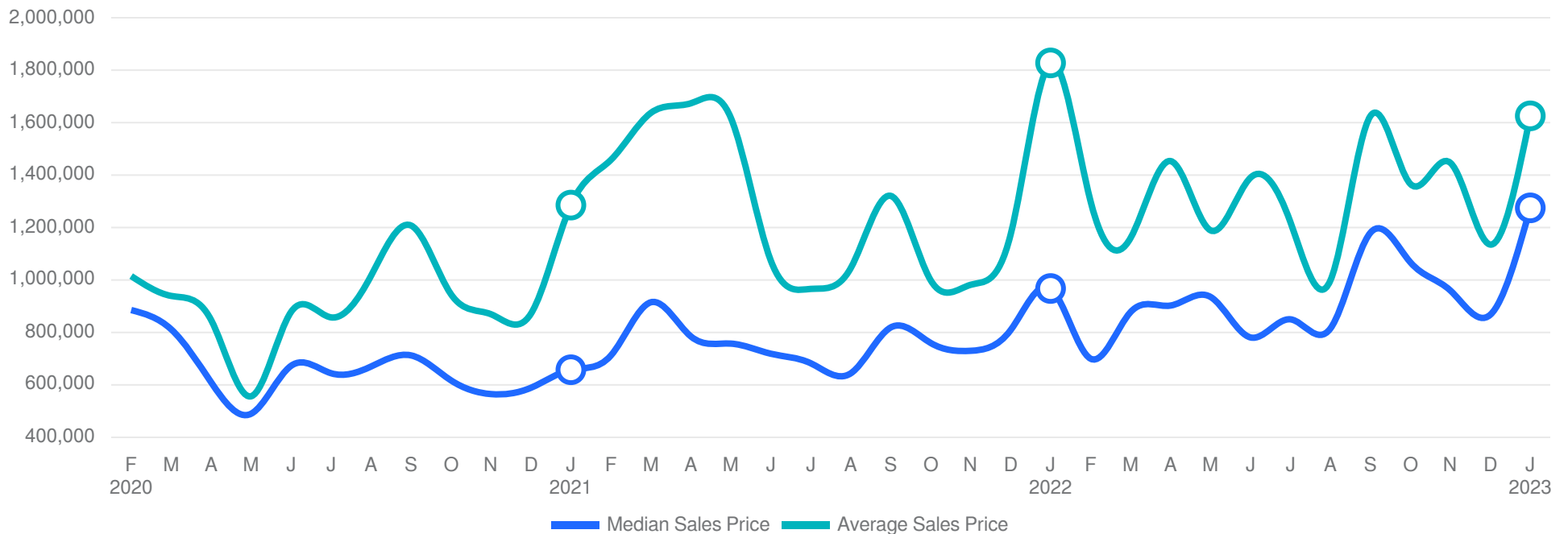
M: 941-376-5311  
Lic#: SL342109

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

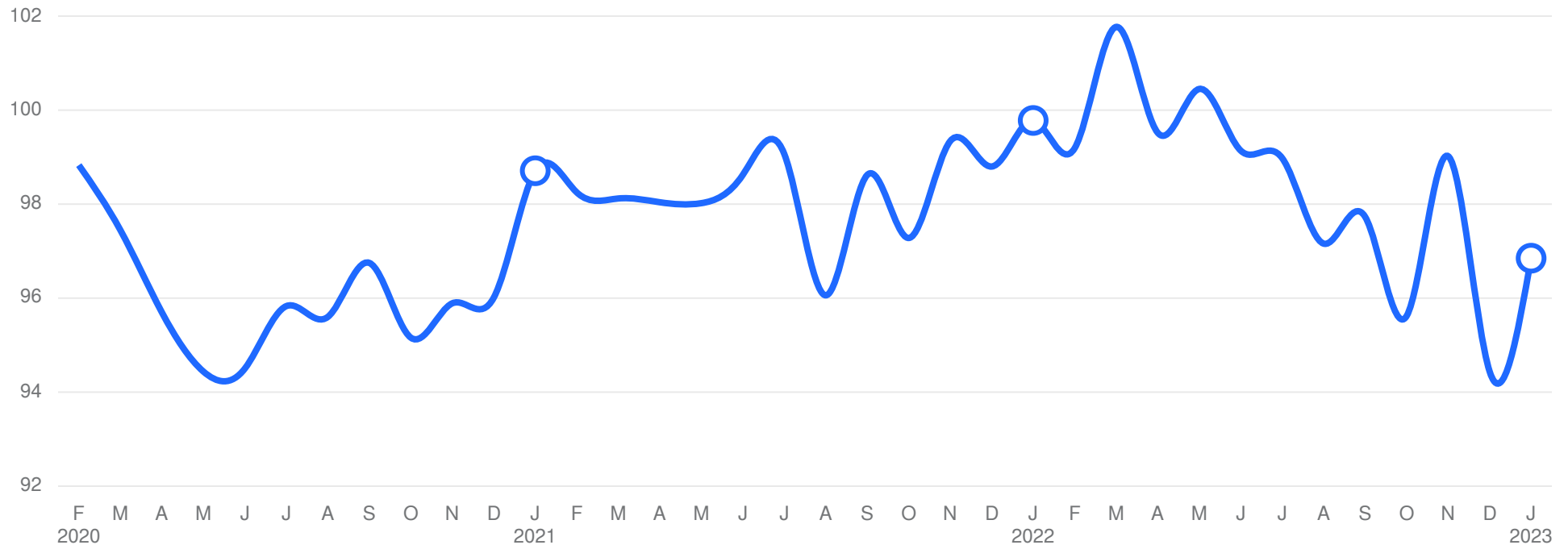
M: 941-376-5311  
Lic#: SL342109

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

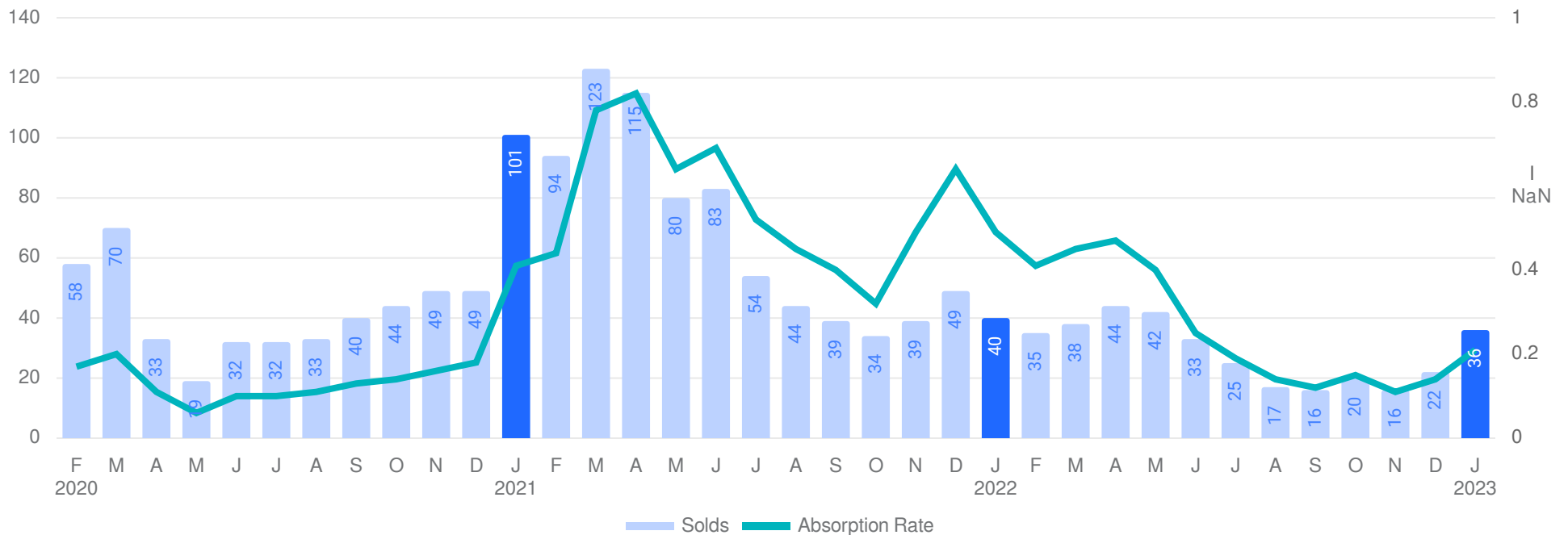
M: 941-376-5311  
Lic#: SL342109

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>

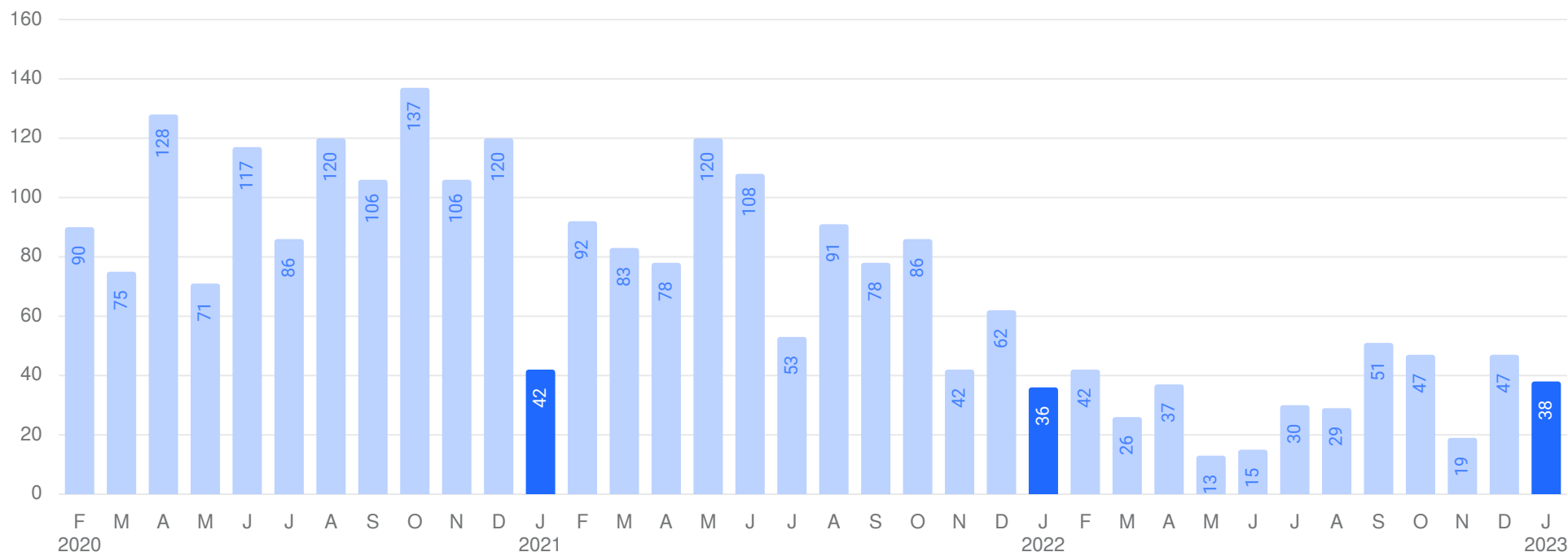
**Zip Code: 34236**

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

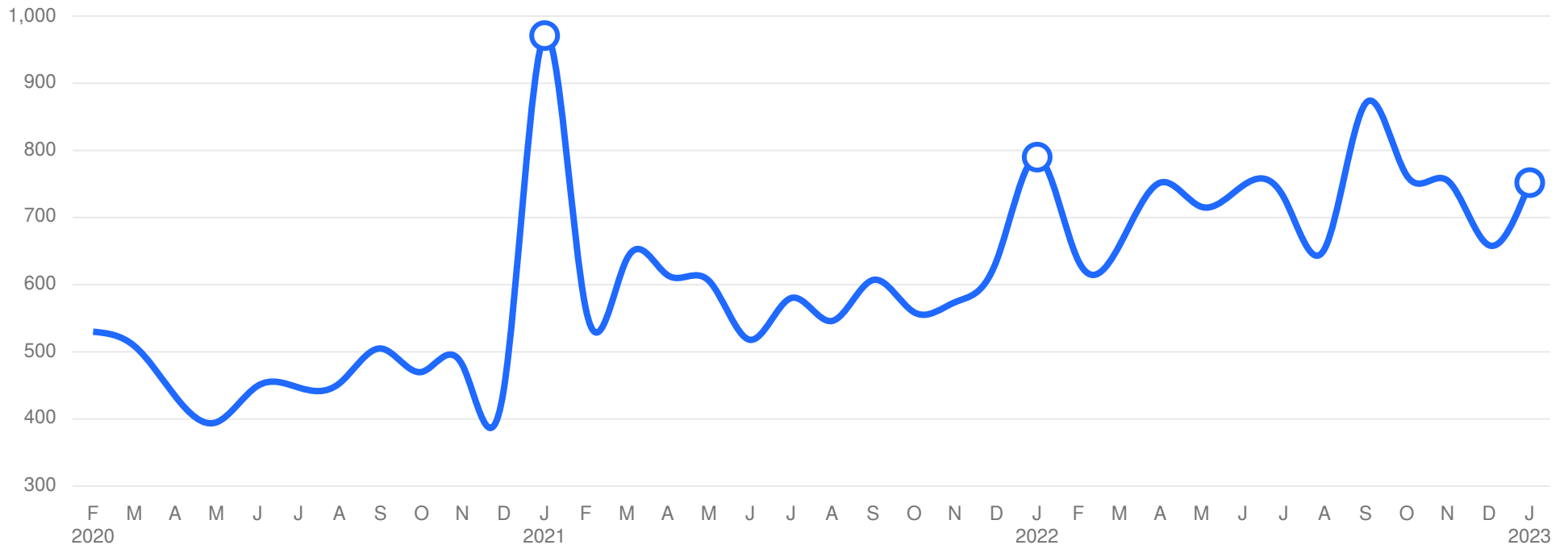
M: 941-376-5311  
Lic#: SL342109

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

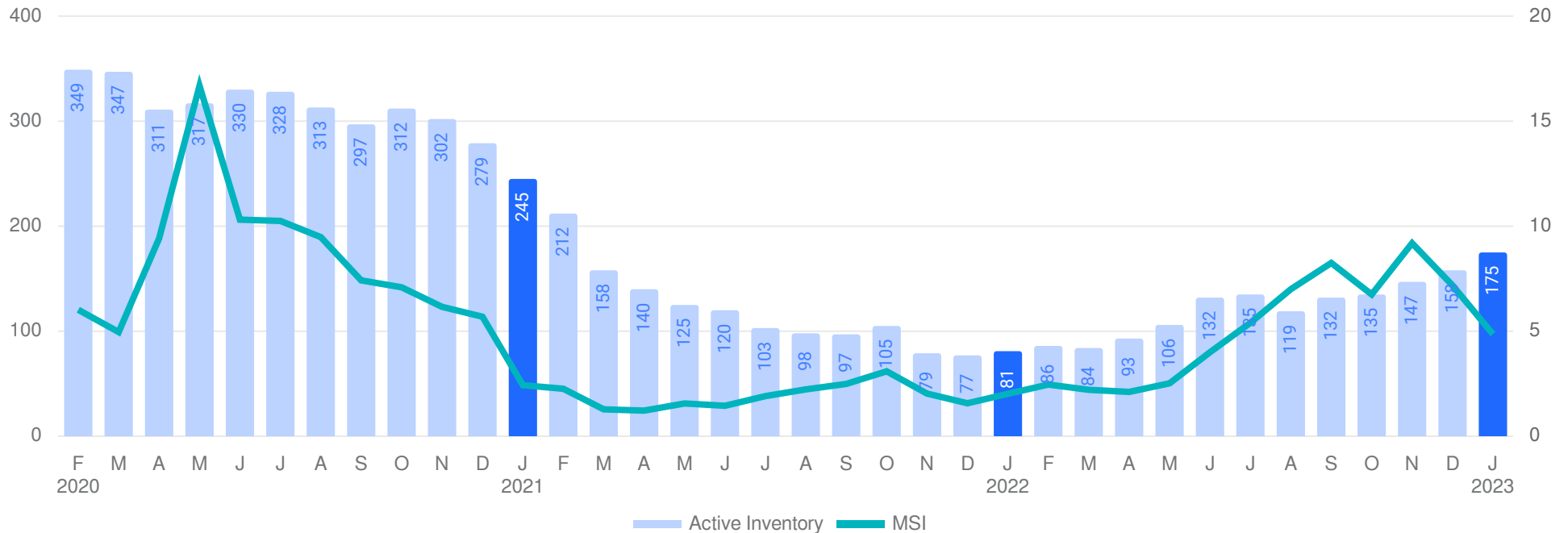
M: 941-376-5311  
Lic#: SL342109

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.

