



AREA REPORT

DECEMBER 2019 | SINGLE FAMILY HOMES

The Area Report offers insight into residential real estate sales activity and regional trends. It complements our Market Report, giving you a broader look at the real estate market. If you are interested in receiving the Market Report for a more specific area, please let me know. I would be happy to set that up for you.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.

BRUCE MYER

Direct: (941) 387-1847

Cell: (941) 376-5311

Bruce.Myer@floridamoves.com

www.brucemyer.com/

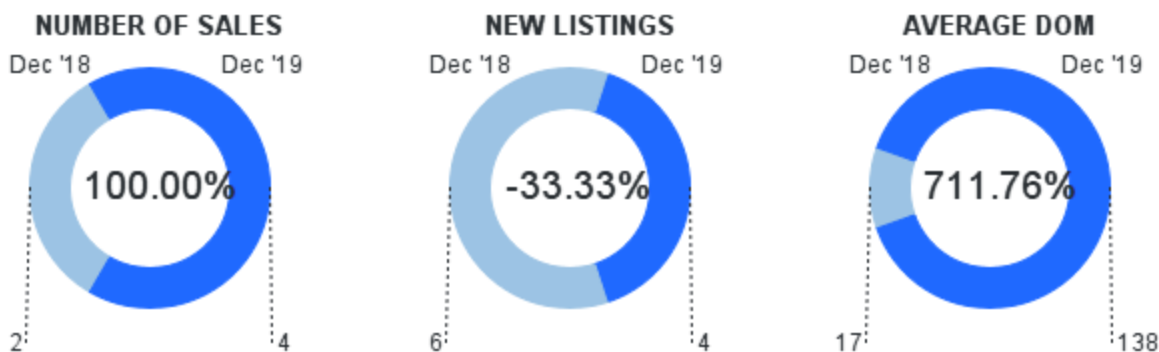


RESIDENTIAL REAL ESTATE

LONGBOAT KEY | December 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-10.00% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-9.51% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-7.73% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

-0.88% ↓

AVERAGE LIST PRICE
SINGLE FAMILY HOMES

Dec '18 Dec '19

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

December 2019 | Single Family Homes ?

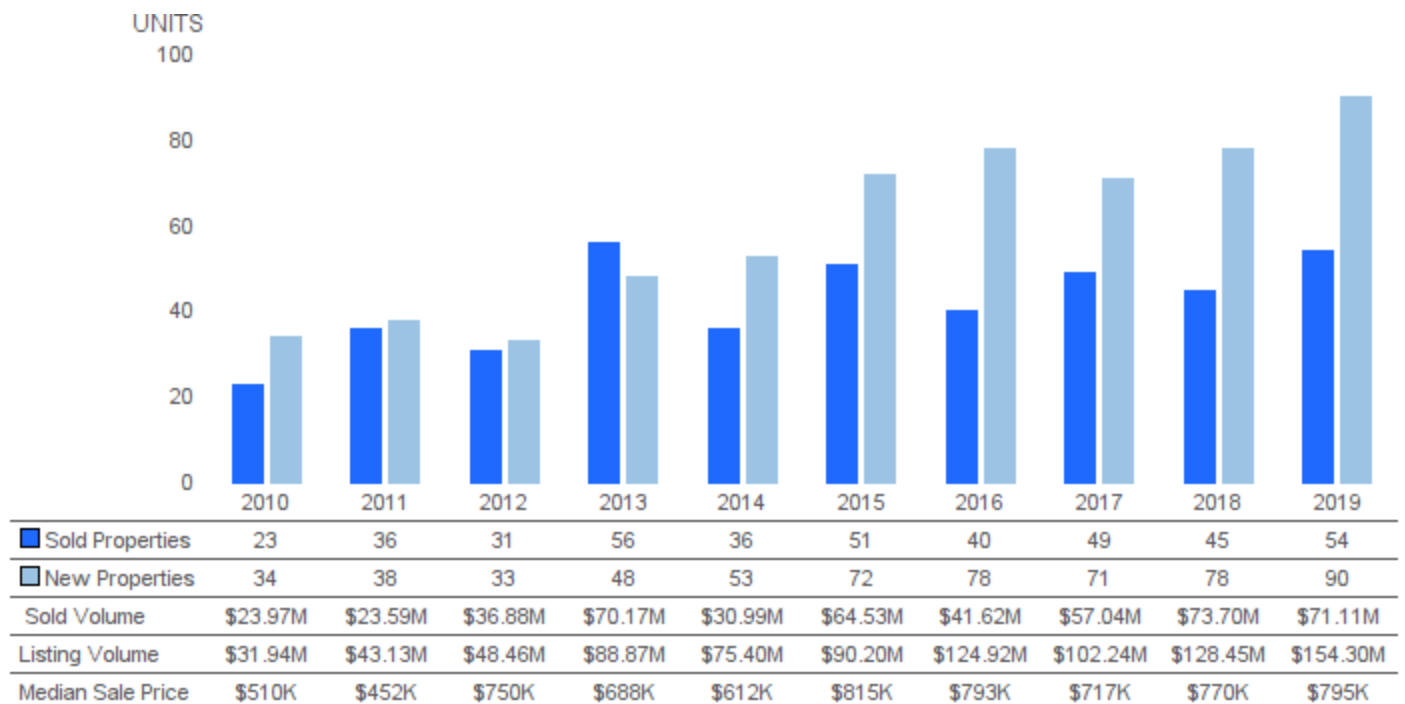
	Month to Date			Year to Date		
	December 2019	December 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	4	6	-33.33% ↓	90	78	15.38% ↑
Sold Listings	4	2	100% ↑	54	45	20% ↑
Median Listing Price	\$1,545,000	\$1,674,500	-7.73% ↓	\$833,500	\$849,000	-1.83% ↓
Median Selling Price	\$1,471,500	\$1,635,000	-10% ↓	\$795,000	\$770,000	3.25% ↑
Median Days on Market	71	17	317.65% ↑	65	54	20.37% ↑
Average Listing Price	\$1,659,750	\$1,674,500	-0.88% ↓	\$1,503,761	\$1,777,412	-15.4% ↓
Average Selling Price	\$1,479,500	\$1,635,000	-9.51% ↓	\$1,316,805	\$1,637,827	-19.6% ↓
Average Days on Market	138	17	711.76% ↑	113	178	-36.52% ↓
List/Sell Price Ratio	91%	95.5%	-4.71% ↓	93.1%	92.9%	0.19% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2019 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

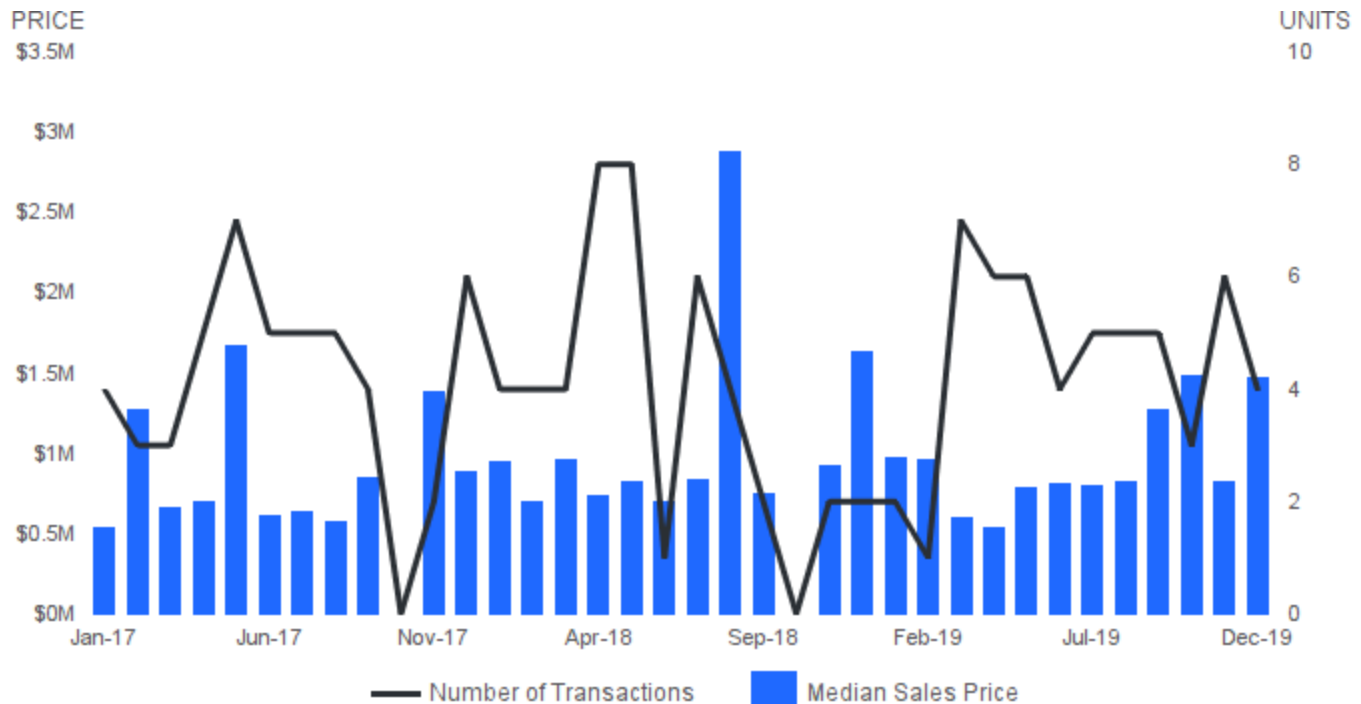


MEDIAN SALES PRICE AND NUMBER OF SALES


December 2019 | 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.

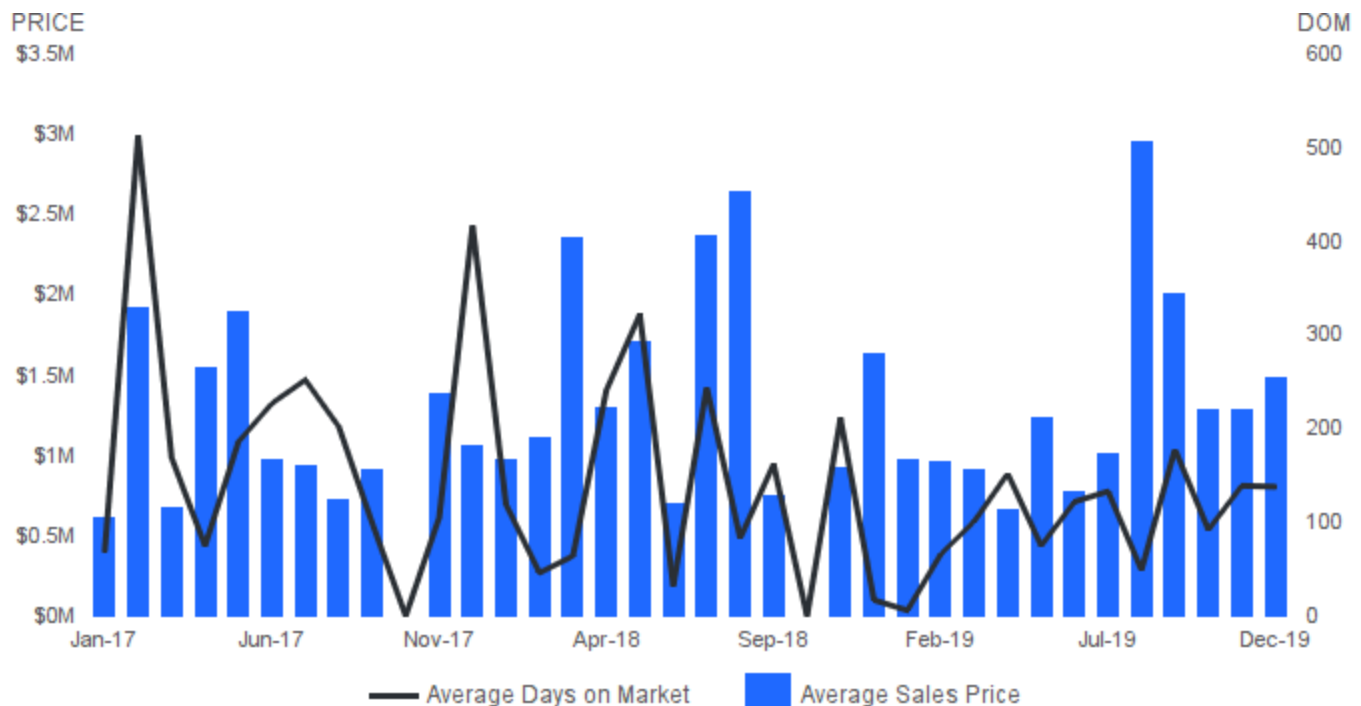


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2019 | Single Family Homes 

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

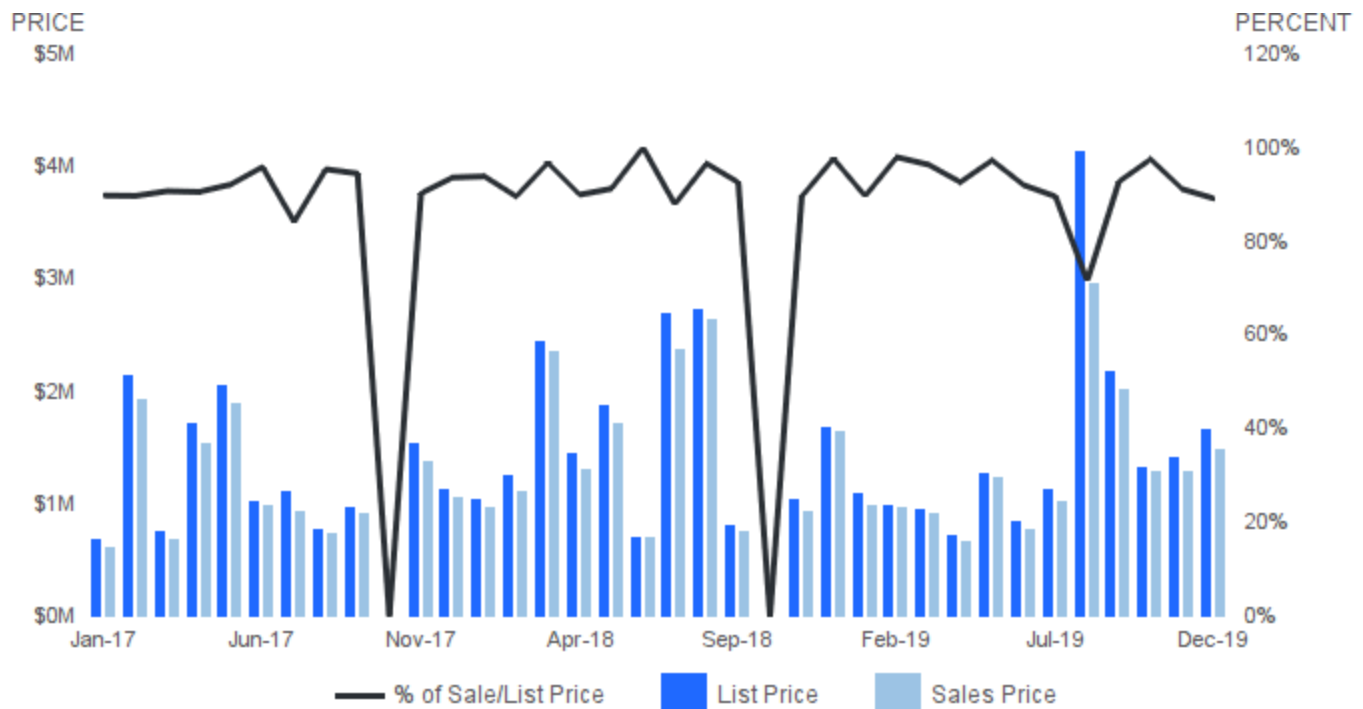
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2019 | Single Family Homes 

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

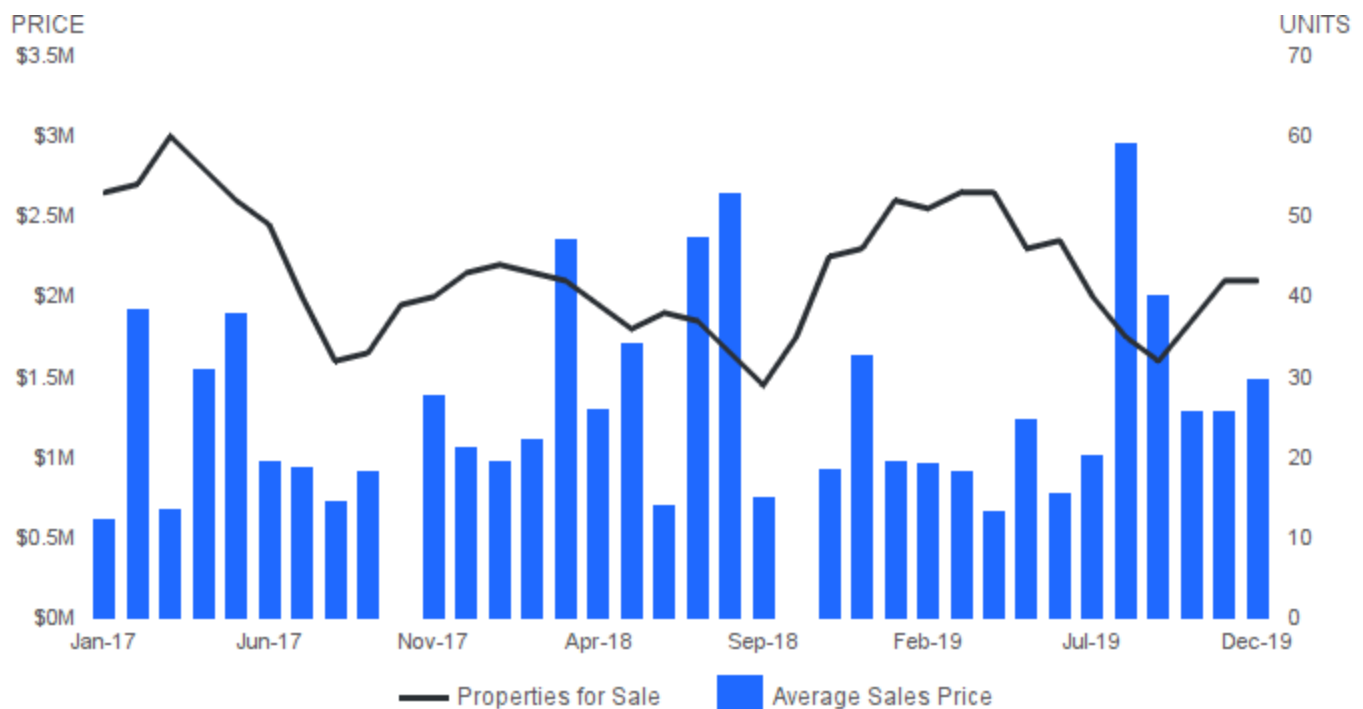


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2019 | 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.



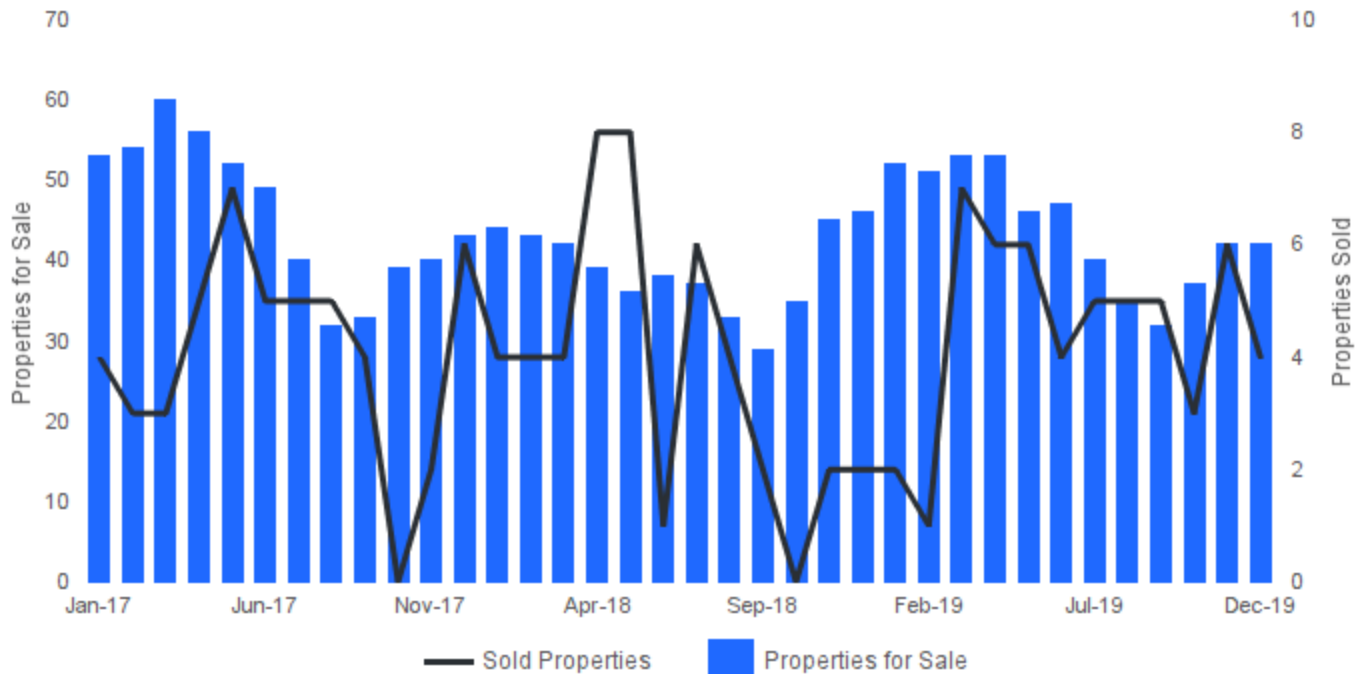


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2019 | Single Family Homes [?]

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

Sold Properties | Number of properties sold.



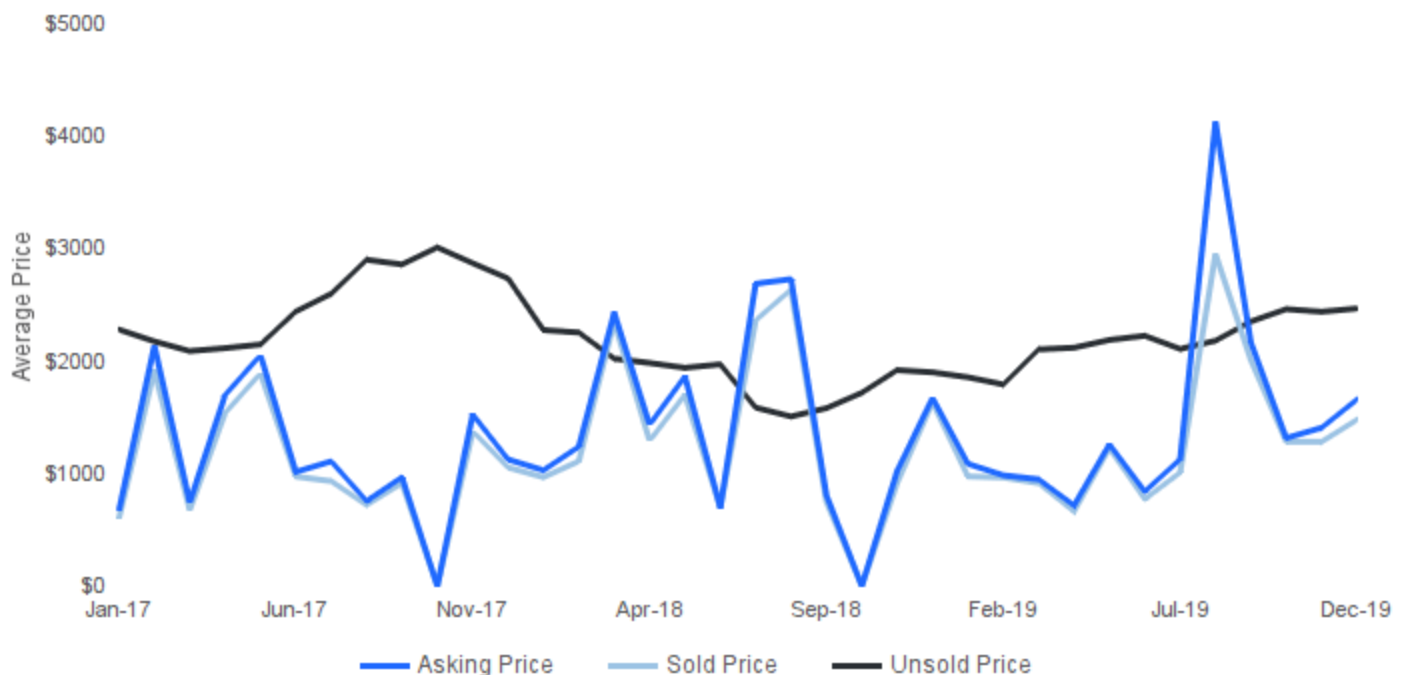
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2019 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

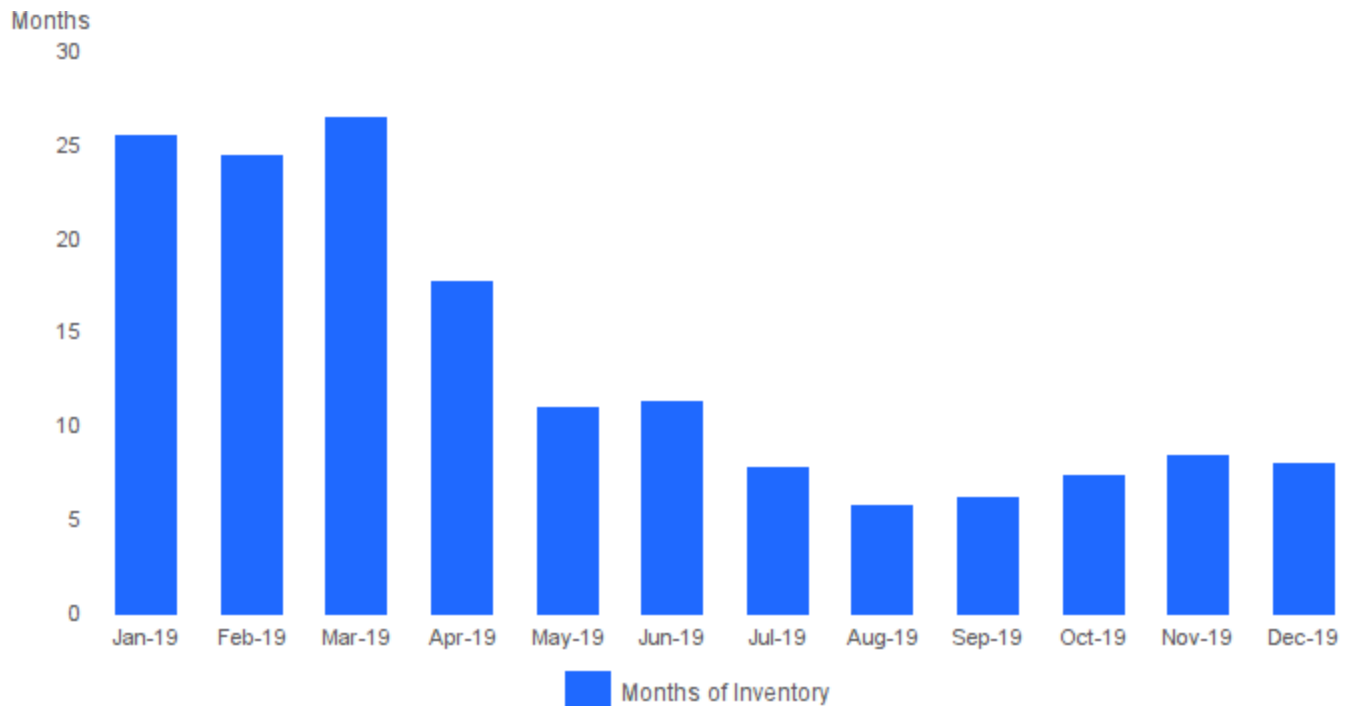
Sold Price | the average selling price



ABSORPTION RATE

December 2019 | 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.



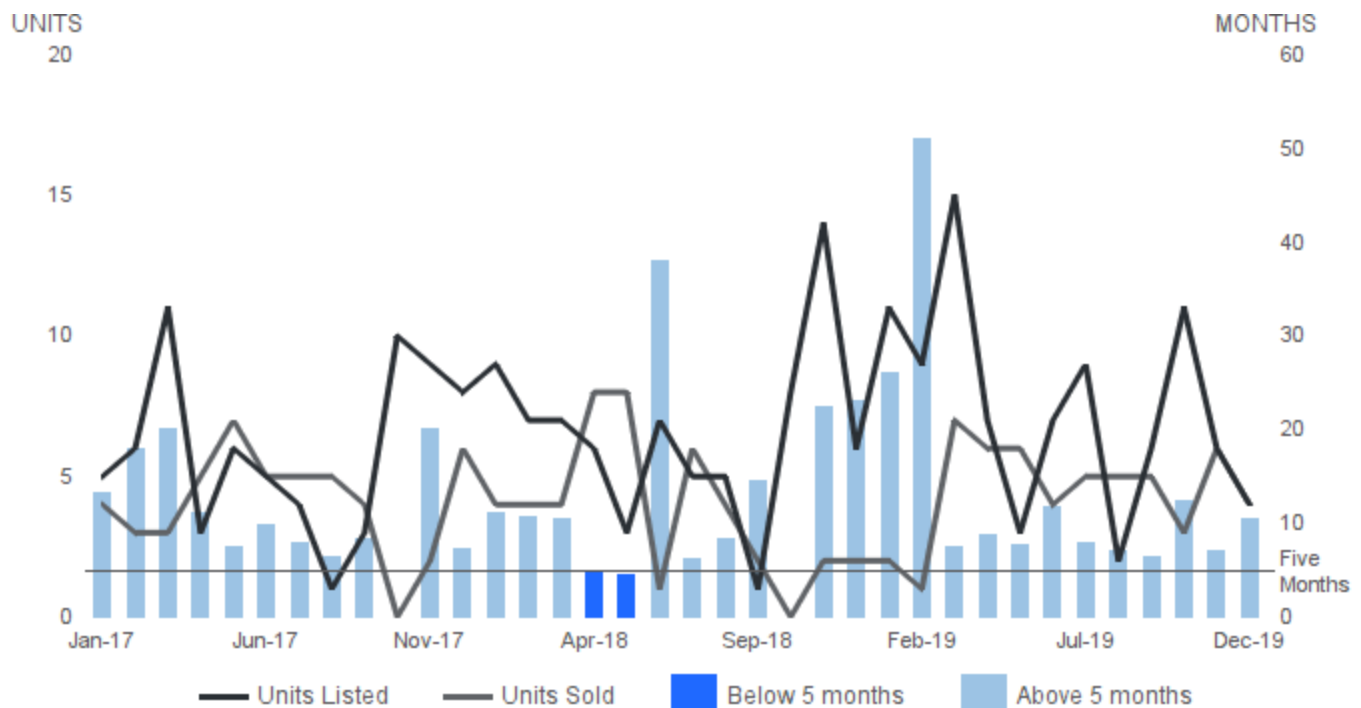
MONTHS SUPPLY OF INVENTORY

December 2019 | 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.

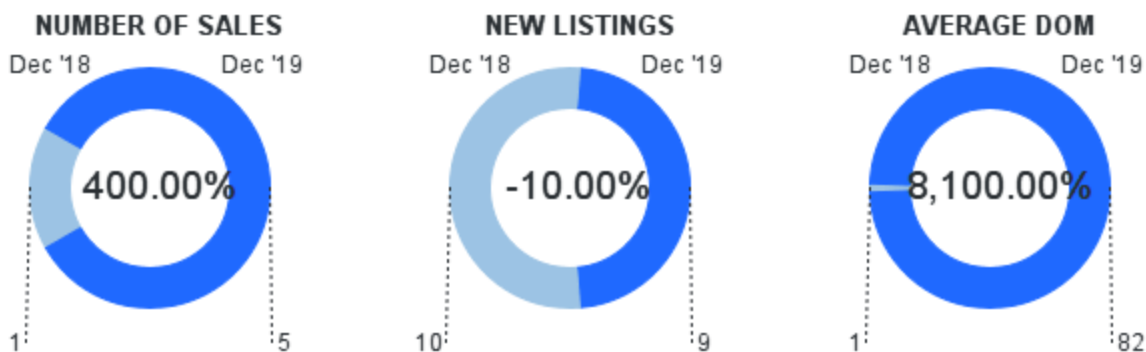
Units Sold | Number of properties sold.



LONGBOAT KEY | December 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-41.20% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-3.84% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-42.26% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

-6.01% ↓

AVERAGE LIST PRICE
SINGLE FAMILY HOMES



















Dec '18 Dec '19

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

December 2019 | Single Family Homes 

	Month to Date			Year to Date		
	December 2019	December 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	9	10	-10% 	124	92	34.78% 
Sold Listings	5	1	400% 	47	72	-34.72% 
Median Listing Price	\$895,000	\$1,550,000	-42.26% 	\$1,575,000	\$1,097,500	43.51% 
Median Selling Price	\$882,000	\$1,500,000	-41.2% 	\$1,400,000	\$999,000	40.14% 
Median Days on Market	50	1	4900% 	64	90	-28.89% 
Average Listing Price	\$1,456,780	\$1,550,000	-6.01% 	\$1,906,730	\$1,380,091	38.16% 
Average Selling Price	\$1,442,380	\$1,500,000	-3.84% 	\$1,787,073	\$1,278,727	39.75% 
Average Days on Market	82	1	8100% 	124	154	-19.48% 
List/Sell Price Ratio	98.4%	97%	1.44% 	94.1%	93.7%	0.39% 

SOLD AND NEW PROPERTIES (UNITS)

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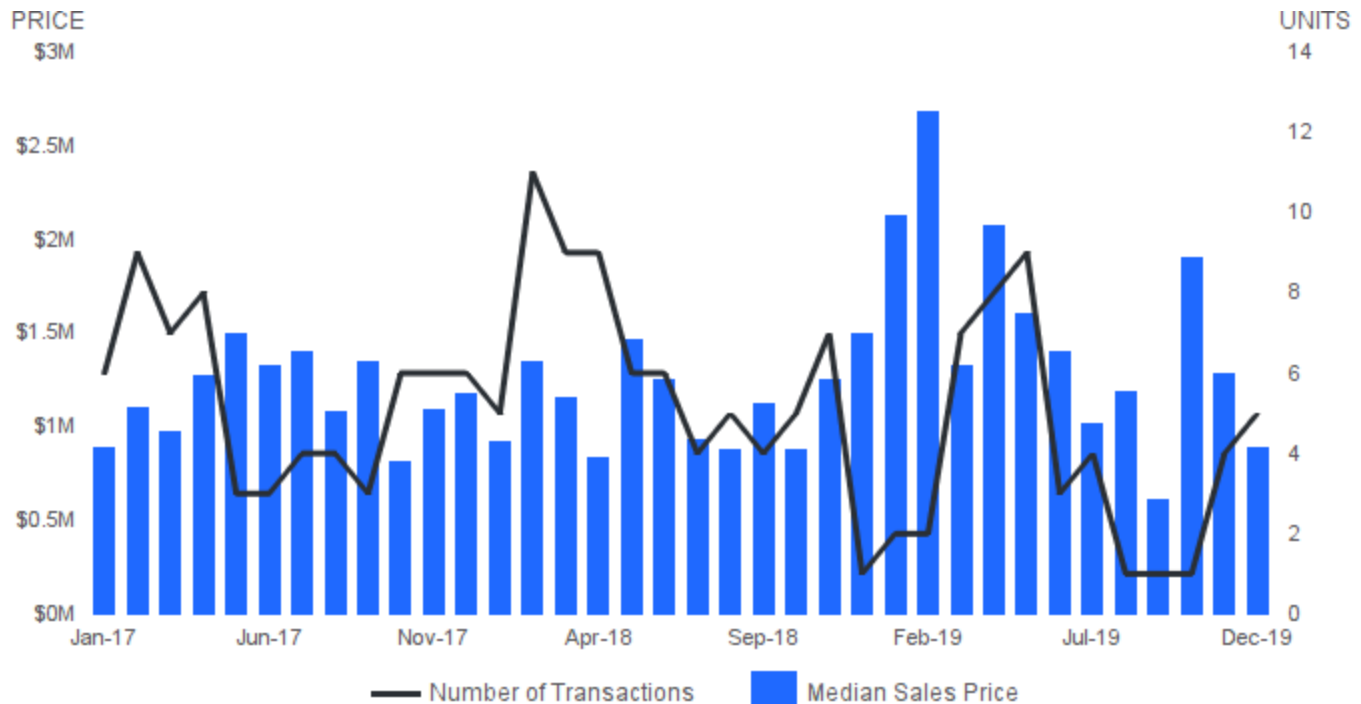


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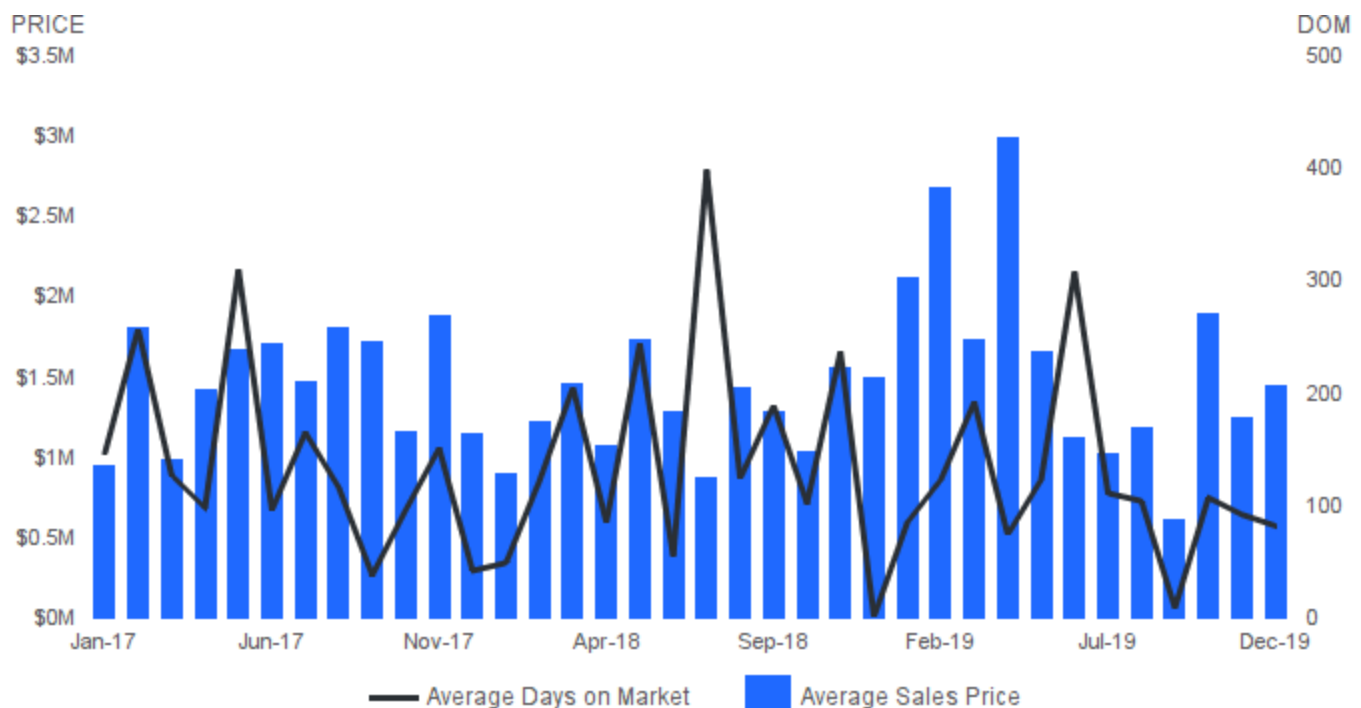


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2019 | Single Family Homes 

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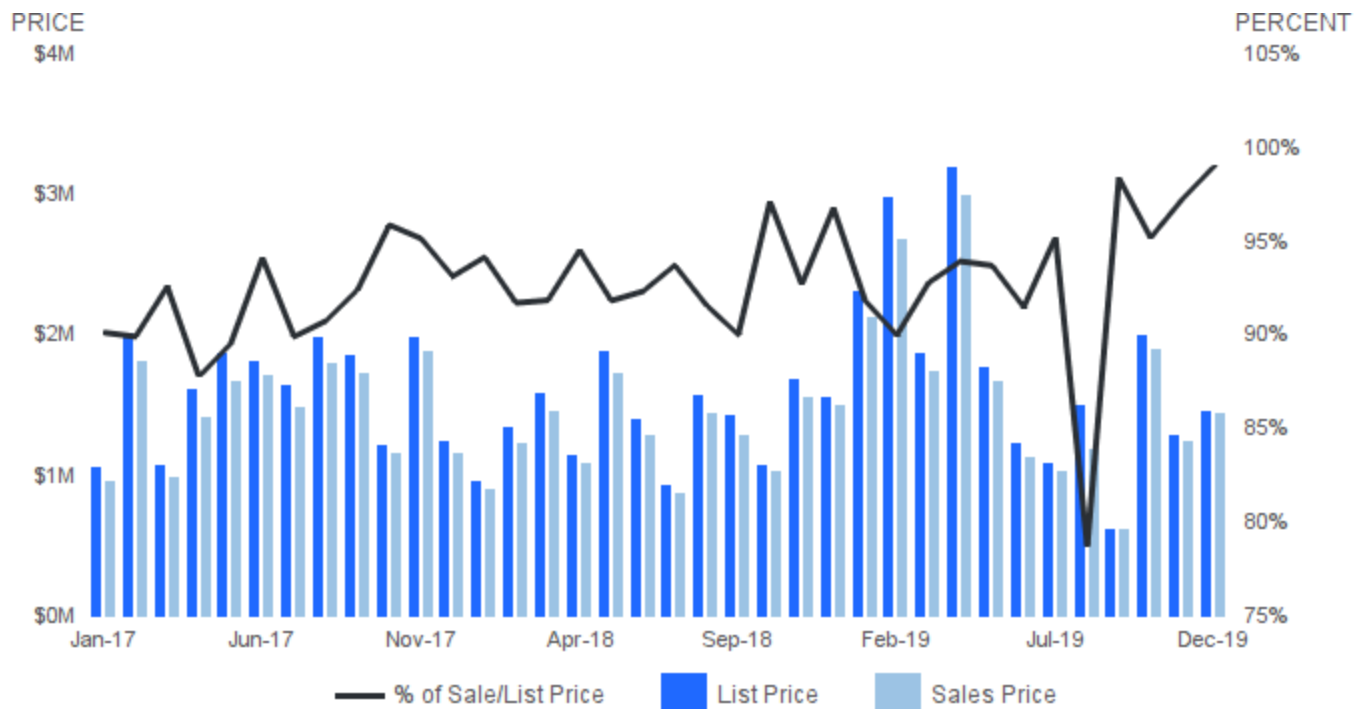
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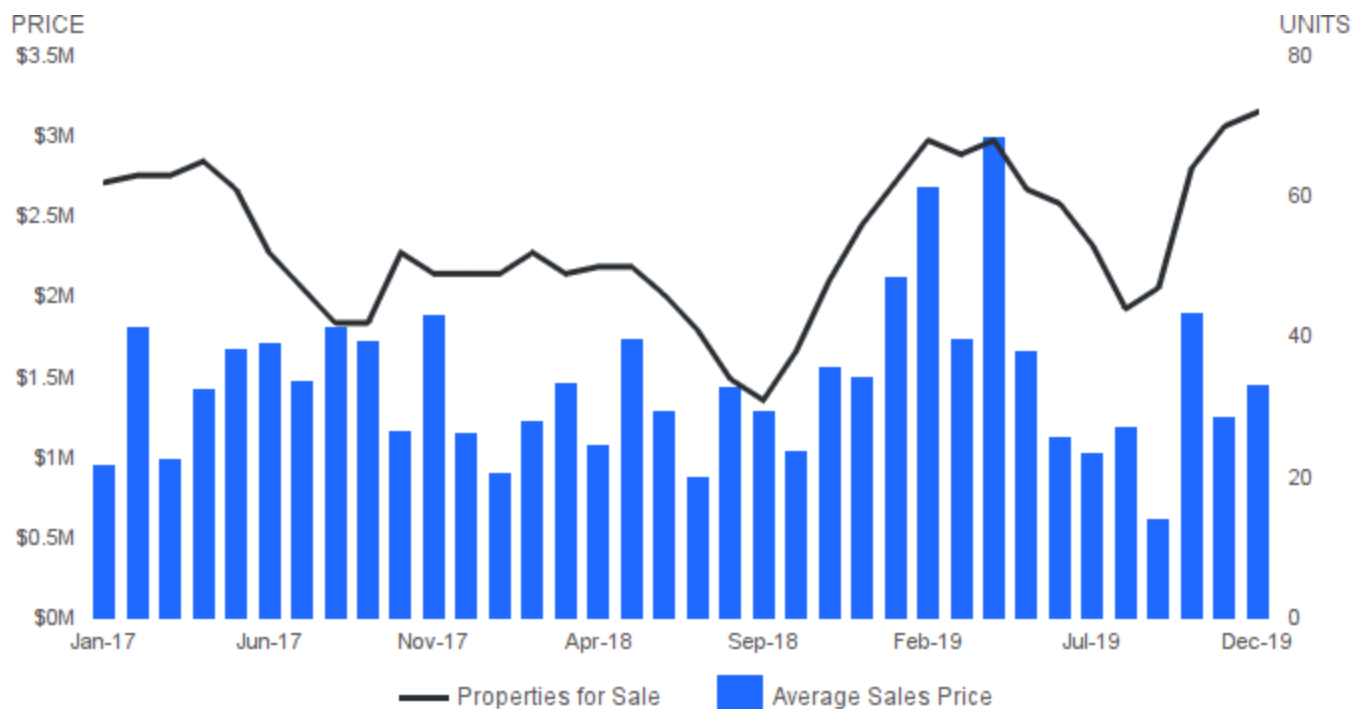


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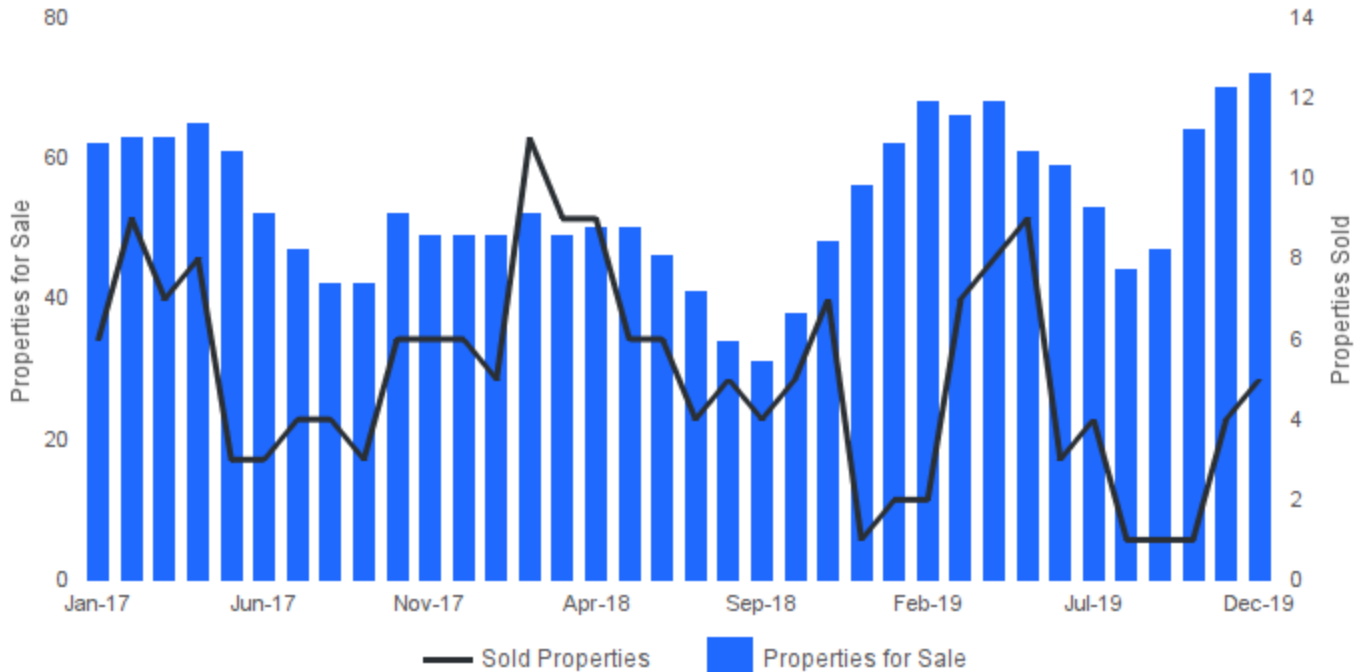


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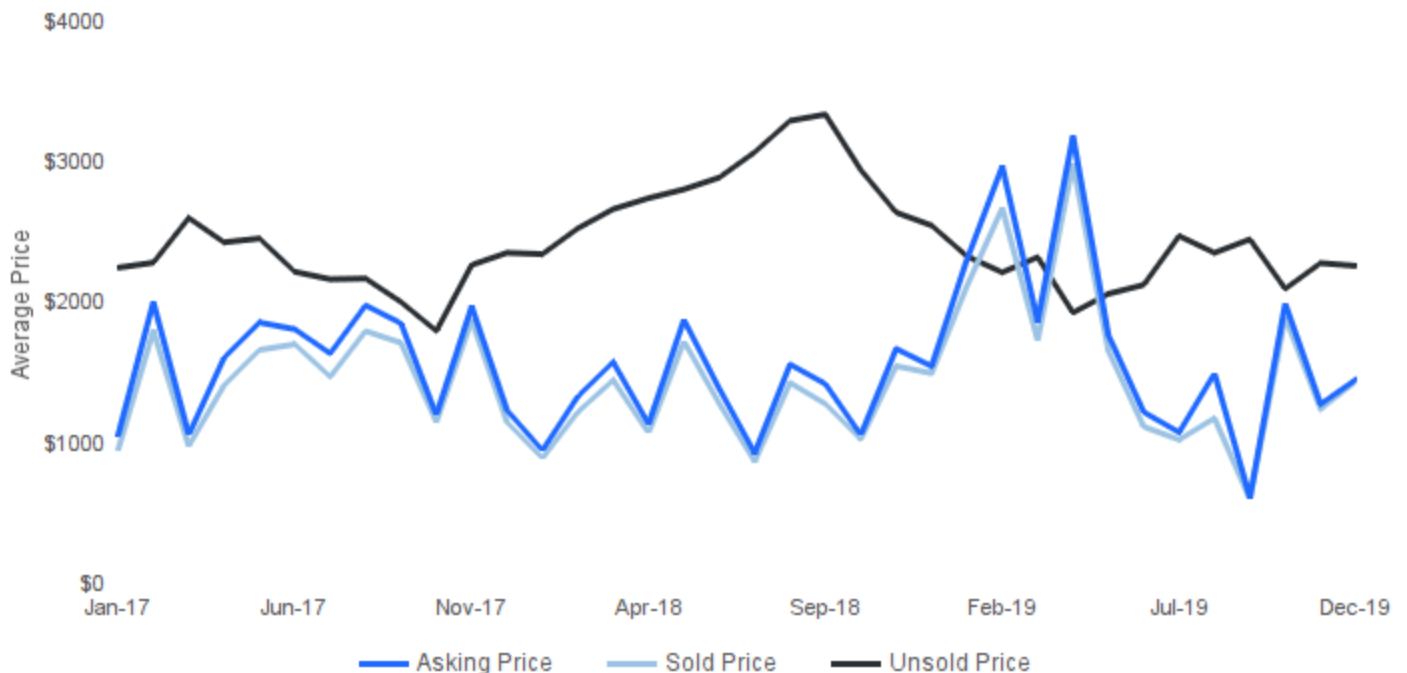
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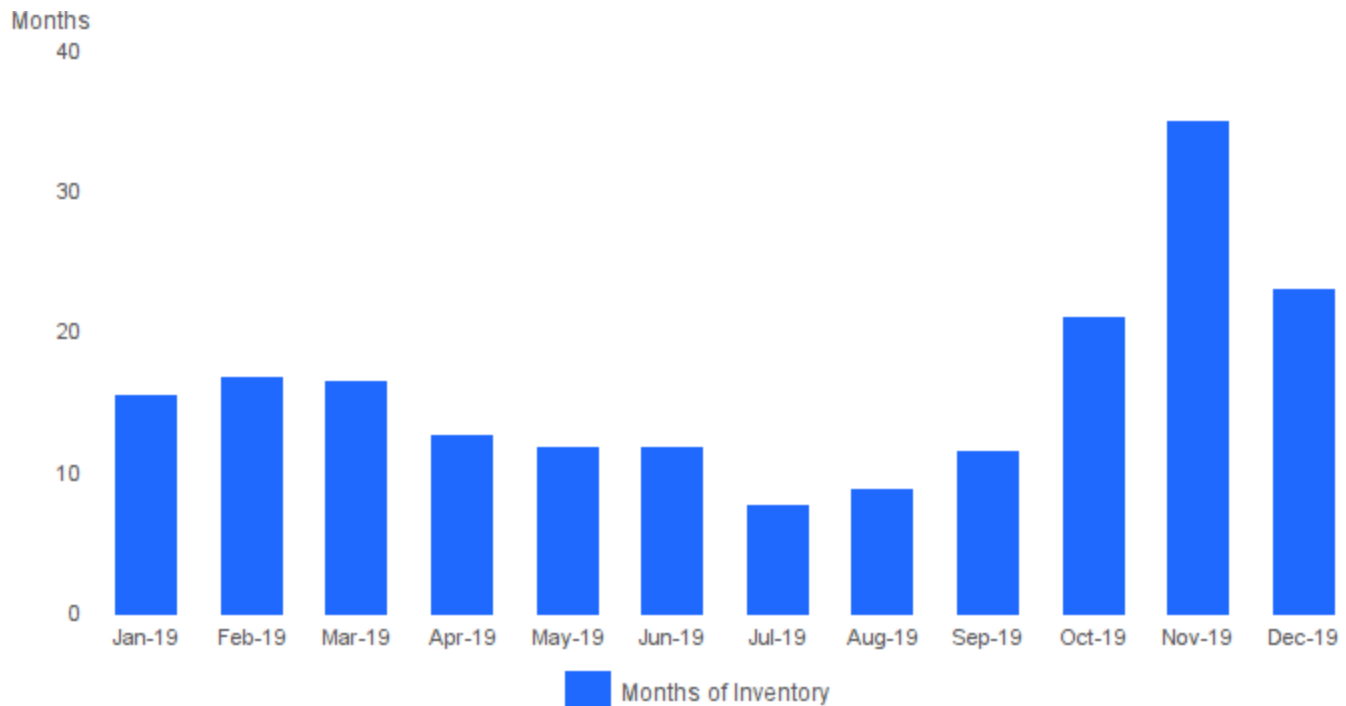
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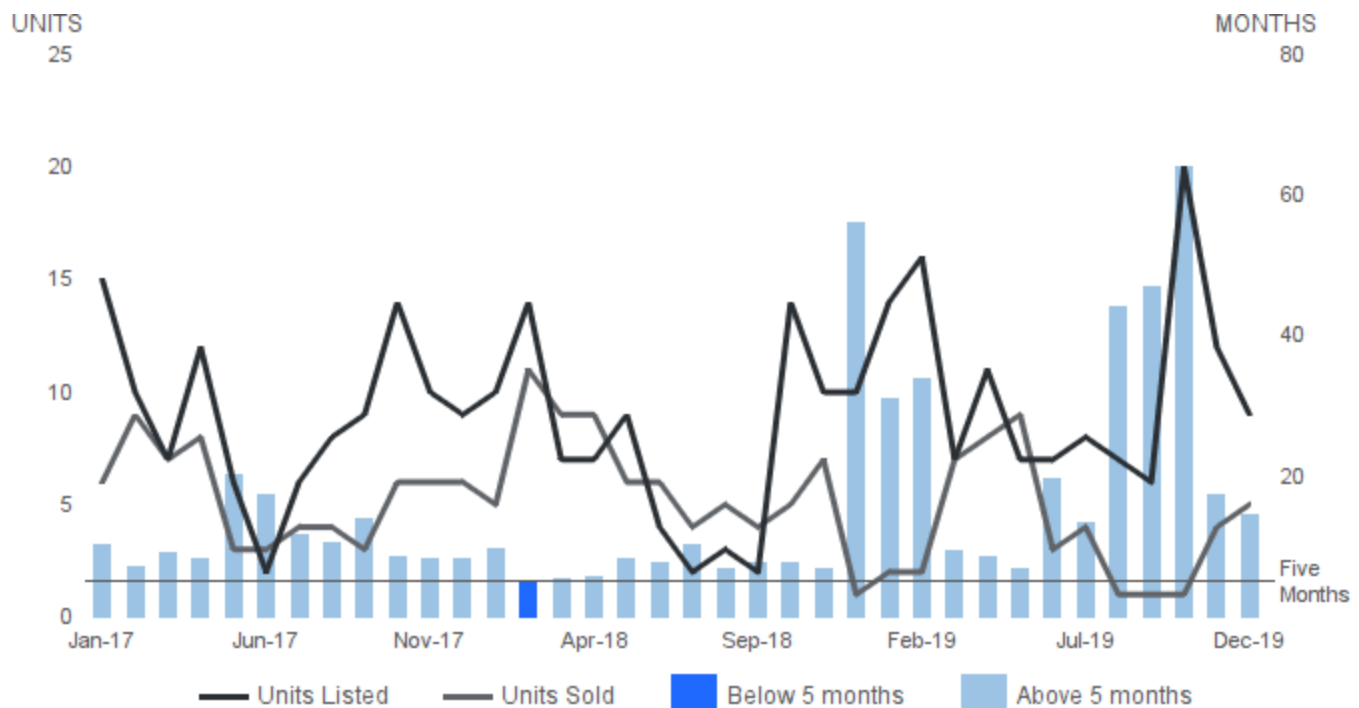
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The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Residential Real Estate are independent contractor agents and are not employees of the Company.



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