



# AREA REPORT

DECEMBER 2019 | CONDO/TOWNHOUSE

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

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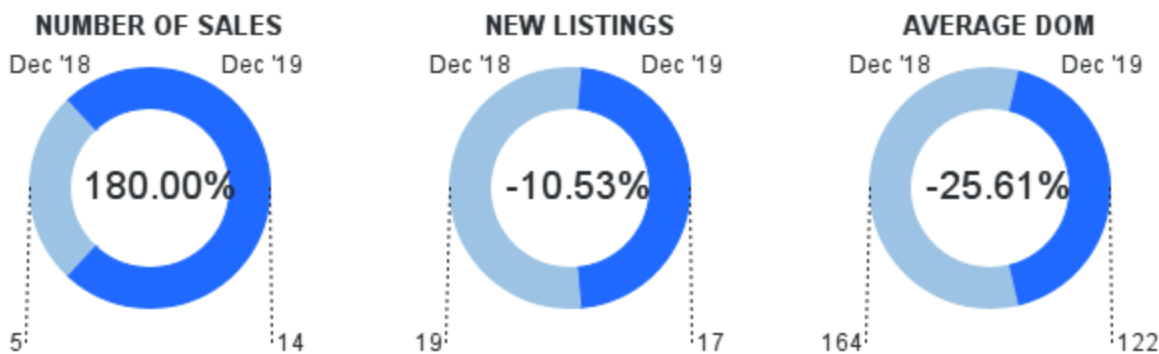


RESIDENTIAL REAL ESTATE

**LONGBOAT KEY | December 2019**

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



**7.25%**   
MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

**-16.58%**   
AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

**0.00%**   
MEDIAN LIST PRICE  
CONDO/TOWNHOUSE

**-23.16%**   
AVERAGE LIST PRICE  
CONDO/TOWNHOUSE

 Dec '18     Dec '19

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

December 2019 | Condo/Townhouse ?

	Month to Date			Year to Date		
	December 2019	December 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	17	19	-10.53% ↓	222	247	-10.12% ↓
Sold Listings	14	5	180% ↑	146	150	-2.67% ↓
Median Listing Price	\$400,000	\$399,999	0%	\$400,000	\$404,999	-1.23% ↓
Median Selling Price	\$380,750	\$355,000	7.25% ↑	\$391,000	\$395,000	-1.01% ↓
Median Days on Market	75	187	-59.89% ↓	75	72	4.17% ↑
Average Listing Price	\$410,978	\$534,879	-23.16% ↓	\$505,916	\$476,096	6.26% ↑
Average Selling Price	\$396,250	\$475,000	-16.58% ↓	\$478,804	\$452,231	5.88% ↑
Average Days on Market	122	164	-25.61% ↓	108	123	-12.2% ↓
List/Sell Price Ratio	96.1%	91%	5.65% ↑	95.2%	95.1%	0.09% ↑

### SOLD AND NEW PROPERTIES (UNITS)

December 2019 | Condo/Townhouse ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

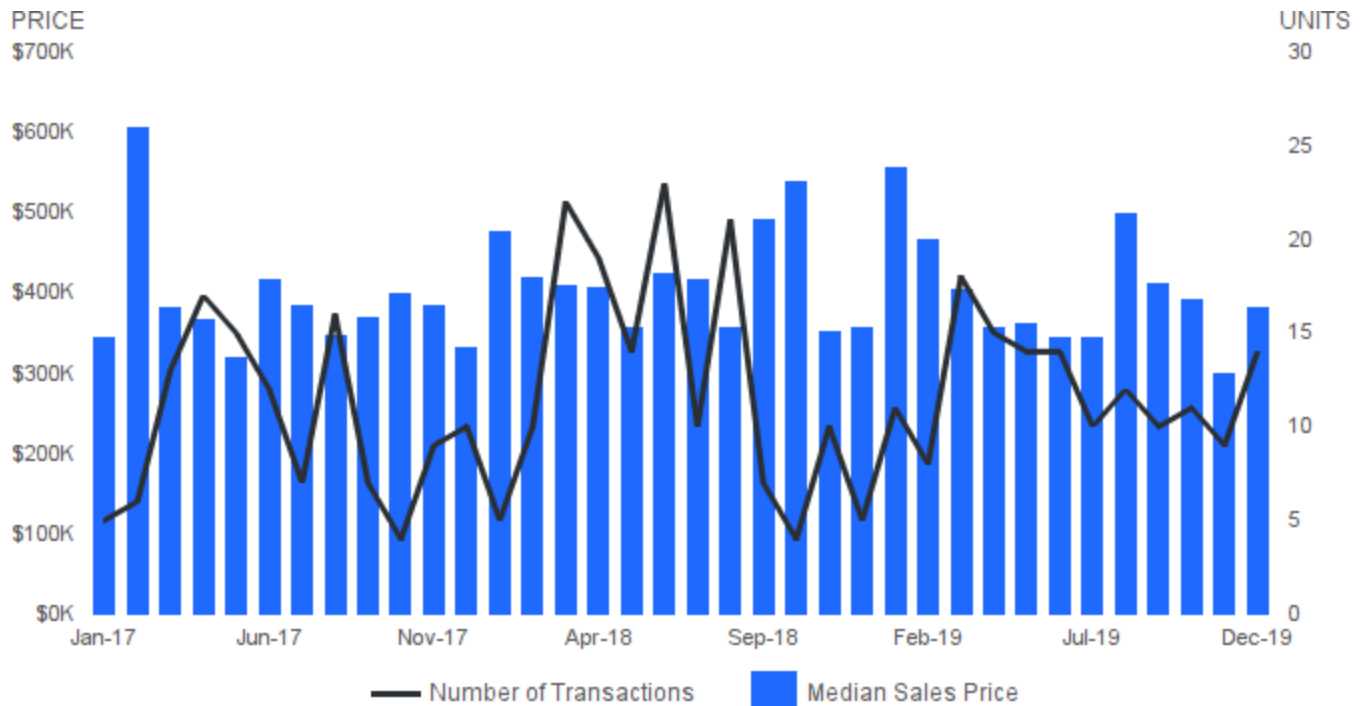


## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2019 | 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.

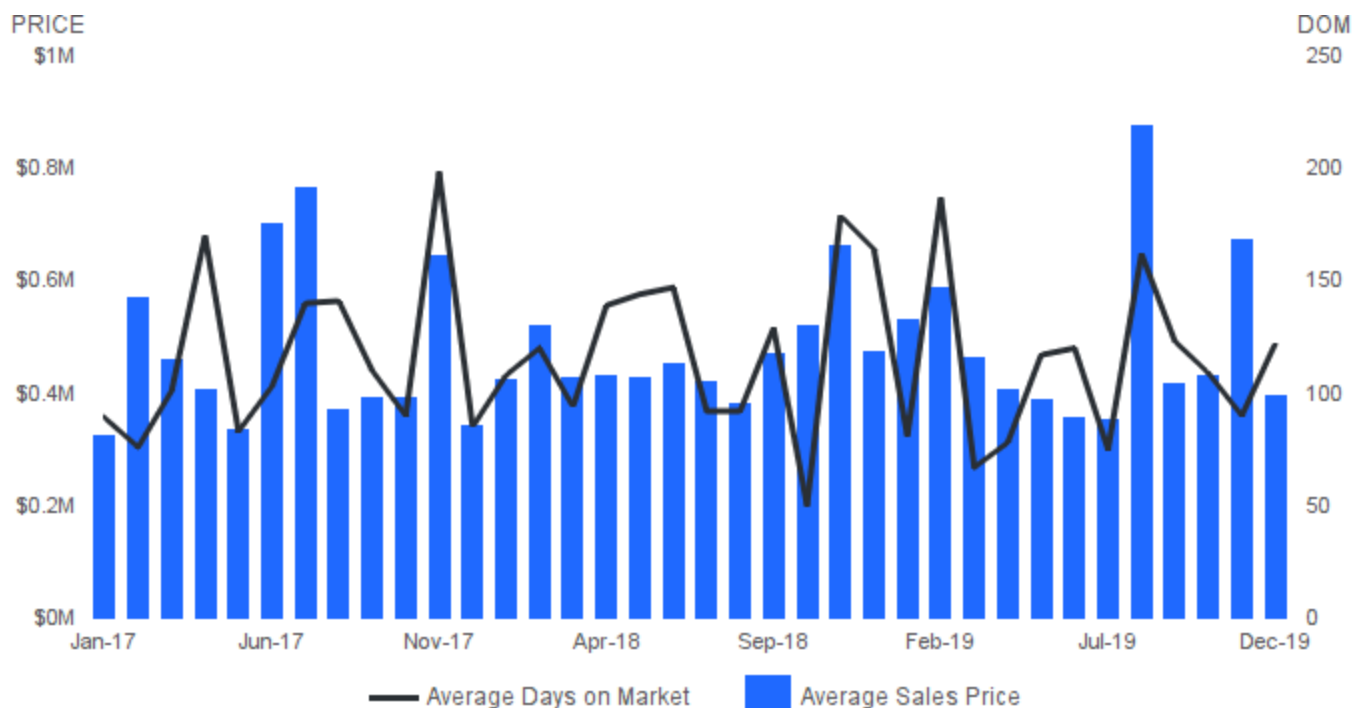


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2019 | Condo/Townhouse 

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

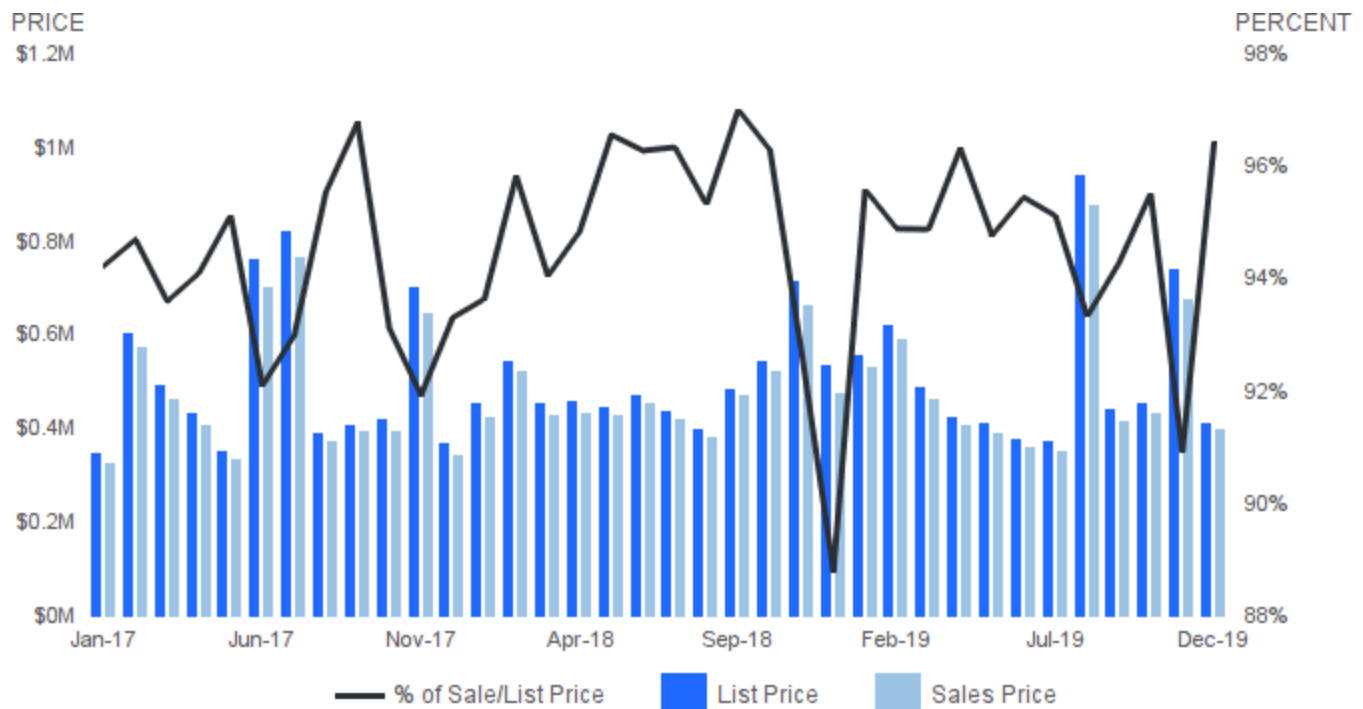
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2019 | Condo/Townhouse 

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

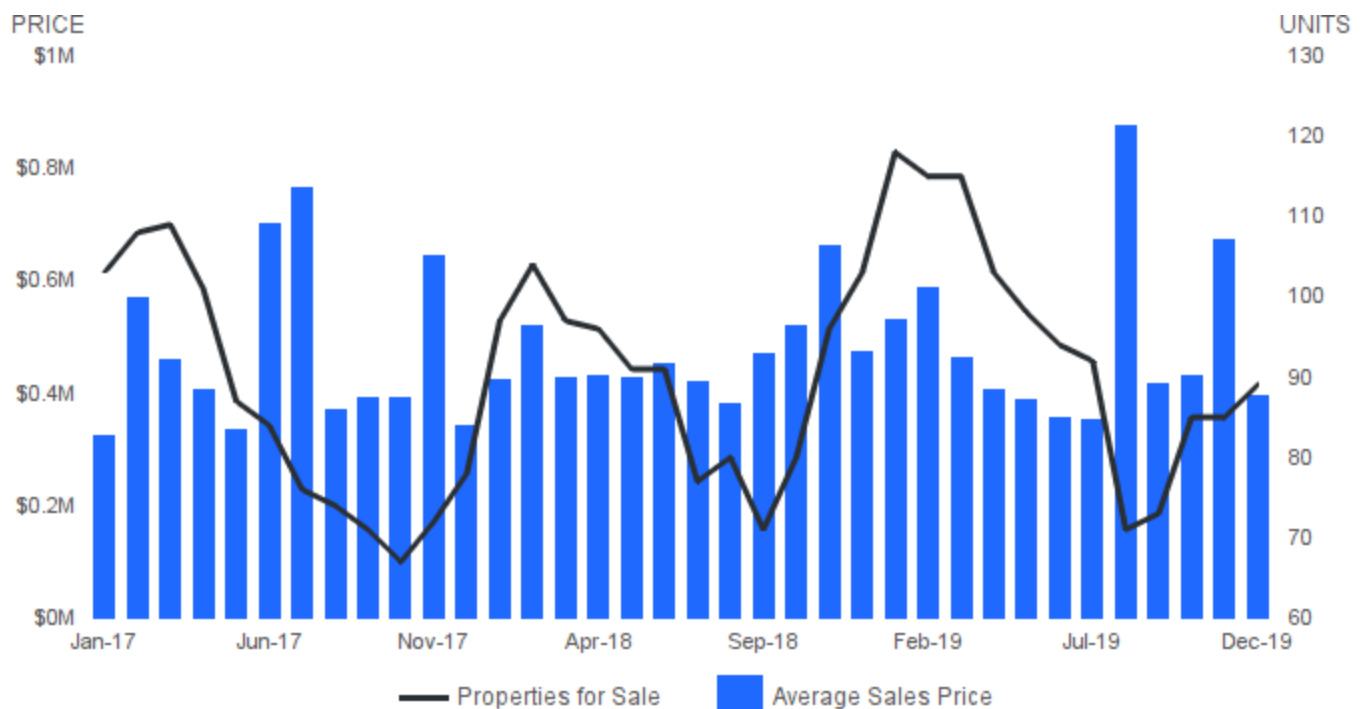


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2019 | 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.

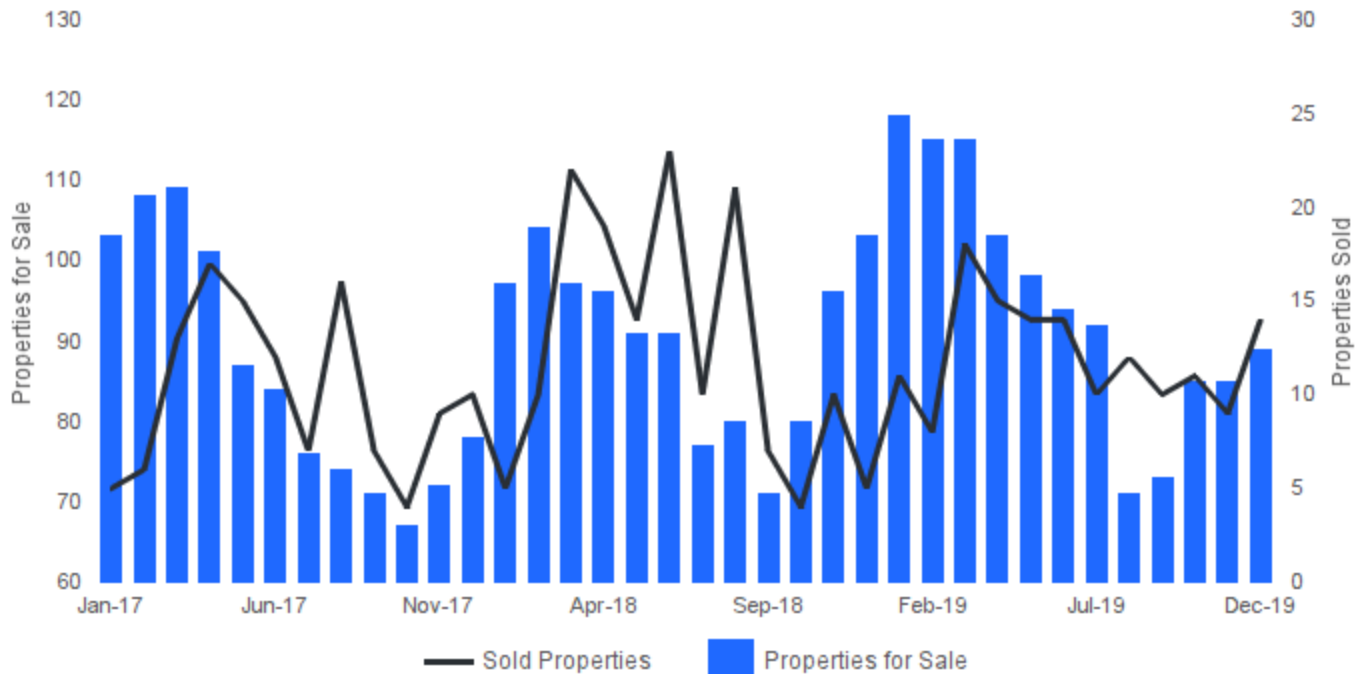


## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2019 | Condo/Townhouse 

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

**Sold Properties** | Number of properties sold.



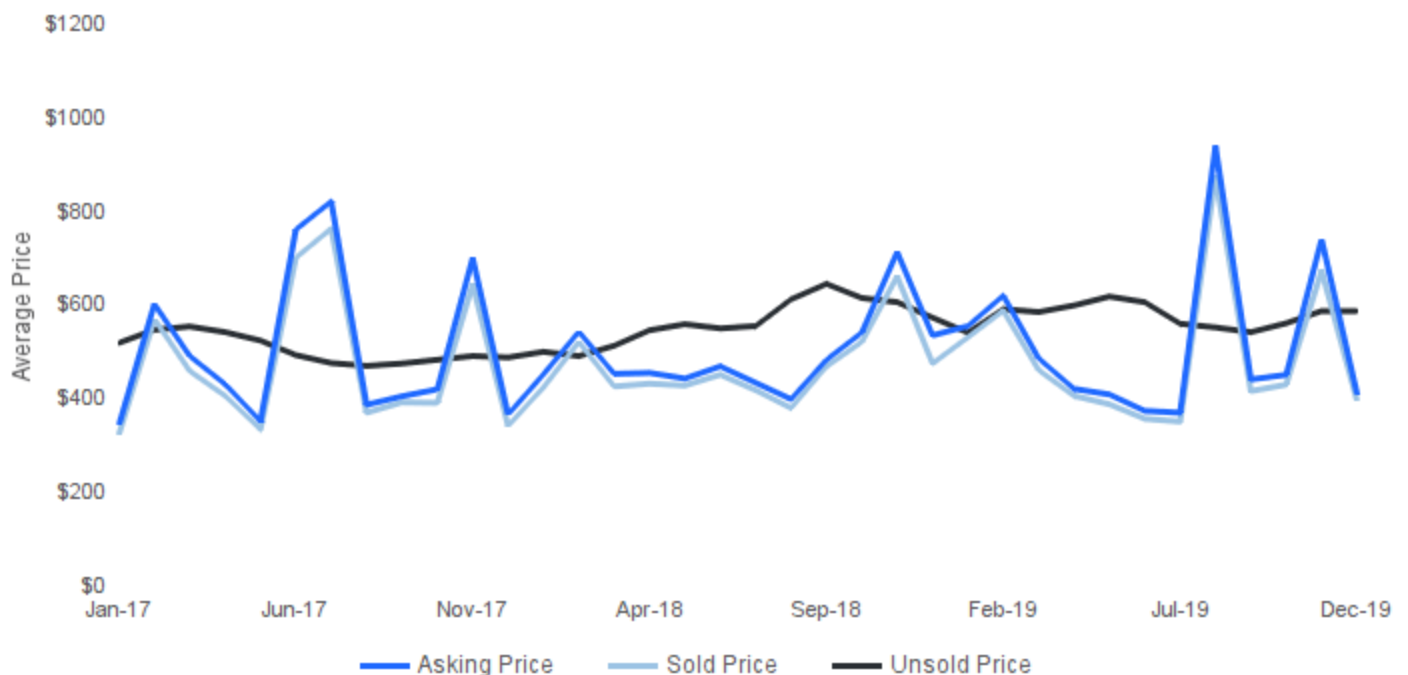
## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2019 | Condo/Townhouse 

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

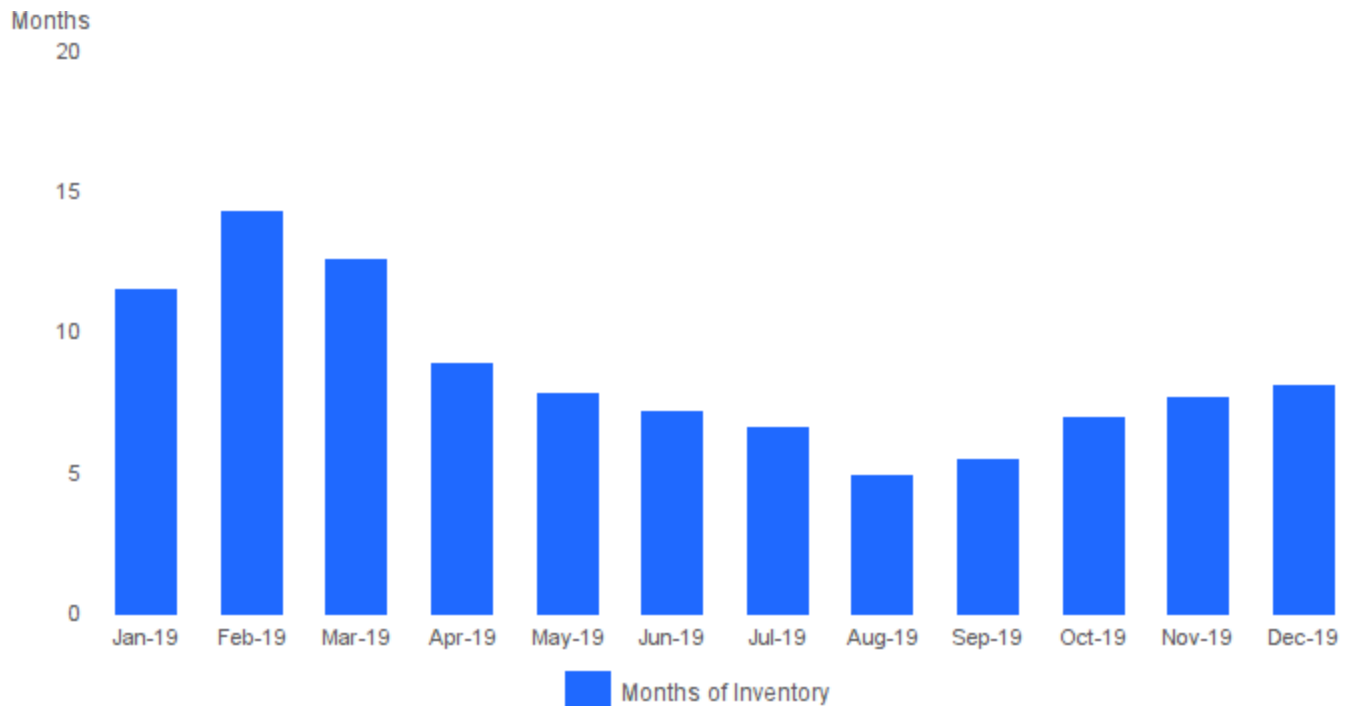
**Sold Price** | the average selling price



## ABSORPTION RATE

December 2019 | 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.



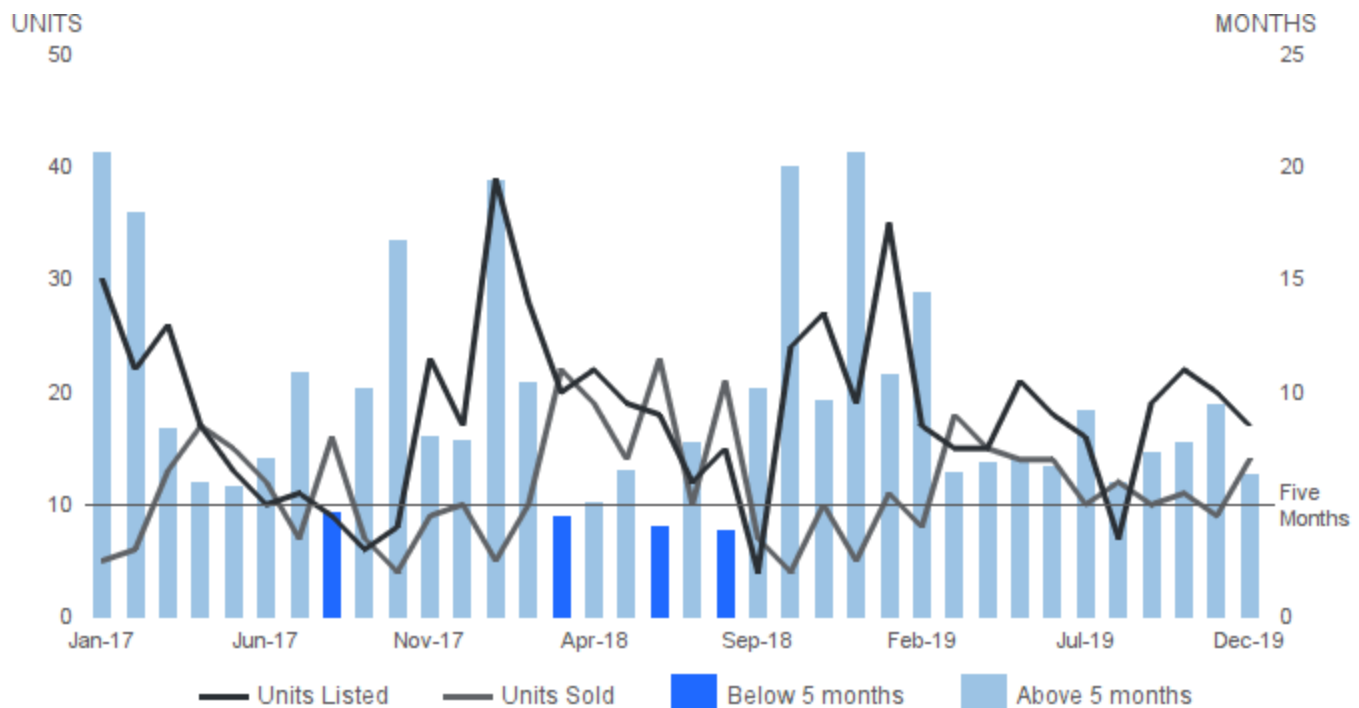
## MONTHS SUPPLY OF INVENTORY

December 2019 | 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.

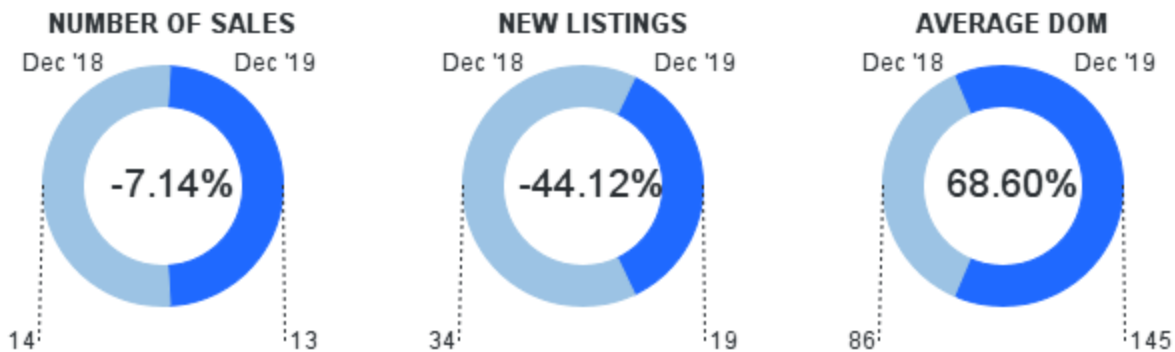
**Units Sold** | Number of properties sold.




## LONGBOAT KEY | December 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



**5.78%**   
**MEDIAN SALES PRICE**  
CONDO/TOWNHOUSE

**-18.68%**   
**AVERAGE SALES PRICE**  
CONDO/TOWNHOUSE

**13.29%**   
**MEDIAN LIST PRICE**  
CONDO/TOWNHOUSE

**-14.05%**   
**AVERAGE LIST PRICE**  
CONDO/TOWNHOUSE



















 Dec '18  Dec '19

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## LONGBOAT KEY

### FULL MARKET SUMMARY

December 2019 | Condo/Townhouse 

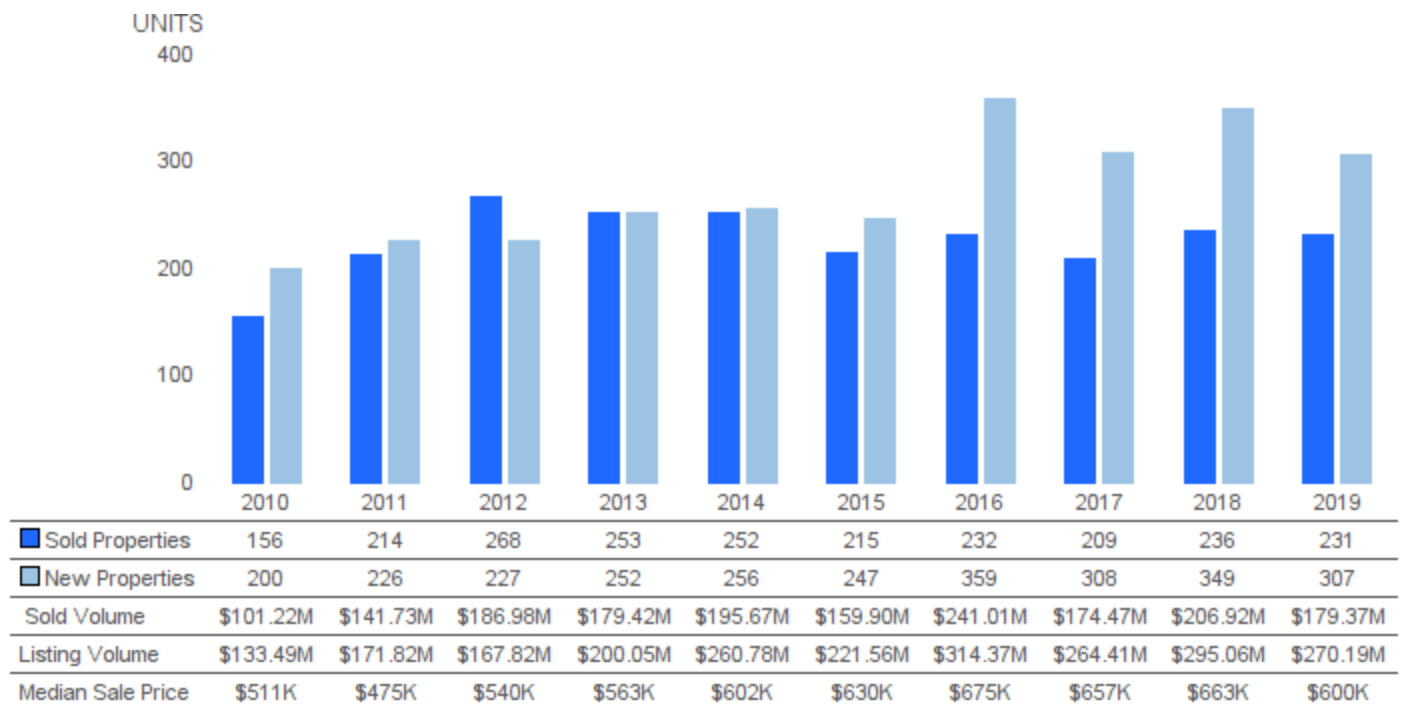
	Month to Date			Year to Date		
	December 2019	December 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	19	34	-44.12% 	307	349	-12.03% 
Sold Listings	13	14	-7.14% 	231	236	-2.12% 
Median Listing Price	\$699,000	\$617,000	13.29% 	\$649,000	\$692,000	-6.21% 
Median Selling Price	\$650,000	\$614,500	5.78% 	\$600,000	\$663,000	-9.5% 
Median Days on Market	133	21	533.33% 	79	64	23.44% 
Average Listing Price	\$779,982	\$907,500	-14.05% 	\$825,402	\$928,212	-11.08% 
Average Selling Price	\$723,384	\$889,571	-18.68% 	\$776,474	\$876,770	-11.44% 
Average Days on Market	145	86	68.6% 	135	128	5.47% 
List/Sell Price Ratio	92.2%	96.4%	-4.37% 	94.4%	95.1%	-0.77% 

### SOLD AND NEW PROPERTIES (UNITS)

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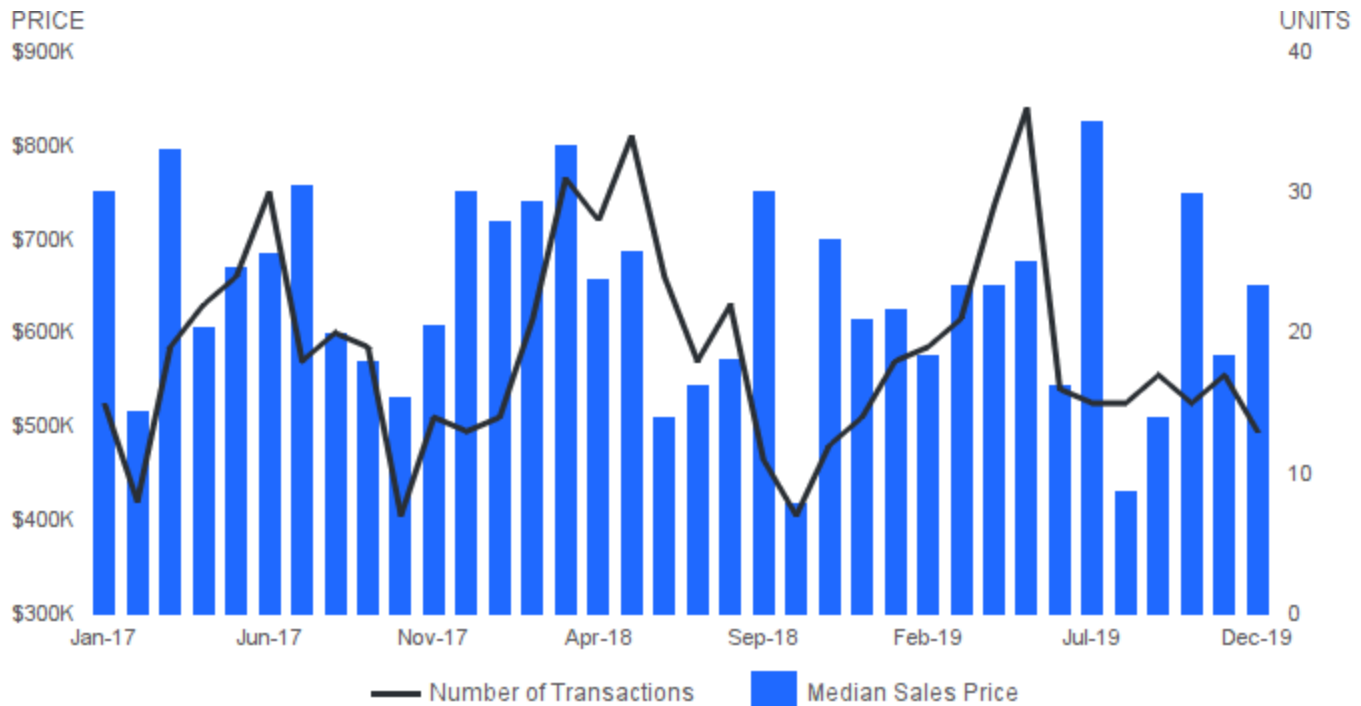


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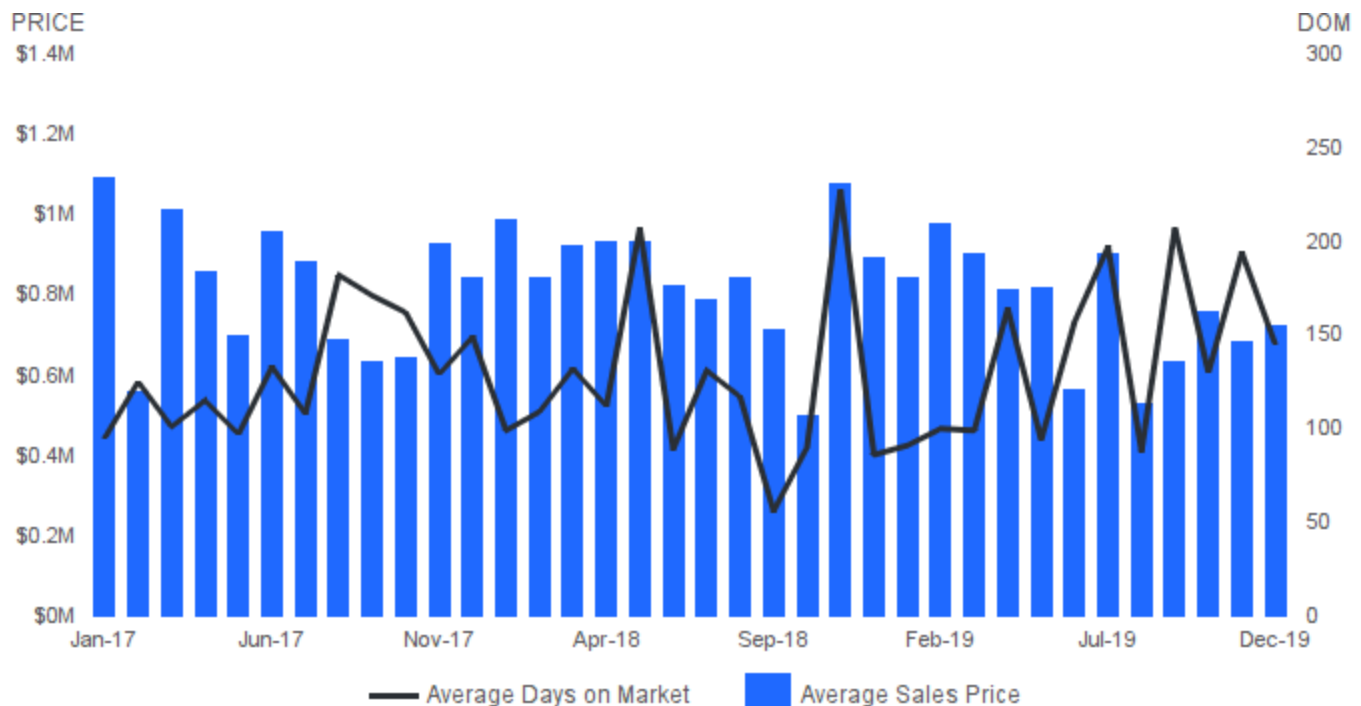


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2019 | Condo/Townhouse 

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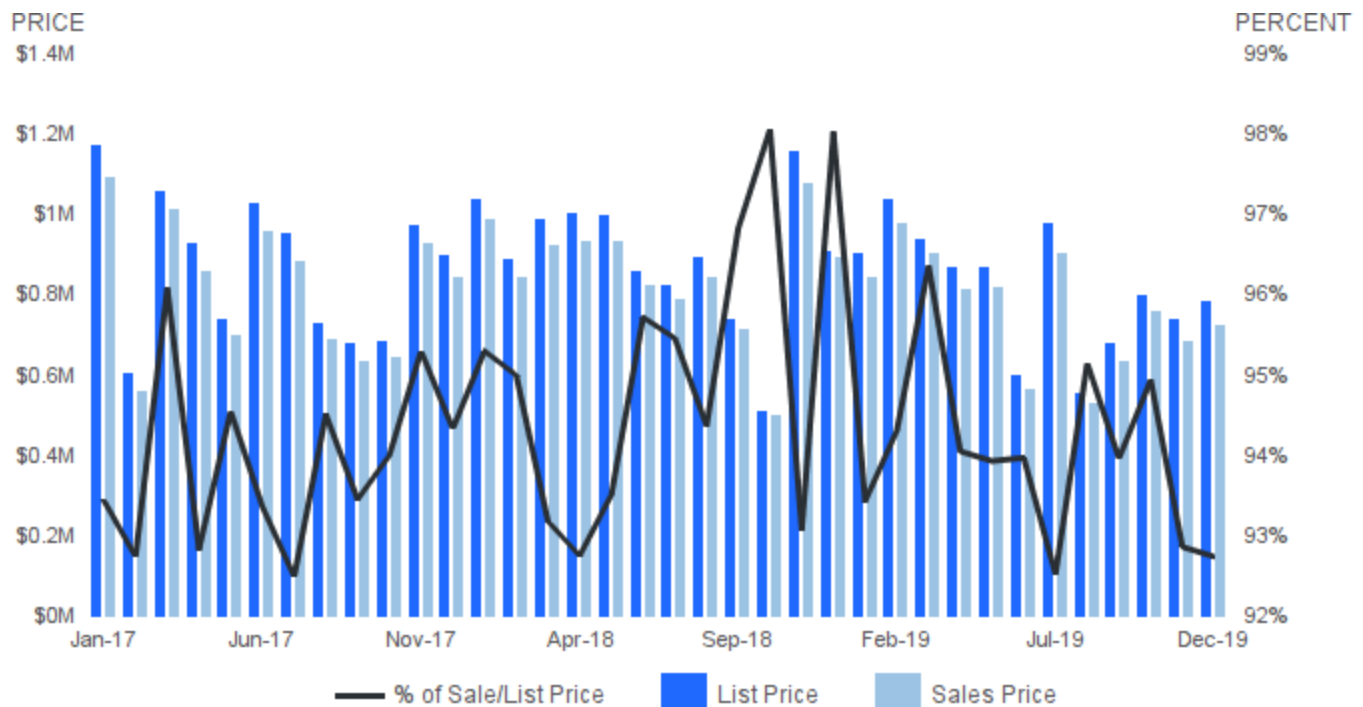
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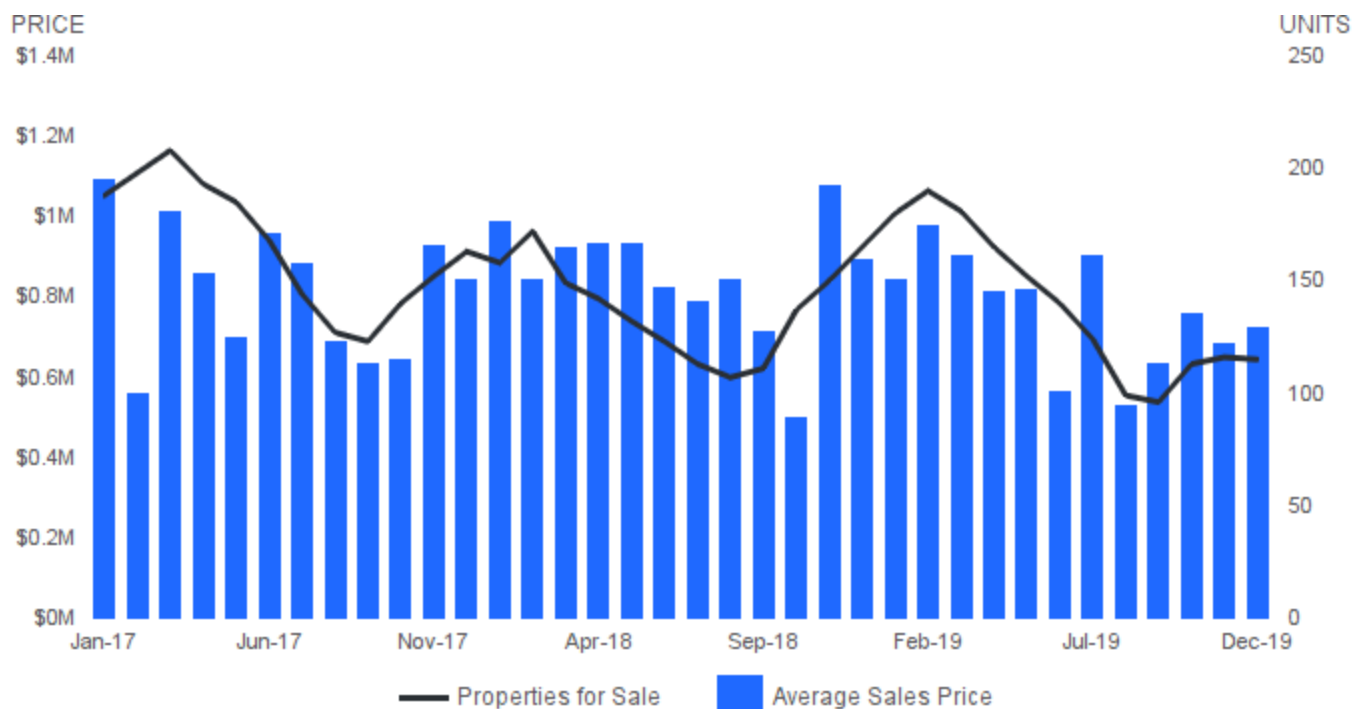


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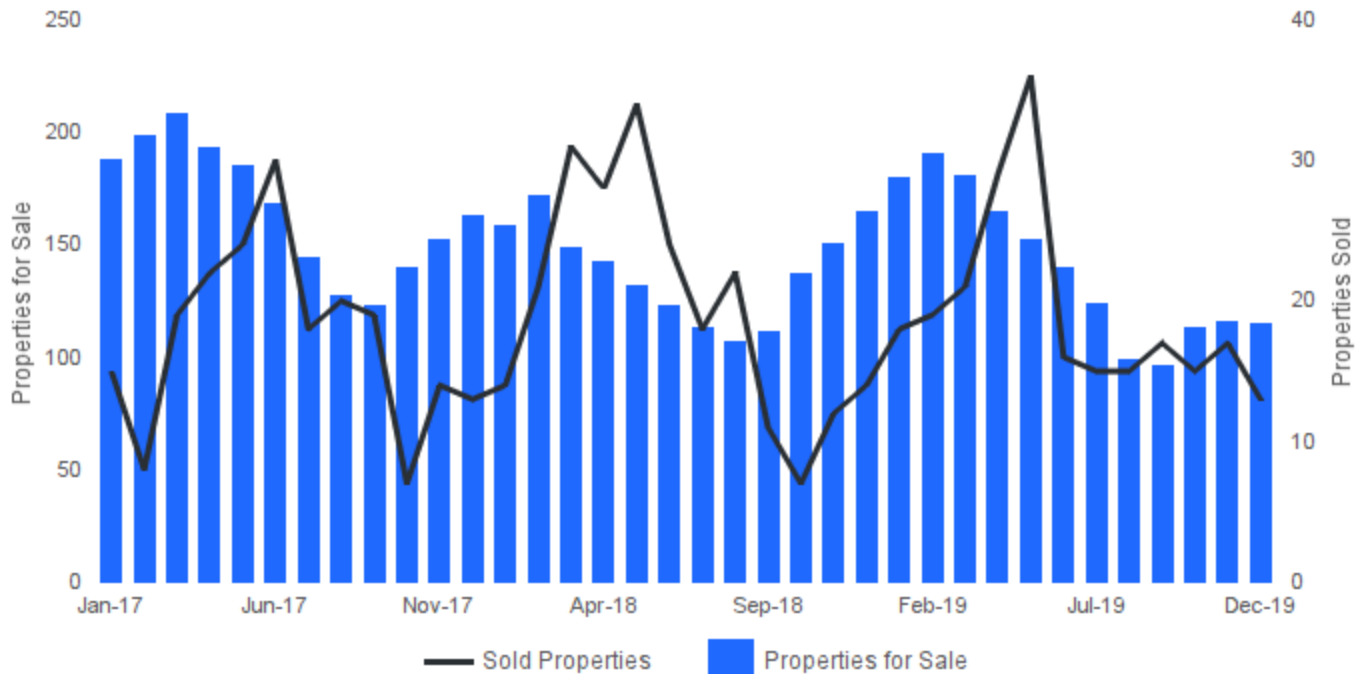


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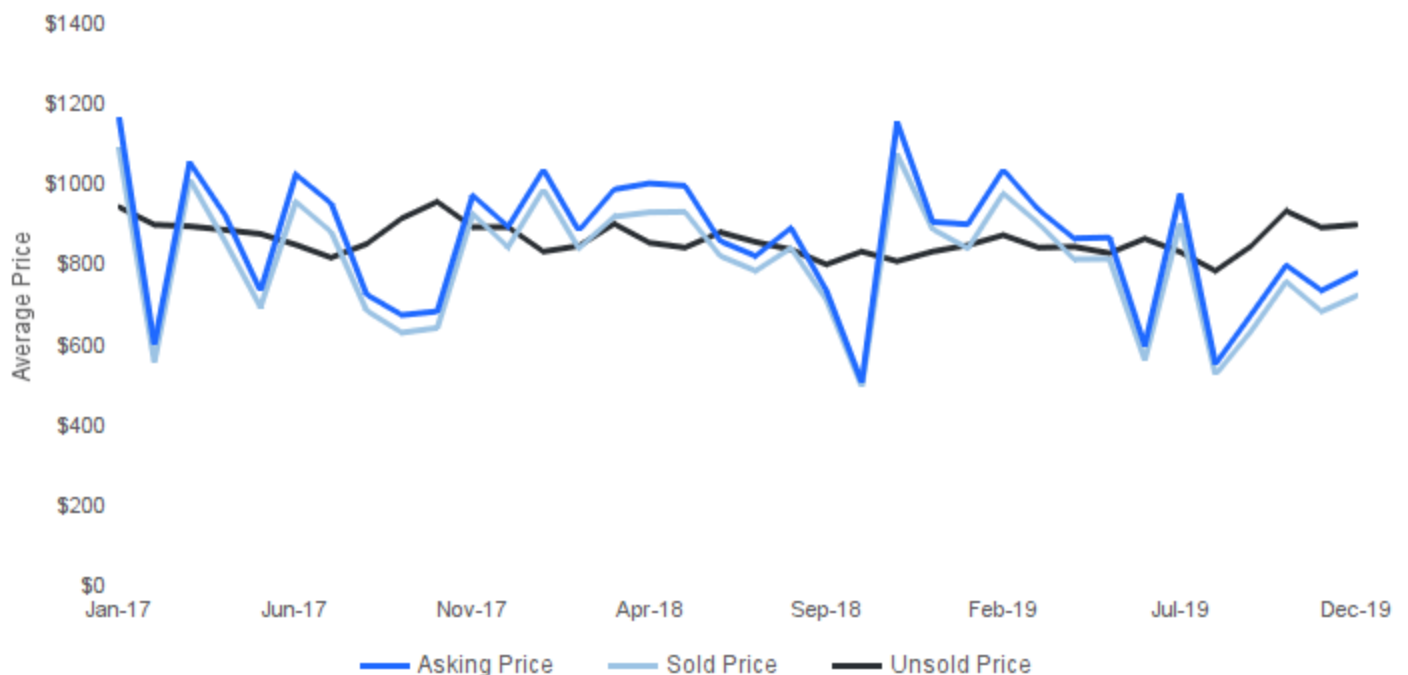
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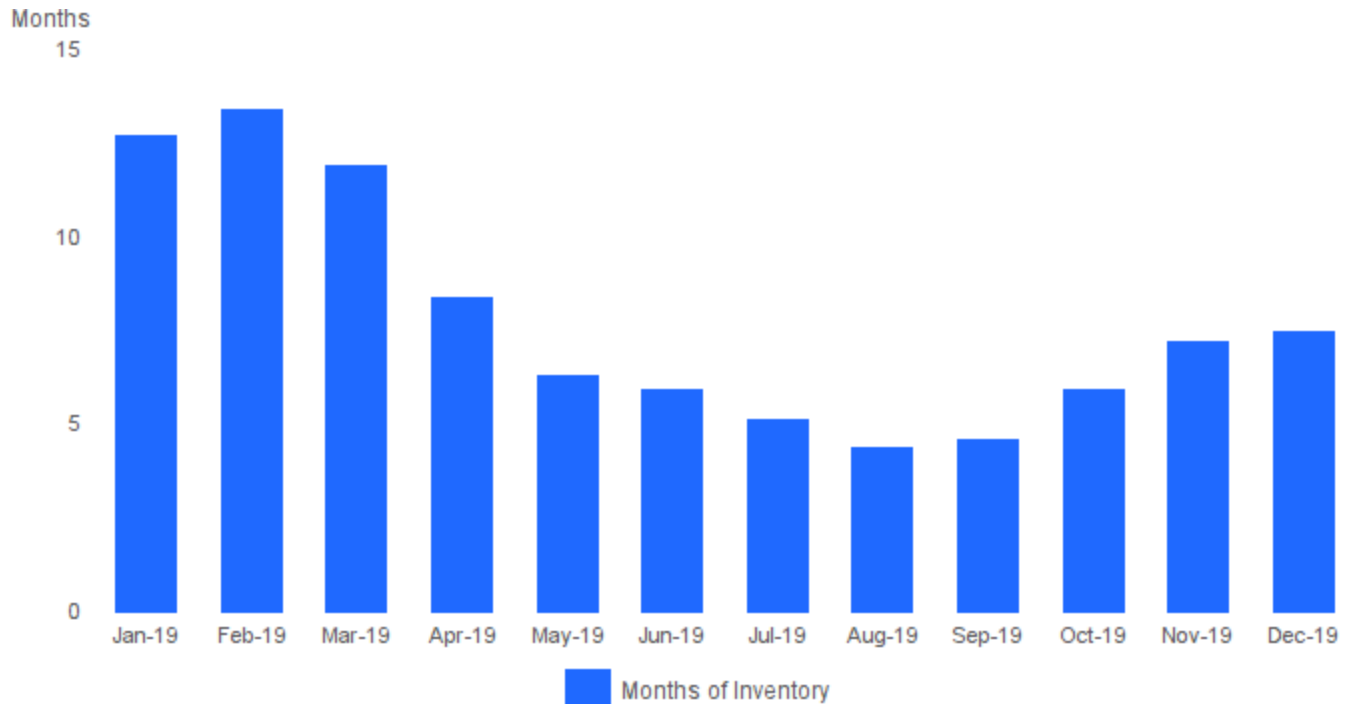
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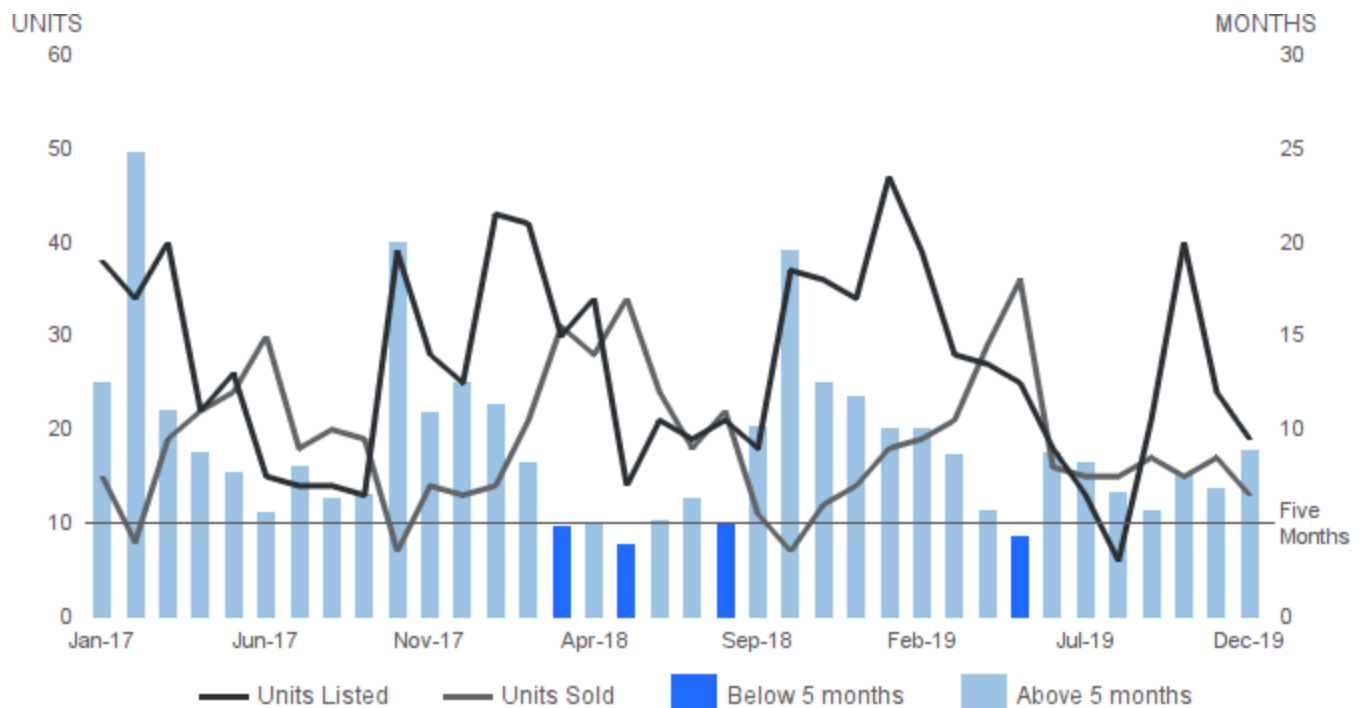
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The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be 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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