



AREA REPORT

AUGUST 2021 | SINGLE FAMILY HOMES

BRUCE MYER

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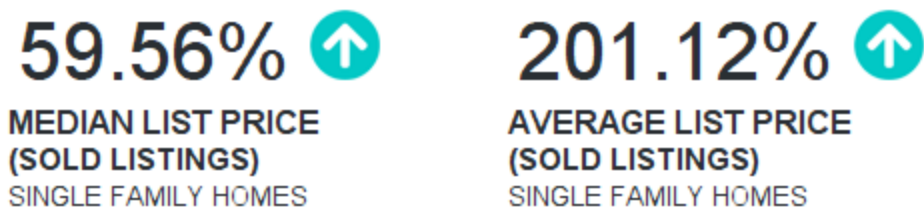
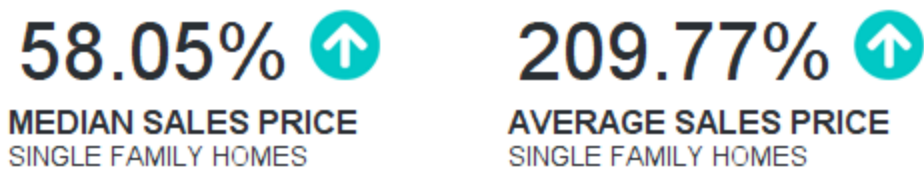
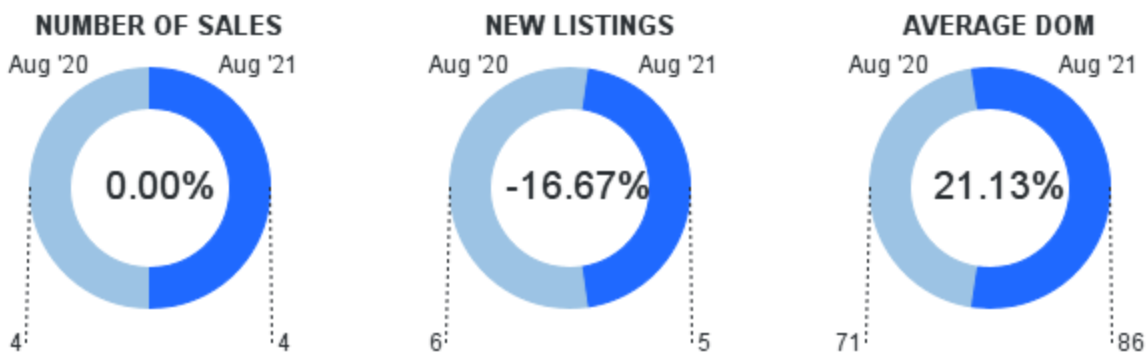
bruce.myer@floridamoves.com

www.coldwellbankerhomes.com



COLDWELL BANKER
REALTY

LONGBOAT KEY | August 2021
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family Homes



Aug '20 Aug '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

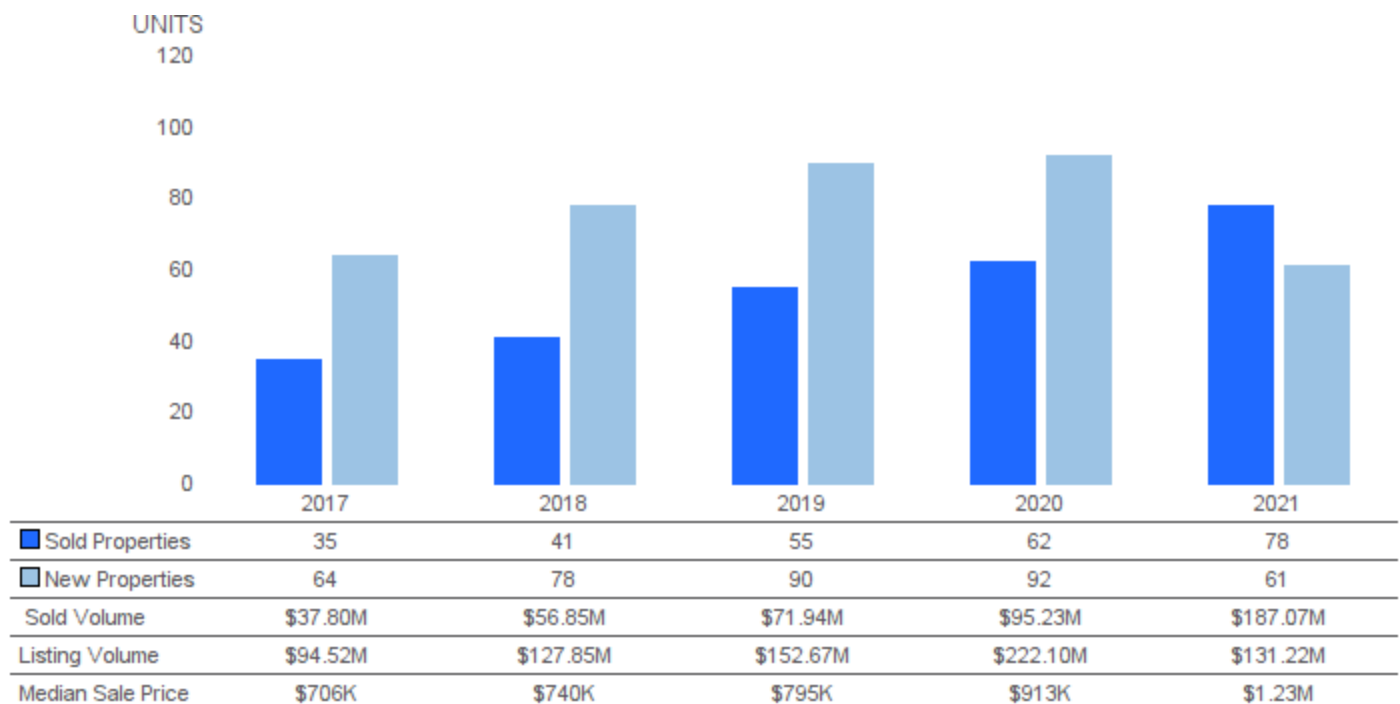
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	5	6	-16.67% ↓	61	59	3.39% ↑
Sold Listings	4	4	0%	77	38	102.63% ↑
Median List Price (Solds)	\$1,795,000	\$1,124,950	59.56% ↑	\$1,250,000	\$873,000	43.18% ↑
Median Sold Price	\$1,718,750	\$1,087,500	58.05% ↑	\$1,200,000	\$814,500	47.33% ↑
Median Days on Market	41	72	-43.06% ↓	30	95	-68.42% ↓
Average List Price (Solds)	\$3,234,750	\$1,074,225	201.12% ↑	\$2,485,770	\$1,519,123	63.63% ↑
Average Sold Price	\$3,190,625	\$1,030,000	209.77% ↑	\$2,382,016	\$1,408,894	69.07% ↑
Average Days on Market	86	71	21.13% ↑	92	120	-23.33% ↓
List/Sold Price Ratio	96%	96%	0%	96.9%	94%	3.05% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

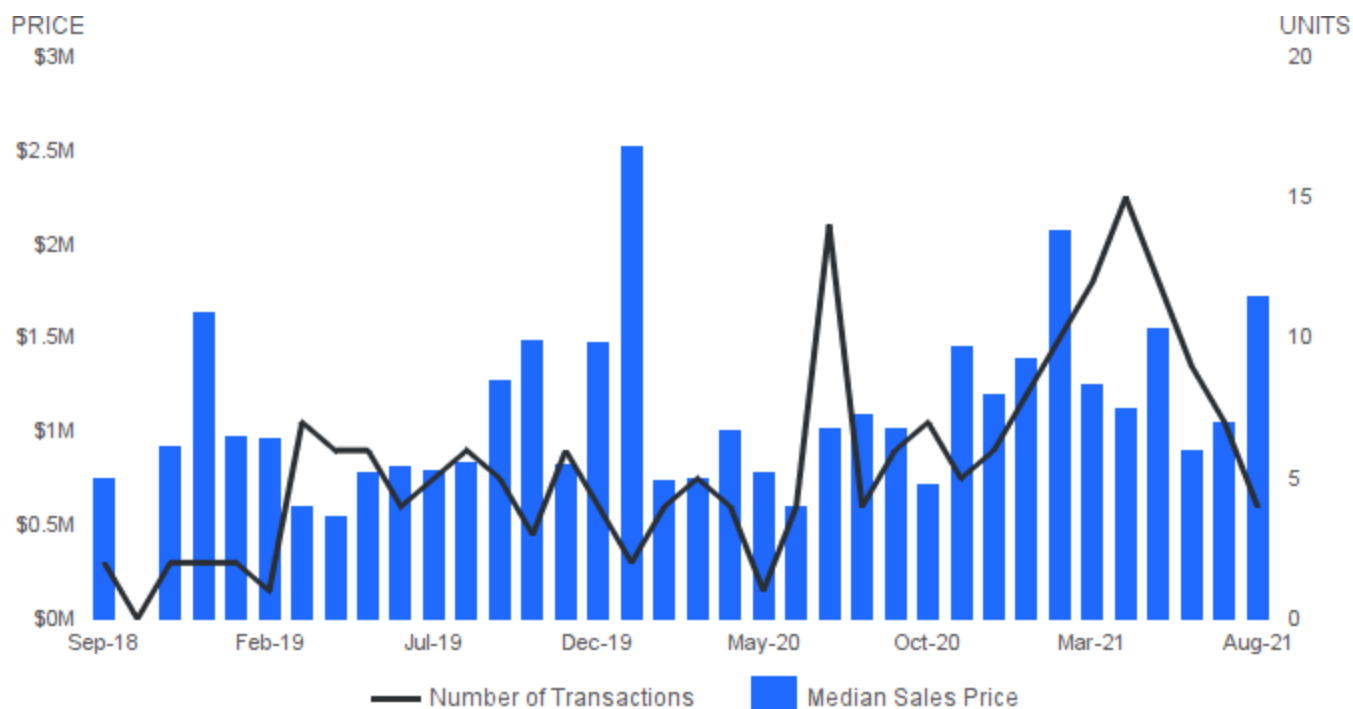


MEDIAN SALES PRICE AND NUMBER OF SALES

August 2021 | 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.

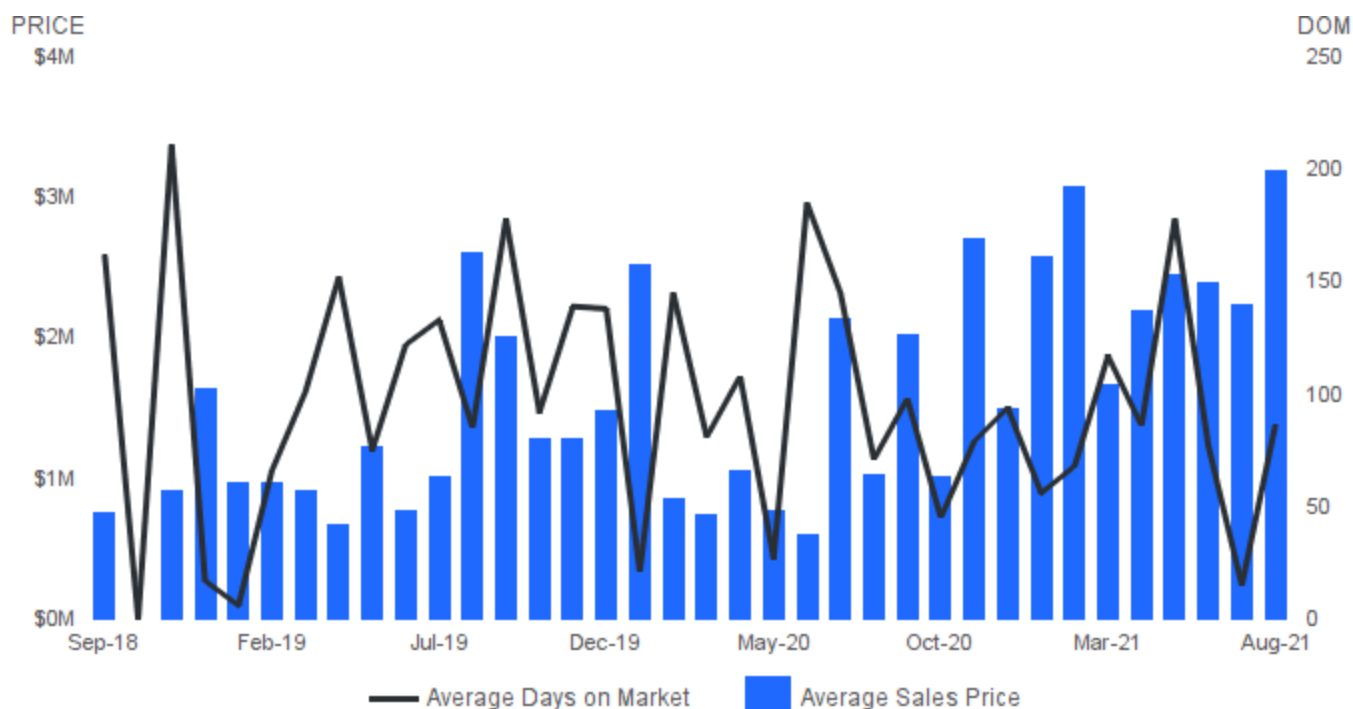


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes [?]

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

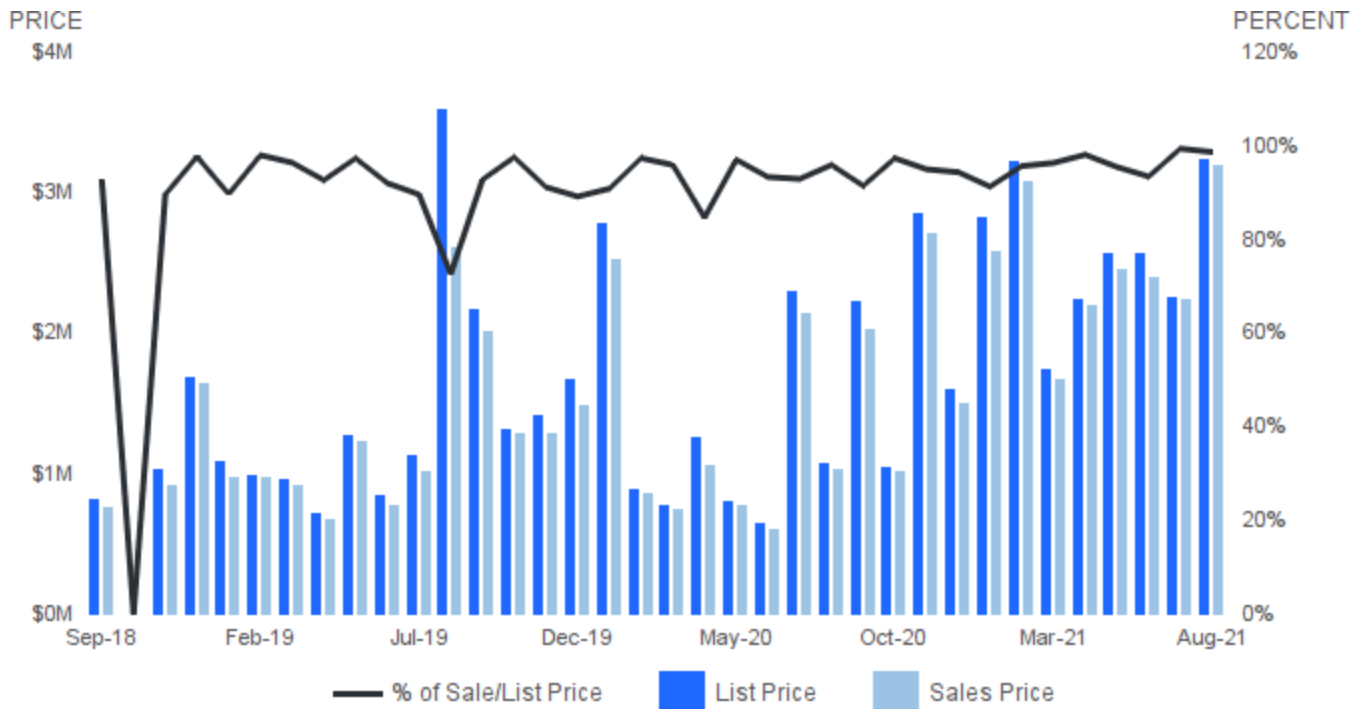
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

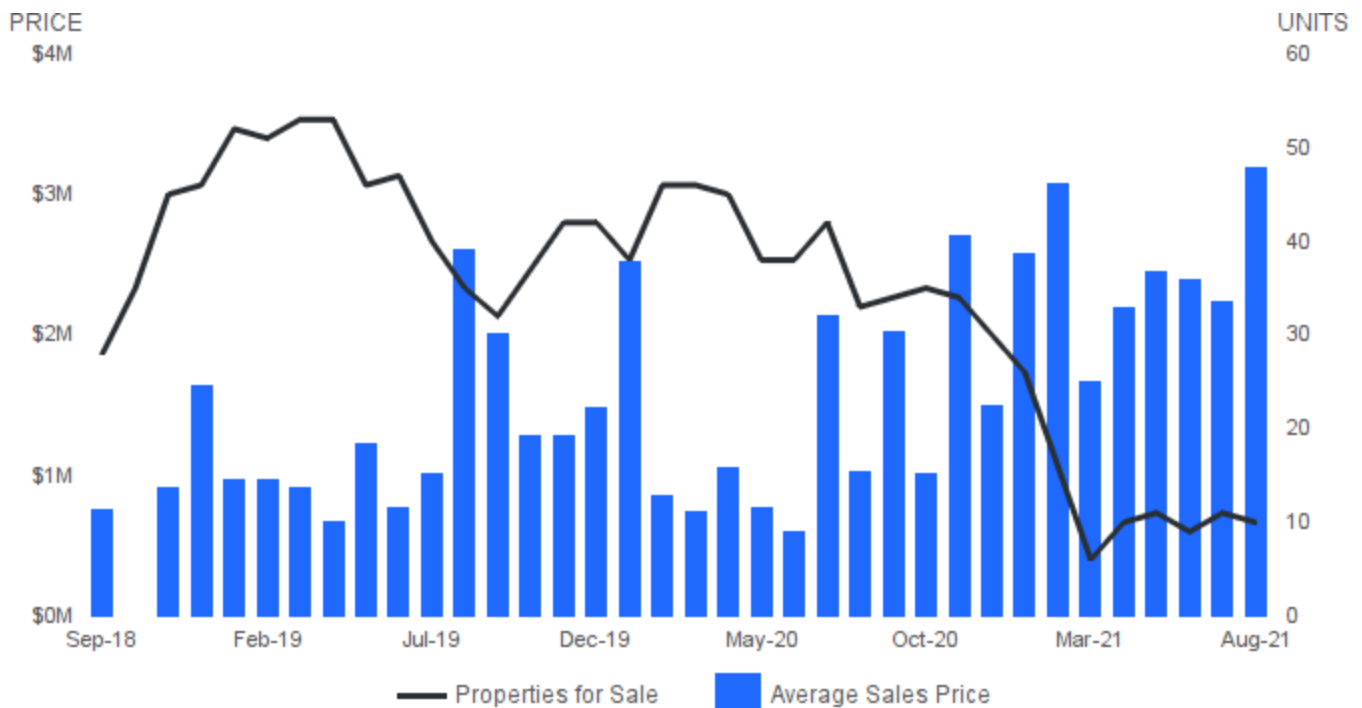


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2021 | 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.

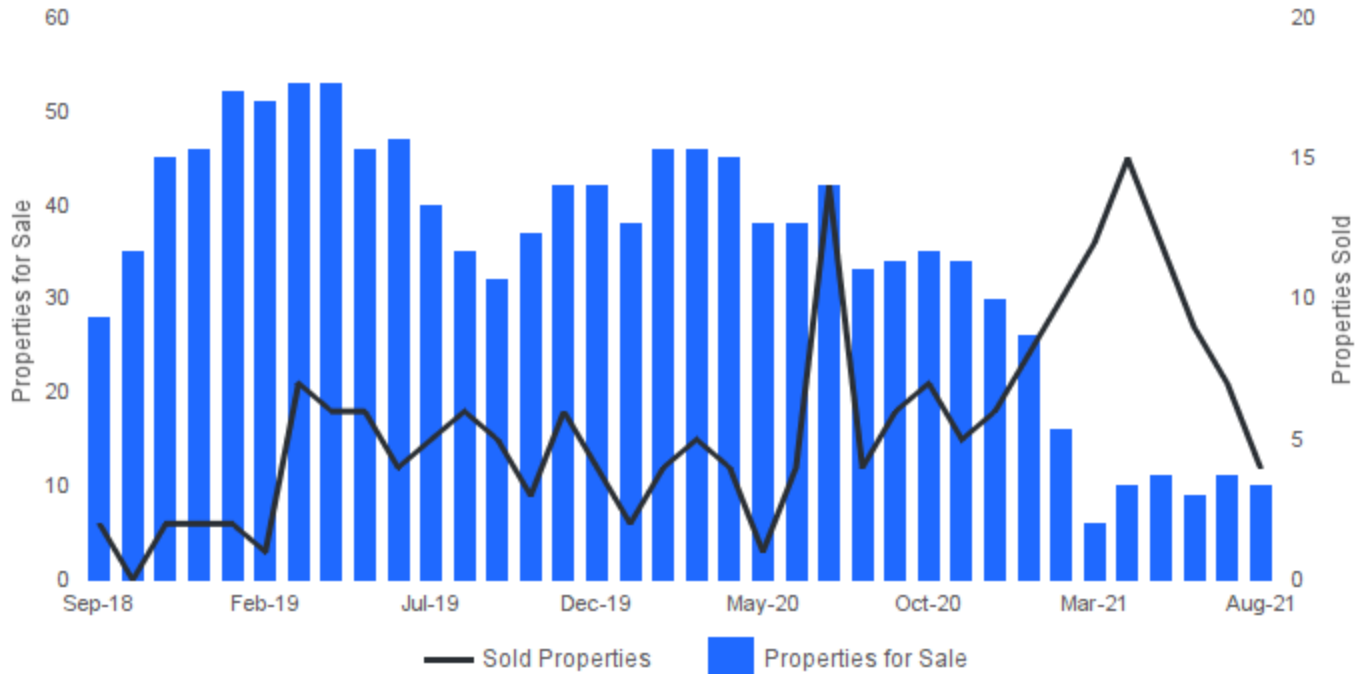


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



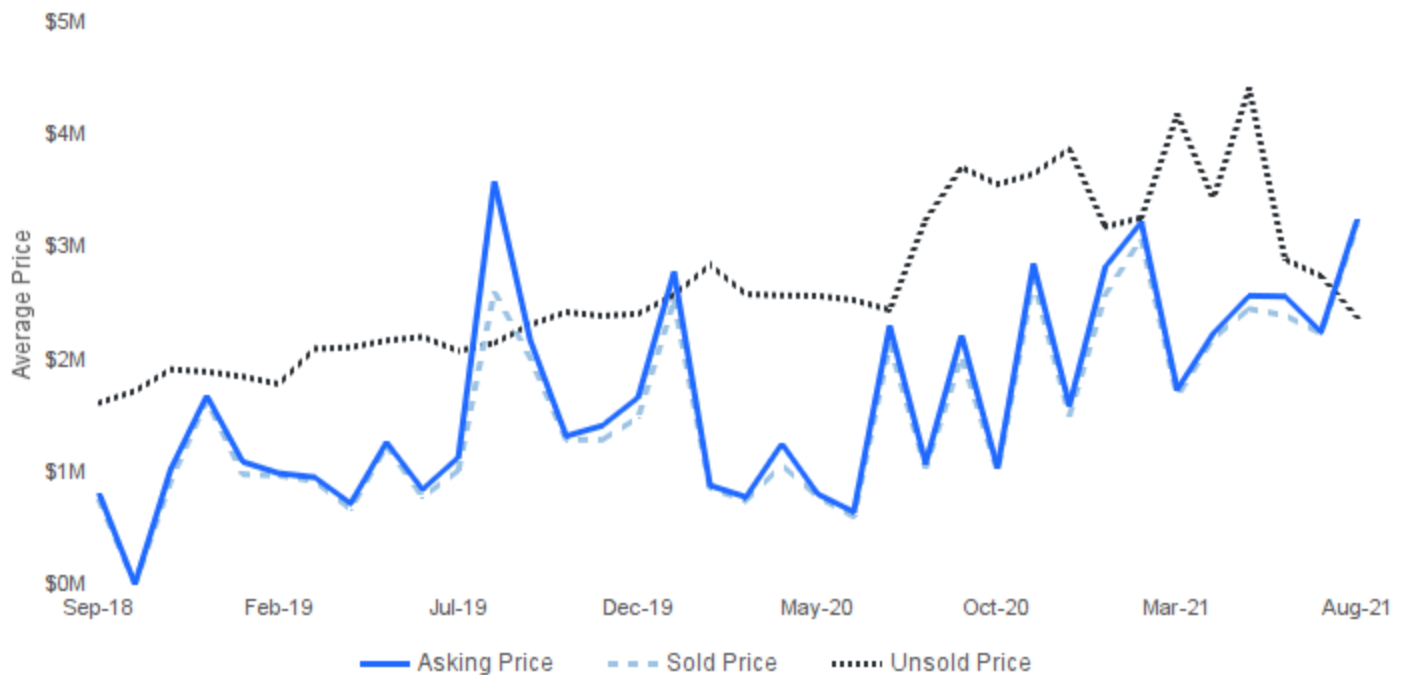
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

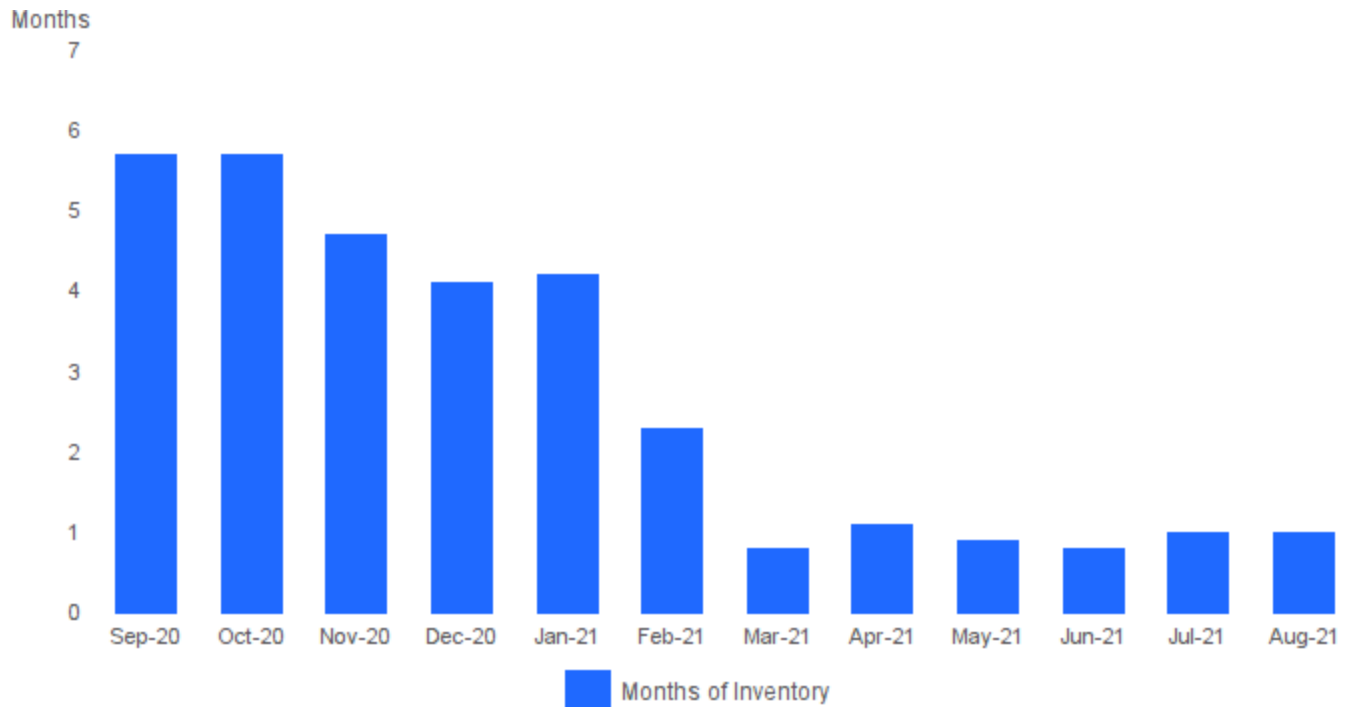
Sold Price | the average selling price



ABSORPTION RATE

August 2021 | 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.



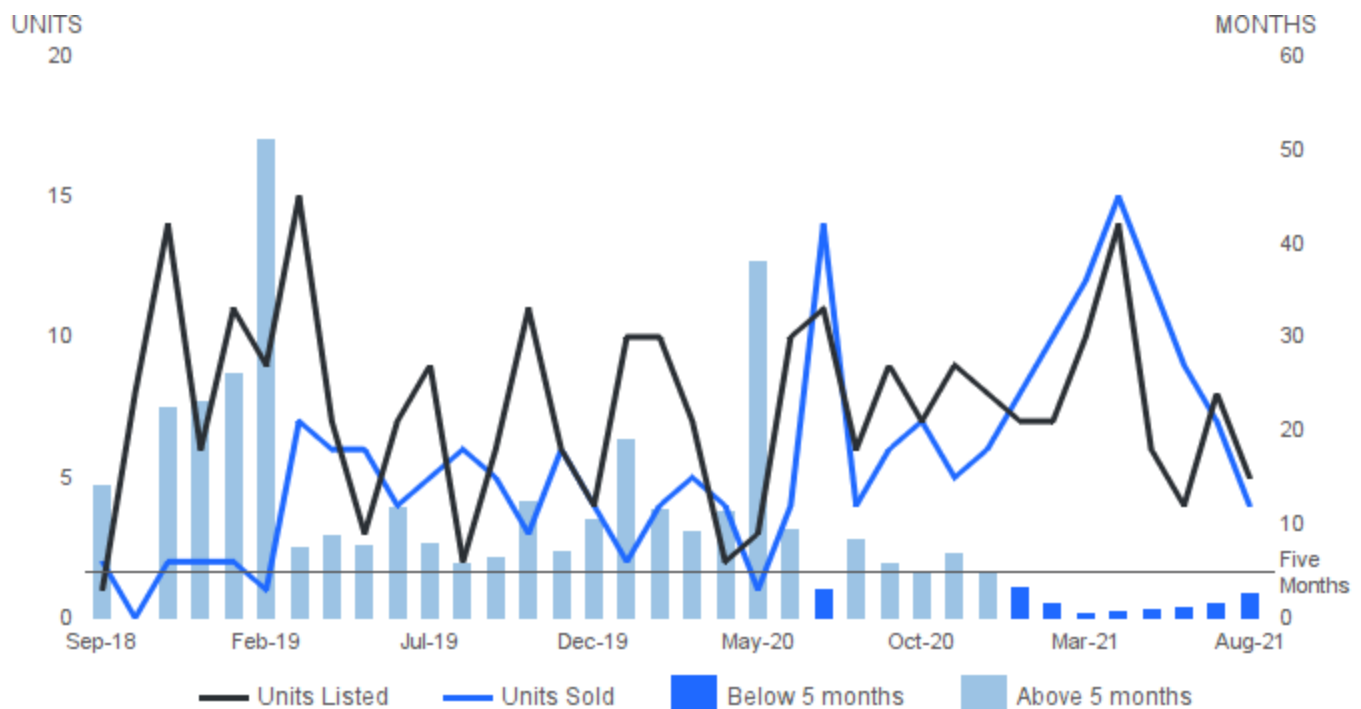
MONTHS SUPPLY OF INVENTORY

August 2021 | 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.

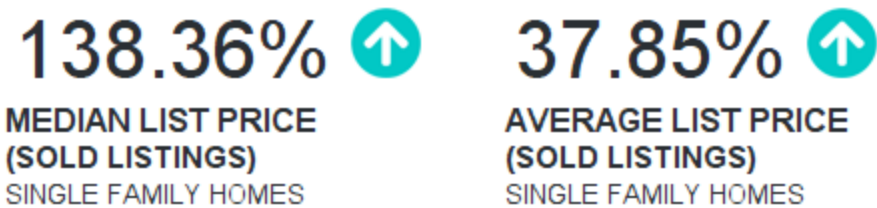
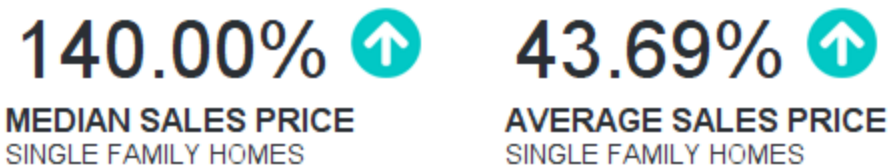
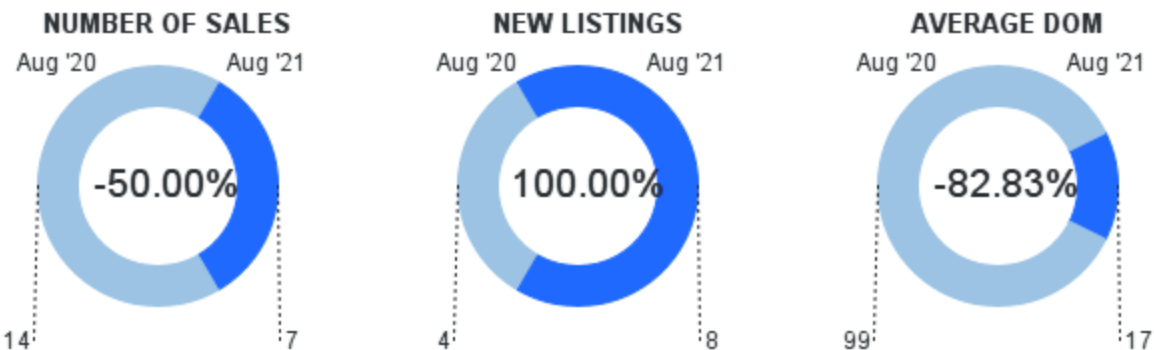
Units Sold | Number of properties sold.



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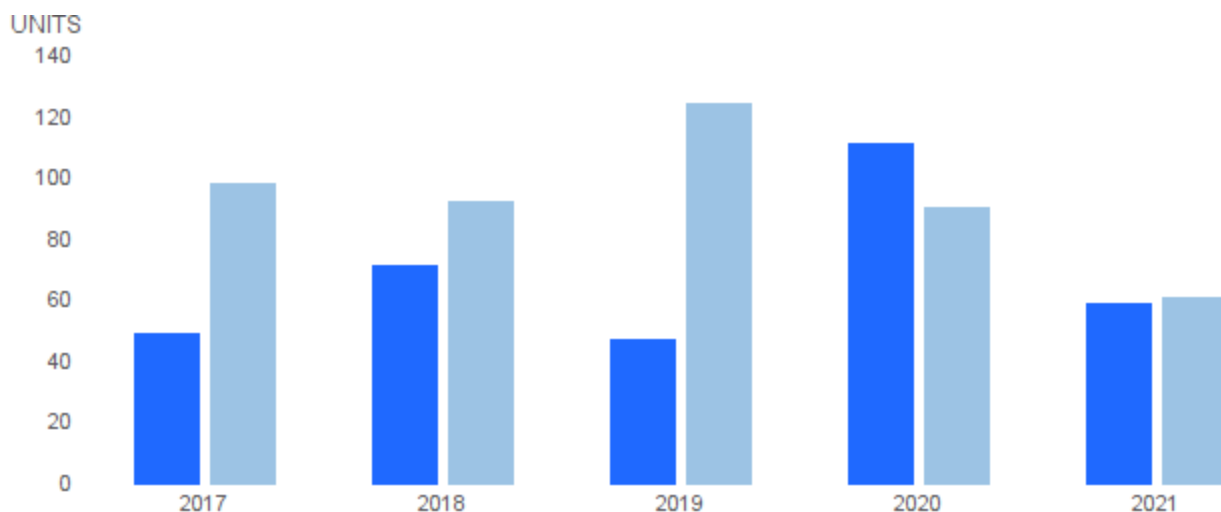
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	8	4	100% ↑	61	64	-4.69% ↓
Sold Listings	7	14	-50% ↓	58	66	-12.12% ↓
Median List Price (Solds)	\$3,800,000	\$1,594,250	138.36% ↑	\$1,572,500	\$1,309,999	20.04% ↑
Median Sold Price	\$3,600,000	\$1,500,000	140% ↑	\$1,595,000	\$1,232,500	29.41% ↑
Median Days on Market	5	39	-87.18% ↓	18	95	-81.05% ↓
Average List Price (Solds)	\$3,476,428	\$2,521,857	37.85% ↑	\$2,025,554	\$1,777,201	13.97% ↑
Average Sold Price	\$3,460,000	\$2,408,000	43.69% ↑	\$1,991,296	\$1,654,196	20.38% ↑
Average Days on Market	17	99	-82.83% ↓	49	134	-63.43% ↓
List/Sold Price Ratio	100.6%	96%	4.76% ↑	98.6%	93.6%	5.32% ↑

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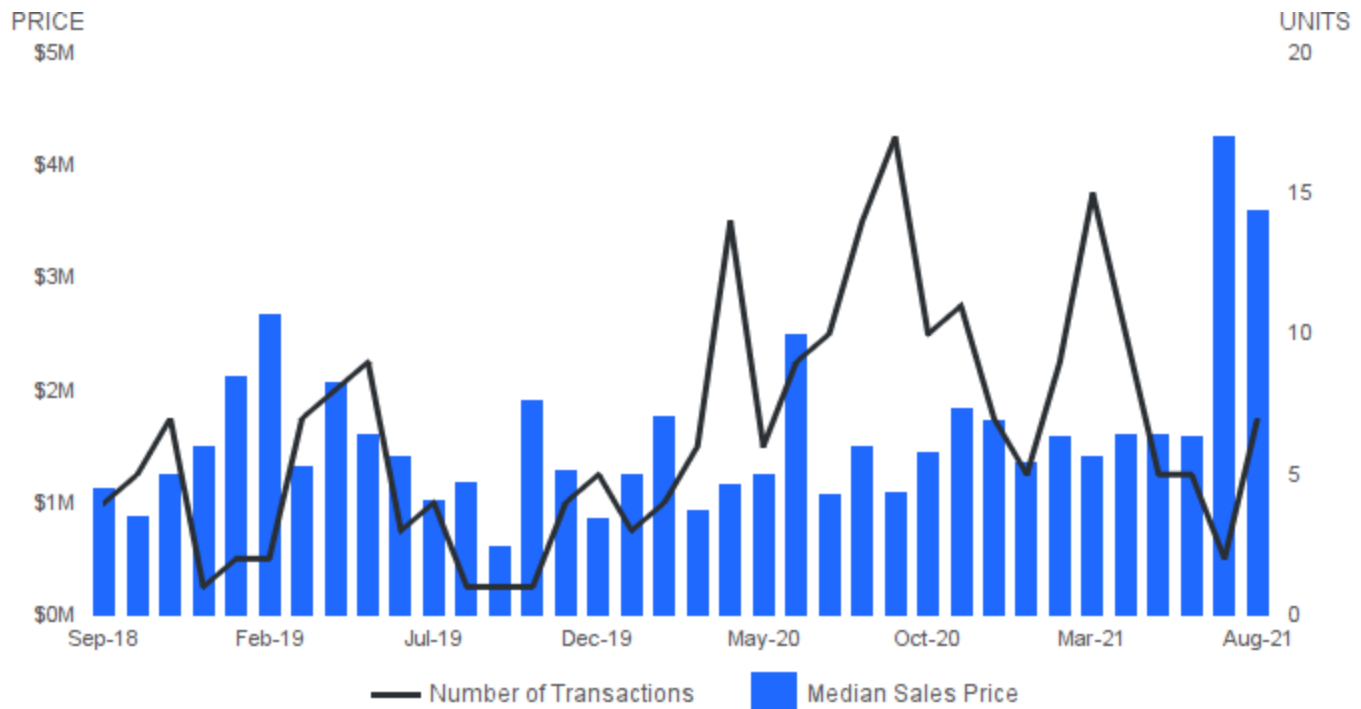
Sold Properties	49	71	47	111	59
New Properties	98	92	124	90	61
Sold Volume	\$69.86M	\$90.07M	\$83.93M	\$204.52M	\$118.12M
Listing Volume	\$187.10M	\$162.17M	\$240.38M	\$159.01M	\$163.09M
Median Sale Price	\$1.07M	\$995K	\$1.40M	\$1.26M	\$1.59M

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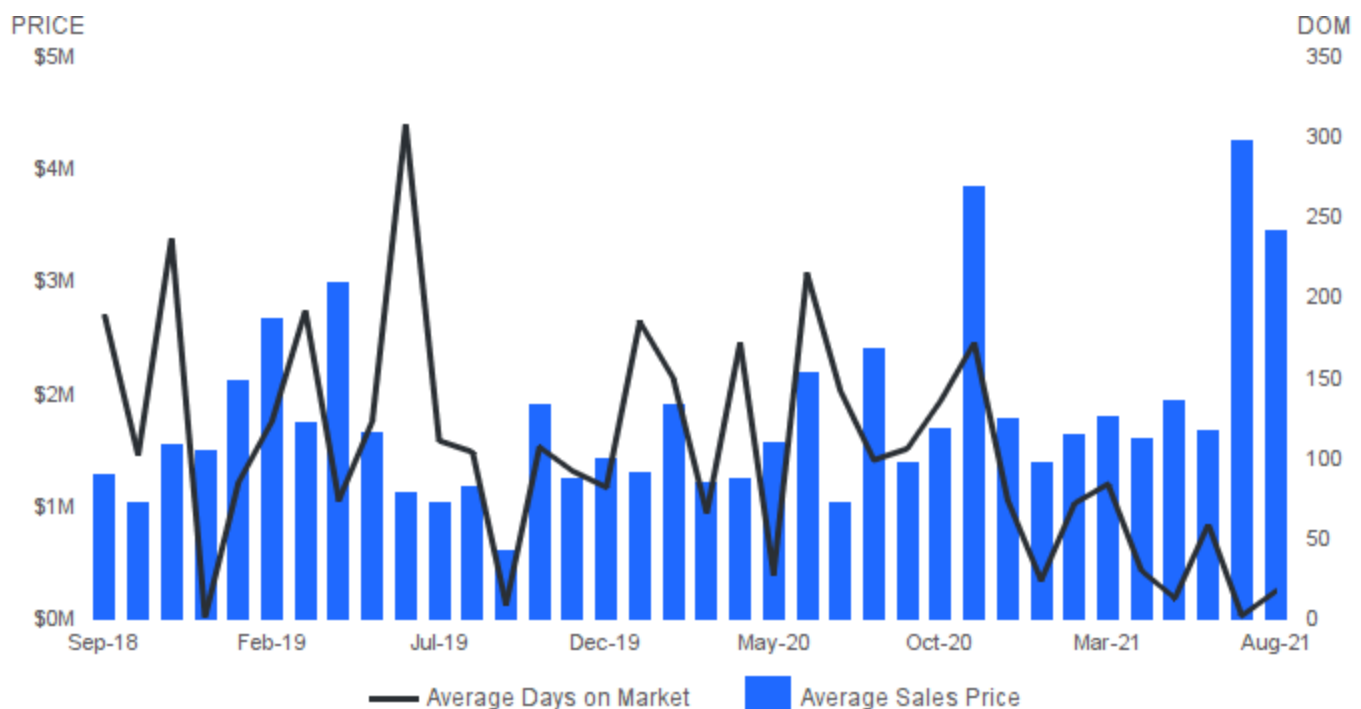


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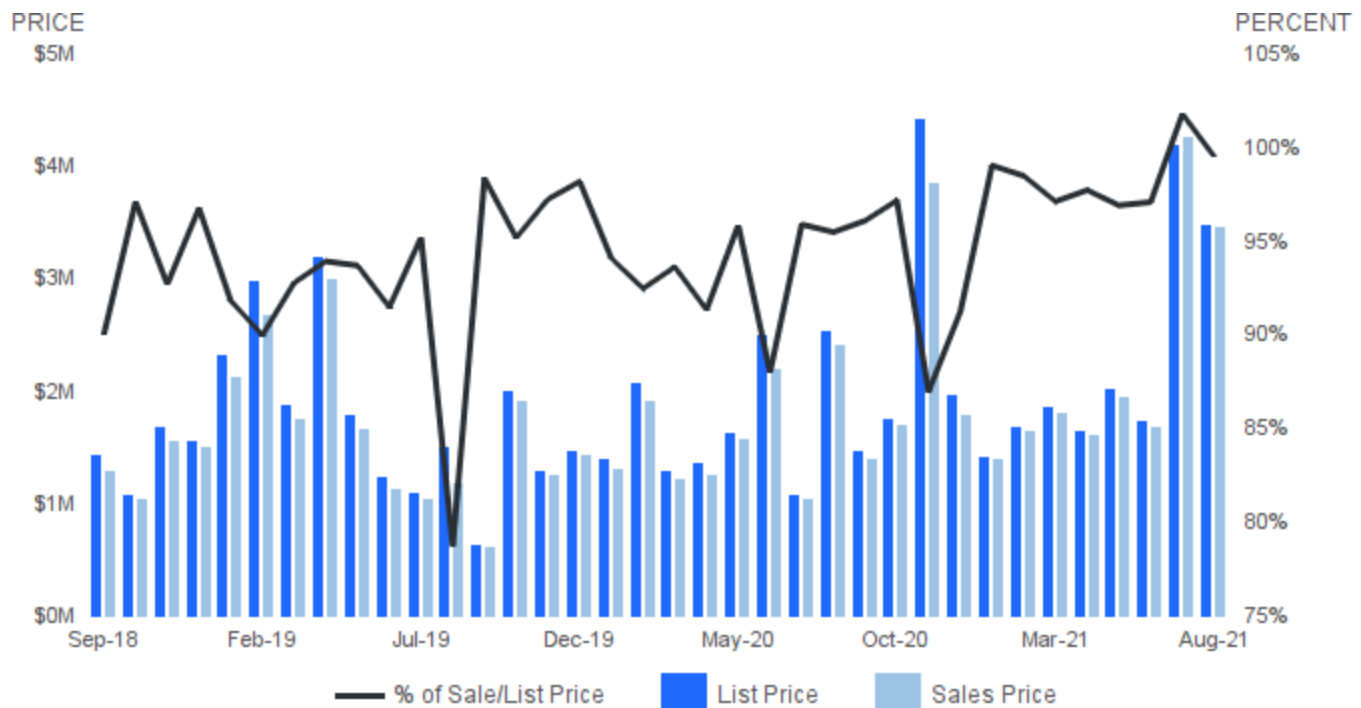
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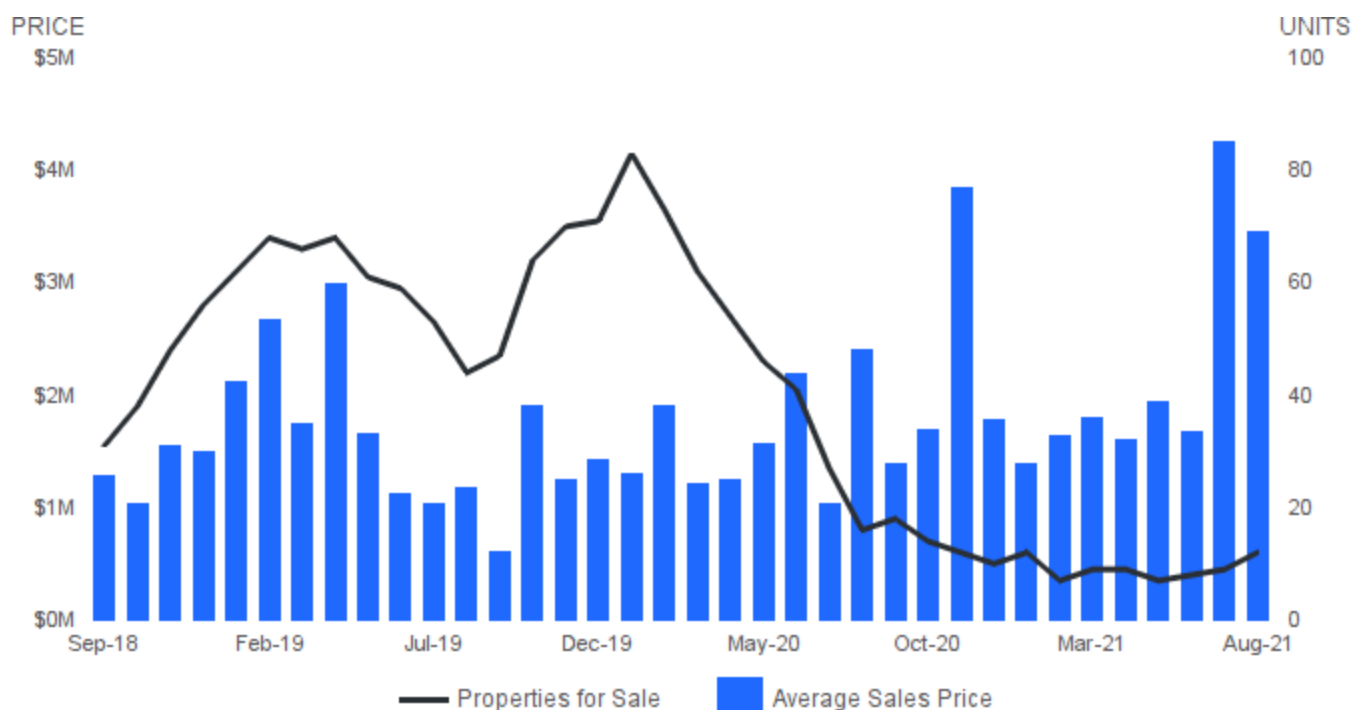


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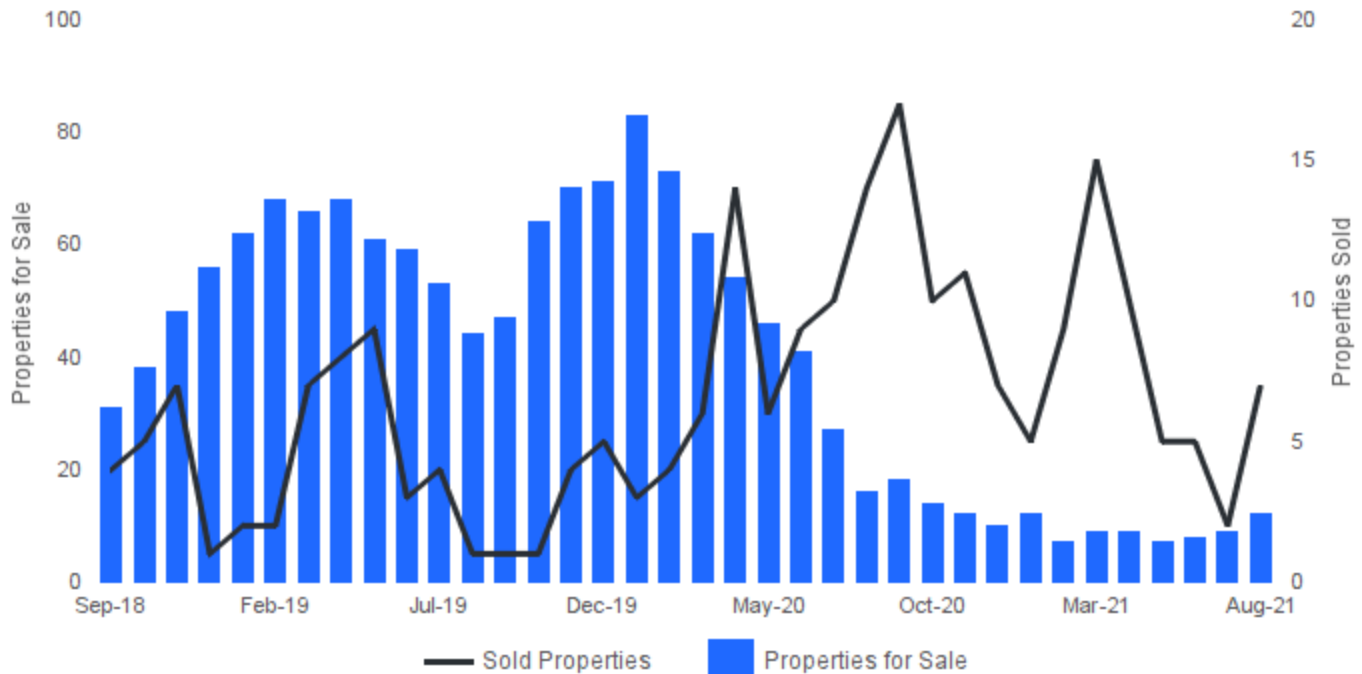


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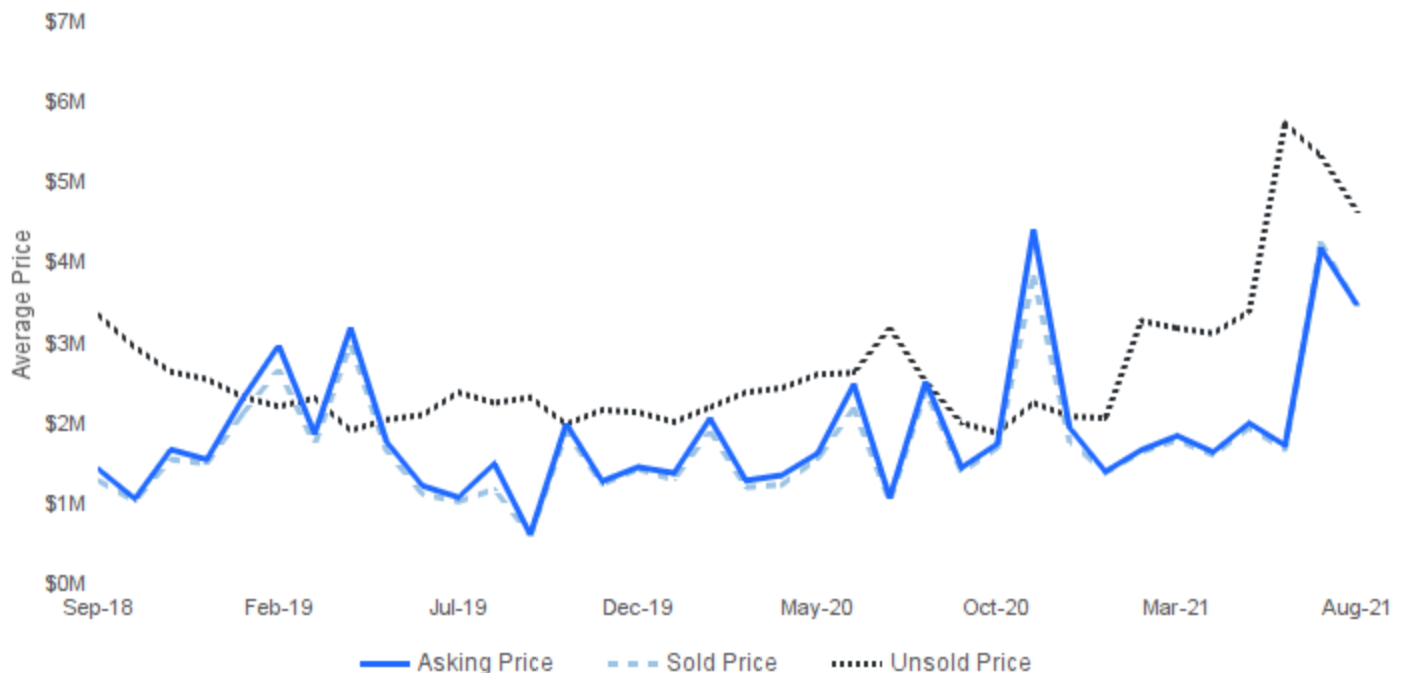
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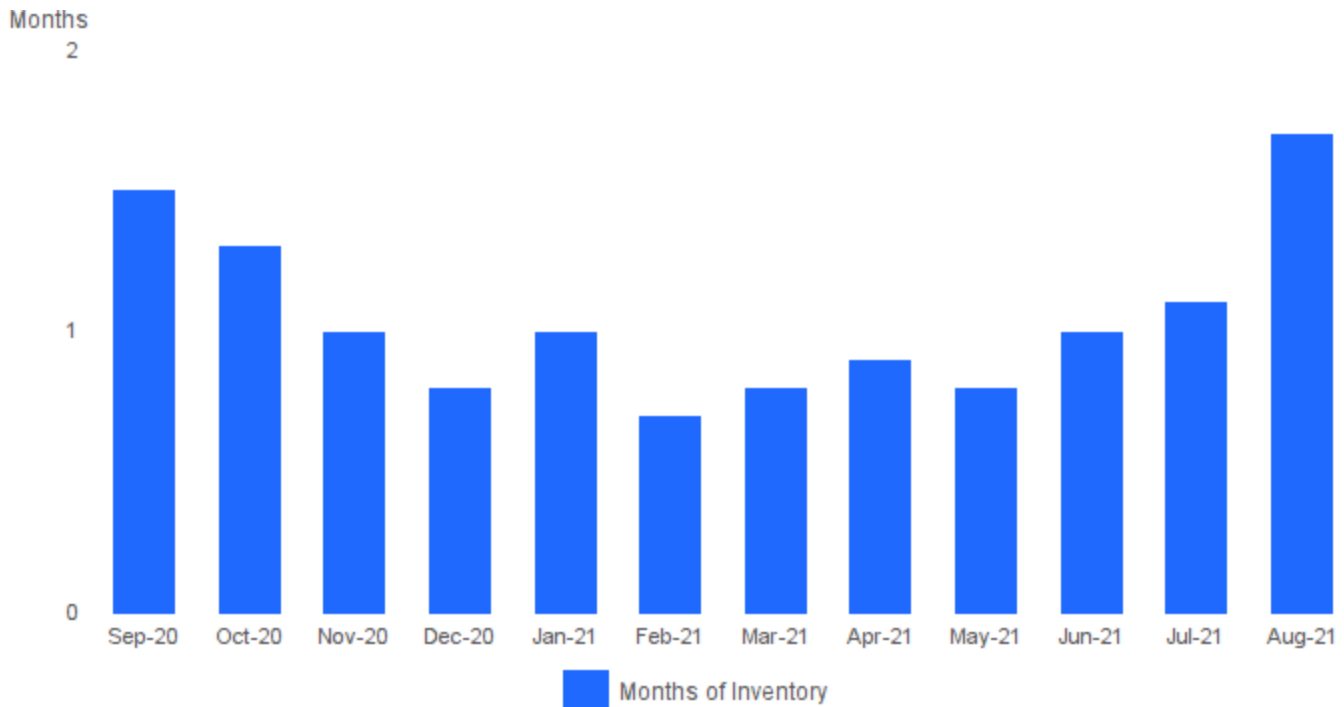
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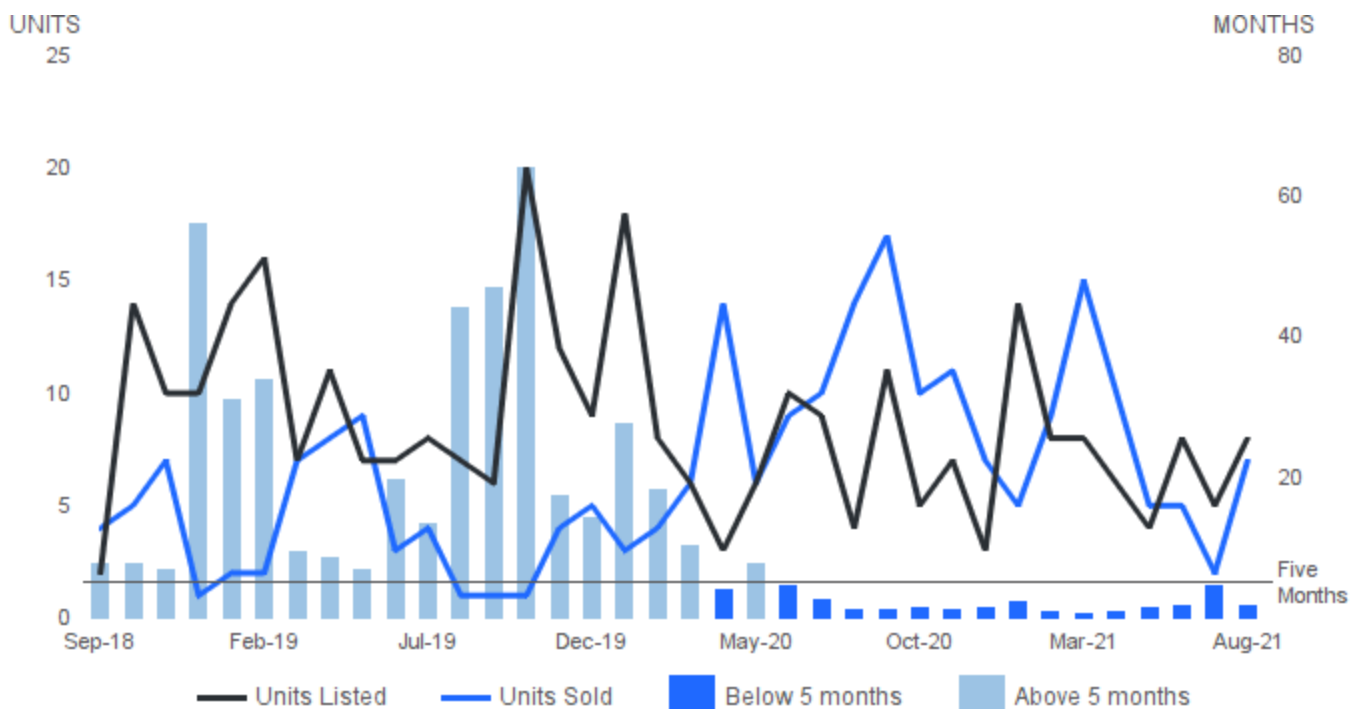
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