



AREA REPORT

AUGUST 2021 | SINGLE FAMILY HOMES

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COLDWELL BANKER
REALTY

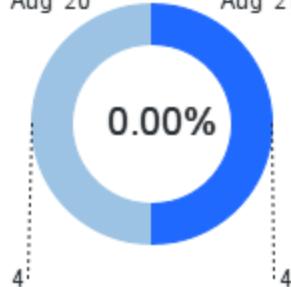


LONGBOAT KEY | August 2021

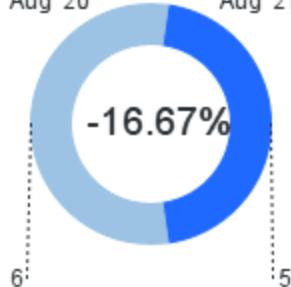
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

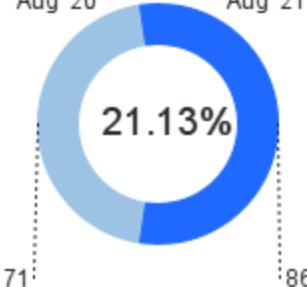
NUMBER OF SALES
Aug '20 Aug '21



NEW LISTINGS
Aug '20 Aug '21



AVERAGE DOM
Aug '20 Aug '21



58.05%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

209.77%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

59.56%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

201.12%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Aug '20 Aug '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

August 2021 | Single Family Homes 

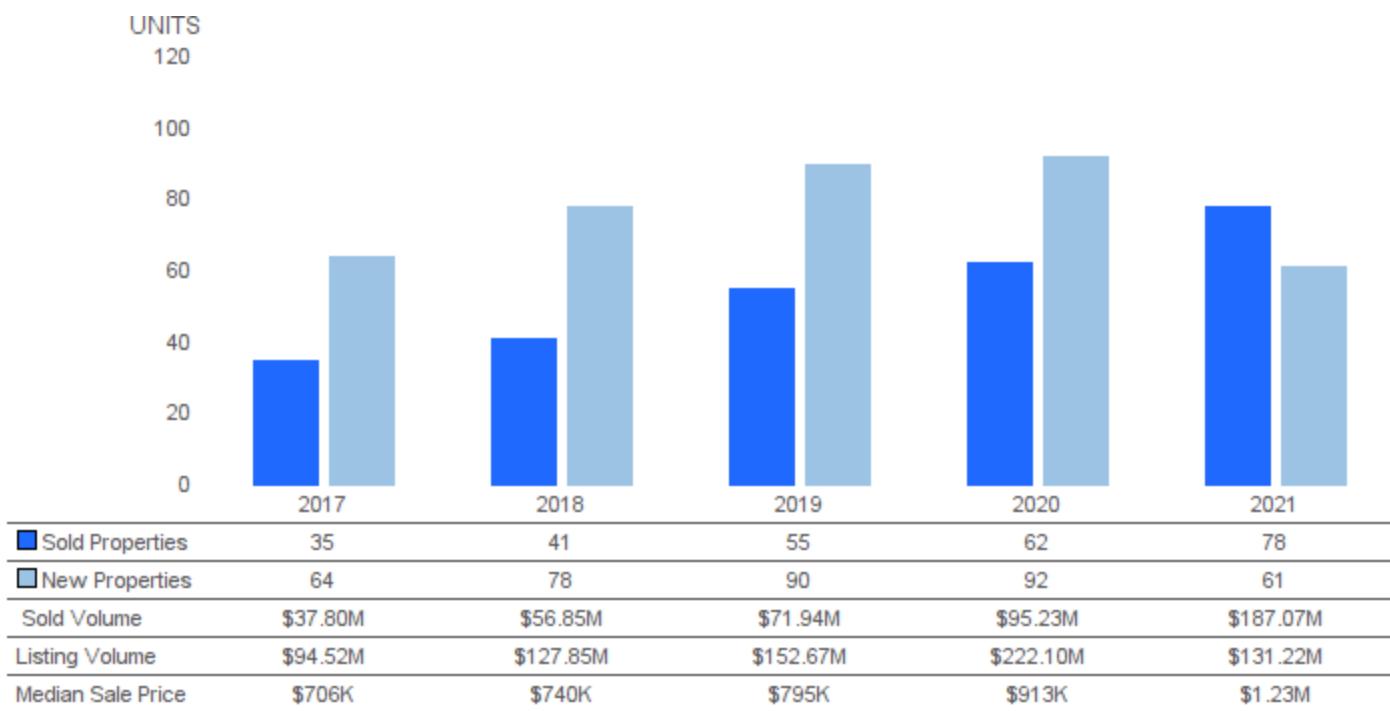
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	5	6	-16.67% 	61	59	3.39% 
Sold Listings	4	4	0%	77	38	102.63% 
Median List Price (Solds)	\$1,795,000	\$1,124,950	59.56% 	\$1,250,000	\$873,000	43.18% 
Median Sold Price	\$1,718,750	\$1,087,500	58.05% 	\$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 [?](#)

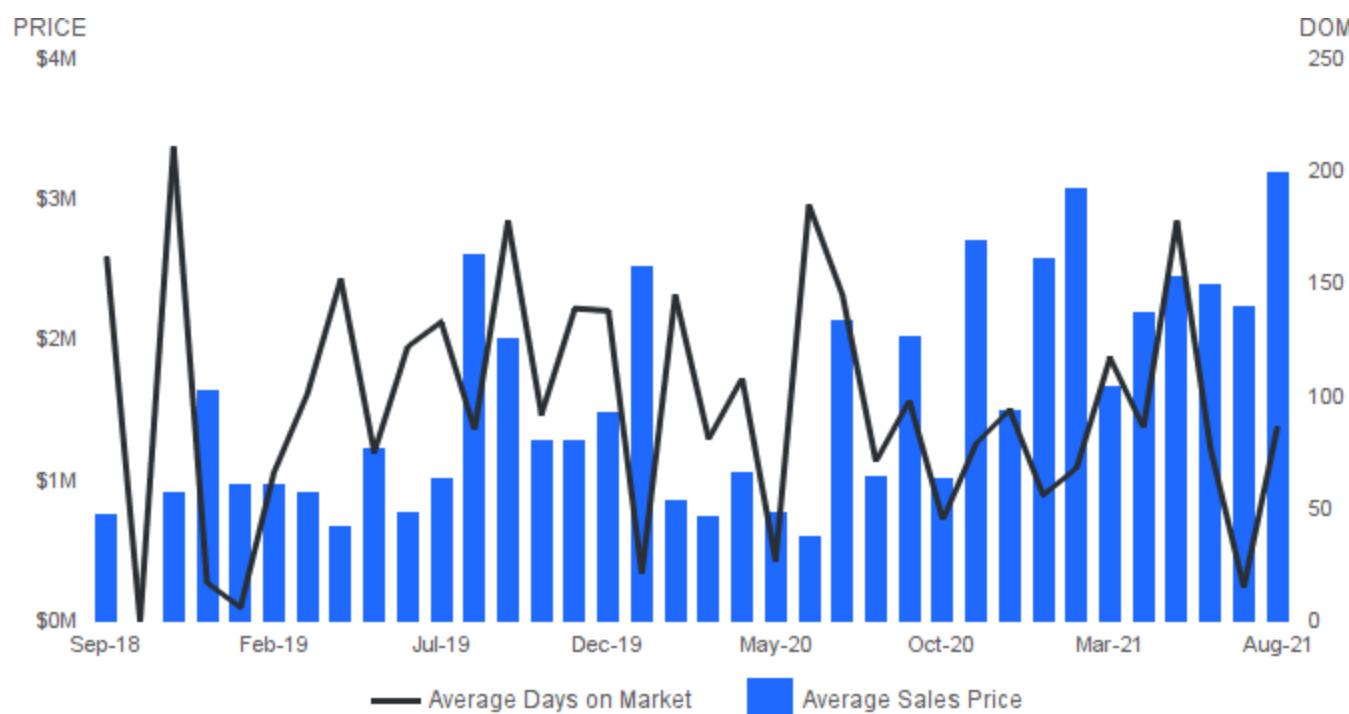
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

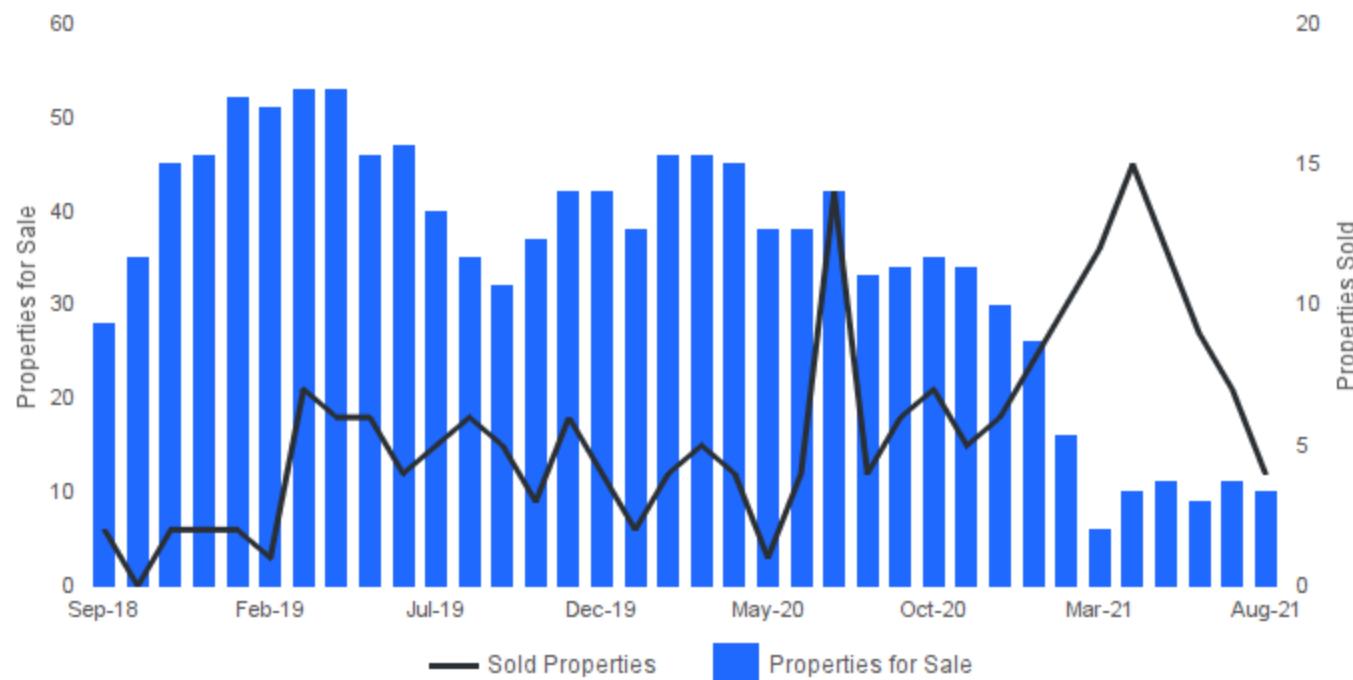
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Single Family Homes ?

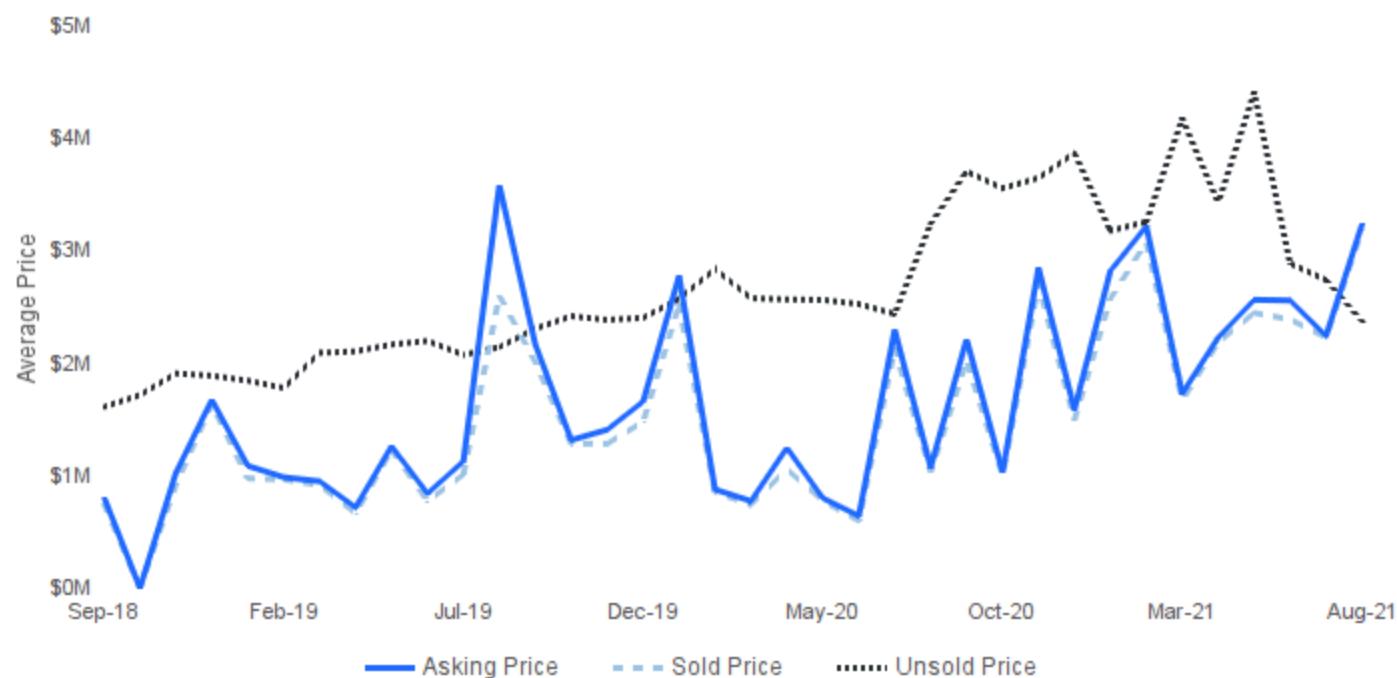
Properties for Sale | Number of properties listed for sale at the end of month.
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AVERAGE ASKING/SOLD/UNSOLD PRICE

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.



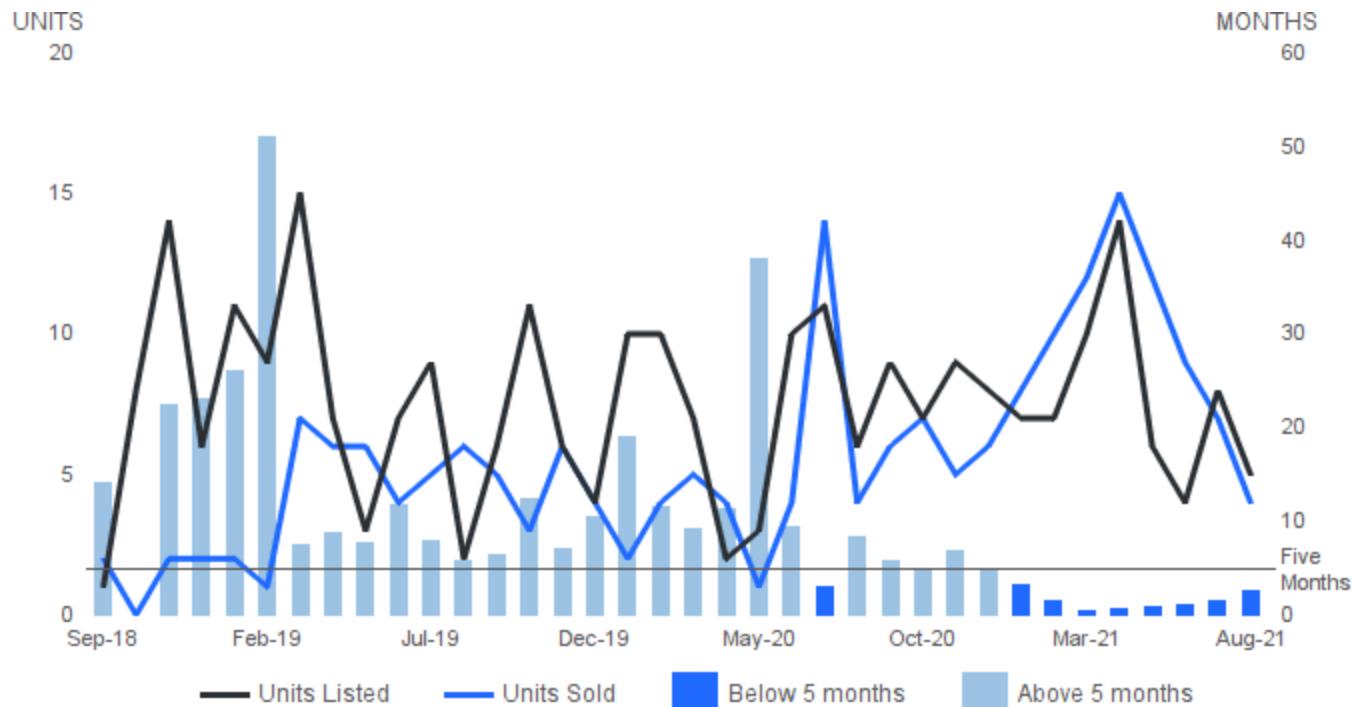
MONTHS SUPPLY OF INVENTORY

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.

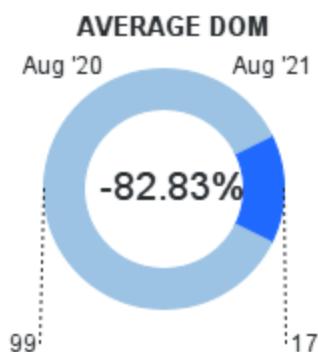
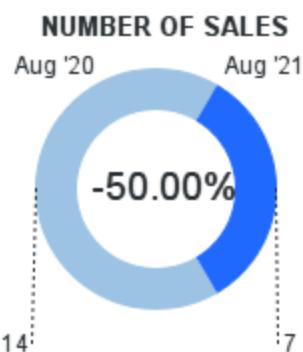
Units Sold | Number of properties sold.



LONGBOAT KEY | August 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



140.00%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

43.69%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

138.36%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

37.85%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Aug '20 Aug '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

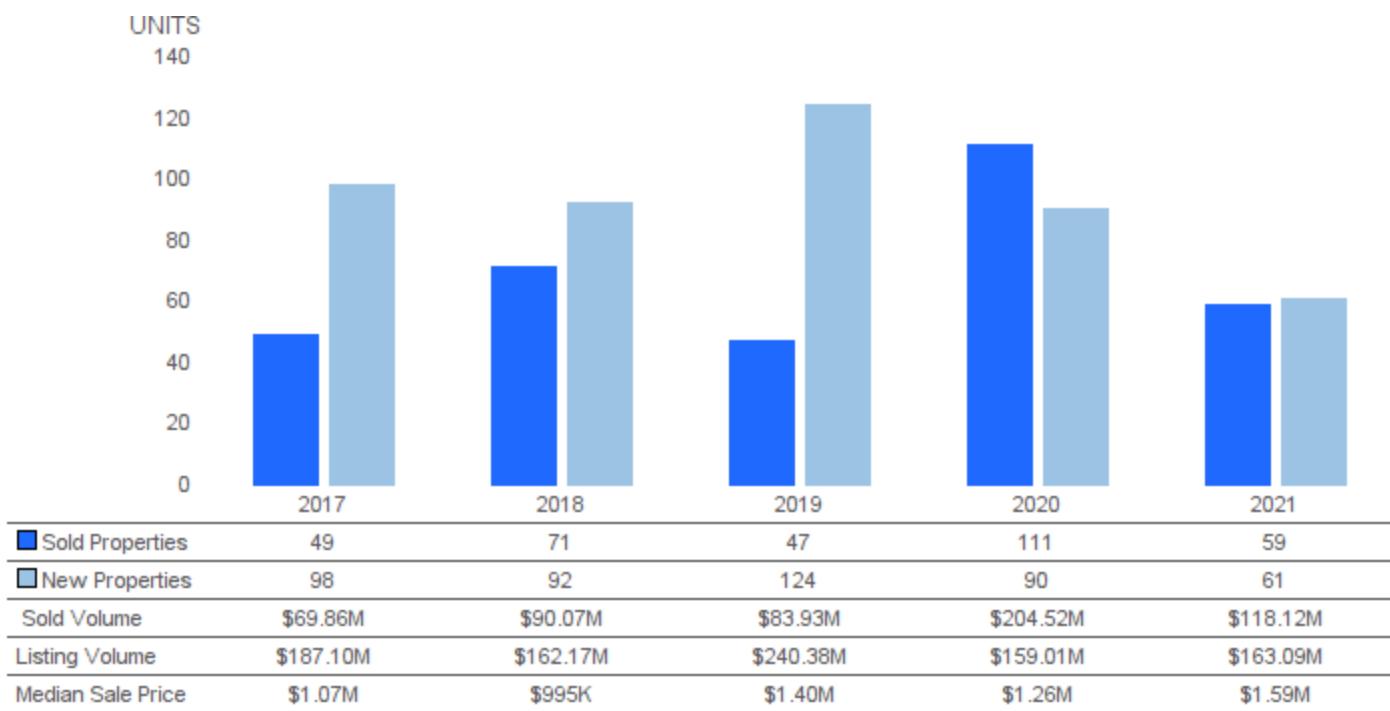
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	8	4	100% ↑	61	64	-4.69% ↓
Sold Listings	7	14	-50% ↓	58	66	-12.12% ↓
Median List Price (Solds)	\$3,800,000	\$1,594,250	138.36% ↑	\$1,572,500	\$1,309,999	20.04% ↑
Median Sold Price	\$3,600,000	\$1,500,000	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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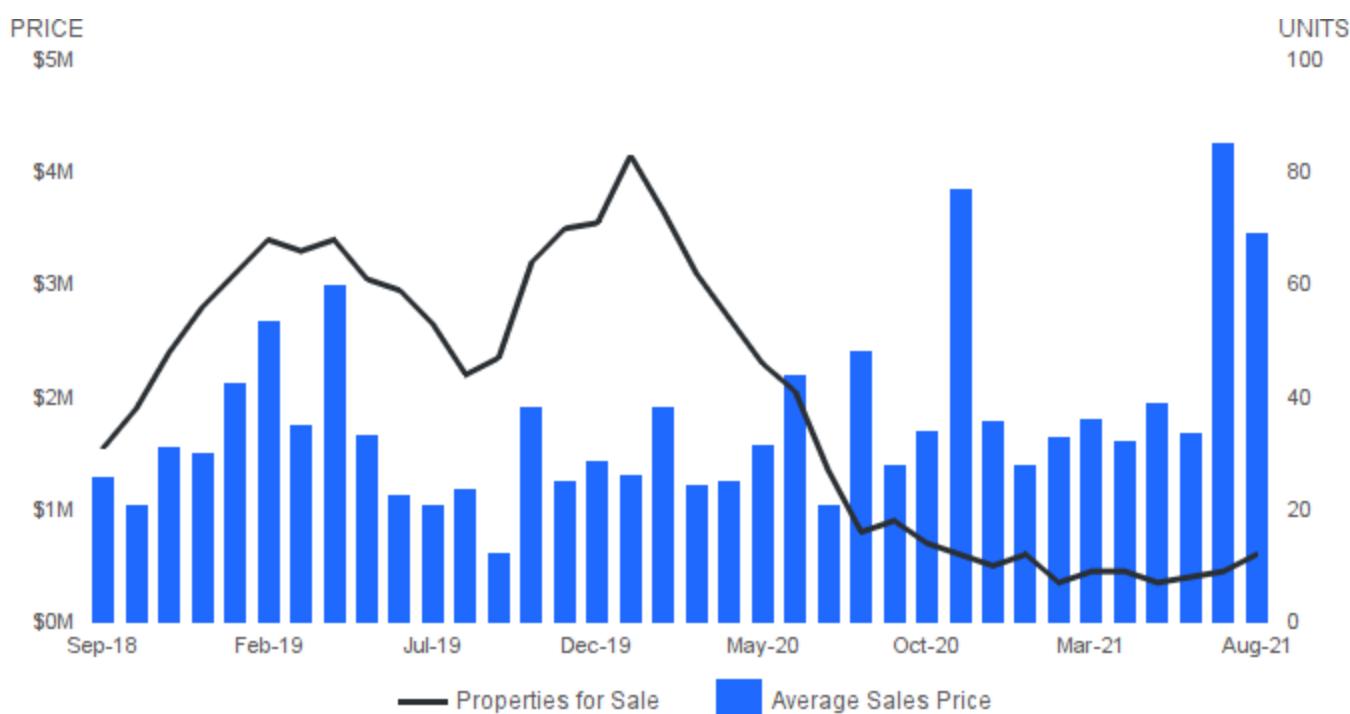


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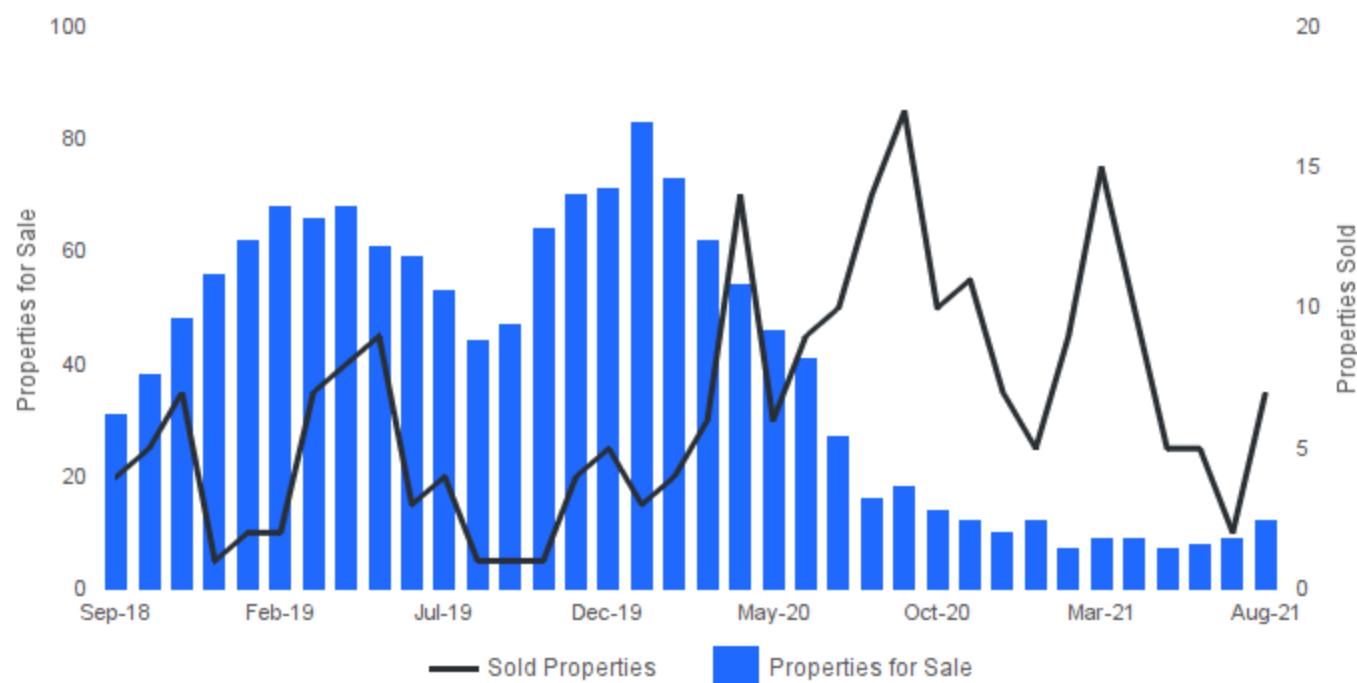
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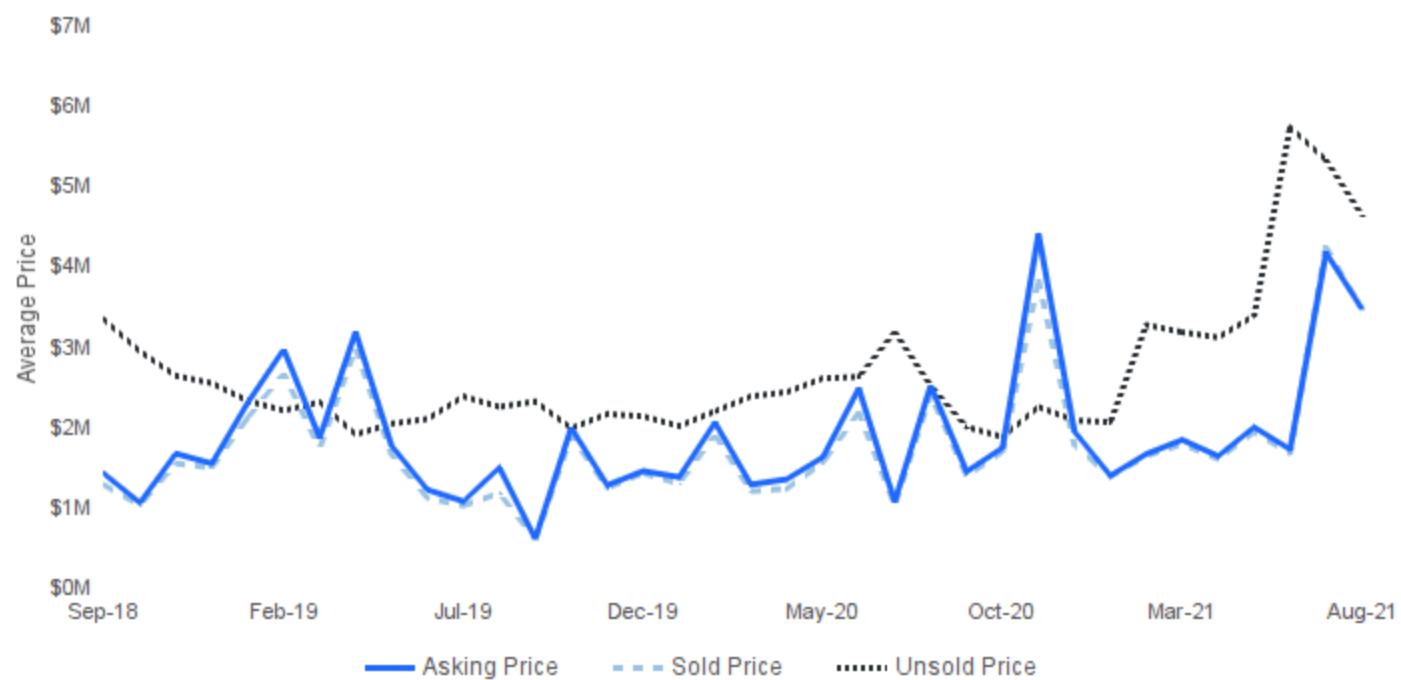
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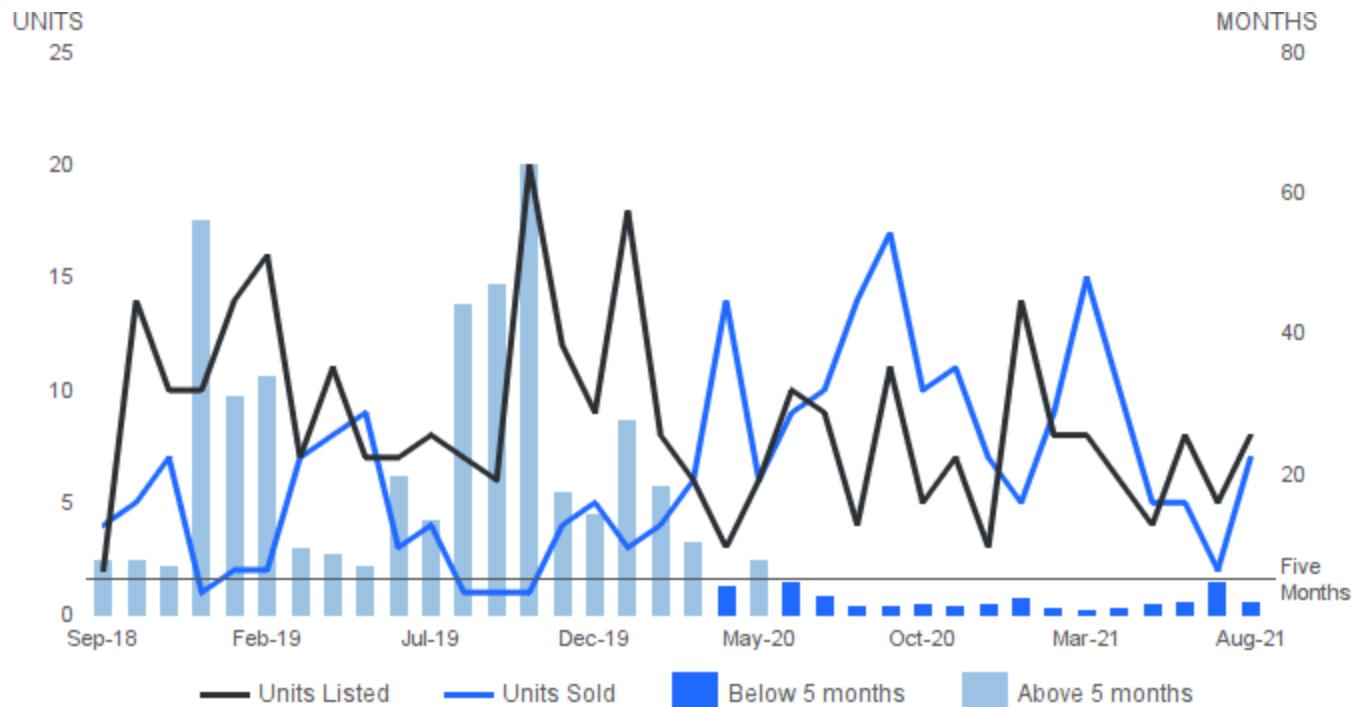
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