



AREA REPORT

JULY 2021 | CONDO/TOWNHOUSE

BRUCE MYER

Lic.# : FL-342109

Direct: +19413871847

Cell: +19413765311

bruce.myer@floridamoves.com

www.coldwellbankerhomes.com



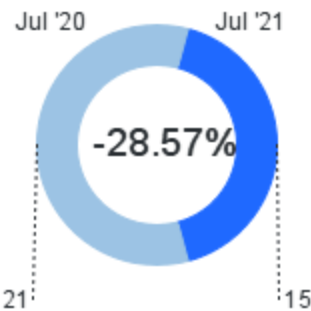
COLDWELL BANKER
REALTY

LONGBOAT KEY | July 2021

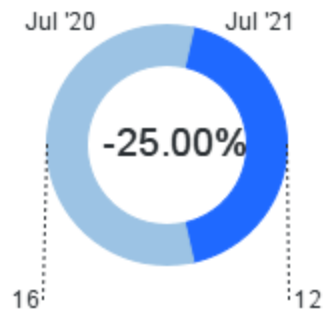
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

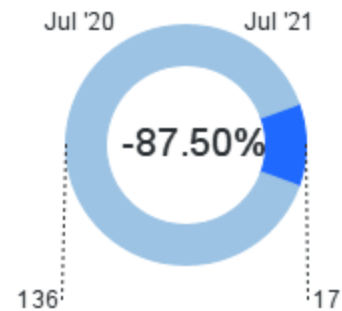
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



-1.49% ↓

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

17.42% ↑

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-12.40% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

13.33% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Jul '20

Jul '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

July 2021 | Condo/Townhouse ?

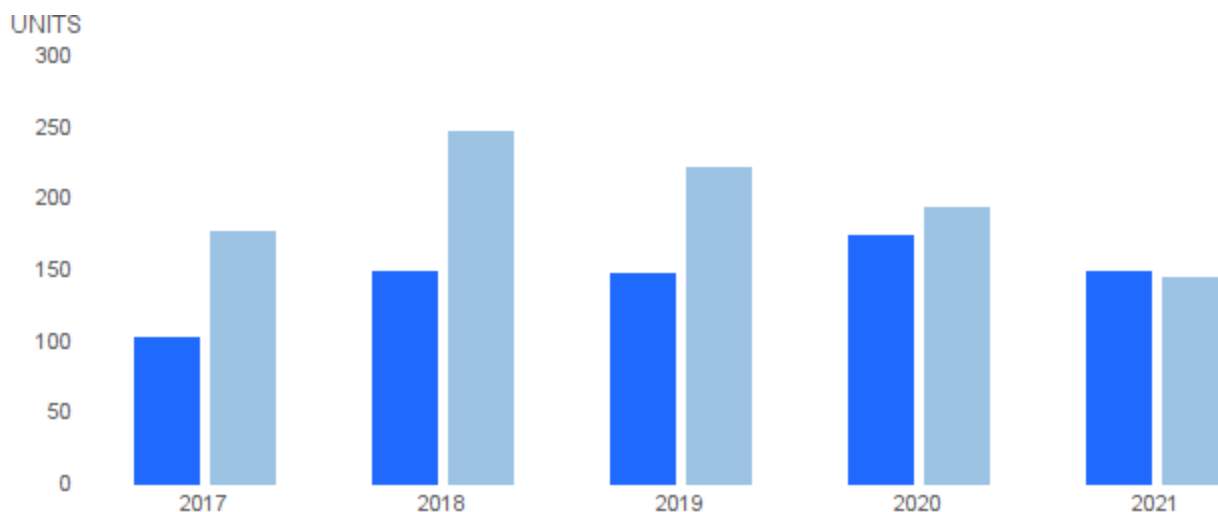
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	12	16	-25% ↓	142	112	26.79% ↑
Sold Listings	15	21	-28.57% ↓	149	89	67.42% ↑
Median List Price (Solds)	\$459,000	\$524,000	-12.4% ↓	\$475,000	\$425,000	11.76% ↑
Median Sold Price	\$463,000	\$470,000	-1.49% ↓	\$465,000	\$400,000	16.25% ↑
Median Days on Market	6	113	-94.69% ↓	19	87	-78.16% ↓
Average List Price (Solds)	\$552,860	\$487,828	13.33% ↑	\$583,449	\$484,686	20.38% ↑
Average Sold Price	\$543,793	\$463,123	17.42% ↑	\$571,497	\$457,848	24.82% ↑
Average Days on Market	17	136	-87.5% ↓	56	121	-53.72% ↓
List/Sold Price Ratio	97.9%	94.9%	3.13% ↑	98%	94.8%	3.39% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2021 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



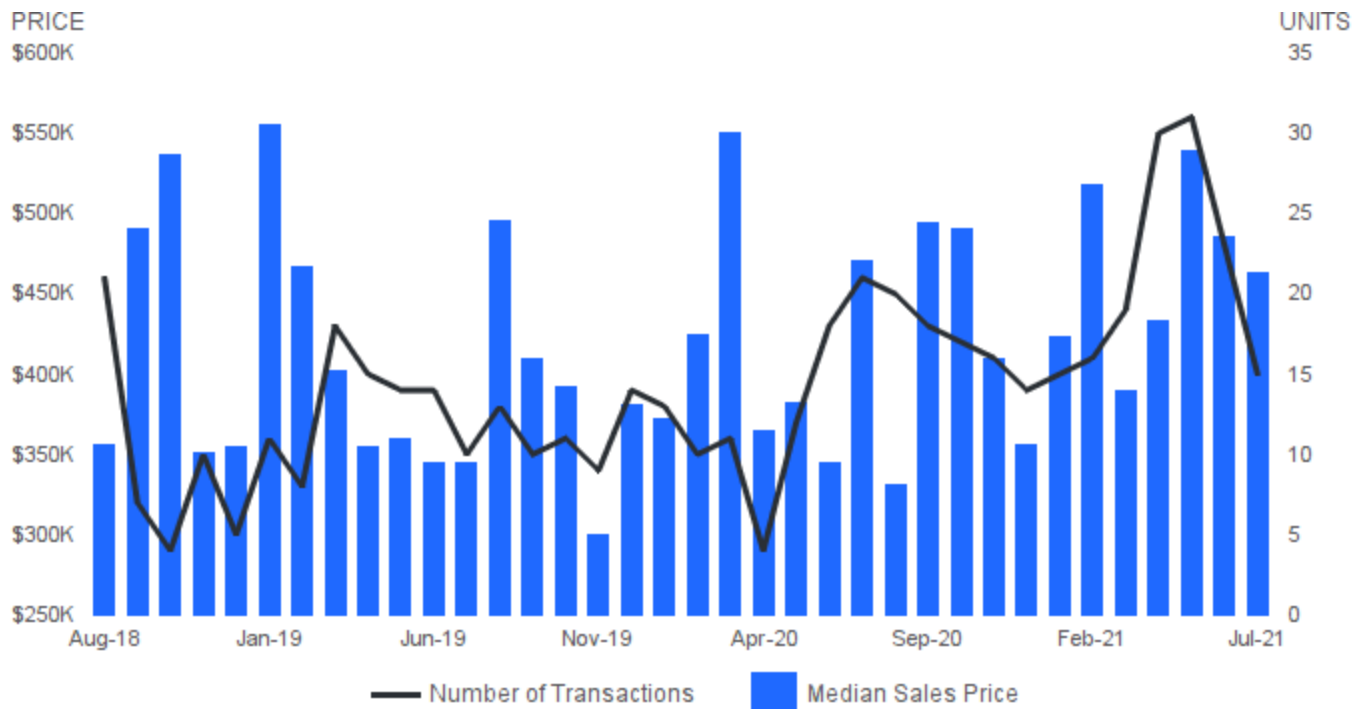
Sold Properties	103	148	147	174	149
New Properties	177	247	222	193	144
Sold Volume	\$47.58M	\$66.95M	\$70.21M	\$91.91M	\$85.15M
Listing Volume	\$87.37M	\$131.44M	\$133.90M	\$117.77M	\$134.40M
Median Sale Price	\$370K	\$395K	\$390K	\$397K	\$465K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 2021 | 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

July 2021 | Condo/Townhouse ?

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

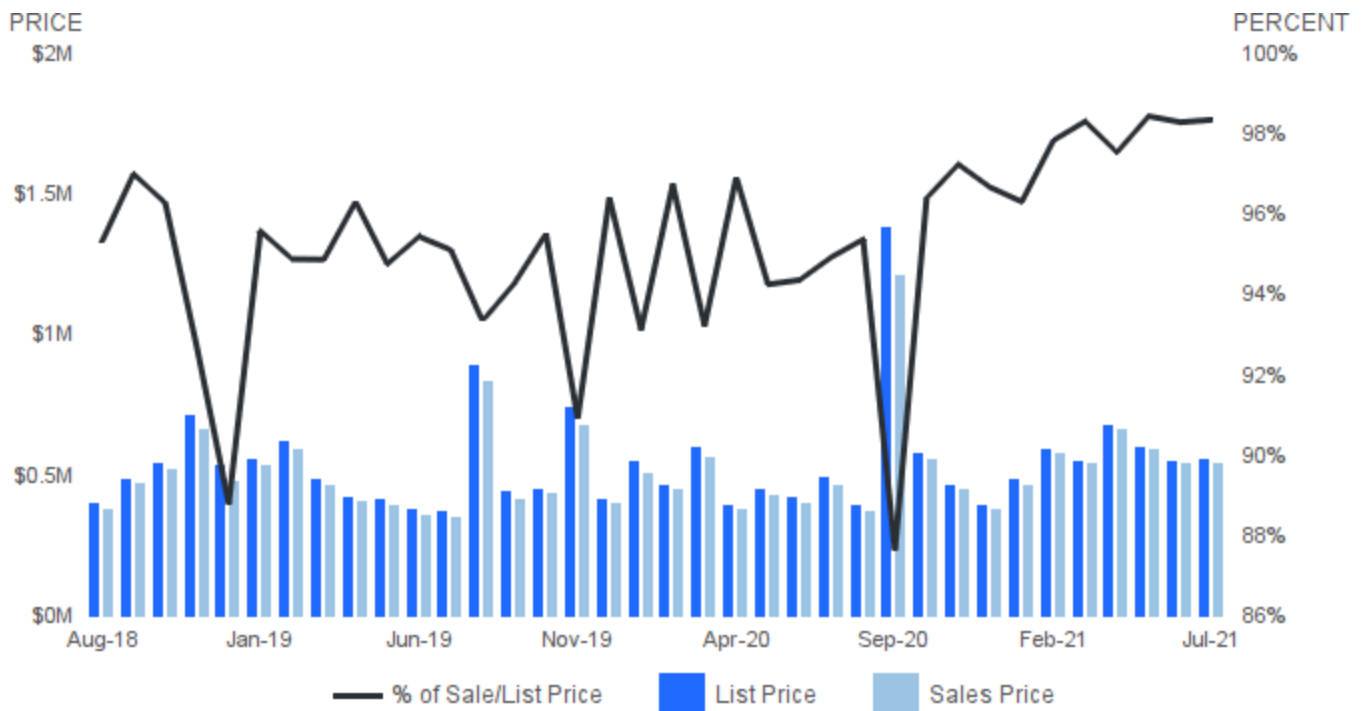
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2021 | Condo/Townhouse ?

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

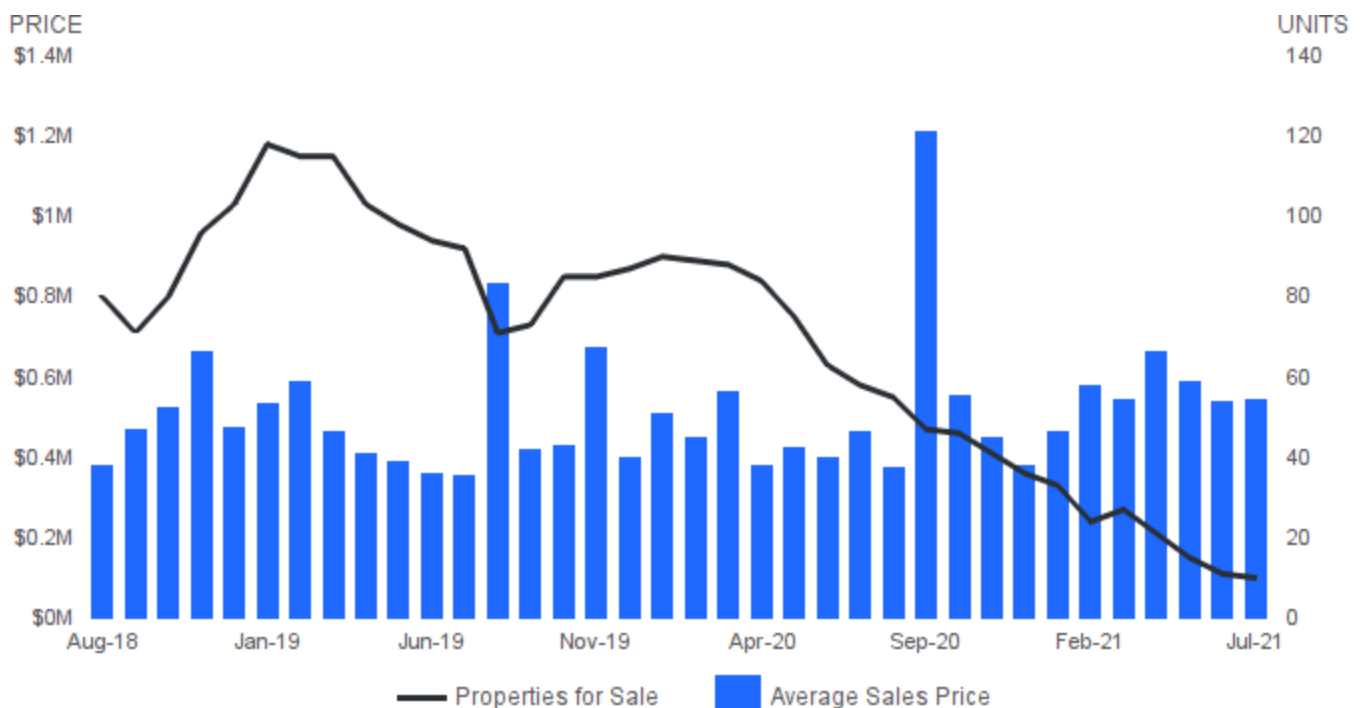


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2021 | 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.

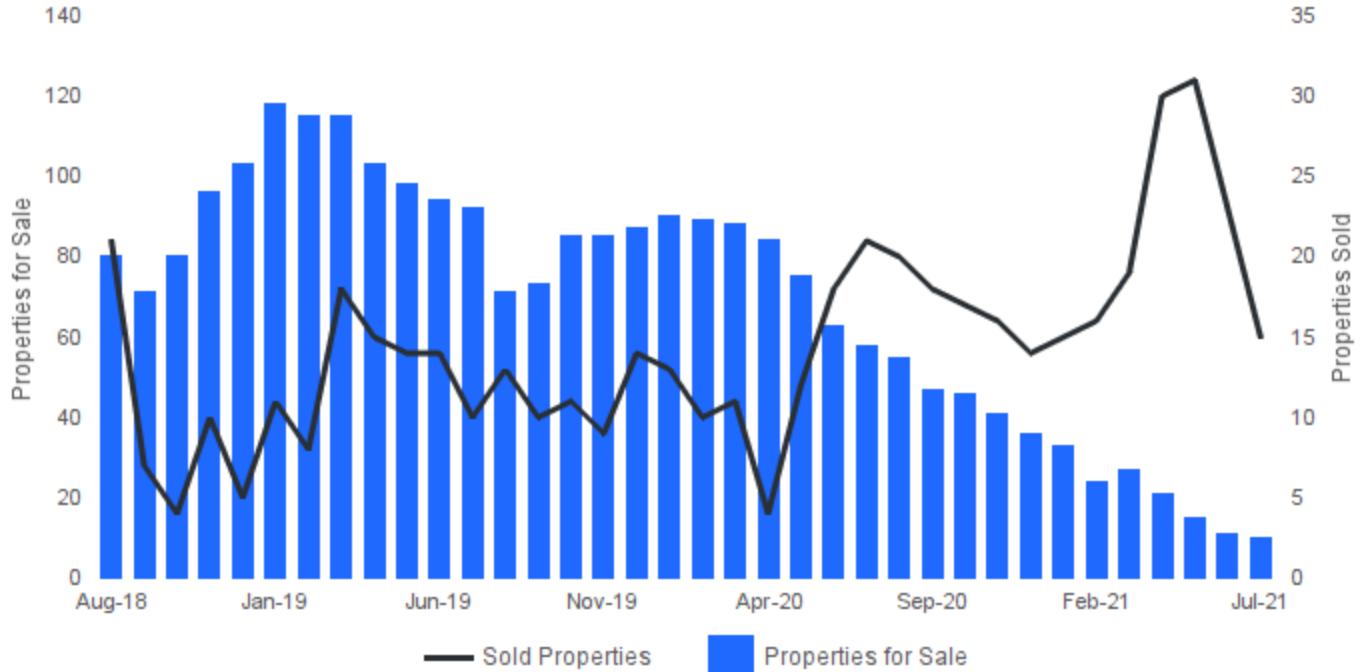


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2021 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



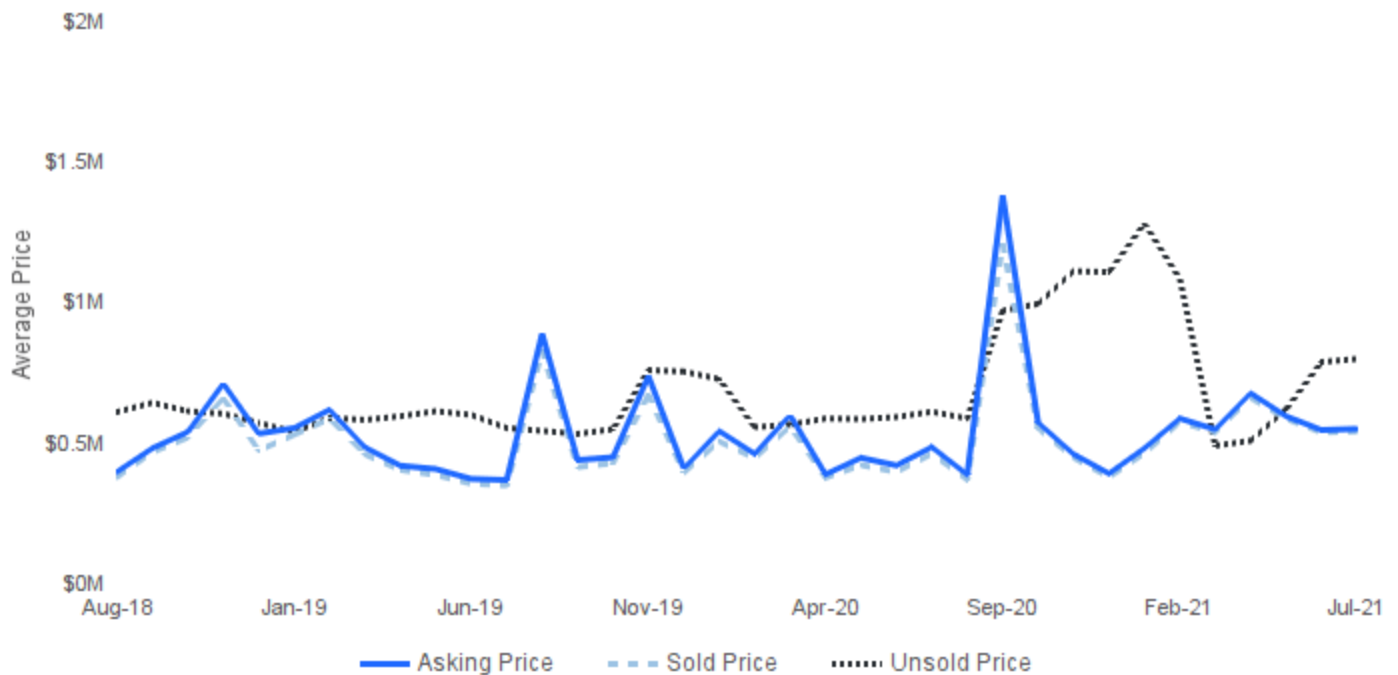
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2021 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

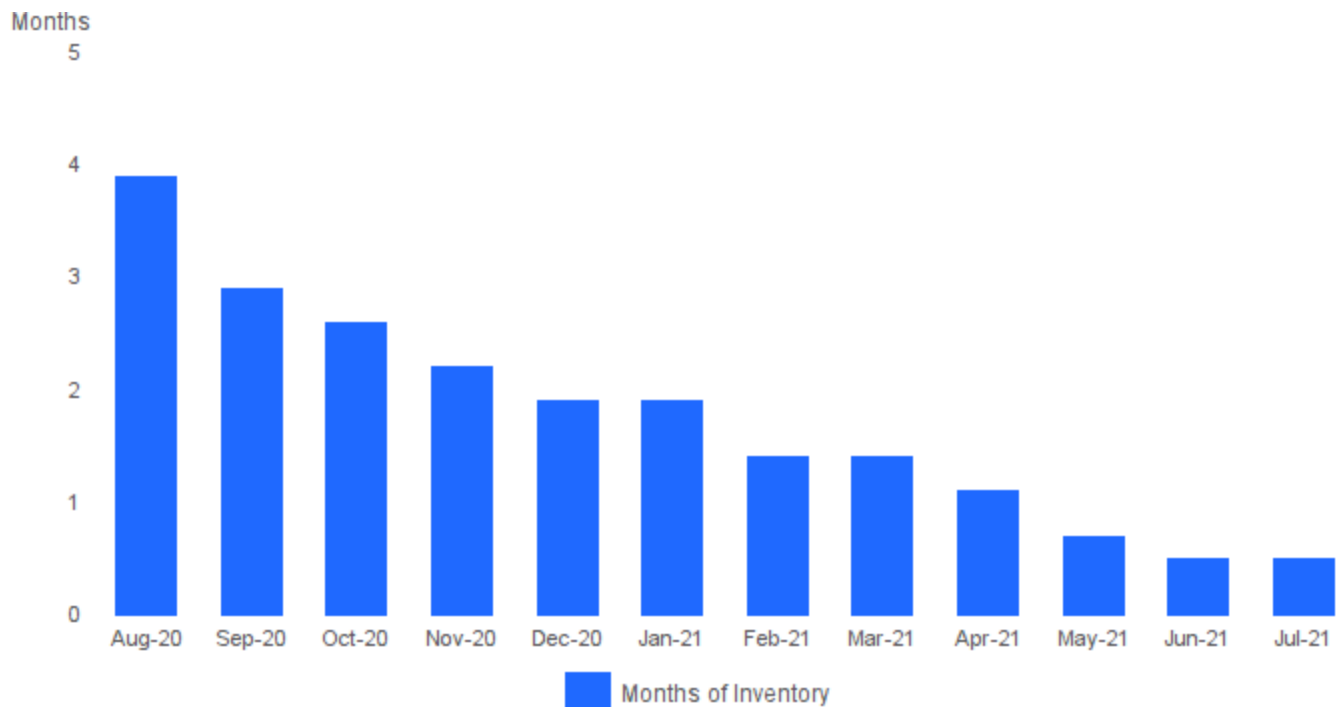
Sold Price | the average selling price



ABSORPTION RATE

July 2021 | 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.



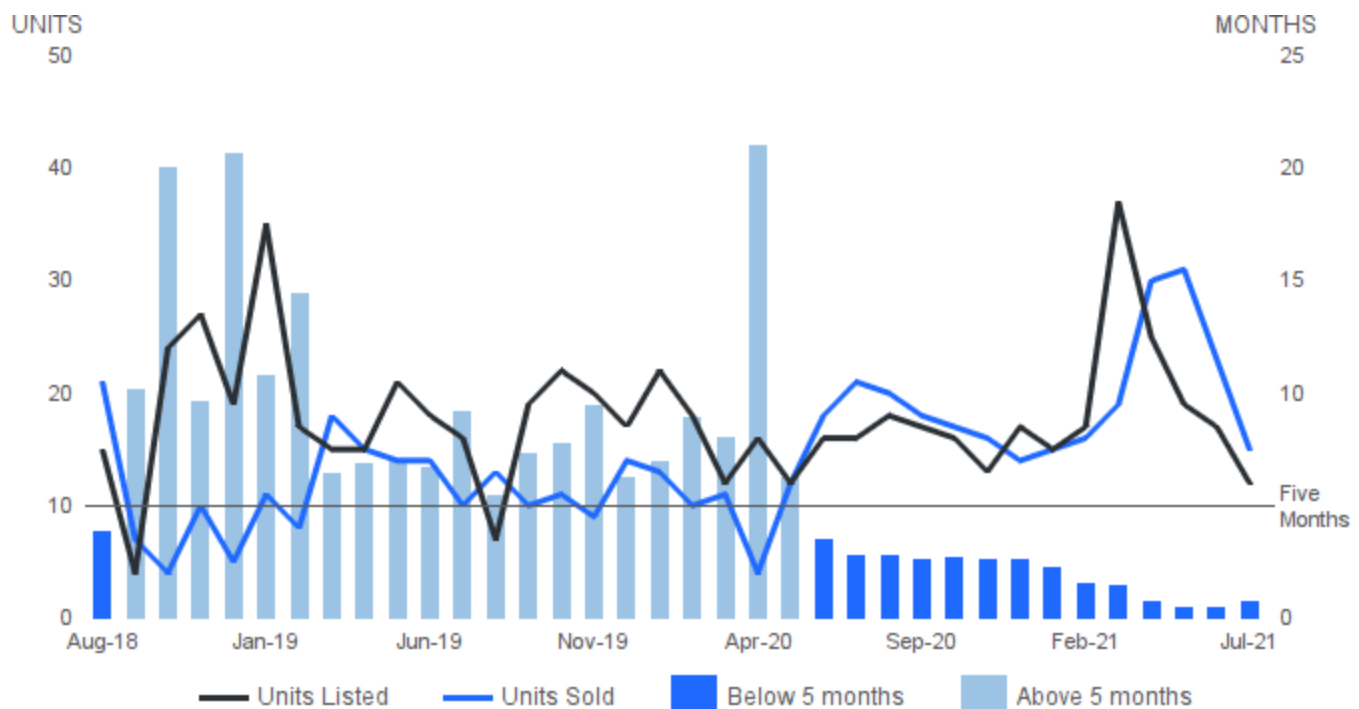
MONTHS SUPPLY OF INVENTORY

July 2021 | 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.

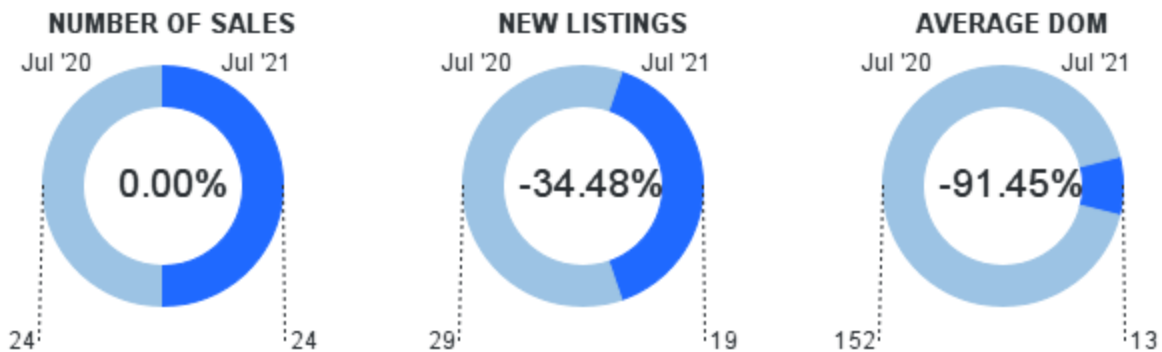
Units Sold | Number of properties sold.




LONGBOAT KEY | July 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



78.57% 

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

60.98% 

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

83.33% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

50.19% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Jul '20  Jul '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

July 2021 | Condo/Townhouse ?

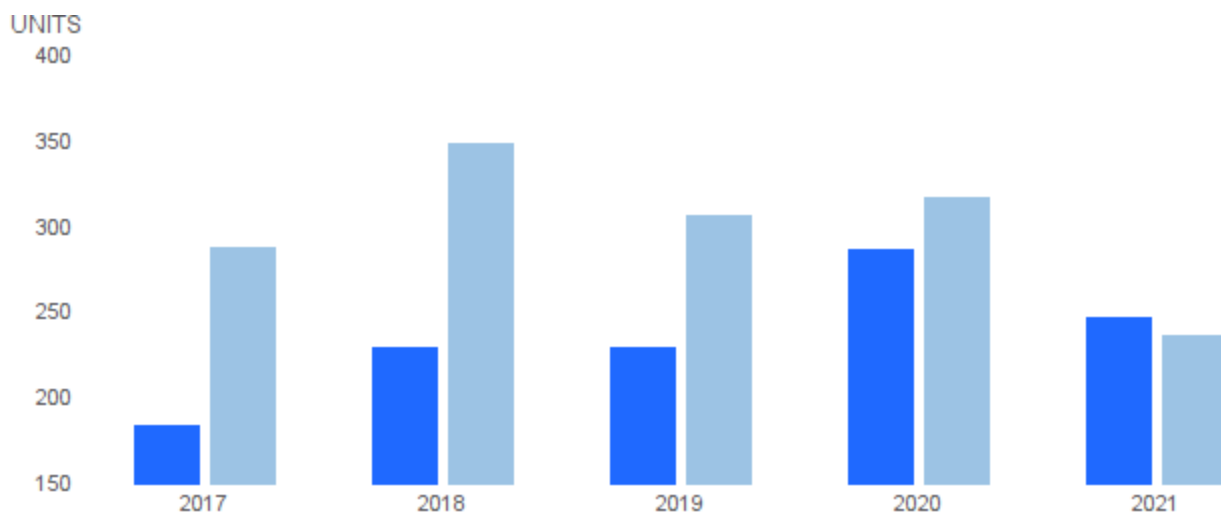
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	19	29	-34.48% ↓	232	191	21.47% ↑
Sold Listings	24	24	0%	245	123	99.19% ↑
Median List Price (Solds)	\$1,072,500	\$585,000	83.33% ↑	\$885,000	\$669,000	32.29% ↑
Median Sold Price	\$1,000,000	\$560,000	78.57% ↑	\$879,000	\$625,000	40.64% ↑
Median Days on Market	6	117	-94.87% ↓	16	95	-83.16% ↓
Average List Price (Solds)	\$1,158,100	\$771,112	50.19% ↑	\$1,187,778	\$810,152	46.61% ↑
Average Sold Price	\$1,162,375	\$722,062	60.98% ↑	\$1,177,239	\$771,968	52.5% ↑
Average Days on Market	13	152	-91.45% ↓	58	122	-52.46% ↓
List/Sold Price Ratio	100.1%	94.7%	5.72% ↑	99.1%	95.4%	3.91% ↑

SOLD AND NEW PROPERTIES (UNITS)

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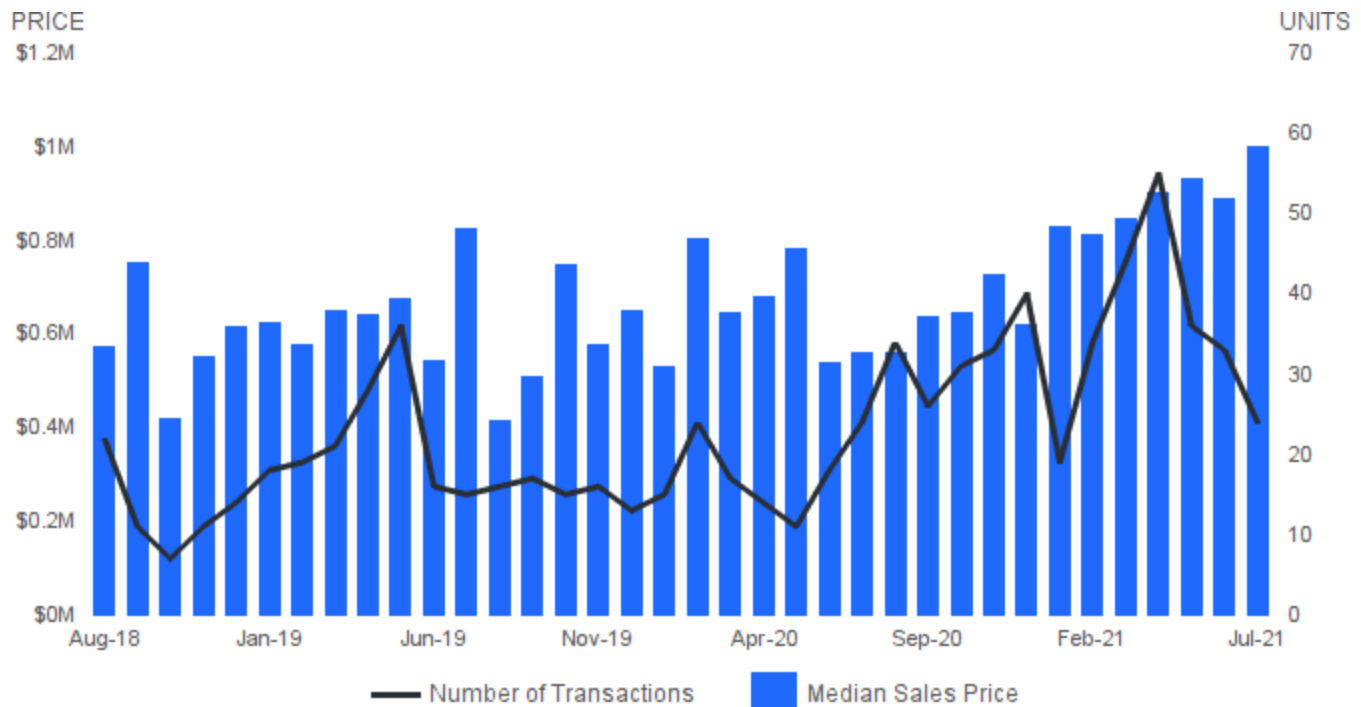
Sold Properties	184	230	230	287	247
New Properties	288	349	307	317	236
Sold Volume	\$153.13M	\$197.10M	\$178.33M	\$234.93M	\$291.72M
Listing Volume	\$239.18M	\$294.86M	\$266.53M	\$306.98M	\$318.74M
Median Sale Price	\$654K	\$655K	\$599K	\$630K	\$879K

MEDIAN SALES PRICE AND NUMBER OF SALES

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Number of Sales | Number of properties sold.

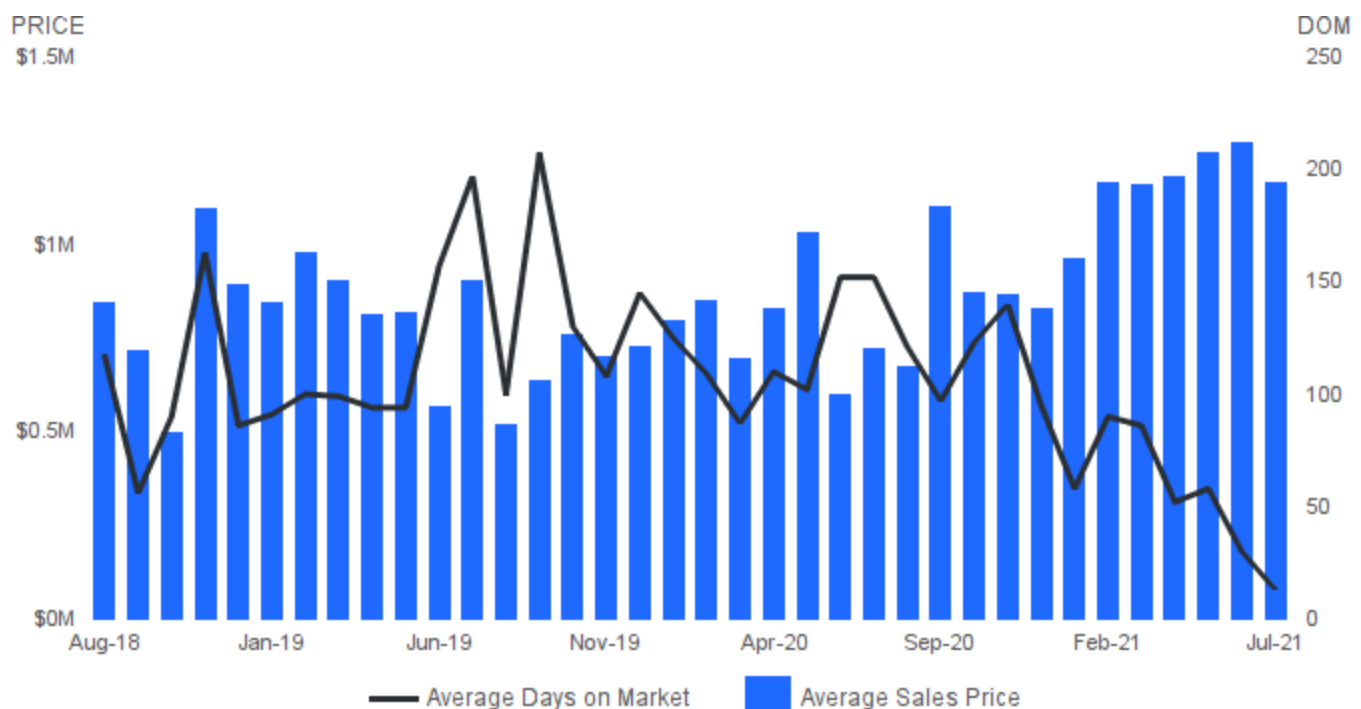


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2021 | Condo/Townhouse ?

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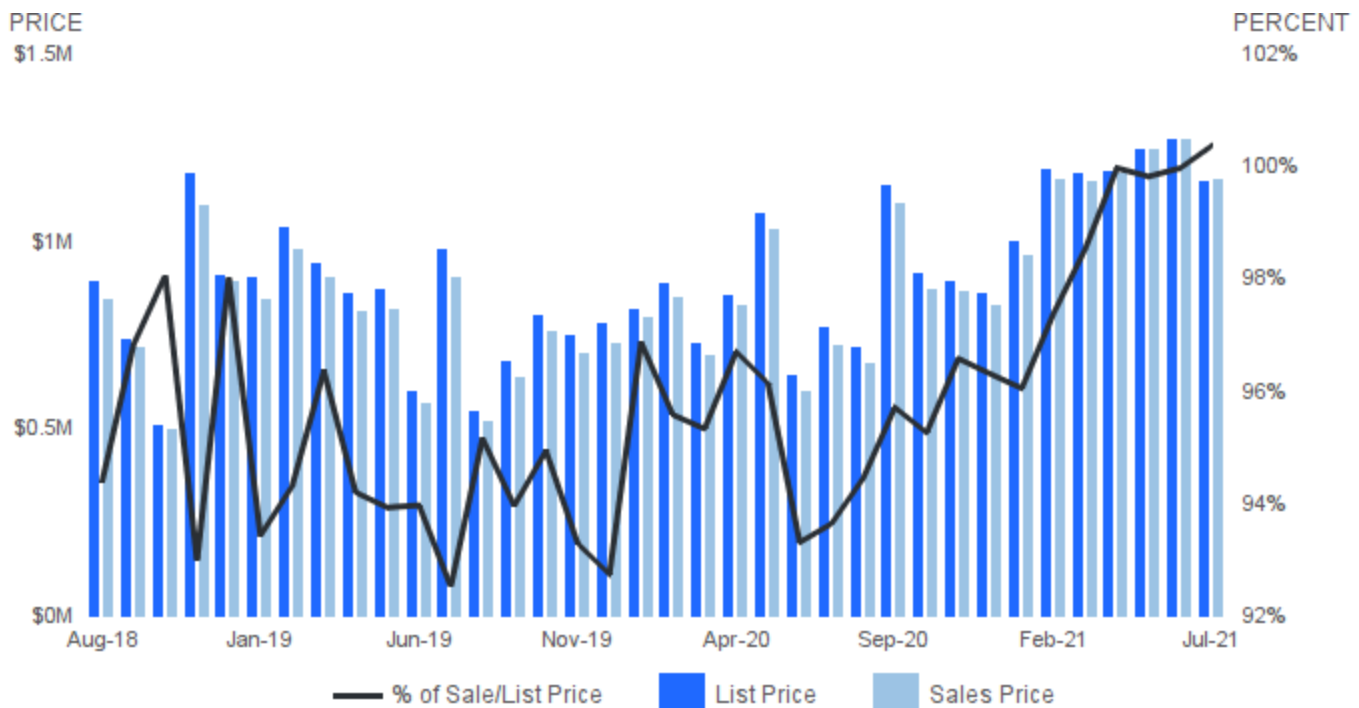
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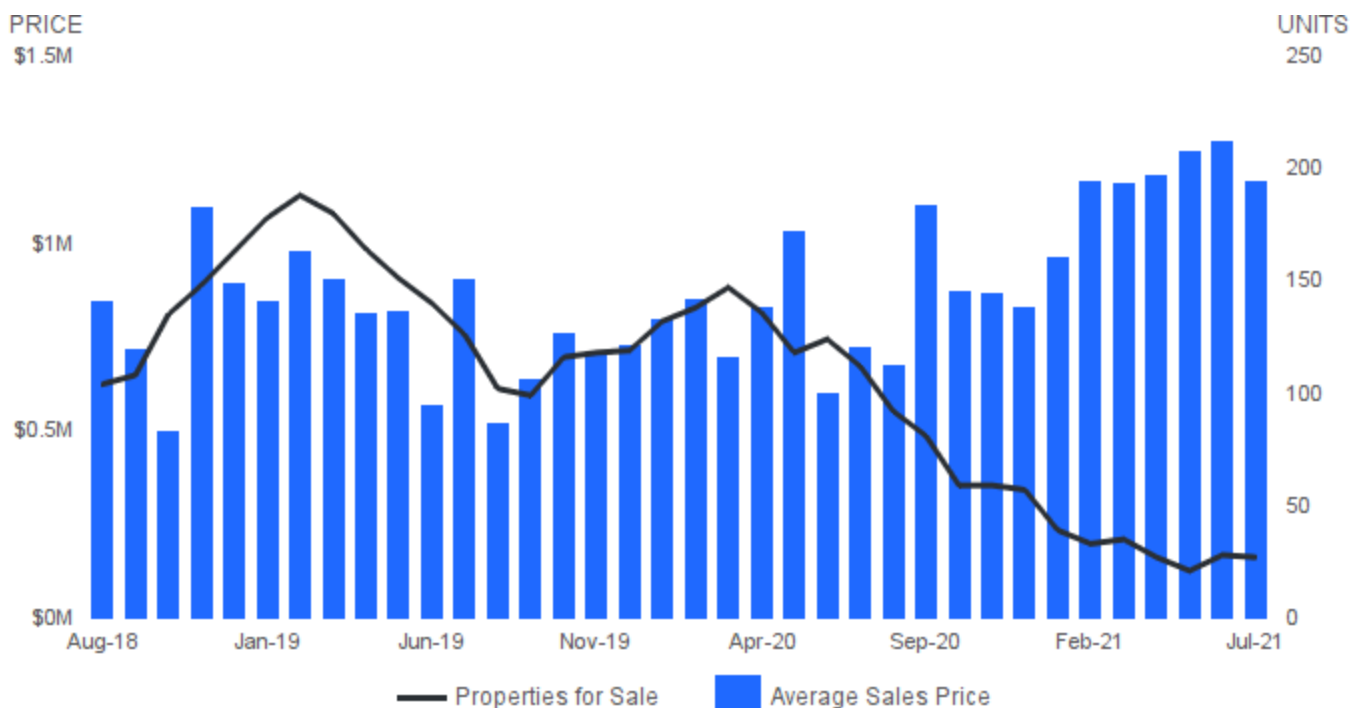


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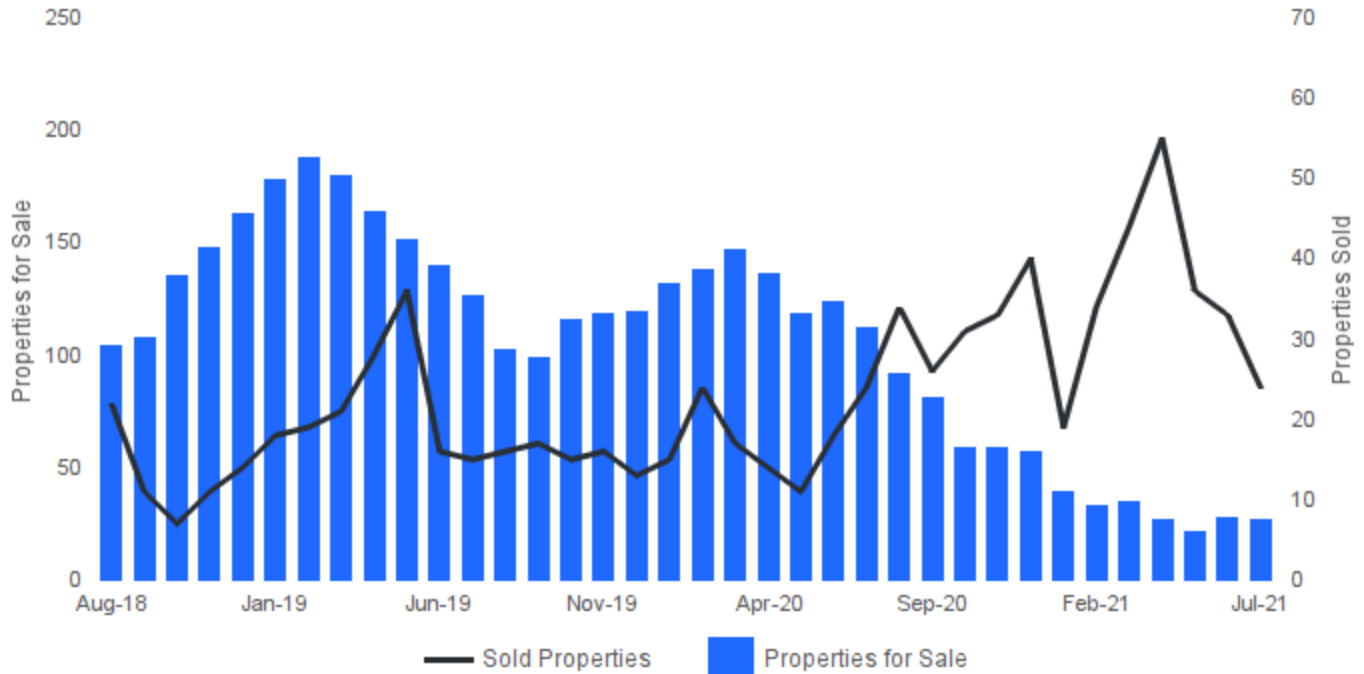


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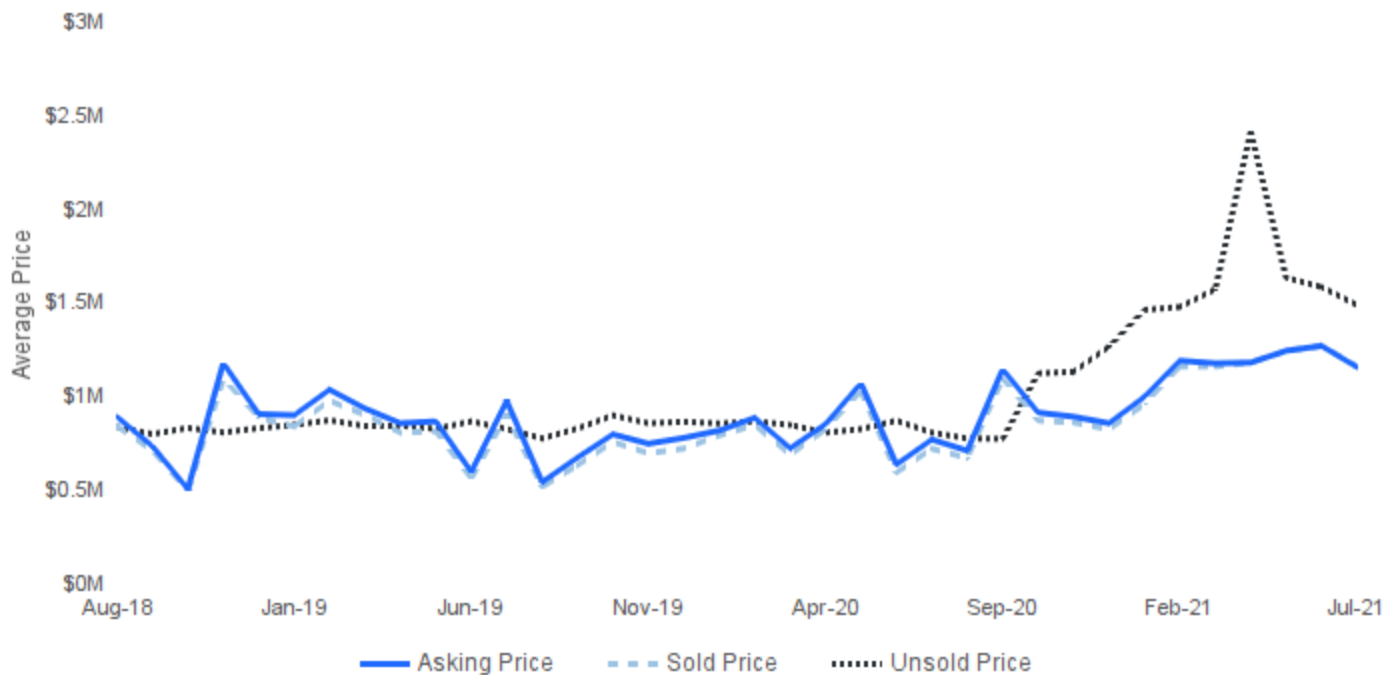
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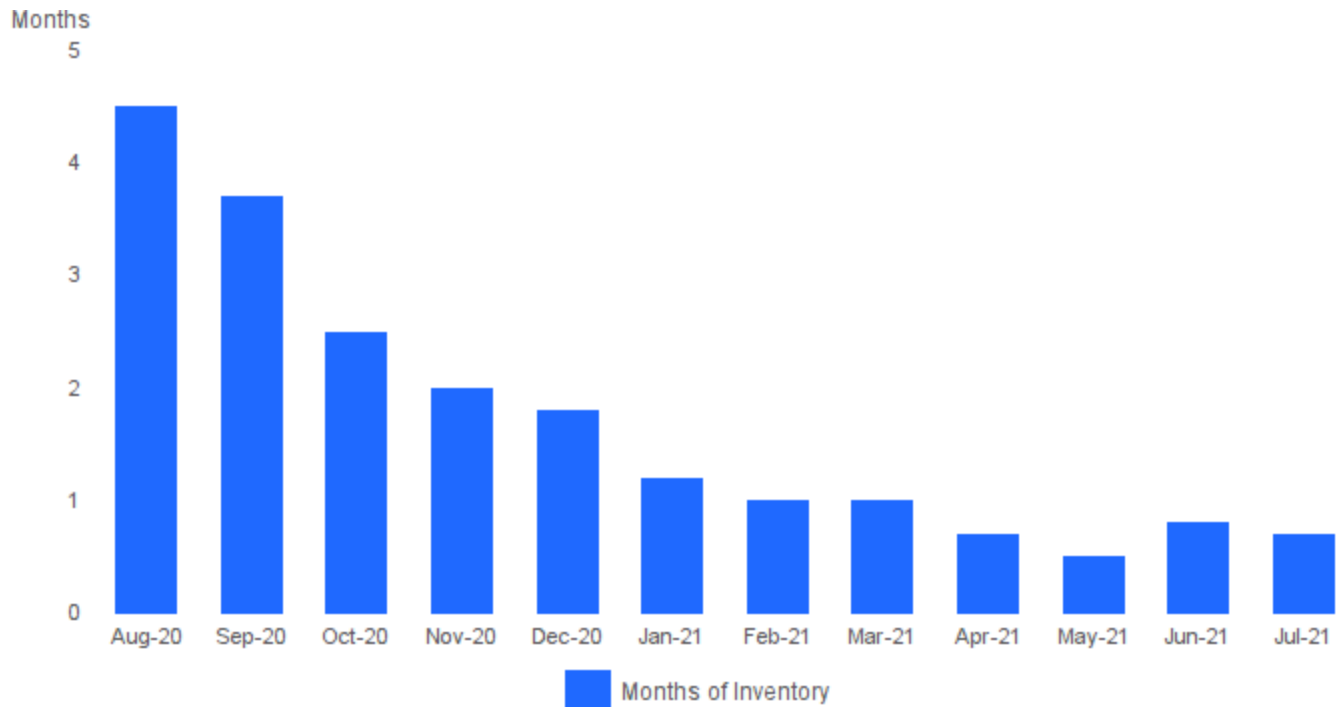
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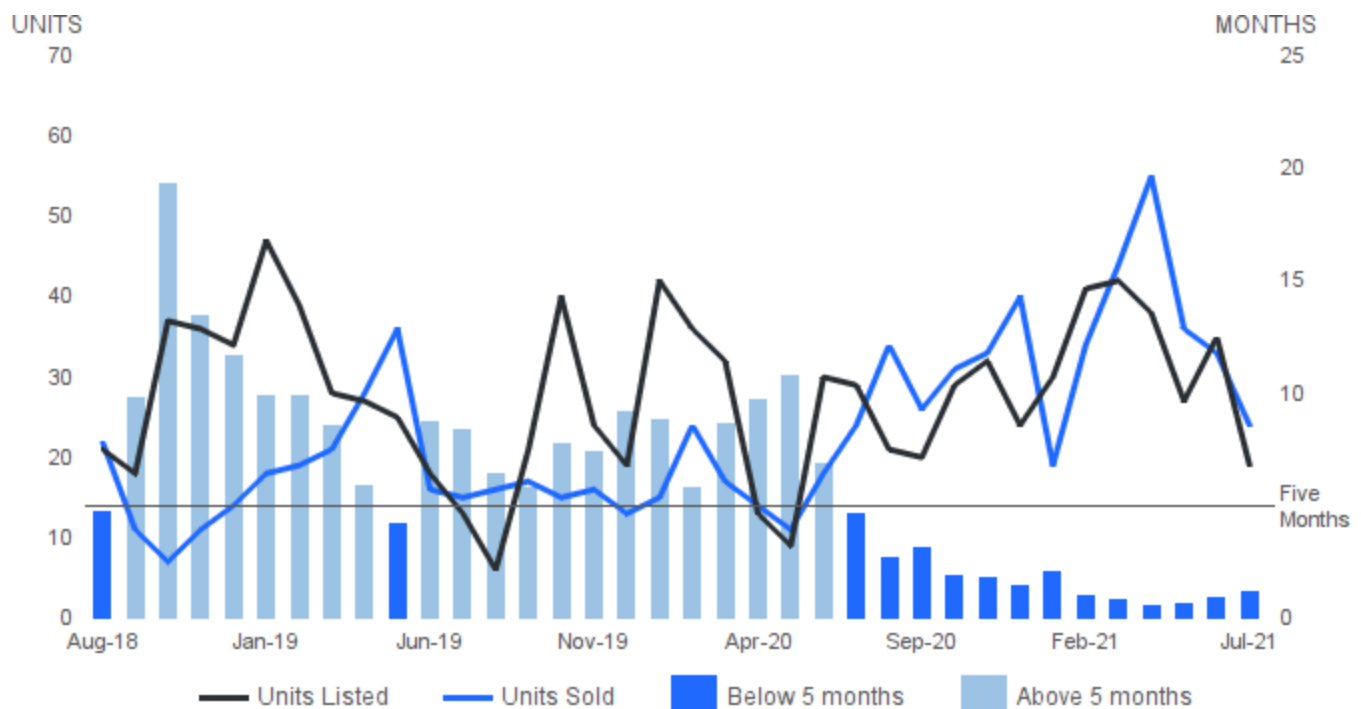
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