



# AREA REPORT

JULY 2021 | CONDO/TOWNHOUSE

## BRUCE MYER

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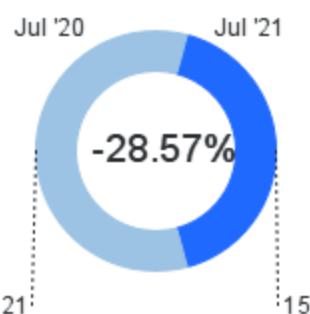
COLDWELL BANKER  
REALTY

## LONGBOAT KEY | July 2021

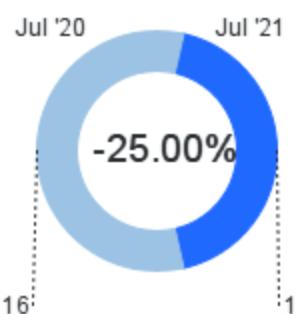
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

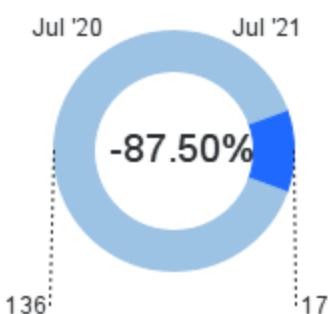
NUMBER OF SALES



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 [?](#)

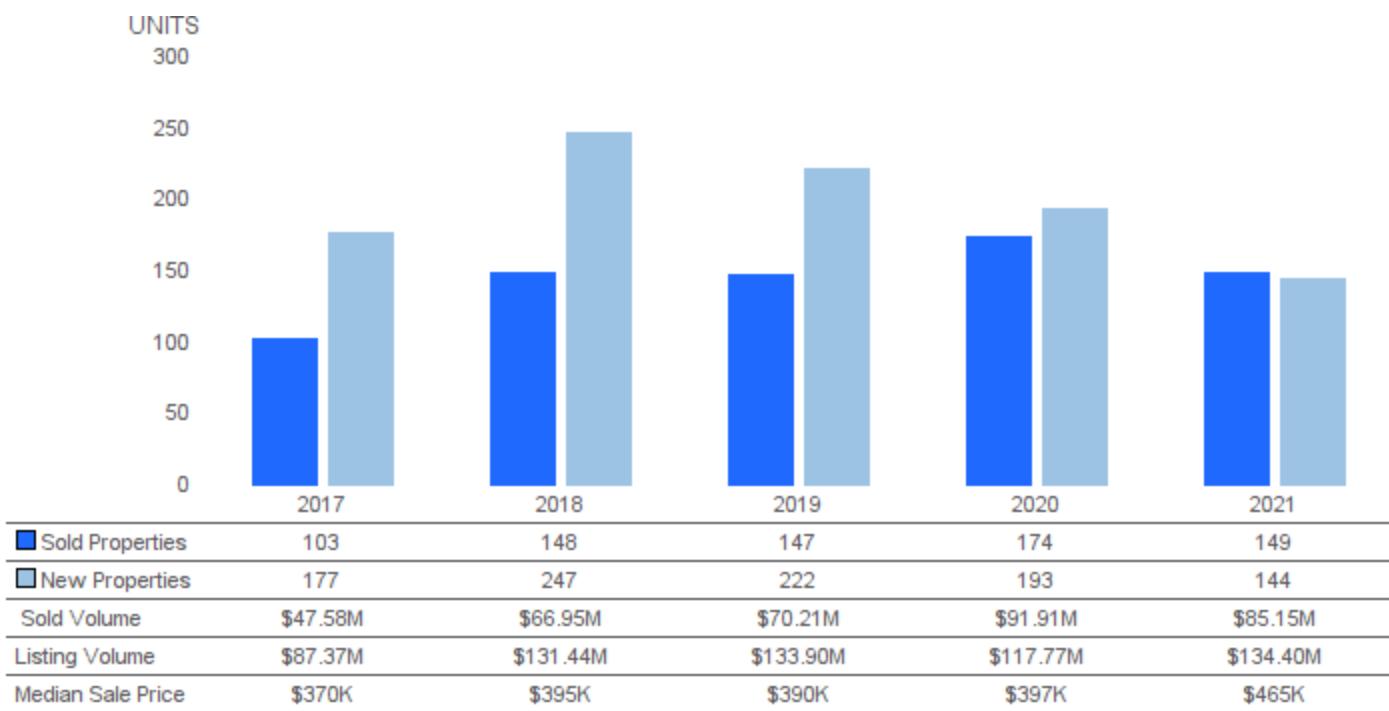
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	12	16	-25% 	142	112	26.79% 
Sold Listings	15	21	-28.57% 	149	89	67.42% 
Median List Price (Solds)	\$459,000	\$524,000	-12.4% 	\$475,000	\$425,000	11.76% 
Median Sold Price	\$463,000	\$470,000	-1.49% 	\$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.



## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2021 | Condo/Townhouse [?](#)

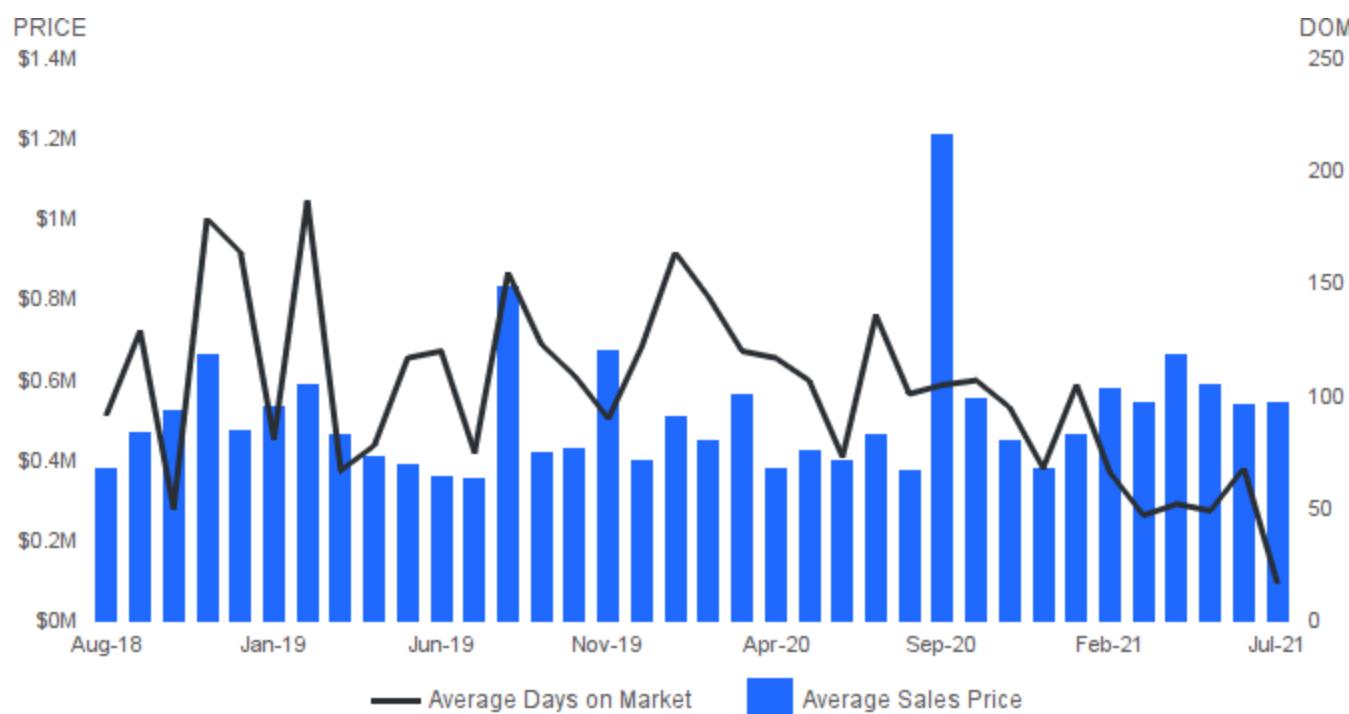
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## 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.

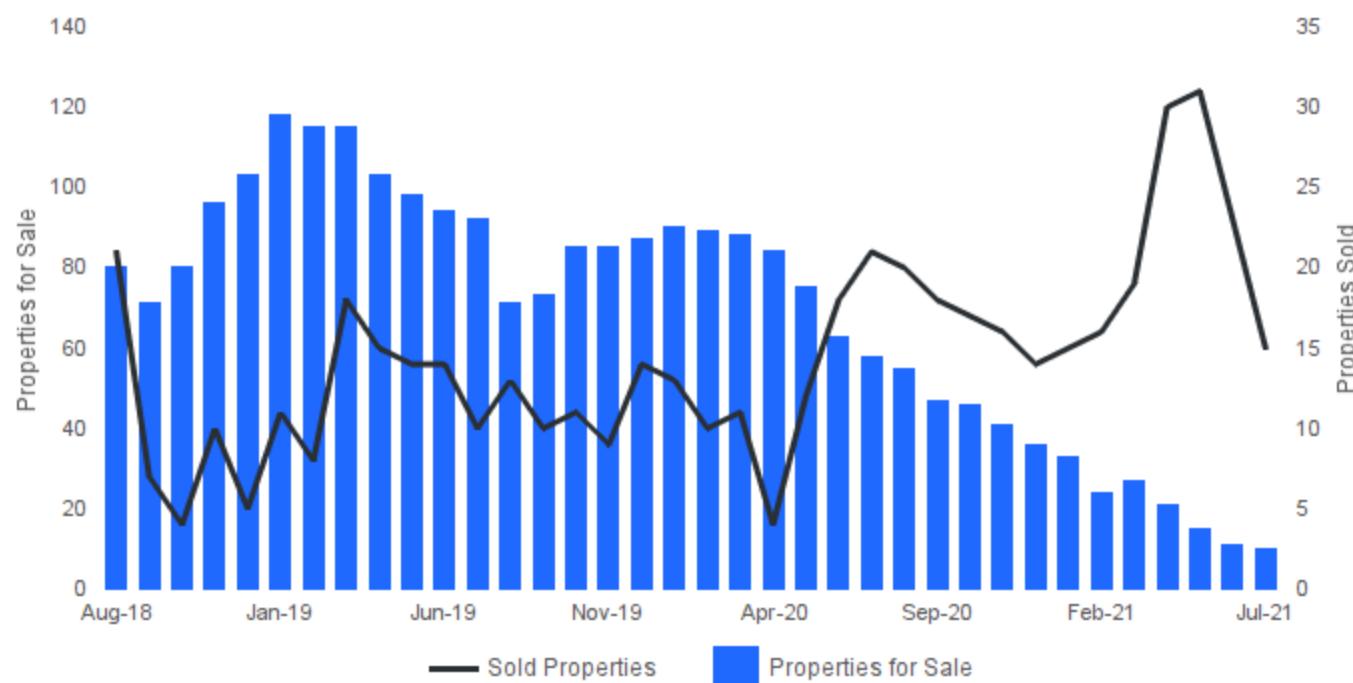
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2021 | Condo/Townhouse 

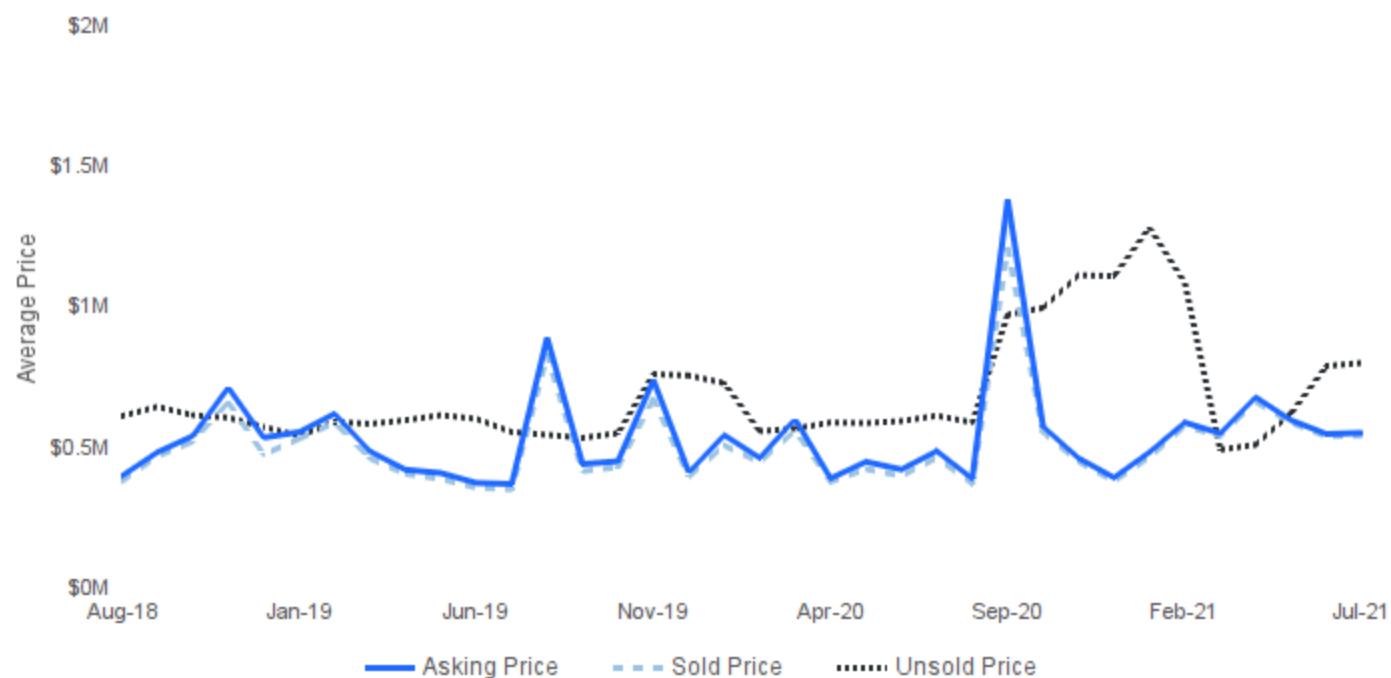
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2021 | Condo/Townhouse 

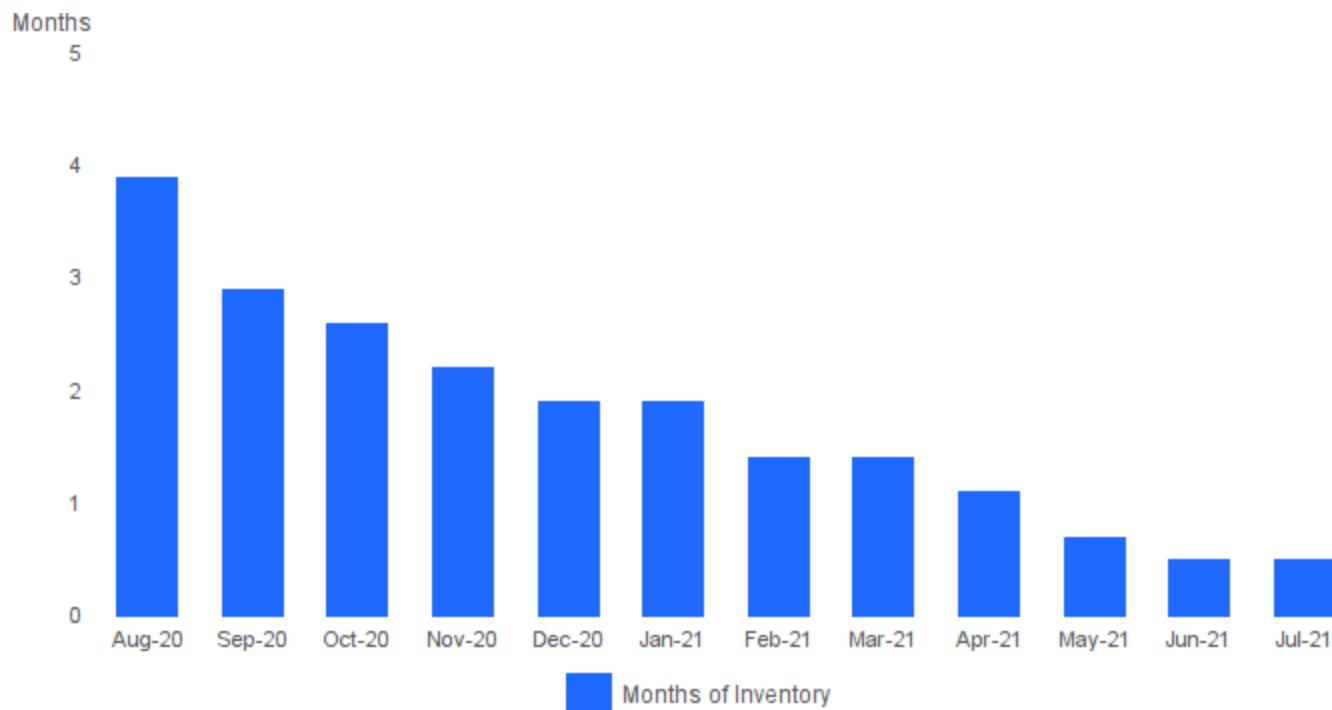
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## 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.



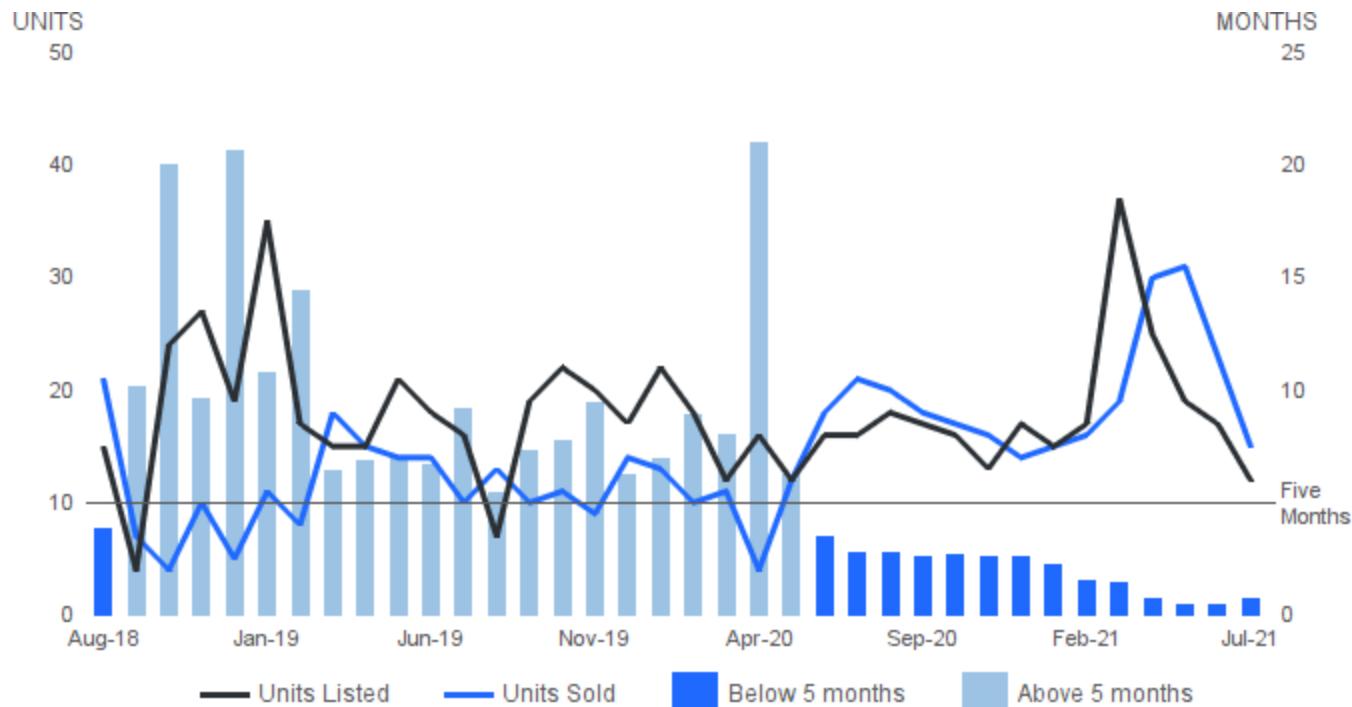
## MONTHS SUPPLY OF INVENTORY

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.

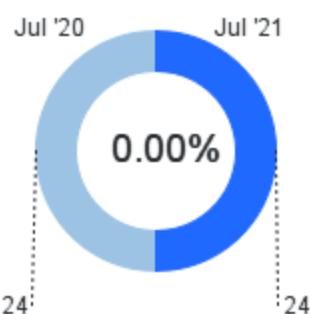


## LONGBOAT KEY | July 2021

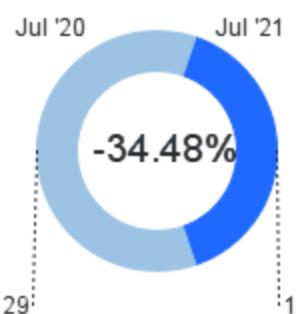
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

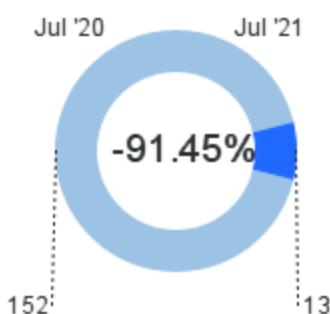
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



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)

July 2021 | Condo/Townhouse [?](#)

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

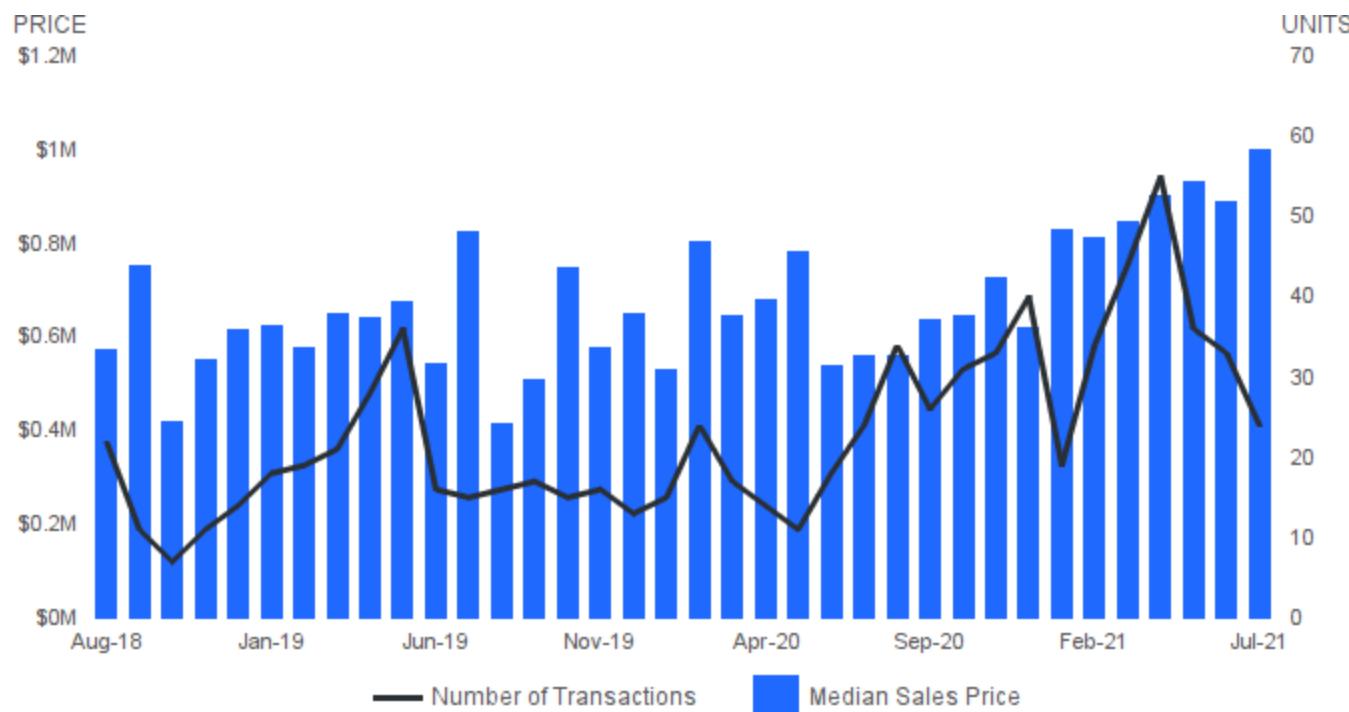
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## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2021 | Condo/Townhouse ?

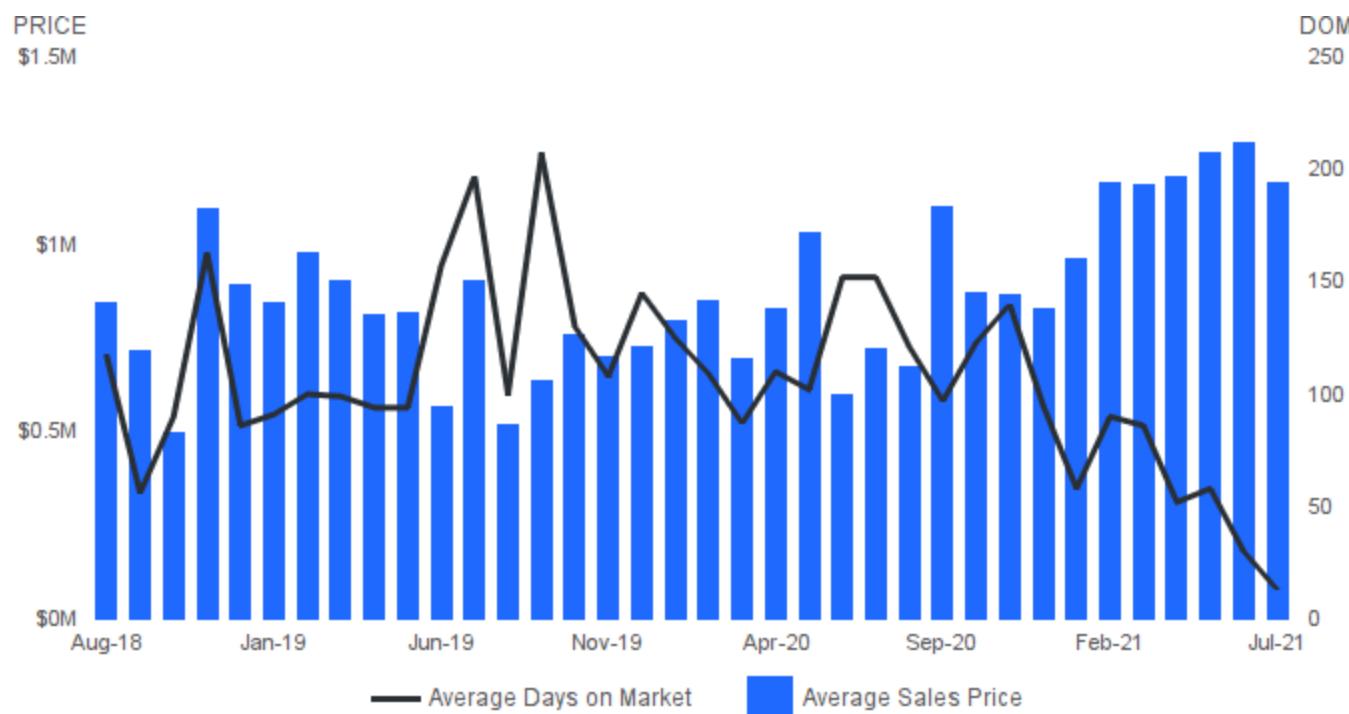
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**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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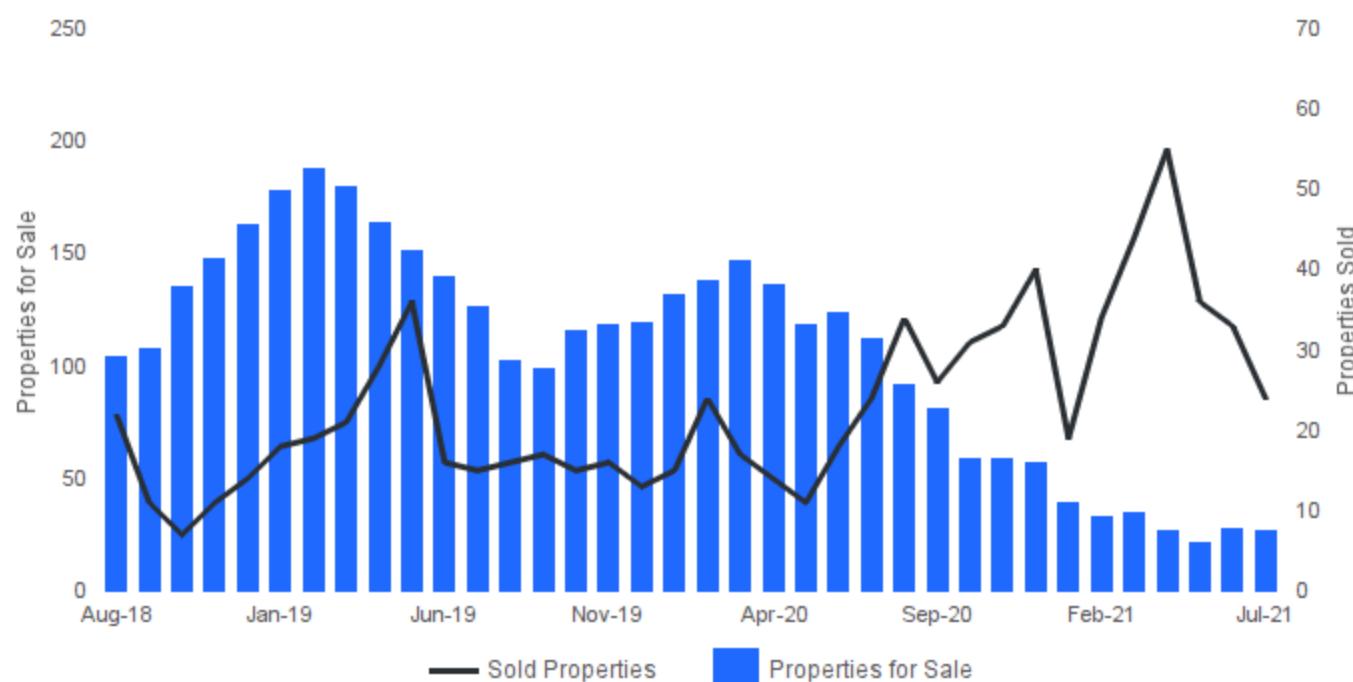
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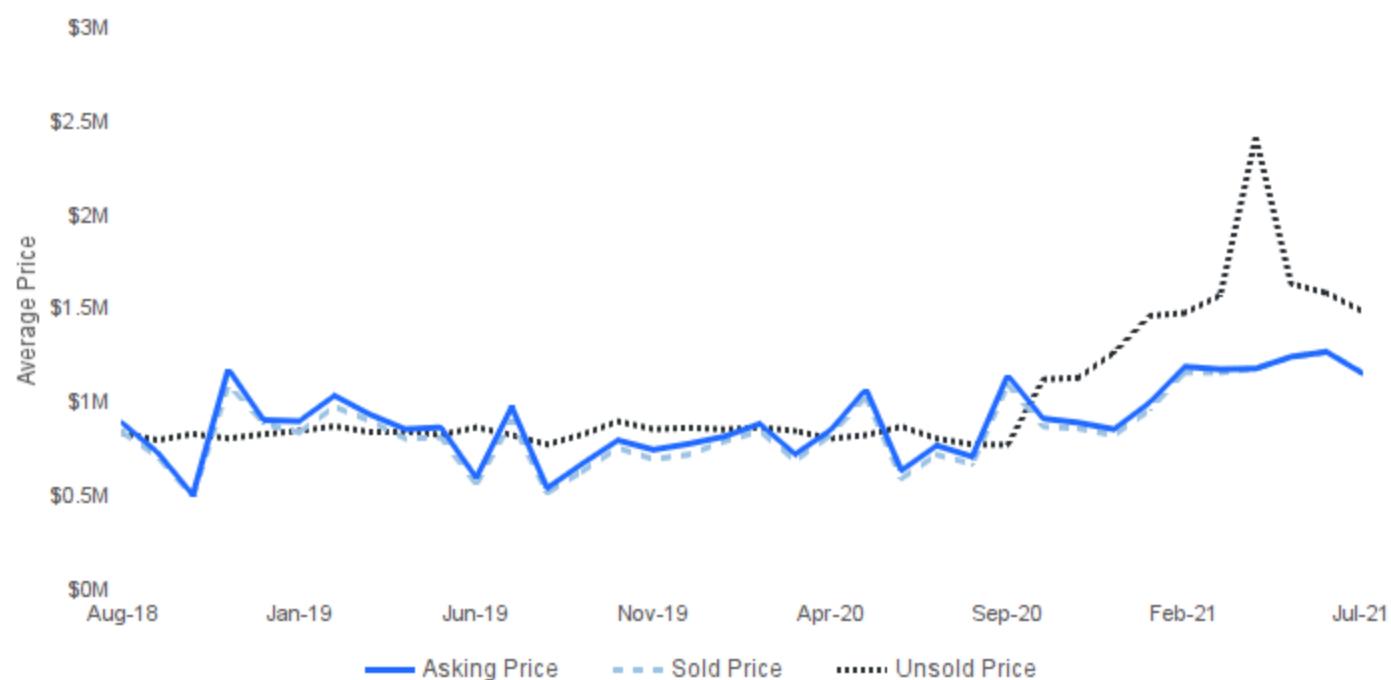
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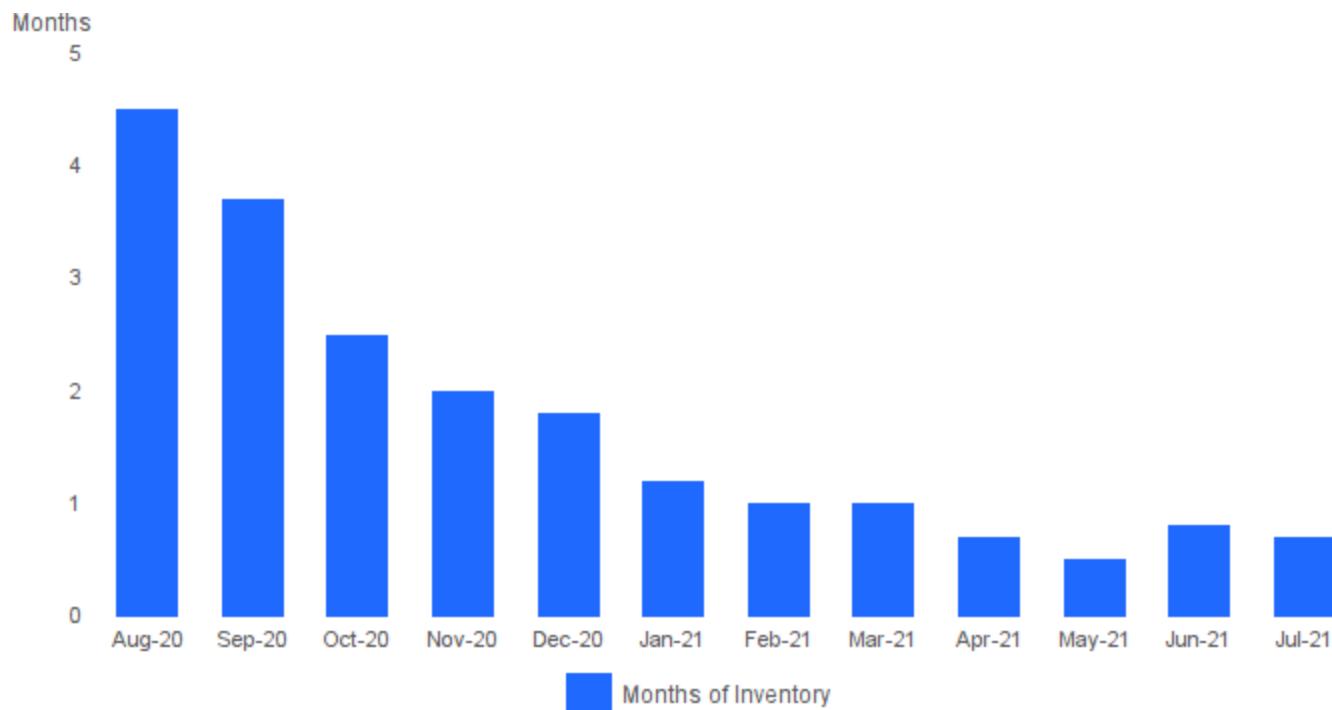
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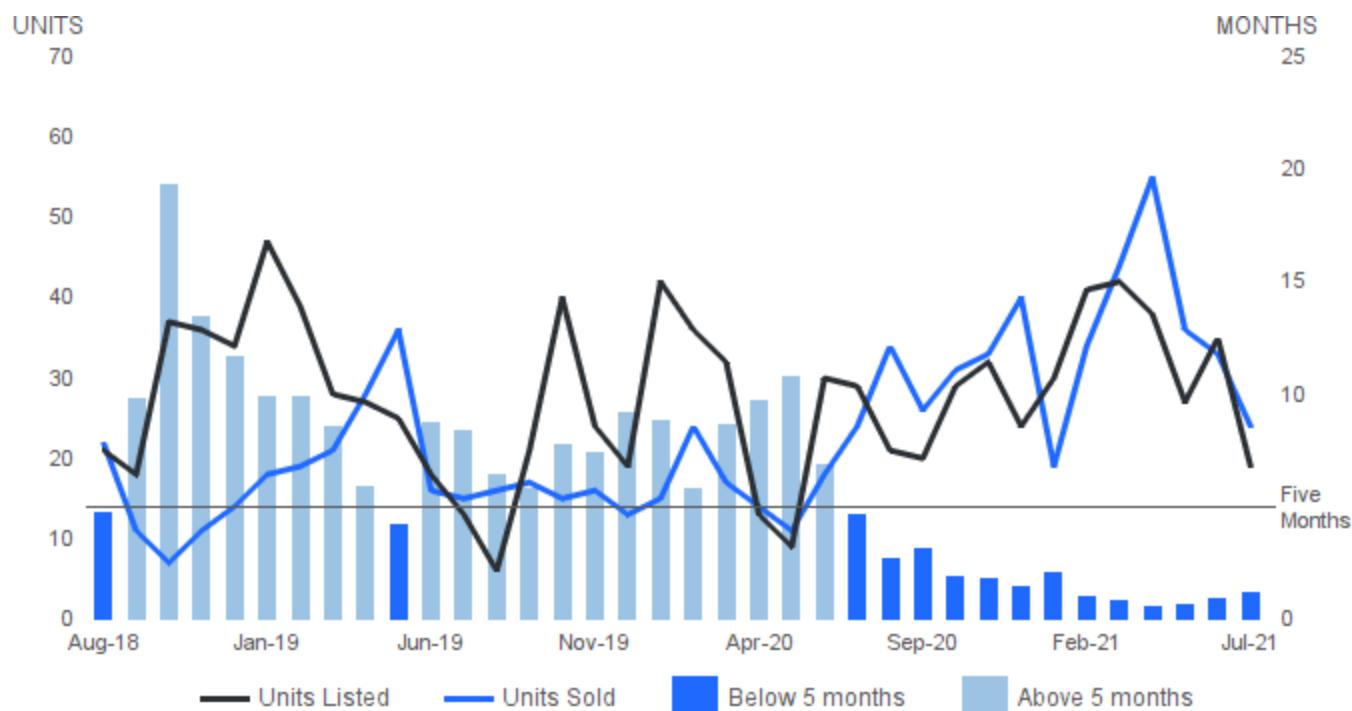
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