



AREA REPORT

SEPTEMBER 2021 | SINGLE FAMILY HOMES

BRUCE MYER

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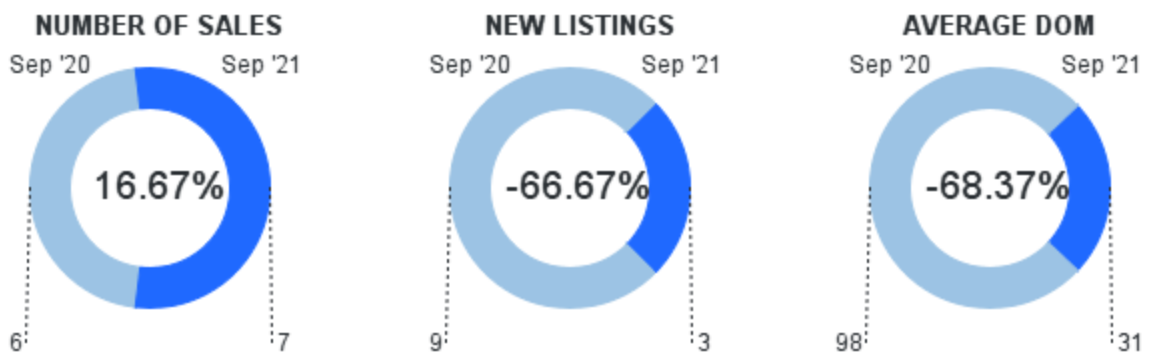
bruce.myer@floridamoves.com

www.coldwellbankerhomes.com



COLDWELL BANKER
REALTY

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



50.50% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-21.66% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

37.47% 
**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-27.26% 
**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Sep '20  Sep '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

September 2021 | Single Family Homes ?

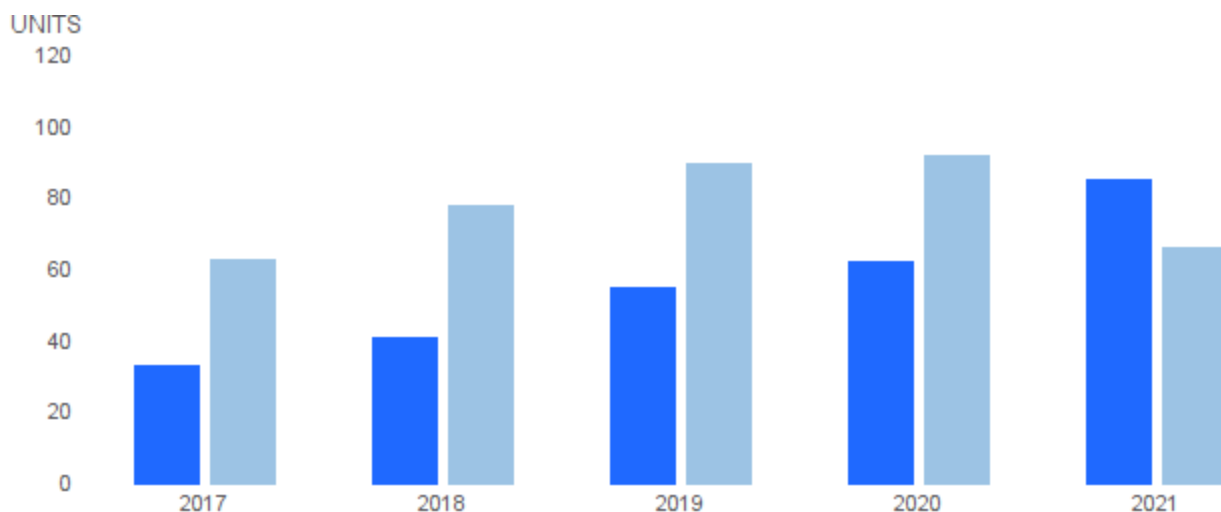
	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	3	9	-66.67% ↓	64	68	-5.88% ↓
Sold Listings	7	6	16.67% ↑	84	44	90.91% ↑
Median List Price (Solds)	\$1,495,000	\$1,087,499	37.47% ↑	\$1,272,500	\$962,000	32.28% ↑
Median Sold Price	\$1,520,000	\$1,010,000	50.5% ↑	\$1,225,000	\$887,500	38.03% ↑
Median Days on Market	17	78	-78.21% ↓	29	95	-69.47% ↓
Average List Price (Solds)	\$1,610,500	\$2,213,999	-27.26% ↓	\$2,412,831	\$1,613,879	49.51% ↑
Average Sold Price	\$1,585,642	\$2,024,166	-21.66% ↓	\$2,315,651	\$1,492,795	55.12% ↑
Average Days on Market	31	98	-68.37% ↓	87	117	-25.64% ↓
List/Sold Price Ratio	98.6%	92.2%	6.94% ↑	97%	93.8%	3.49% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



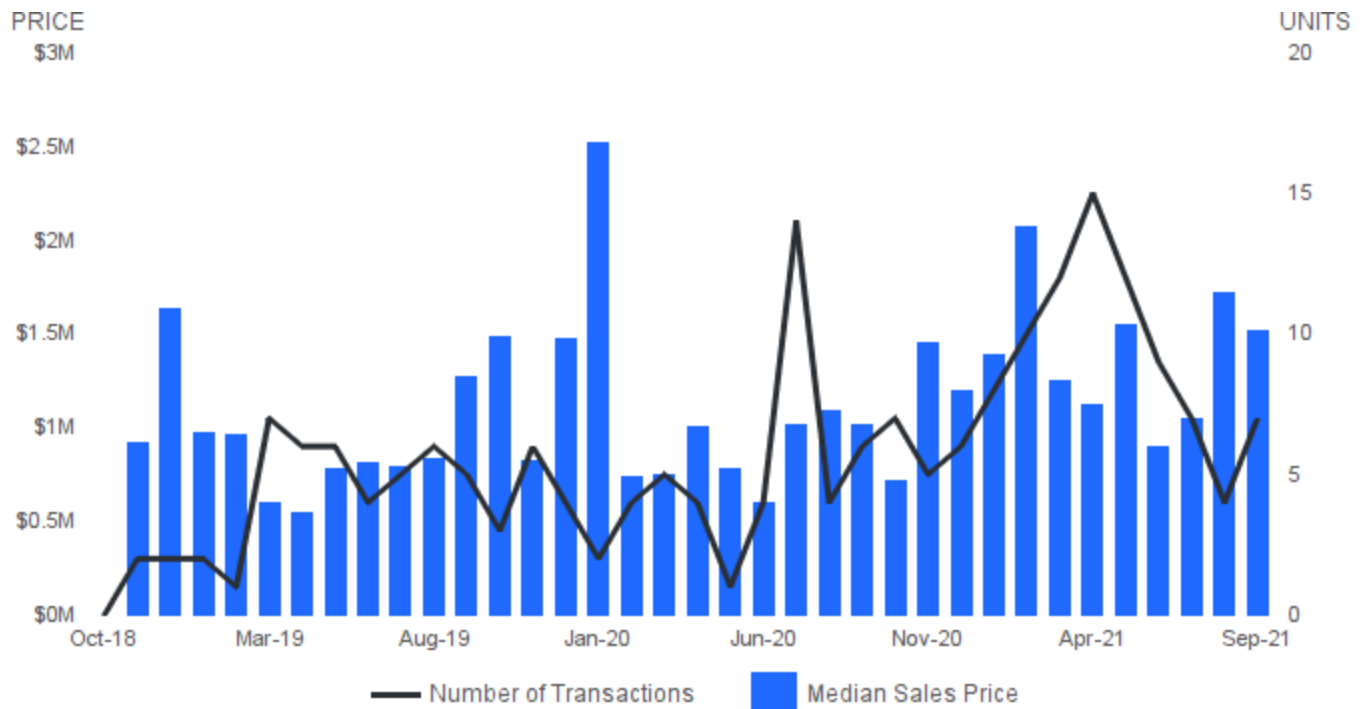
Sold Properties	33	41	55	62	85
New Properties	63	78	90	92	66
Sold Volume	\$36.43M	\$56.85M	\$71.94M	\$95.23M	\$195.10M
Listing Volume	\$93.33M	\$127.85M	\$152.67M	\$222.10M	\$139.73M
Median Sale Price	\$706K	\$740K	\$795K	\$913K	\$1.20M

MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

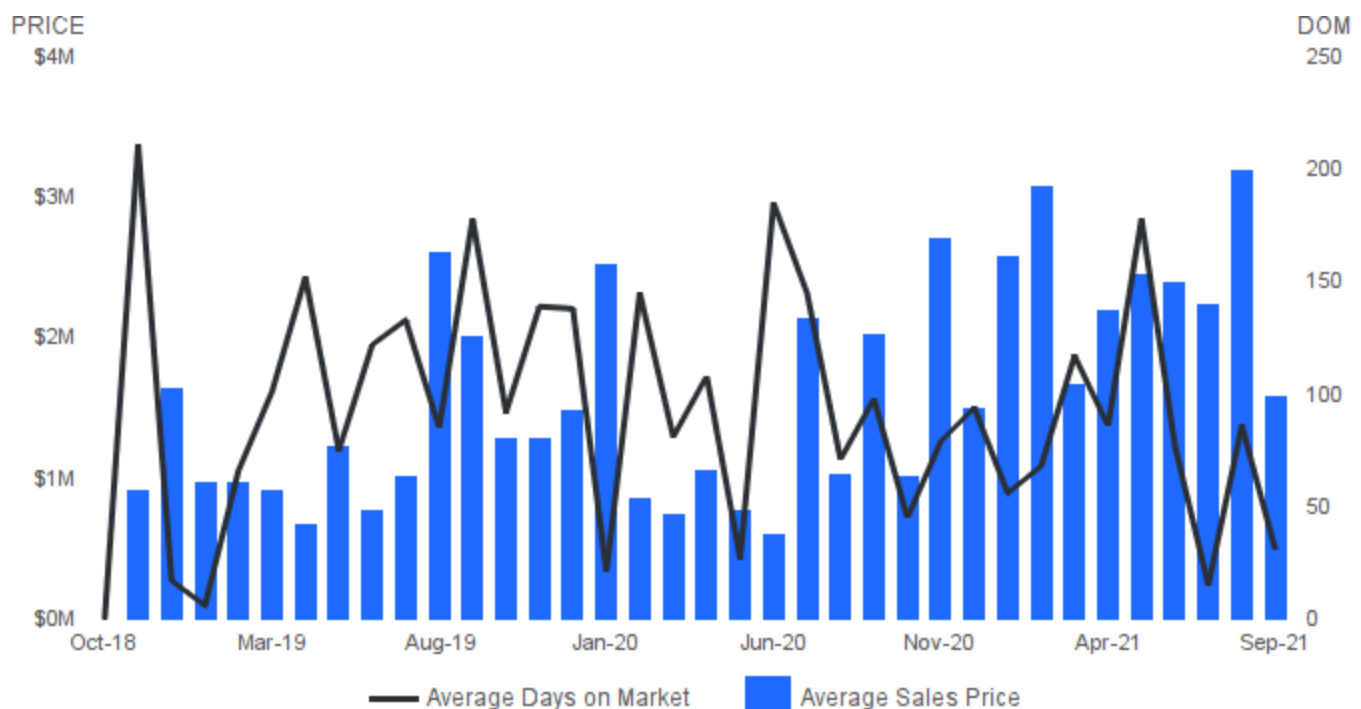


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2021 | Single Family Homes [?]

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

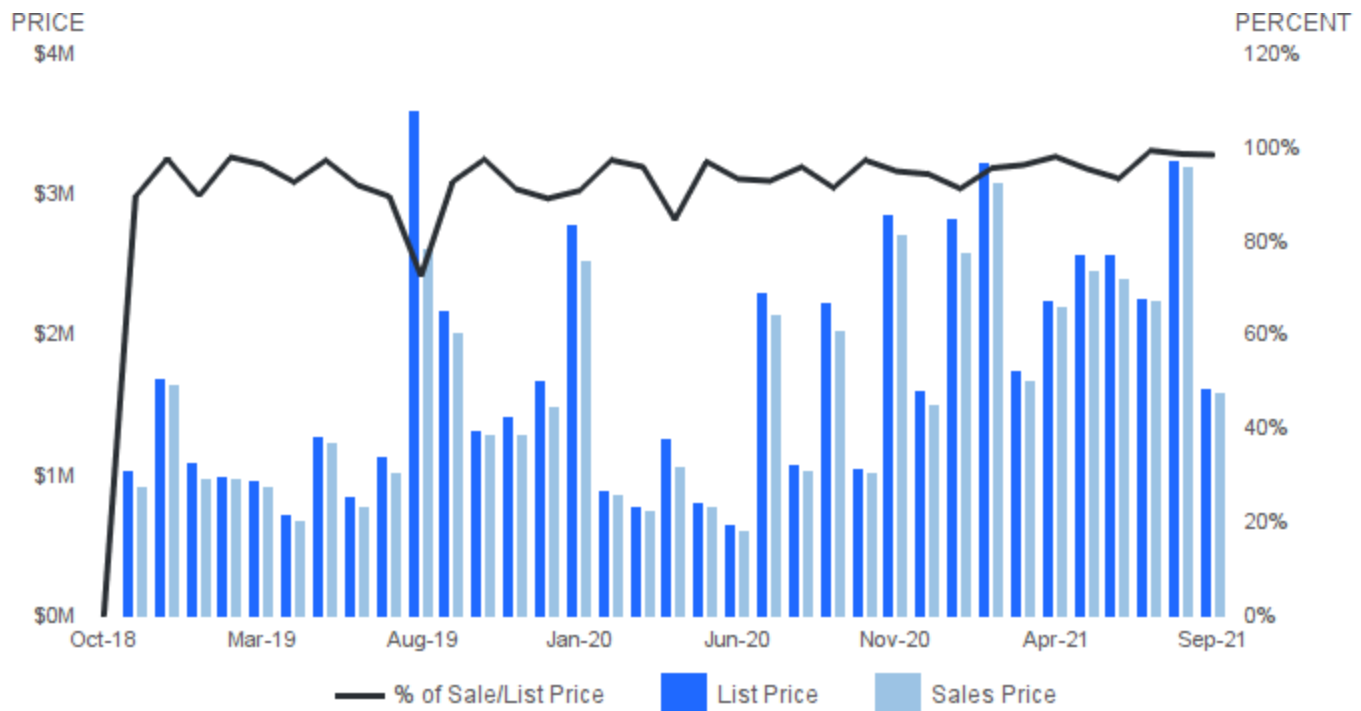
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2021 | Single Family Homes [?]

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

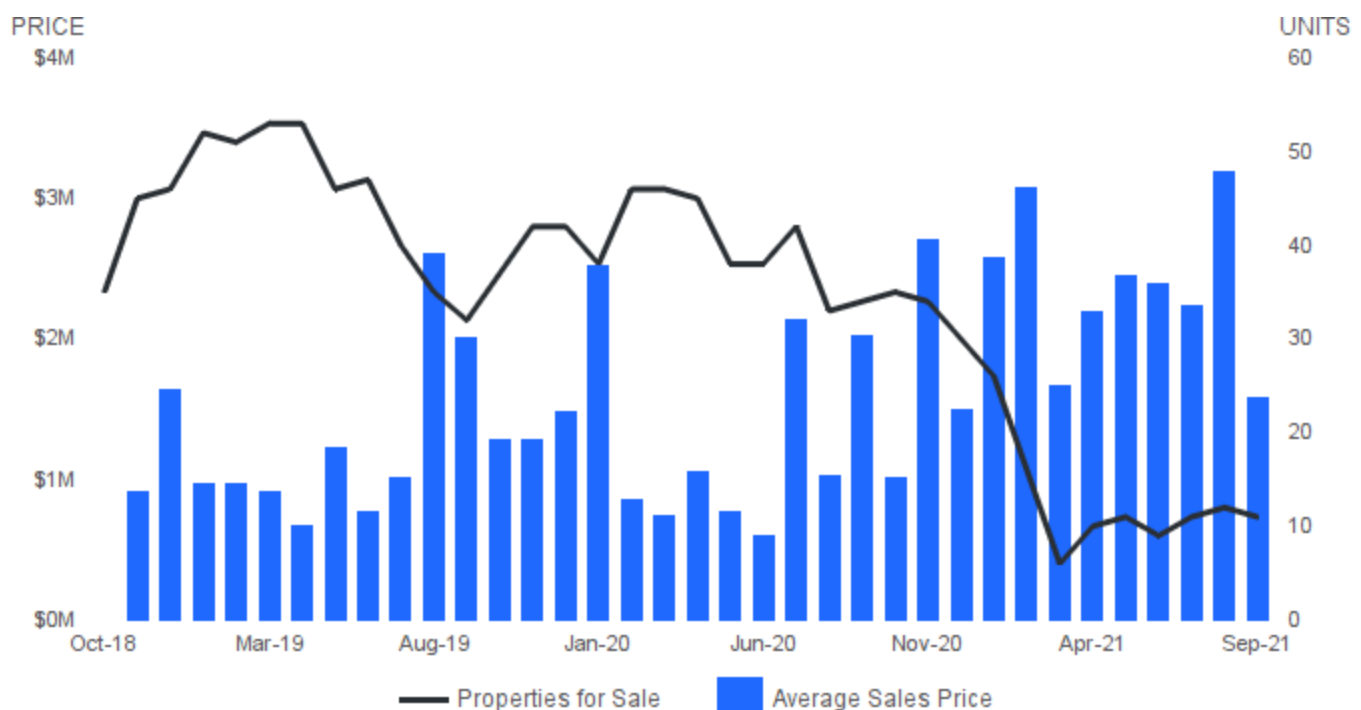


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

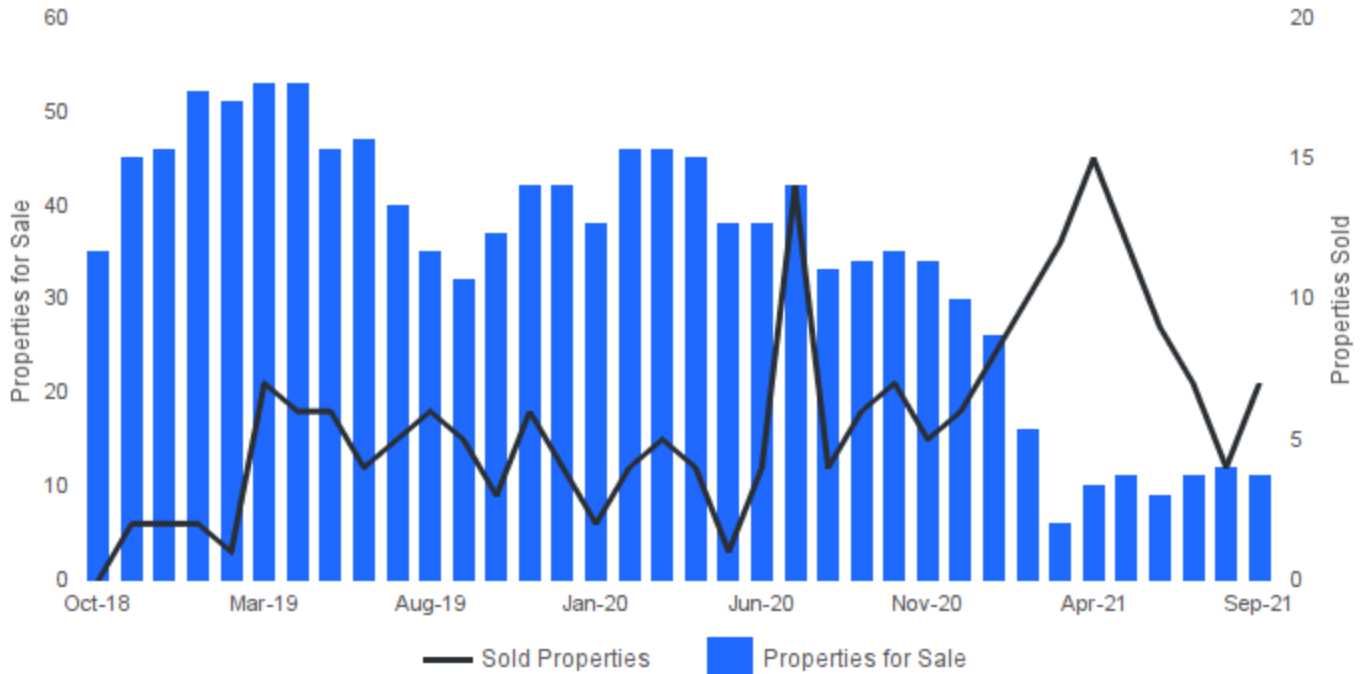


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2021 | Single Family Homes [?]

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

Sold Properties | Number of properties sold.



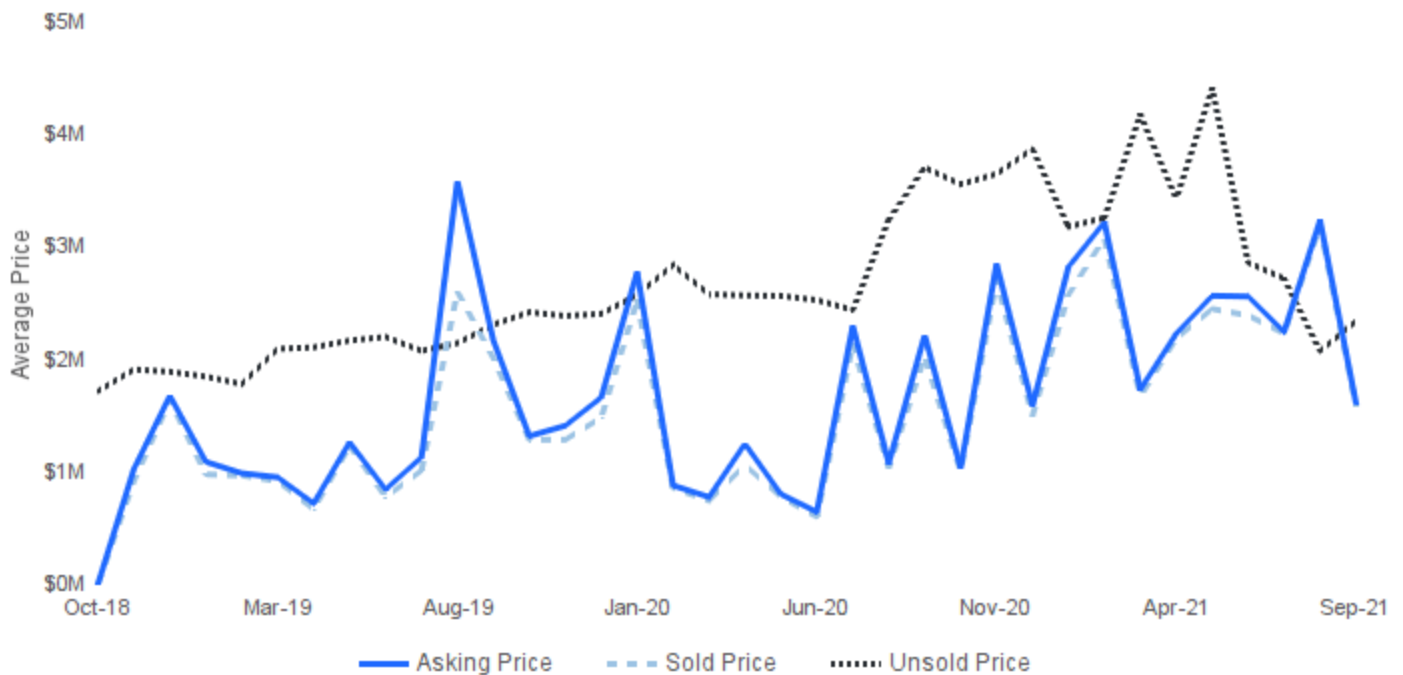
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2021 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

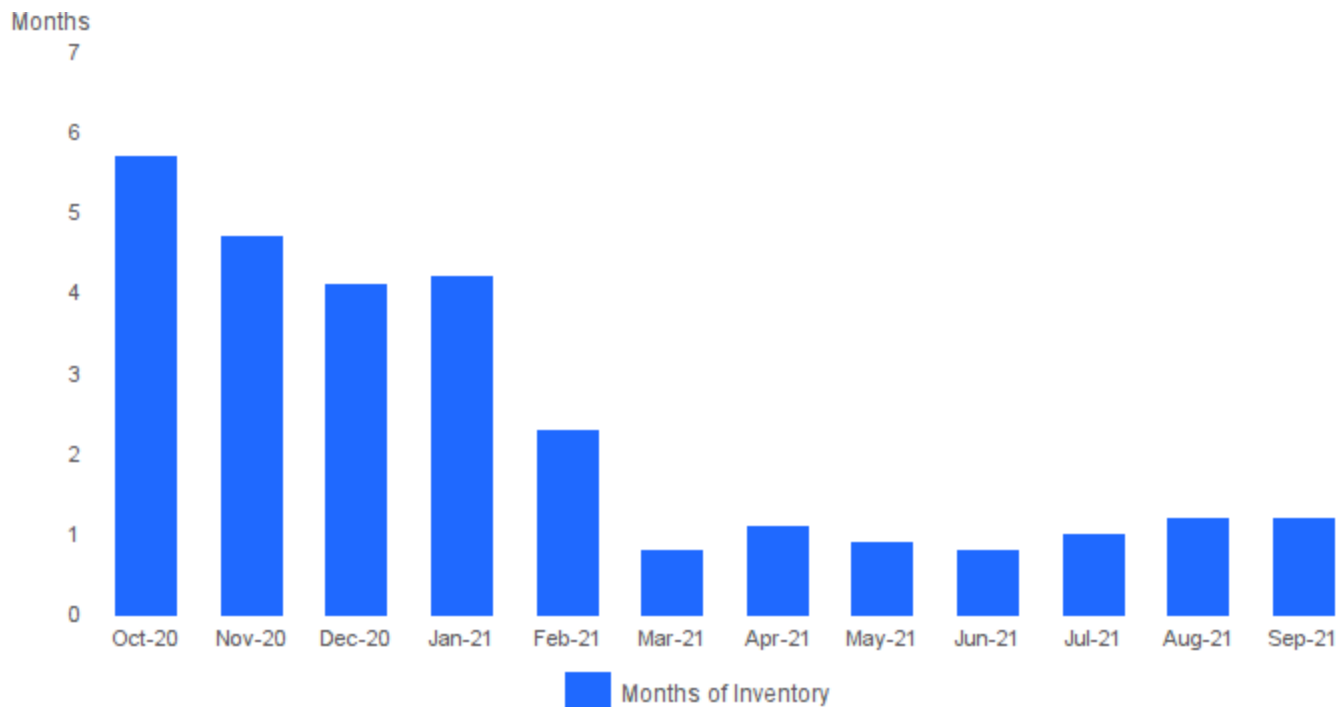
Sold Price | the average selling price



ABSORPTION RATE

September 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.



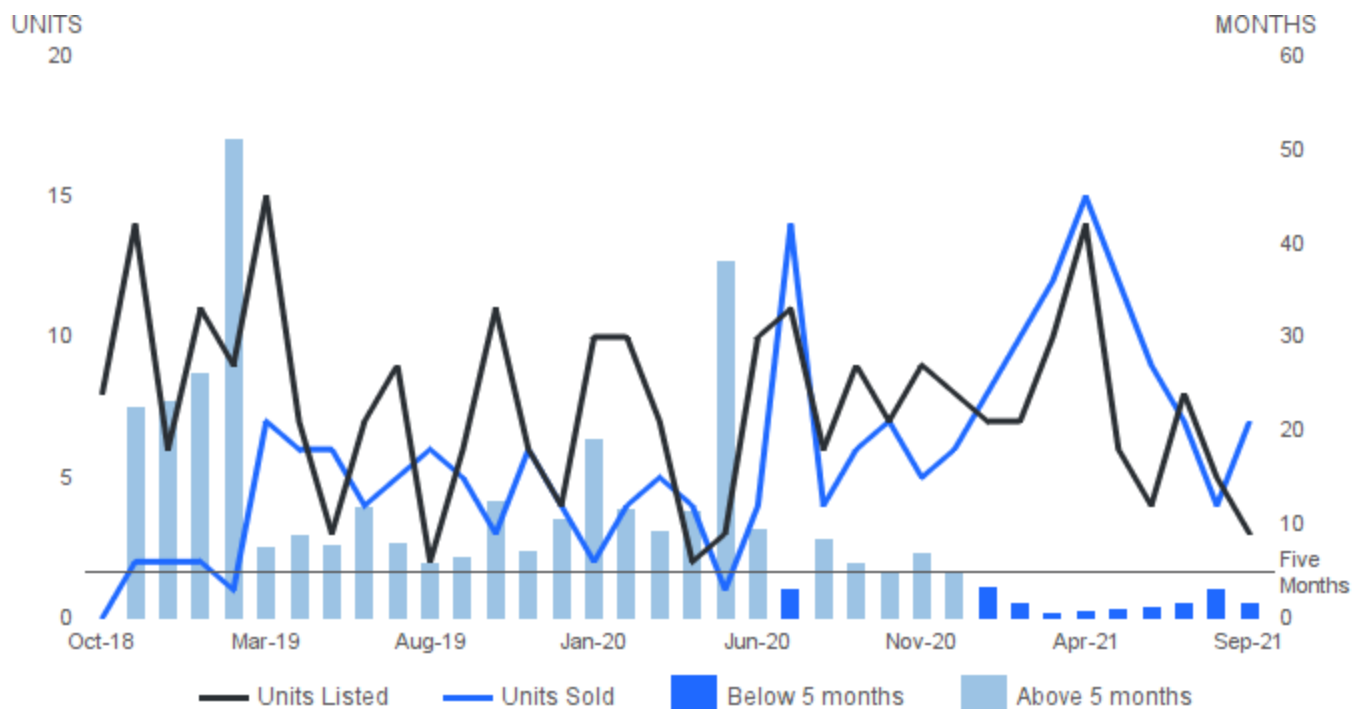
MONTHS SUPPLY OF INVENTORY

September 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.

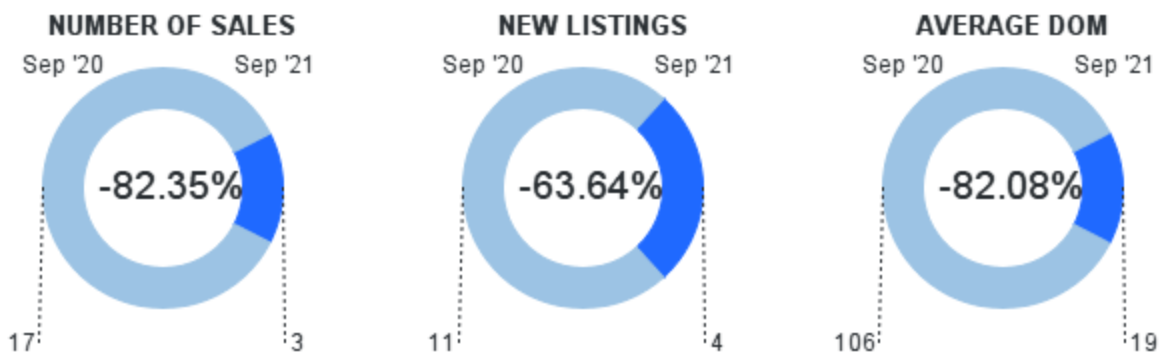
Units Sold | Number of properties sold.



LONGBOAT KEY | September 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



121.81%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

41.67%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

118.18%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

42.47%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

Sep '20 Sep '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

September 2021 | Single Family Homes ?

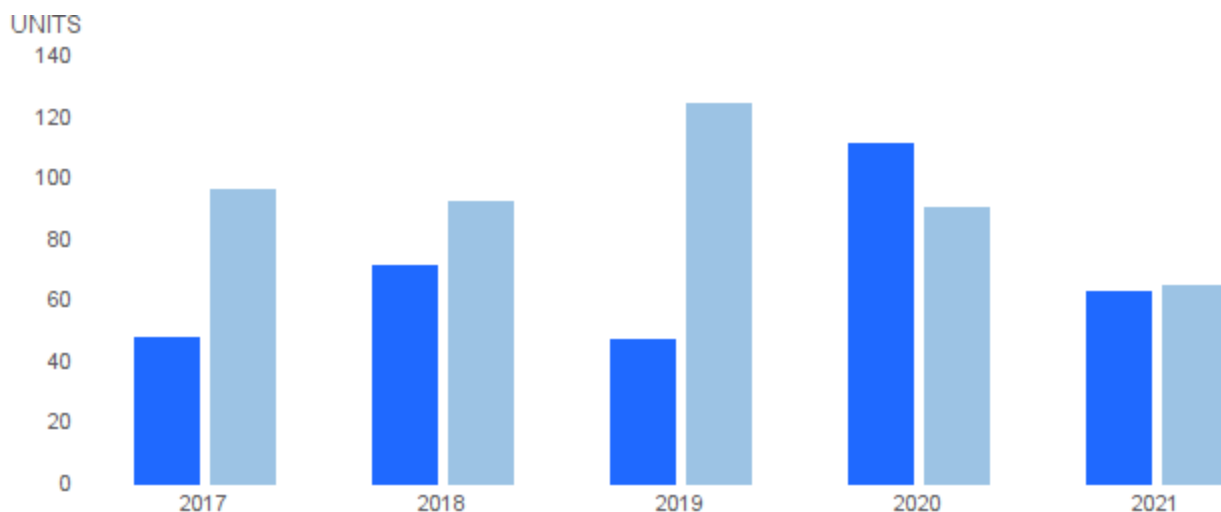
	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	4	11	-63.64% ↓	65	75	-13.33% ↓
Sold Listings	3	17	-82.35% ↓	61	83	-26.51% ↓
Median List Price (Solds)	\$2,400,000	\$1,100,000	118.18% ↑	\$1,595,000	\$1,299,999	22.69% ↑
Median Sold Price	\$2,400,000	\$1,082,000	121.81% ↑	\$1,595,000	\$1,230,000	29.67% ↑
Median Days on Market	14	83	-83.13% ↓	17	88	-80.68% ↓
Average List Price (Solds)	\$2,066,666	\$1,450,576	42.47% ↑	\$2,027,576	\$1,710,302	18.55% ↑
Average Sold Price	\$1,975,000	\$1,394,071	41.67% ↑	\$1,990,494	\$1,600,918	24.33% ↑
Average Days on Market	19	106	-82.08% ↓	47	129	-63.57% ↓
List/Sold Price Ratio	93.7%	96.3%	-2.72% ↓	98.4%	94.2%	4.46% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

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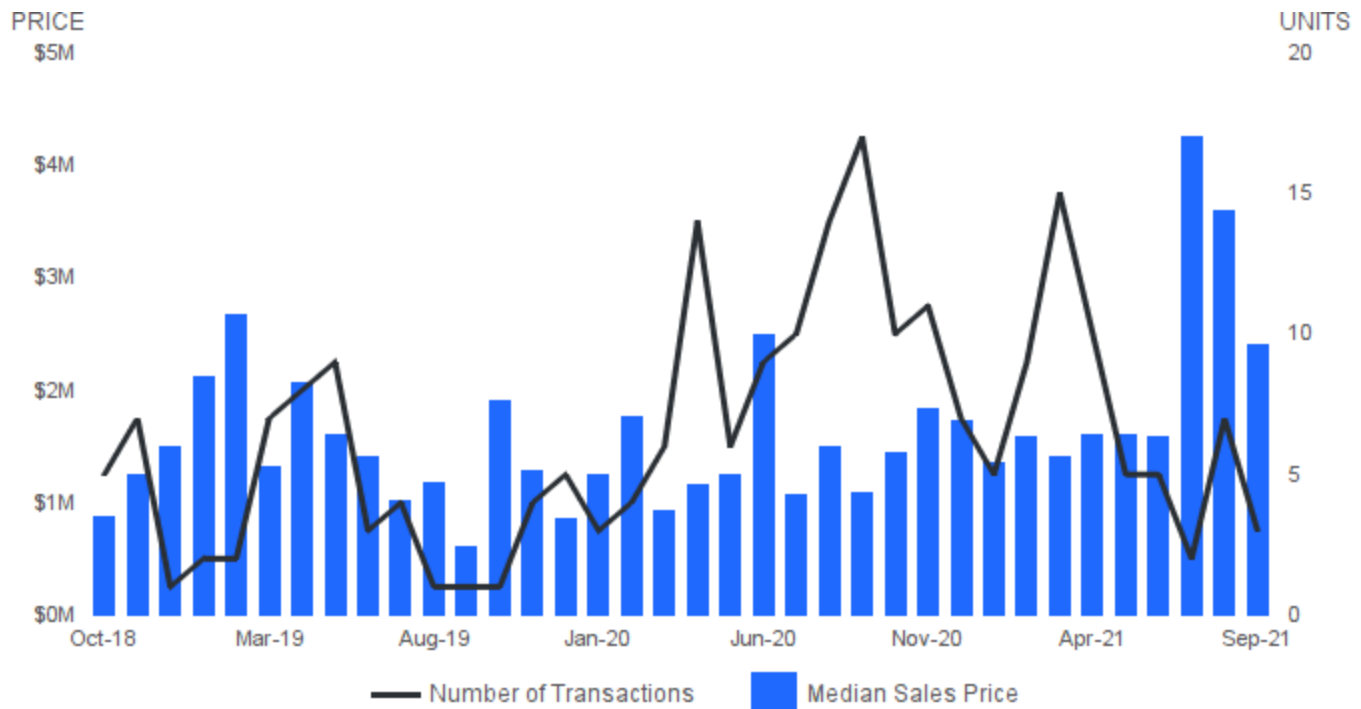
Sold Properties	48	71	47	111	63
New Properties	96	92	124	90	65
Sold Volume	\$67.58M	\$90.07M	\$83.93M	\$204.52M	\$124.55M
Listing Volume	\$183.34M	\$162.17M	\$240.38M	\$159.01M	\$173.52M
Median Sale Price	\$1.07M	\$995K	\$1.40M	\$1.26M	\$1.59M

MEDIAN SALES PRICE AND NUMBER OF SALES

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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.

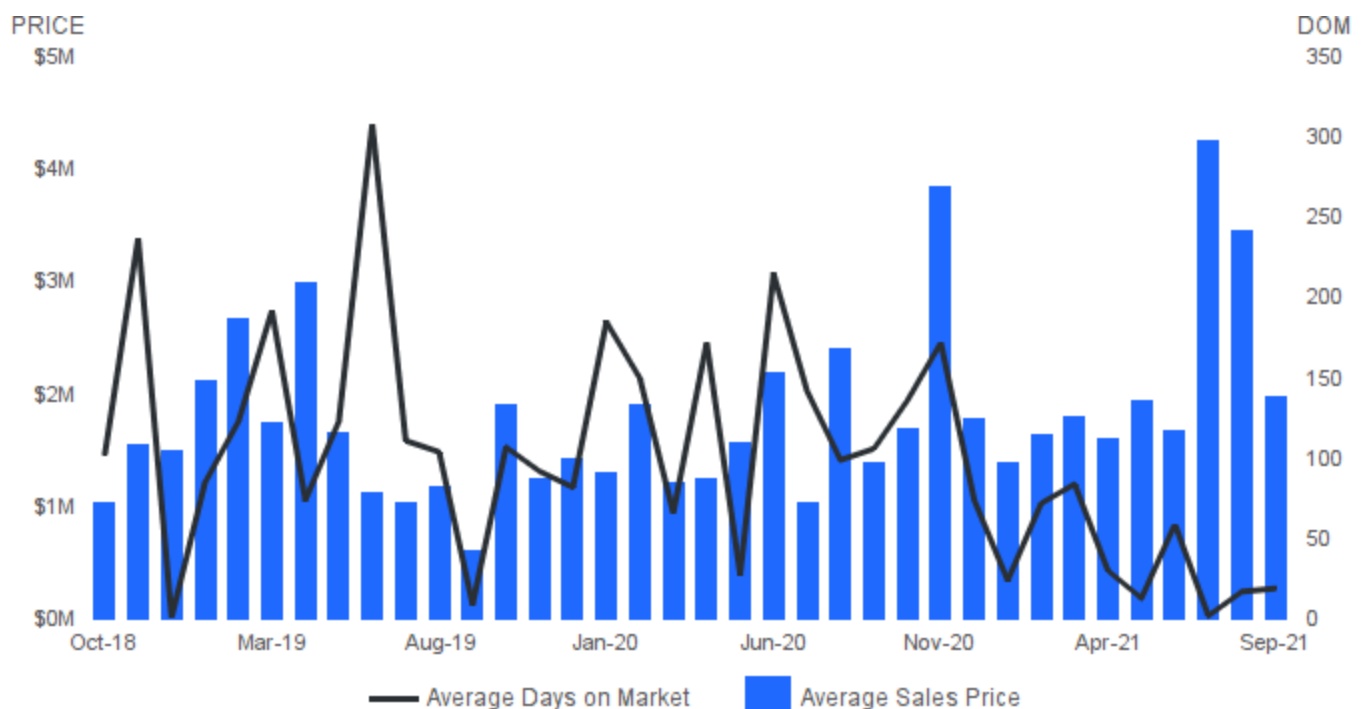


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2021 | Single Family Homes ?

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

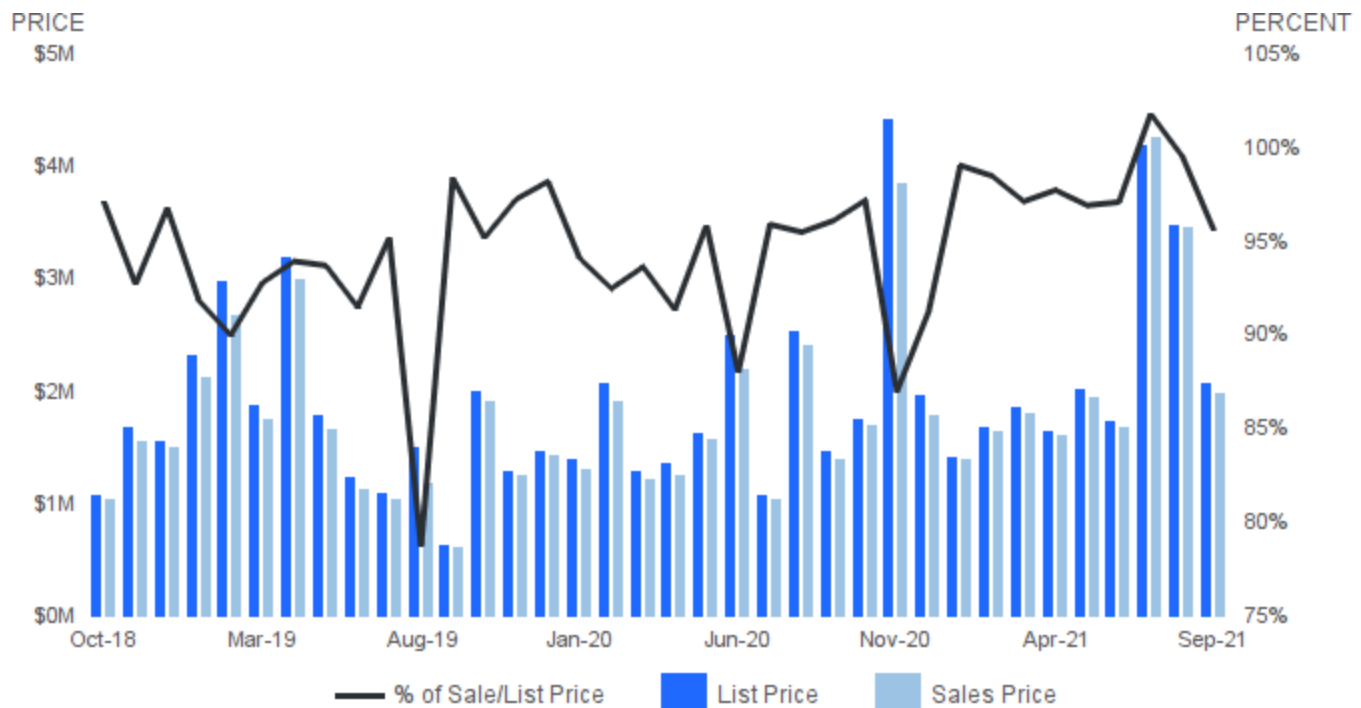
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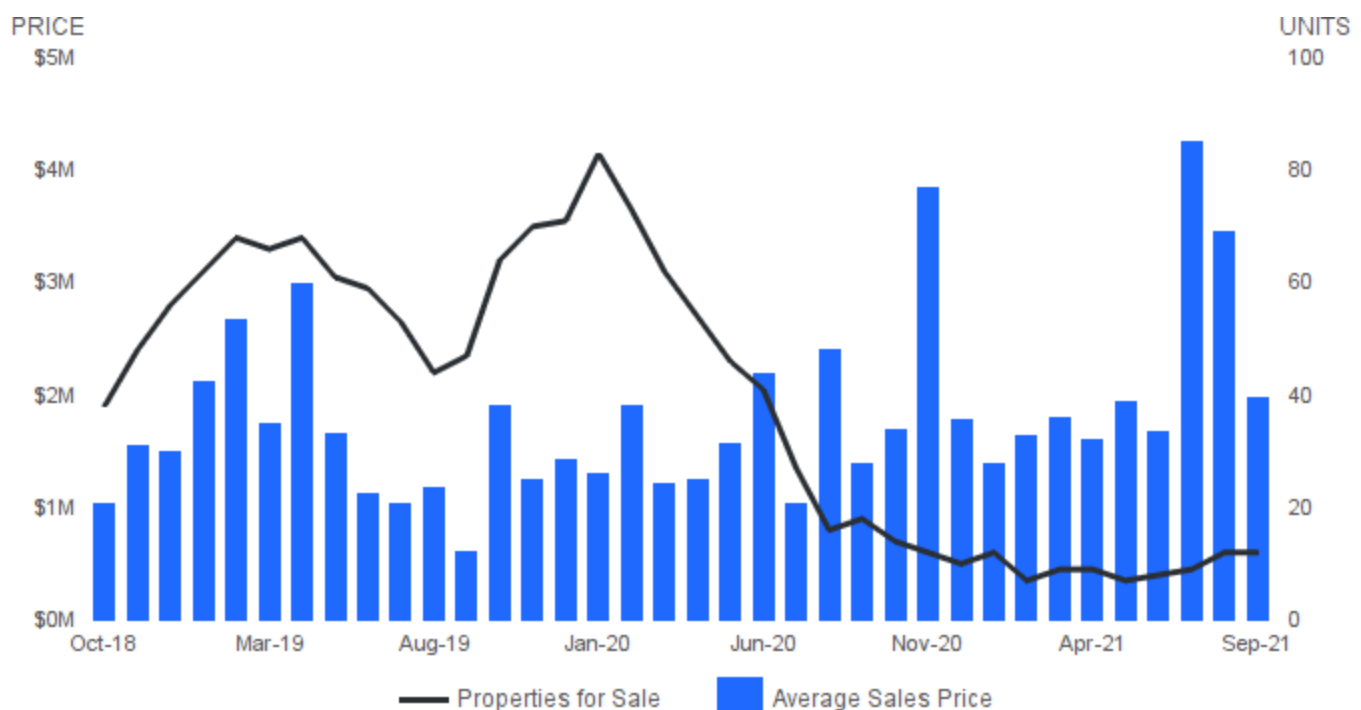


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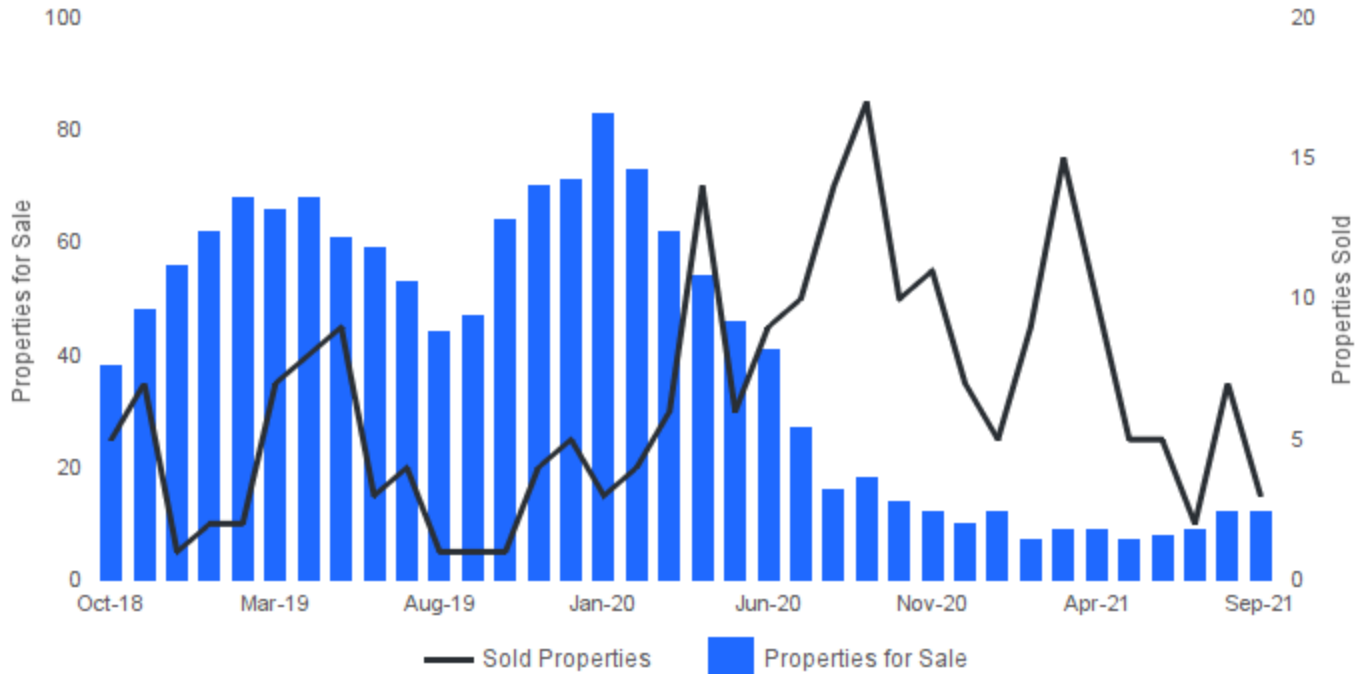


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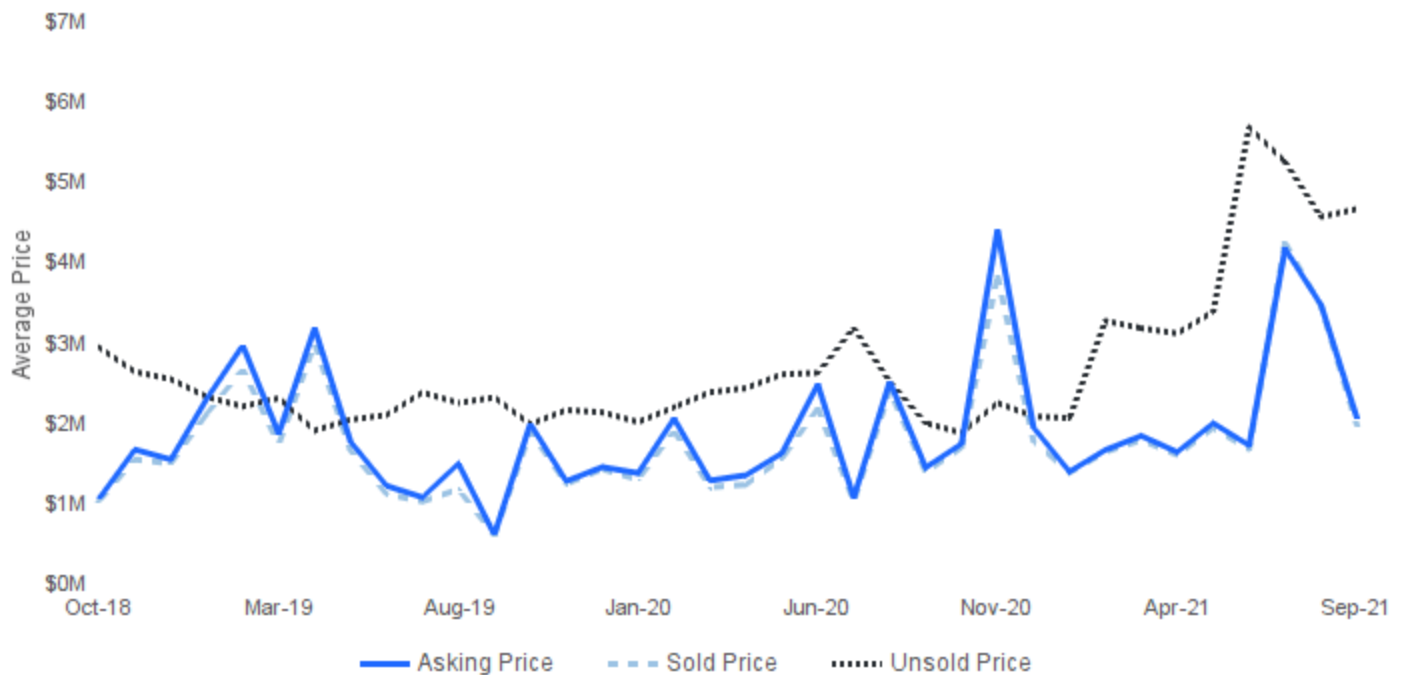
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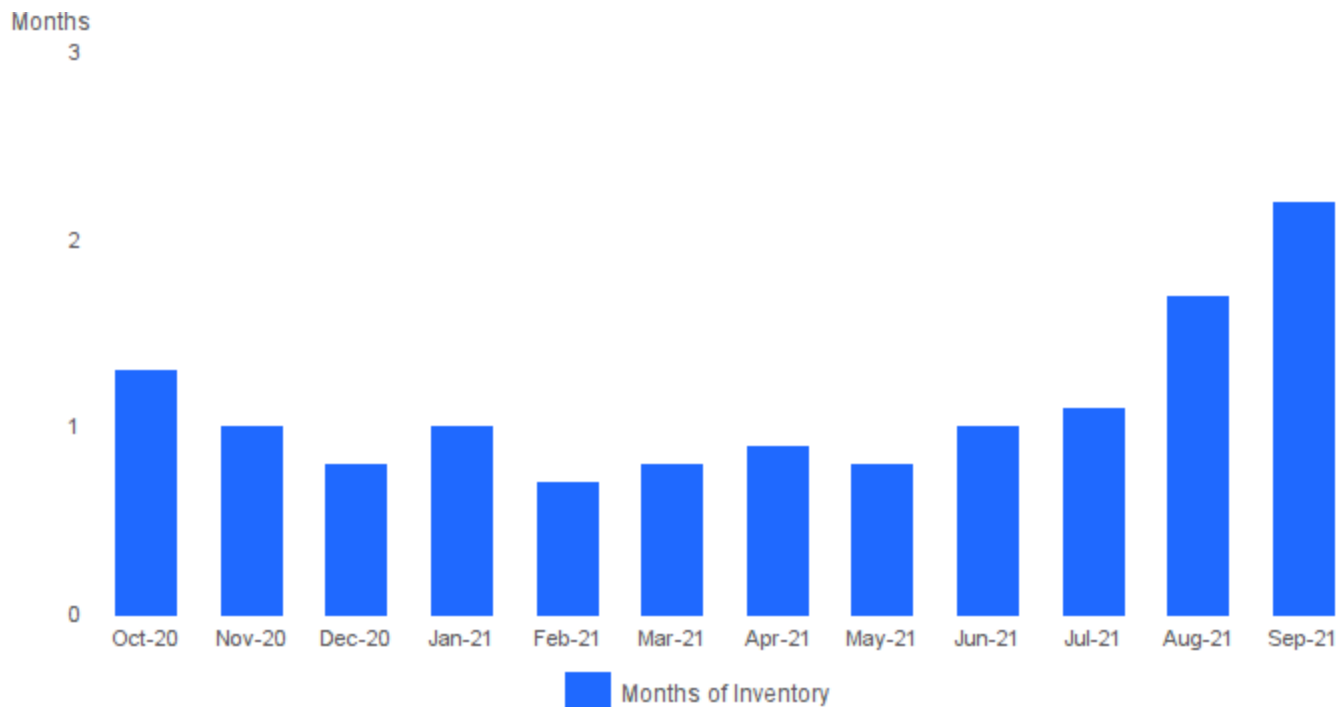
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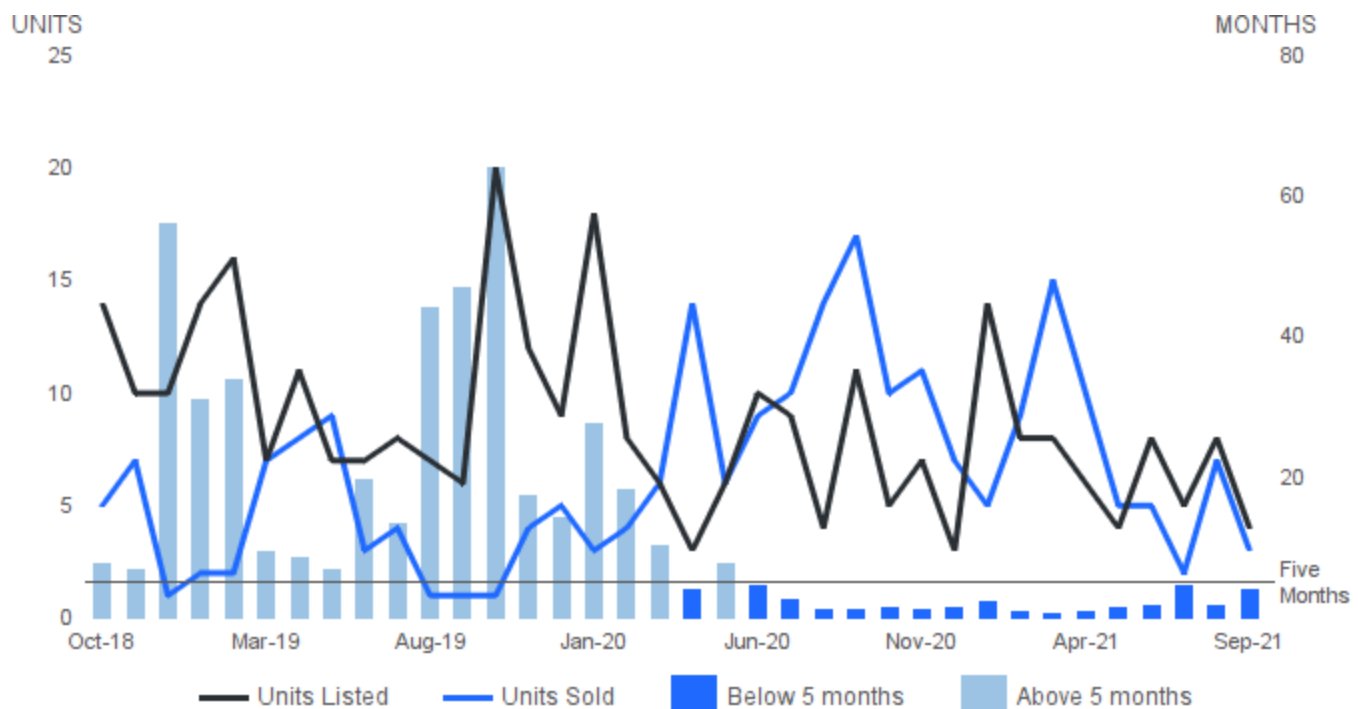
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