



AREA REPORT

SEPTEMBER 2021 | SINGLE FAMILY HOMES

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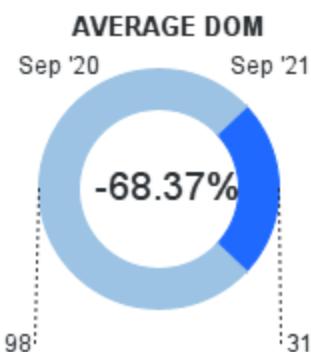
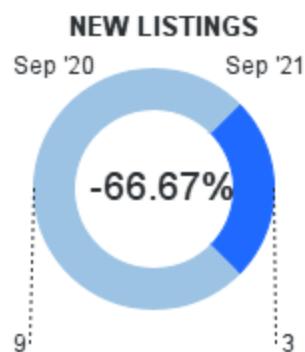
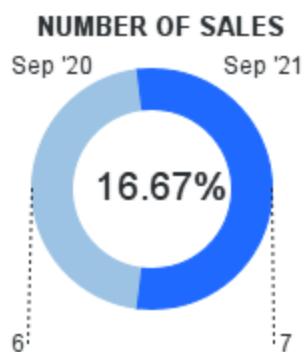
COLDWELL BANKER
REALTY



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

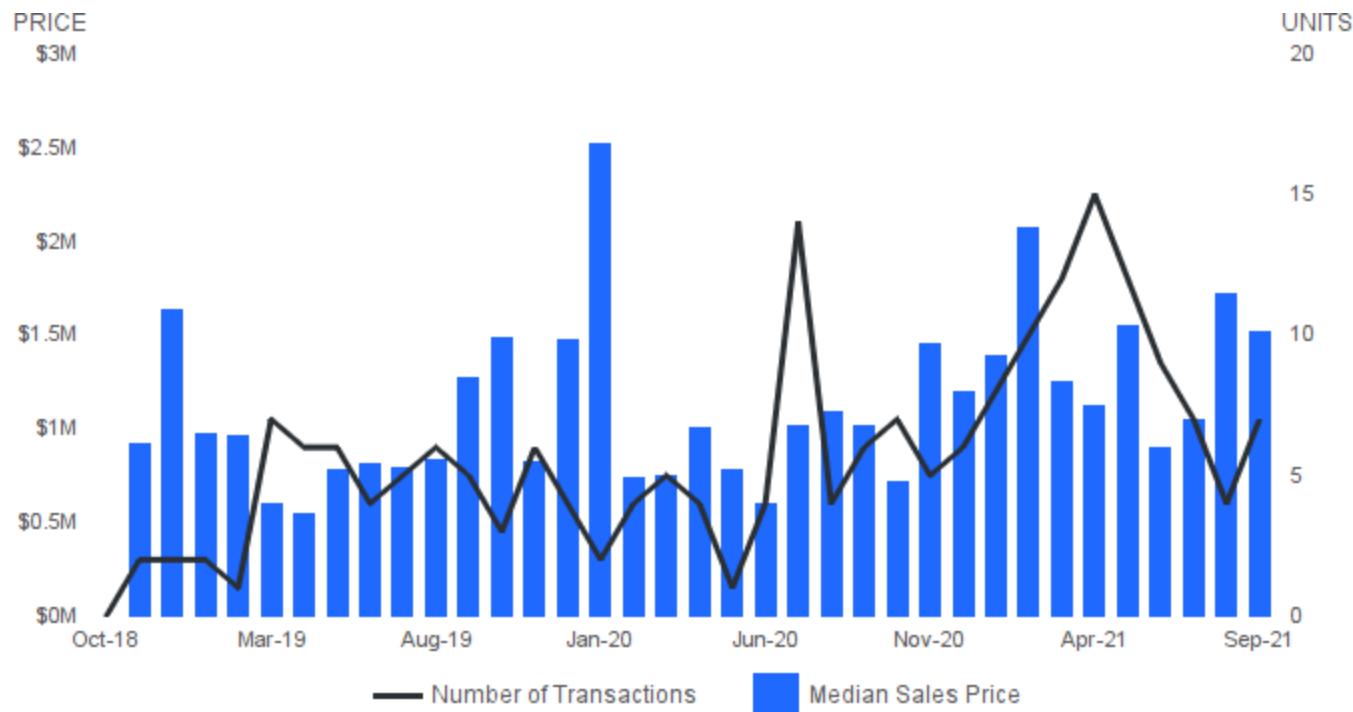
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 2021 | Single Family Homes 

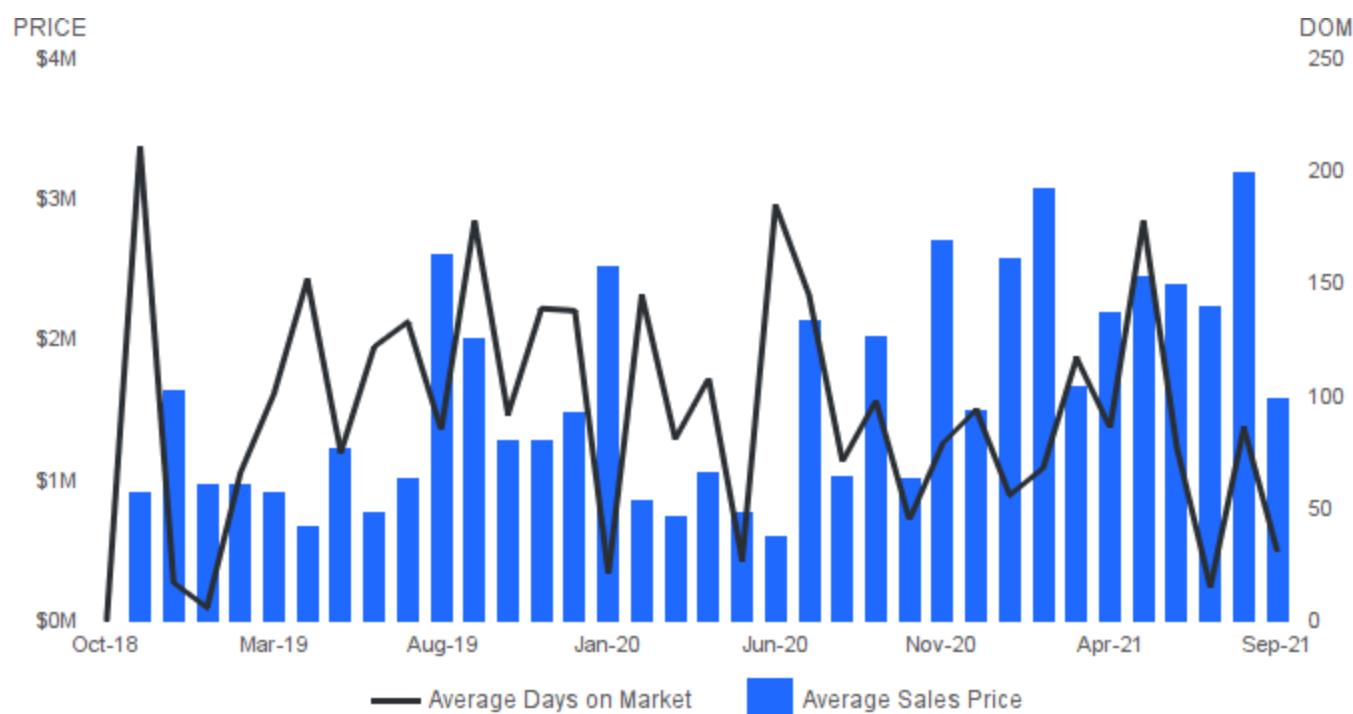
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2021 | Single Family Homes 

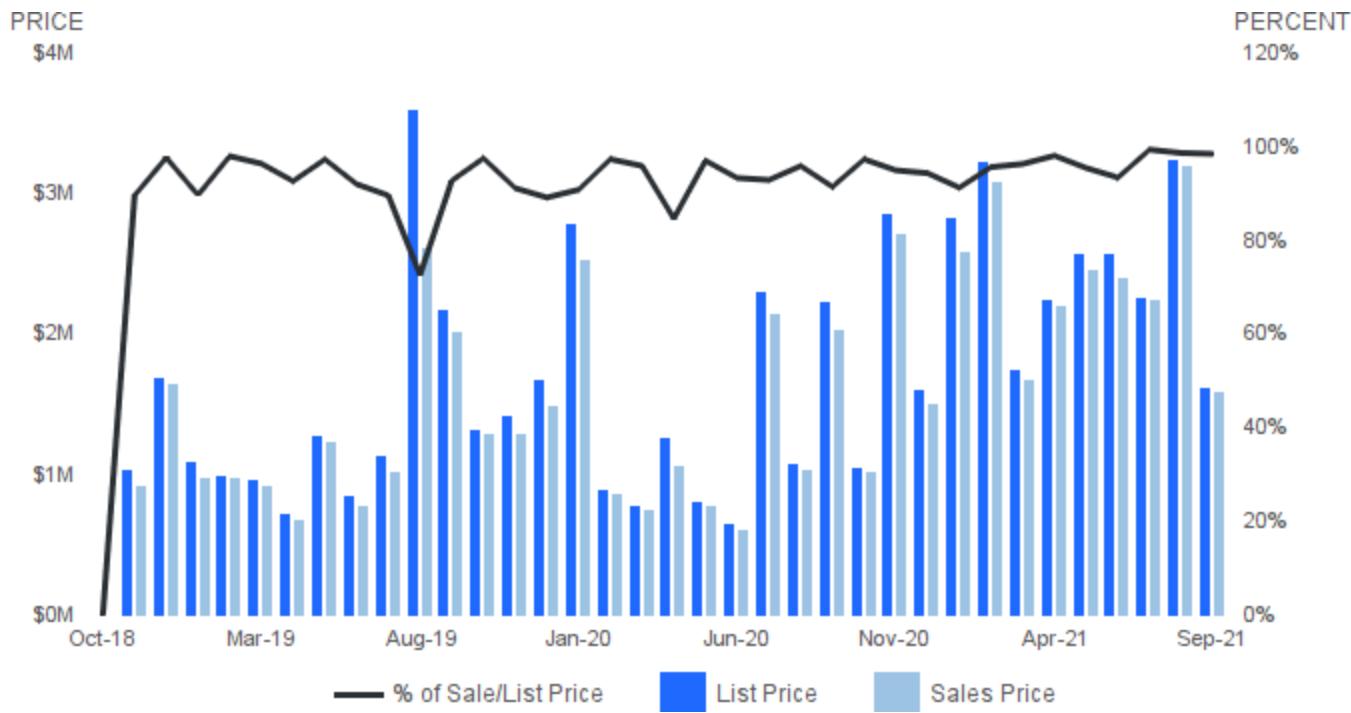
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

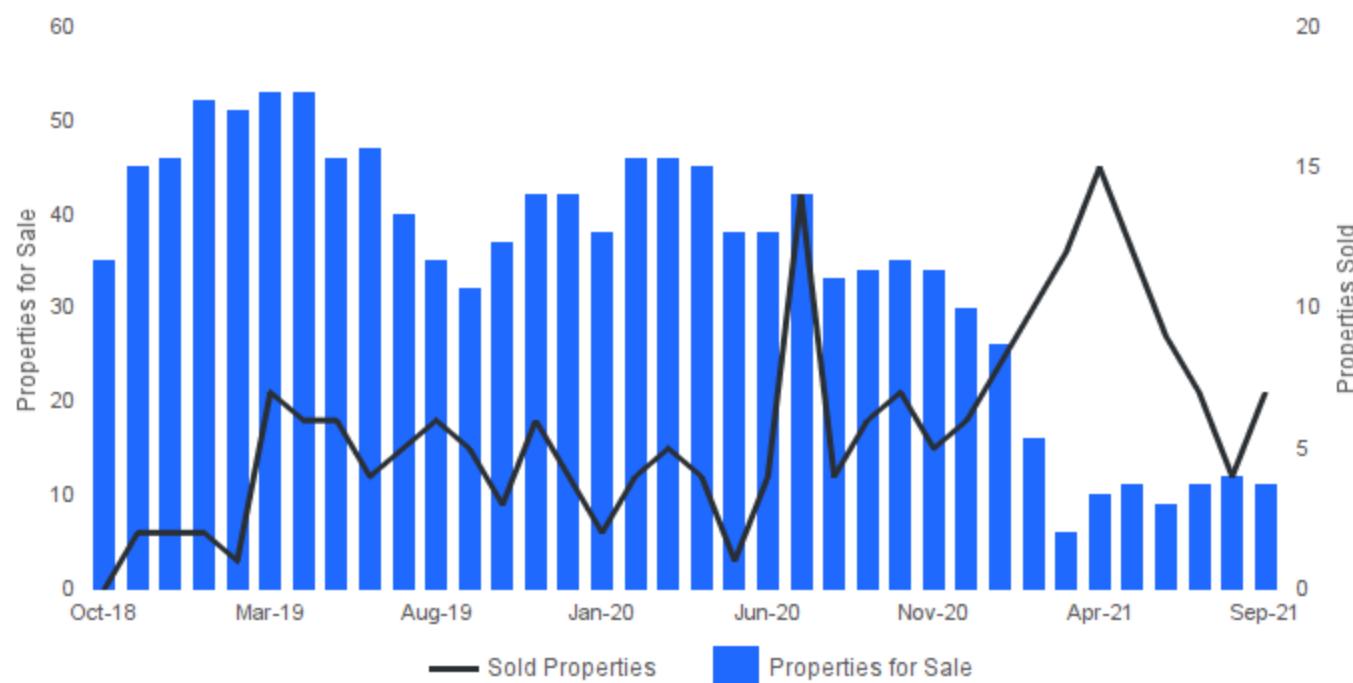
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2021 | Single Family Homes ?

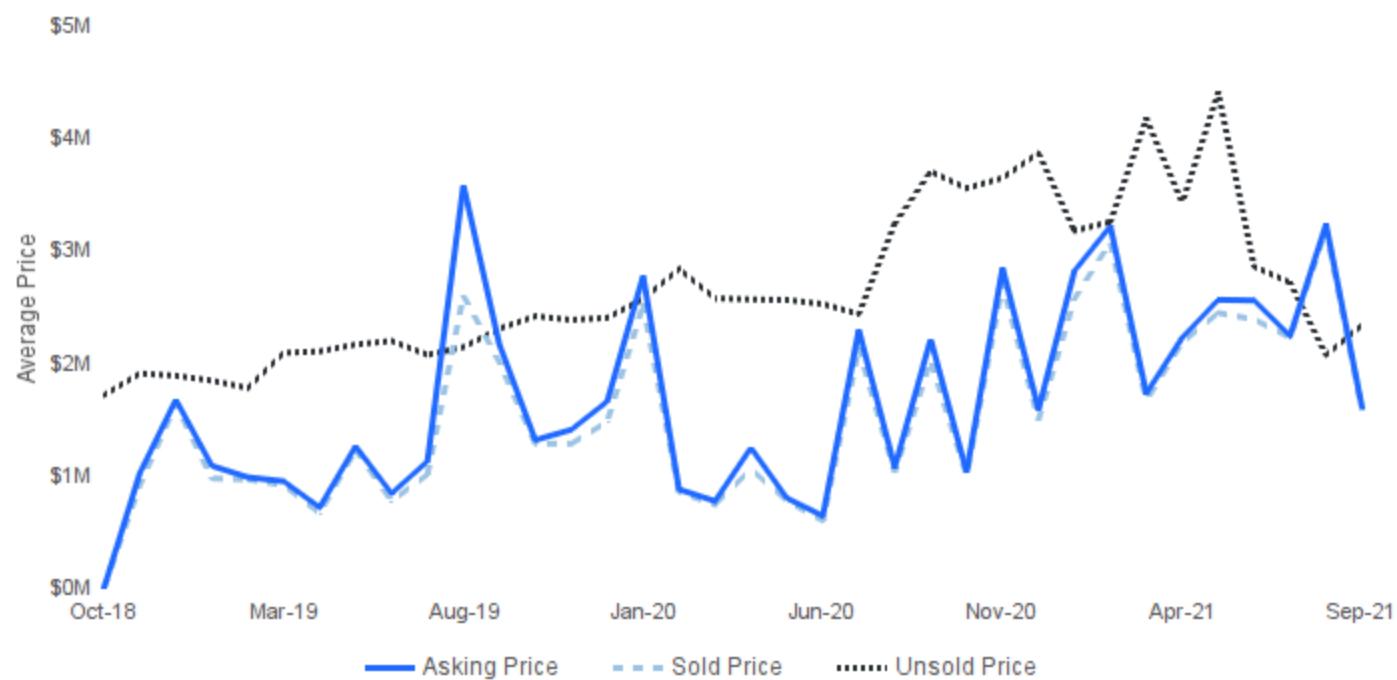
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AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2021 | Single Family Homes ?

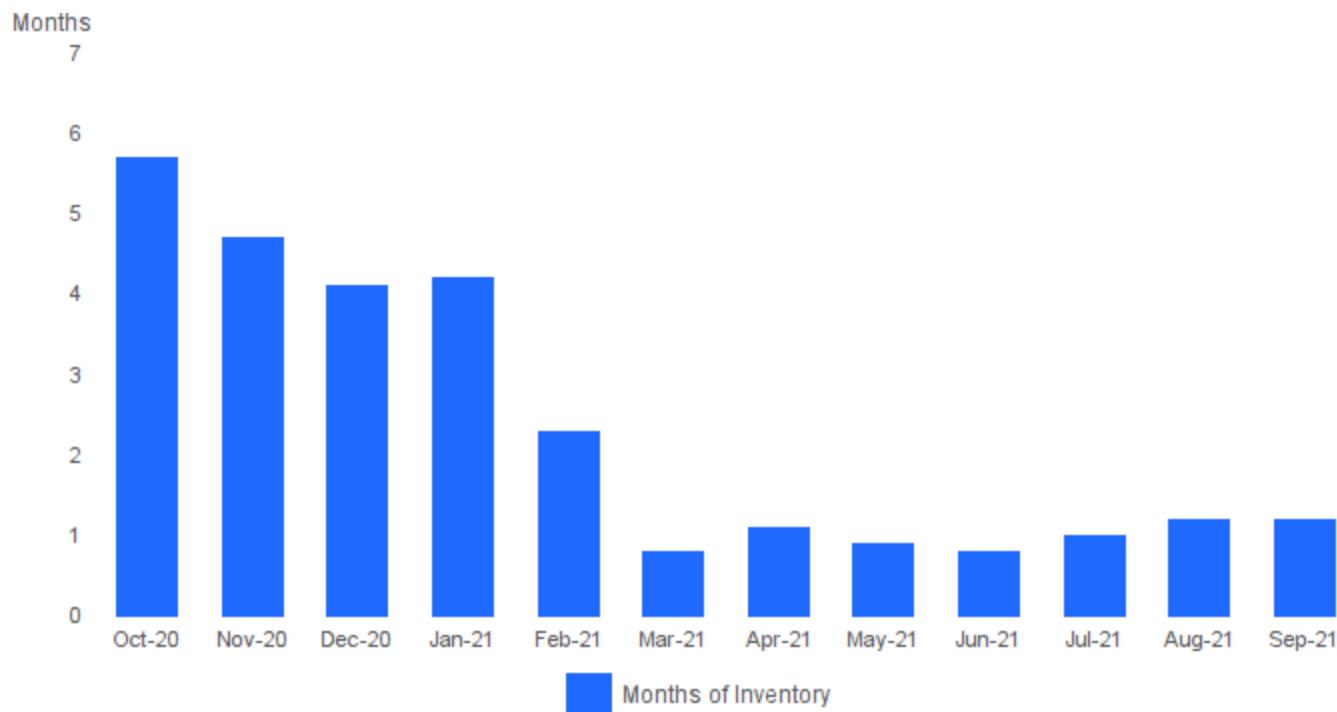
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



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.



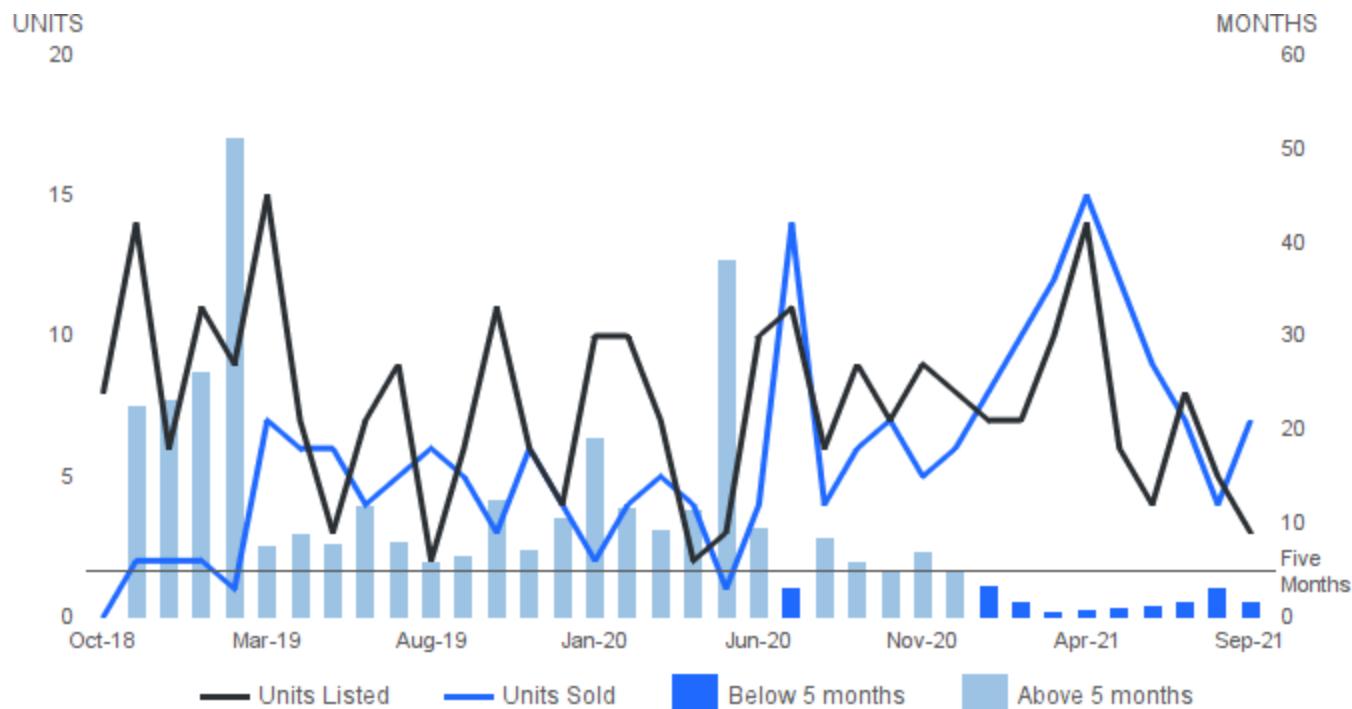
MONTHS SUPPLY OF INVENTORY

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.

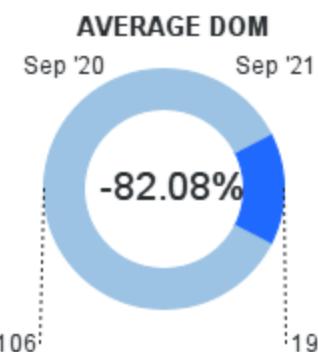
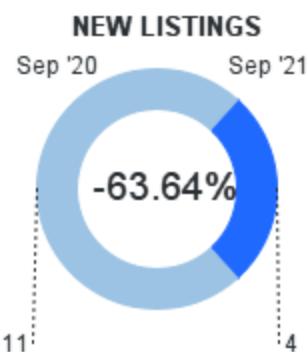
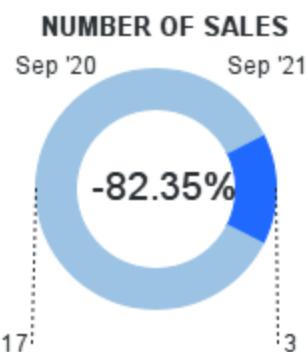
Units Sold | Number of properties sold.



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 

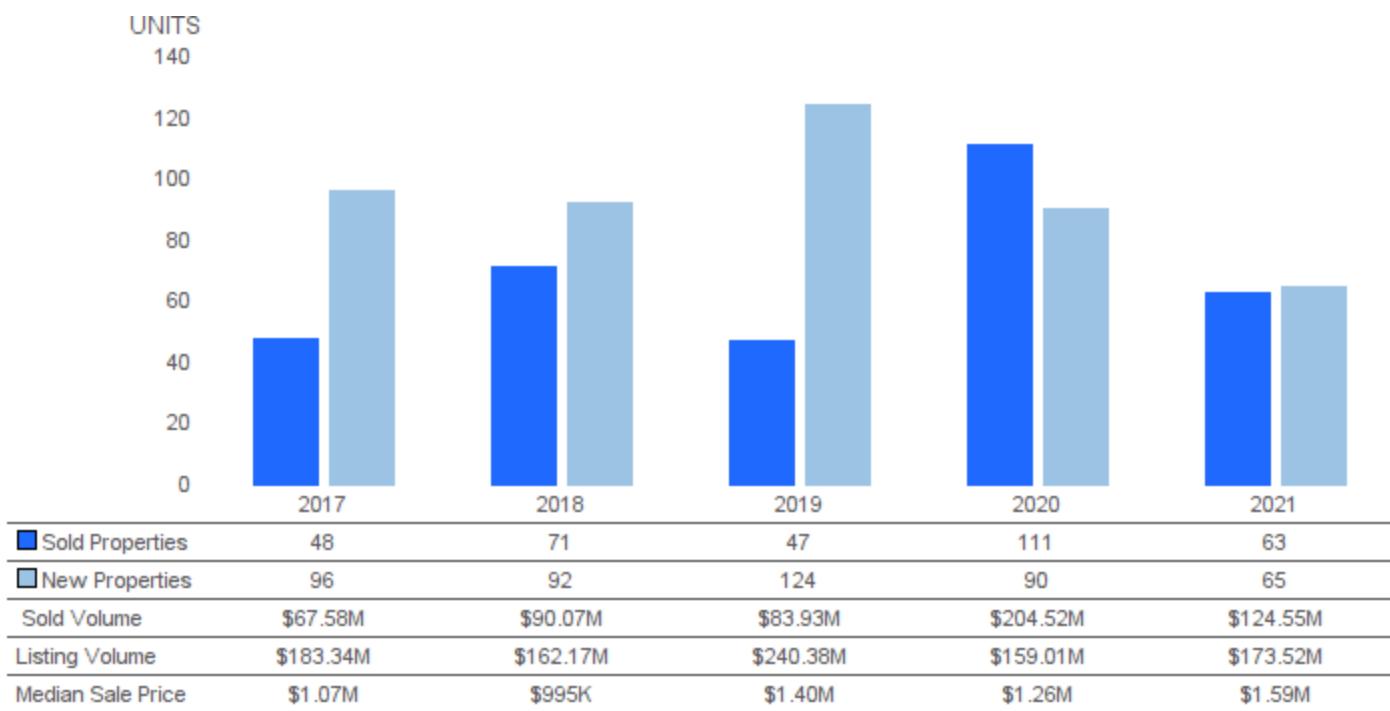
	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	4	11	-63.64% 	65	75	-13.33% 
Sold Listings	3	17	-82.35% 	61	83	-26.51% 
Median List Price (Solds)	\$2,400,000	\$1,100,000	118.18% 	\$1,595,000	\$1,299,999	22.69% 
Median Sold Price	\$2,400,000	\$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

New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 2021 | Single Family Homes ?

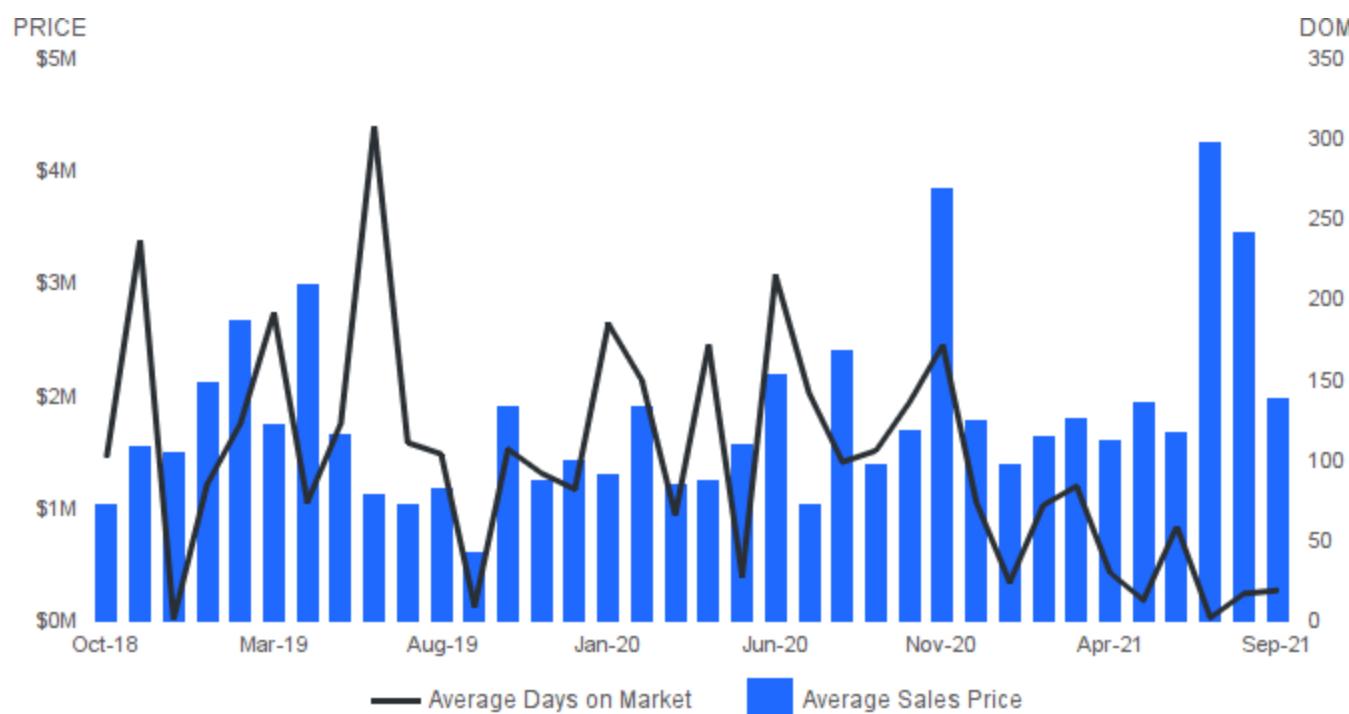
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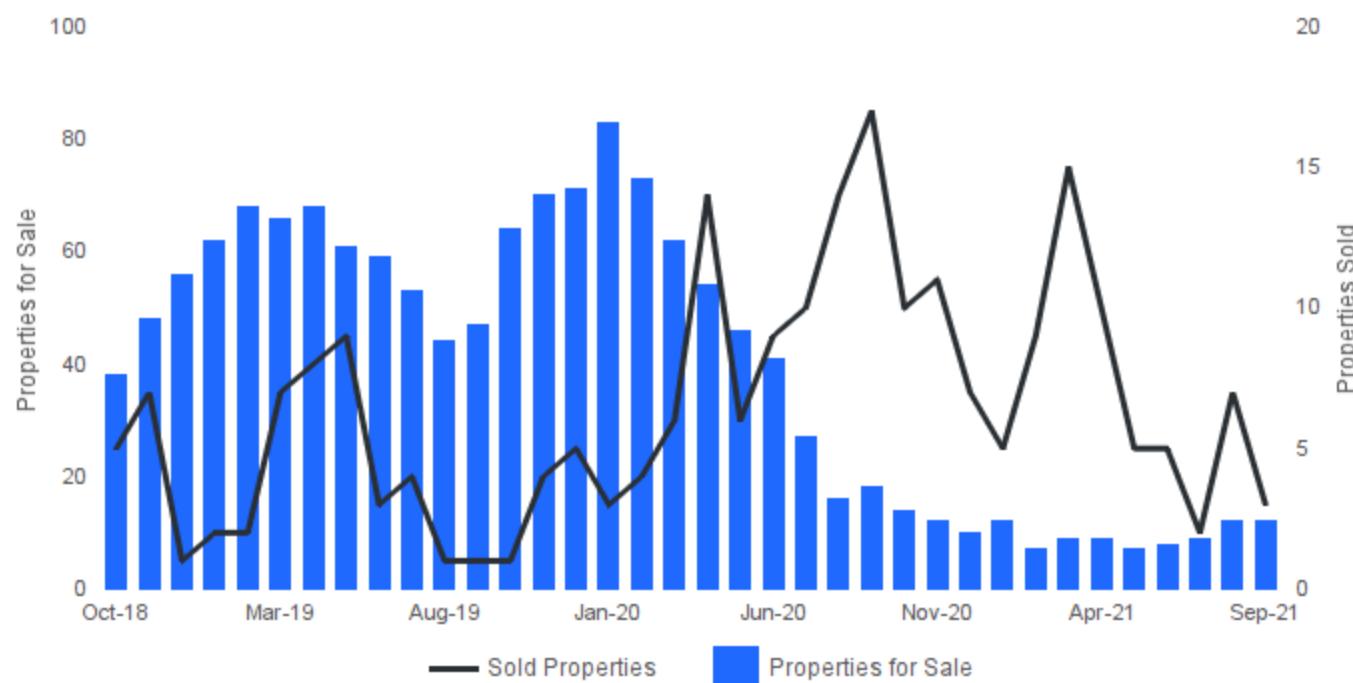
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PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2021 | Single Family Homes ?

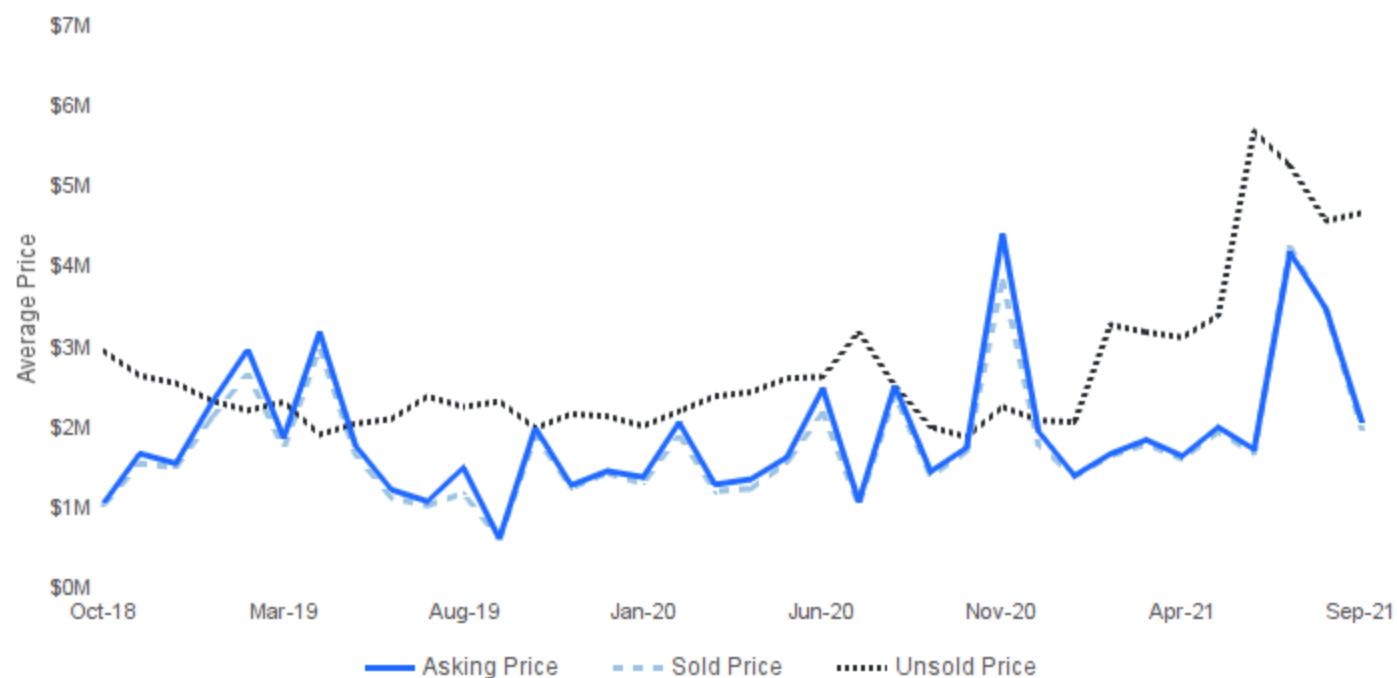
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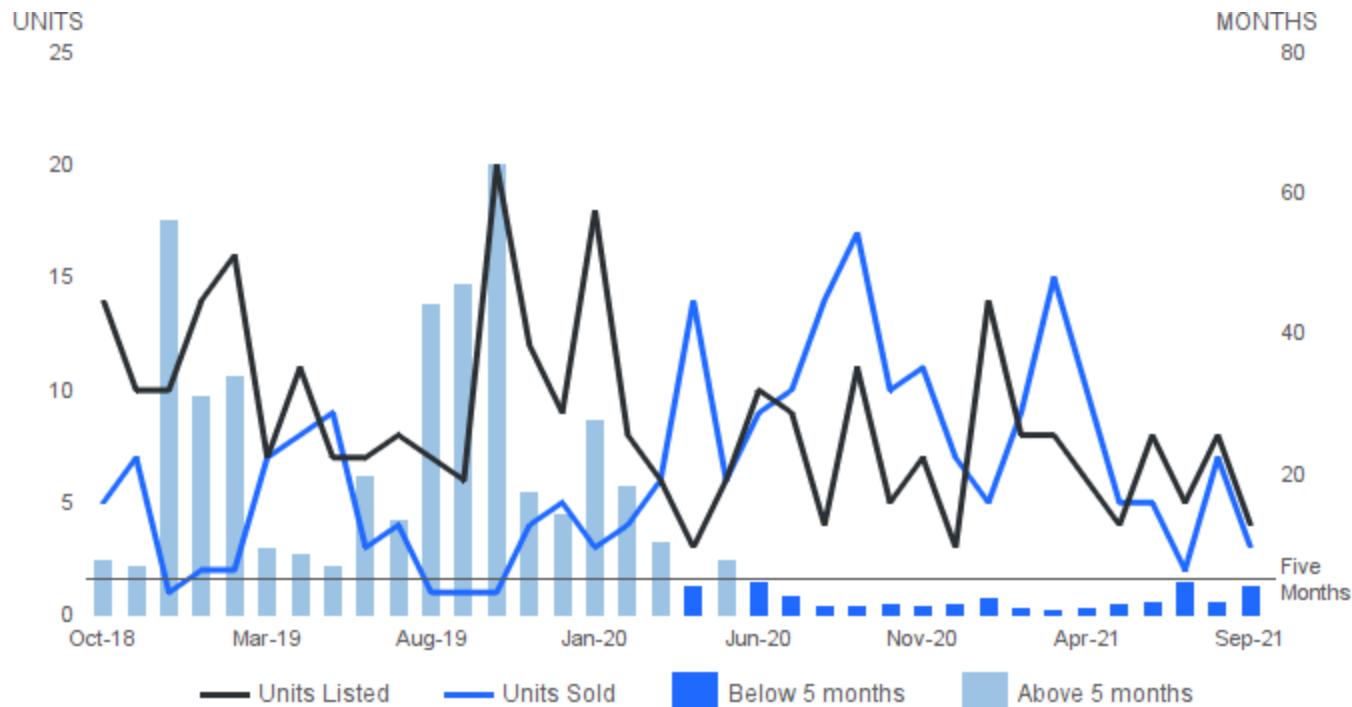
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