



# AREA REPORT

OCTOBER 2021 | SINGLE FAMILY HOMES

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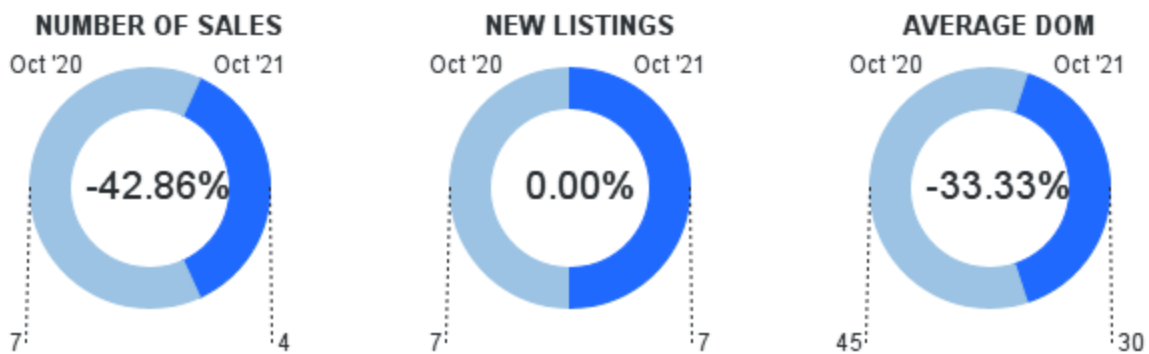


**COLDWELL BANKER**  
REALTY

**LONGBOAT KEY | October 2021**

**REAL ESTATE SNAPSHOT - Change since this time last year**

**Single Family Homes**



**50.35%**

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**4.74%**

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**40.32%**

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

**4.40%**

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

Oct '20      Oct '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

October 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	7	7	0%	71	75	-5.33% ↓
Sold Listings	4	7	-42.86% ↓	88	51	72.55% ↑
Median List Price (Solds)	\$1,087,500	\$775,000	40.32% ↑	\$1,250,000	\$925,000	35.14% ↑
Median Sold Price	\$1,075,000	\$715,000	50.35% ↑	\$1,200,000	\$865,000	38.73% ↑
Median Days on Market	32	4	700% ↑	29	88	-67.05% ↓
Average List Price (Solds)	\$1,077,500	\$1,032,114	4.4% ↑	\$2,352,134	\$1,534,029	53.33% ↑
Average Sold Price	\$1,051,875	\$1,004,285	4.74% ↑	\$2,258,207	\$1,425,745	58.39% ↑
Average Days on Market	30	45	-33.33% ↓	84	107	-21.5% ↓
List/Sold Price Ratio	98.3%	96.1%	2.19% ↑	97.1%	94.1%	3.18% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 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

October 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.

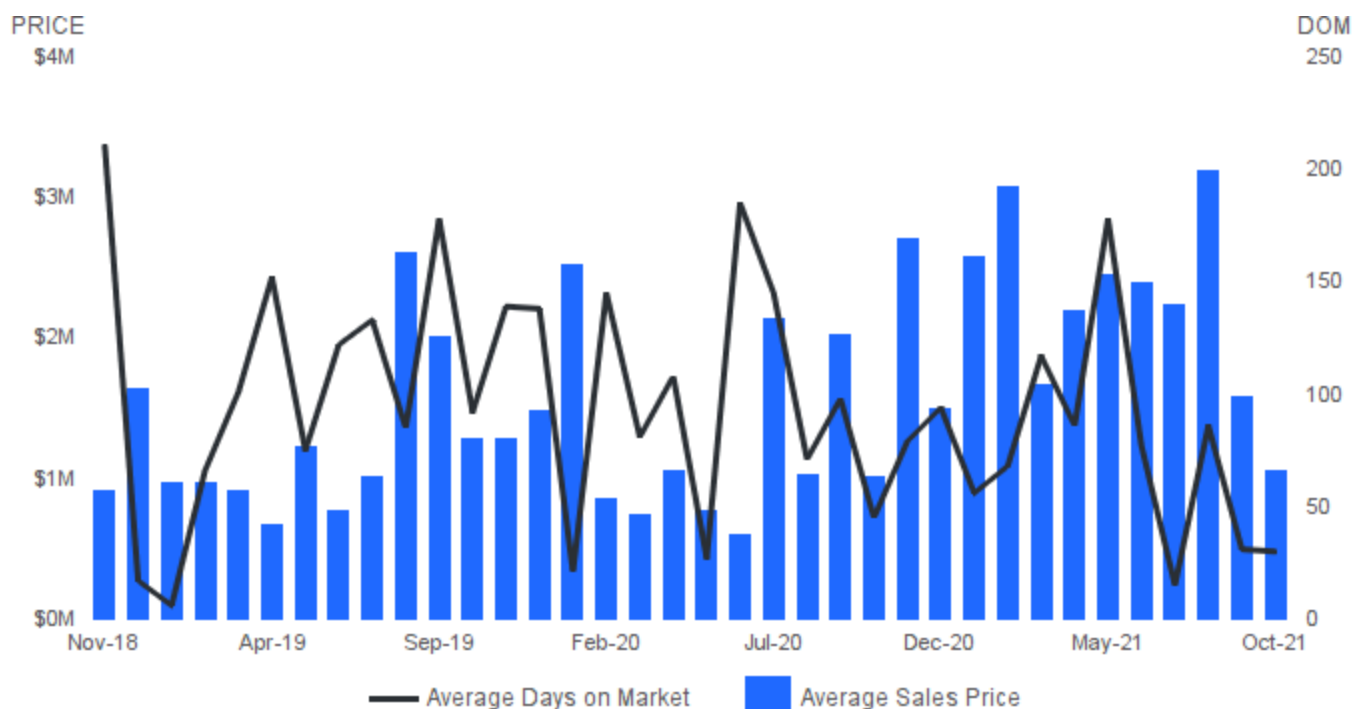


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Single Family Homes ?

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

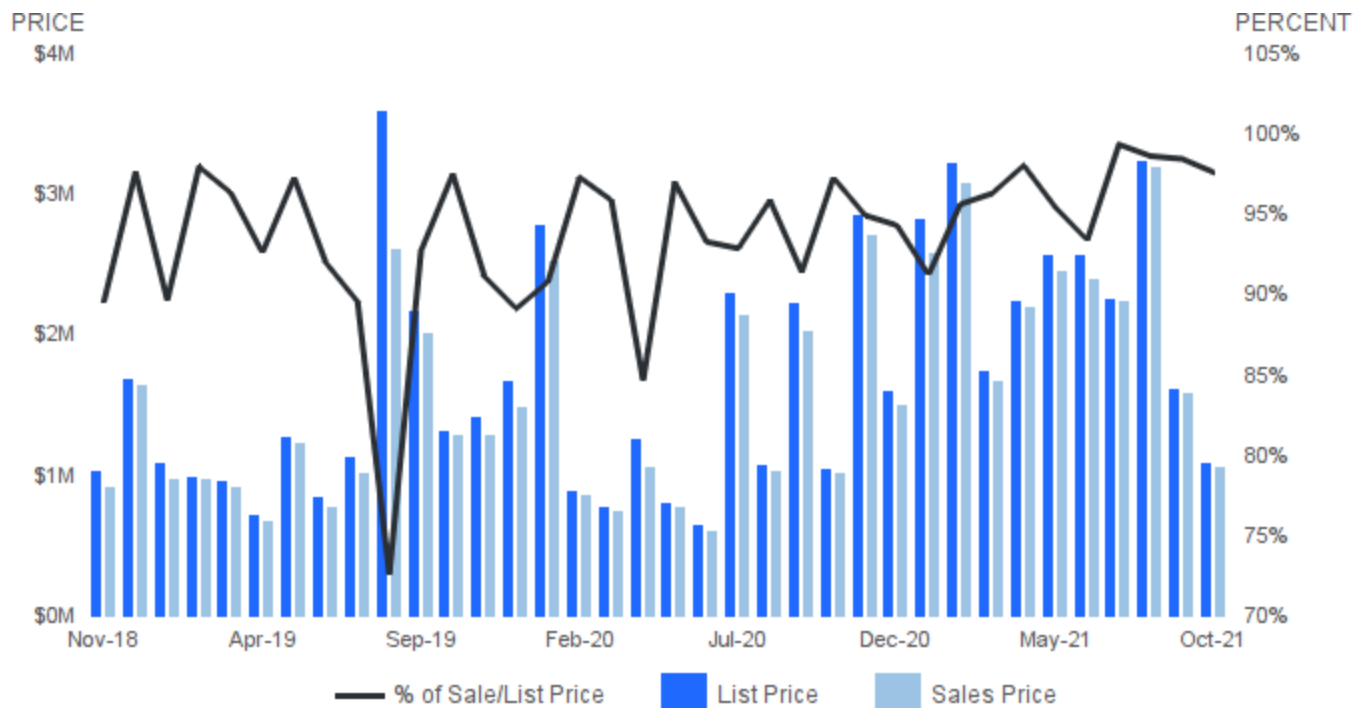
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2021 | Single Family Homes ?

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

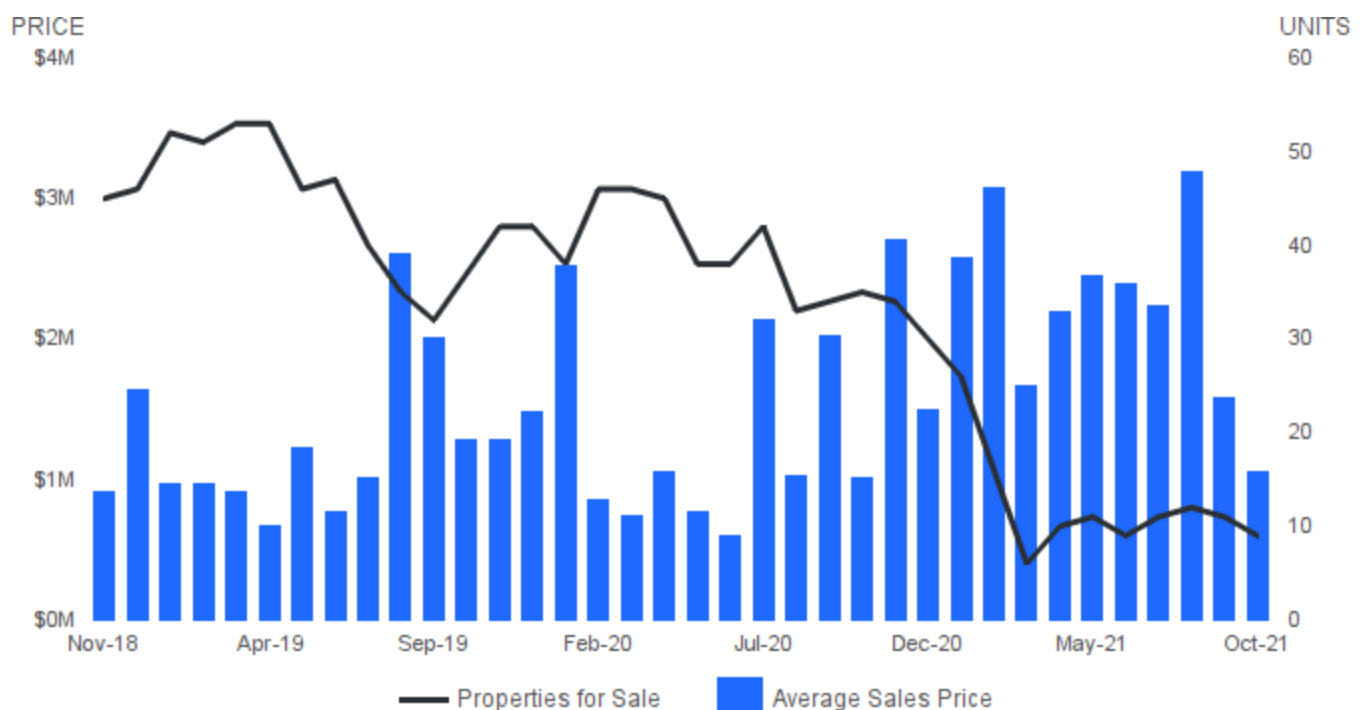


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

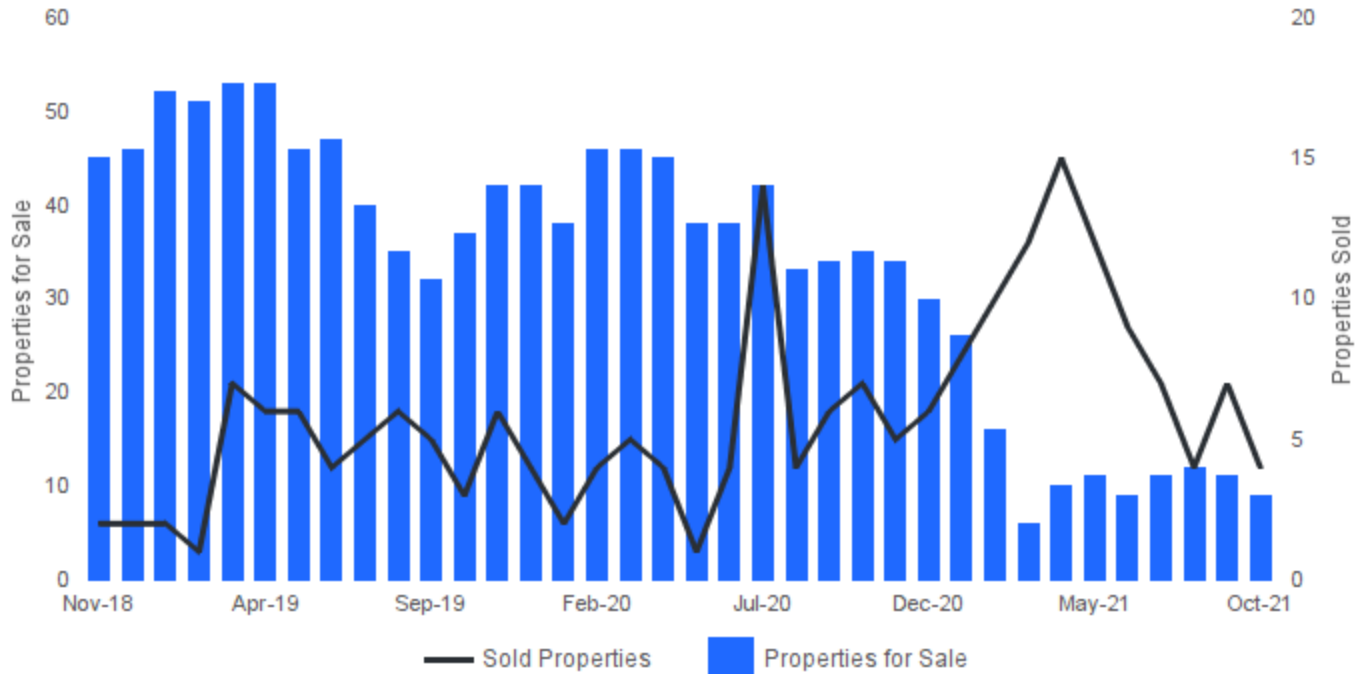


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes <sup>?</sup>

**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

October 2021 | Single Family Homes <sup>?</sup>

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

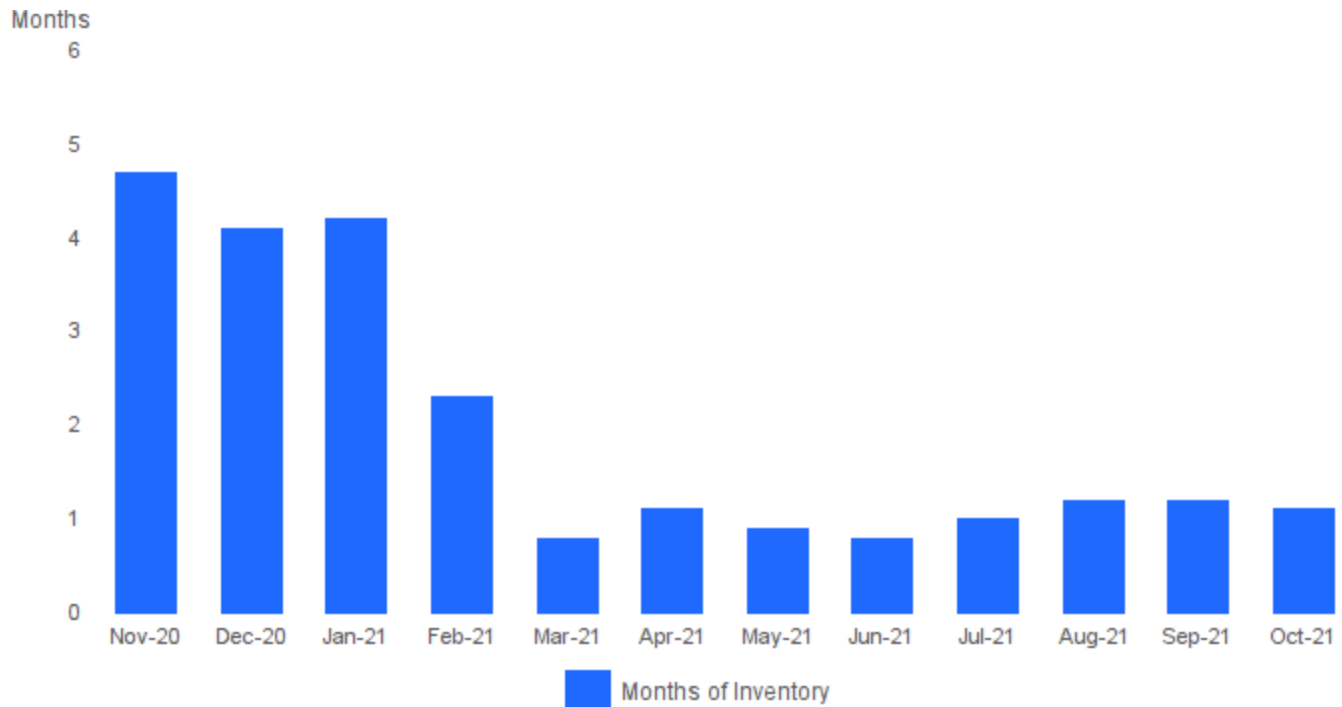
**Sold Price** | the average selling price



## ABSORPTION RATE

October 2021 | Single Family Homes <sup>?</sup>

**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.



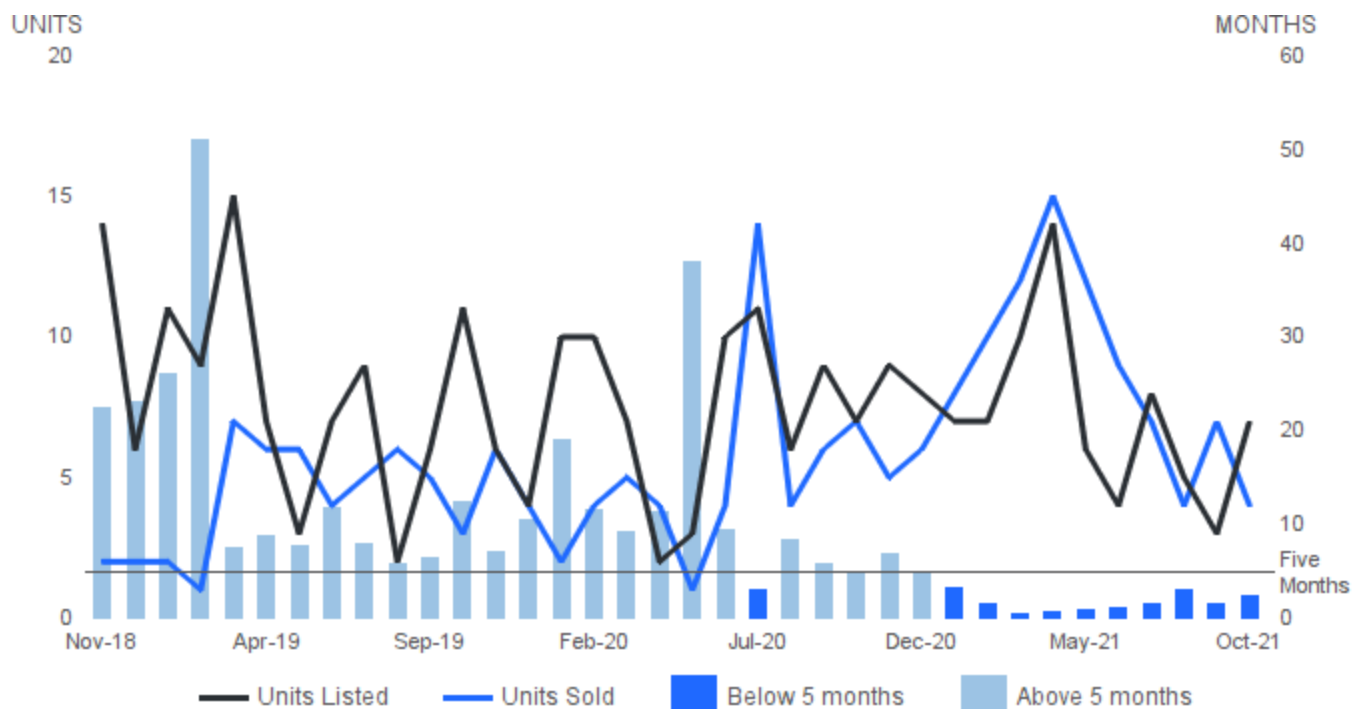
## MONTHS SUPPLY OF INVENTORY

October 2021 | Single Family Homes <sup>?</sup>

**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.

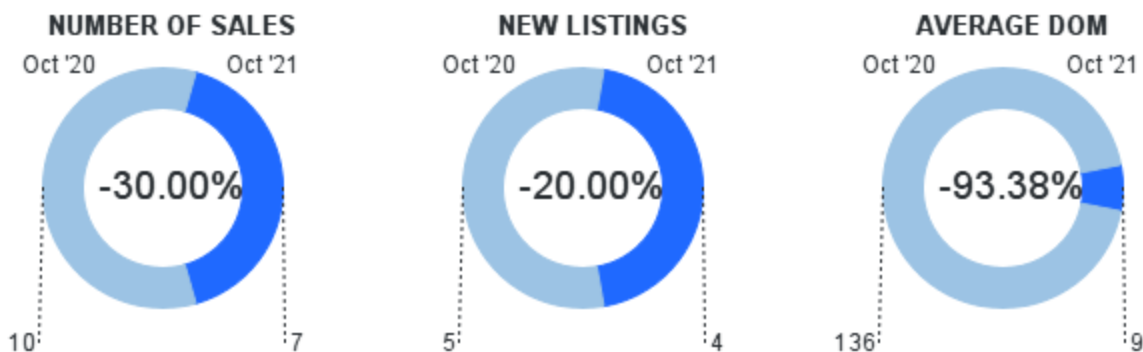
**Units Sold** | Number of properties sold.



**LONGBOAT KEY | October 2021**

**REAL ESTATE SNAPSHOT - Change since this time last year**

**Single Family Homes**



**18.06%**

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**24.55%**

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**17.19%**

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

**22.44%**

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

Oct '20      Oct '21



# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

October 2021 | Single Family Homes ?

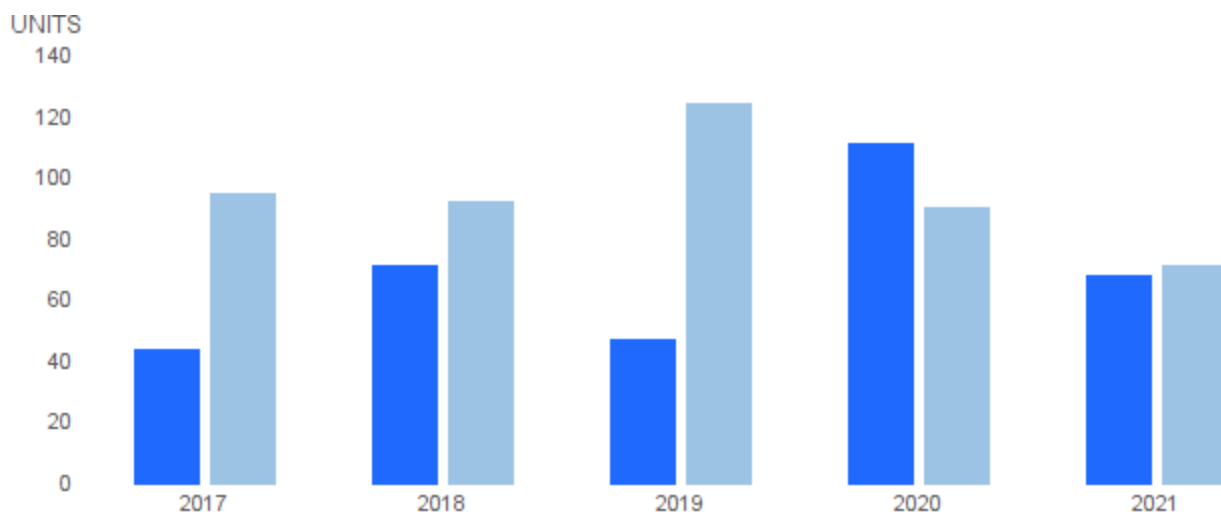
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	4	5	-20% ↓	70	80	-12.5% ↓
Sold Listings	7	10	-30% ↓	68	93	-26.88% ↓
Median List Price (Solds)	\$1,711,000	\$1,460,000	17.19% ↑	\$1,622,499	\$1,325,000	22.45% ↑
Median Sold Price	\$1,700,000	\$1,440,000	18.06% ↑	\$1,597,500	\$1,250,000	27.8% ↑
Median Days on Market	7	134	-94.78% ↓	14	103	-86.41% ↓
Average List Price (Solds)	\$2,138,700	\$1,746,700	22.44% ↑	\$2,039,015	\$1,714,216	18.95% ↑
Average Sold Price	\$2,114,071	\$1,697,400	24.55% ↑	\$2,003,215	\$1,611,292	24.32% ↑
Average Days on Market	9	136	-93.38% ↓	43	129	-66.67% ↓
List/Sold Price Ratio	100.9%	97.1%	3.87% ↑	98.6%	94.5%	4.38% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2021 | Single Family Homes ?

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

**New Properties** | Number of properties listed during the year.



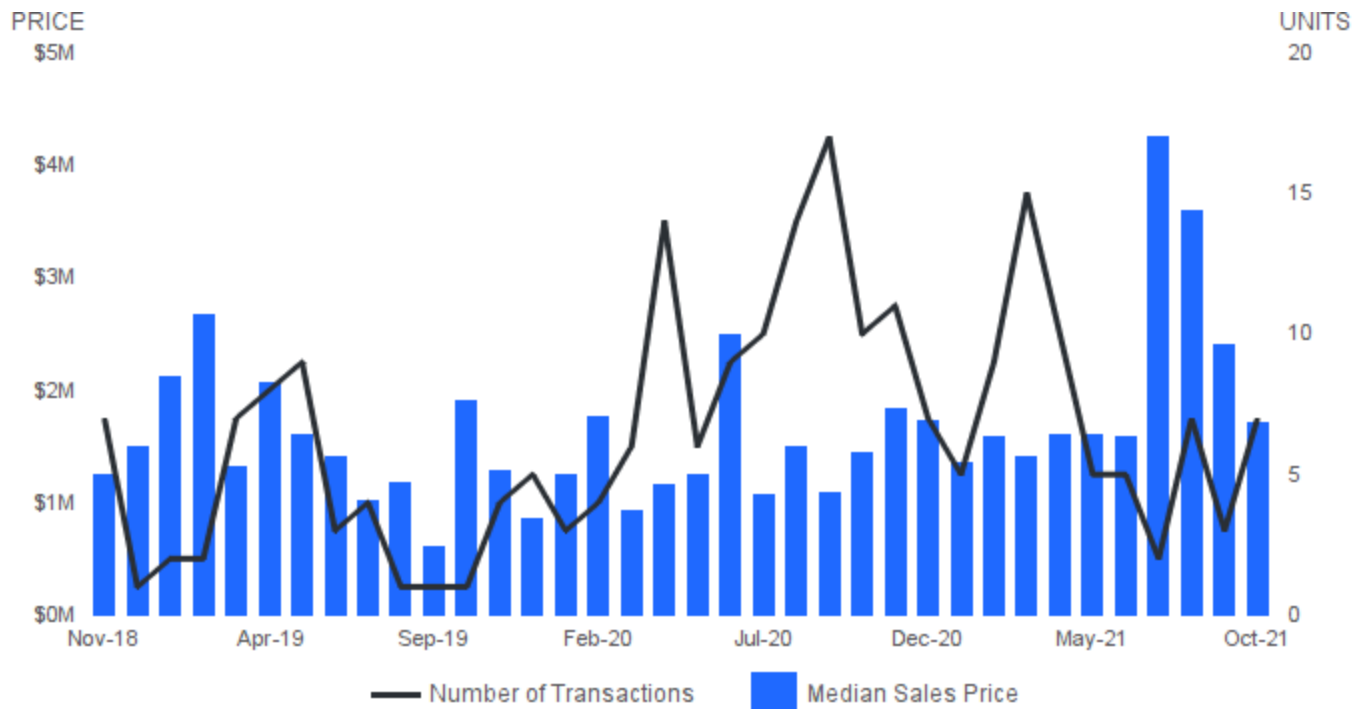
Sold Properties	44	71	47	111	68
New Properties	95	92	124	90	71
Sold Volume	\$62.08M	\$90.07M	\$83.93M	\$204.52M	\$136.22M
Listing Volume	\$179.74M	\$162.17M	\$240.38M	\$159.01M	\$183.75M
Median Sale Price	\$1.07M	\$995K	\$1.40M	\$1.26M	\$1.60M

## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2021 | Single Family Homes <sup>?</sup>

**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.

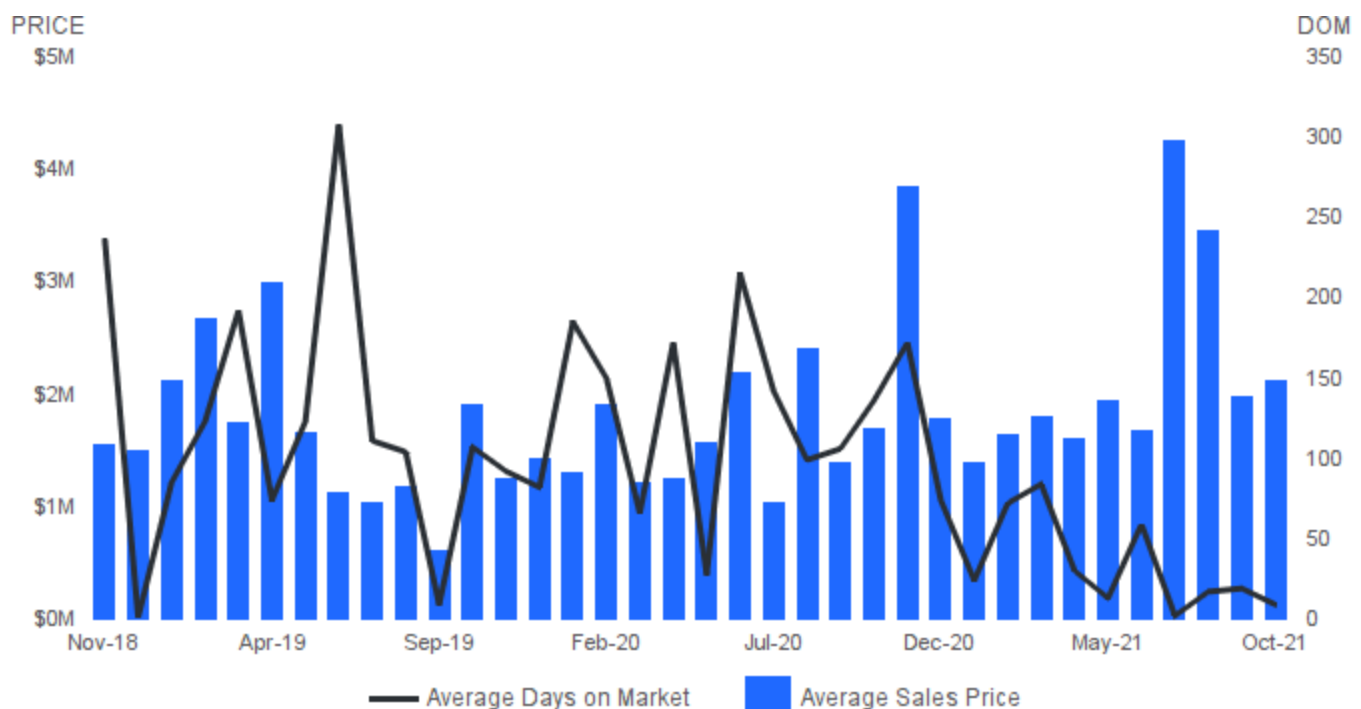


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Single Family Homes <sup>?</sup>

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

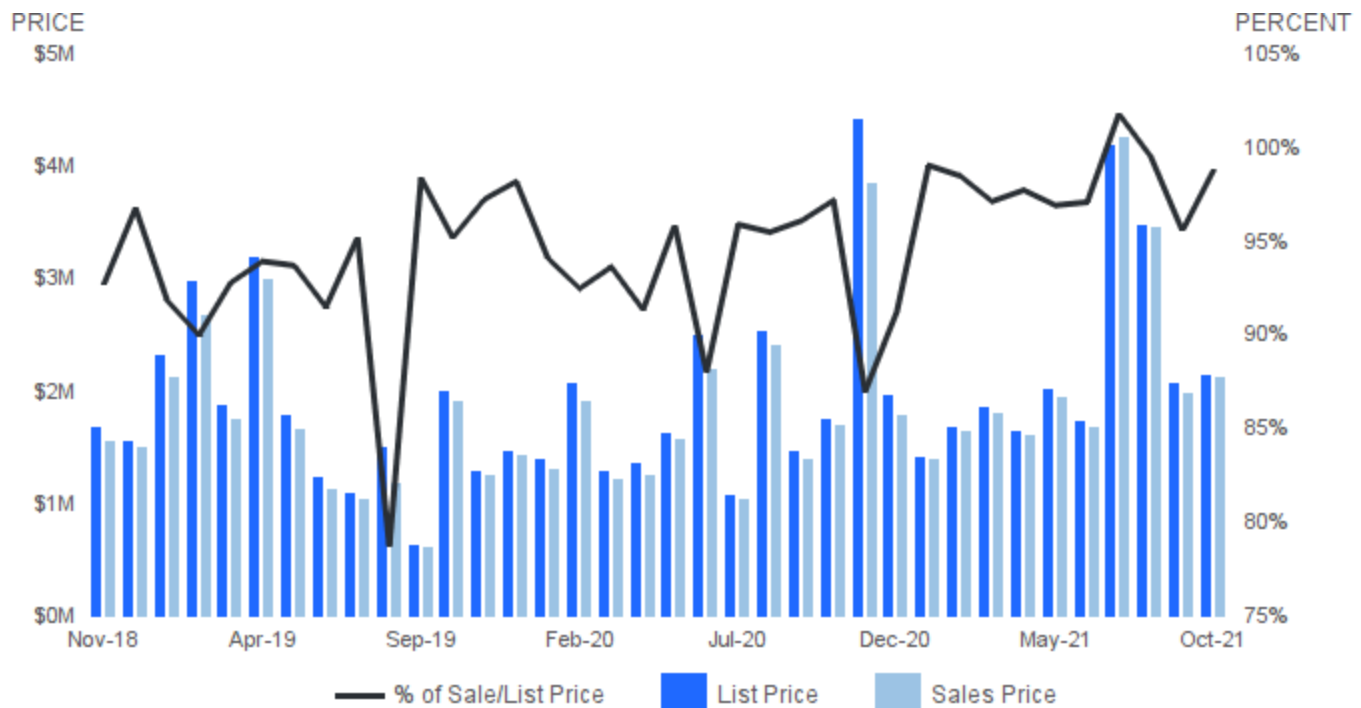
**Average Days on Market** | Average days on market for all properties sold.



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October 2021 | Single Family Homes ?

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

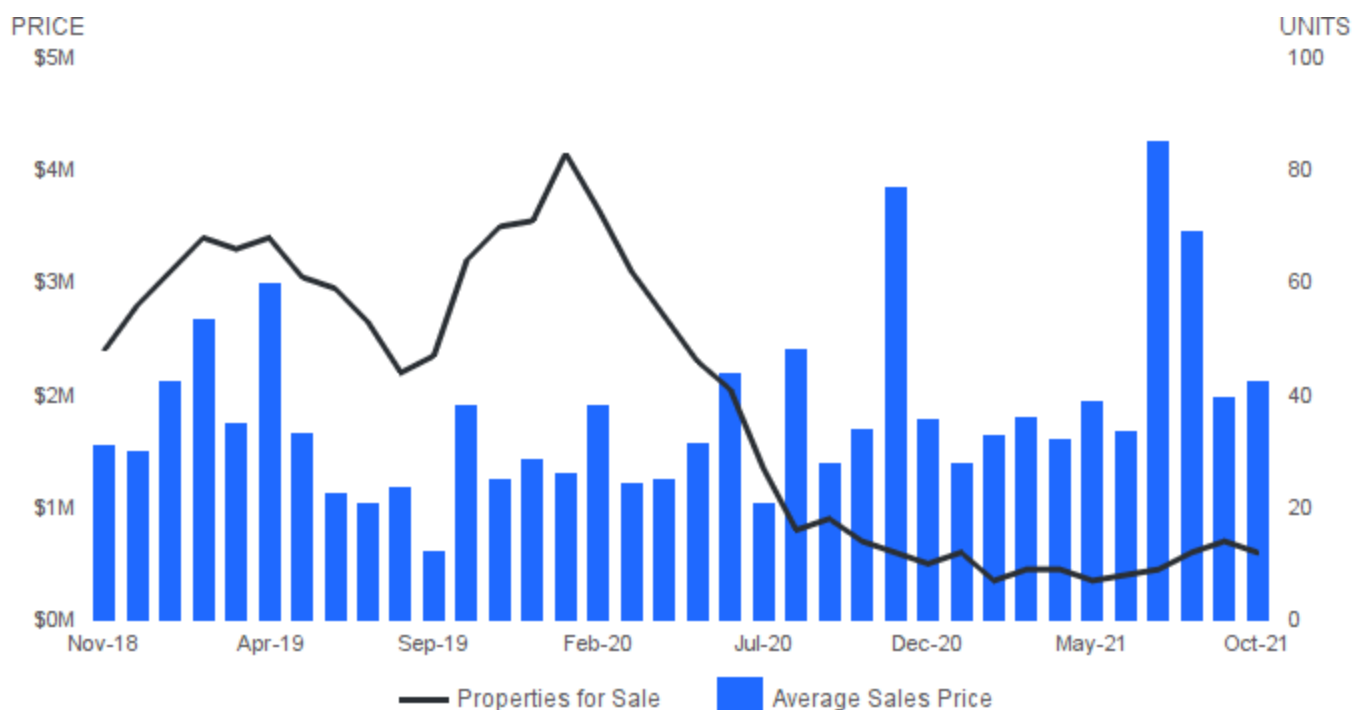


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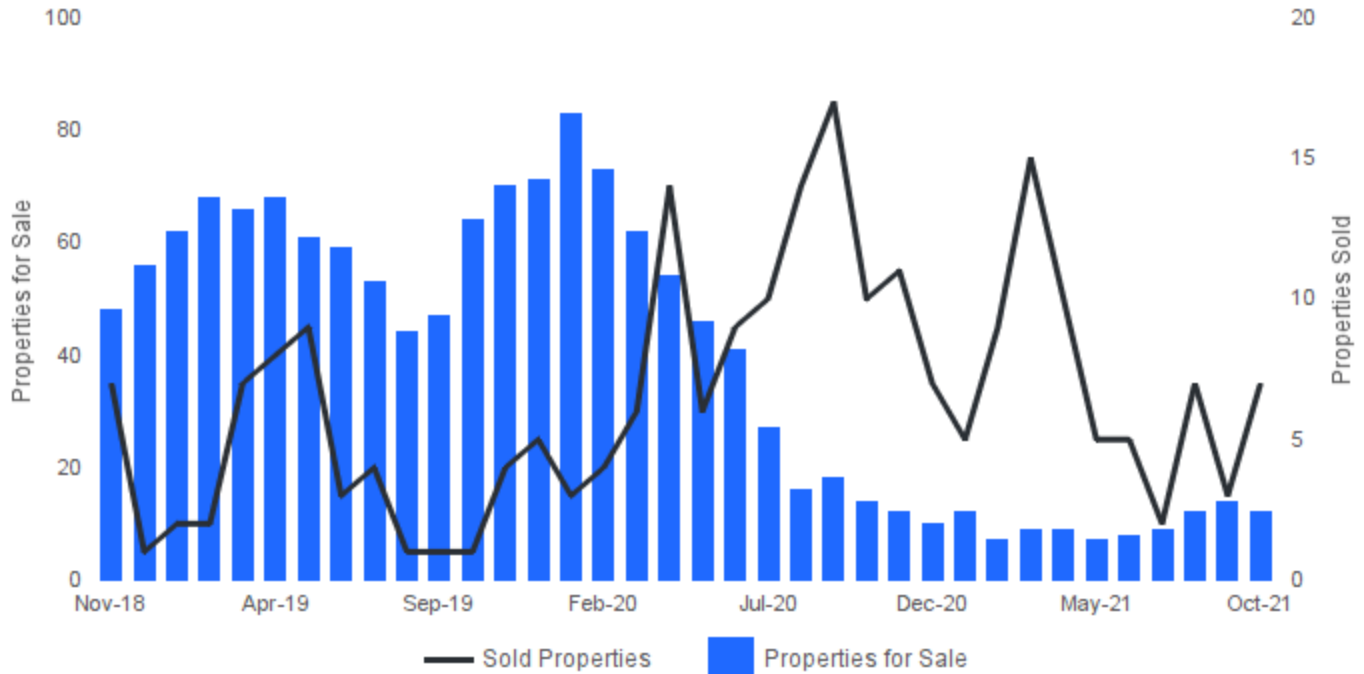


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes <sup>?</sup>

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

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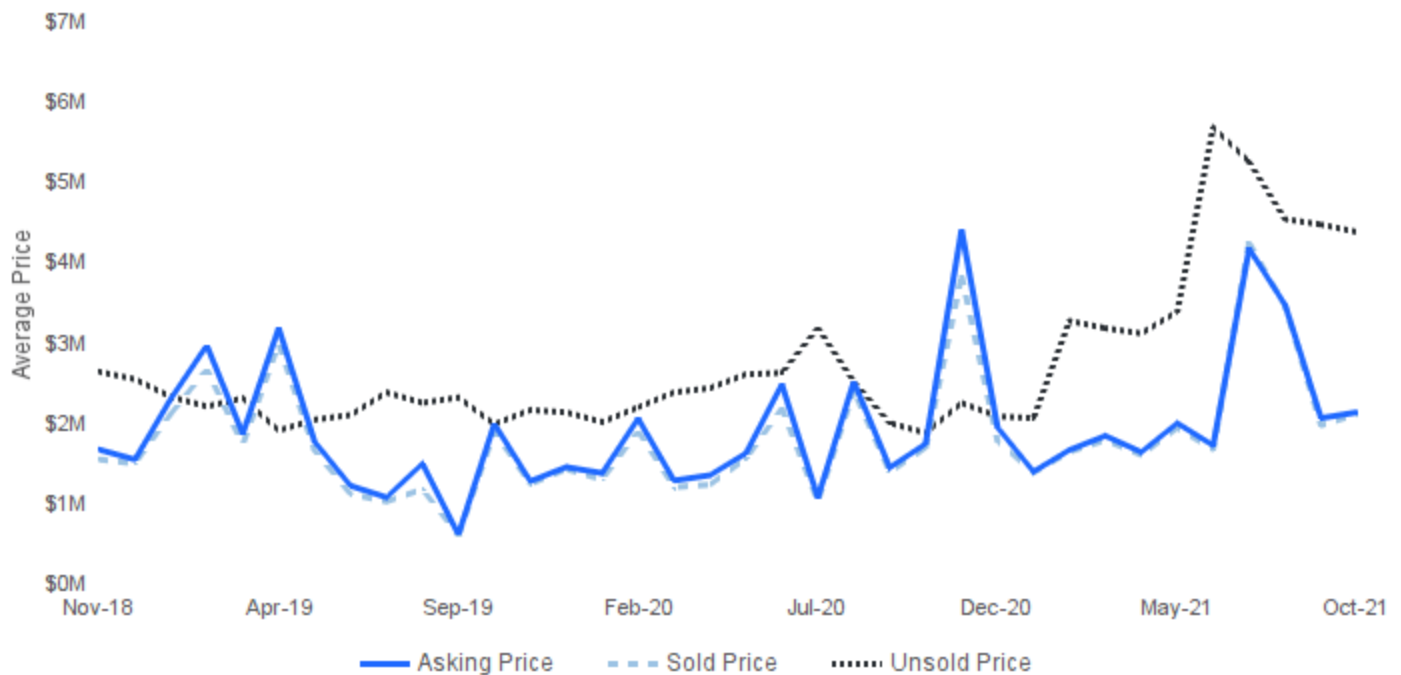
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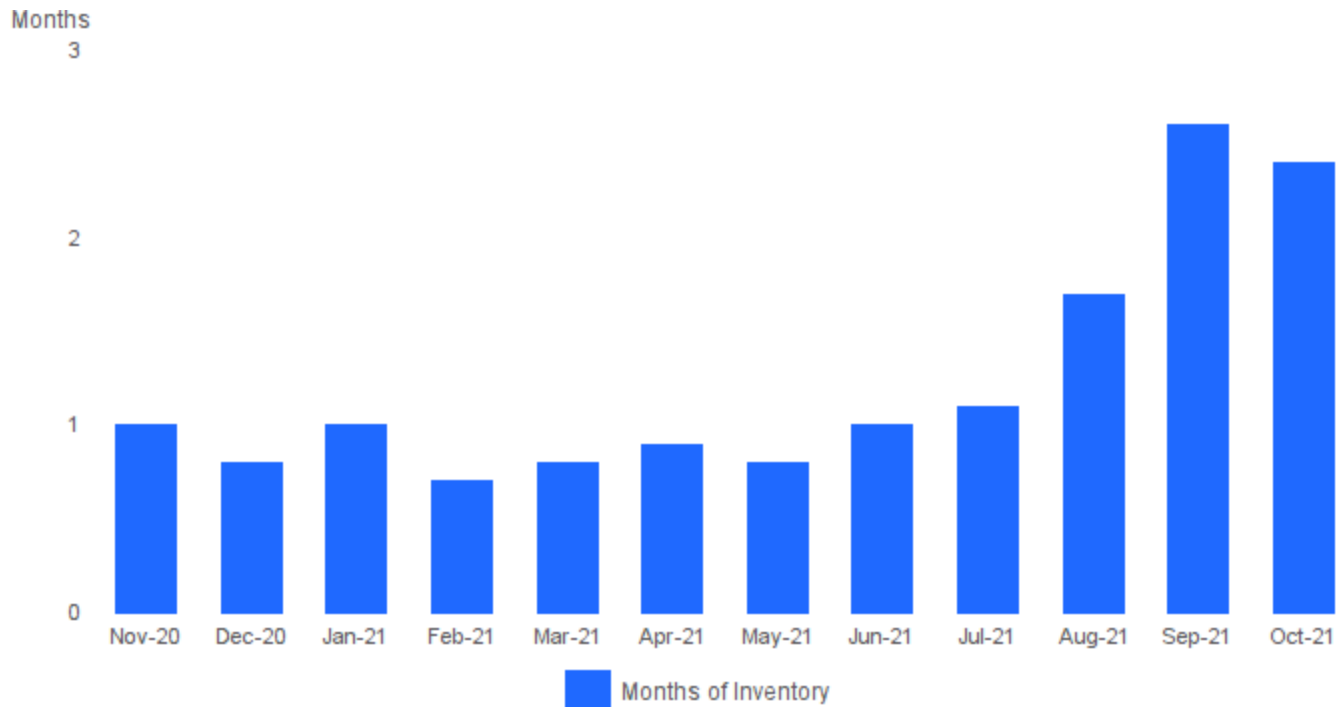
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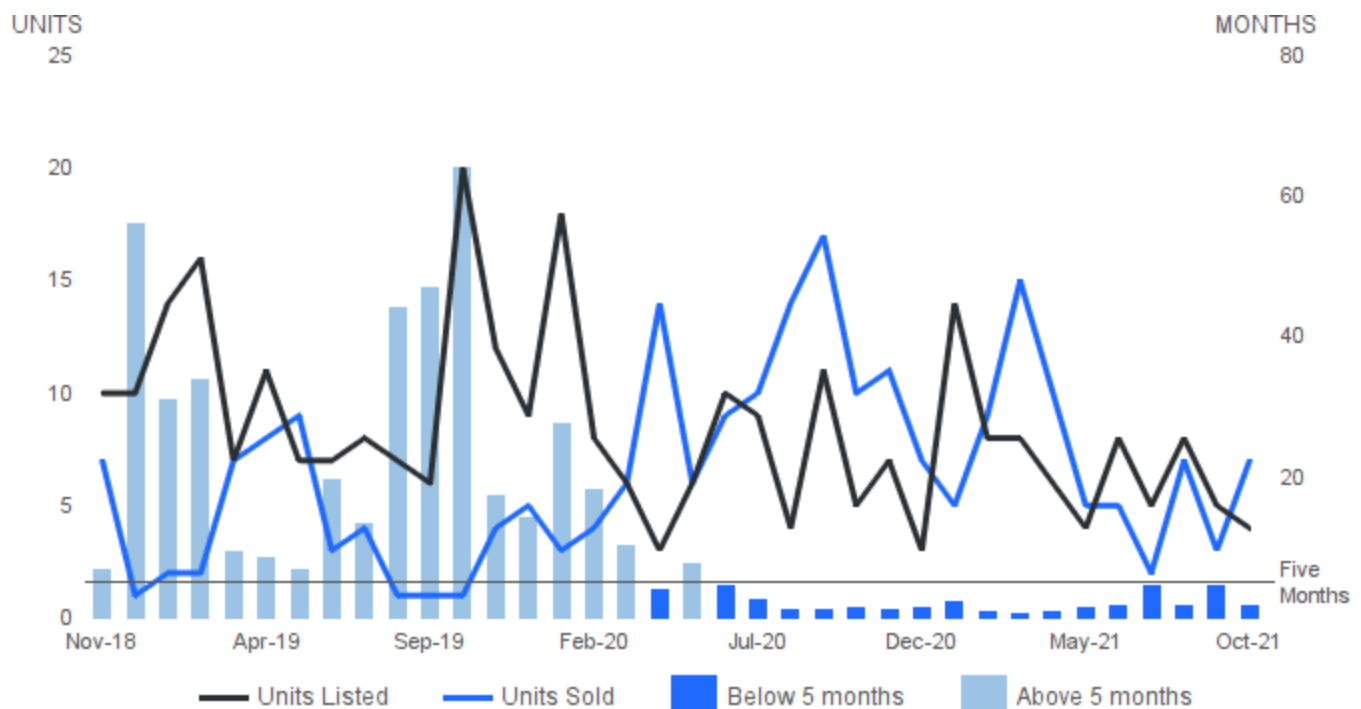
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**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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