



# AREA REPORT

OCTOBER 2021 | SINGLE FAMILY HOMES

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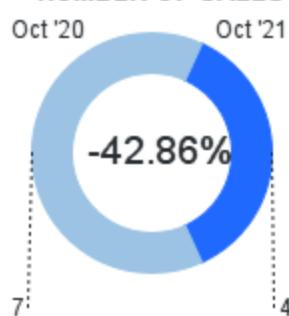
COLDWELL BANKER  
REALTY

## LONGBOAT KEY | October 2021

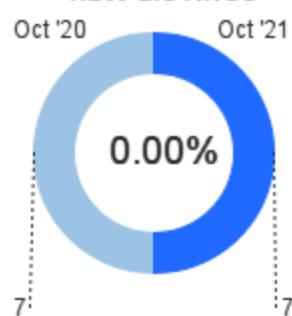
### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family Homes

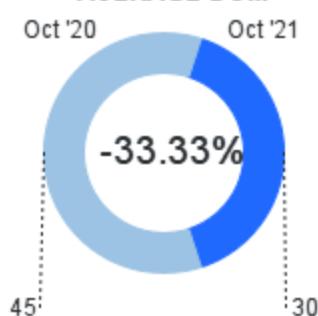
##### NUMBER OF SALES



##### NEW LISTINGS



##### AVERAGE DOM



**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 

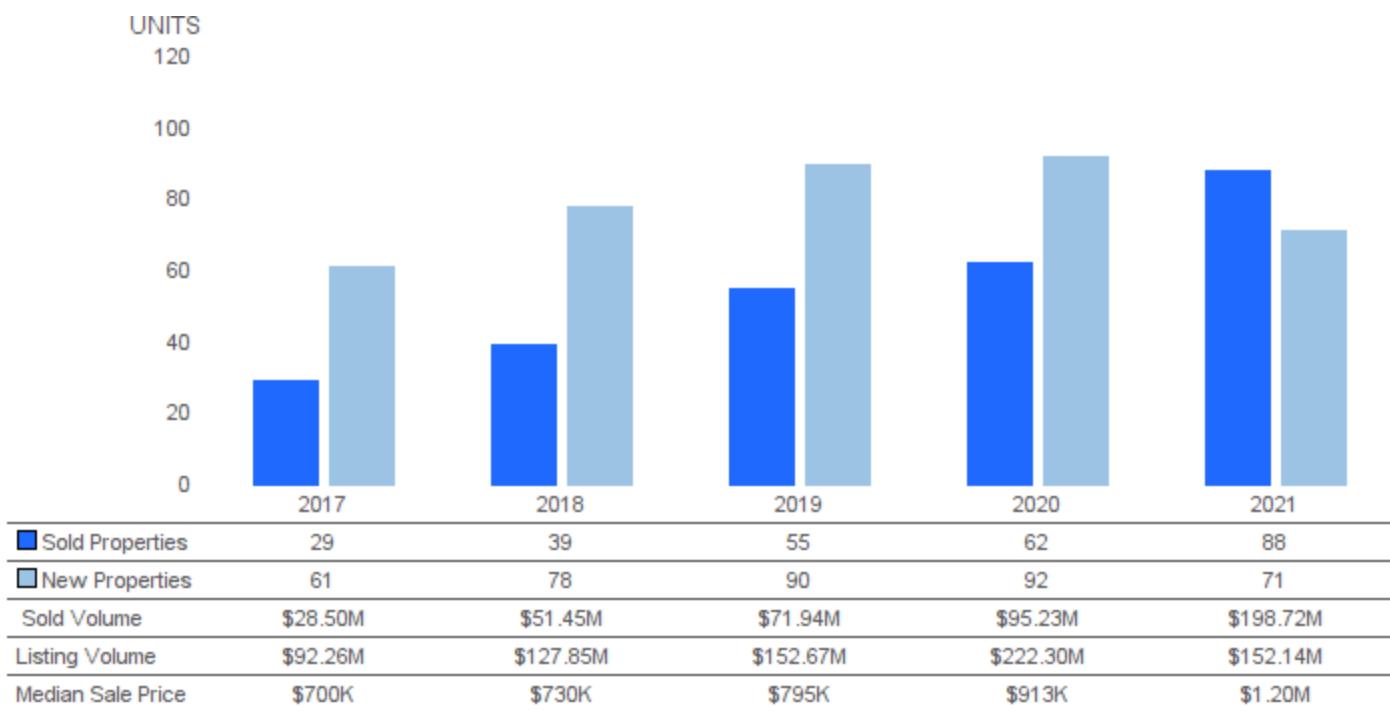
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	7	7	0%	71	75	-5.33% 
Sold Listings	4	7	-42.86% 	88	51	72.55% 
Median List Price (Solds)	\$1,087,500	\$775,000	40.32% 	\$1,250,000	\$925,000	35.14% 
Median Sold Price	\$1,075,000	\$715,000	50.35% 	\$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 [?](#)

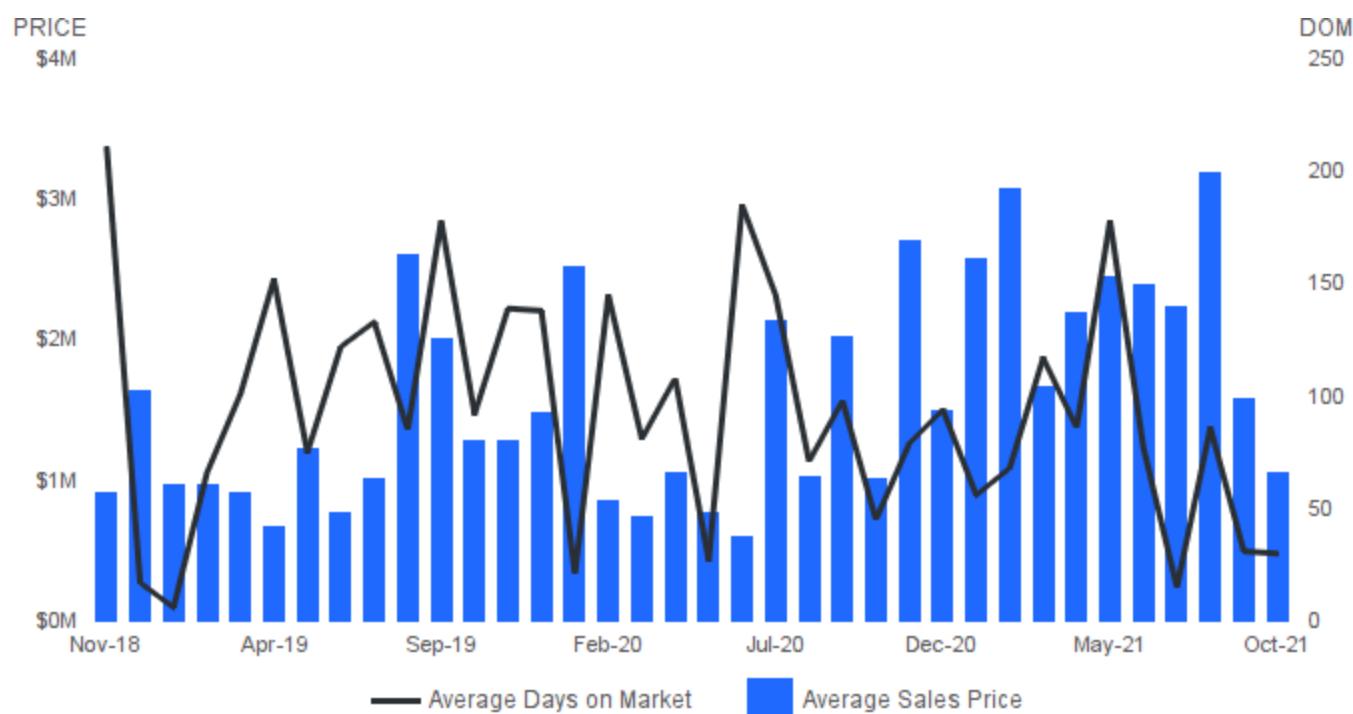
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Single Family Homes [?](#)

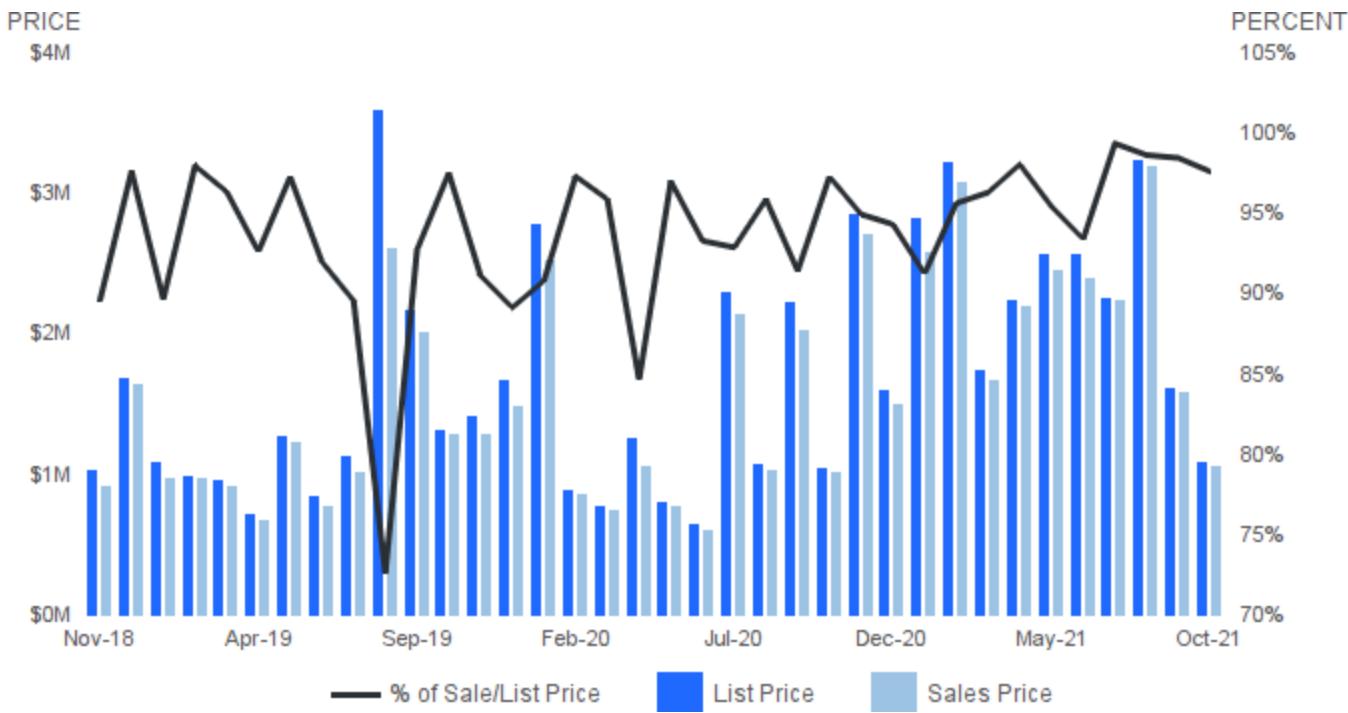
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## 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.

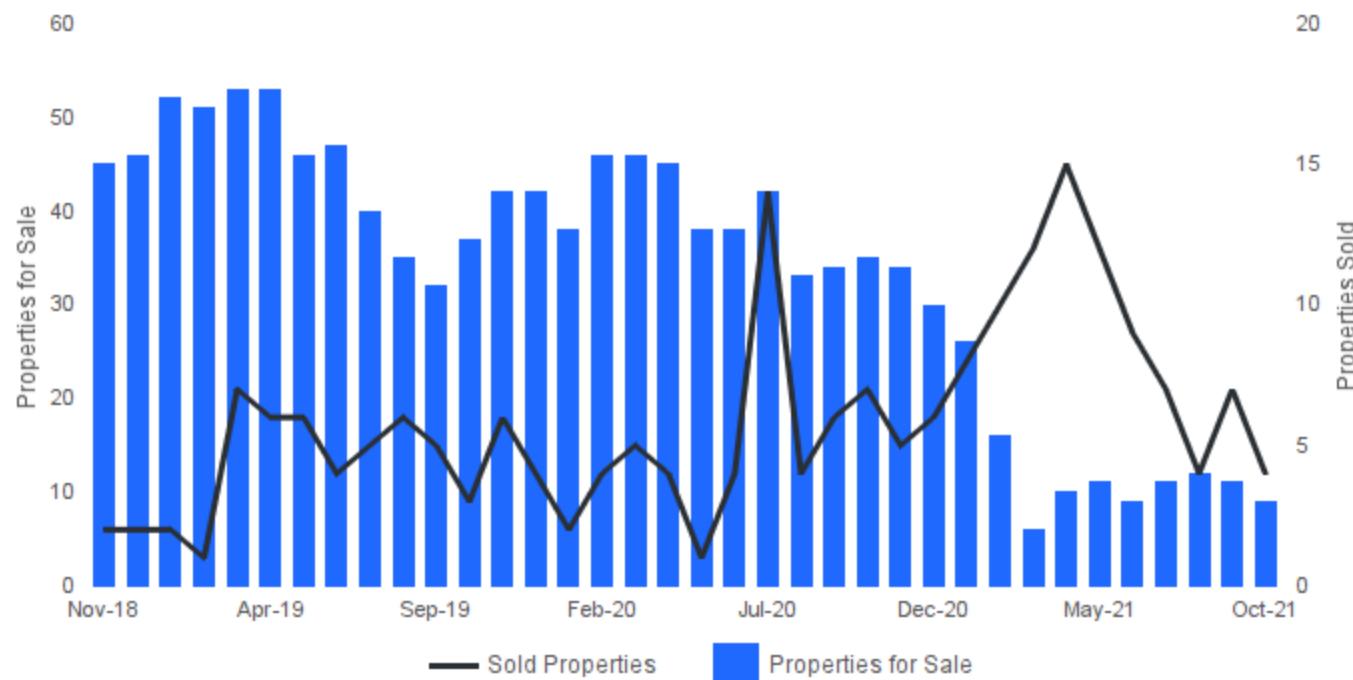
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes ?

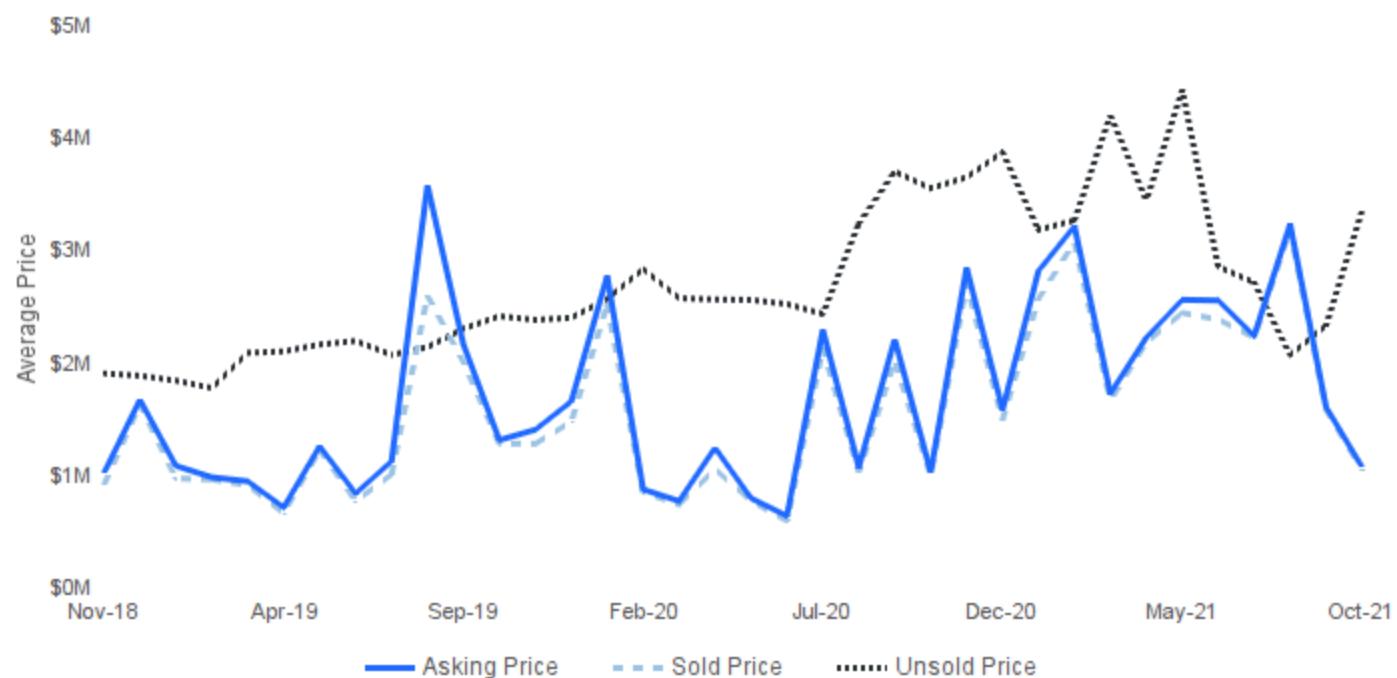
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Single Family Homes ?

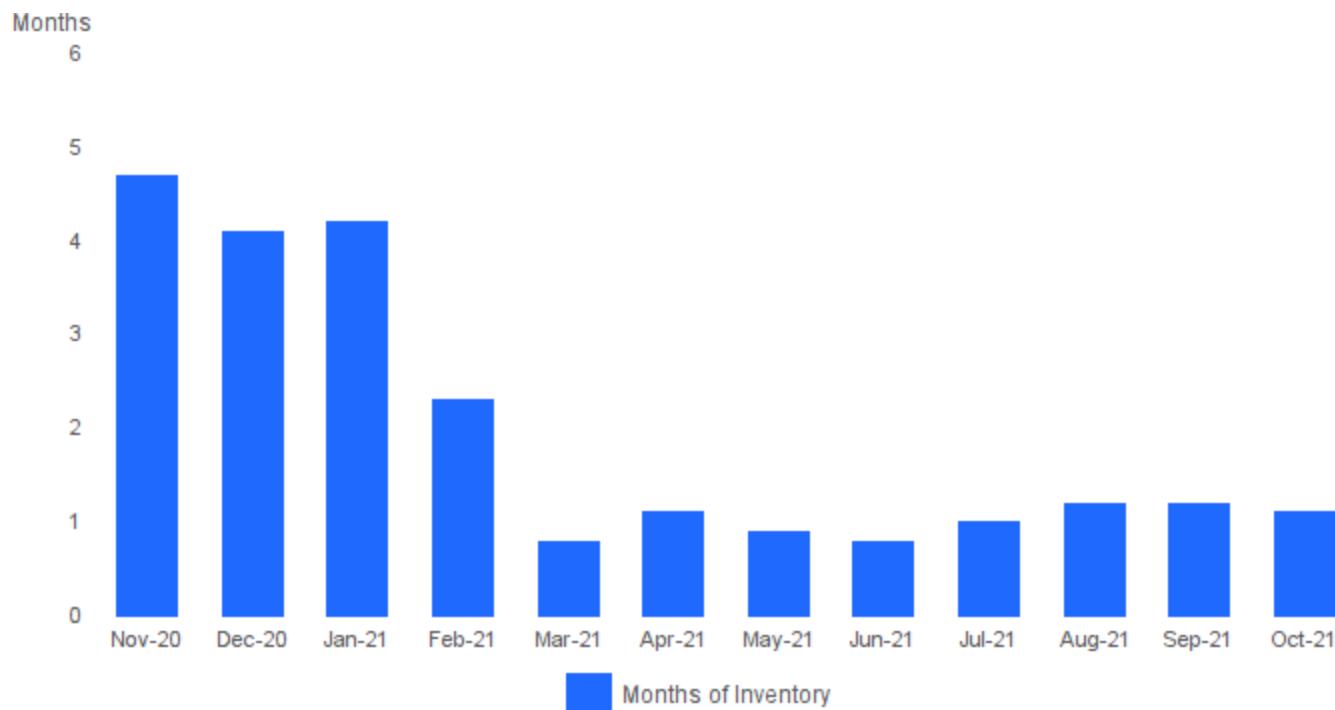
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

October 2021 | Single Family Homes [?](#)

**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.



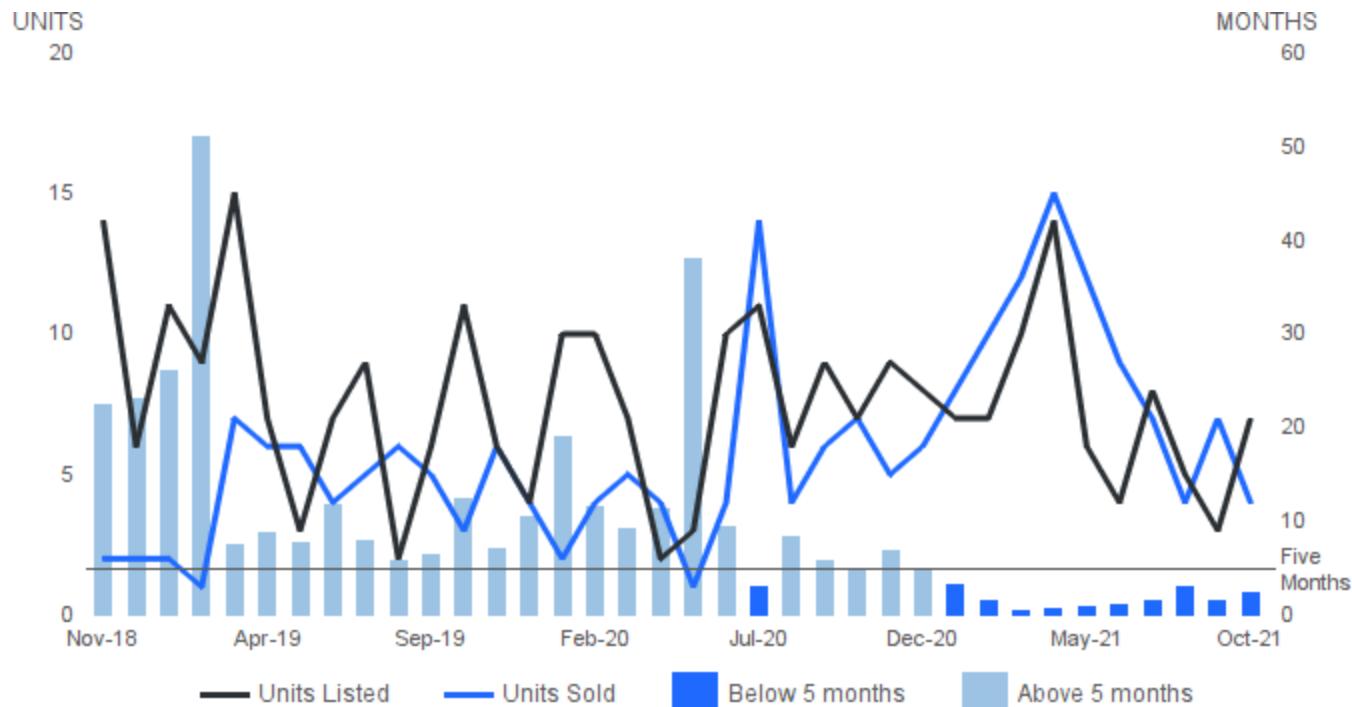
## MONTHS SUPPLY OF INVENTORY

October 2021 | Single Family Homes [?](#)

**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.

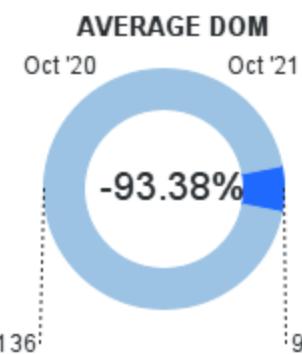
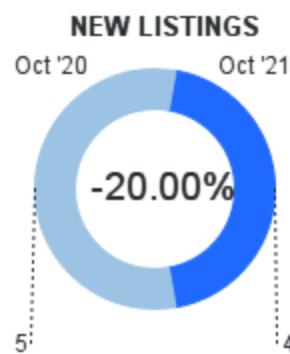
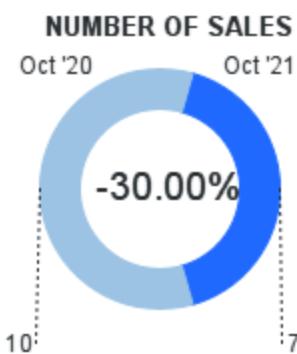
**Units Sold** | Number of properties sold.



## 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 

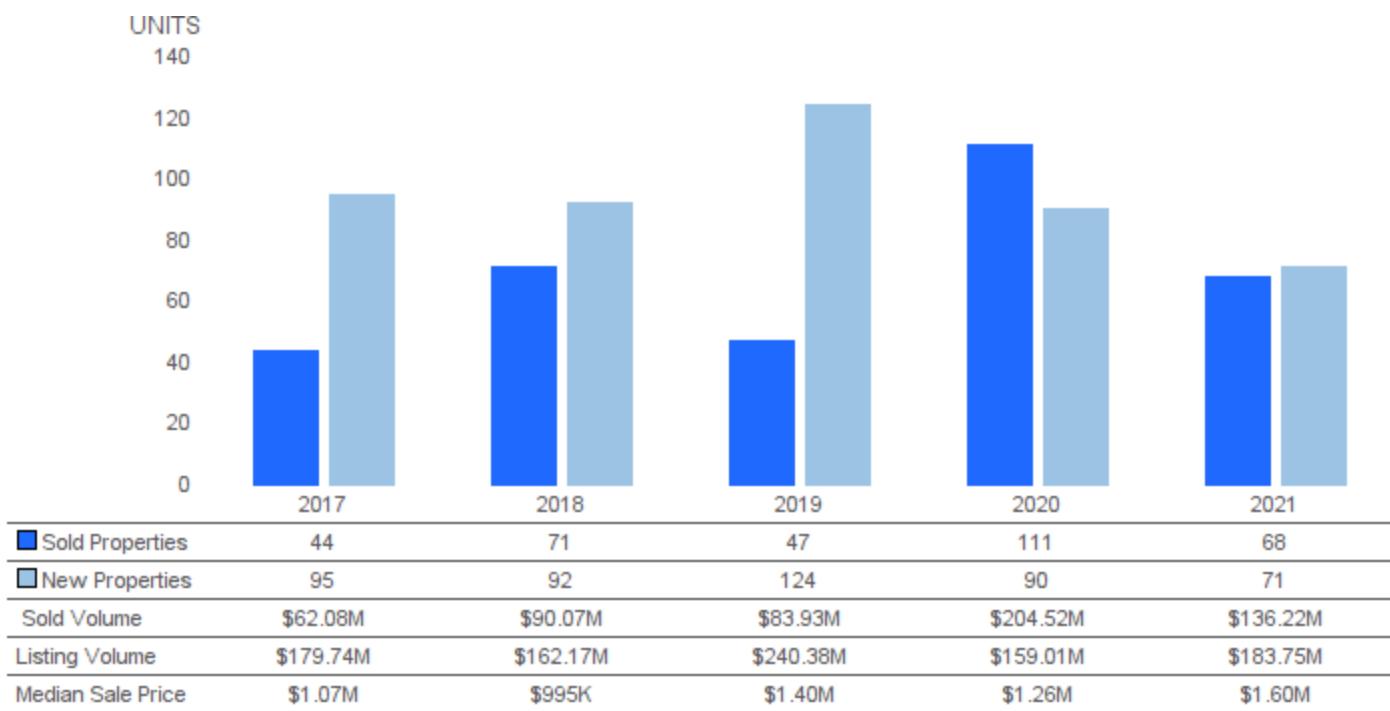
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	4	5	-20% 	70	80	-12.5% 
Sold Listings	7	10	-30% 	68	93	-26.88% 
Median List Price (Solds)	\$1,711,000	\$1,460,000	17.19% 	\$1,622,499	\$1,325,000	22.45% 
Median Sold Price	\$1,700,000	\$1,440,000	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

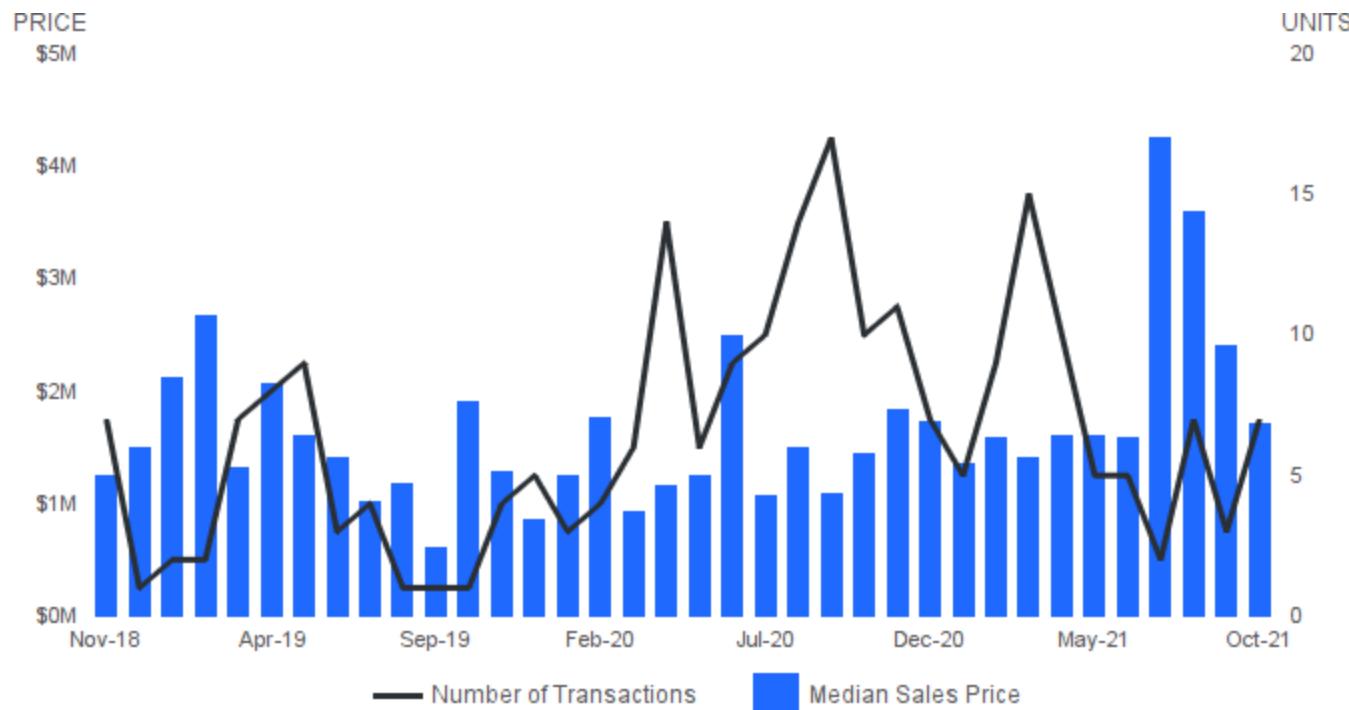
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2021 | Single Family Homes [?](#)

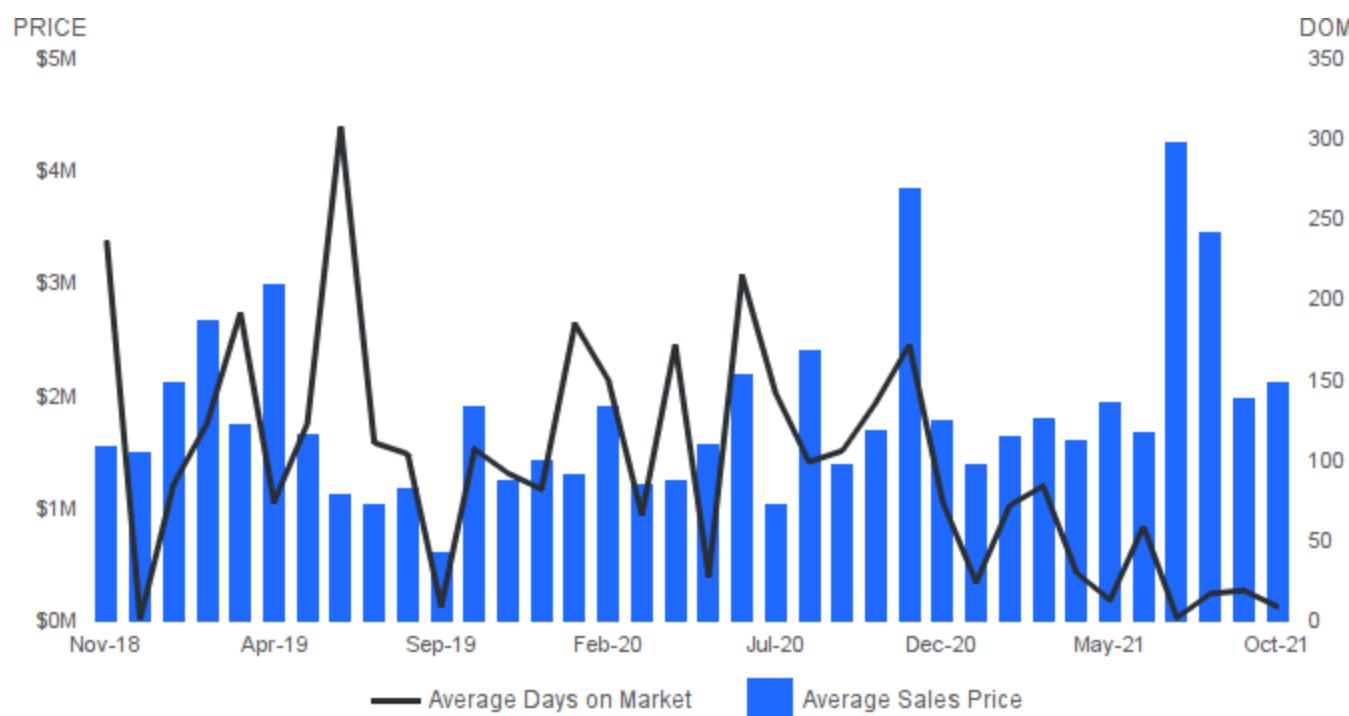
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## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

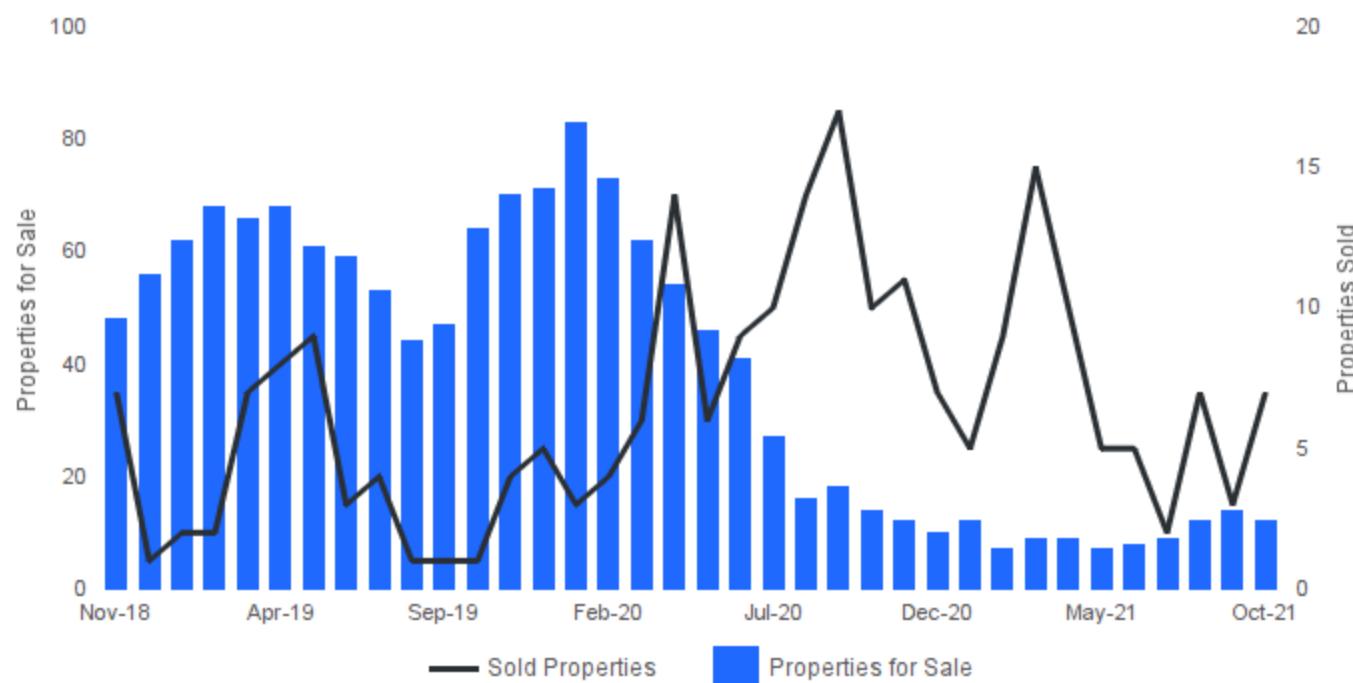
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes [?](#)

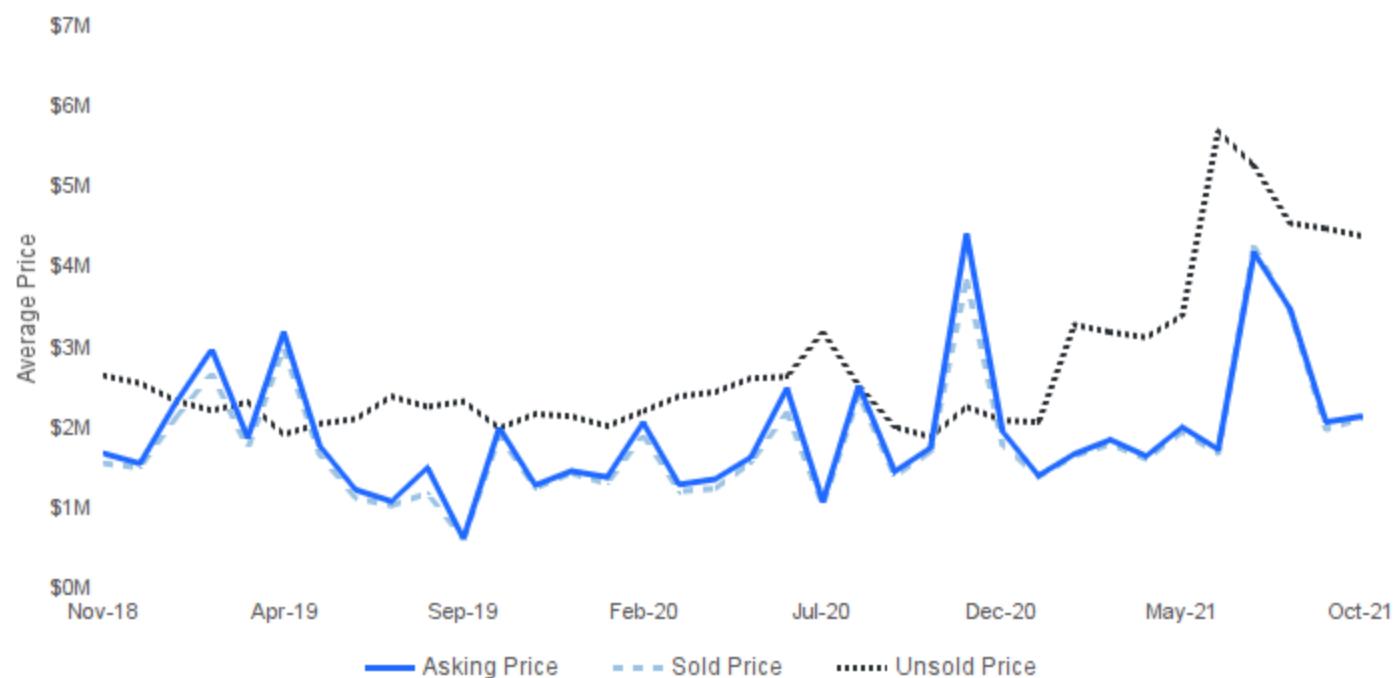
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## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Single Family Homes [?](#)

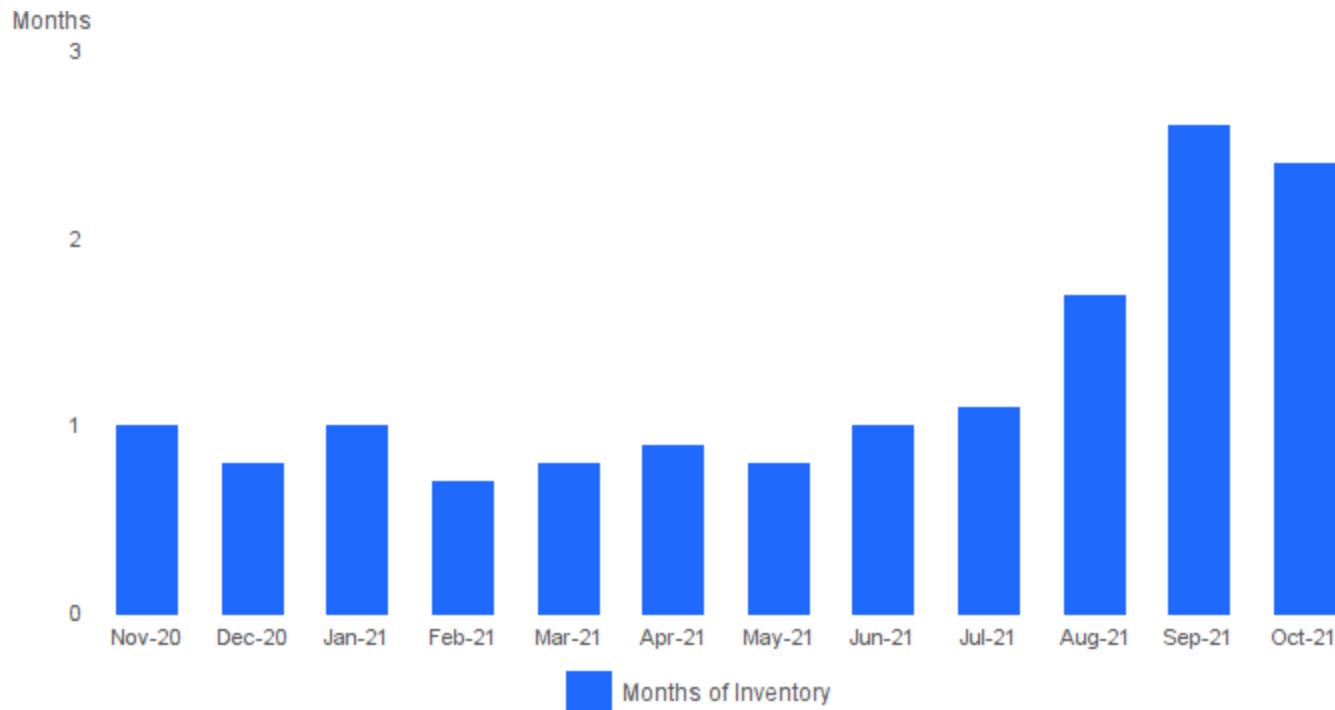
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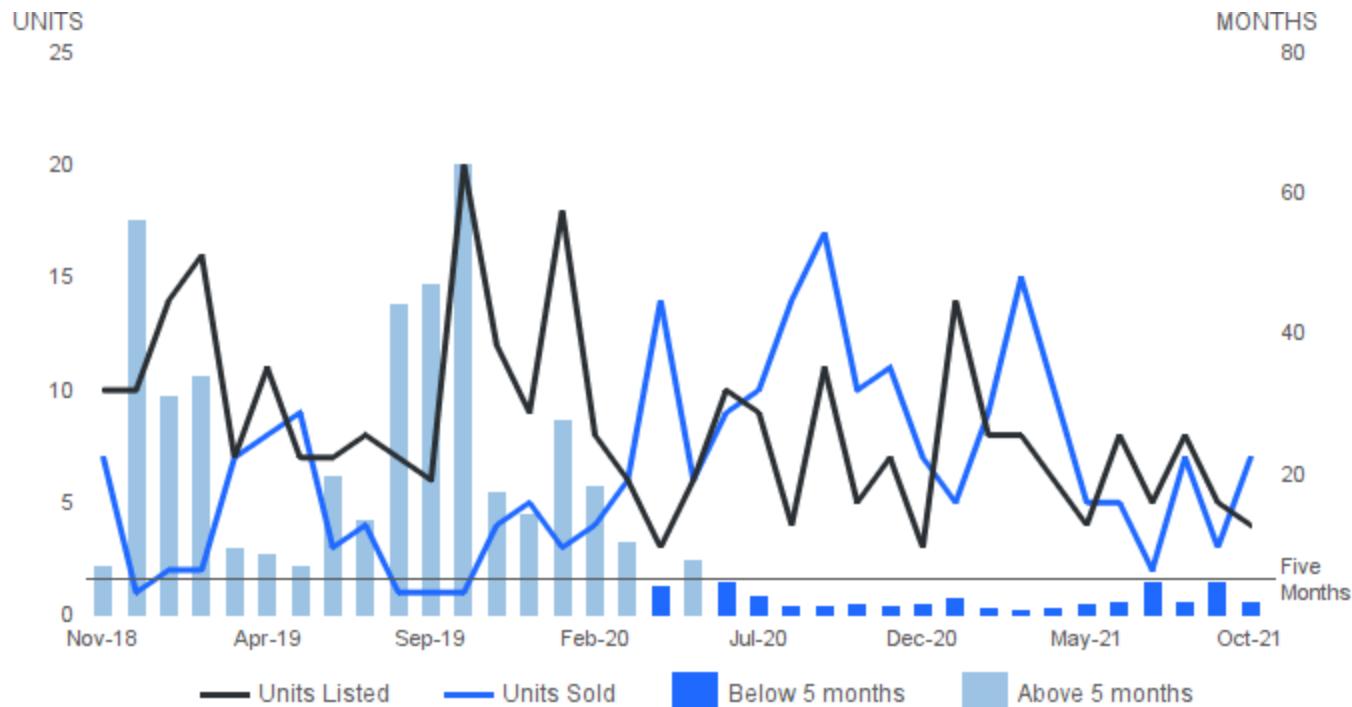
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October 2021 | Single Family Homes [?](#)

**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.



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