



AREA REPORT

NOVEMBER 2021 | SINGLE FAMILY HOMES

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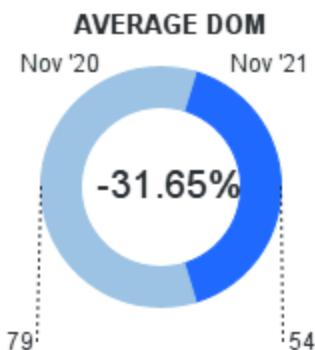
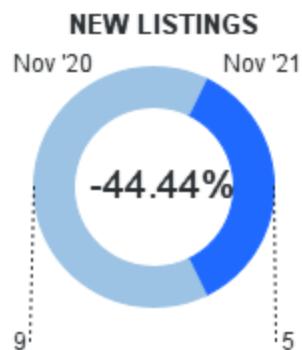
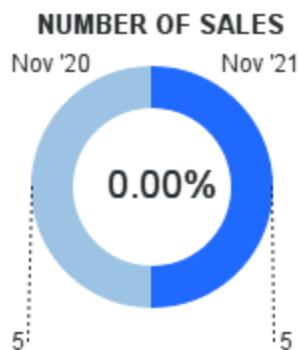


COLDWELL BANKER
REALTY

LONGBOAT KEY | November 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



31.12%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

4.00%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

44.93%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

3.66%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Nov '20 Nov '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

November 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	5	9	-44.44% ⬇️	77	84	-8.33% ⬇️
Sold Listings	5	5	0%	93	56	66.07% ⬆️
Median List Price (Solds)	\$2,100,000	\$1,449,000	44.93% ⬆️	\$1,295,000	\$937,000	38.21% ⬆️
Median Sold Price	\$1,900,000	\$1,449,000	31.12% ⬆️	\$1,250,000	\$870,000	43.68% ⬆️
Median Days on Market	10	50	-80% ⬇️	28	76	-63.16% ⬇️
Average List Price (Solds)	\$2,952,800	\$2,848,580	3.66% ⬆️	\$2,384,428	\$1,651,399	44.39% ⬆️
Average Sold Price	\$2,813,000	\$2,704,790	4% ⬆️	\$2,288,034	\$1,539,945	48.58% ⬆️
Average Days on Market	54	79	-31.65% ⬇️	83	104	-20.19% ⬇️
List/Sold Price Ratio	94%	96.2%	-2.29% ⬇️	96.9%	94.3%	2.79% ⬆️

SOLD AND NEW PROPERTIES (UNITS)

November 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

November 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

November 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

November 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

November 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

November 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

November 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

November 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

November 2021 | Single Family Homes 

Months Supply of Inventory | Properties for sale divided by number of properties sold.

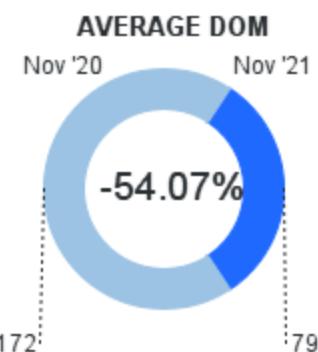
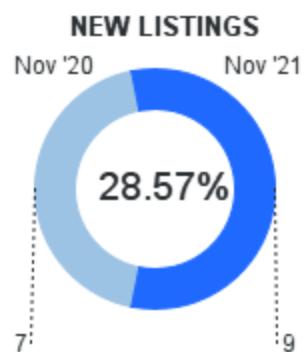
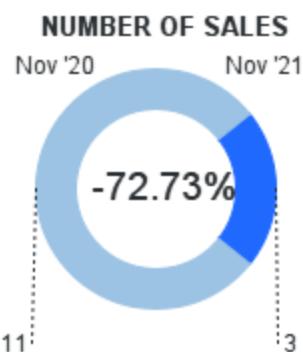
Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

LONGBOAT KEY | November 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-3.56%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-36.94%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-14.87%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-44.85%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Nov '20 Nov '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

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New Listings	9	7	28.57% 	79	87	-9.2% 
Sold Listings	3	11	-72.73% 	71	104	-31.73% 
Median List Price (Solds)	\$1,700,000	\$1,997,000	-14.87% 	\$1,650,000	\$1,369,750	20.46% 
Median Sold Price	\$1,760,000	\$1,825,000	-3.56% 	\$1,600,000	\$1,257,000	27.29% 
Median Days on Market	8	195	-95.9% 	14	106	-86.79% 
Average List Price (Solds)	\$2,432,999	\$4,412,000	-44.85% 	\$2,055,662	\$1,999,558	2.81% 
Average Sold Price	\$2,419,999	\$3,837,636	-36.94% 	\$2,020,826	\$1,846,771	9.42% 
Average Days on Market	79	172	-54.07% 	45	134	-66.42% 
List/Sold Price Ratio	99.3%	92.9%	6.91% 	98.7%	94.3%	4.59% 

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