



AREA REPORT

NOVEMBER 2021 | SINGLE FAMILY HOMES

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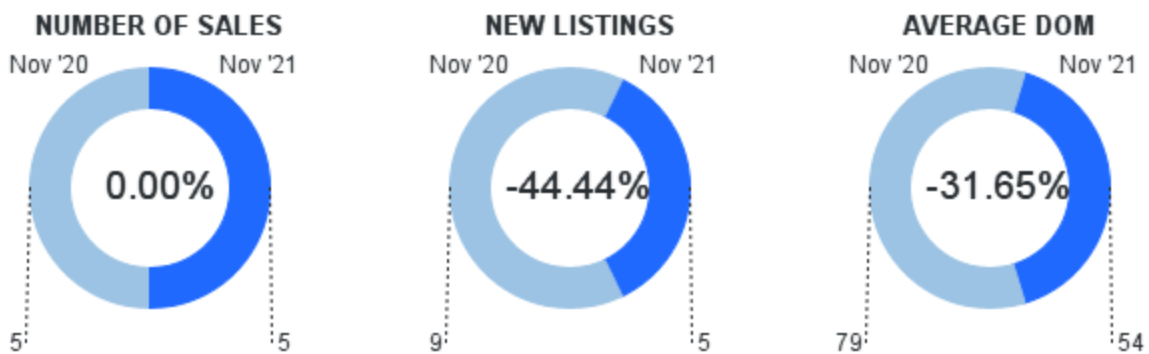


COLDWELL BANKER
REALTY

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.

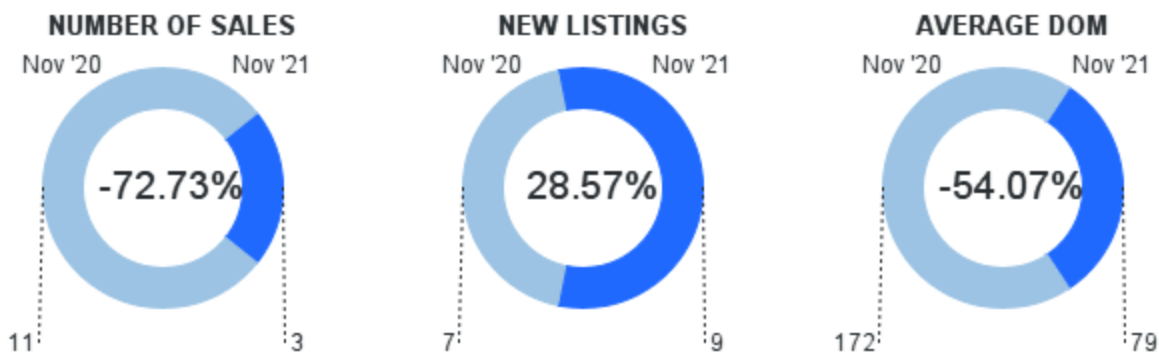
Units Listed | Number of properties listed for sale at the end of month.

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

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| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|---------------|----------|--------------|-------------|----------|
| | November 2021 | November 2020 | % Change | YTD 2021 | YTD 2020 | % Change |
| 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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