



AREA REPORT

NOVEMBER 2021 | CONDO/TOWNHOUSE

BRUCE MYER

Lic.# : FL-342109

Direct: +19413871847

Cell: +19413765311

bruce.myer@floridamoves.com

www.coldwellbankerhomes.com



COLDWELL BANKER
REALTY

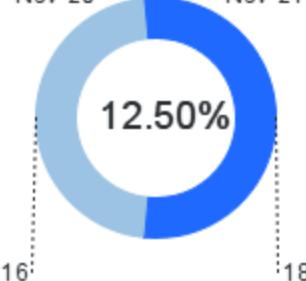
LONGBOAT KEY | November 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

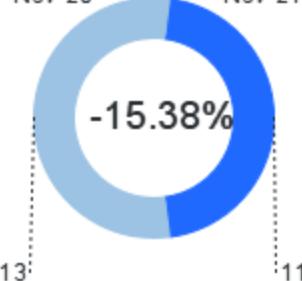
NUMBER OF SALES

Nov '20 Nov '21



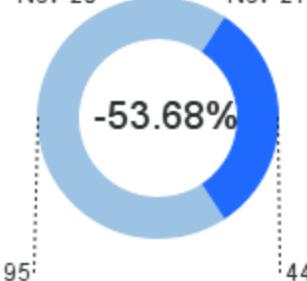
NEW LISTINGS

Nov '20 Nov '21



AVERAGE DOM

Nov '20 Nov '21



59.41%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

46.24%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

56.71%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

48.94%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Nov '20 Nov '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

November 2021 | Condo/Townhouse 

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	11	13	-15.38% 	191	176	8.52% 
Sold Listings	18	16	12.5% 	201	160	25.63% 
Median List Price (Solds)	\$662,000	\$422,449	56.71% 	\$495,000	\$424,950	16.48% 
Median Sold Price	\$652,000	\$409,000	59.41% 	\$490,000	\$406,000	20.69% 
Median Days on Market	25	54	-53.7% 	19	71	-73.24% 
Average List Price (Solds)	\$688,702	\$462,409	48.94% 	\$583,876	\$581,077	0.48% 
Average Sold Price	\$657,611	\$449,671	46.24% 	\$570,403	\$541,191	5.4% 
Average Days on Market	44	95	-53.68% 	54	113	-52.21% 
List/Sold Price Ratio	97.3%	97.3%	-0.03% 	97.9%	95.5%	2.6% 

SOLD AND NEW PROPERTIES (UNITS)

November 2021 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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 | Condo/Townhouse 

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.

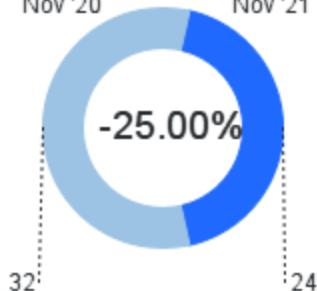
Units Sold | Number of properties sold.

LONGBOAT KEY | November 2021

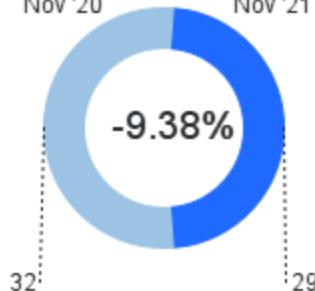
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Condo/Townhouse

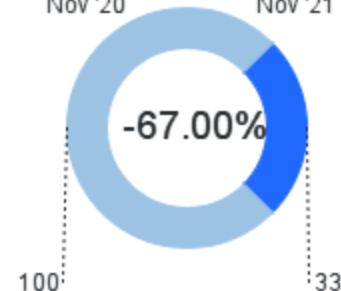
NUMBER OF SALES
Nov '20 Nov '21



NEW LISTINGS
Nov '20 Nov '21



AVERAGE DOM
Nov '20 Nov '21



30.29%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

50.27%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

28.66%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

46.40%

AVERAGE LIST PRICE
(SOLD LISTINGS)
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Nov '20 Nov '21

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LONGBOAT KEY

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New Listings	29	32	-9.38% 	320	293	9.22% 
Sold Listings	24	32	-25% 	320	246	30.08% 
Median List Price (Solds)	\$1,000,000	\$777,250	28.66% 	\$882,000	\$649,000	35.9% 
Median Sold Price	\$965,444	\$741,000	30.29% 	\$877,000	\$630,000	39.21% 
Median Days on Market	18	36	-50% 	15	86	-82.56% 
Average List Price (Solds)	\$1,317,125	\$899,678	46.4% 	\$1,189,859	\$857,154	38.82% 
Average Sold Price	\$1,304,828	\$868,337	50.27% 	\$1,175,472	\$817,852	43.73% 
Average Days on Market	33	100	-67% 	51	116	-56.03% 
List/Sold Price Ratio	99%	96.4%	2.65% 	99%	95.6%	3.57% 

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