



AREA REPORT

NOVEMBER 2021 | CONDO/TOWNHOUSE

BRUCE MYER

Lic.# : FL-342109

Direct: +19413871847

Cell: +19413765311

bruce.myer@floridamoves.com

www.coldwellbankerhomes.com

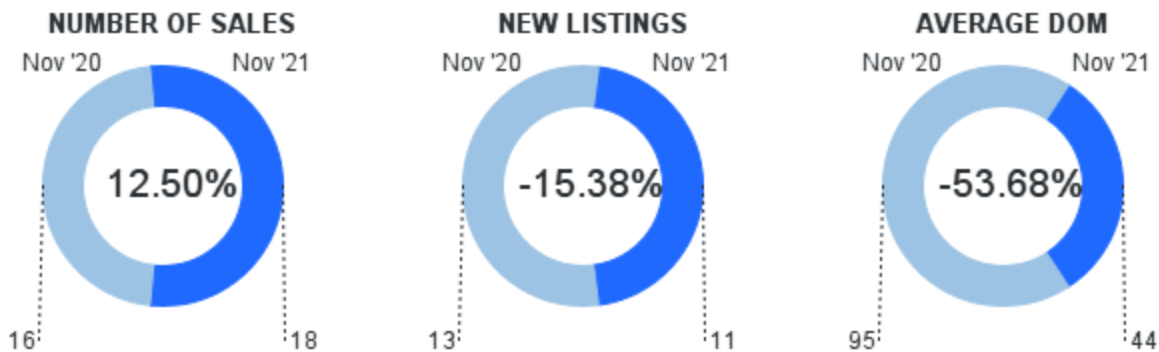


COLDWELL BANKER
REALTY

LONGBOAT KEY | November 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



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.

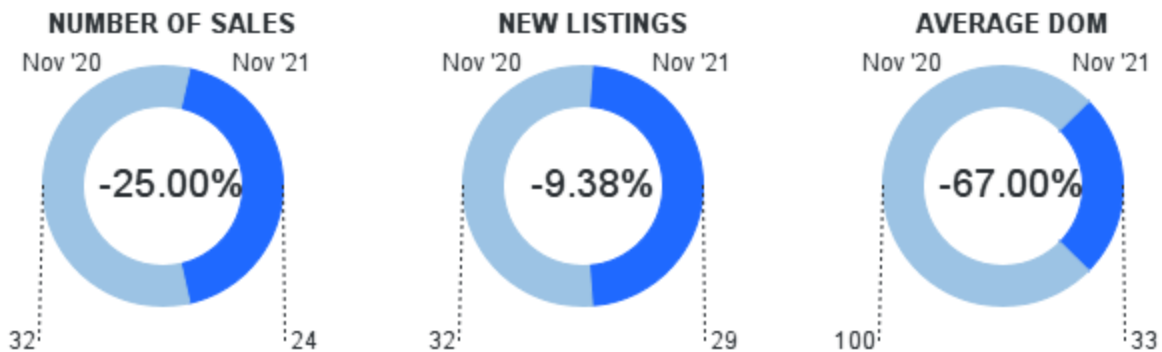
Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

LONGBOAT KEY | November 2021


REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



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)
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	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% ↑

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.

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 