



# AREA REPORT

JANUARY 2021 | SINGLE FAMILY HOMES

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COLDWELL BANKER  
REALTY

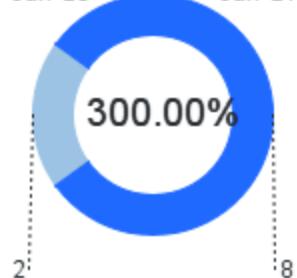
## LONGBOAT KEY | January 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

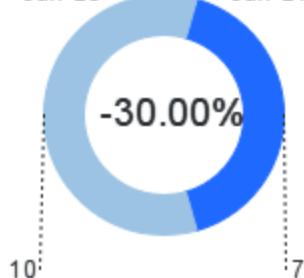
NUMBER OF SALES

Jan '20 Jan '21



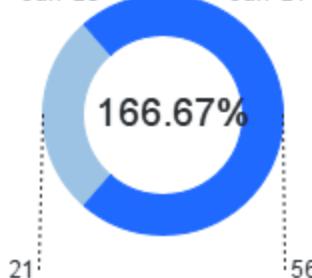
NEW LISTINGS

Jan '20 Jan '21



AVERAGE DOM

Jan '20 Jan '21



**-45.04%**

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

**2.14%**

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

**-44.25%**

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

**1.66%**

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jan '20

Jan '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

January 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	January 2021	January 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	7	10	-30% <span>⬇️</span>	7	10	-30% <span>⬇️</span>
Sold Listings	8	2	300% <span>⬆️</span>	8	2	300% <span>⬆️</span>
Median List Price (Solds)	\$1,547,000	\$2,774,999	-44.25% <span>⬇️</span>	\$1,547,000	\$2,774,999	-44.25% <span>⬇️</span>
Median Sold Price	\$1,385,000	\$2,520,000	-45.04% <span>⬇️</span>	\$1,385,000	\$2,520,000	-45.04% <span>⬇️</span>
Median Days on Market	23	21	9.52% <span>⬆️</span>	23	21	9.52% <span>⬆️</span>
Average List Price (Solds)	\$2,820,987	\$2,774,999	1.66% <span>⬆️</span>	\$2,820,987	\$2,774,999	1.66% <span>⬆️</span>
Average Sold Price	\$2,574,030	\$2,520,000	2.14% <span>⬆️</span>	\$2,574,030	\$2,520,000	2.14% <span>⬆️</span>
Average Days on Market	56	21	166.67% <span>⬆️</span>	56	21	166.67% <span>⬆️</span>
List/Sold Price Ratio	91.6%	92%	-0.4% <span>⬇️</span>	91.6%	92%	-0.4% <span>⬇️</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2021 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

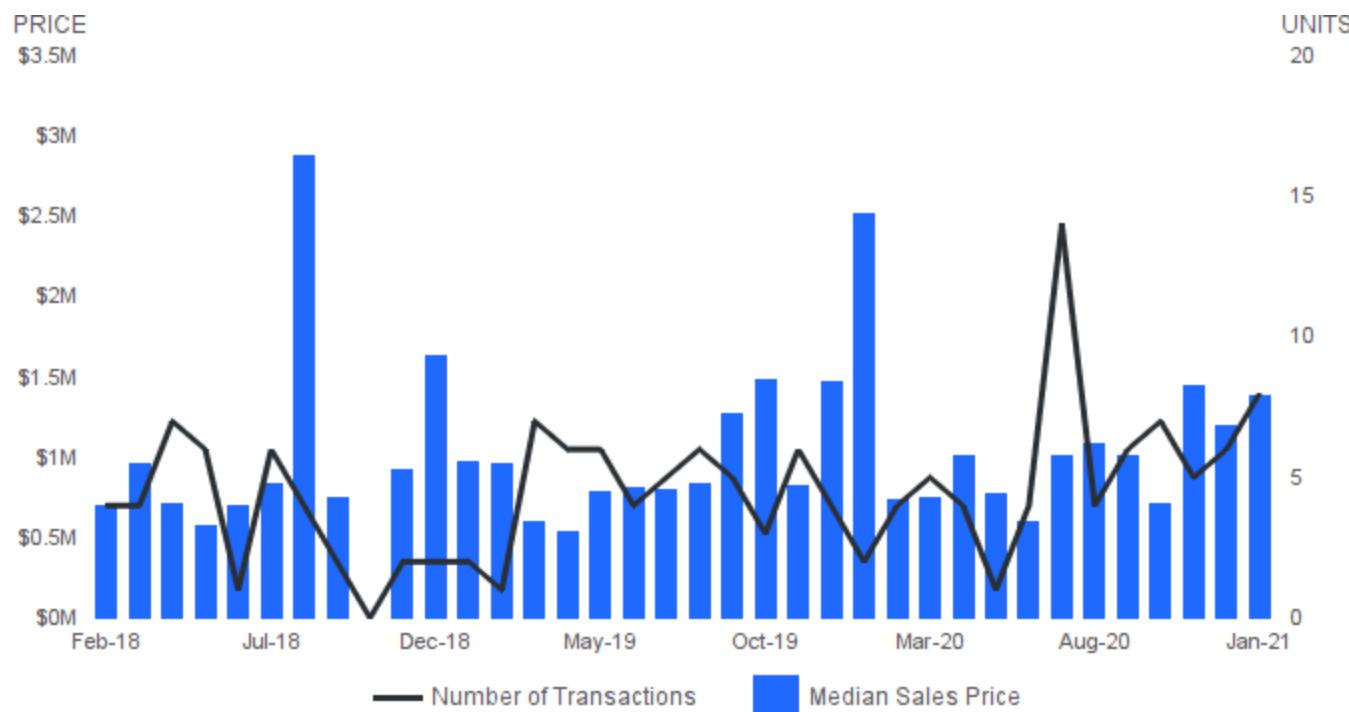
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

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

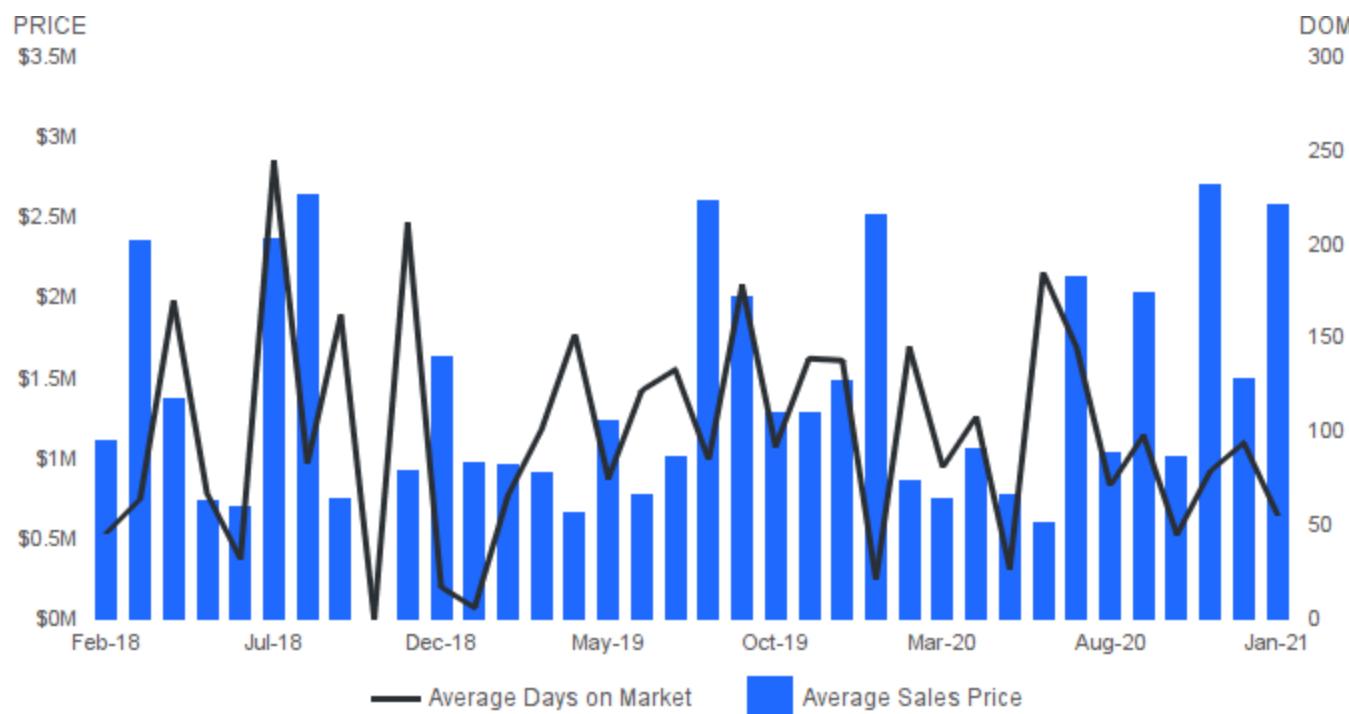
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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

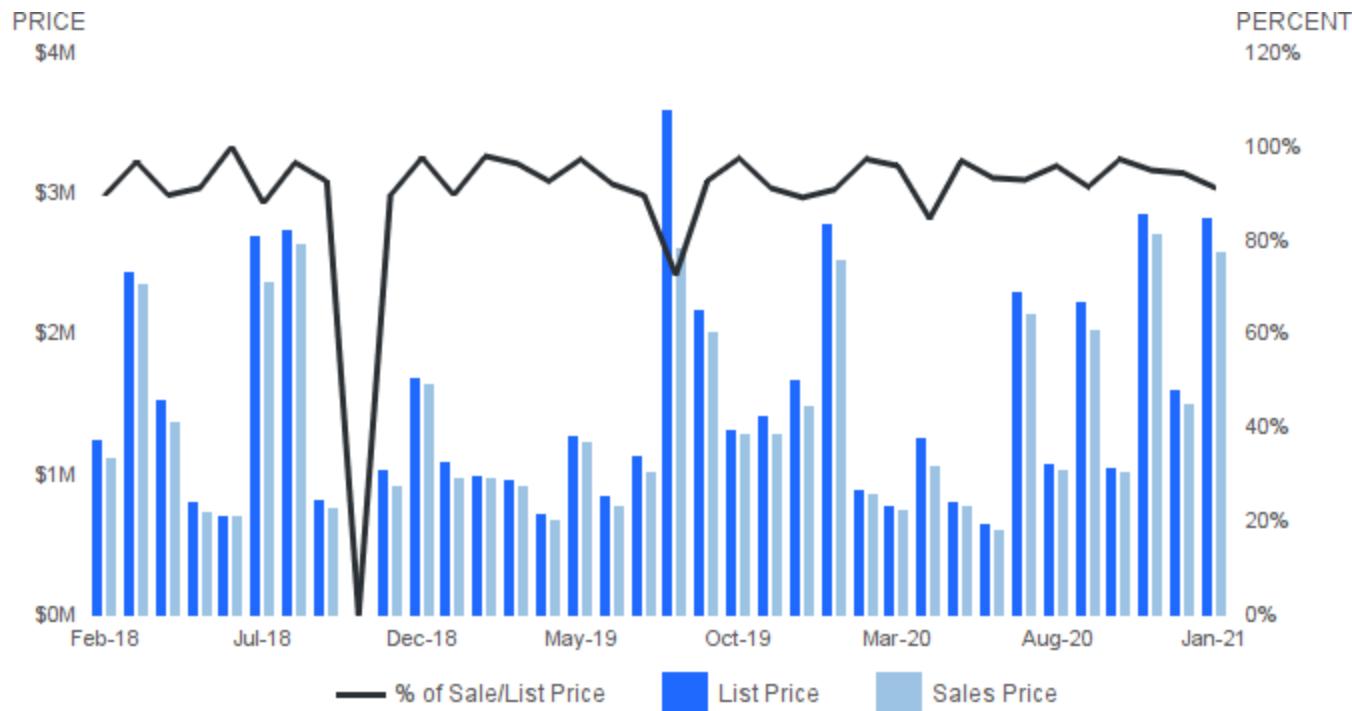
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 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

January 2021 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

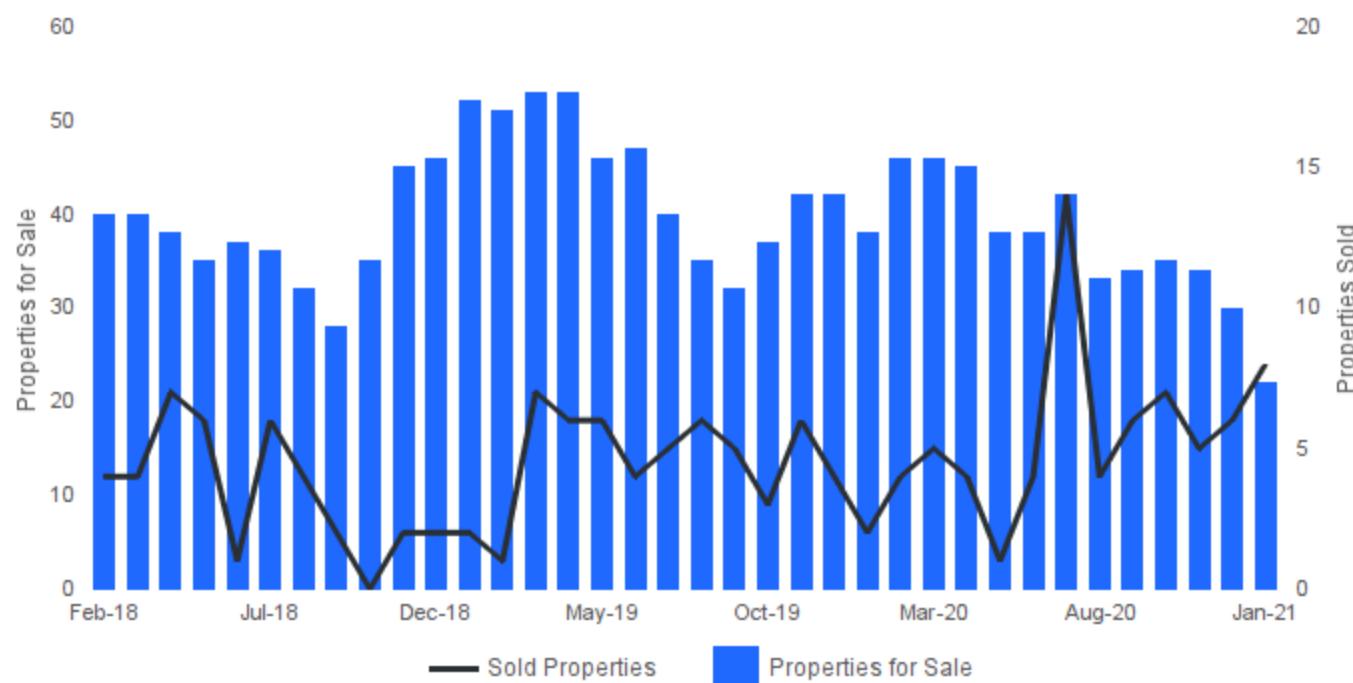
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2021 | Single Family Homes ?

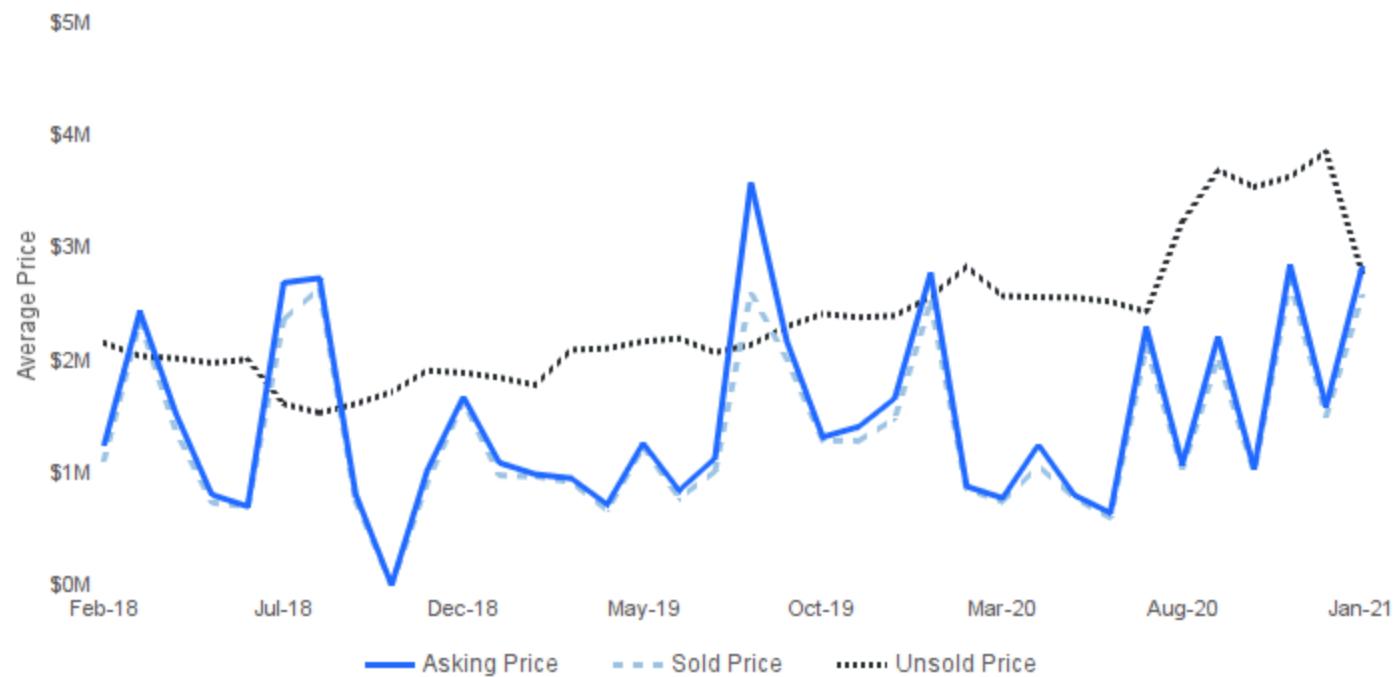
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2021 | Single Family Homes ?

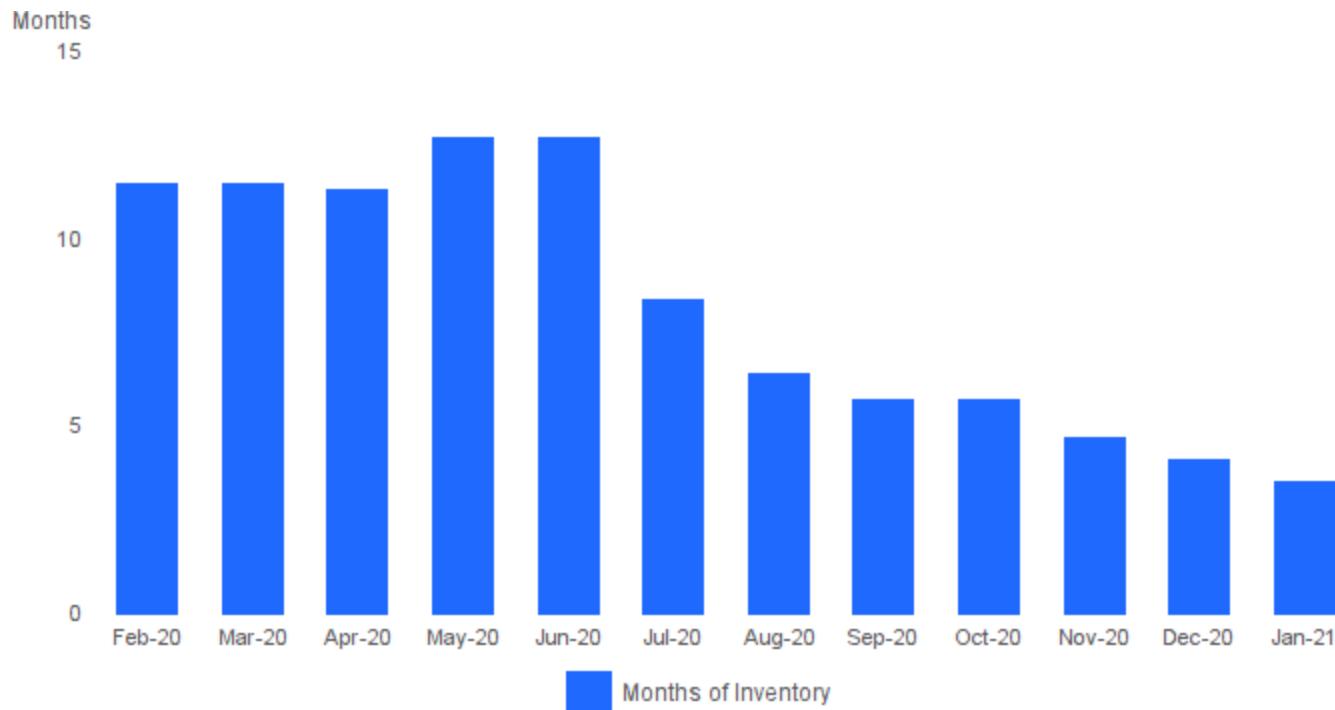
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

January 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.



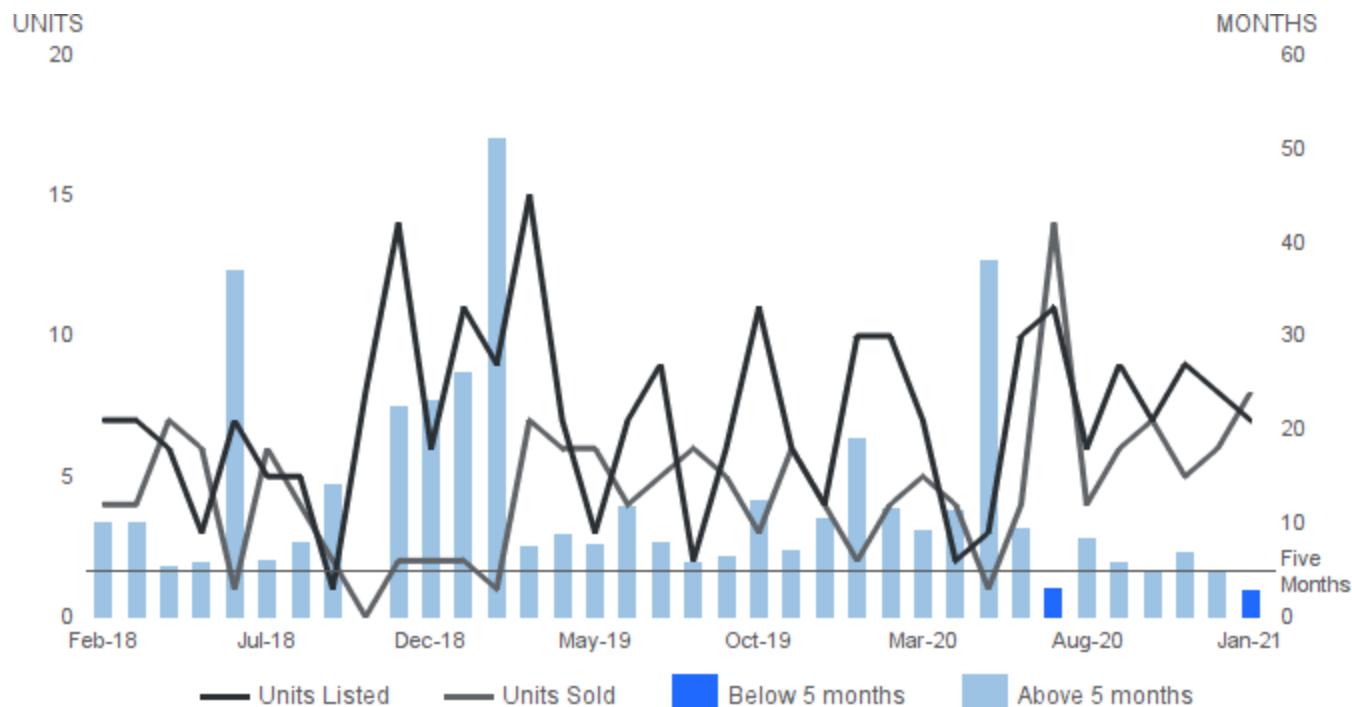
## MONTHS SUPPLY OF INVENTORY

January 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.



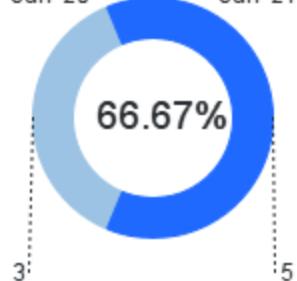
## LONGBOAT KEY | January 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

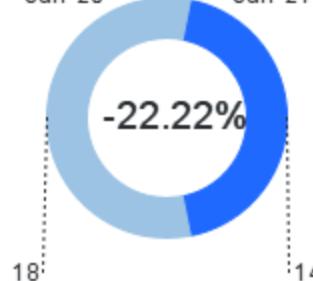
### NUMBER OF SALES

Jan '20      Jan '21



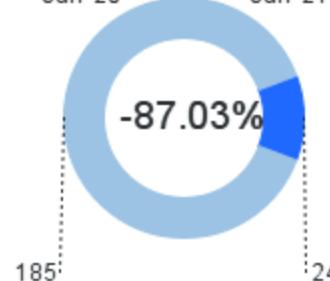
### NEW LISTINGS

Jan '20      Jan '21



### AVERAGE DOM

Jan '20      Jan '21



**8.00%**

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

**6.65%**

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

**15.40%**

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

**1.31%**

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jan '20

Jan '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

January 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	January 2021	January 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	14	18	-22.22% <span>⬇️</span>	14	18	-22.22% <span>⬇️</span>
Sold Listings	5	3	66.67% <span>⬆️</span>	5	3	66.67% <span>⬆️</span>
Median List Price (Solds)	\$1,379,000	\$1,195,000	15.4% <span>⬆️</span>	\$1,379,000	\$1,195,000	15.4% <span>⬆️</span>
Median Sold Price	\$1,350,000	\$1,250,000	8% <span>⬆️</span>	\$1,350,000	\$1,250,000	8% <span>⬆️</span>
Median Days on Market	24	109	-77.98% <span>⬇️</span>	24	109	-77.98% <span>⬇️</span>
Average List Price (Solds)	\$1,399,799	\$1,381,666	1.31% <span>⬆️</span>	\$1,399,799	\$1,381,666	1.31% <span>⬆️</span>
Average Sold Price	\$1,386,499	\$1,300,000	6.65% <span>⬆️</span>	\$1,386,499	\$1,300,000	6.65% <span>⬆️</span>
Average Days on Market	24	185	-87.03% <span>⬇️</span>	24	185	-87.03% <span>⬇️</span>
List/Sold Price Ratio	99%	95%	4.21% <span>⬆️</span>	99%	95%	4.21% <span>⬆️</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2021 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

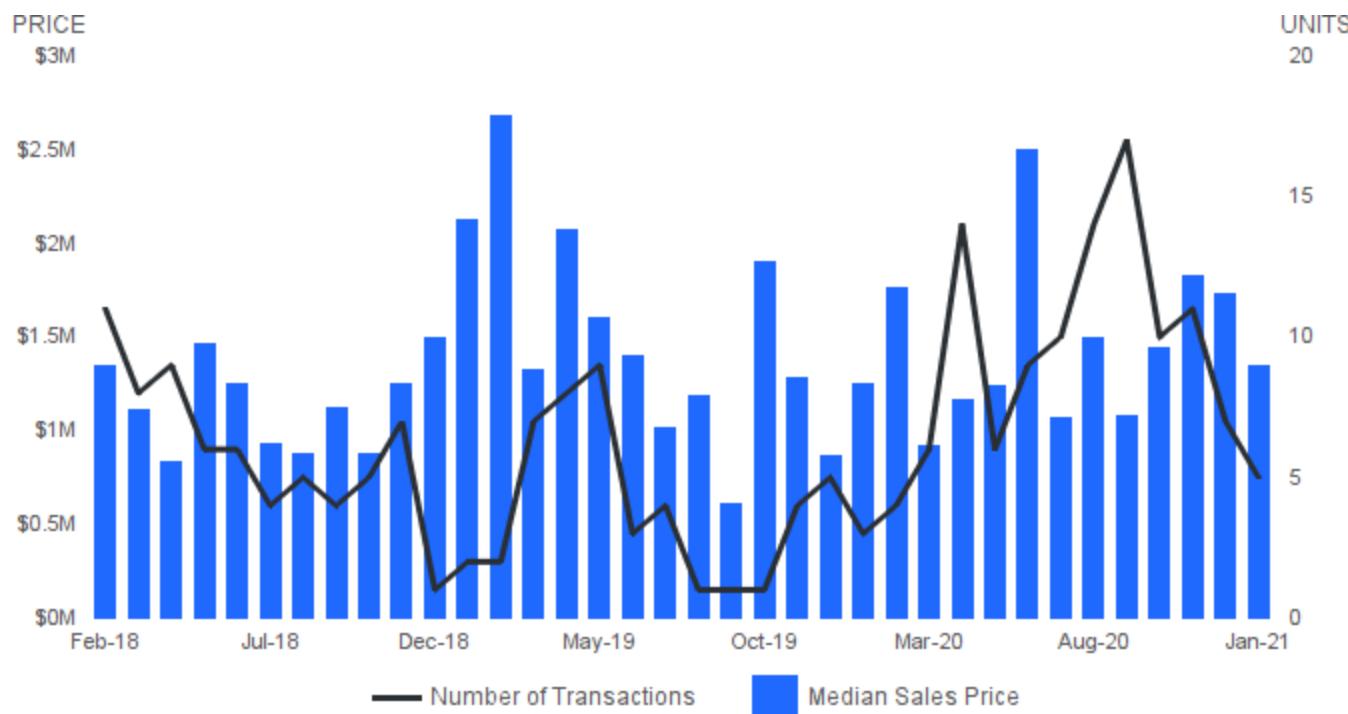
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## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2021 | Single Family Homes 

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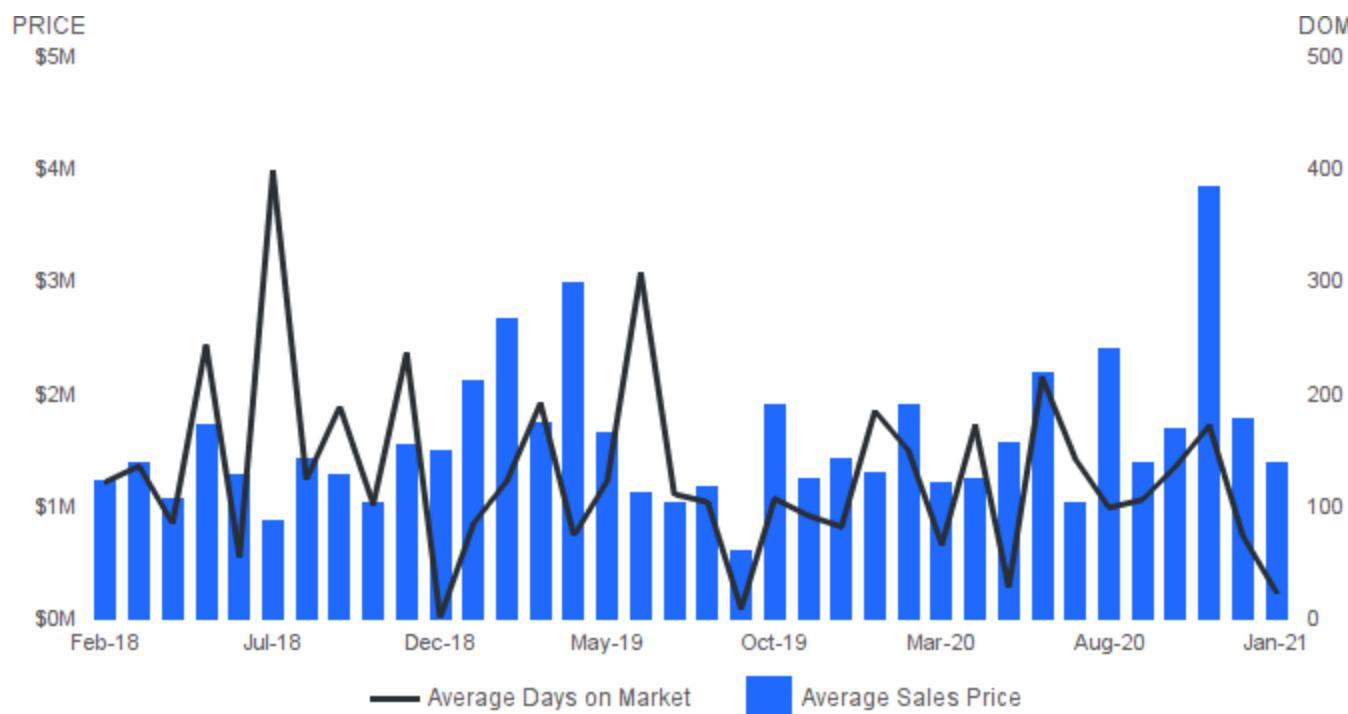


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 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

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

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



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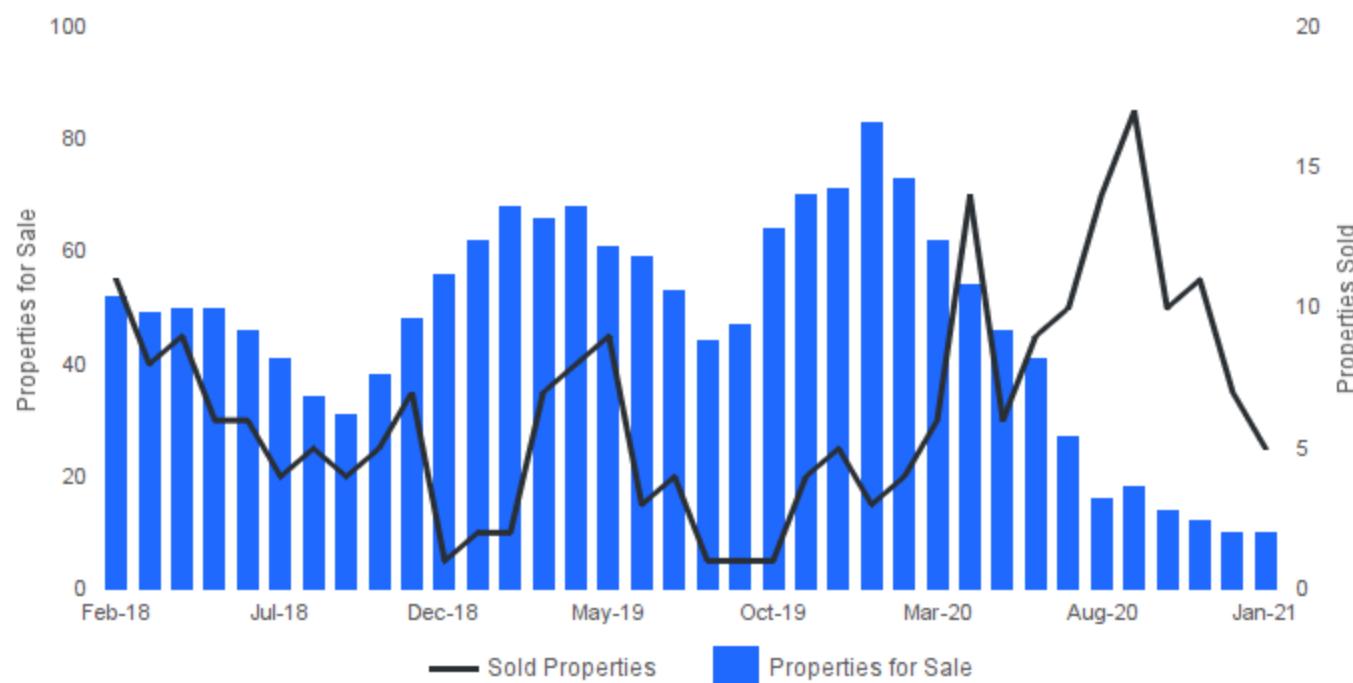
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January 2021 | Single Family Homes [?](#)

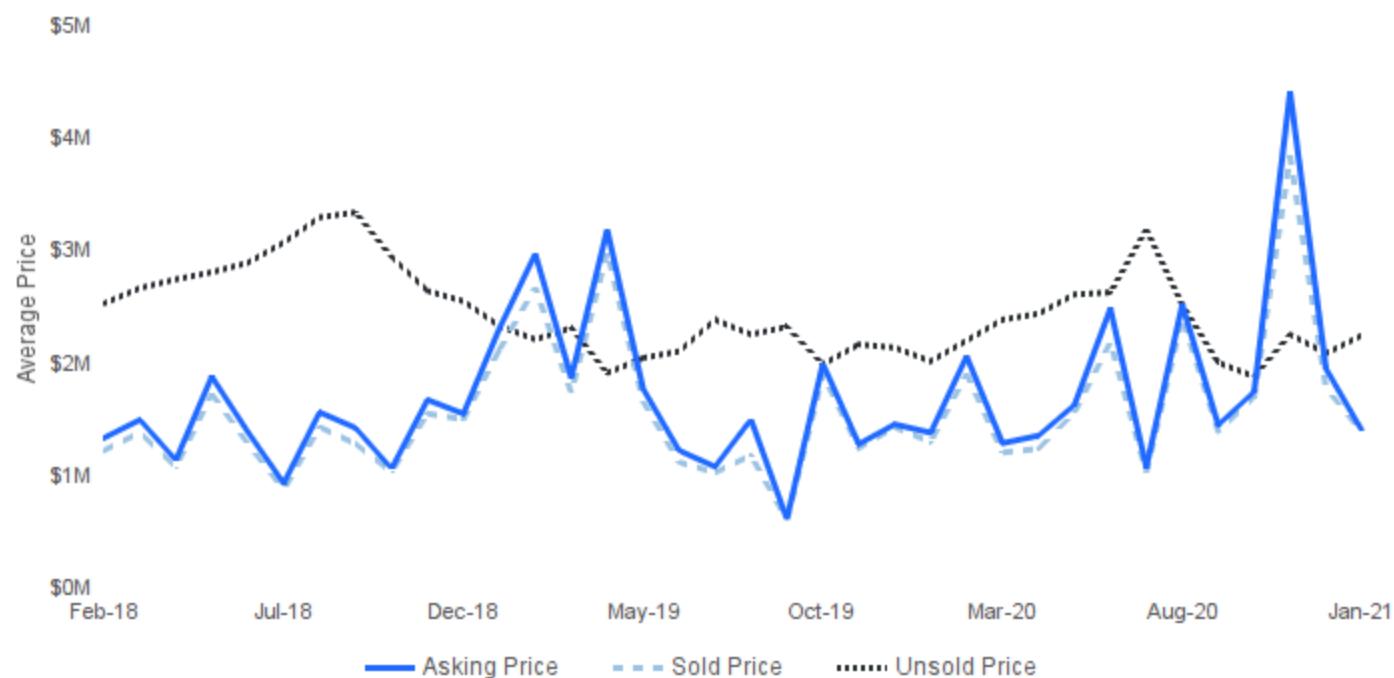
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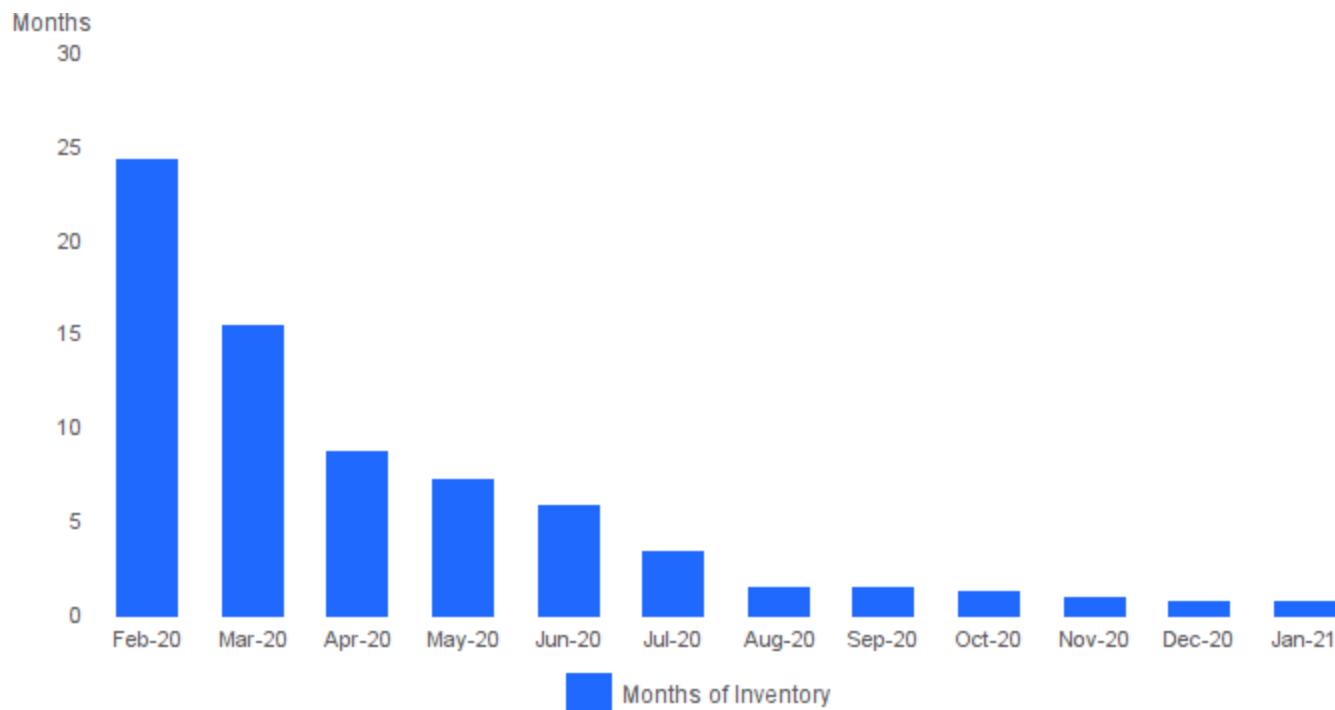
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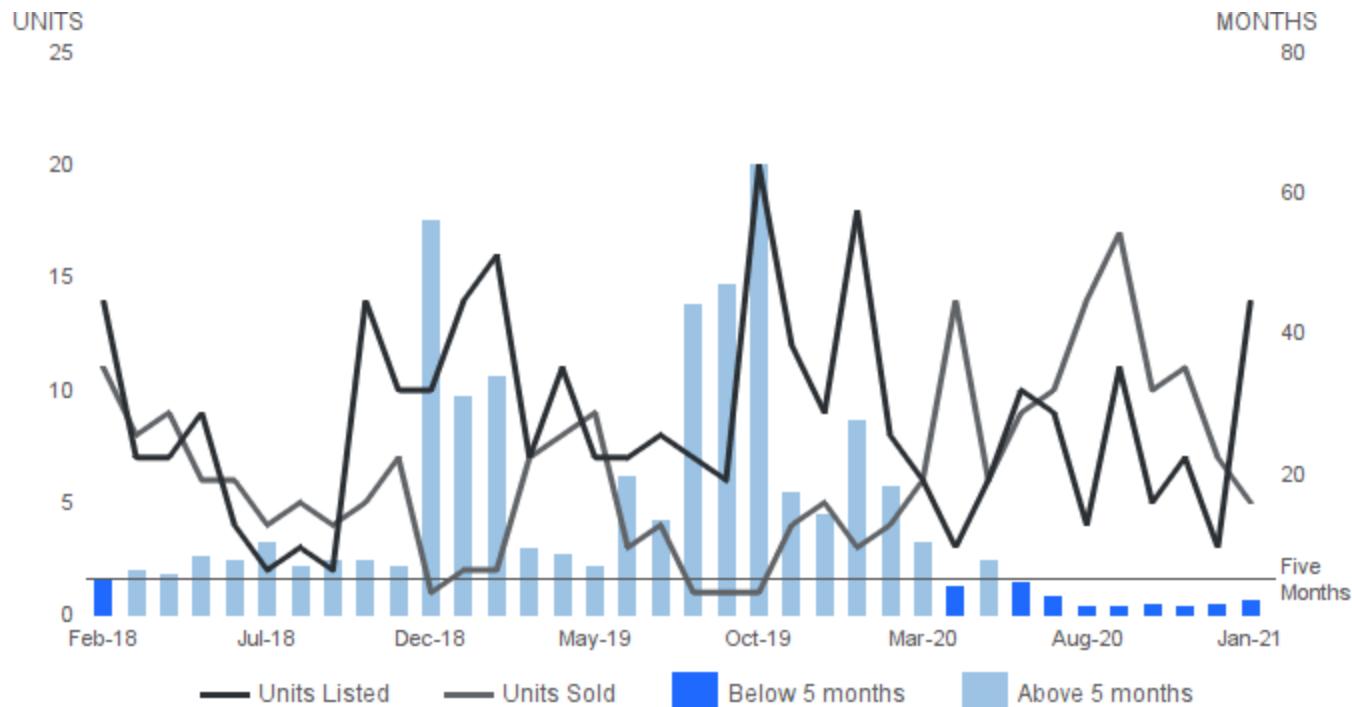
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