



AREA REPORT

JANUARY 2021 | SINGLE FAMILY HOMES

BRUCE MYER

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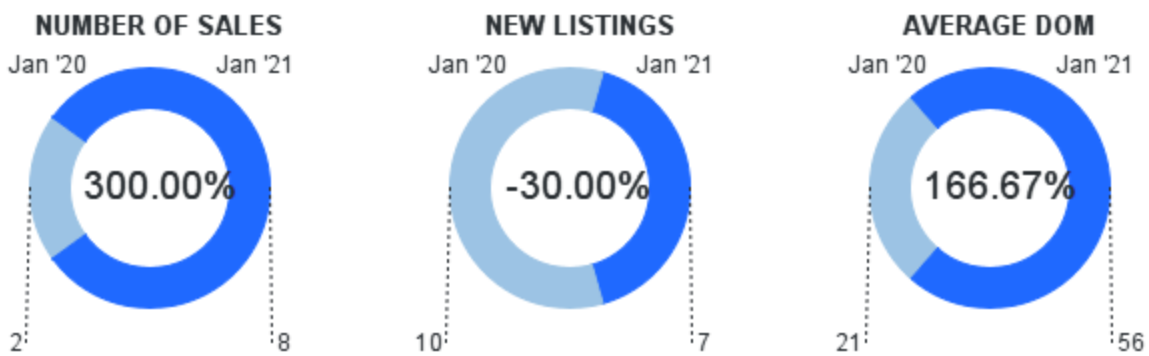


COLDWELL BANKER
REALTY

LONGBOAT KEY | January 2021


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-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 ?

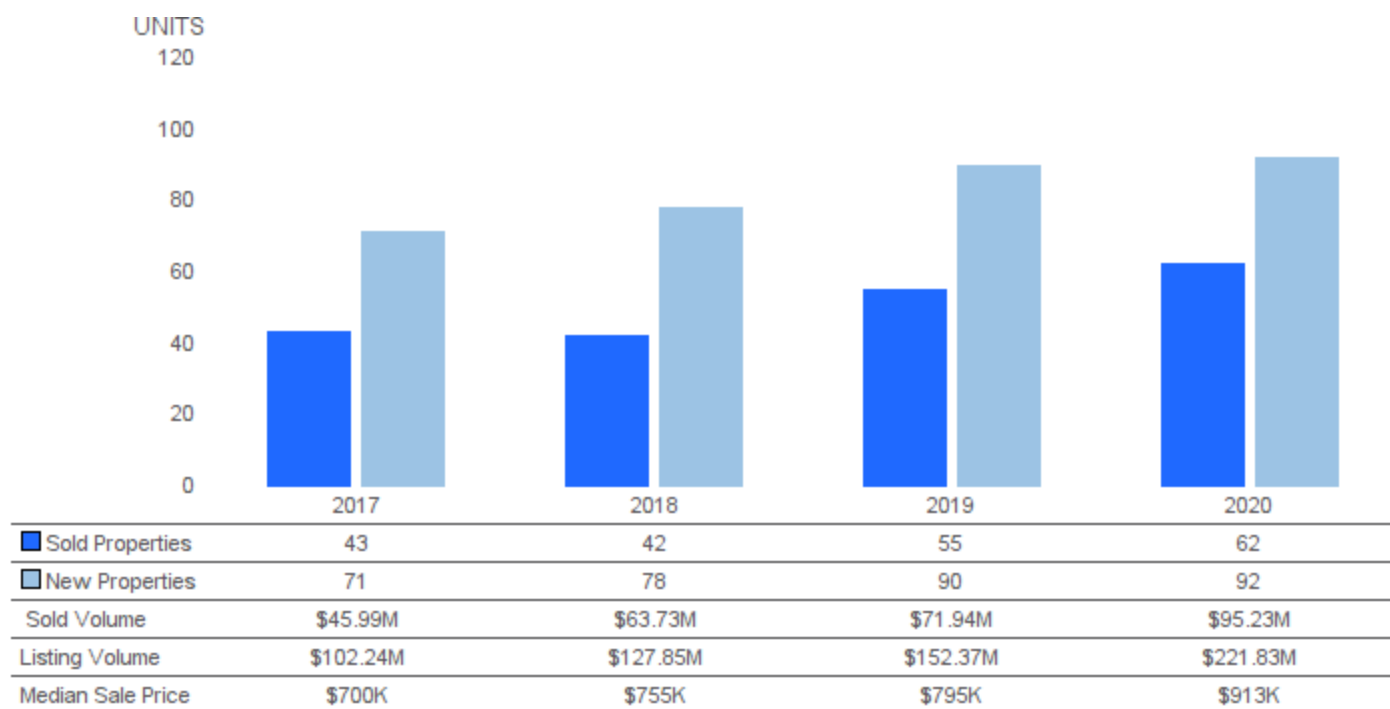
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|--------------|-----------|--------------|-------------|-----------|
| | January 2021 | January 2020 | % Change | YTD 2021 | YTD 2020 | % Change |
| New Listings | 7 | 10 | -30% ↓ | 7 | 10 | -30% ↓ |
| Sold Listings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

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.

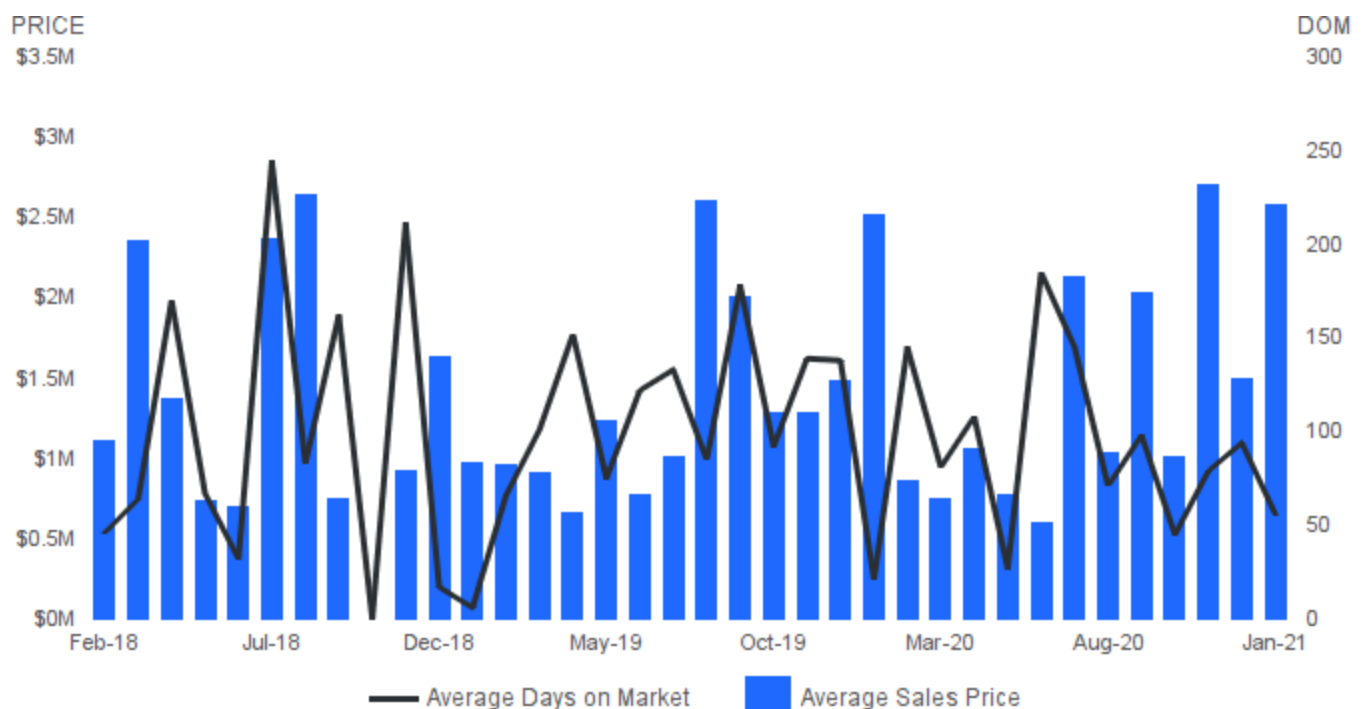


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2021 | Single Family Homes ?

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

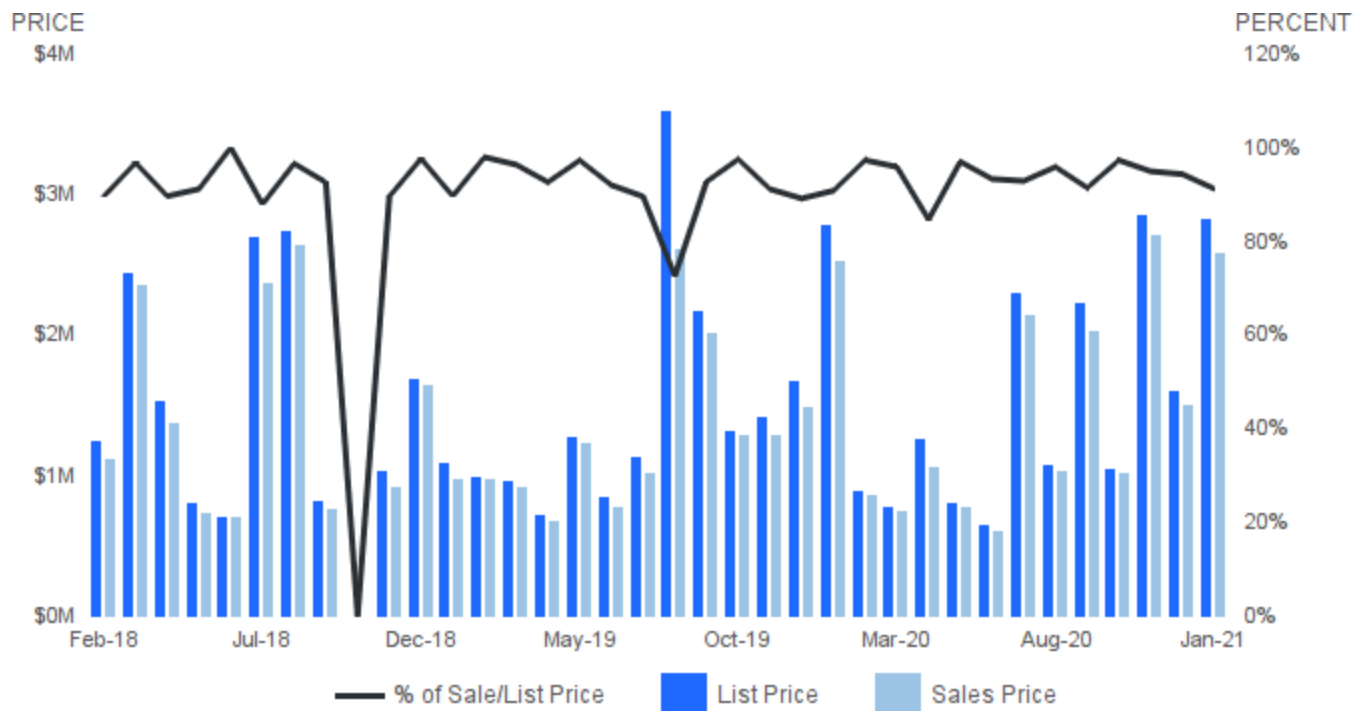
Average Days on Market | Average days on market for all properties sold.



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.

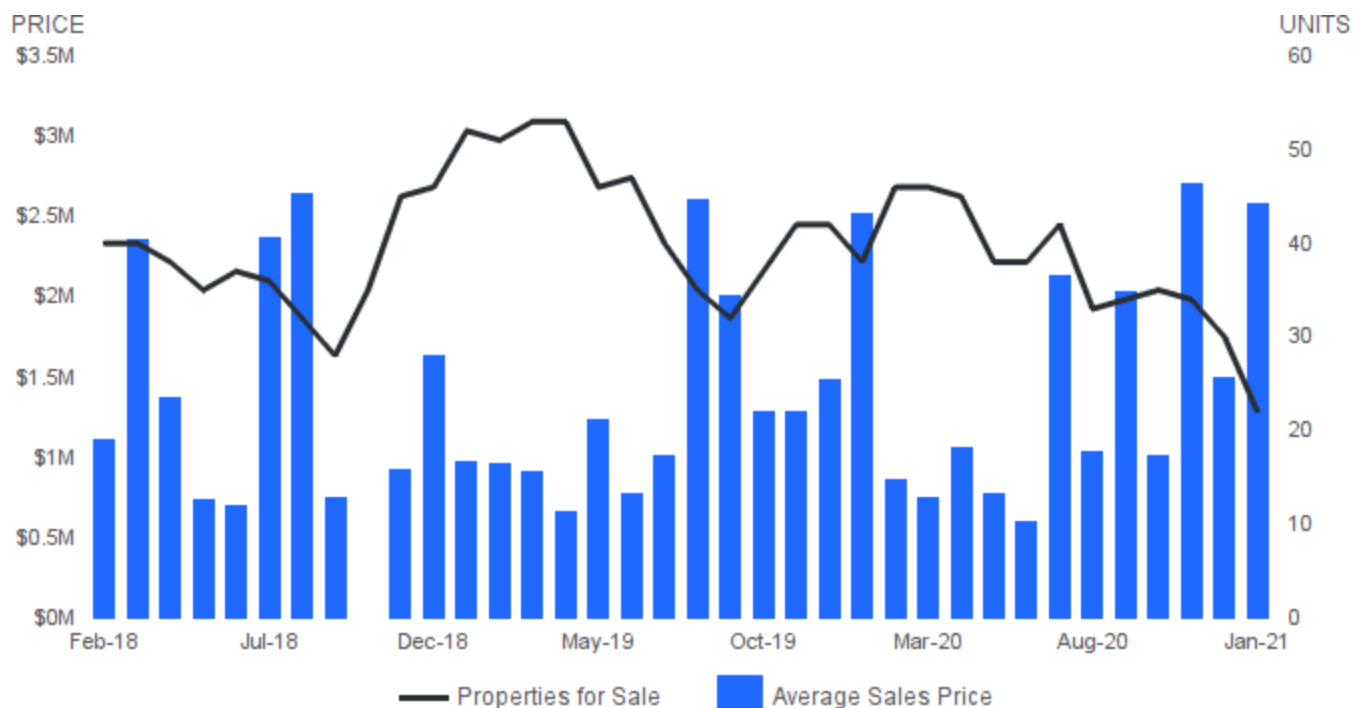


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

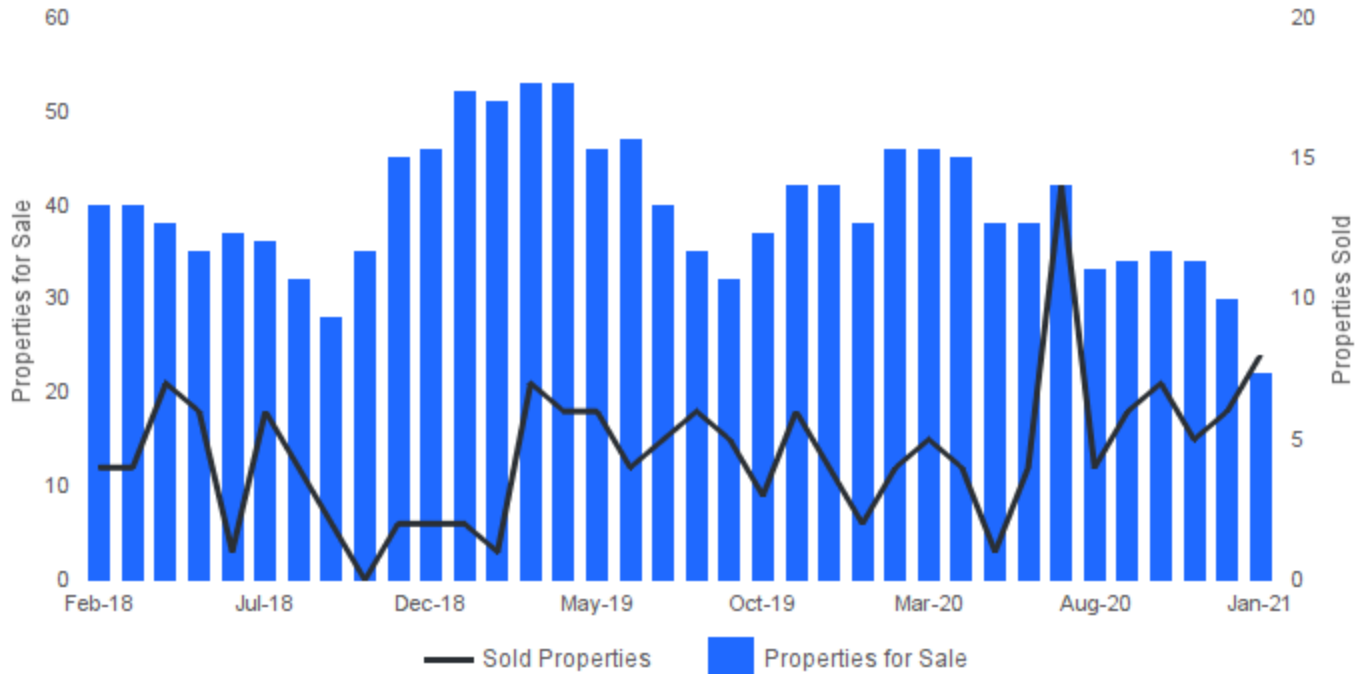


PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



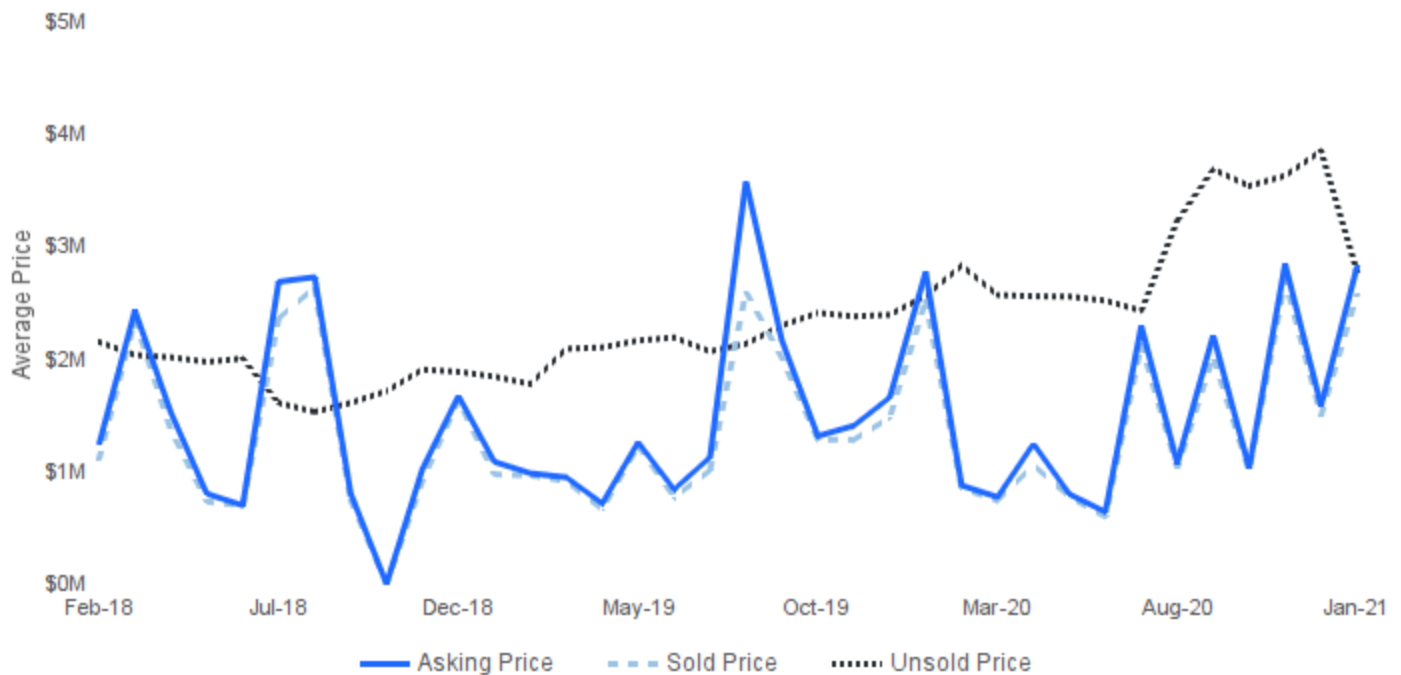
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2021 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

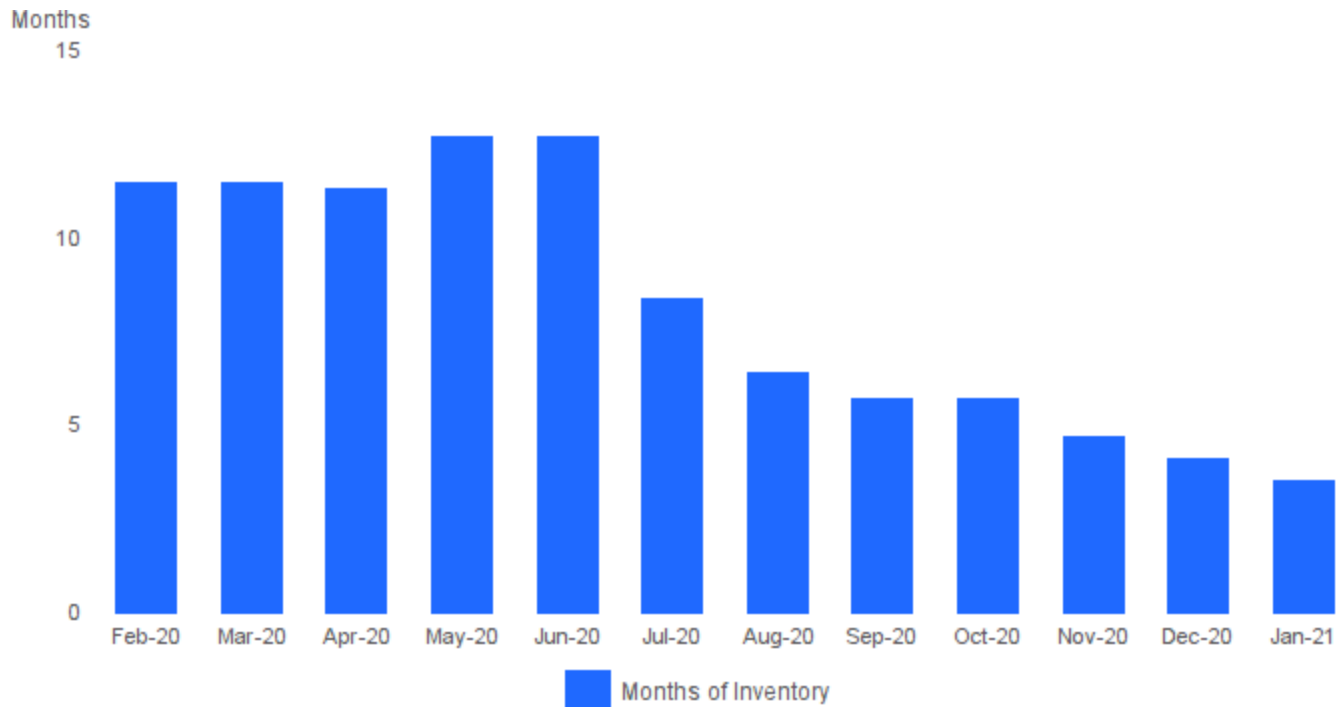
Sold Price | the average selling price



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.



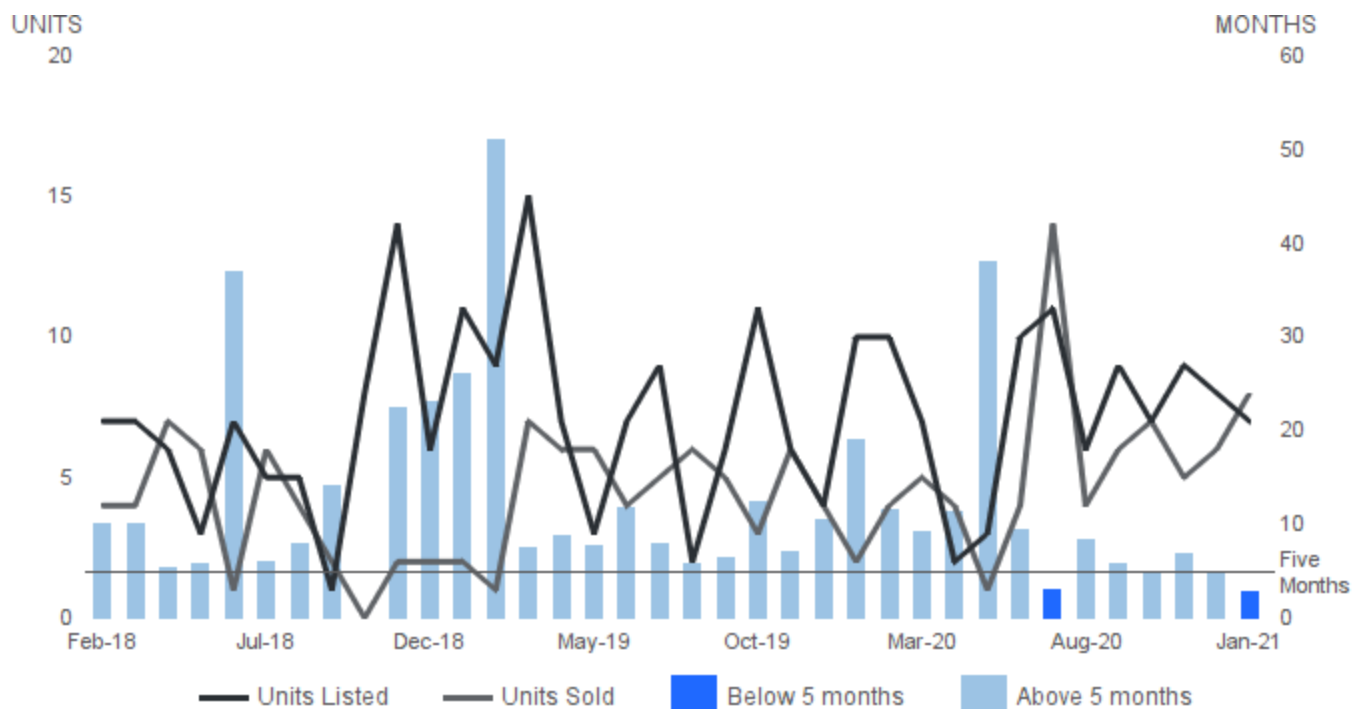
MONTHS SUPPLY OF INVENTORY

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.

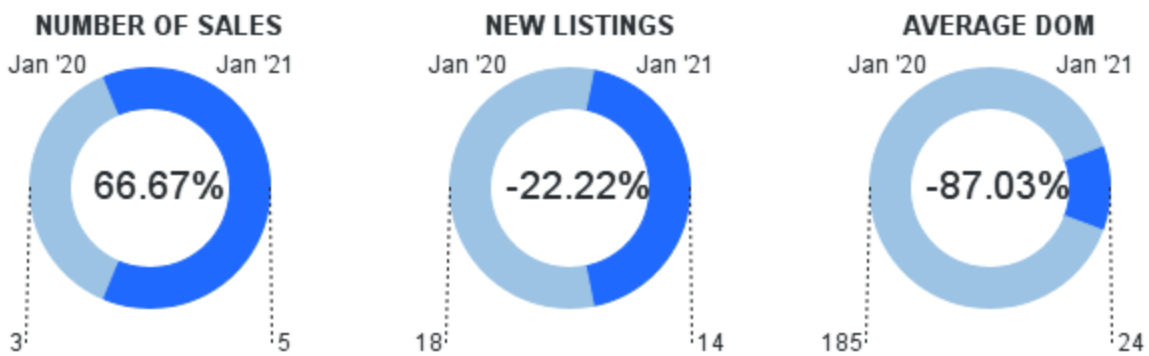
Units Sold | Number of properties sold.




LONGBOAT KEY | January 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



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 ?

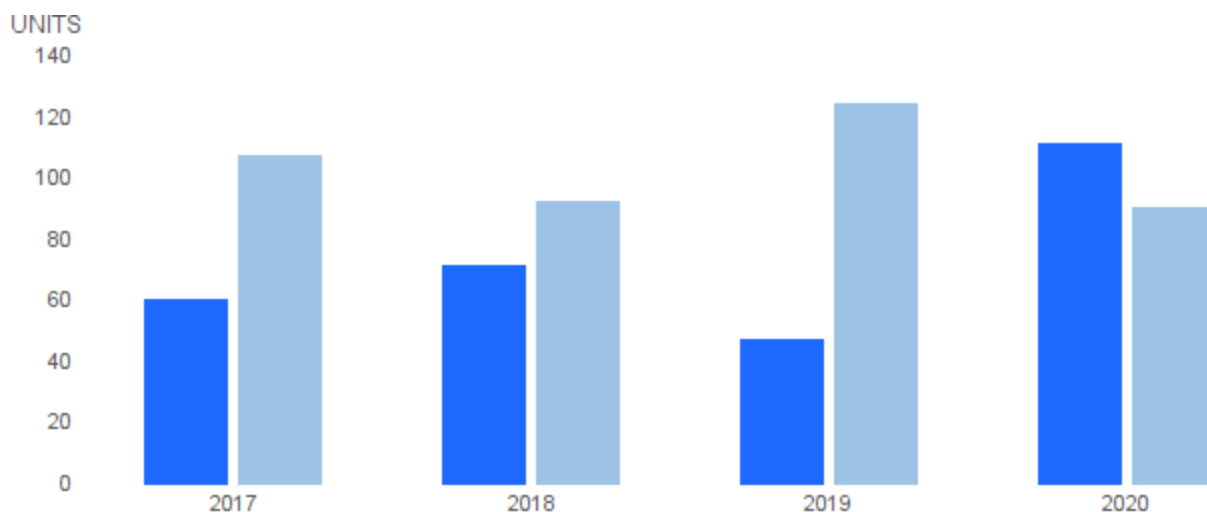
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|--------------|-----------|--------------|-------------|-----------|
| | January 2021 | January 2020 | % Change | YTD 2021 | YTD 2020 | % Change |
| New Listings | 14 | 18 | -22.22% ↓ | 14 | 18 | -22.22% ↓ |
| Sold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

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.



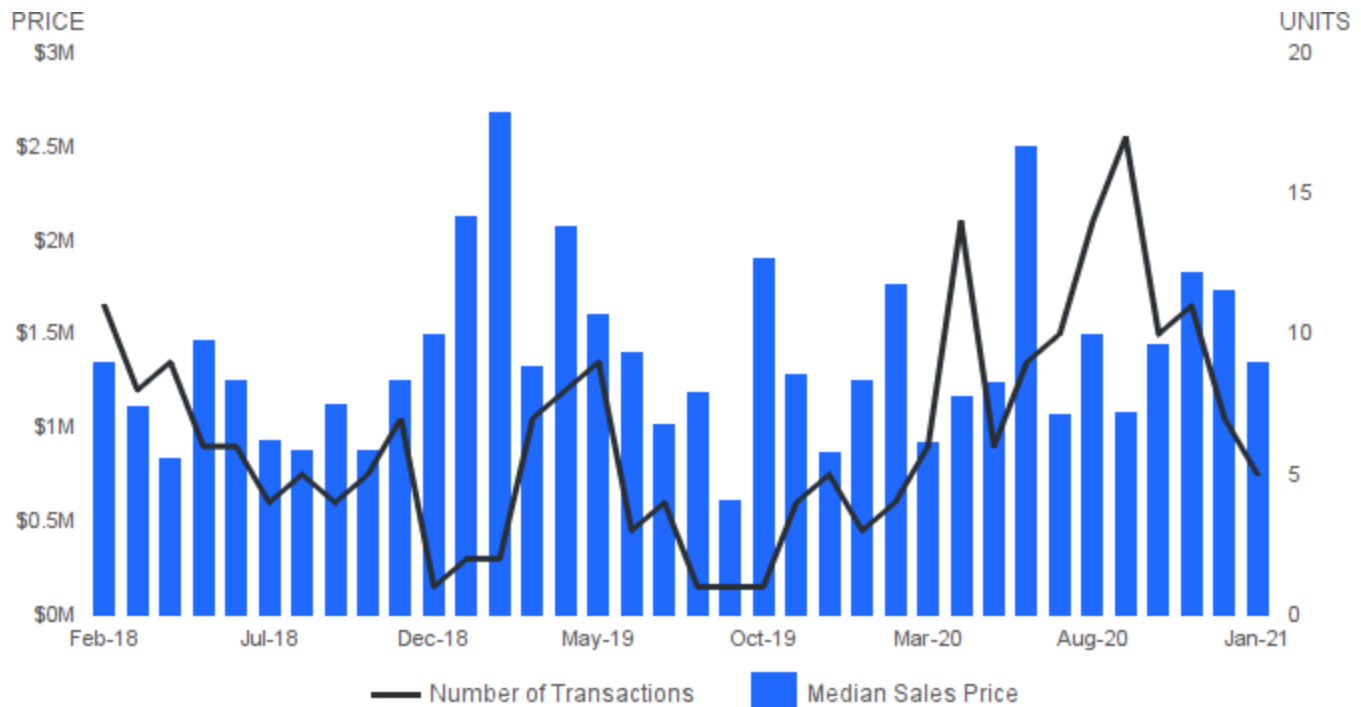
| | | | | |
|-------------------|-----------|-----------|-----------|-----------|
| Sold Properties | 60 | 71 | 47 | 111 |
| New Properties | 107 | 92 | 124 | 90 |
| Sold Volume | \$87.86M | \$90.07M | \$83.93M | \$204.52M |
| Listing Volume | \$199.57M | \$162.17M | \$240.38M | \$159.01M |
| Median Sale Price | \$1.14M | \$995K | \$1.40M | \$1.26M |

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.

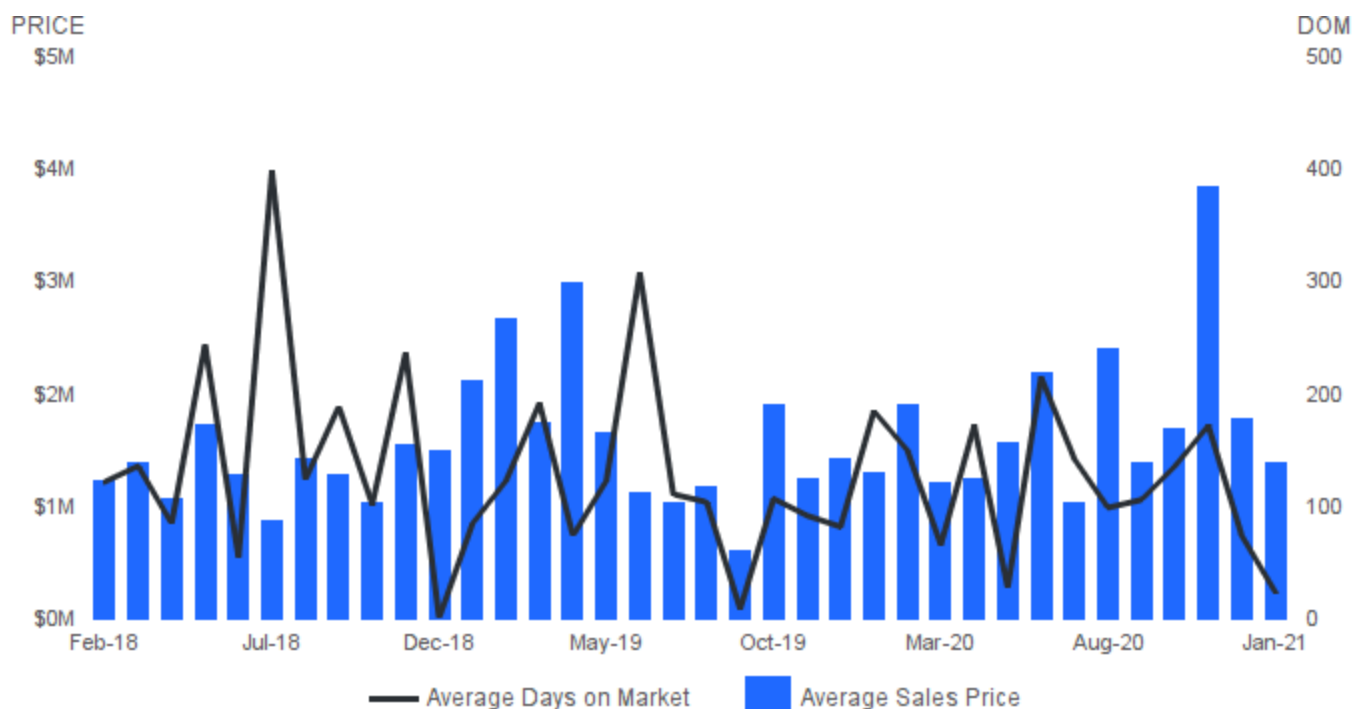


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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

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



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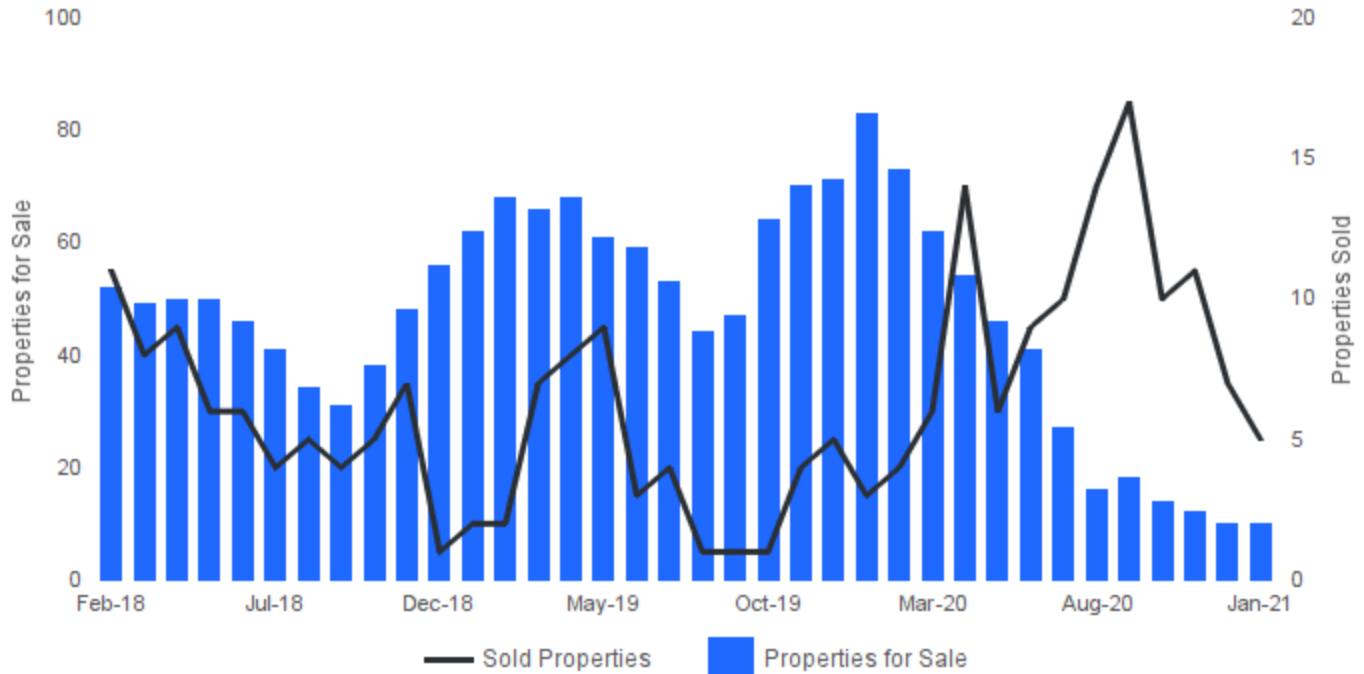


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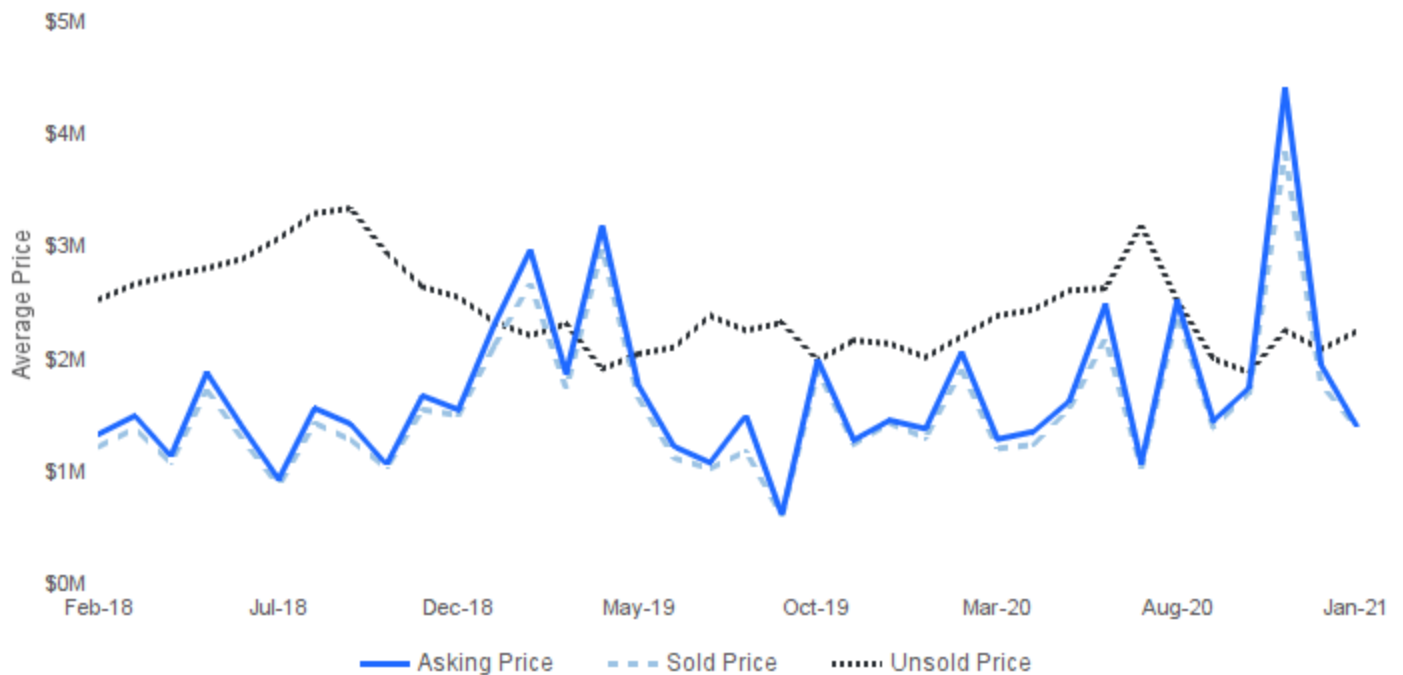
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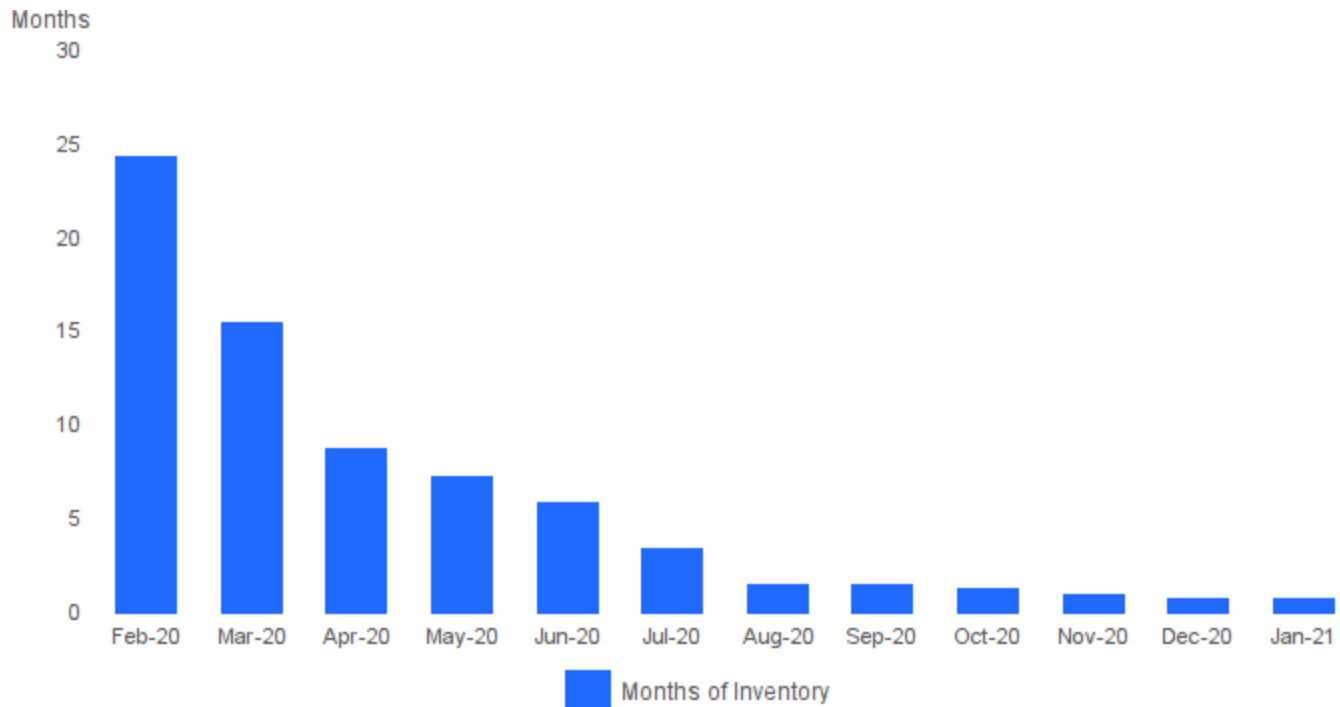
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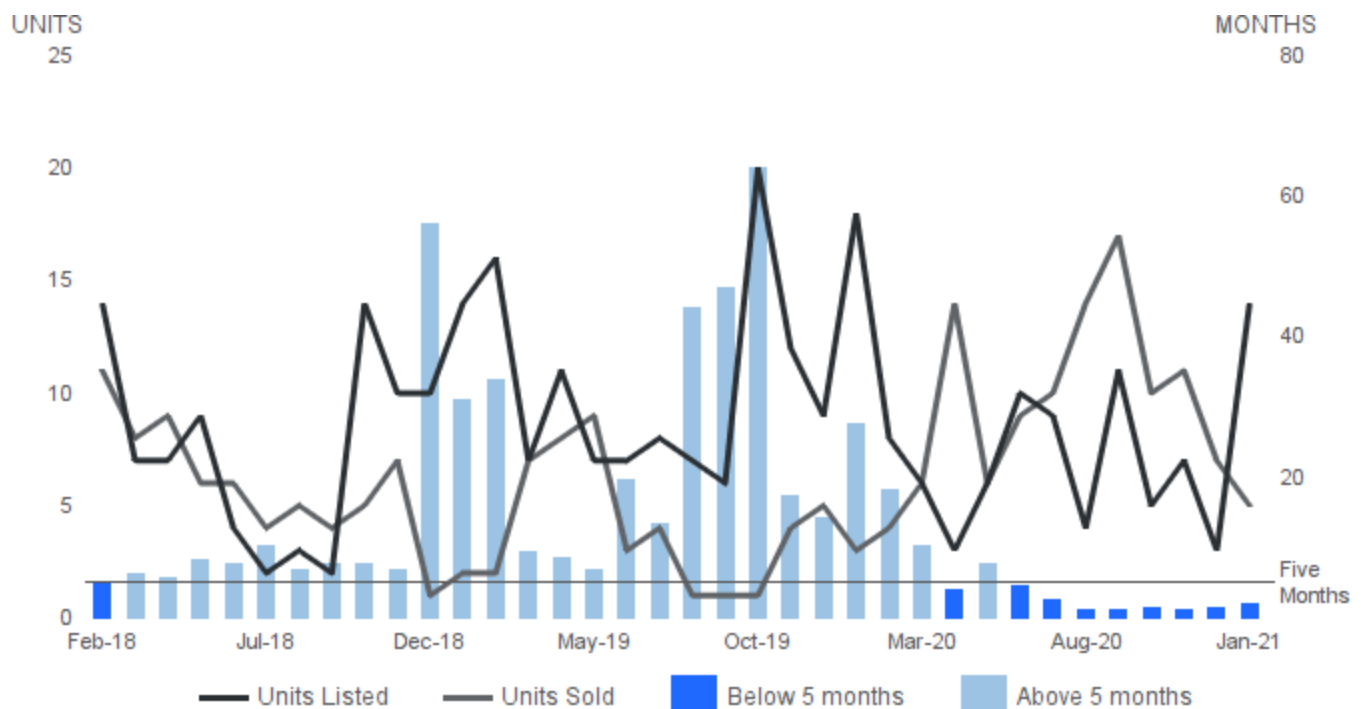
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Units Sold | Number of properties sold.



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