



# AREA REPORT

JULY 2021 | SINGLE FAMILY HOMES

## BRUCE MYER

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COLDWELL BANKER  
REALTY

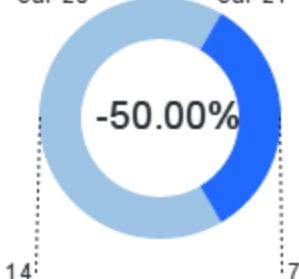
## LONGBOAT KEY | July 2021

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family Homes

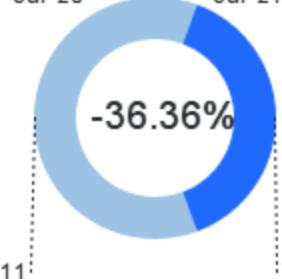
##### NUMBER OF SALES

Jul '20 Jul '21



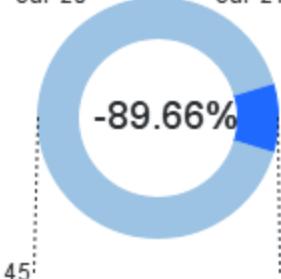
##### NEW LISTINGS

Jul '20 Jul '21



##### AVERAGE DOM

Jul '20 Jul '21



3.70%

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

4.51%

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

-6.63%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

-2.30%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jul '20

Jul '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

July 2021 | Single Family Homes 

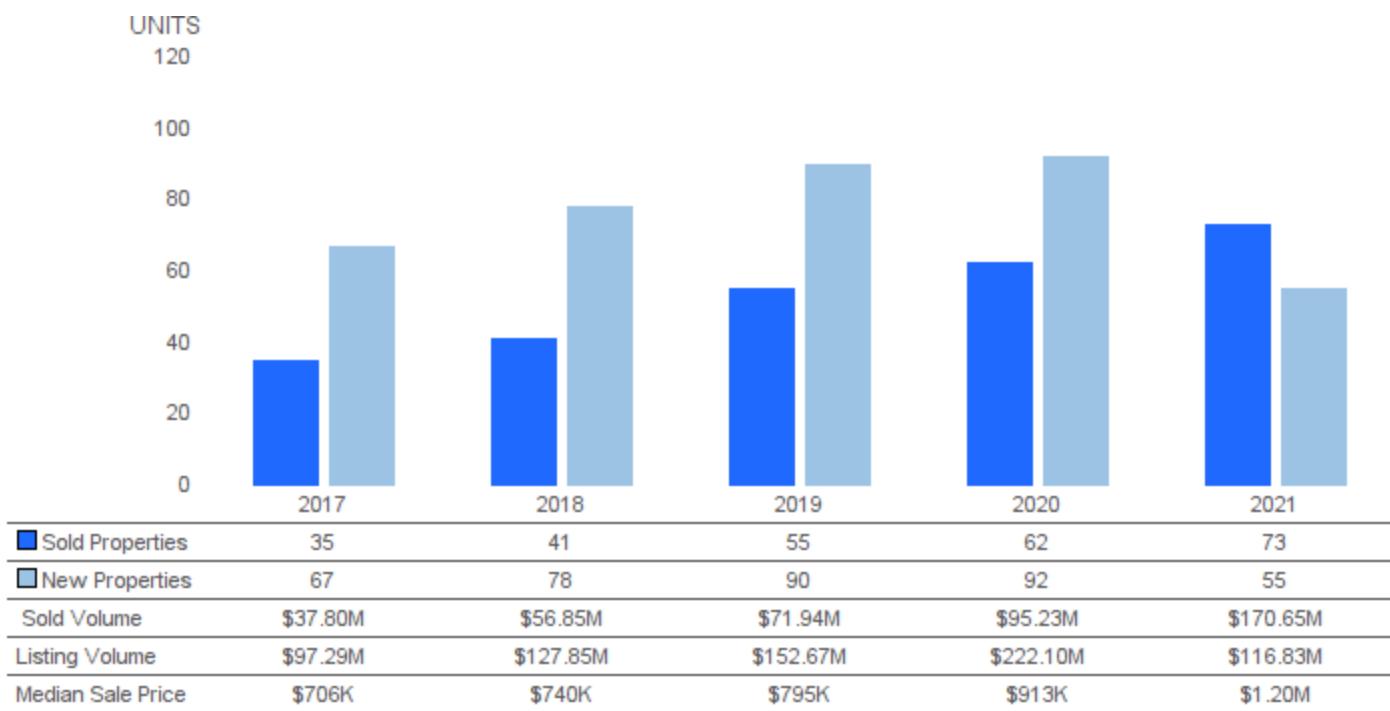
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	7	11	-36.36% 	55	53	3.77% 
Sold Listings	7	14	-50% 	73	34	114.71% 
Median List Price (Solds)	\$1,050,000	\$1,124,500	-6.63% 	\$1,250,000	\$851,500	46.8% 
Median Sold Price	\$1,050,000	\$1,012,500	3.7% 	\$1,200,000	\$787,500	52.38% 
Median Days on Market	7	82	-91.46% 	28	101	-72.28% 
Average List Price (Solds)	\$2,243,285	\$2,296,142	-2.3% 	\$2,444,731	\$1,571,464	55.57% 
Average Sold Price	\$2,229,000	\$2,132,785	4.51% 	\$2,337,708	\$1,453,470	60.84% 
Average Days on Market	15	145	-89.66% 	93	125	-25.6% 
List/Sold Price Ratio	99.9%	93.9%	6.31% 	97%	93.8%	3.37% 

### SOLD AND NEW PROPERTIES (UNITS)

July 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

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

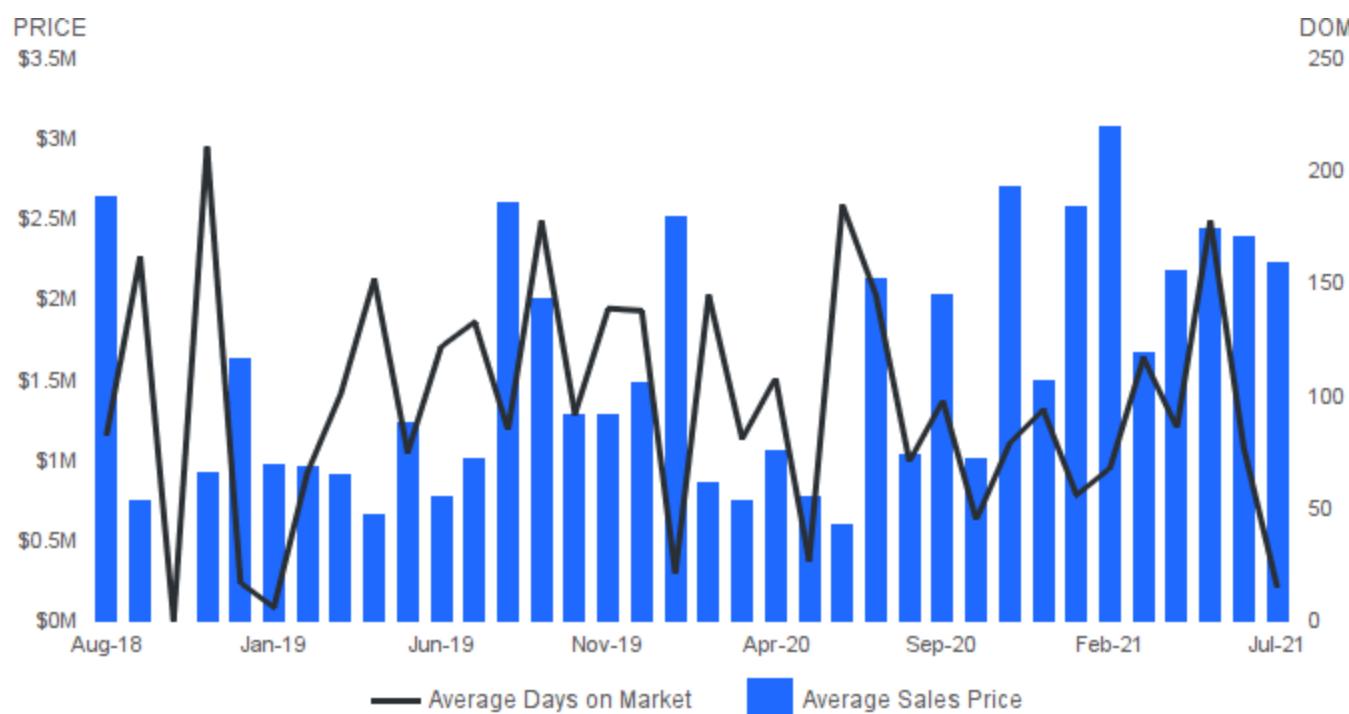
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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

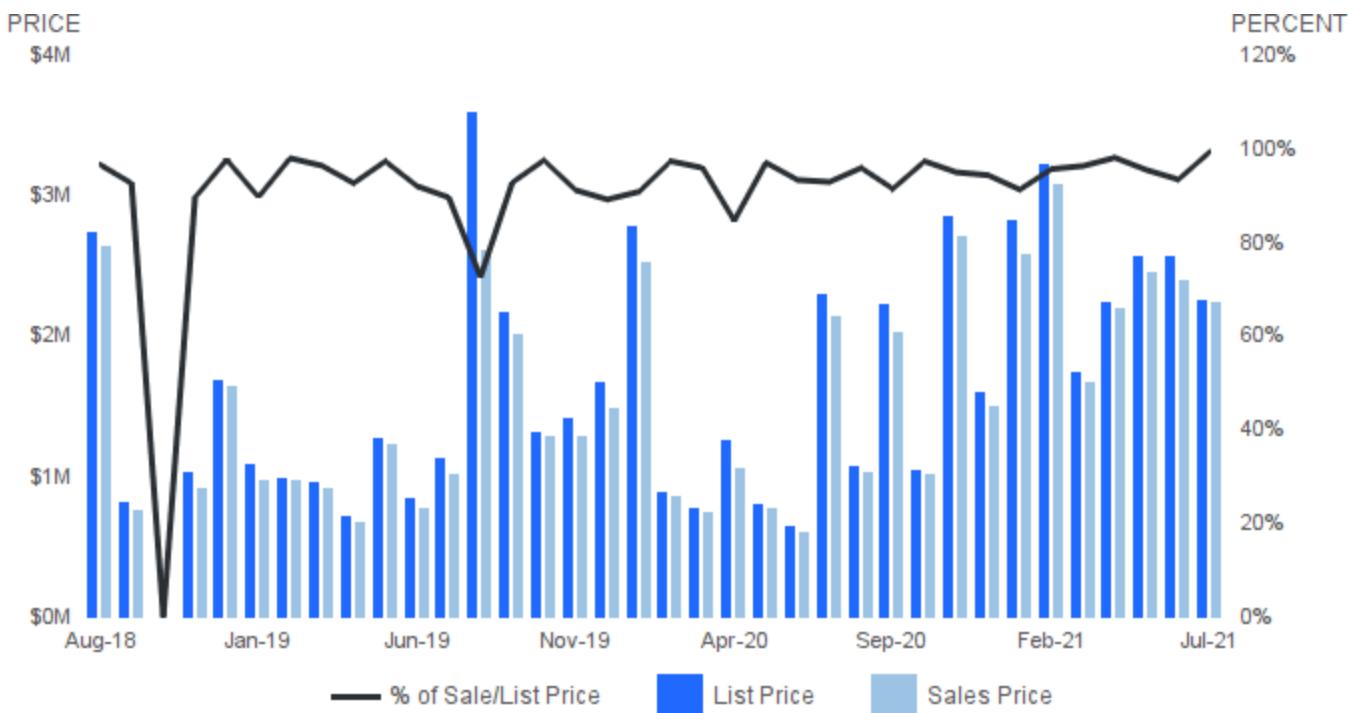
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 2021 | Single Family Homes ?

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

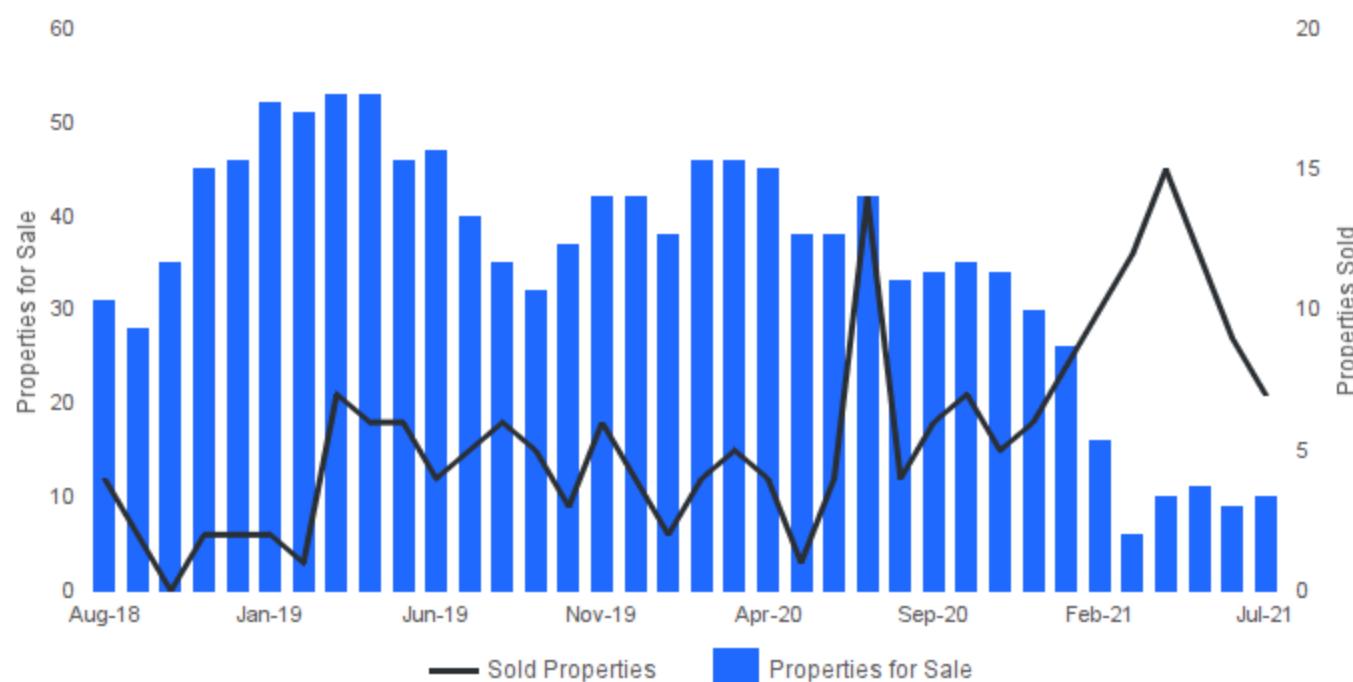
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2021 | Single Family Homes ?

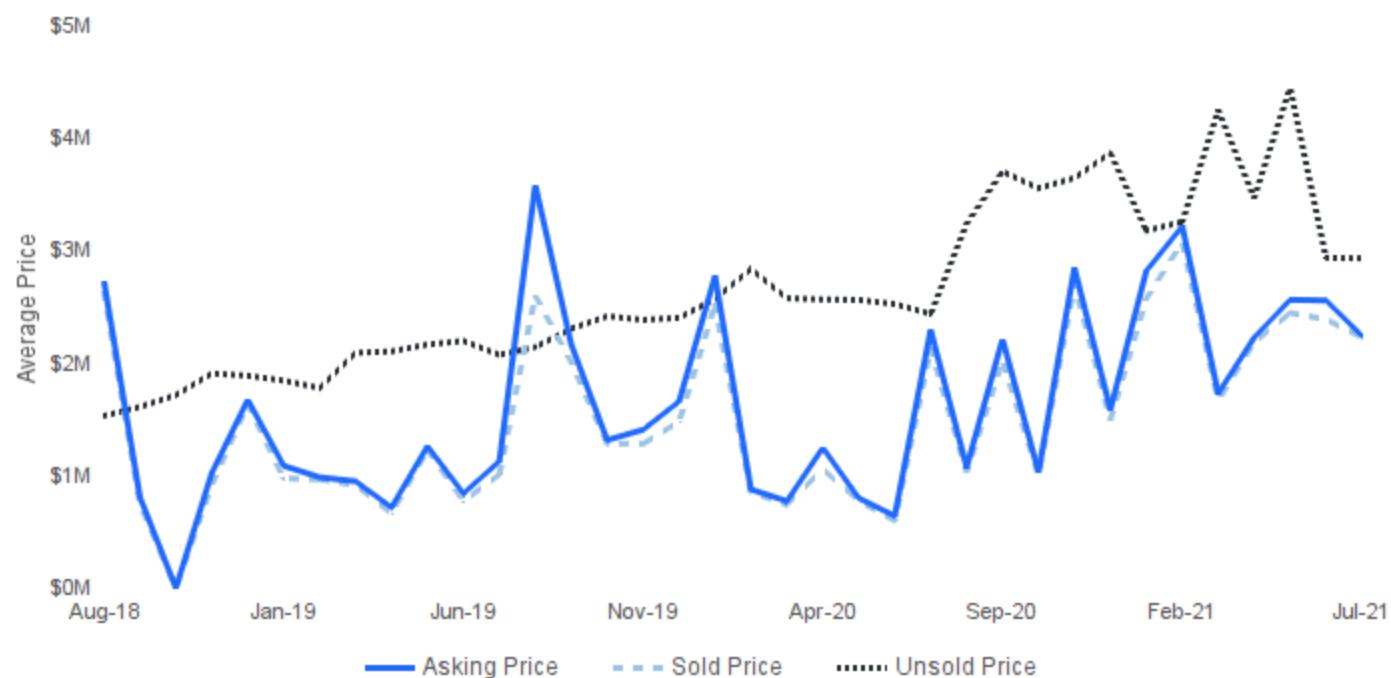
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2021 | Single Family Homes ?

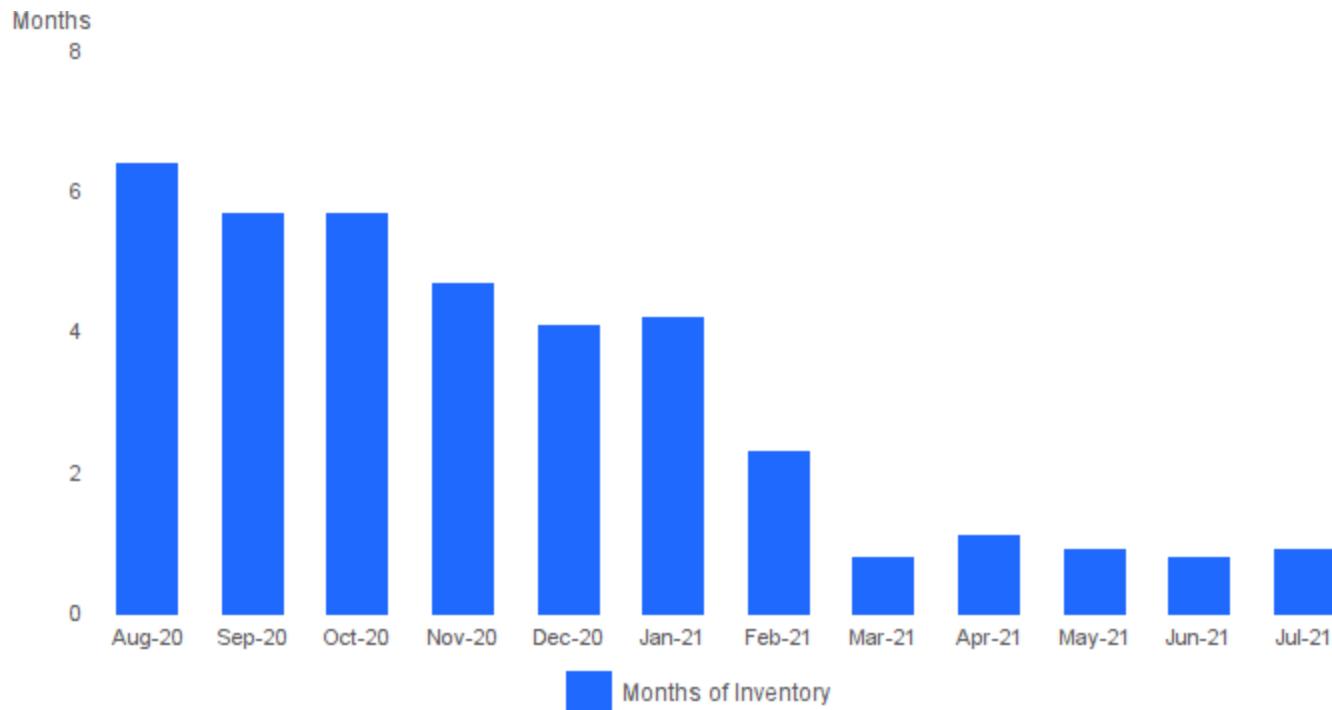
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

July 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.



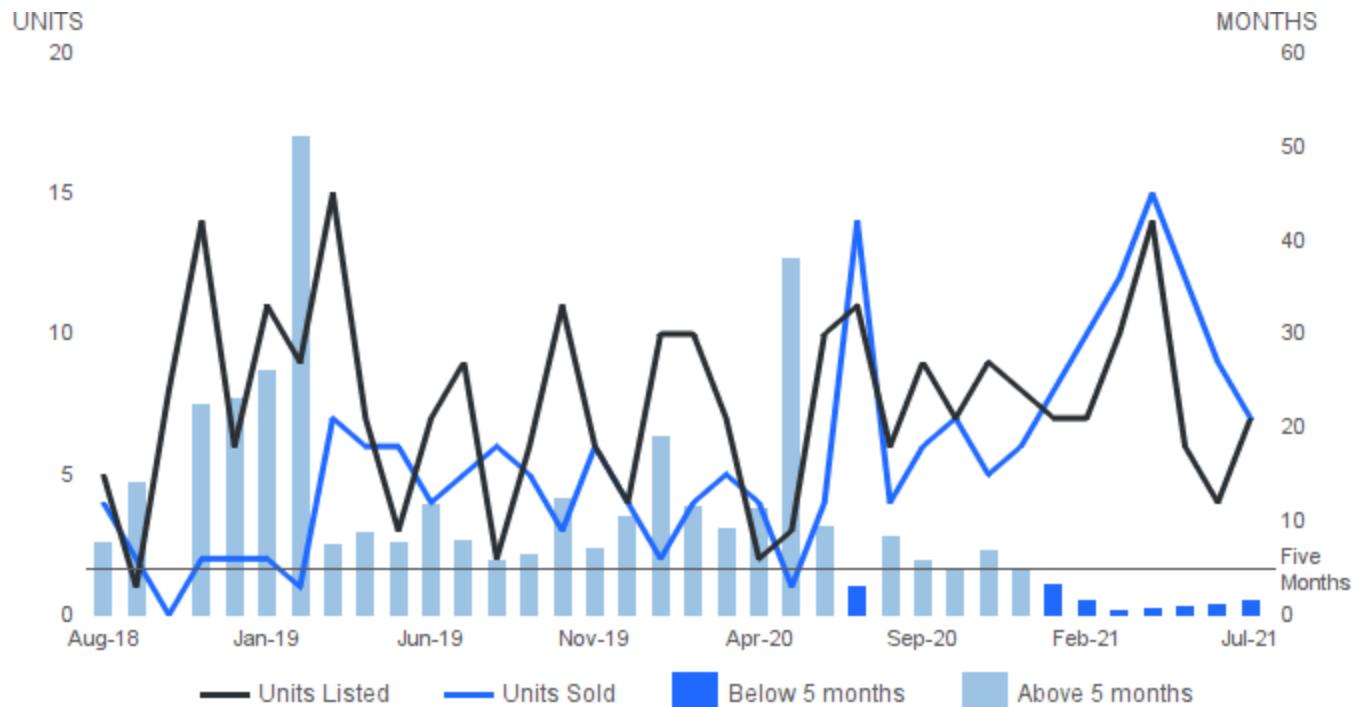
## MONTHS SUPPLY OF INVENTORY

July 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.

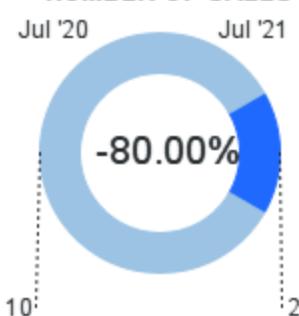


## LONGBOAT KEY | July 2021

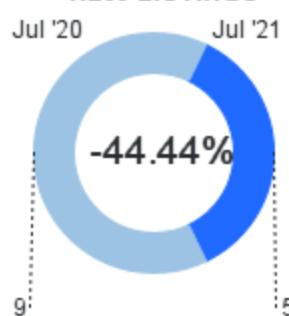
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#### Single Family Homes

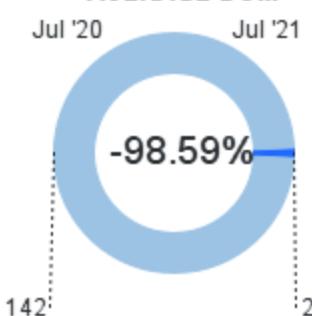
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



**296.46%**

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

**312.04%**

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

**281.63%**

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

**288.19%**

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jul '20

Jul '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

July 2021 | Single Family Homes 

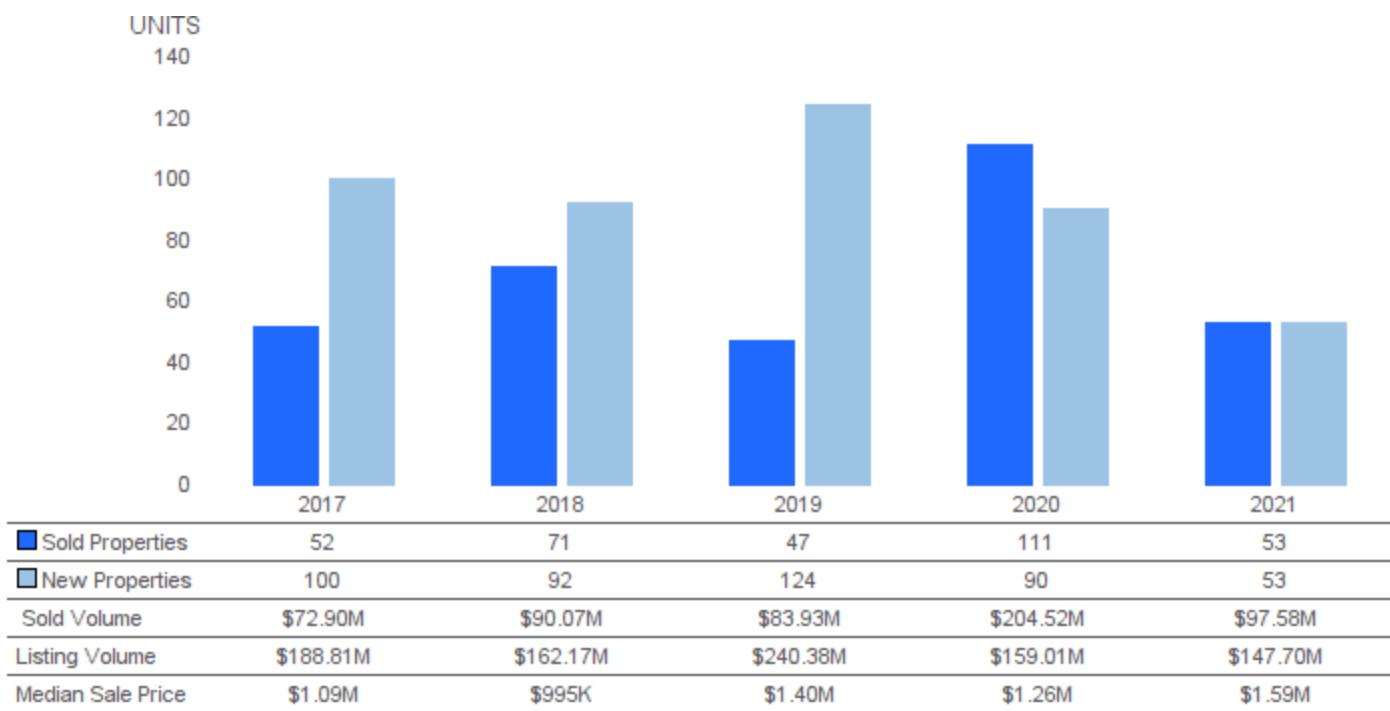
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	5	9	-44.44% 	53	60	-11.67% 
Sold Listings	2	10	-80% 	51	52	-1.92% 
Median List Price (Solds)	\$4,175,000	\$1,094,000	281.63% 	\$1,498,750	\$1,297,499	15.51% 
Median Sold Price	\$4,250,000	\$1,072,000	296.46% 	\$1,575,000	\$1,172,000	34.39% 
Median Days on Market	2	104	-98.08% 	23	113	-79.65% 
Average List Price (Solds)	\$4,175,000	\$1,075,499	288.19% 	\$1,826,414	\$1,576,717	15.84% 
Average Sold Price	\$4,250,000	\$1,031,450	312.04% 	\$1,789,709	\$1,451,250	23.32% 
Average Days on Market	2	142	-98.59% 	53	144	-63.19% 
List/Sold Price Ratio	97%	96.3%	0.73% 	98.4%	93%	5.75% 

### SOLD AND NEW PROPERTIES (UNITS)

July 2021 | Single Family Homes 

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

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## MEDIAN SALES PRICE AND NUMBER OF SALES

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

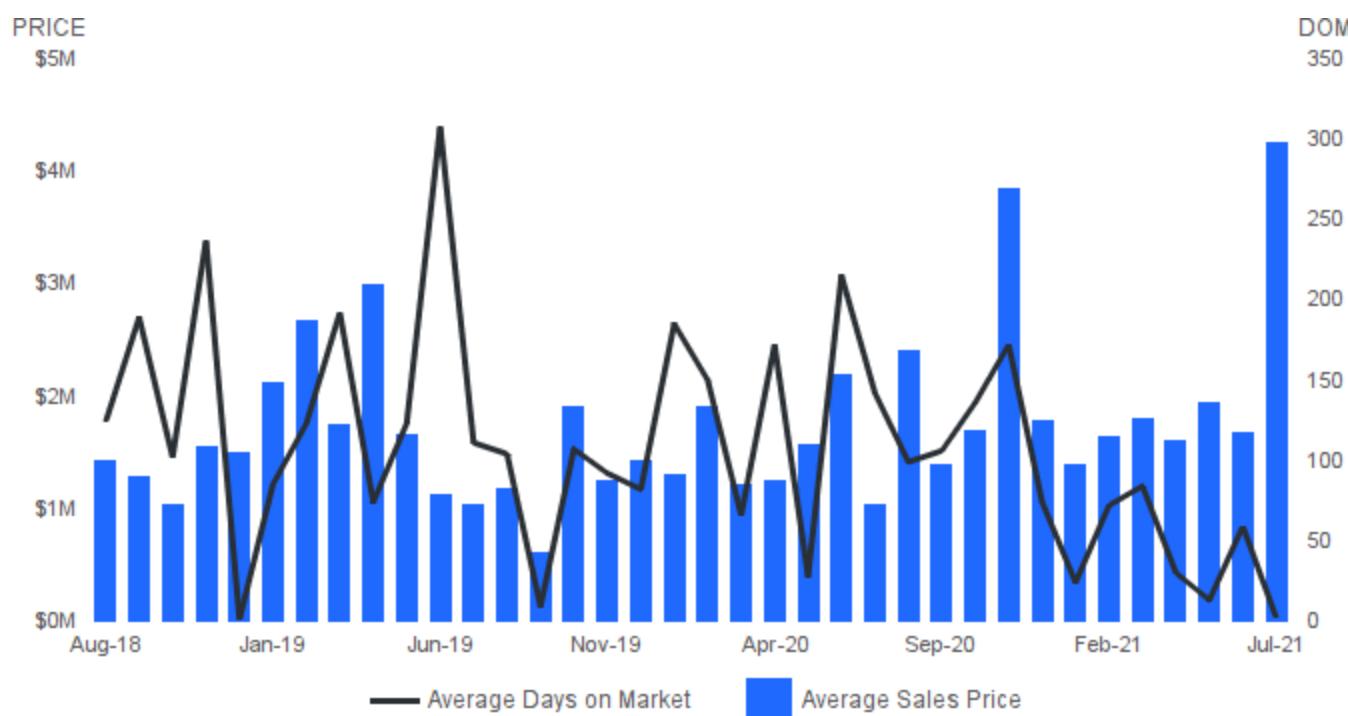
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## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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

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



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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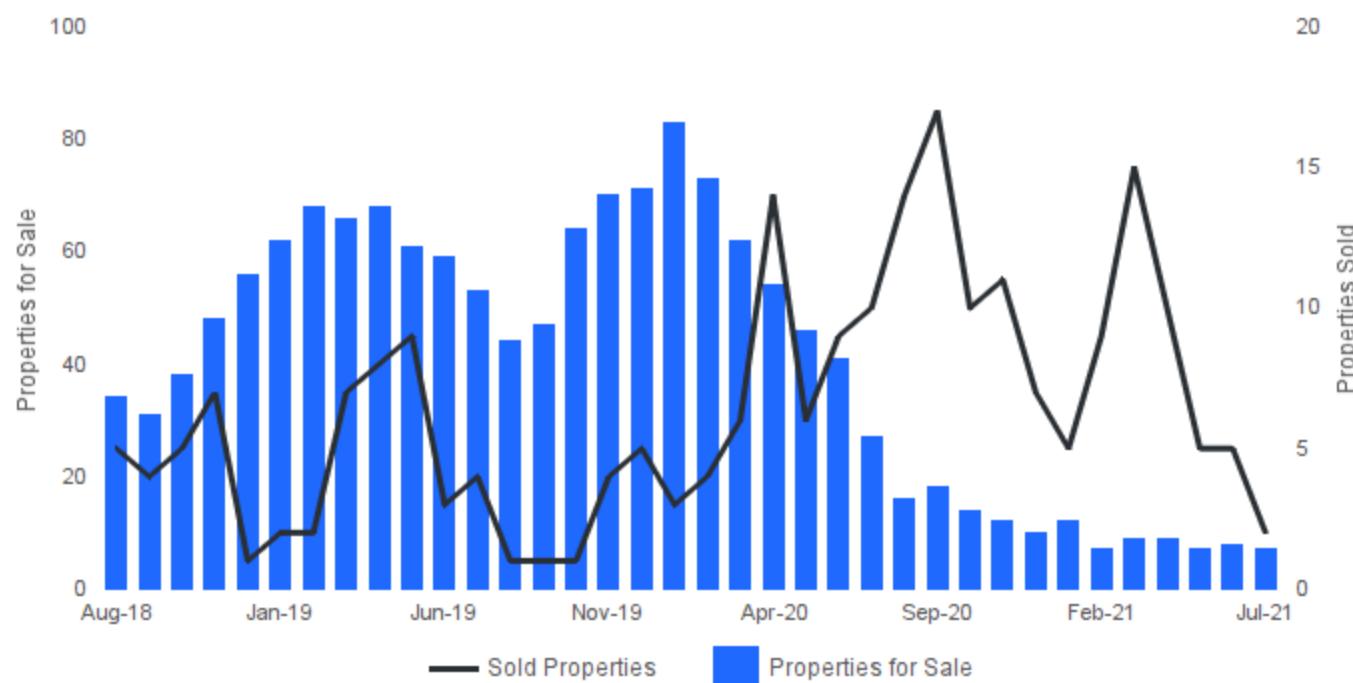
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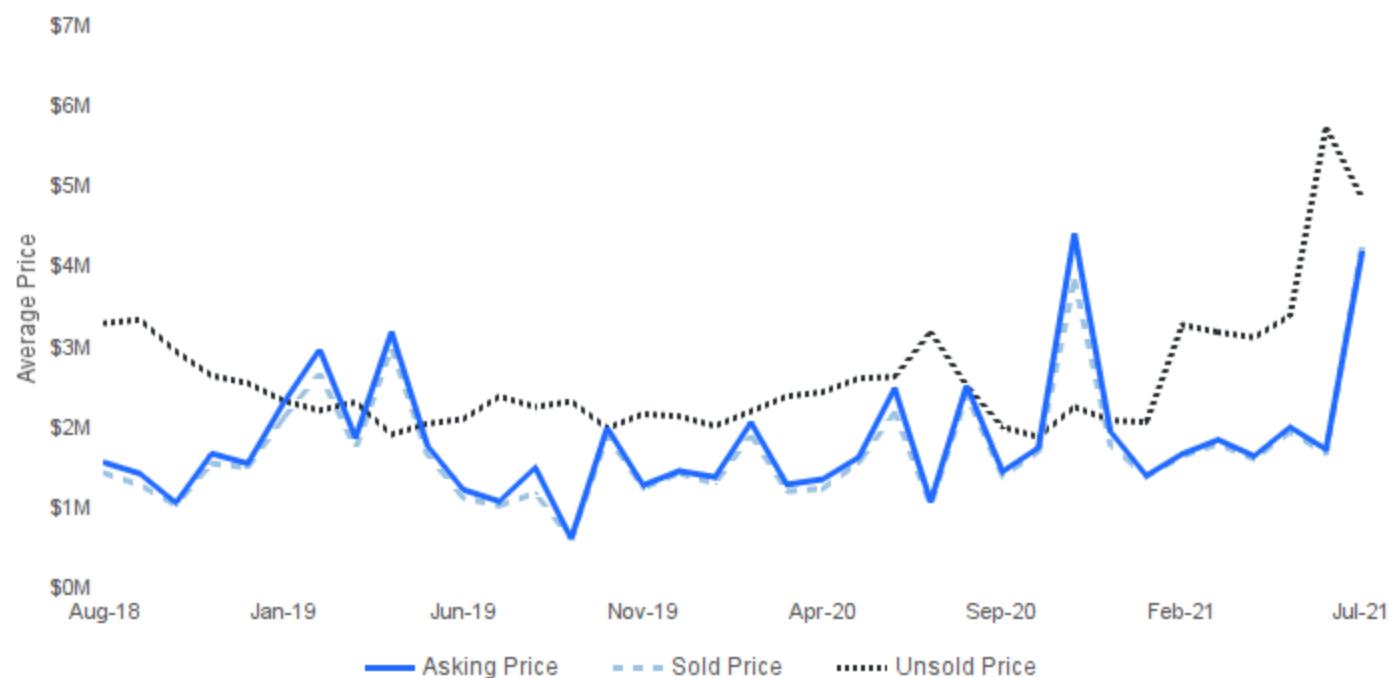
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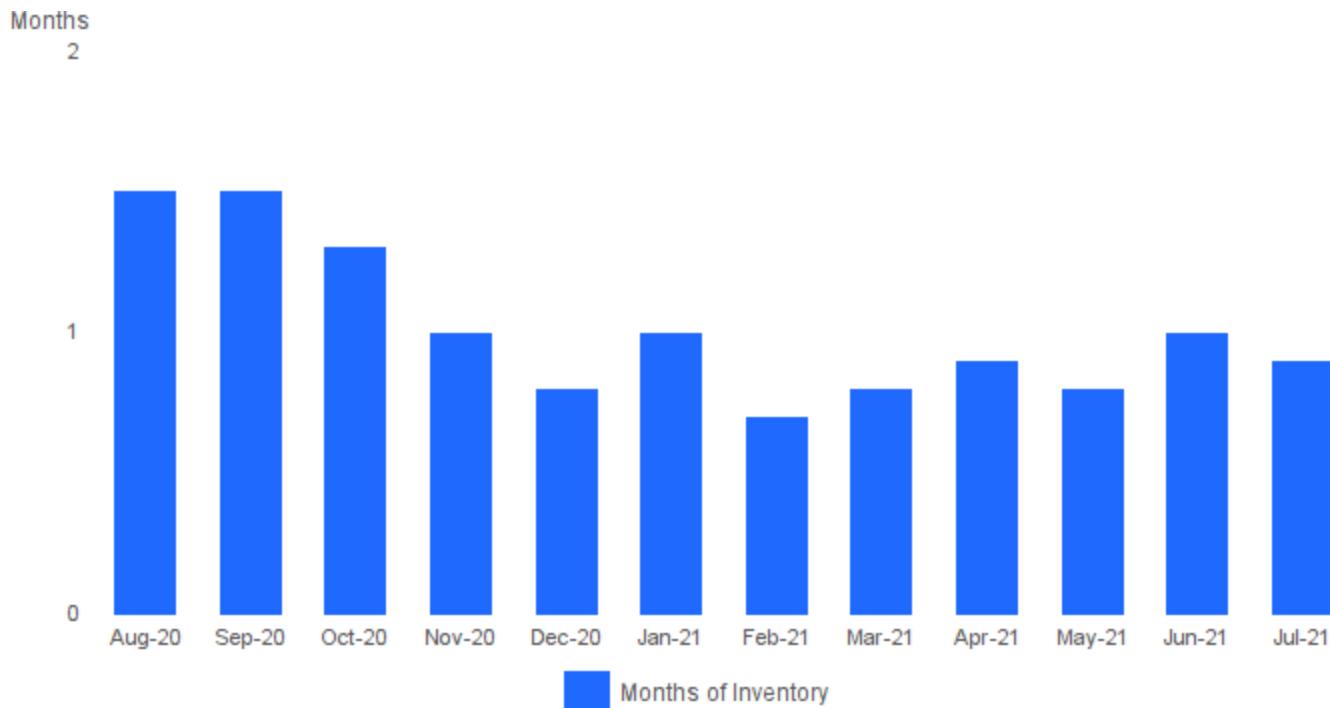
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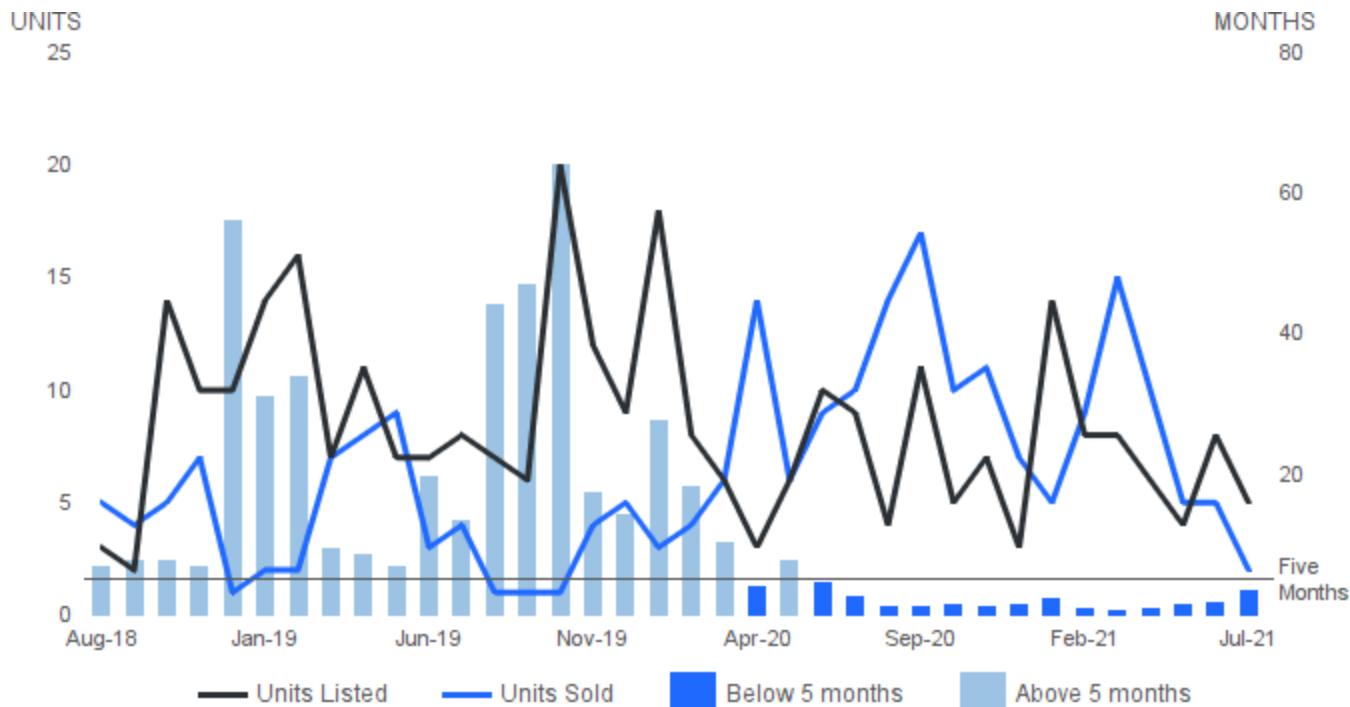
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