



AREA REPORT

JULY 2021 | SINGLE FAMILY HOMES

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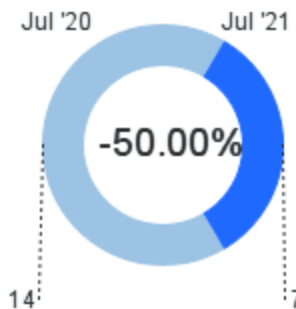
COLDWELL BANKER
REALTY

LONGBOAT KEY | July 2021

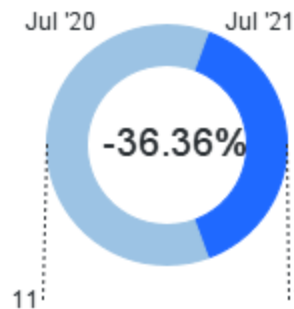
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

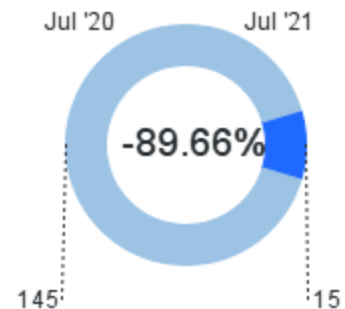
NUMBER OF SALES




NEW LISTINGS



AVERAGE DOM



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 ?

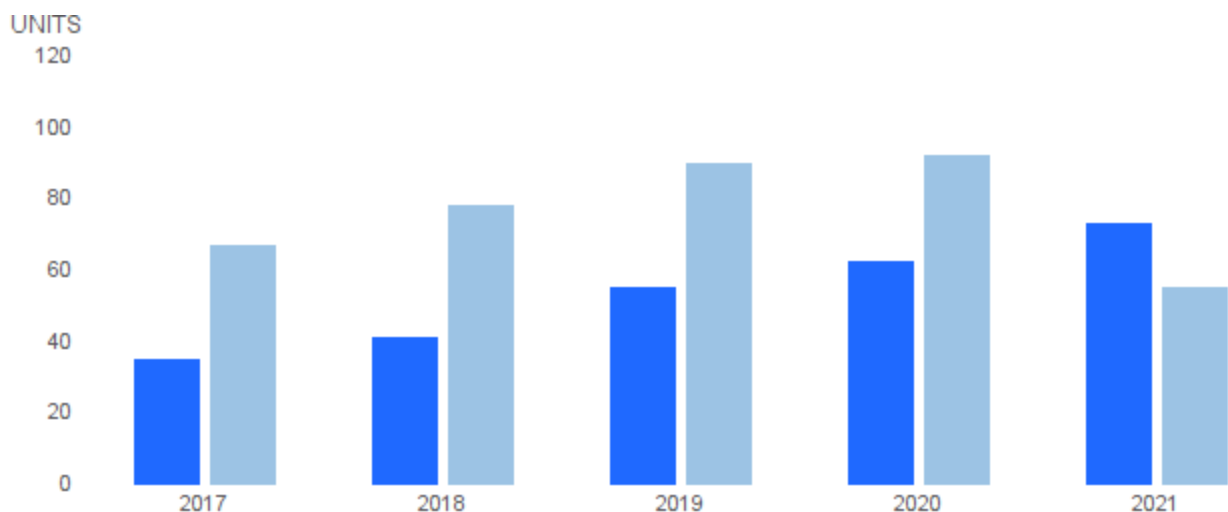
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	7	11	-36.36% ↓	55	53	3.77% ↑
Sold Listings	7	14	-50% ↓	73	34	114.71% ↑
Median List Price (Solds)	\$1,050,000	\$1,124,500	-6.63% ↓	\$1,250,000	\$851,500	46.8% ↑
Median Sold Price	\$1,050,000	\$1,012,500	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.



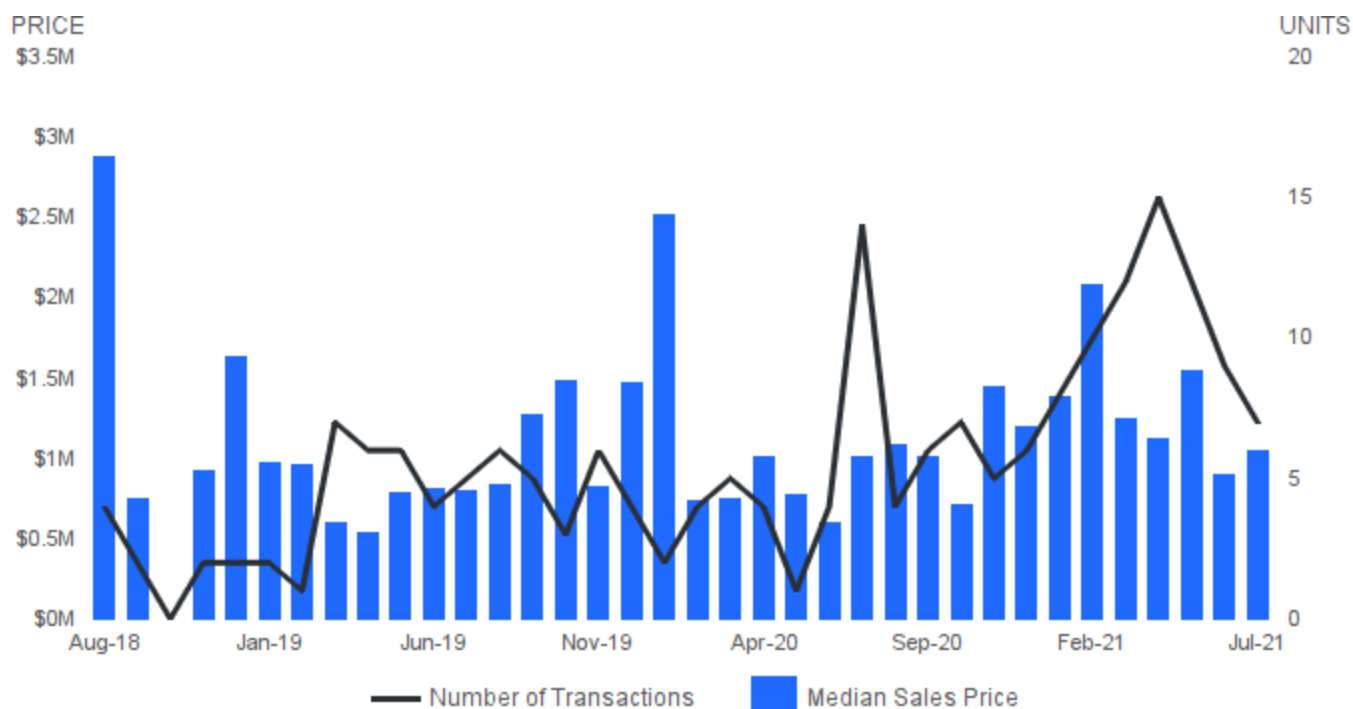
Sold Properties	35	41	55	62	73
New Properties	67	78	90	92	55
Sold Volume	\$37.80M	\$56.85M	\$71.94M	\$95.23M	\$170.65M
Listing Volume	\$97.29M	\$127.85M	\$152.67M	\$222.10M	\$116.83M
Median Sale Price	\$706K	\$740K	\$795K	\$913K	\$1.20M

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.

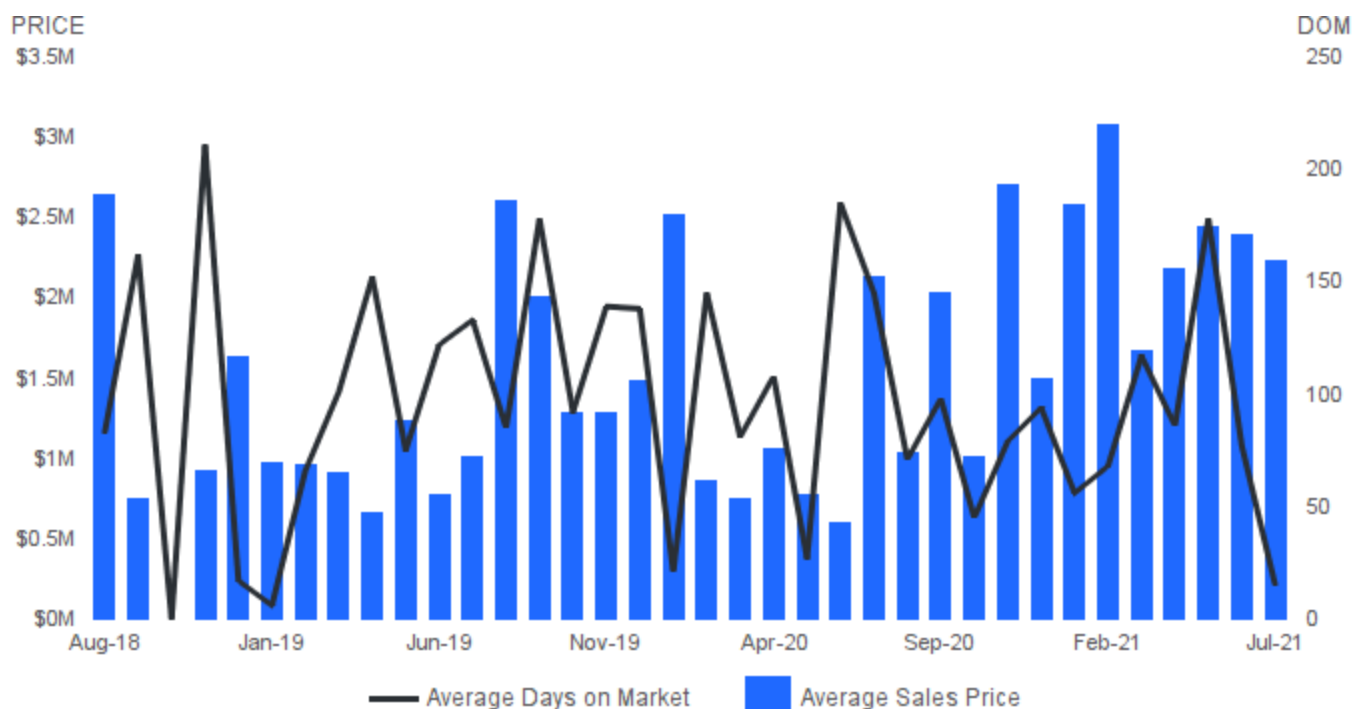


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2021 | Single Family Homes 

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

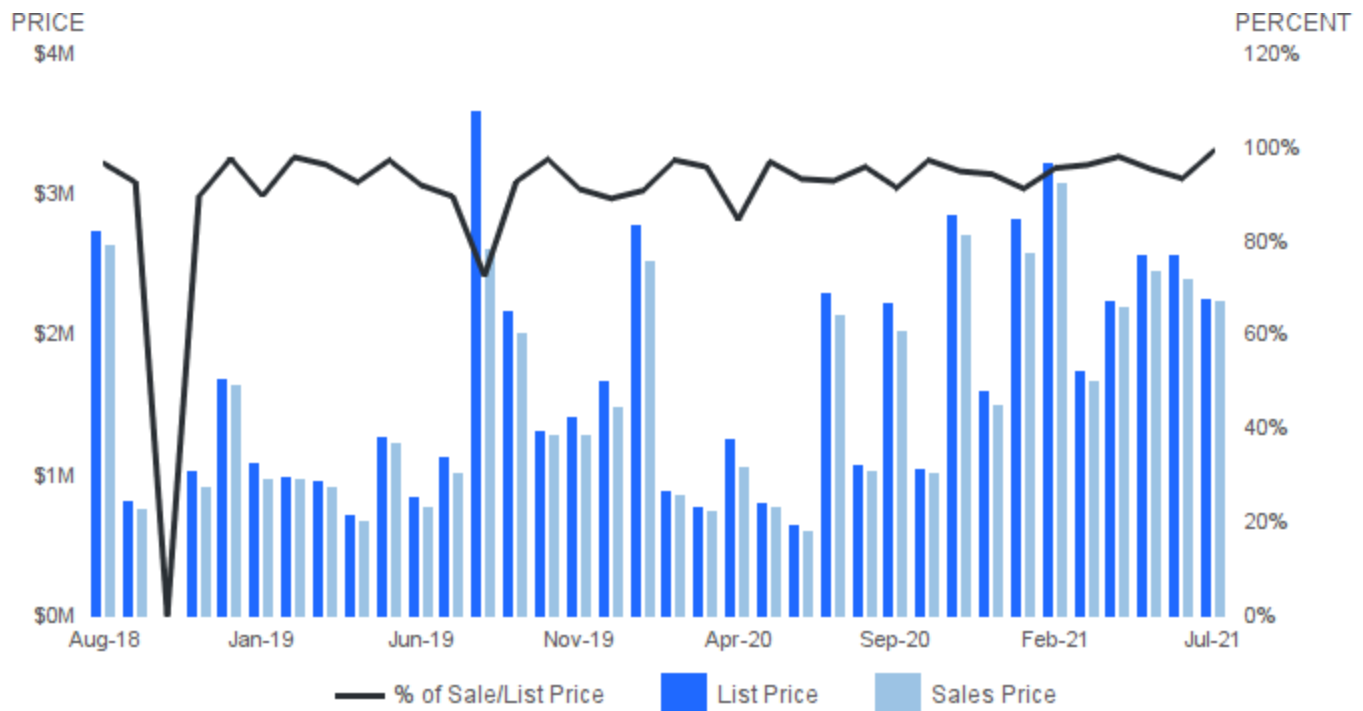
Average Days on Market | Average days on market for all properties sold.



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.

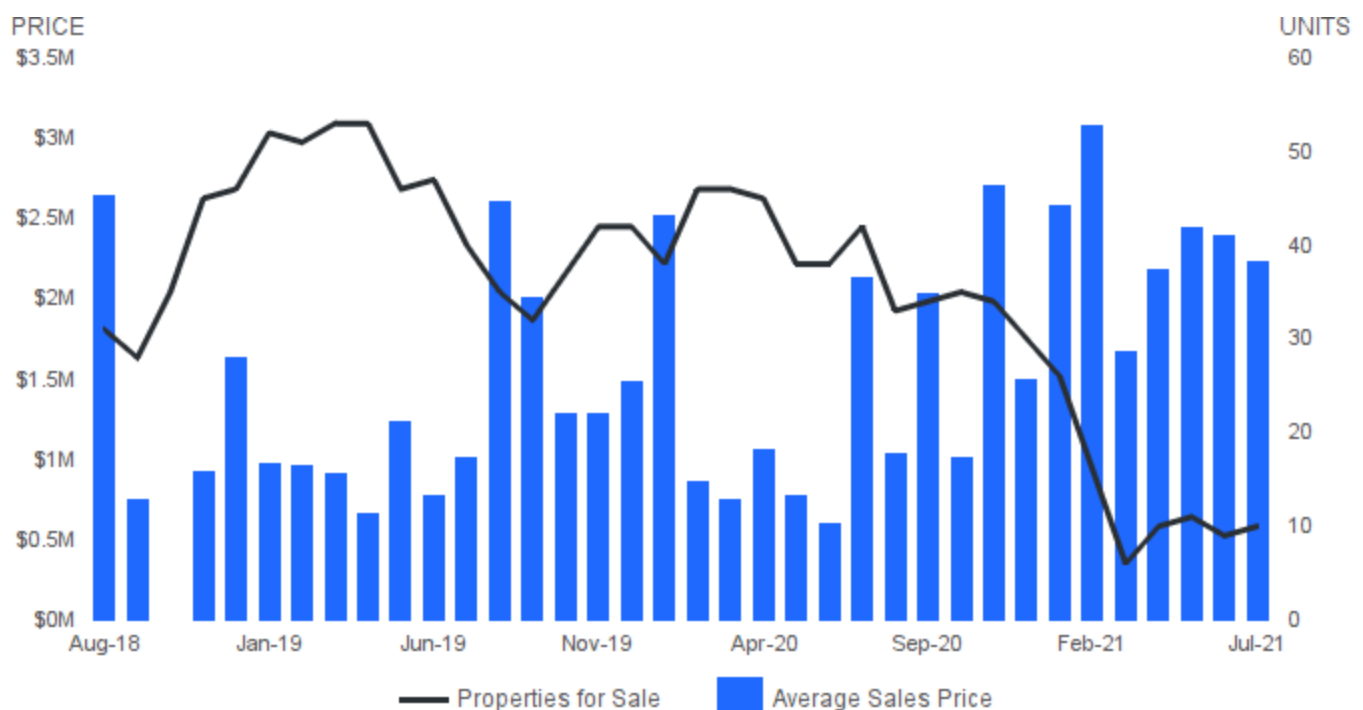


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

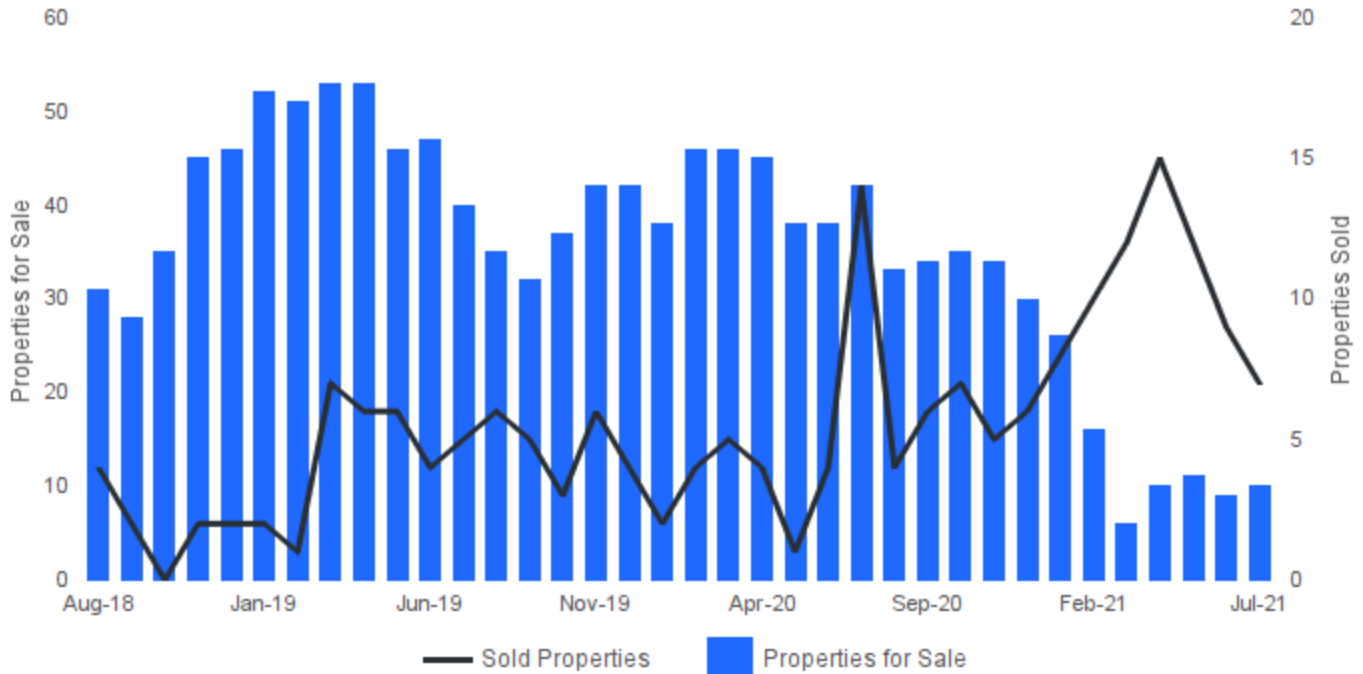


PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



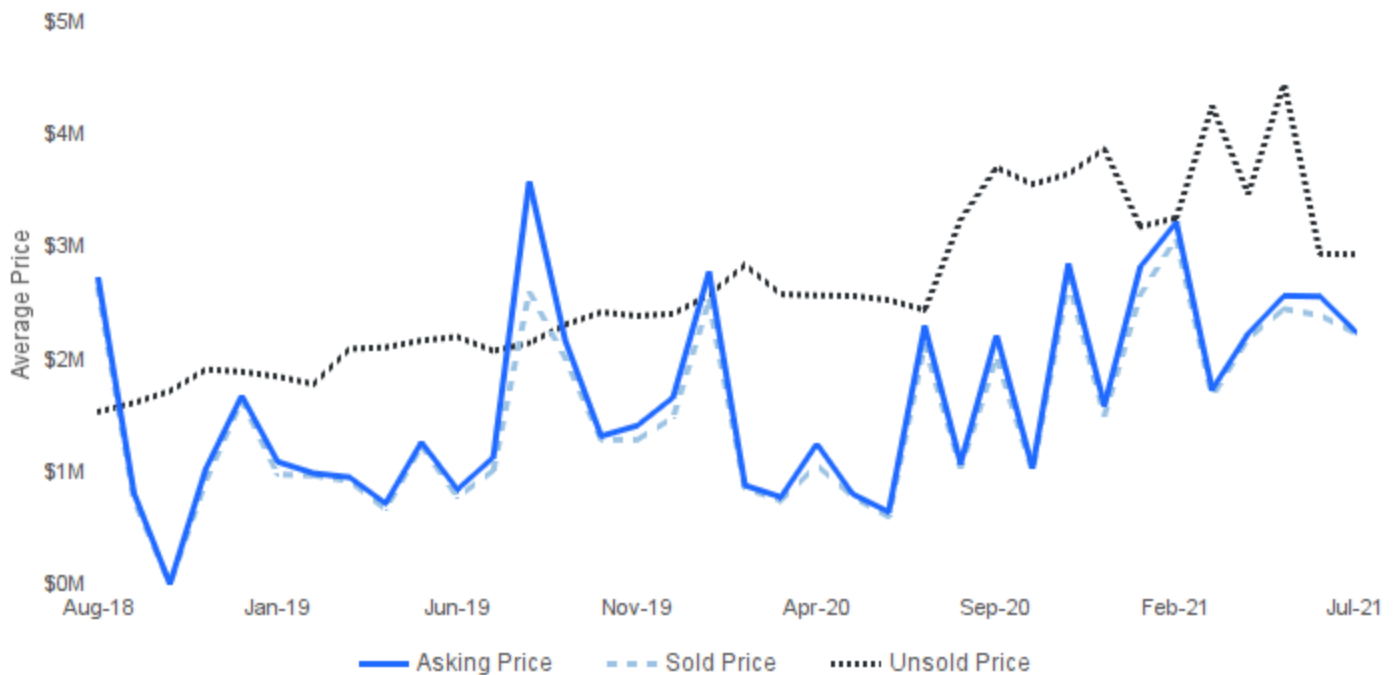
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2021 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

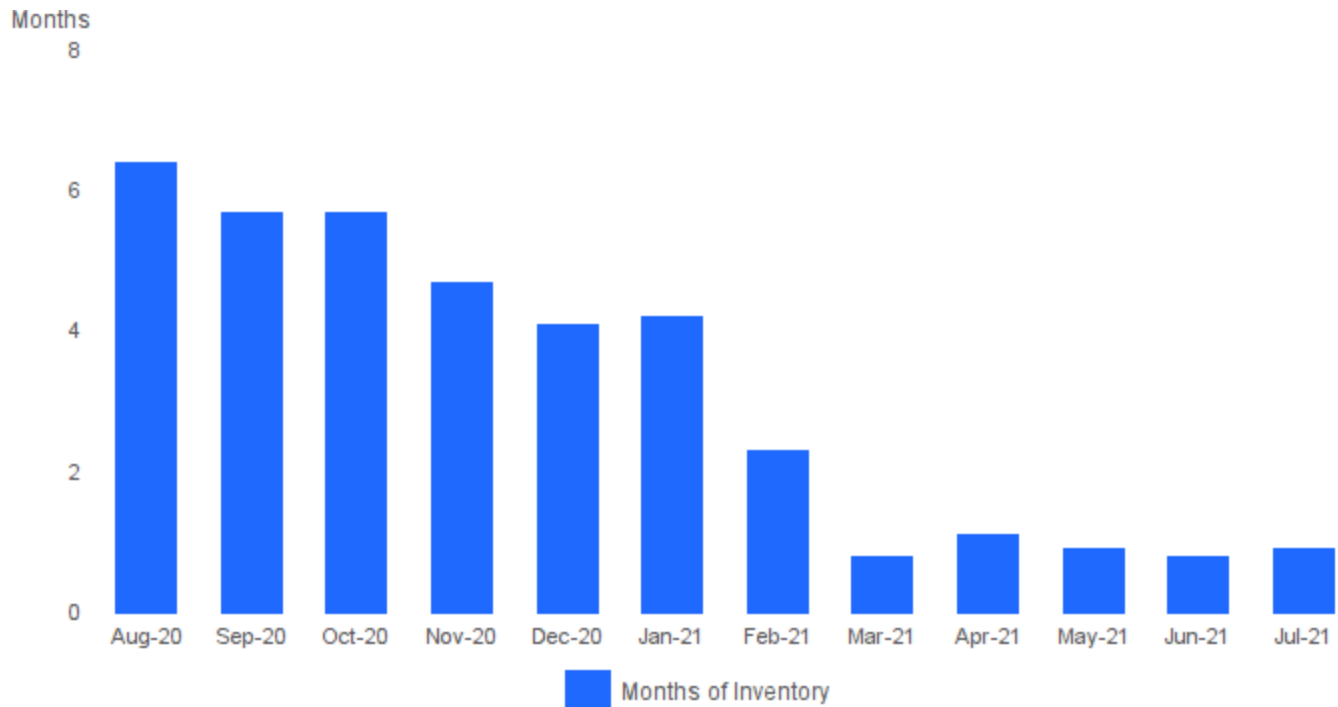
Sold Price | the average selling price



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.



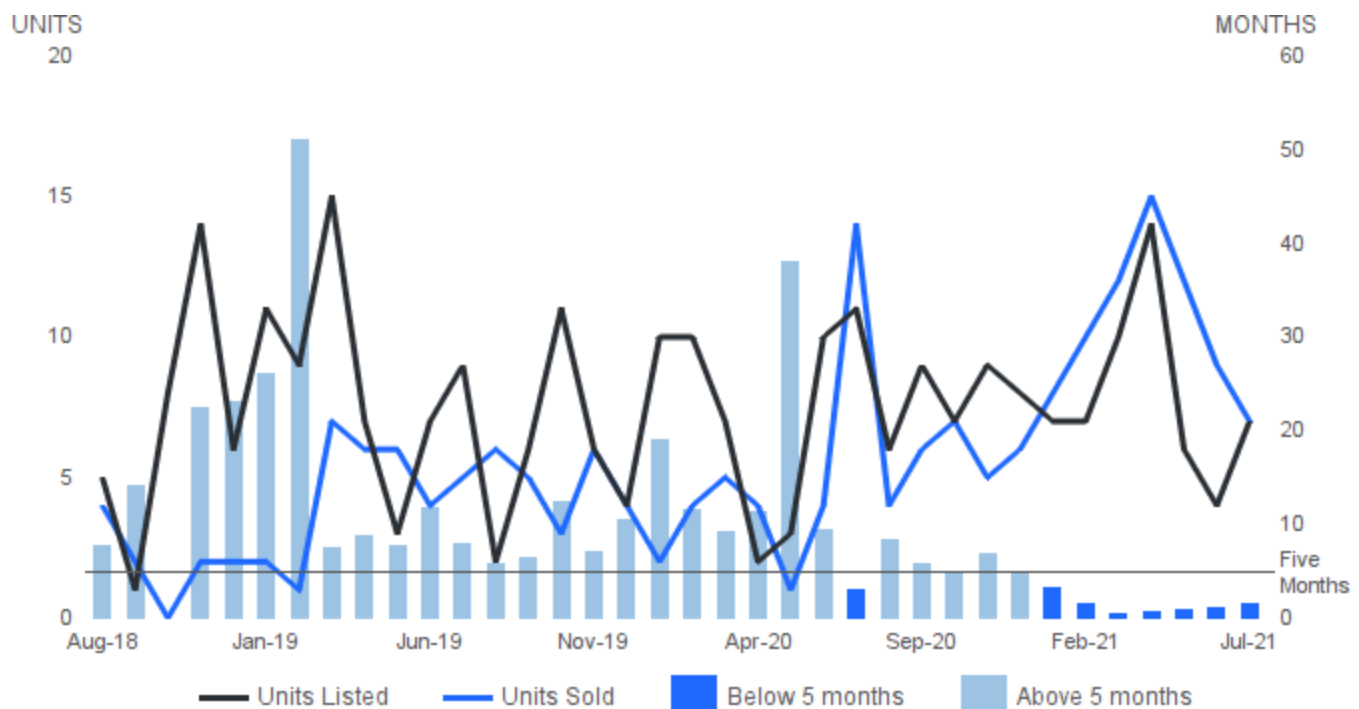
MONTHS SUPPLY OF INVENTORY

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.

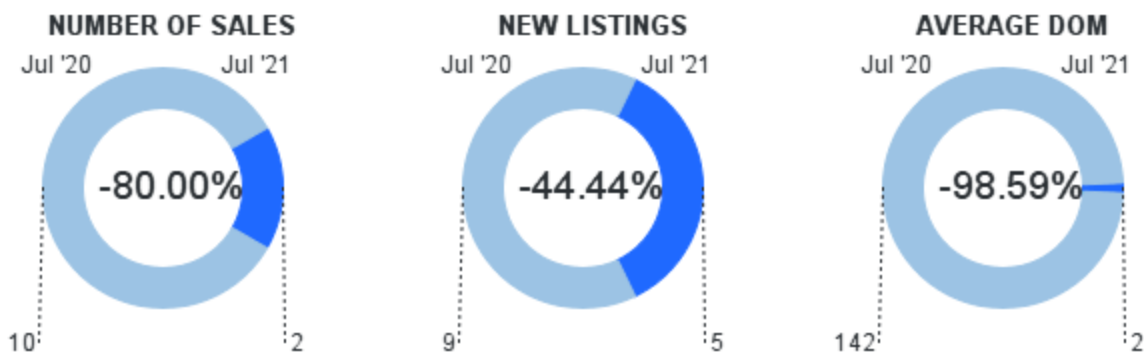
Units Sold | Number of properties sold.



LONGBOAT KEY | July 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



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 ?

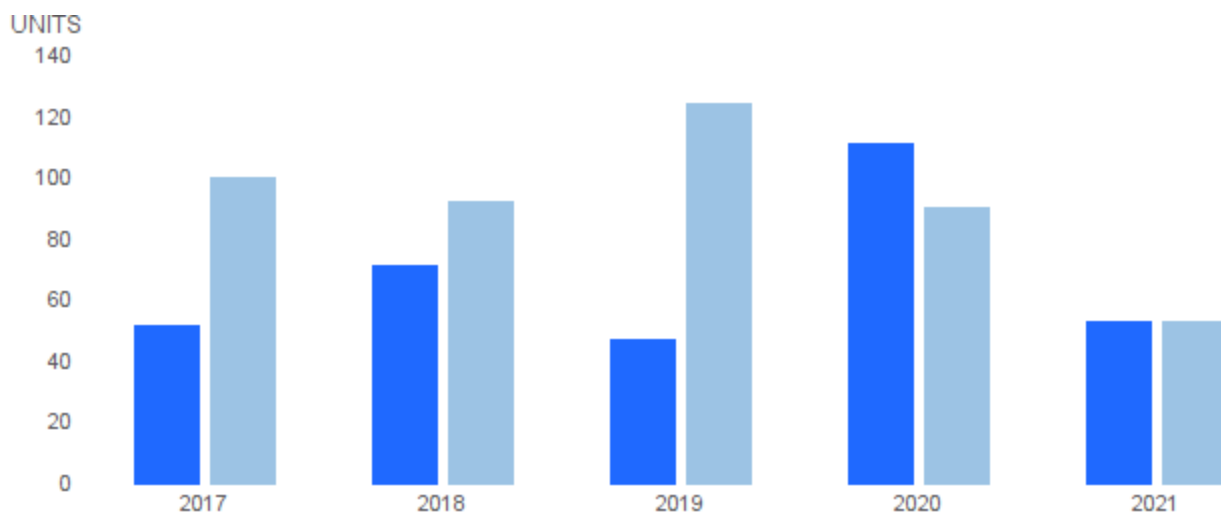
	Month to Date			Year to Date		
	July 2021	July 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	5	9	-44.44% ↓	53	60	-11.67% ↓
Sold Listings	2	10	-80% ↓	51	52	-1.92% ↓
Median List Price (Solds)	\$4,175,000	\$1,094,000	281.63% ↑	\$1,498,750	\$1,297,499	15.51% ↑
Median Sold Price	\$4,250,000	\$1,072,000	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

New Properties | Number of properties listed during the year.



Sold Properties	52	71	47	111	53
New Properties	100	92	124	90	53
Sold Volume	\$72.90M	\$90.07M	\$83.93M	\$204.52M	\$97.58M
Listing Volume	\$188.81M	\$162.17M	\$240.38M	\$159.01M	\$147.70M
Median Sale Price	\$1.09M	\$995K	\$1.40M	\$1.26M	\$1.59M

MEDIAN SALES PRICE AND NUMBER OF SALES

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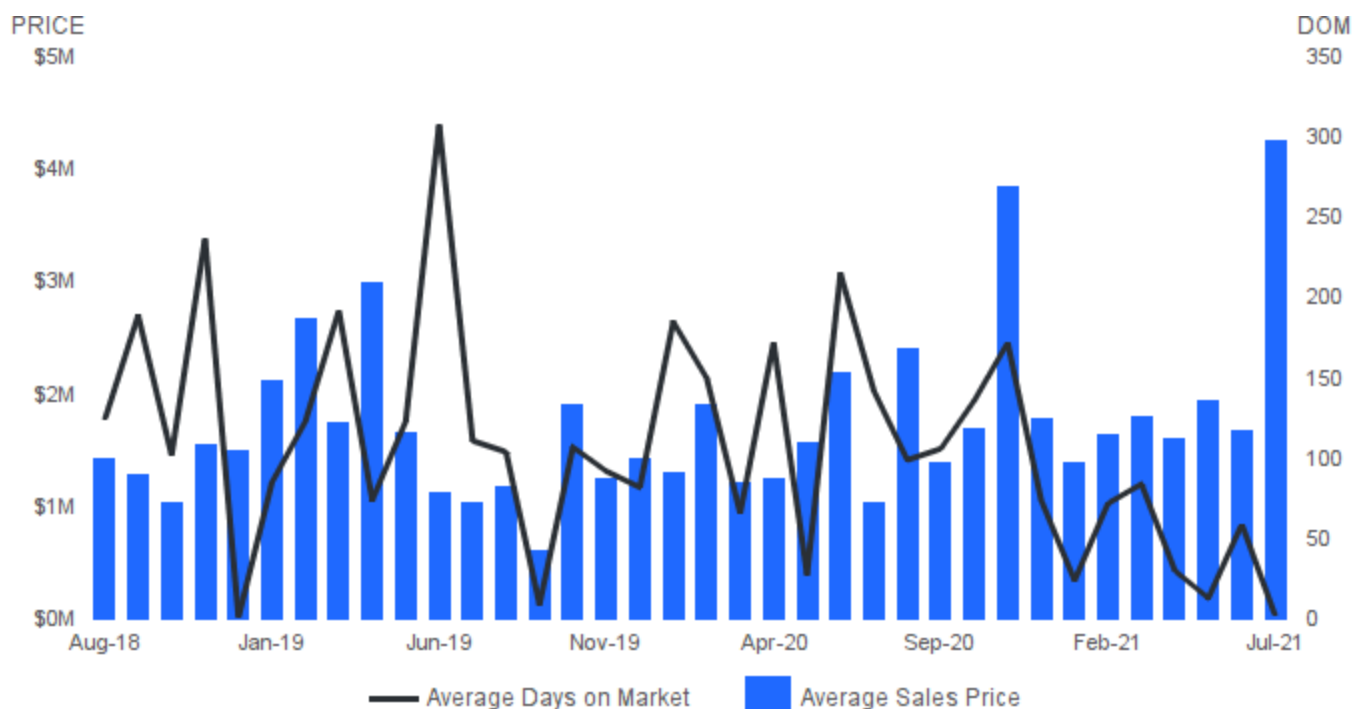


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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 ?

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AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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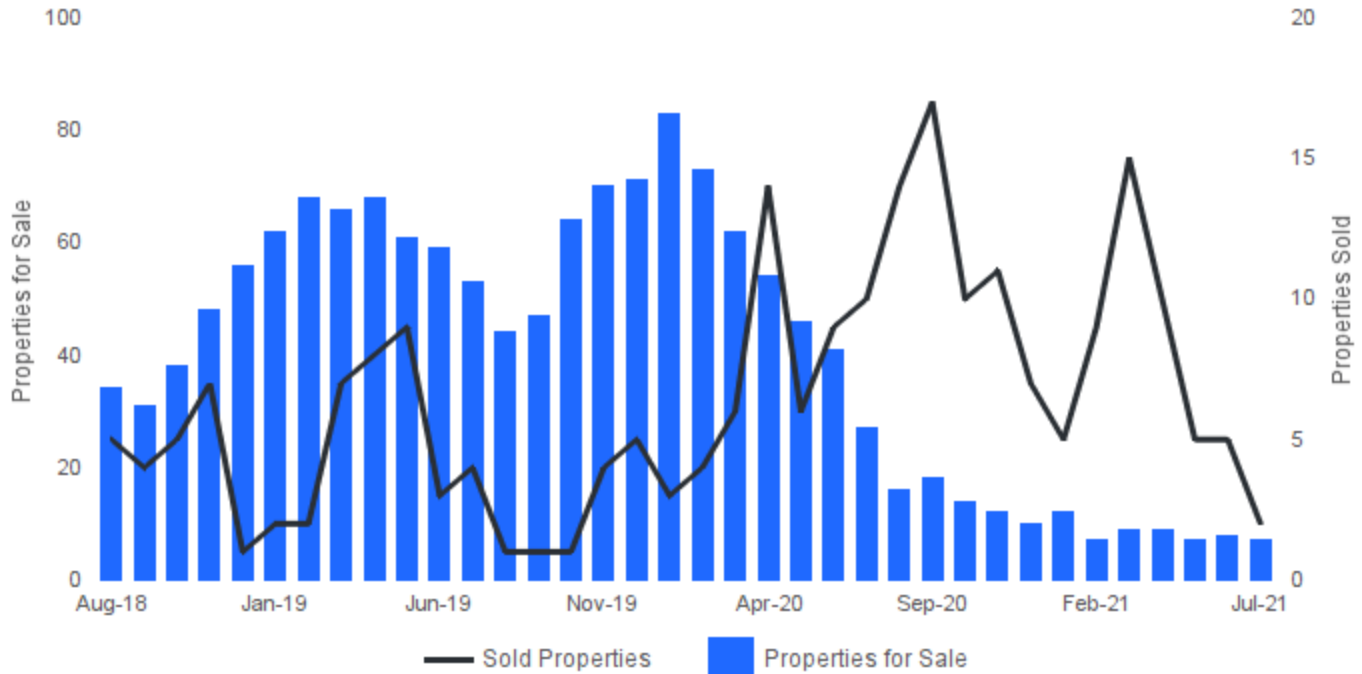


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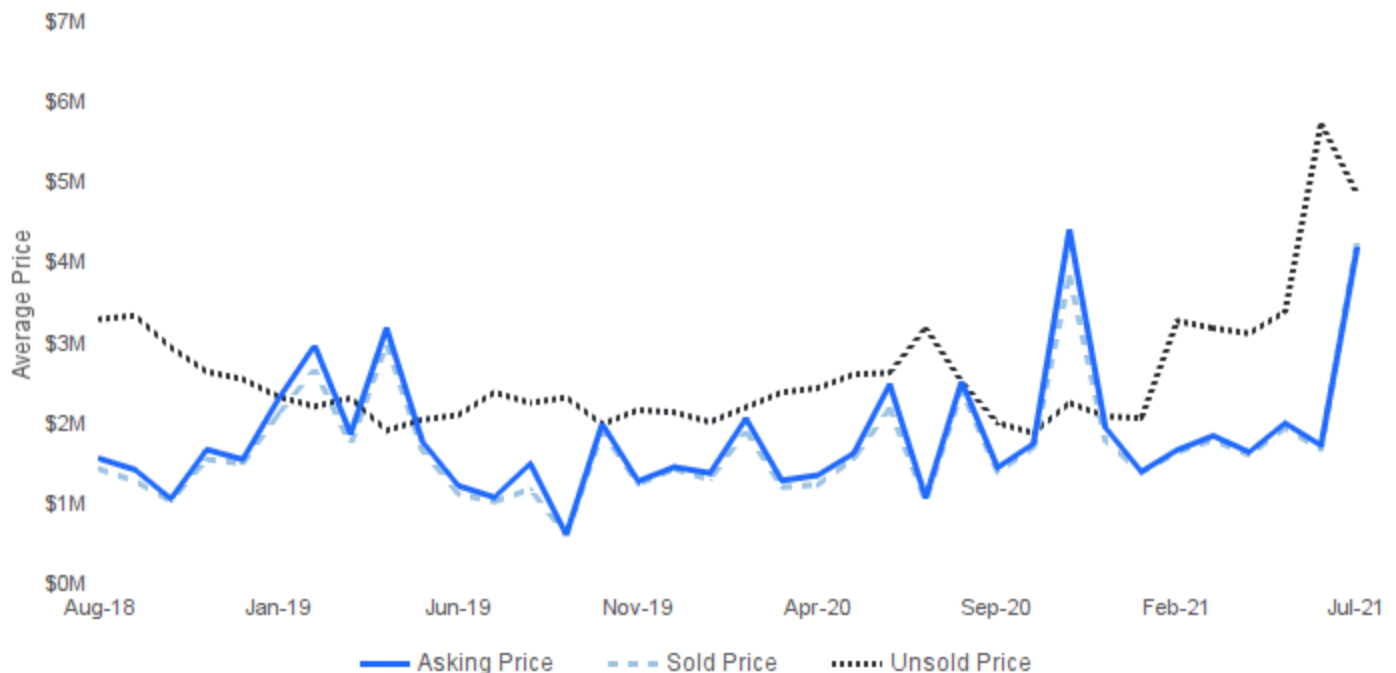
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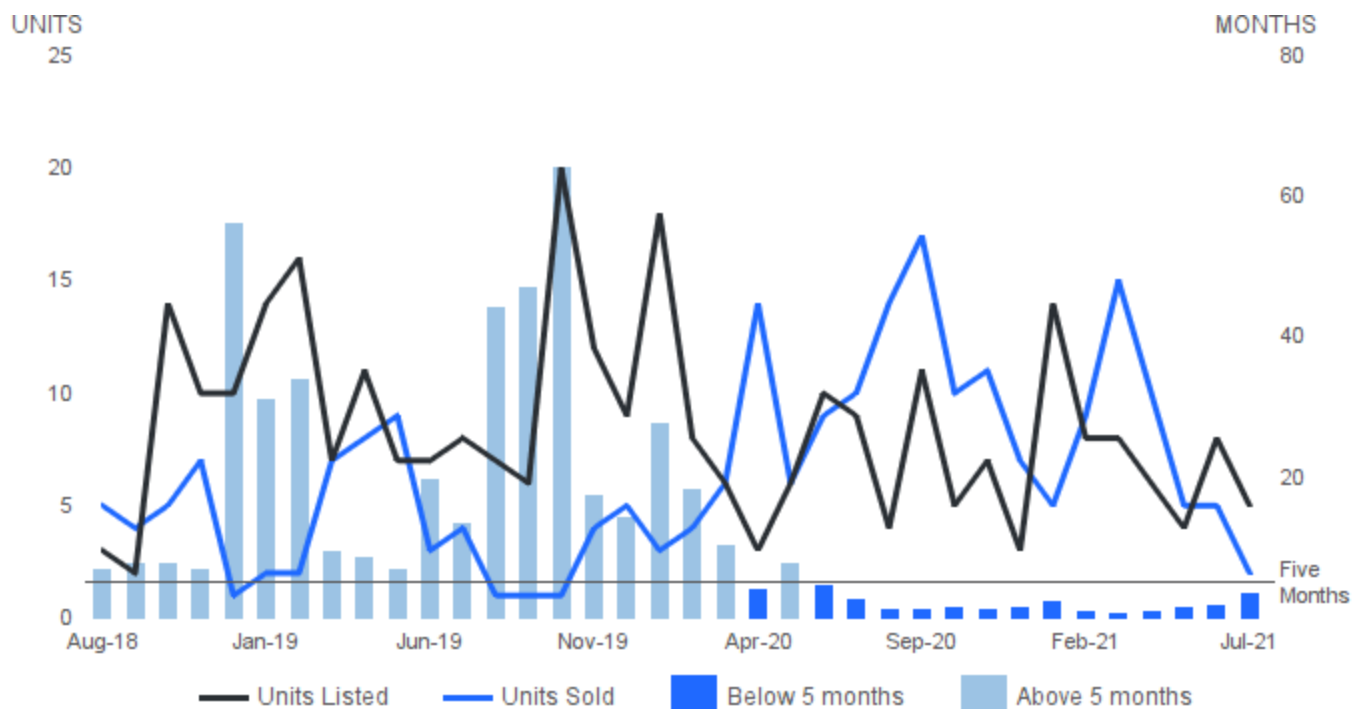
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Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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