



AREA REPORT

AUGUST 2021 | CONDO/TOWNHOUSE

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www.coldwellbankerhomes.com

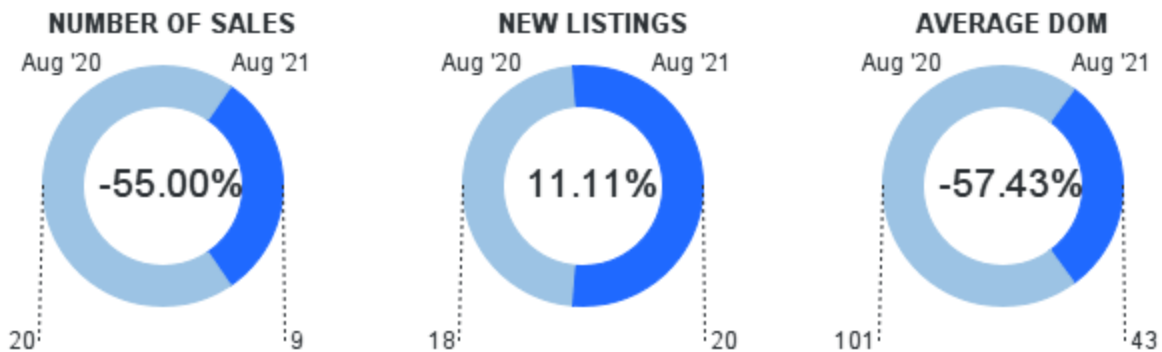


COLDWELL BANKER
REALTY

LONGBOAT KEY | August 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



55.43% ↑

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

38.16% ↑

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

53.51% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

36.05% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

■ Aug '20 ■ Aug '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

August 2021 | Condo/Townhouse ?

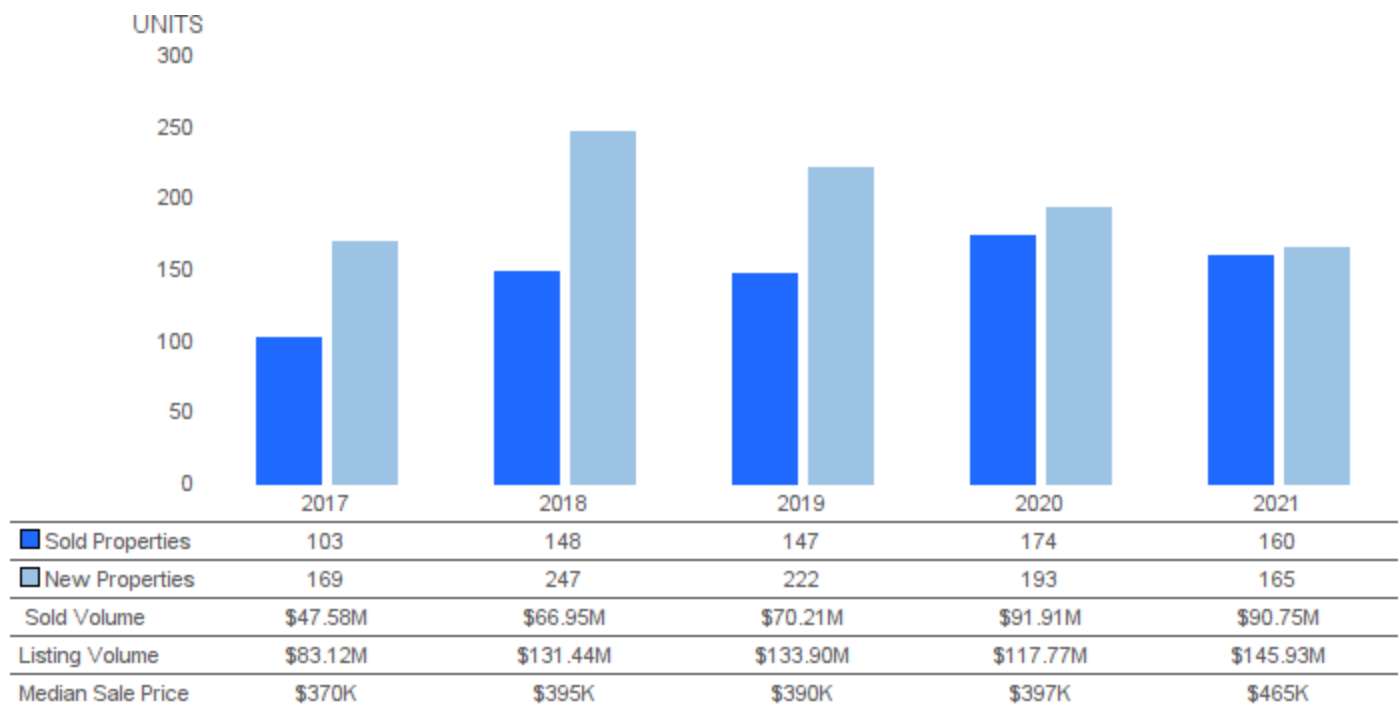
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	20	18	11.11% ↑	163	130	25.38% ↑
Sold Listings	9	20	-55% ↓	158	109	44.95% ↑
Median List Price (Solds)	\$525,000	\$342,000	53.51% ↑	\$477,000	\$397,000	20.15% ↑
Median Sold Price	\$515,250	\$331,500	55.43% ↑	\$465,000	\$380,000	22.37% ↑
Median Days on Market	18	54	-66.67% ↓	19	83	-77.11% ↓
Average List Price (Solds)	\$530,433	\$389,889	36.05% ↑	\$580,429	\$467,292	24.21% ↑
Average Sold Price	\$513,794	\$371,875	38.16% ↑	\$568,210	\$442,073	28.53% ↑
Average Days on Market	43	101	-57.43% ↓	56	118	-52.54% ↓
List/Sold Price Ratio	97.4%	95.5%	2.08% ↑	98%	94.9%	3.22% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

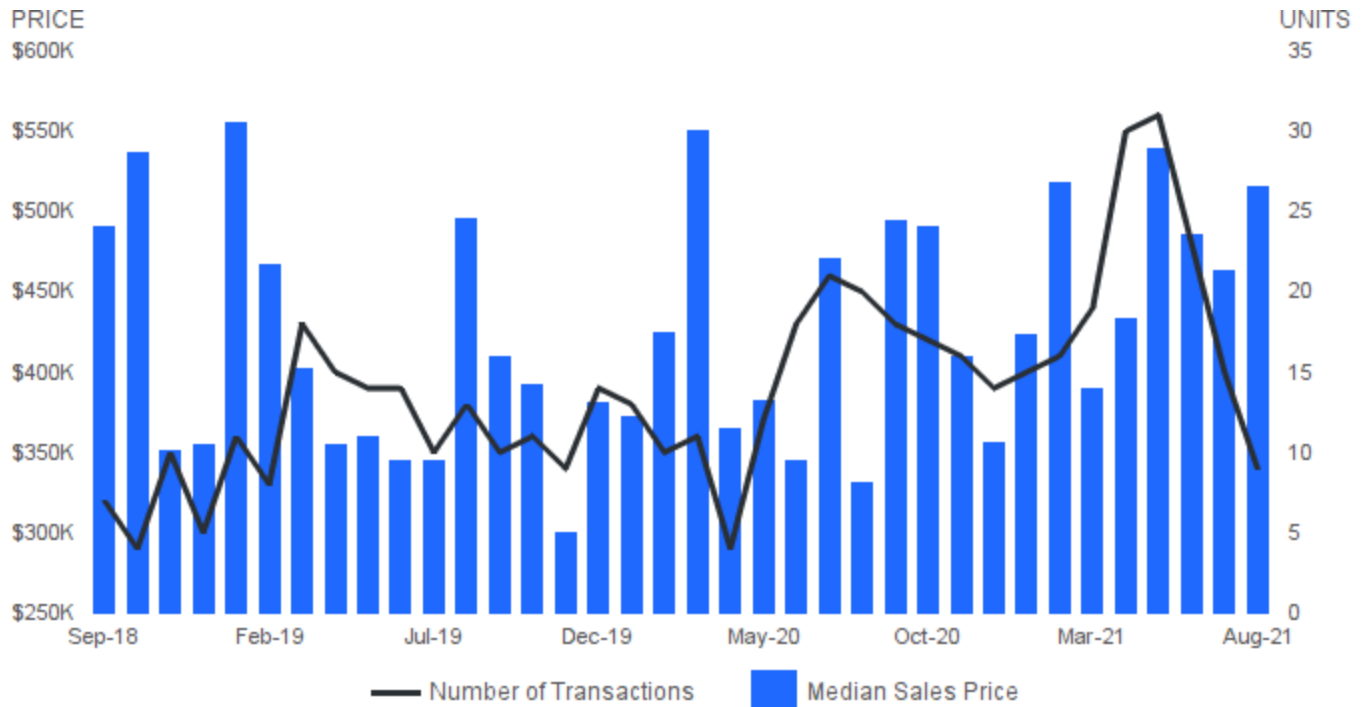


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

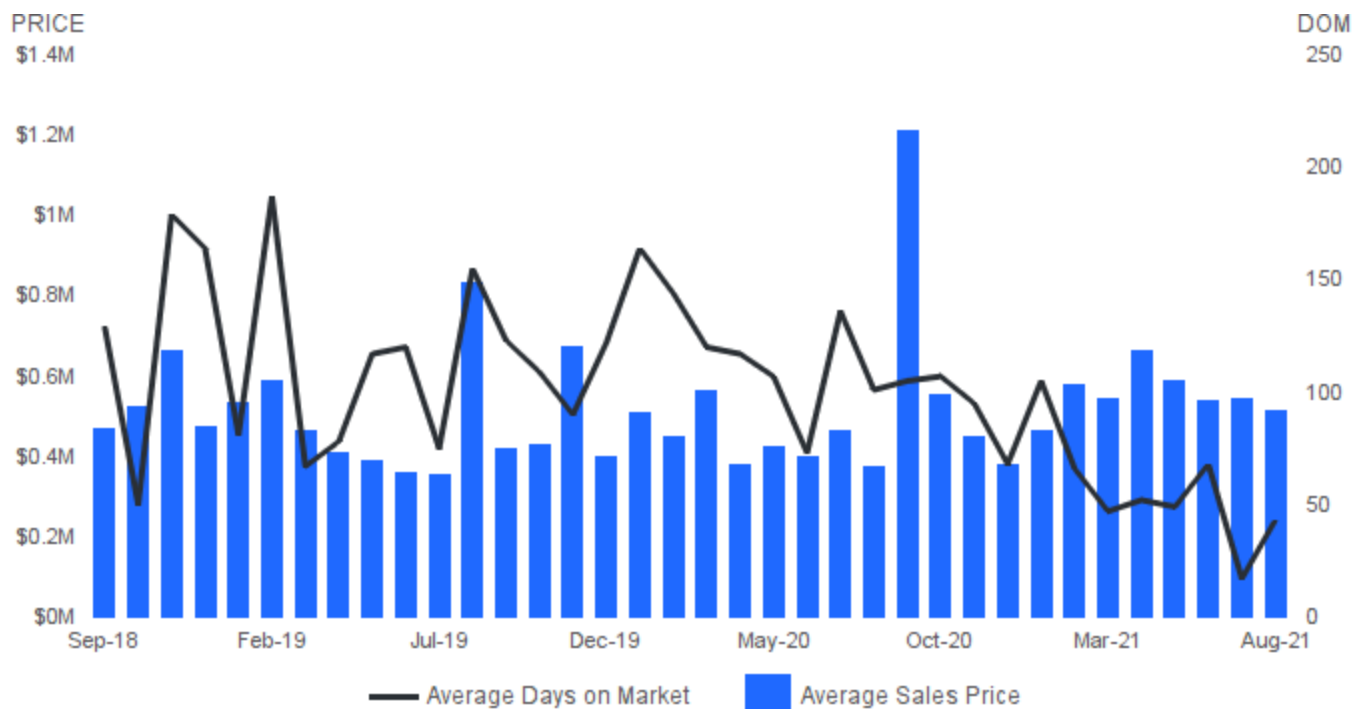


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Condo/Townhouse ?

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

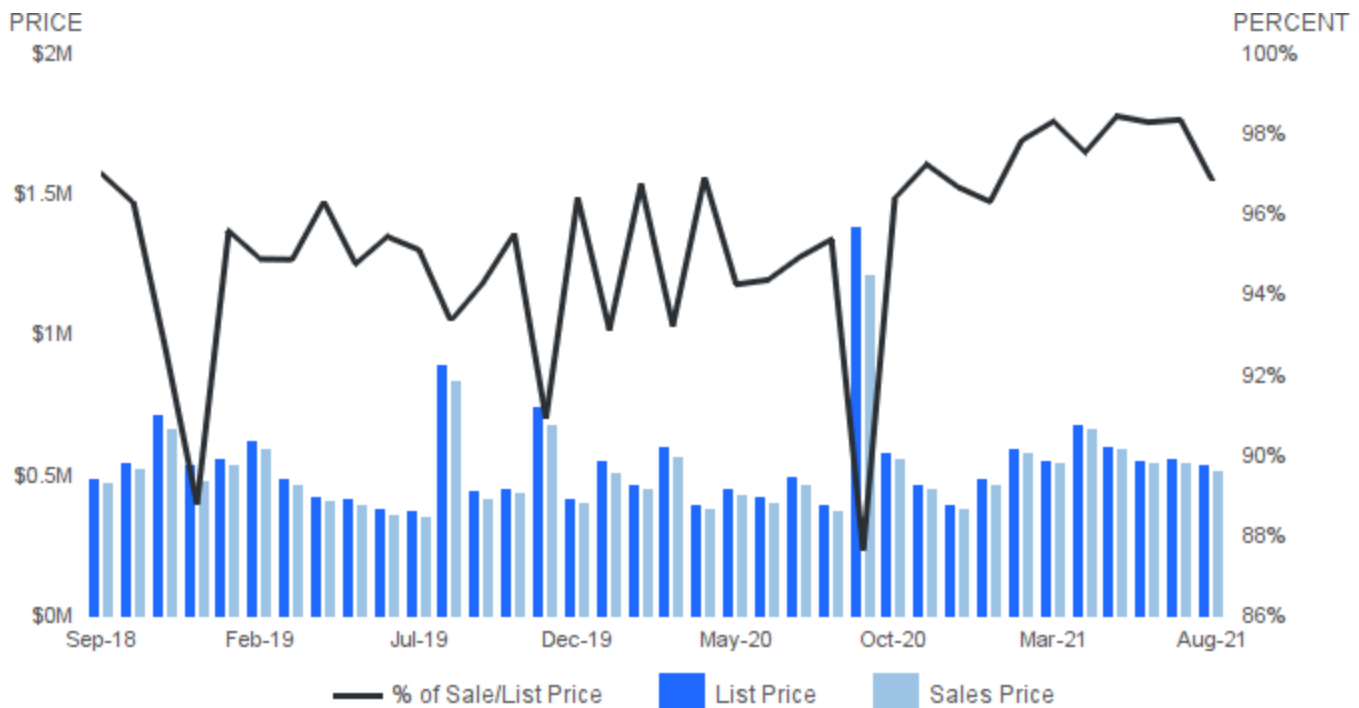
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Condo/Townhouse ?

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

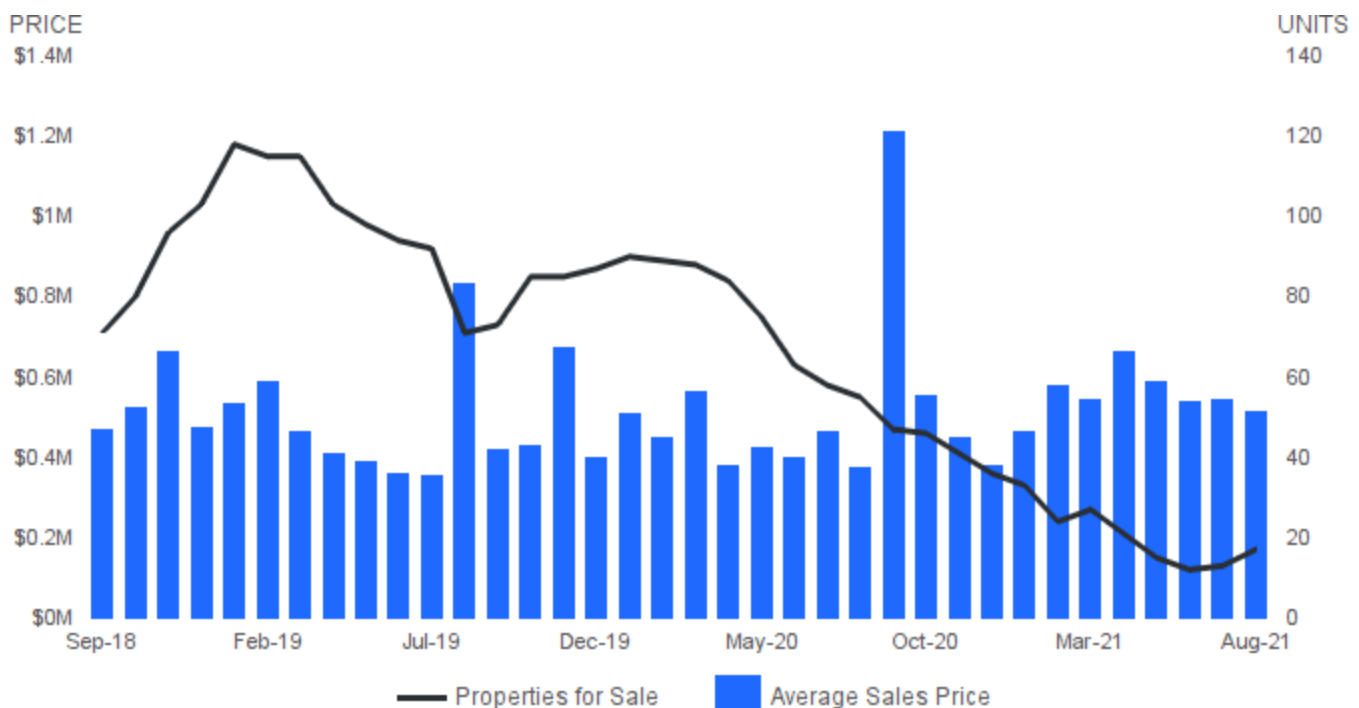


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

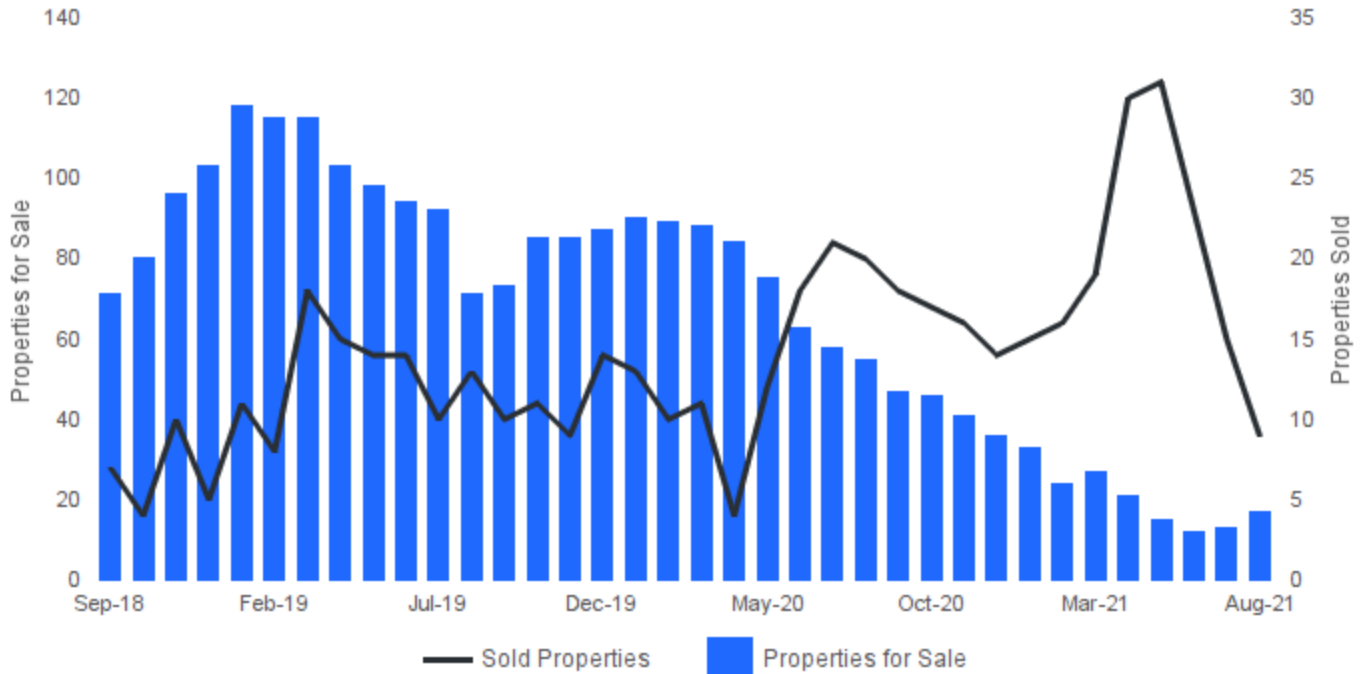


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



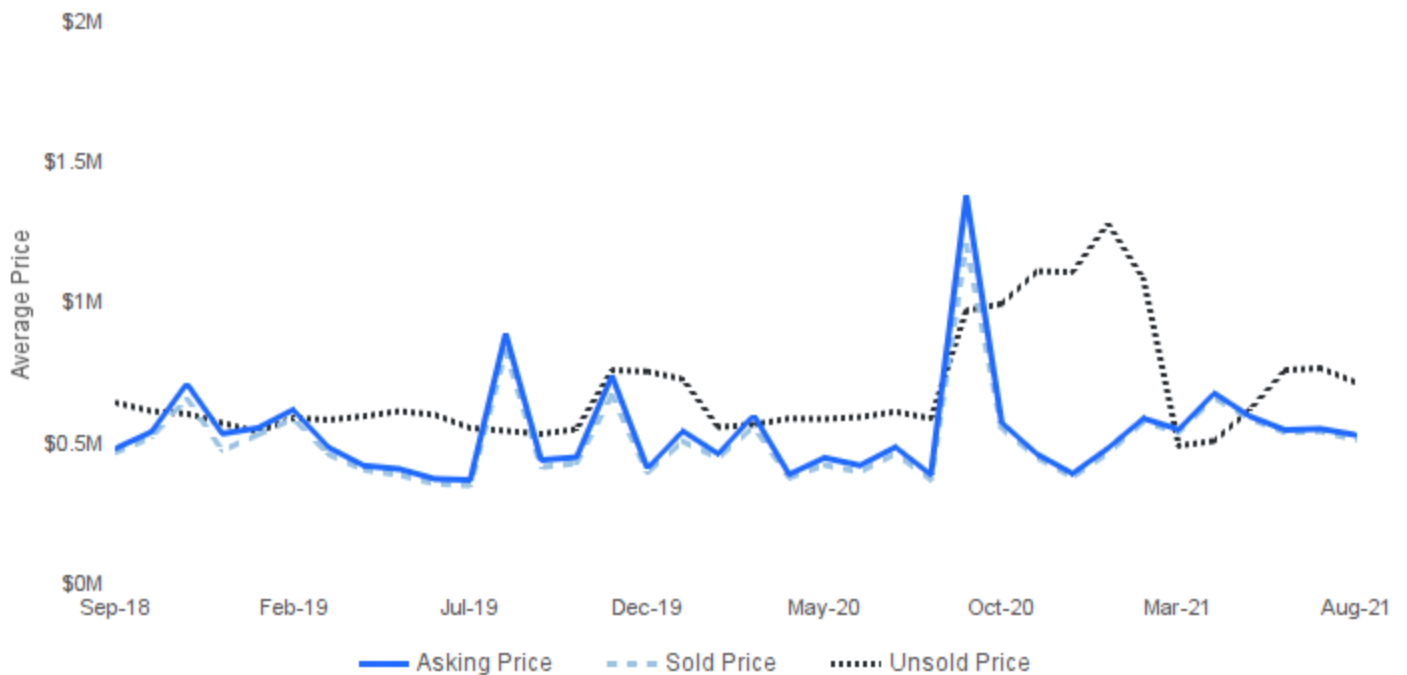
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

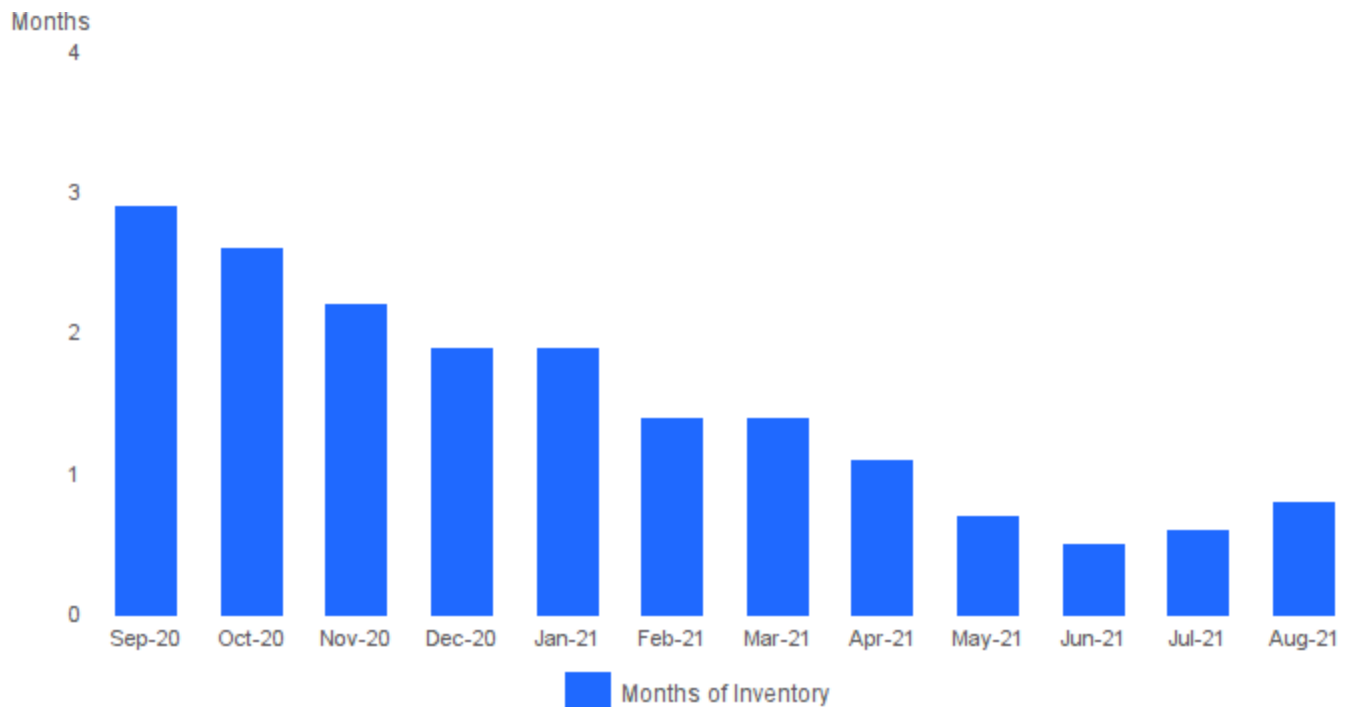
Sold Price | the average selling price



ABSORPTION RATE

August 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.



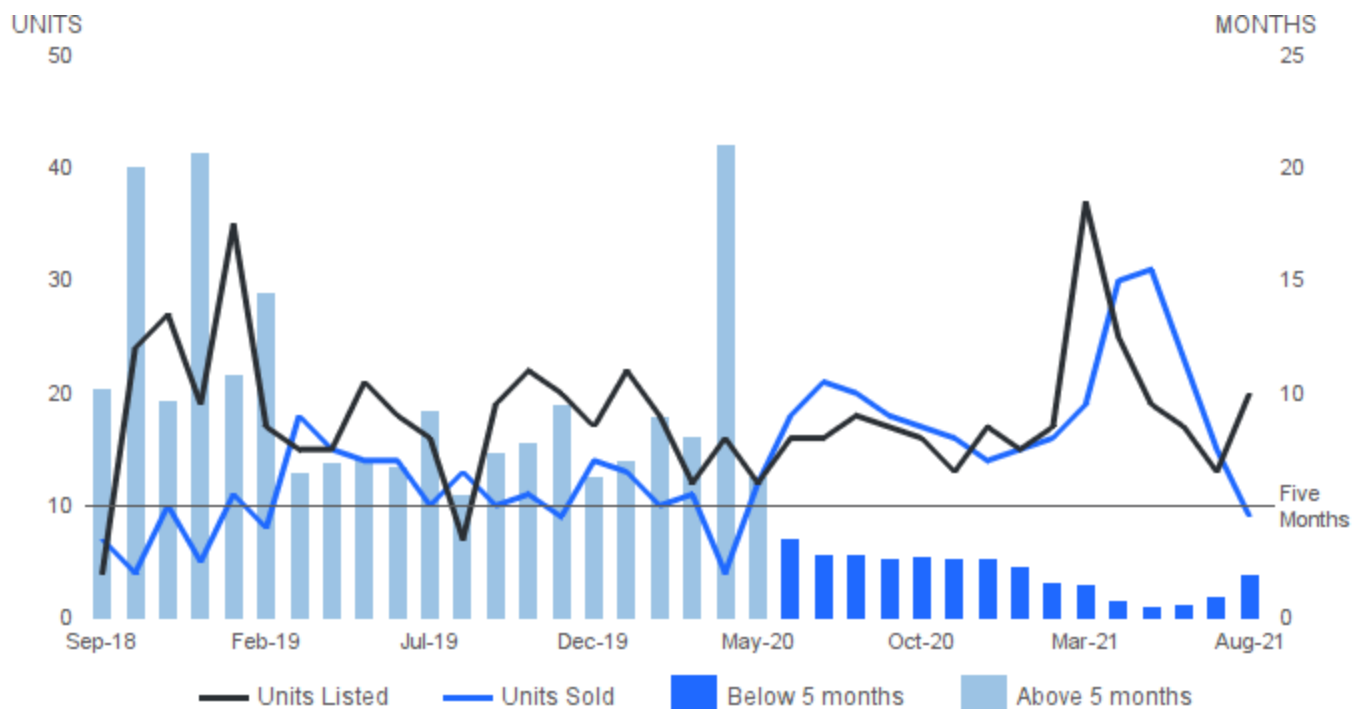
MONTHS SUPPLY OF INVENTORY

August 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.

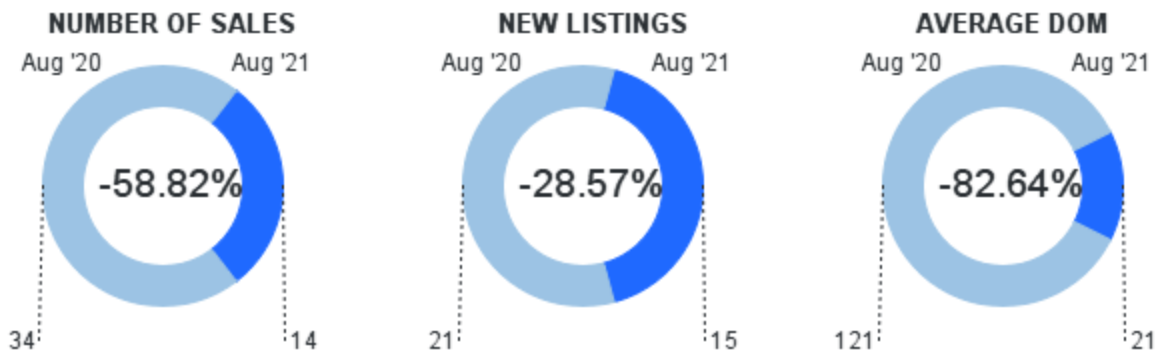
Units Sold | Number of properties sold.



LONGBOAT KEY | August 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



52.46% 

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

43.39% 

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

44.06% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

35.87% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Aug '20  Aug '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

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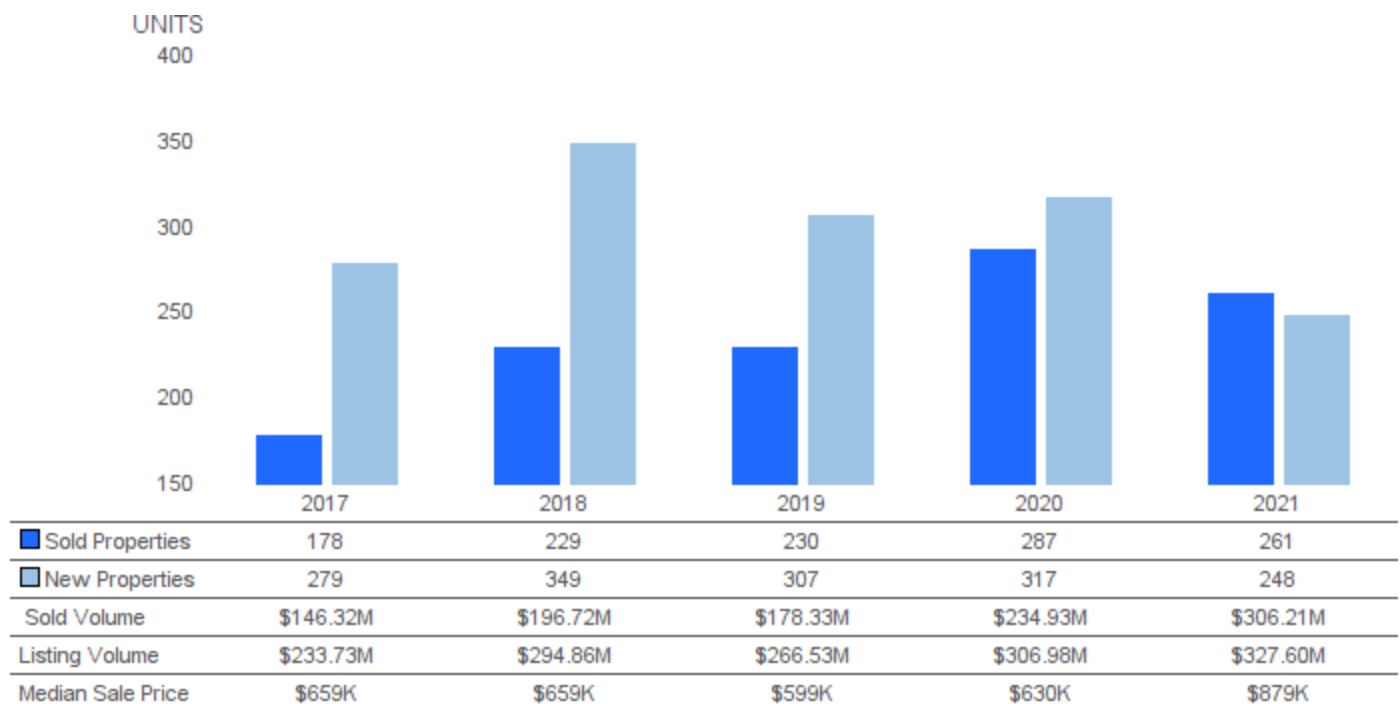
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	15	21	-28.57% ↓	247	212	16.51% ↑
Sold Listings	14	34	-58.82% ↓	259	157	64.97% ↑
Median List Price (Solds)	\$849,949	\$590,000	44.06% ↑	\$885,000	\$619,000	42.97% ↑
Median Sold Price	\$849,949	\$557,500	52.46% ↑	\$879,000	\$600,000	46.5% ↑
Median Days on Market	7	108	-93.52% ↓	15	95	-84.21% ↓
Average List Price (Solds)	\$968,557	\$712,846	35.87% ↑	\$1,175,928	\$789,080	49.03% ↑
Average Sold Price	\$965,421	\$673,305	43.39% ↑	\$1,165,790	\$750,601	55.31% ↑
Average Days on Market	21	121	-82.64% ↓	56	122	-54.1% ↓
List/Sold Price Ratio	100.9%	95.5%	5.65% ↑	99.2%	95.4%	3.98% ↑

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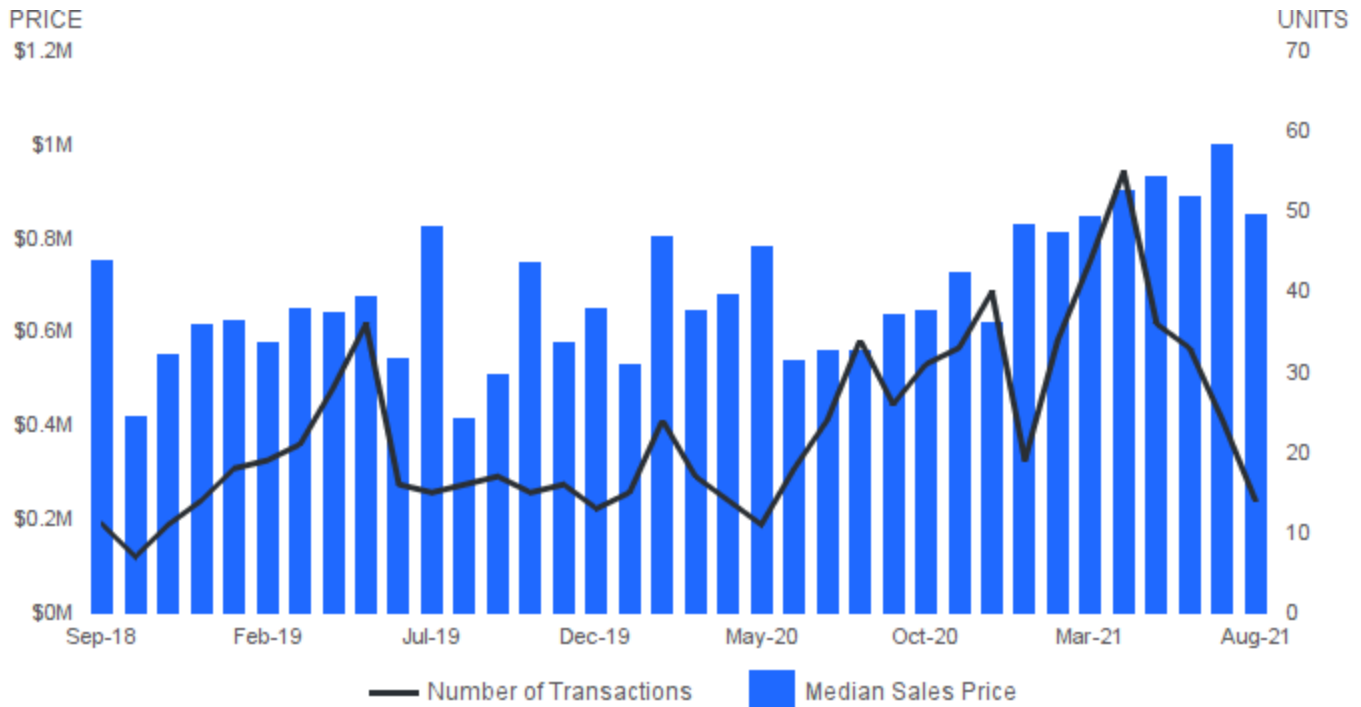


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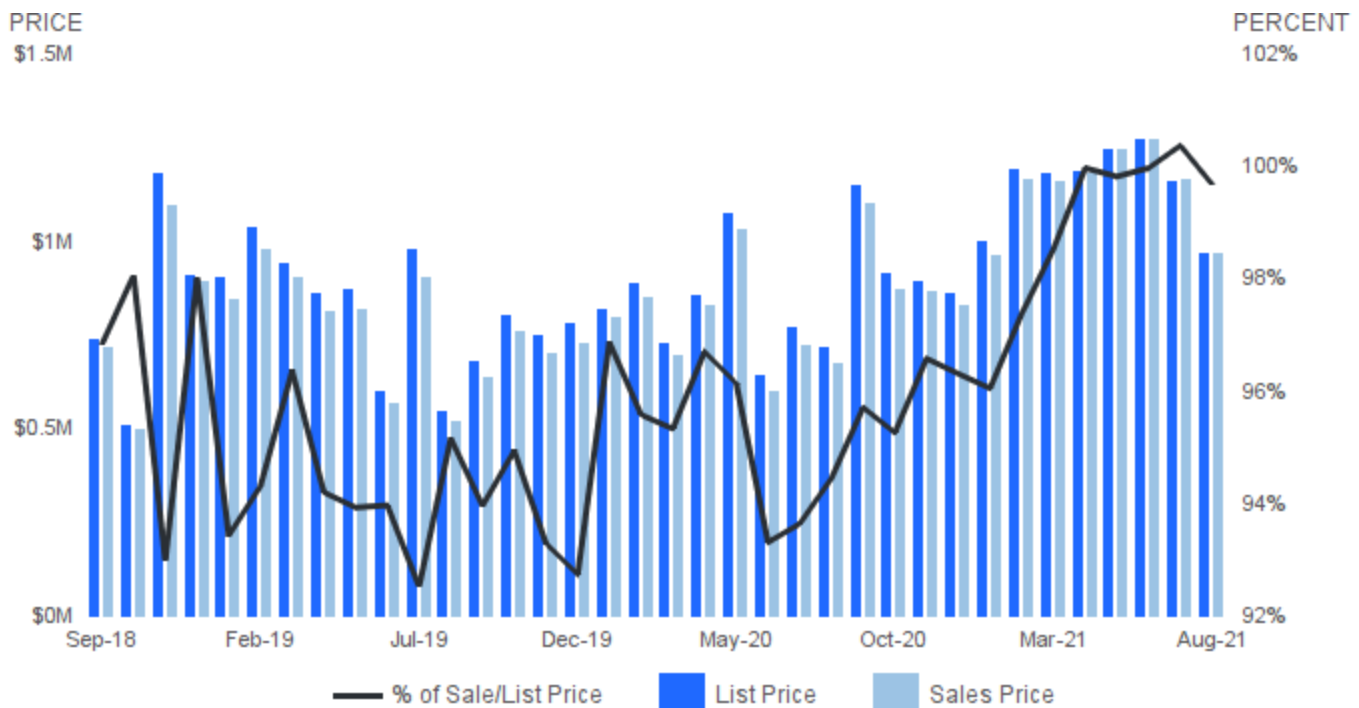
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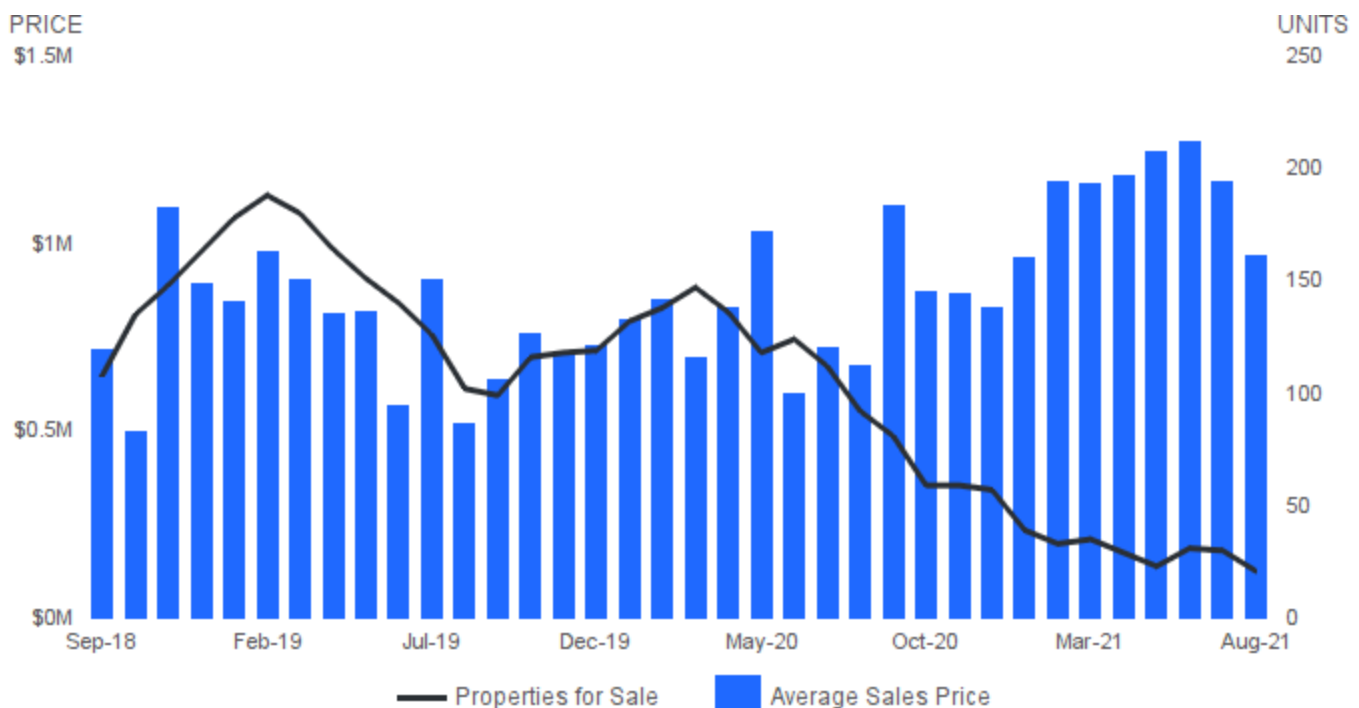


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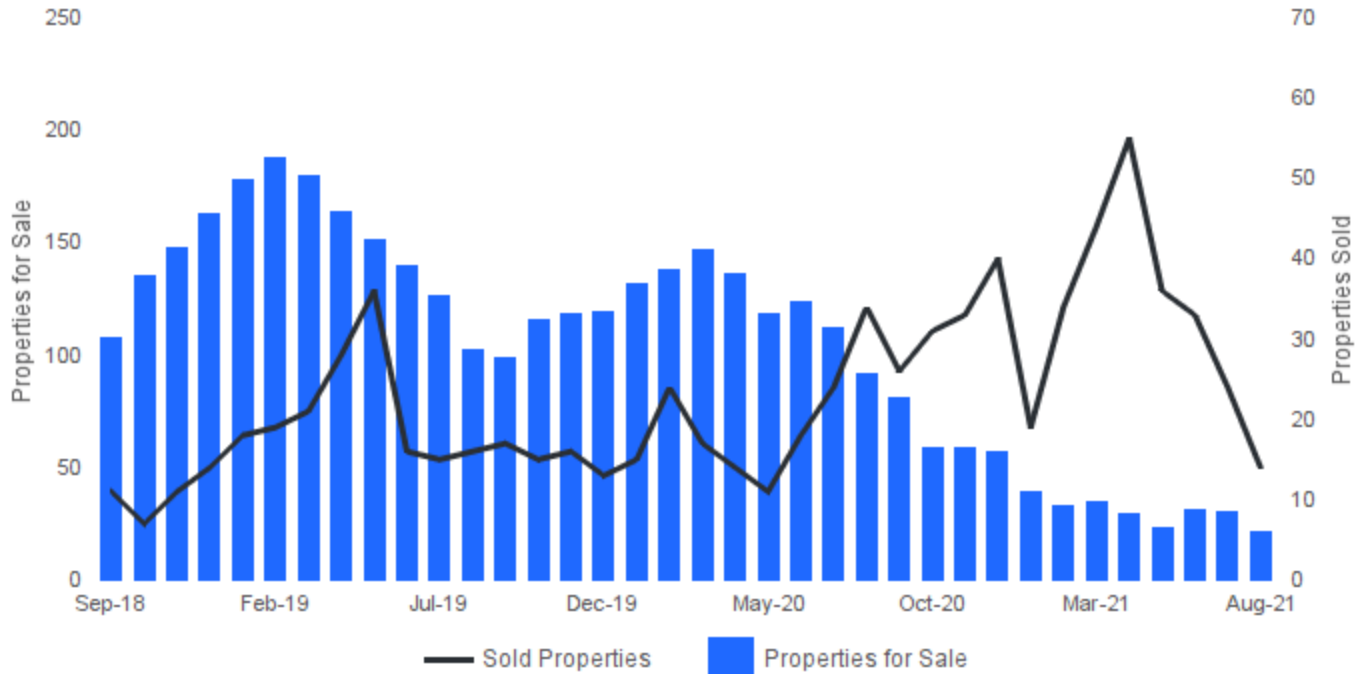


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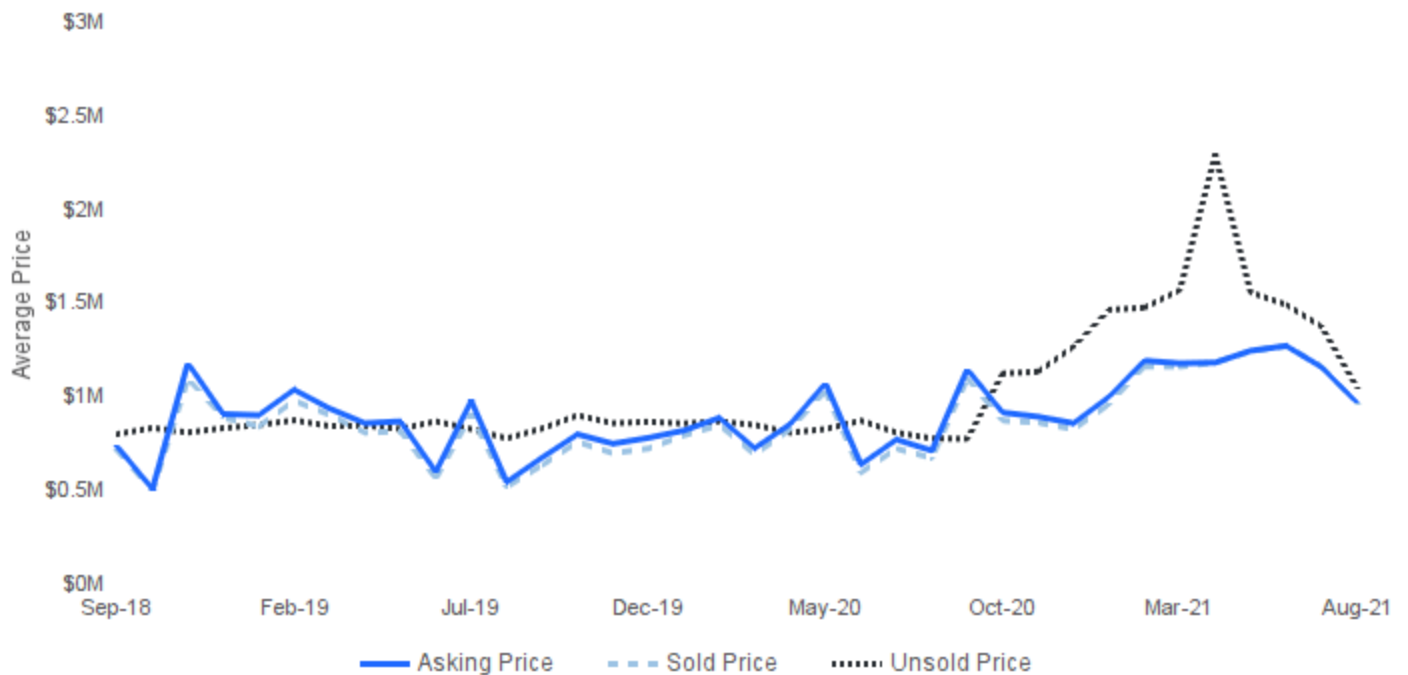
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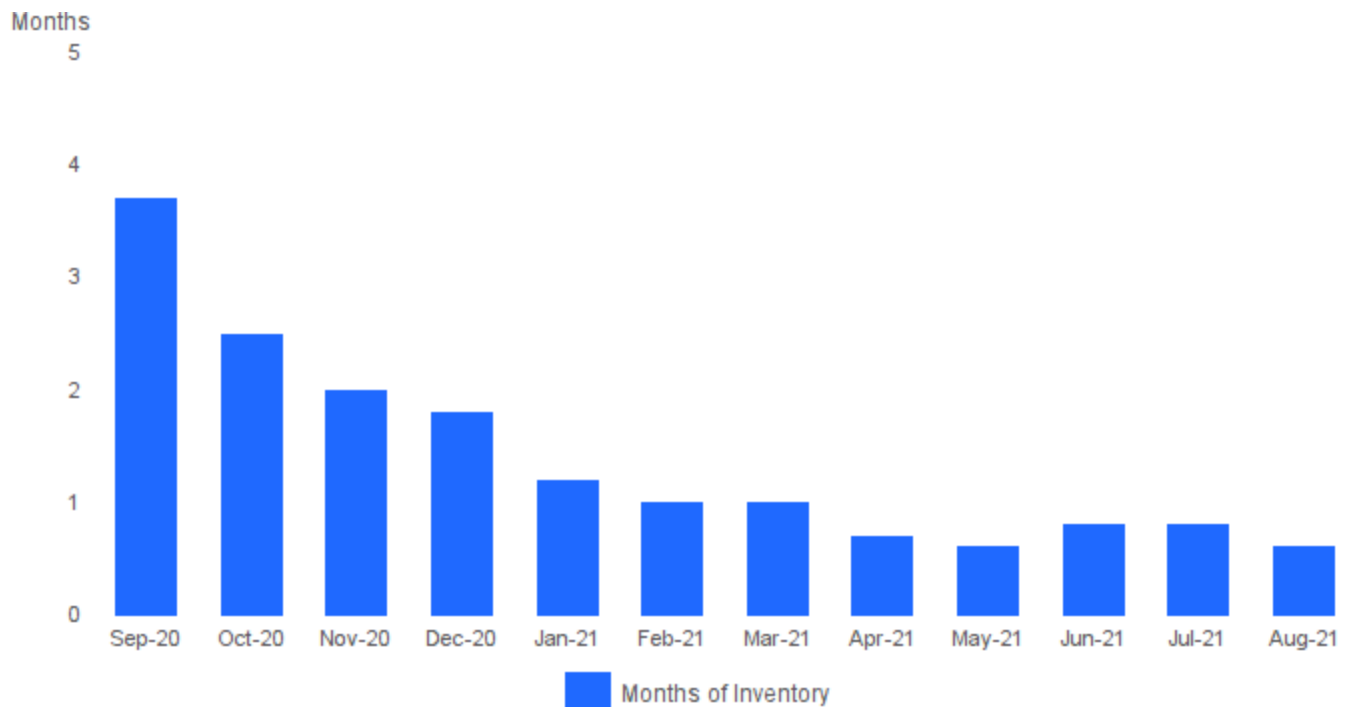
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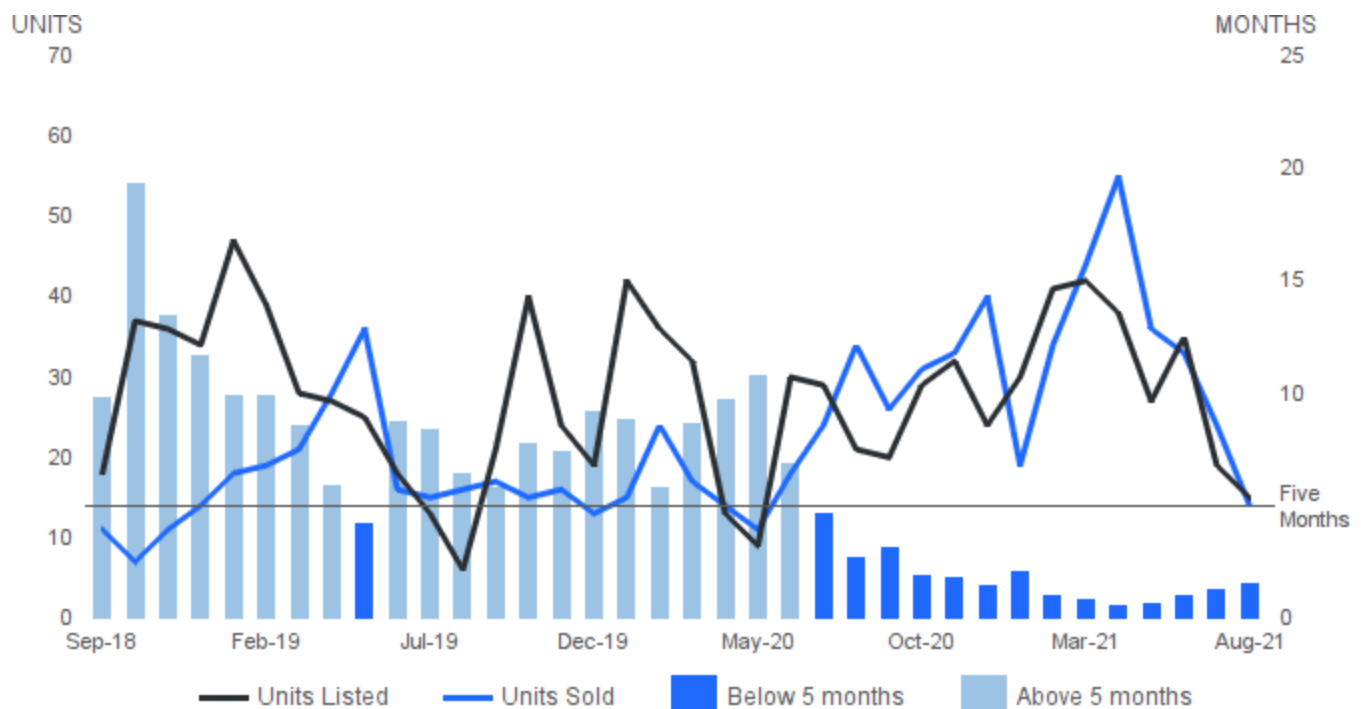
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