



# AREA REPORT

AUGUST 2021 | CONDO/TOWNHOUSE

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COLDWELL BANKER  
REALTY

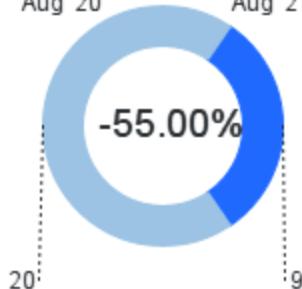


## LONGBOAT KEY | August 2021

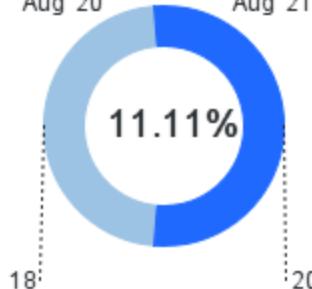
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

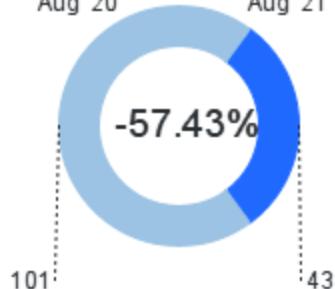
NUMBER OF SALES  
Aug '20 Aug '21



NEW LISTINGS  
Aug '20 Aug '21



AVERAGE DOM  
Aug '20 Aug '21



**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 

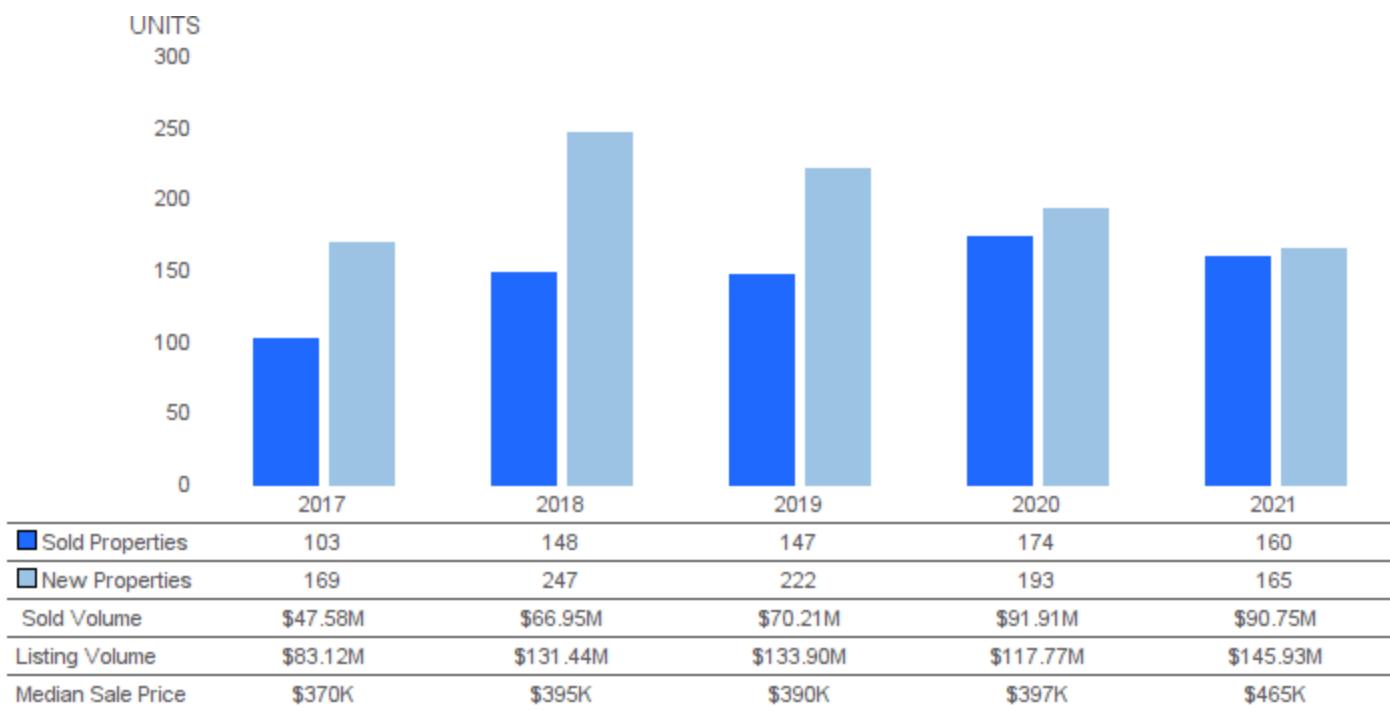
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	20	18	11.11% 	163	130	25.38% 
Sold Listings	9	20	-55% 	158	109	44.95% 
Median List Price (Solds)	\$525,000	\$342,000	53.51% 	\$477,000	\$397,000	20.15% 
Median Sold Price	\$515,250	\$331,500	55.43% 	\$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

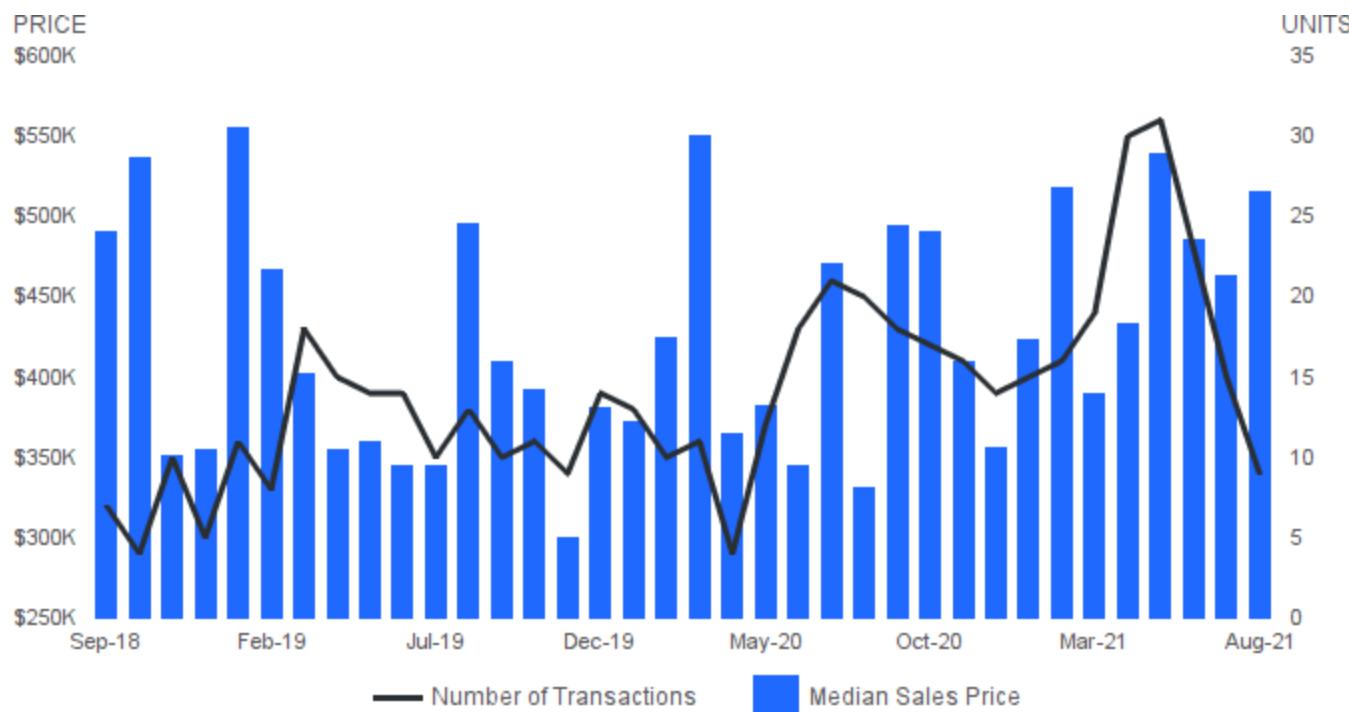
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

August 2021 | Condo/Townhouse [?](#)

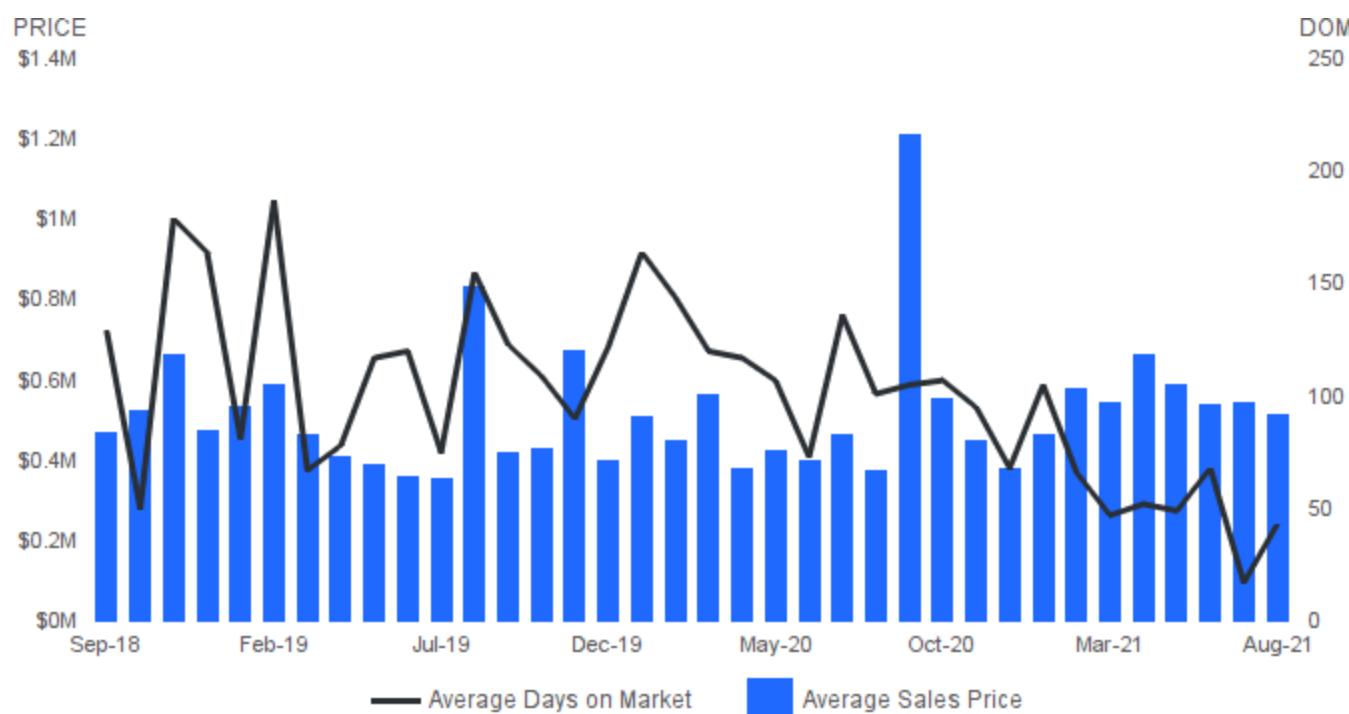
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## 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.

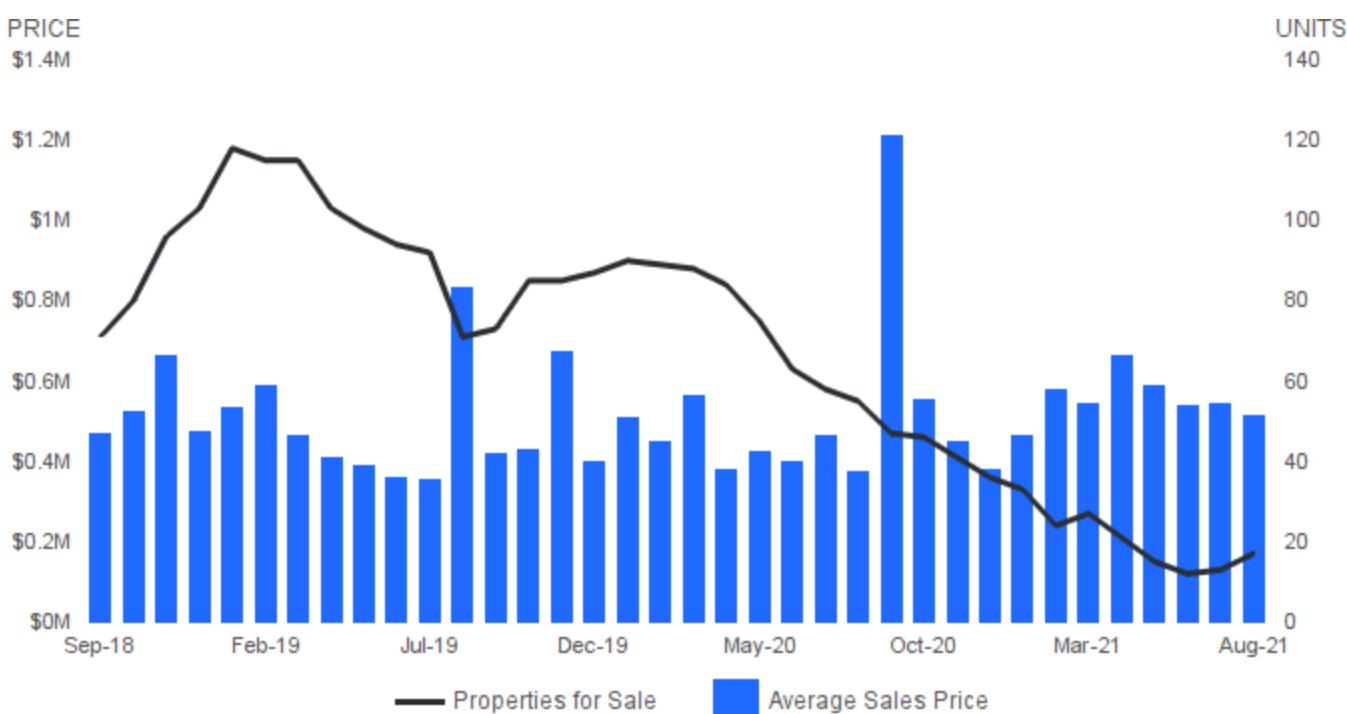


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2021 | Condo/Townhouse [?](#)

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

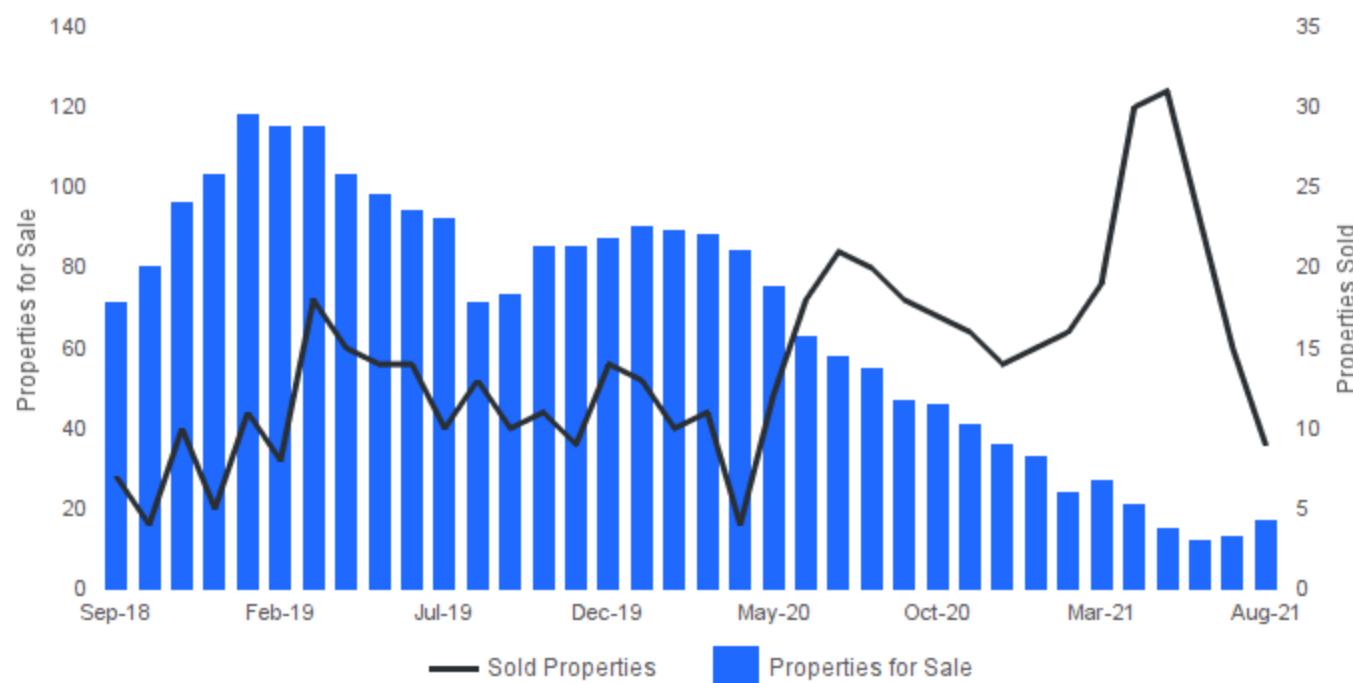
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Condo/Townhouse [?](#)

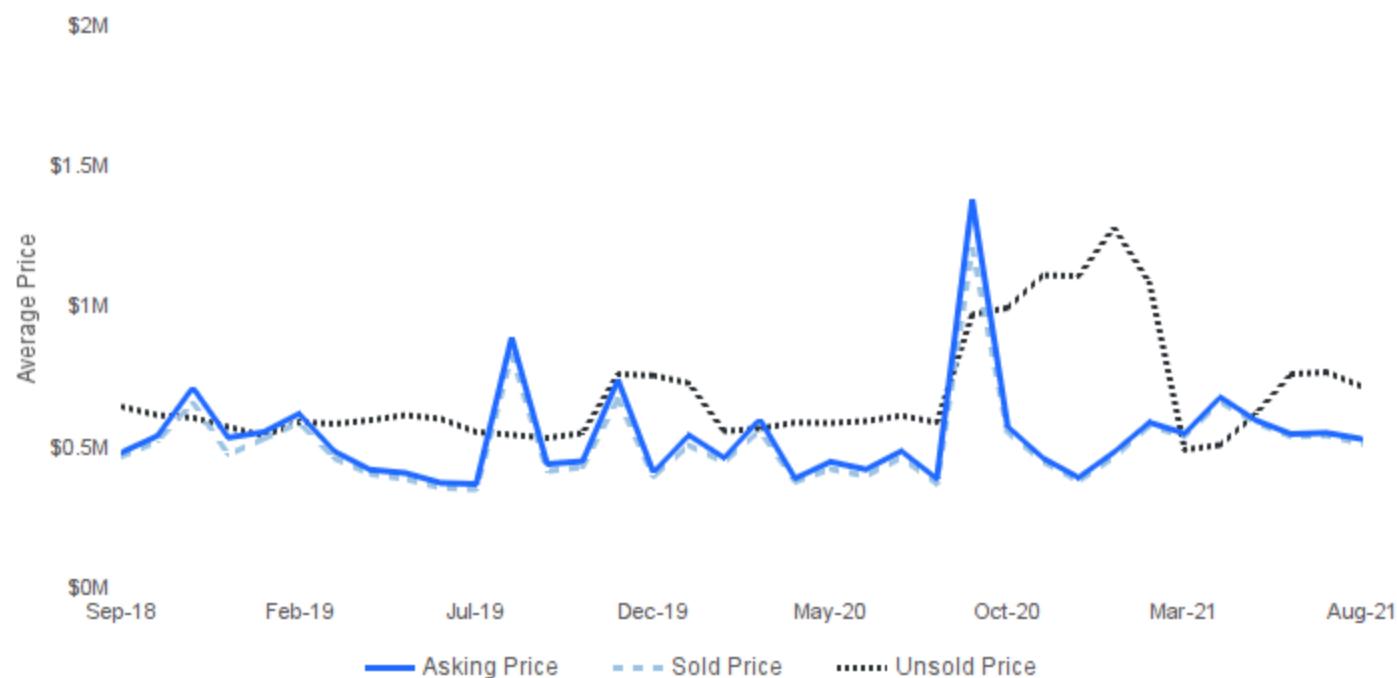
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**Sold Properties** | Number of properties sold.



## 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.

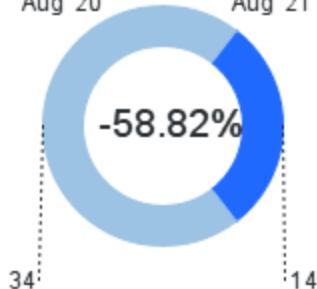


## LONGBOAT KEY | August 2021

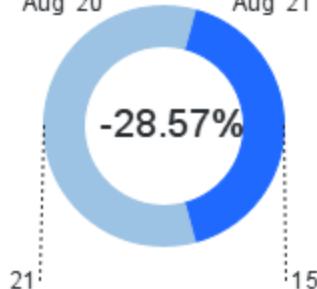
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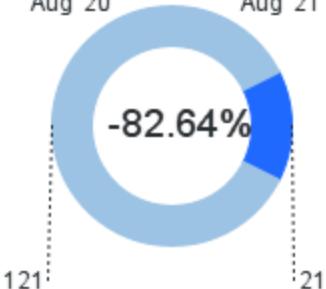
NUMBER OF SALES  
Aug '20 Aug '21



NEW LISTINGS  
Aug '20 Aug '21



AVERAGE DOM  
Aug '20 Aug '21



**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

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### 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	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% 

### SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Condo/Townhouse [?](#)

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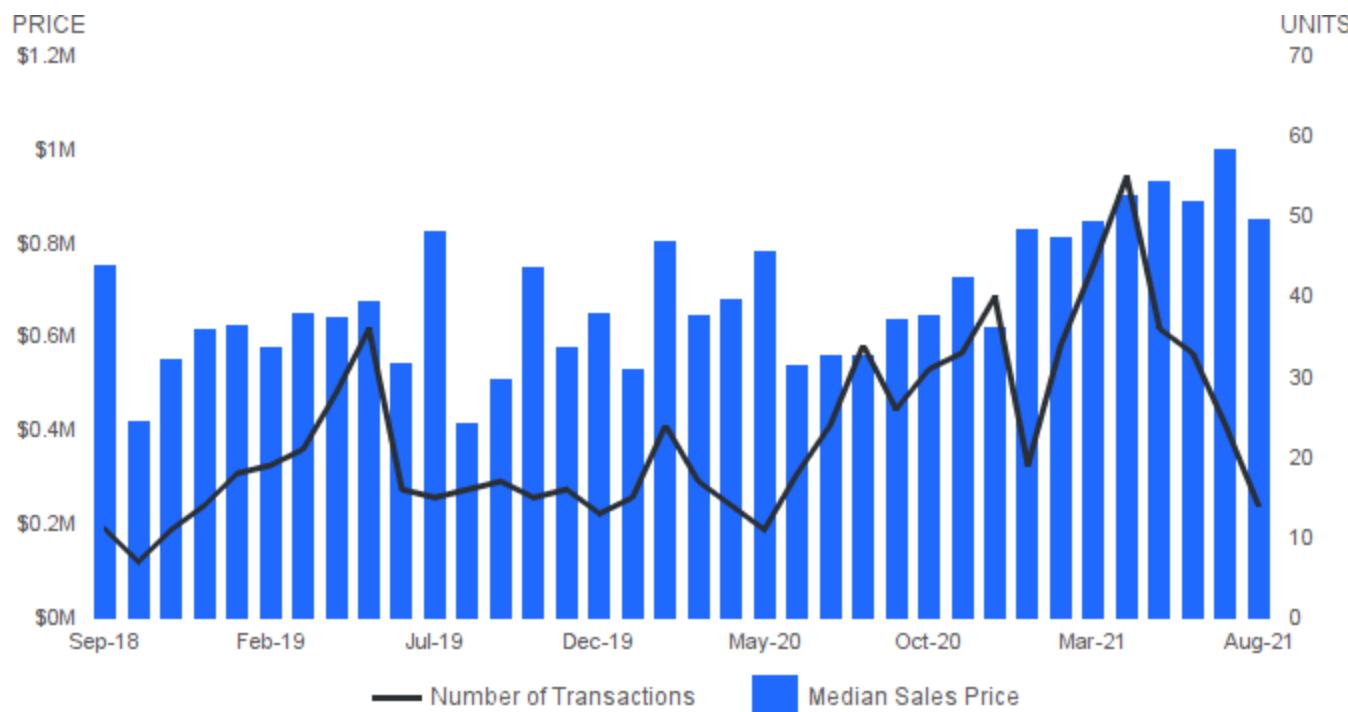
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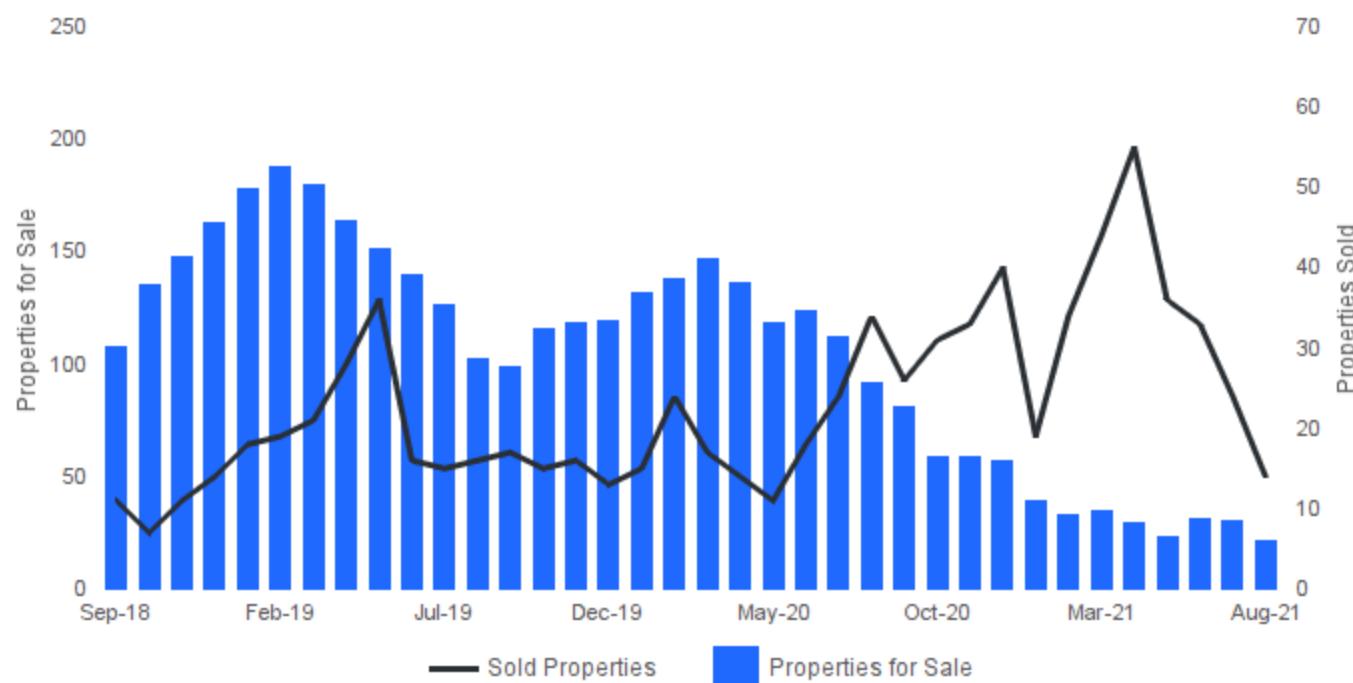
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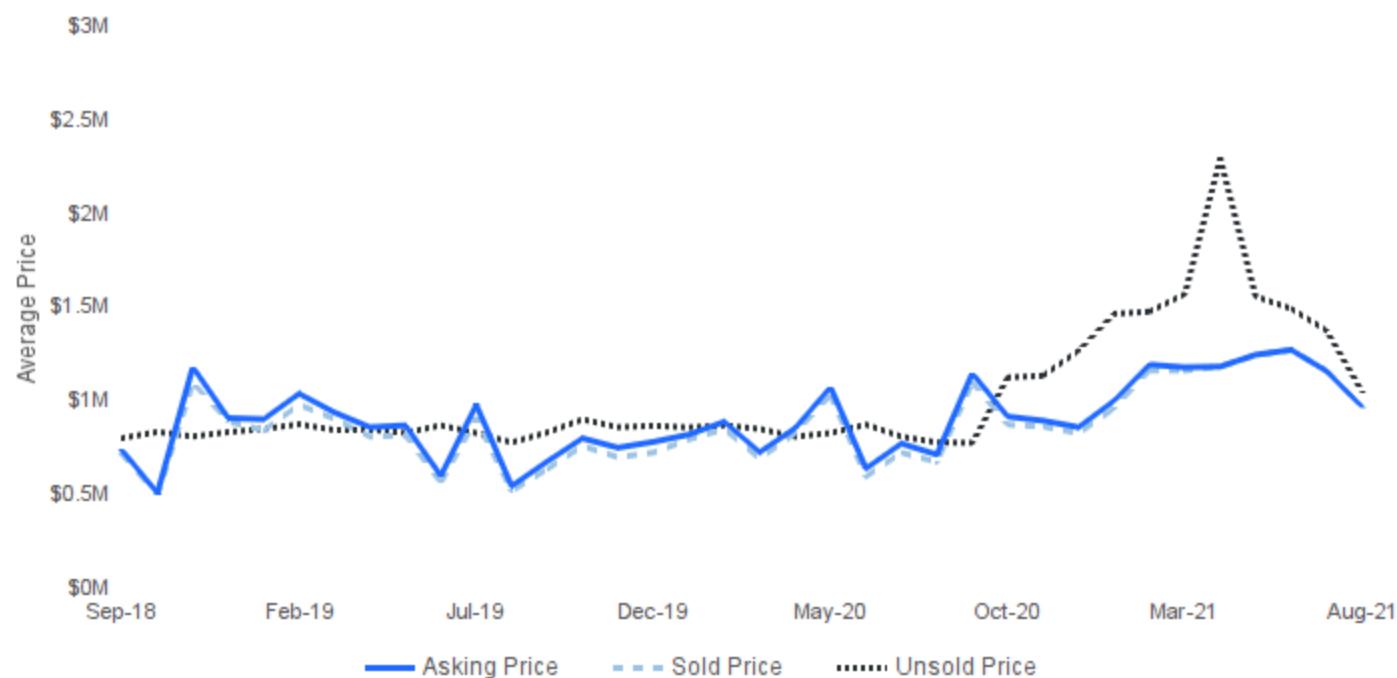
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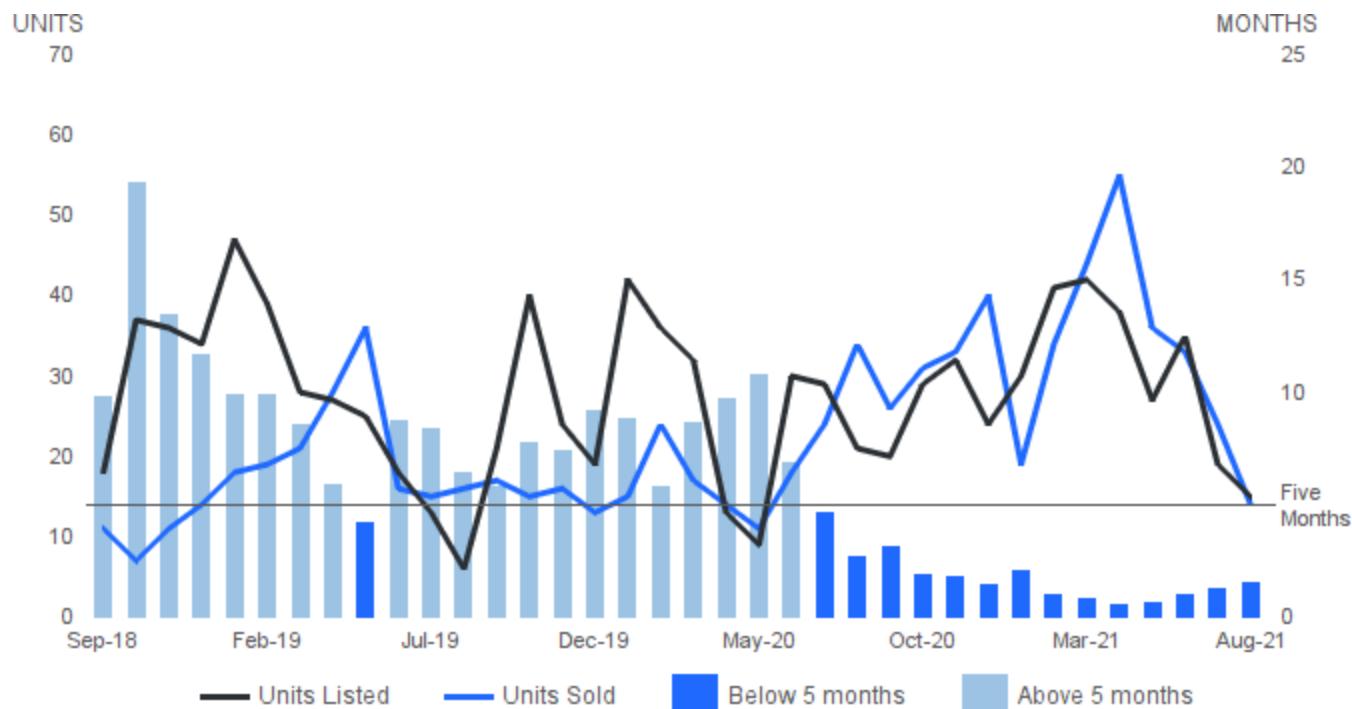
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