



# AREA REPORT

OCTOBER 2021 | CONDO/TOWNHOUSE

## BRUCE MYER

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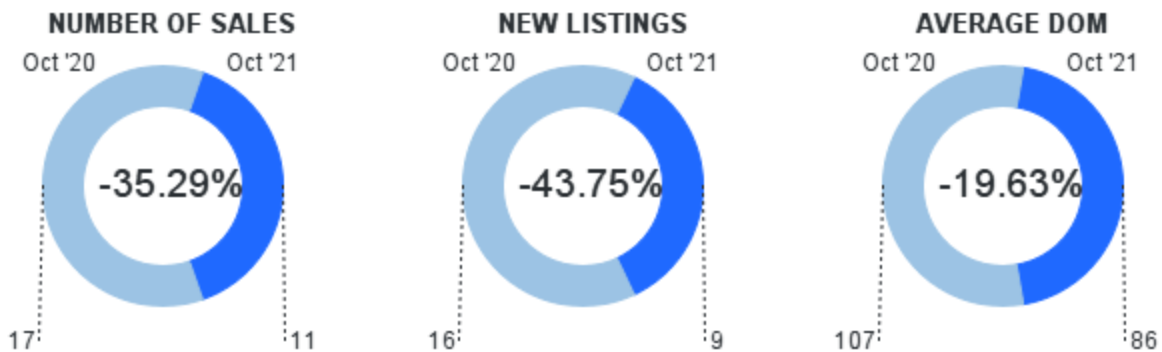


**COLDWELL BANKER**  
REALTY

## LONGBOAT KEY | October 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



1.02% ↑

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

-8.49% ↓

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

-4.62% ↓

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

-8.19% ↓

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

■ Oct '20 ■ Oct '21

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

October 2021 | Condo/Townhouse ?

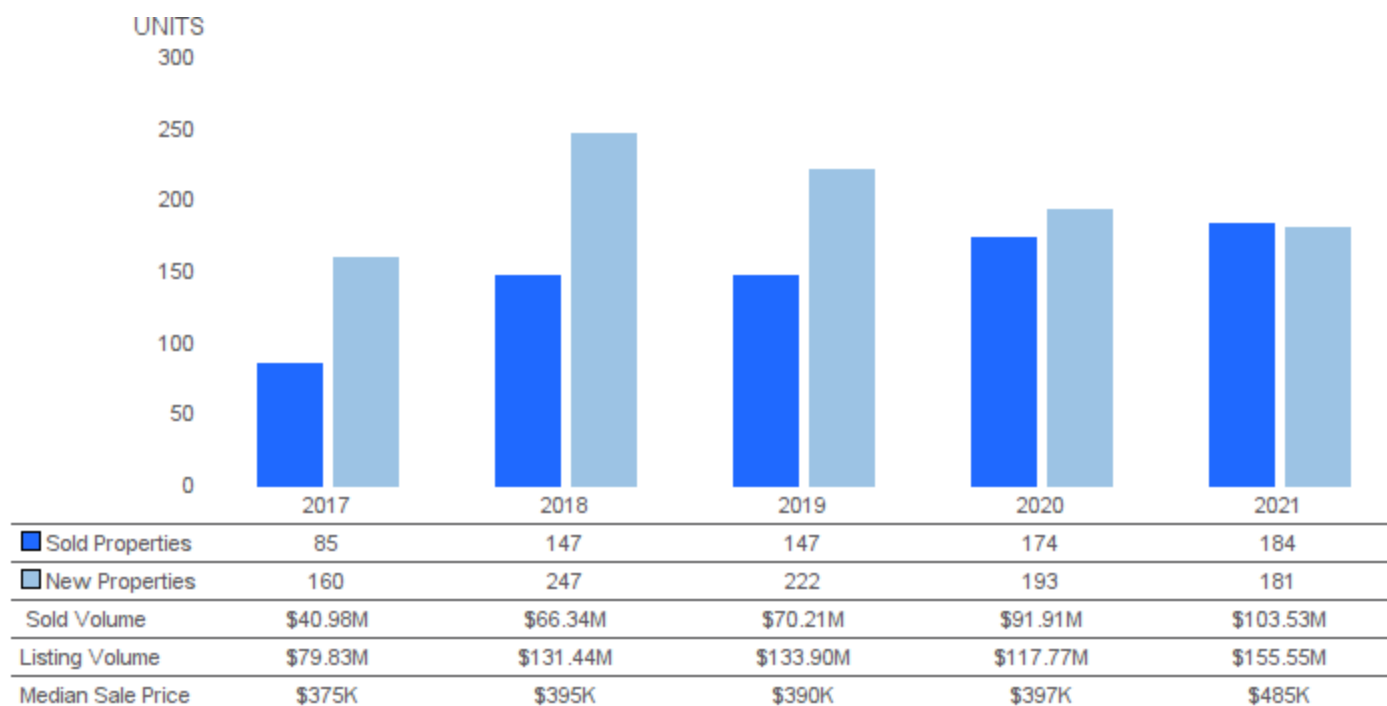
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	9	16	-43.75% ↓	179	163	9.82% ↑
Sold Listings	11	17	-35.29% ↓	183	144	27.08% ↑
Median List Price (Solds)	\$495,000	\$519,000	-4.62% ↓	\$495,000	\$424,950	16.48% ↑
Median Sold Price	\$495,000	\$490,000	1.02% ↑	\$485,000	\$406,000	19.46% ↑
Median Days on Market	28	52	-46.15% ↓	18	74	-75.68% ↓
Average List Price (Solds)	\$527,072	\$574,105	-8.19% ↓	\$573,565	\$594,263	-3.48% ↓
Average Sold Price	\$506,545	\$553,523	-8.49% ↓	\$561,825	\$551,360	1.9% ↑
Average Days on Market	86	107	-19.63% ↓	55	115	-52.17% ↓
List/Sold Price Ratio	95.7%	96.9%	-1.25% ↓	98%	95.3%	2.9% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2021 | Condo/Townhouse ?

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

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

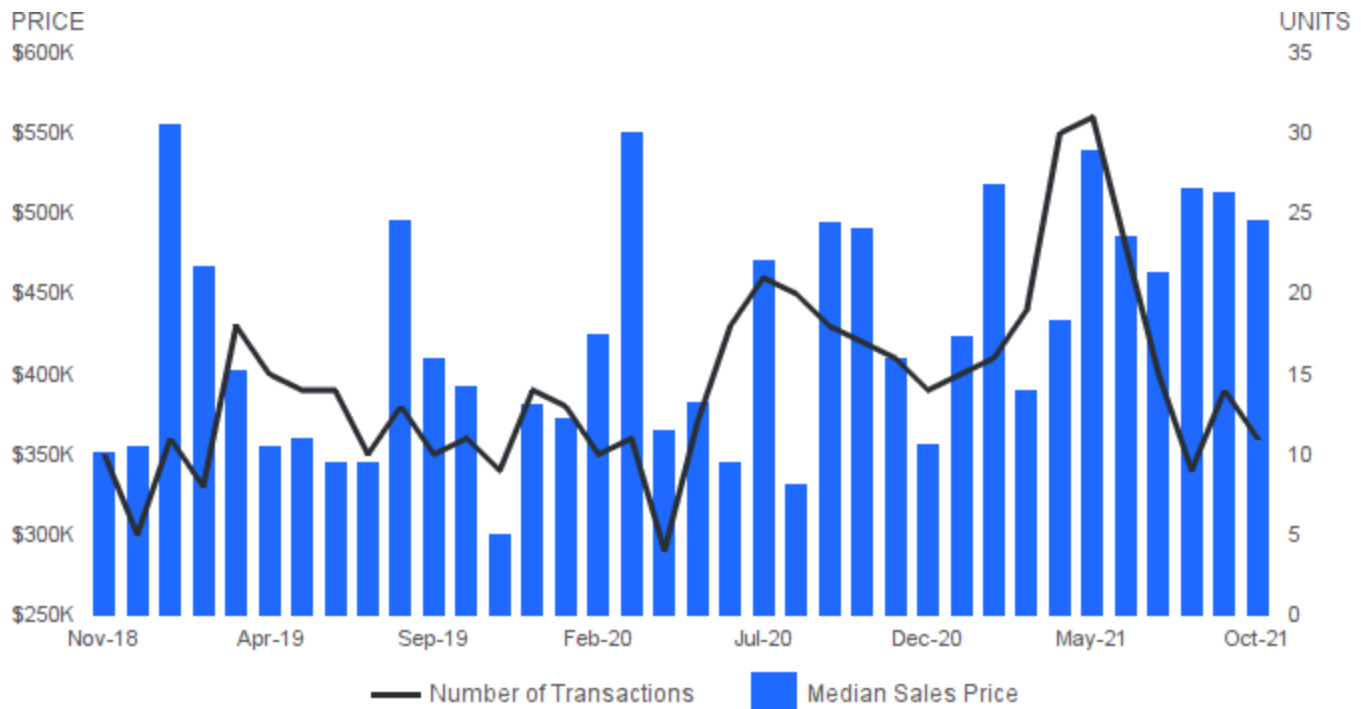


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

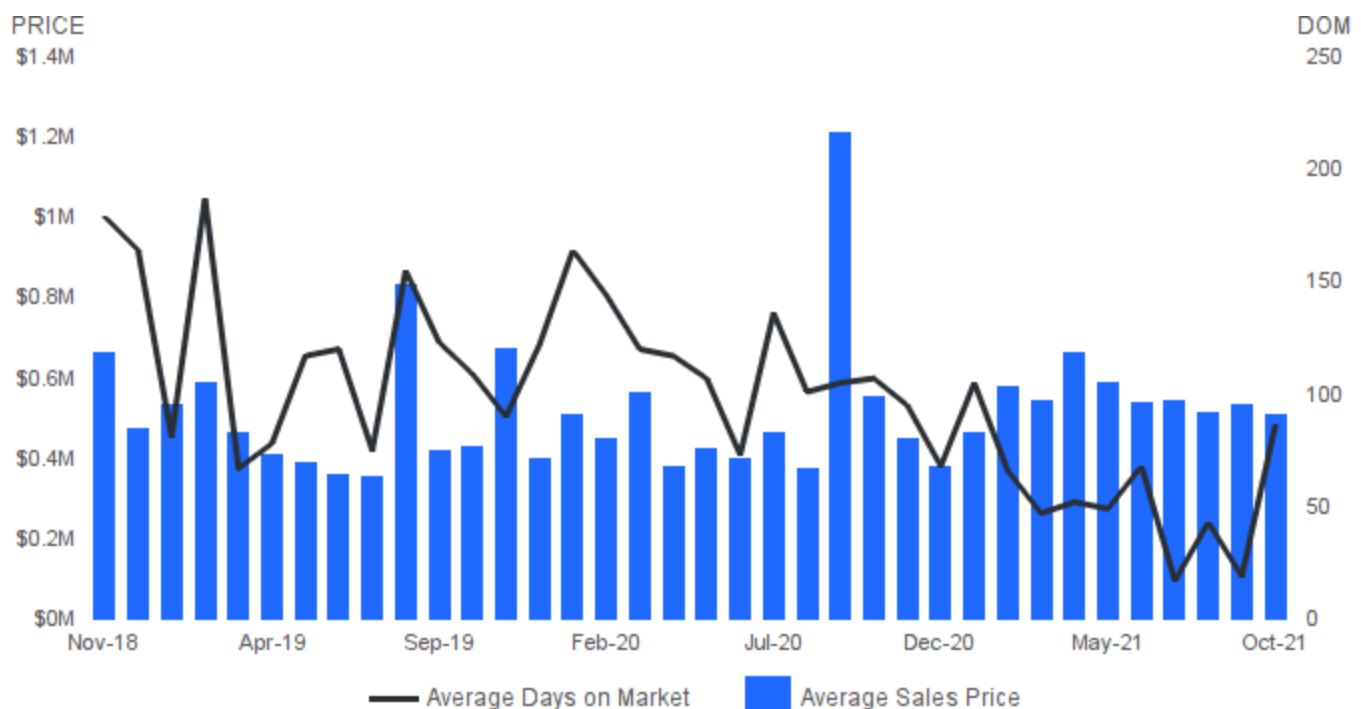


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Condo/Townhouse ?

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

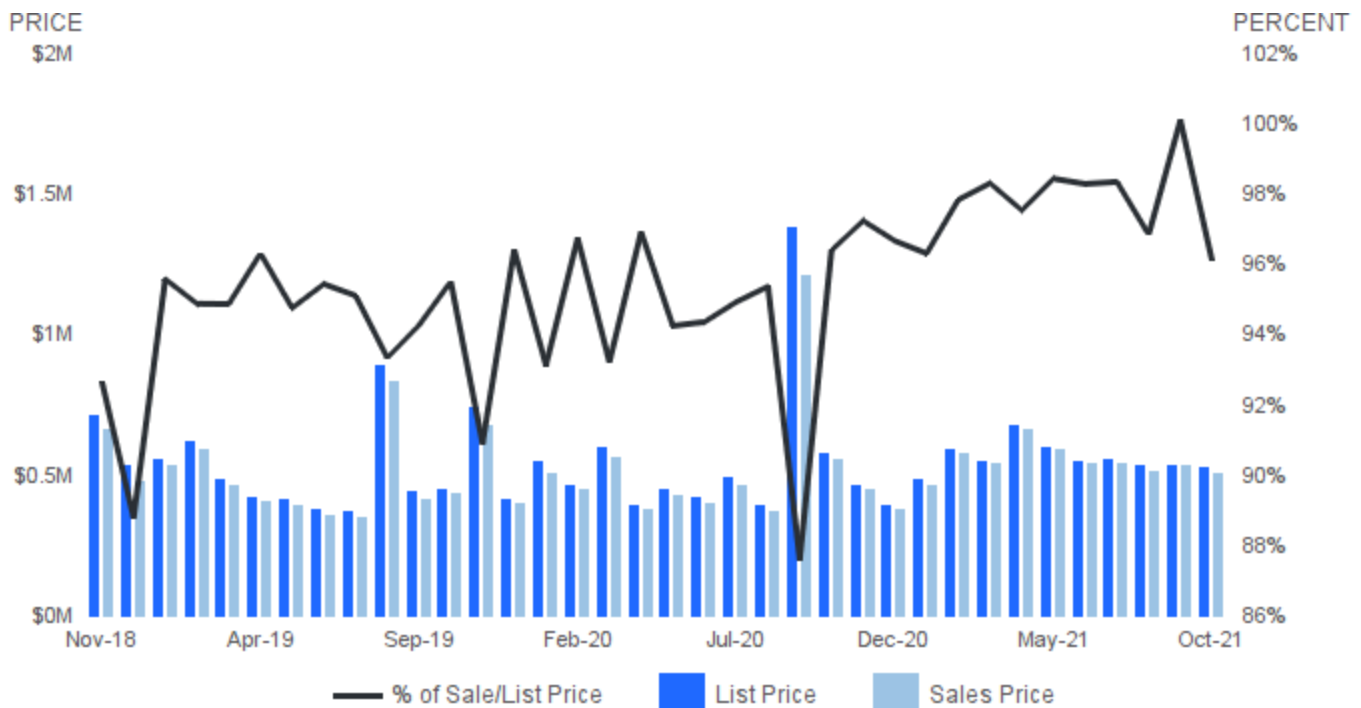
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2021 | Condo/Townhouse ?

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

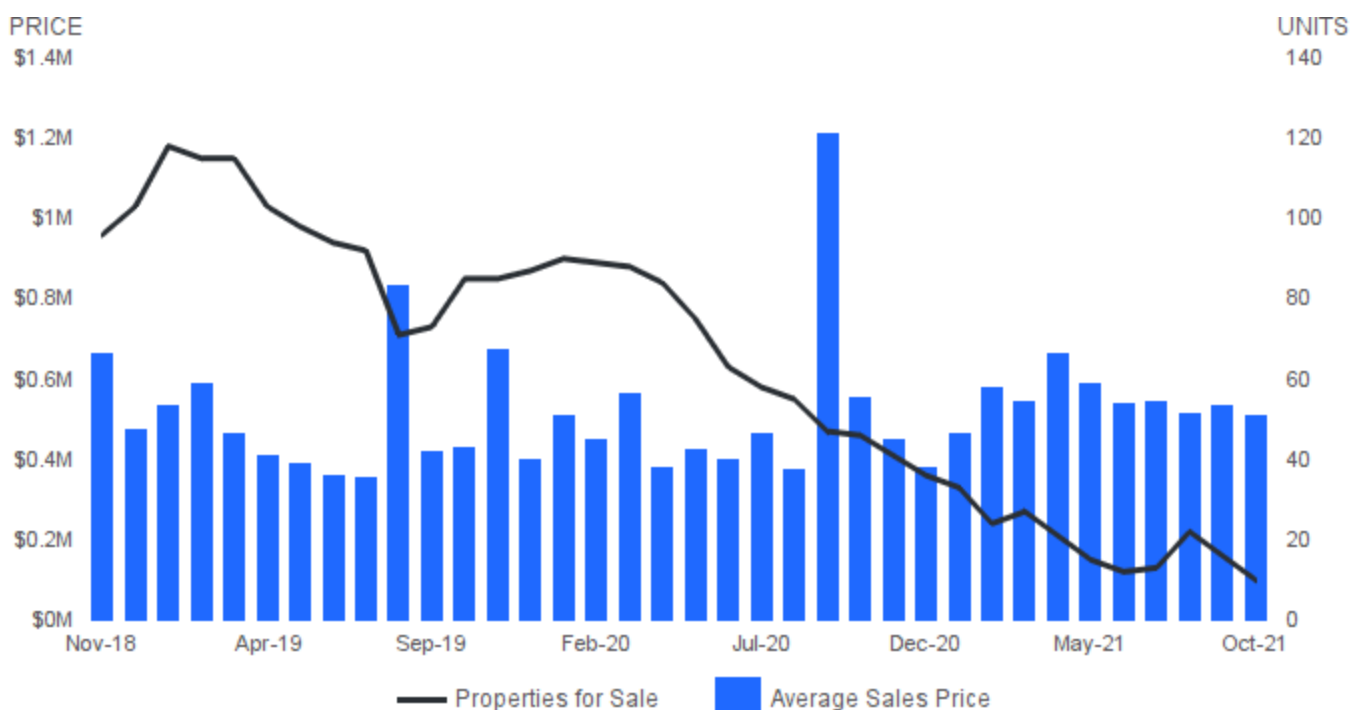


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

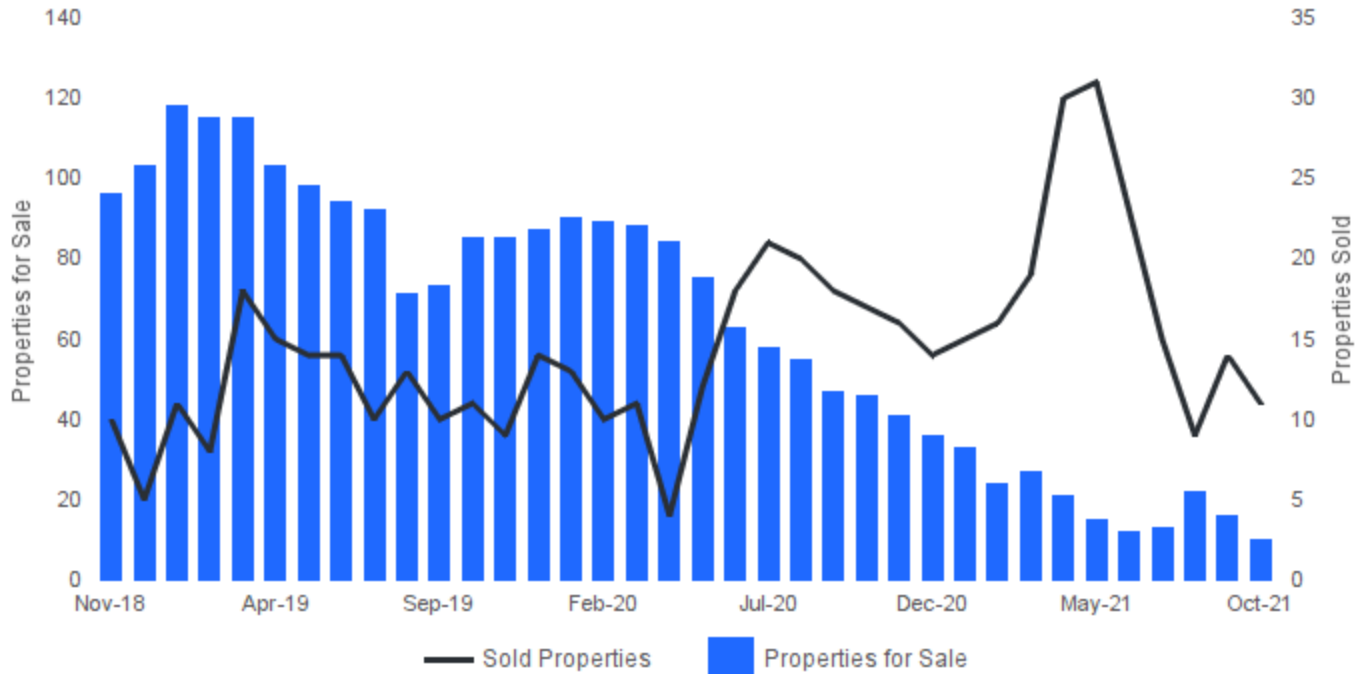


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Condo/Townhouse ?

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

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



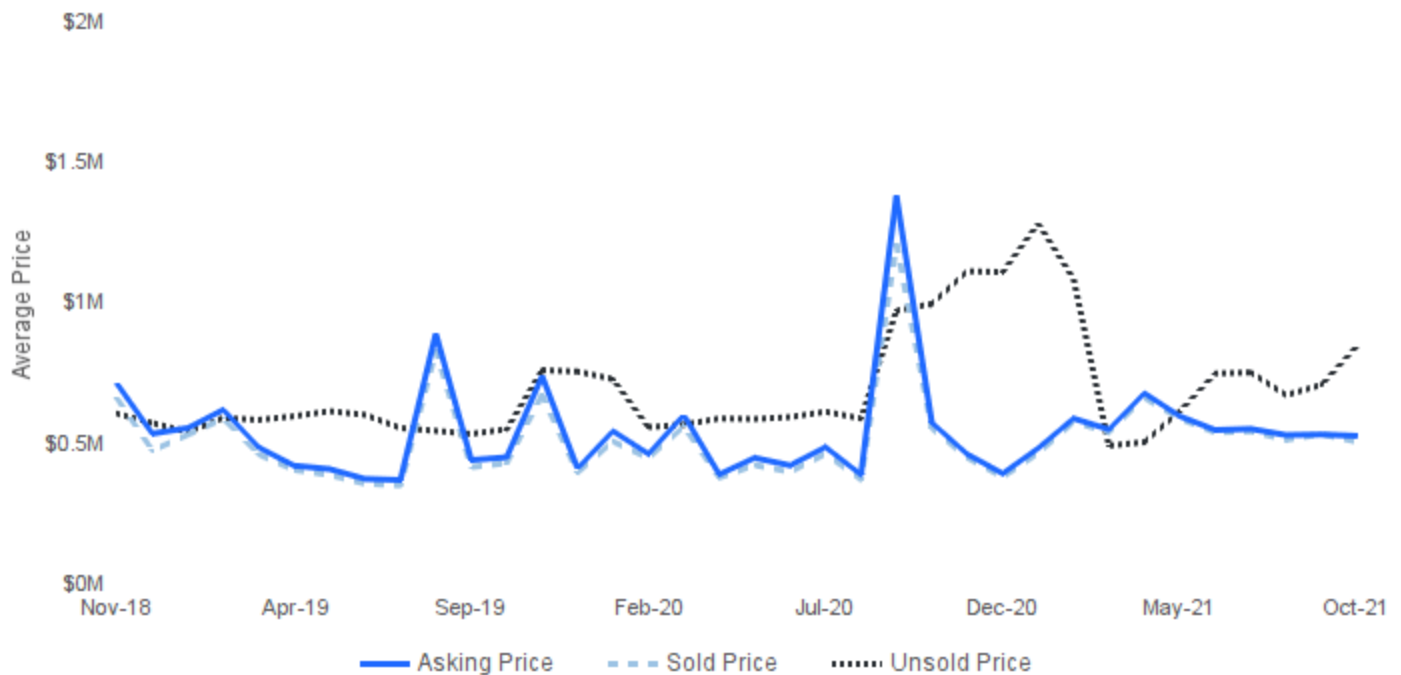
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Condo/Townhouse ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

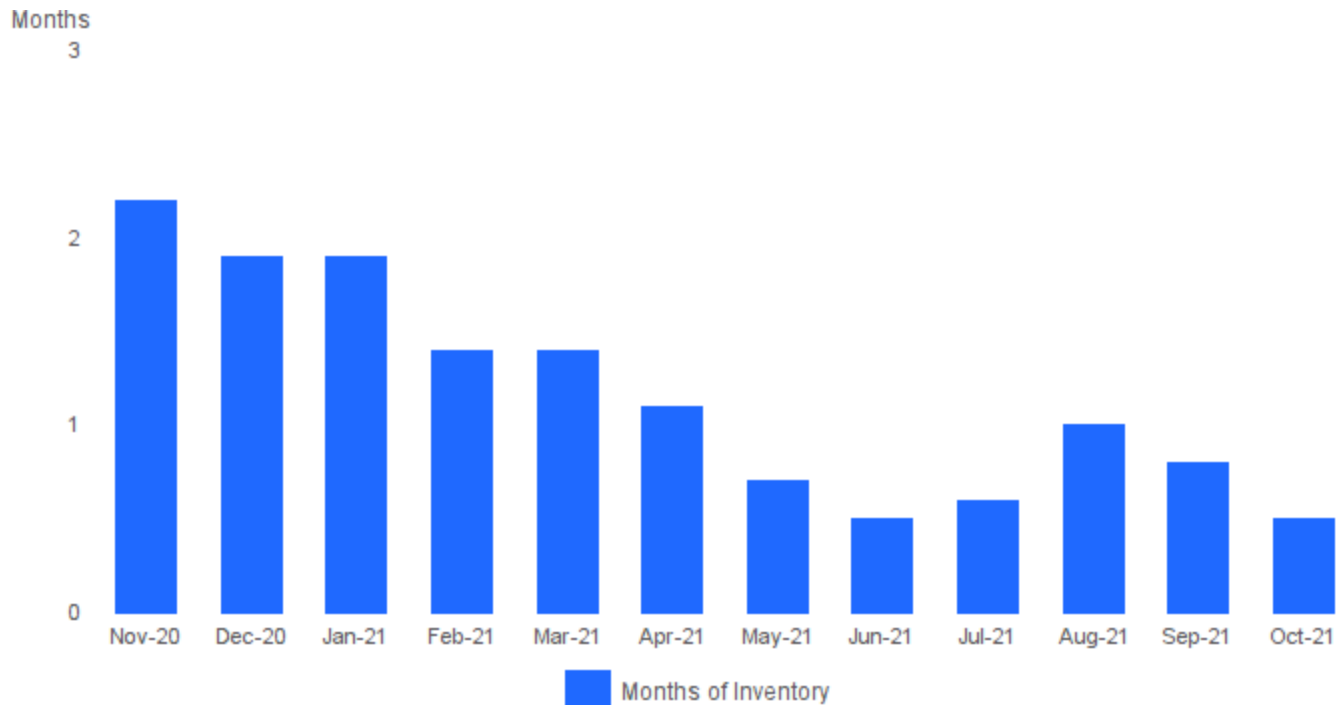
**Sold Price** | the average selling price



## ABSORPTION RATE

October 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.



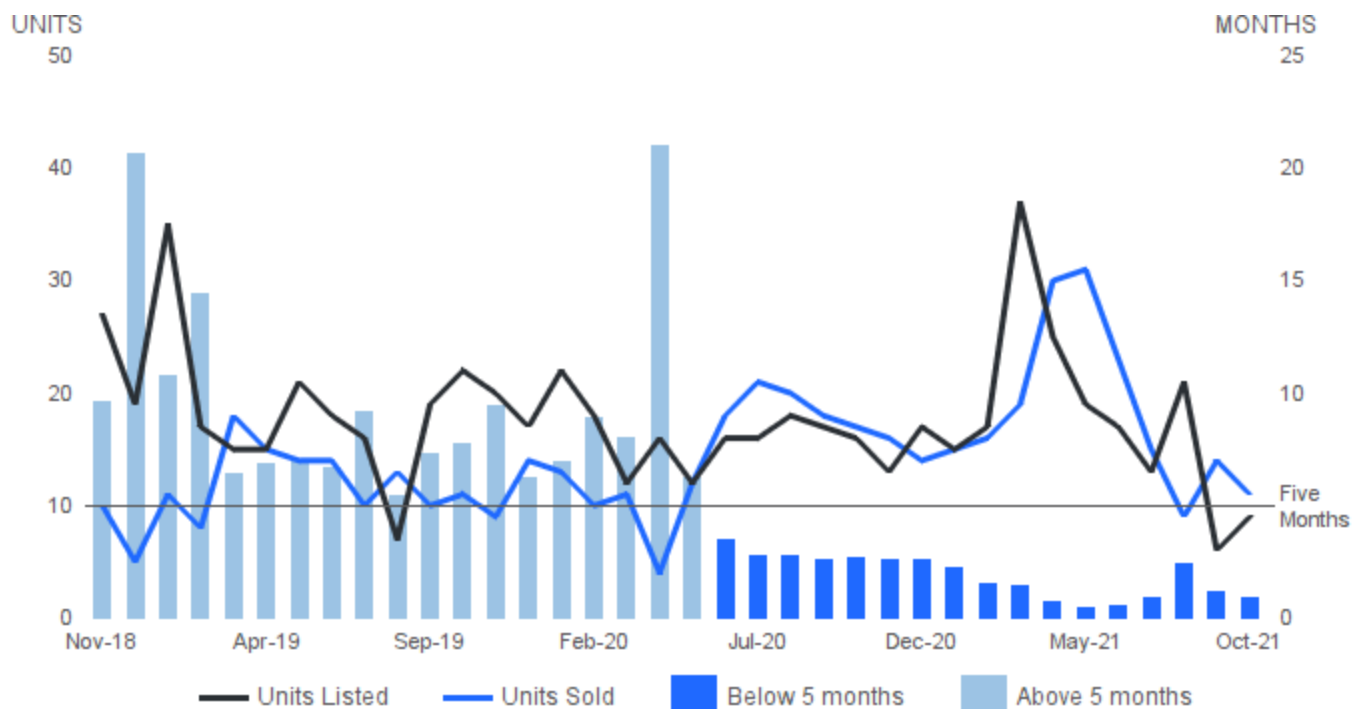
## MONTHS SUPPLY OF INVENTORY

October 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.

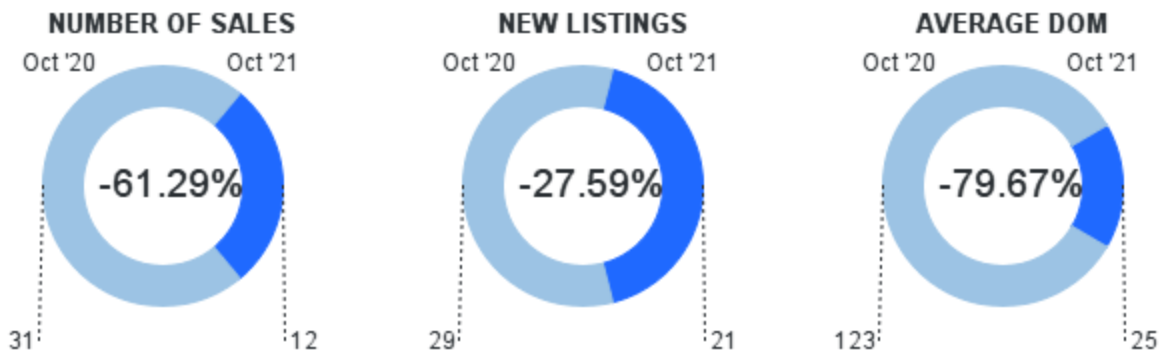
**Units Sold** | Number of properties sold.



## LONGBOAT KEY | October 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse




36.43% 

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

33.99% 

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

30.77% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

27.41% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

 Oct '20  Oct '21



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## LONGBOAT KEY

### FULL MARKET SUMMARY

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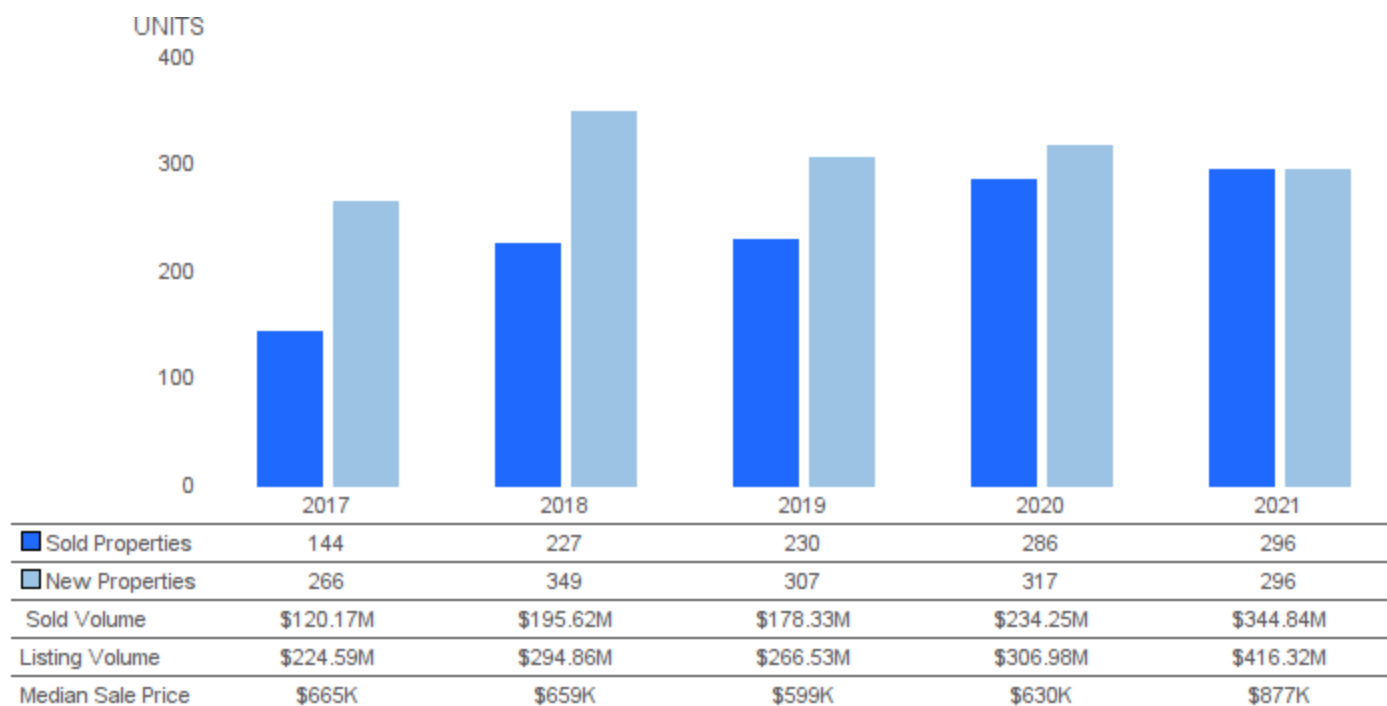
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	21	29	-27.59% ↓	291	261	11.49% ↑
Sold Listings	12	31	-61.29% ↓	296	214	38.32% ↑
Median List Price (Solds)	\$850,000	\$650,000	30.77% ↑	\$882,000	\$630,000	40% ↑
Median Sold Price	\$880,000	\$645,000	36.43% ↑	\$877,000	\$625,000	40.32% ↑
Median Days on Market	7	84	-91.67% ↓	15	90	-83.33% ↓
Average List Price (Solds)	\$1,166,325	\$915,375	27.41% ↑	\$1,179,540	\$850,796	38.64% ↑
Average Sold Price	\$1,168,404	\$871,980	33.99% ↑	\$1,164,984	\$810,303	43.77% ↑
Average Days on Market	25	123	-79.67% ↓	53	119	-55.46% ↓
List/Sold Price Ratio	99.3%	95.7%	3.76% ↑	99%	95.5%	3.71% ↑

### SOLD AND NEW PROPERTIES (UNITS)

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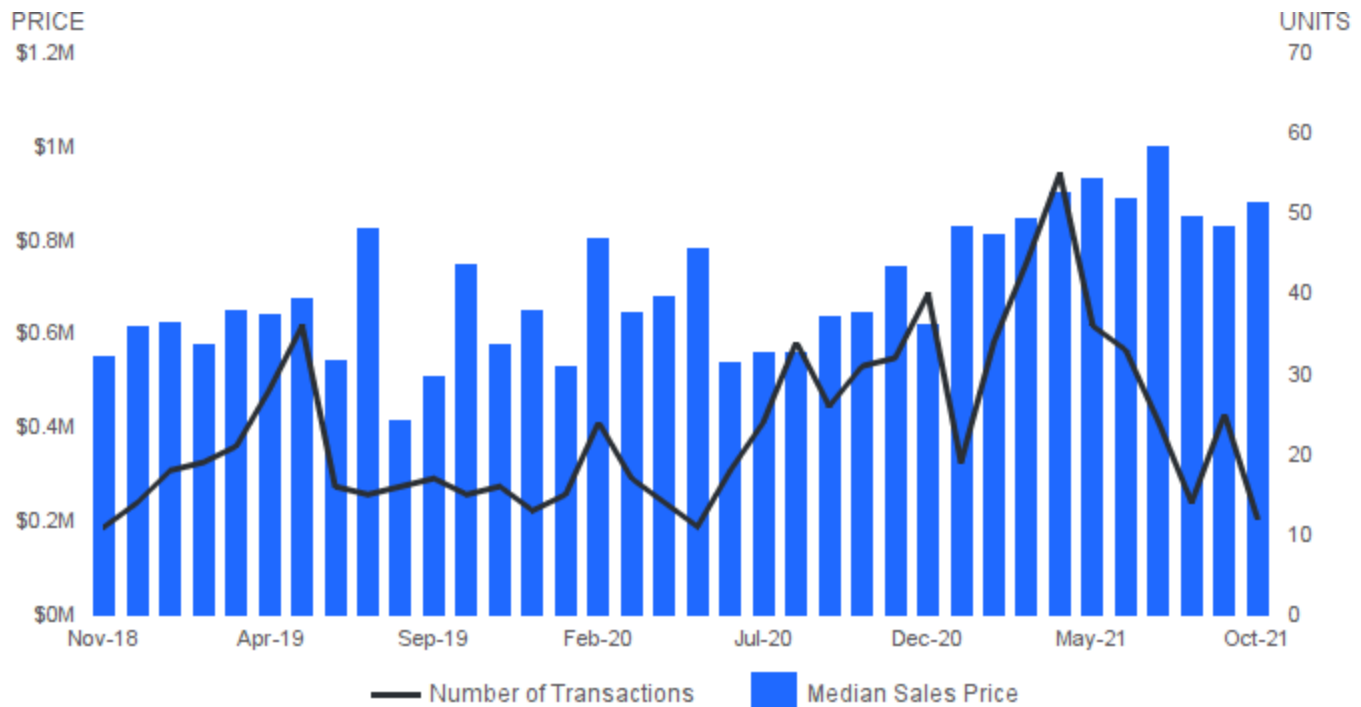


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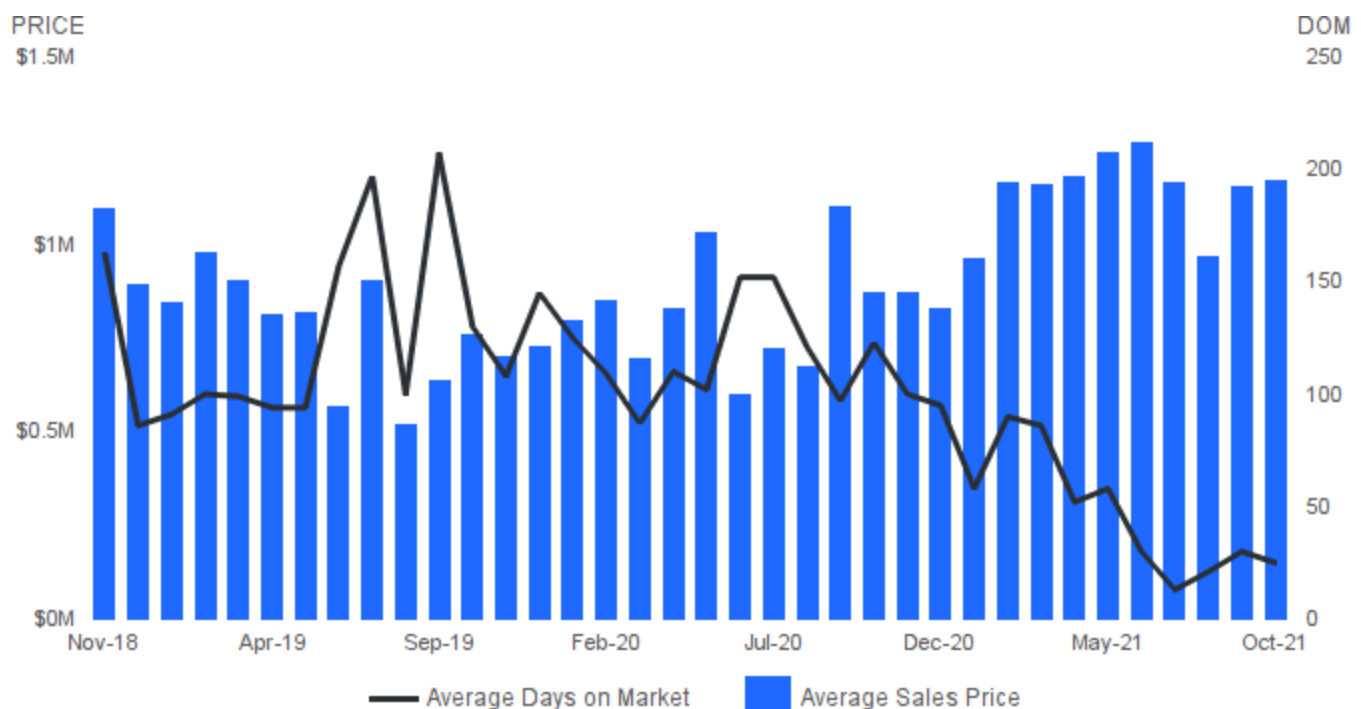


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Condo/Townhouse ?

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

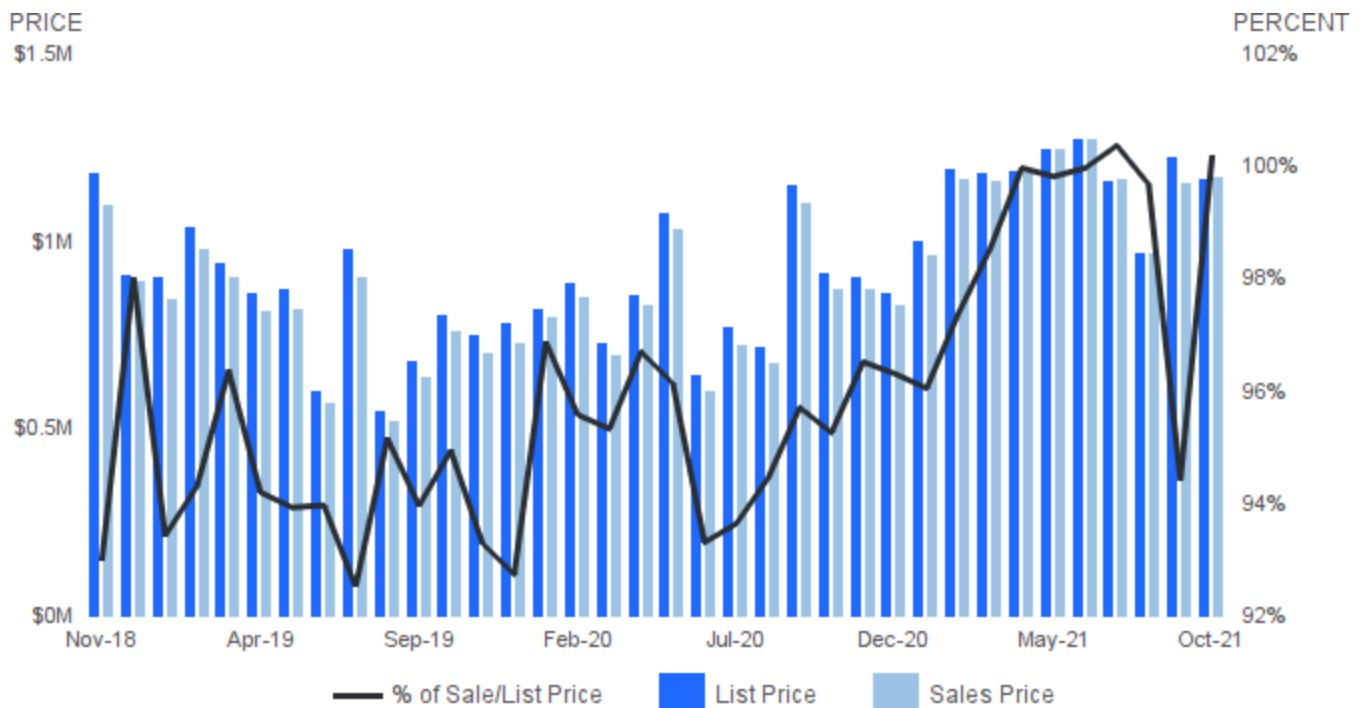
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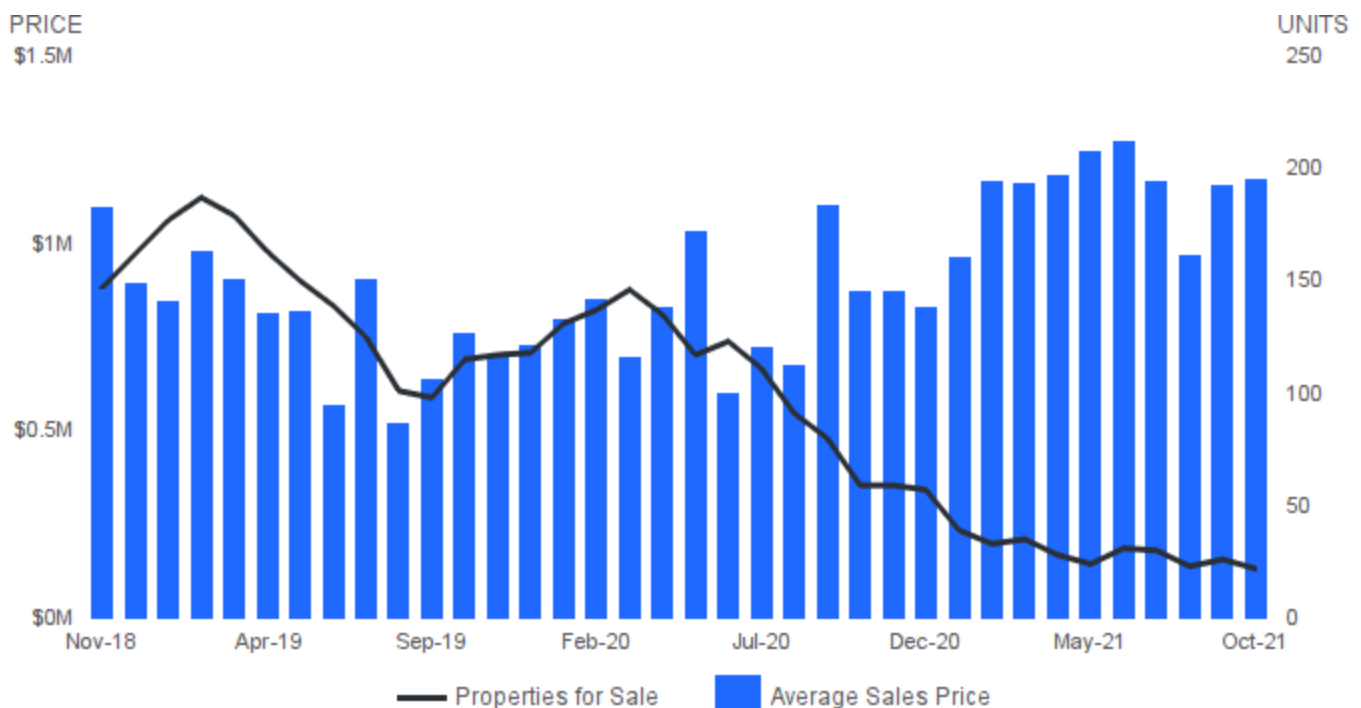


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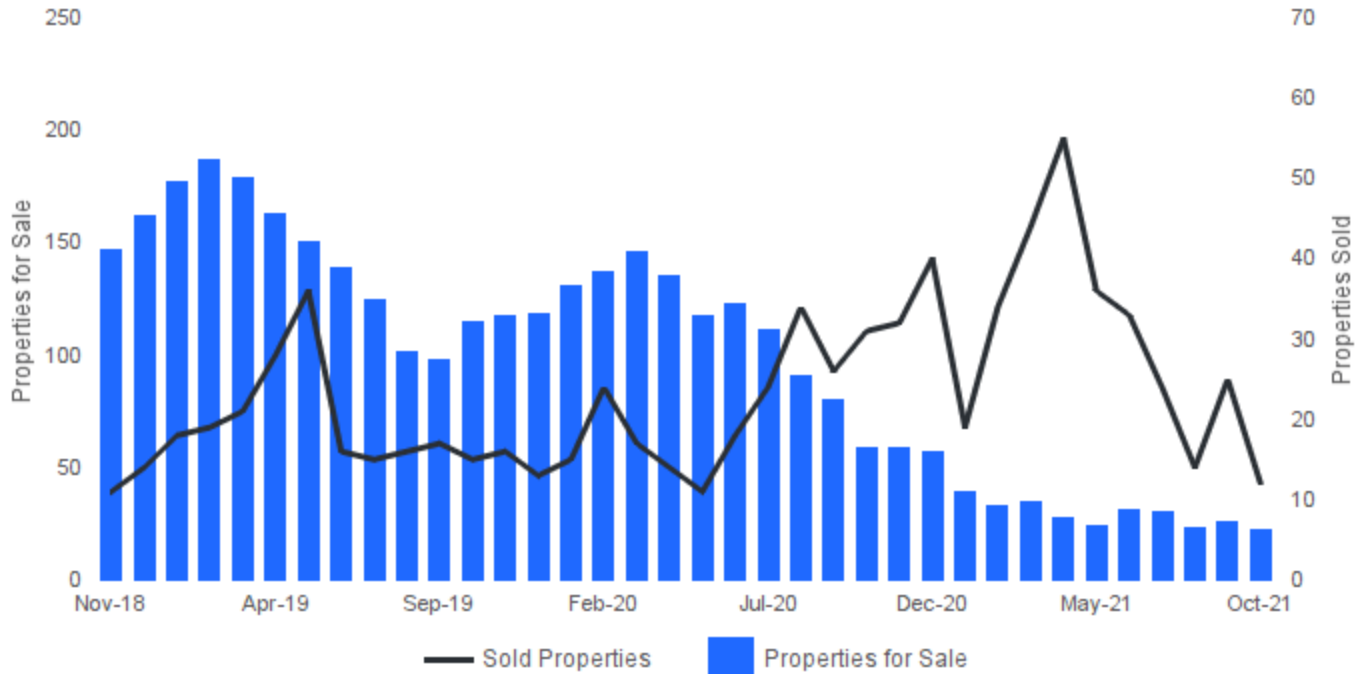


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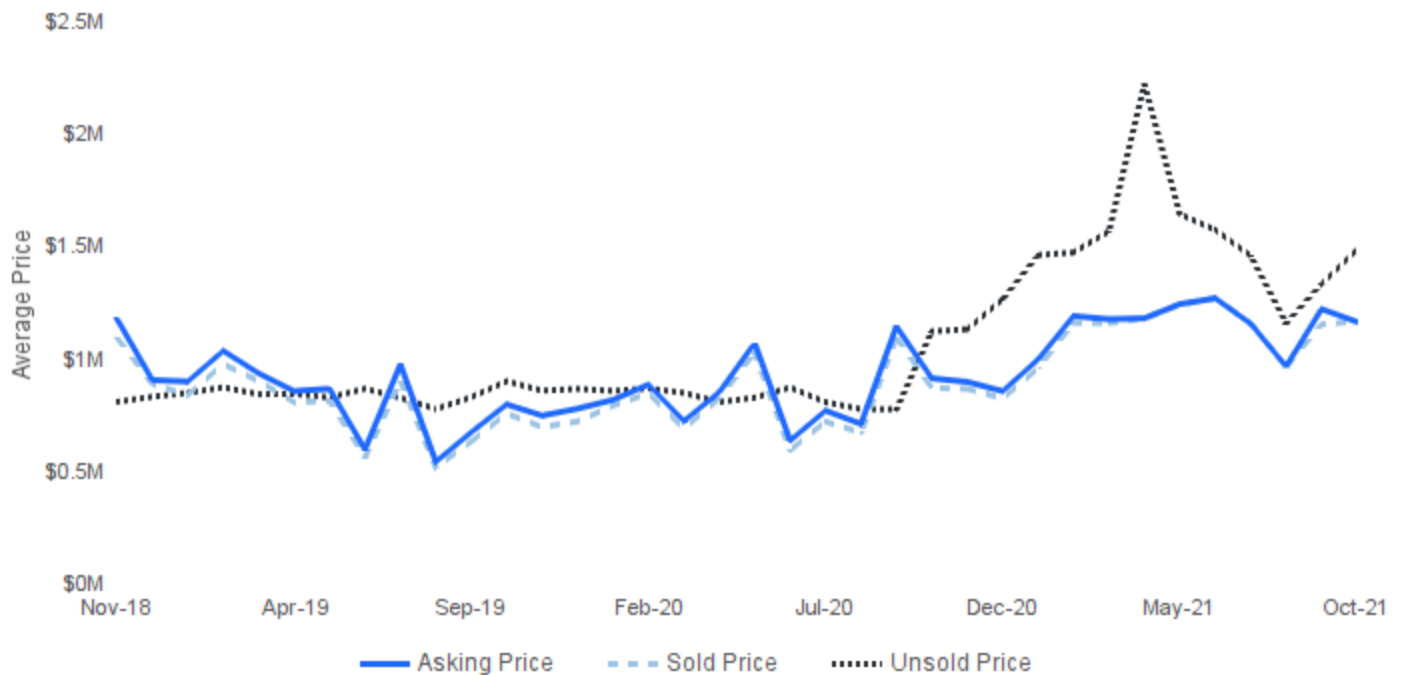
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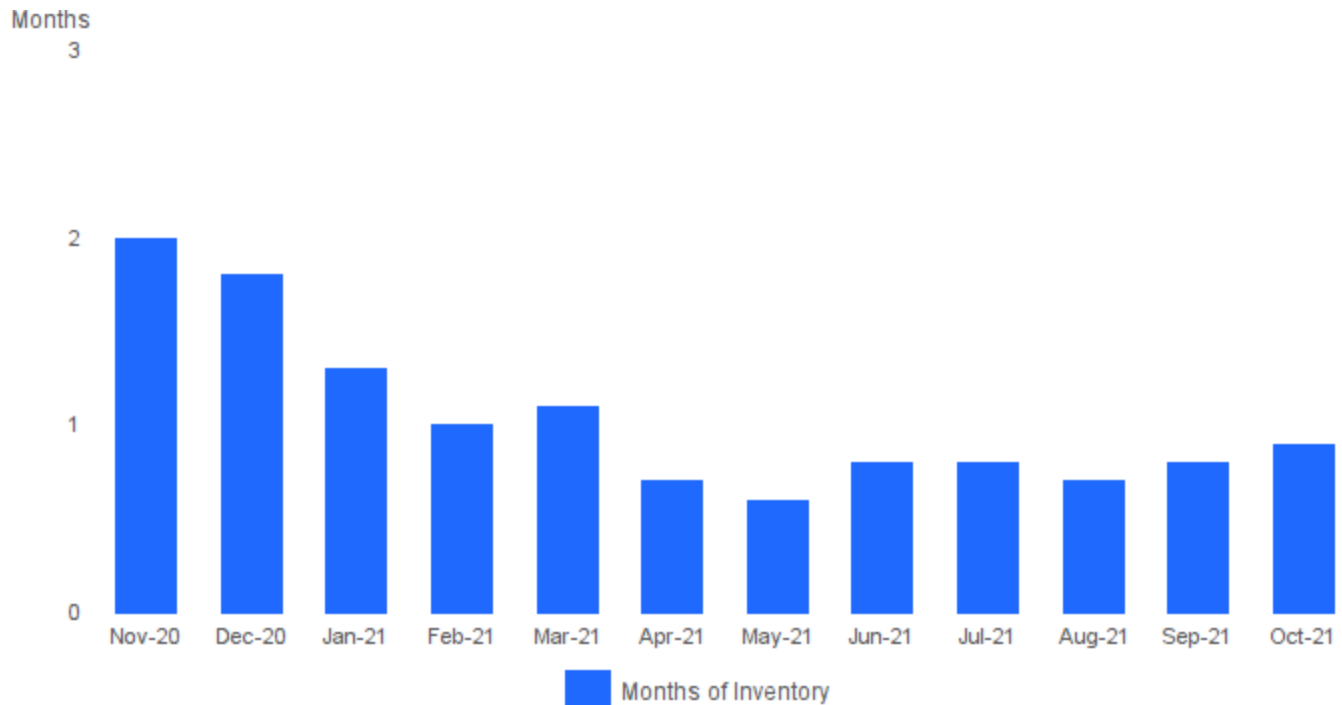
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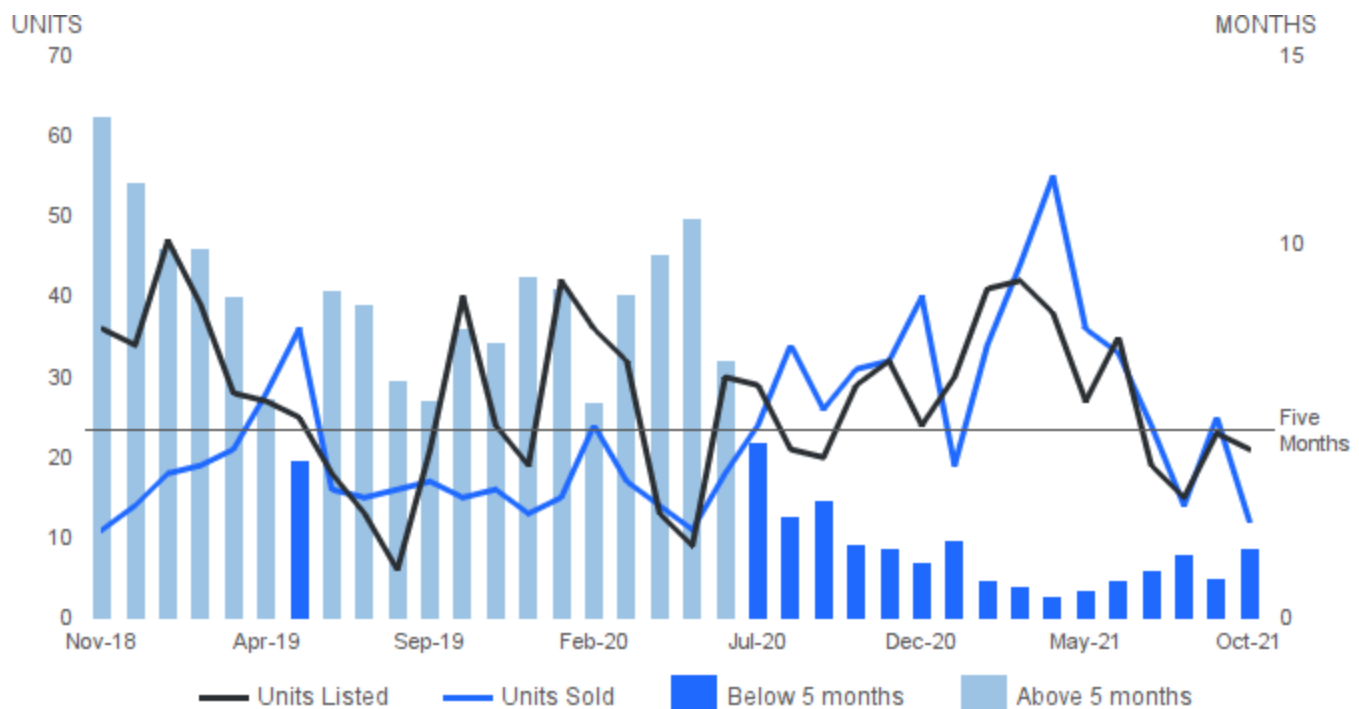
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**Units Sold** | Number of properties sold.



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