



AREA REPORT

OCTOBER 2021 | CONDO/TOWNHOUSE

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COLDWELL BANKER
REALTY

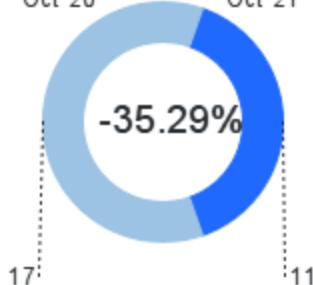
LONGBOAT KEY | October 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

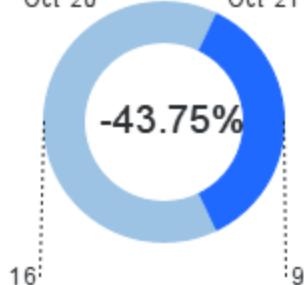
NUMBER OF SALES

Oct '20 Oct '21



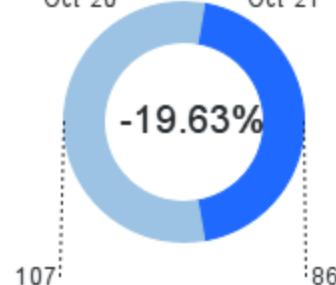
NEW LISTINGS

Oct '20 Oct '21



AVERAGE DOM

Oct '20 Oct '21



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 [?](#)

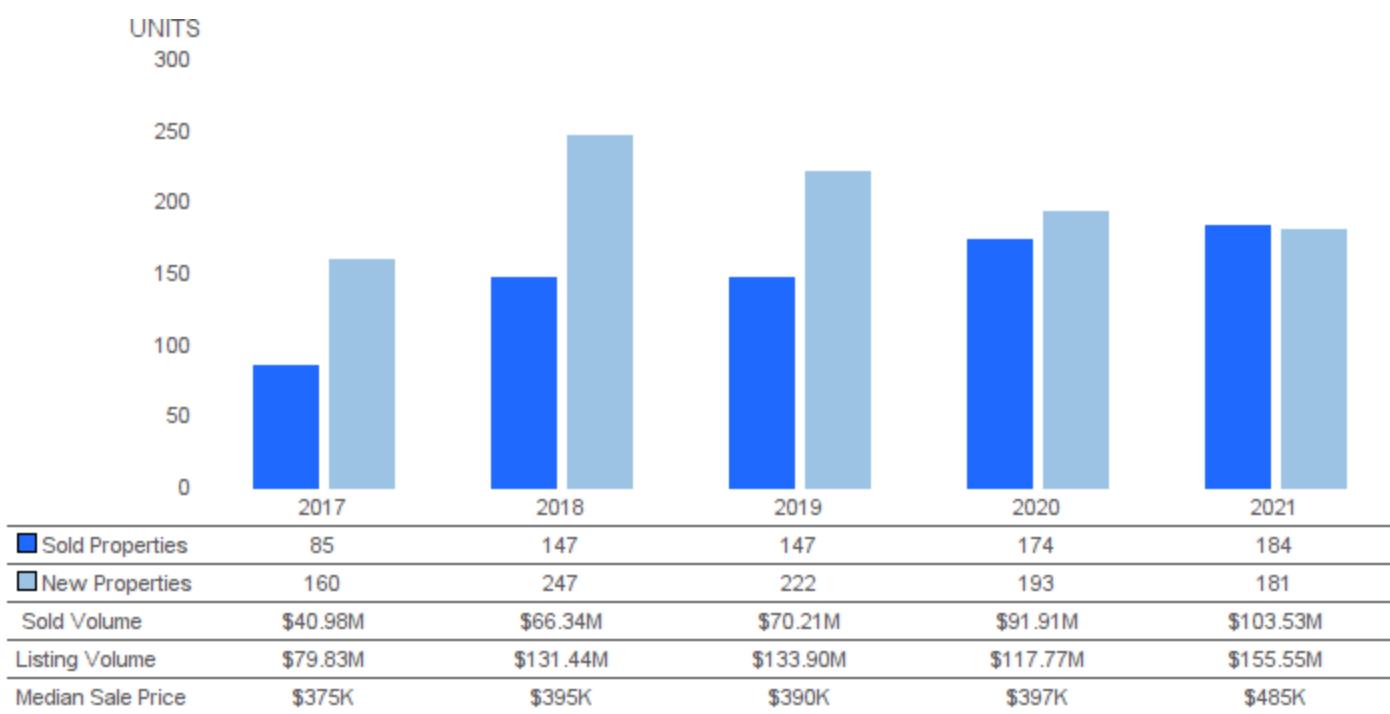
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|--------------|-------------------------|--------------|-----------|-------------------------|
| | October 2021 | October 2020 | % Change | YTD 2021 | YTD 2020 | % Change |
| New Listings | 9 | 16 | -43.75% ⬇️ | 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

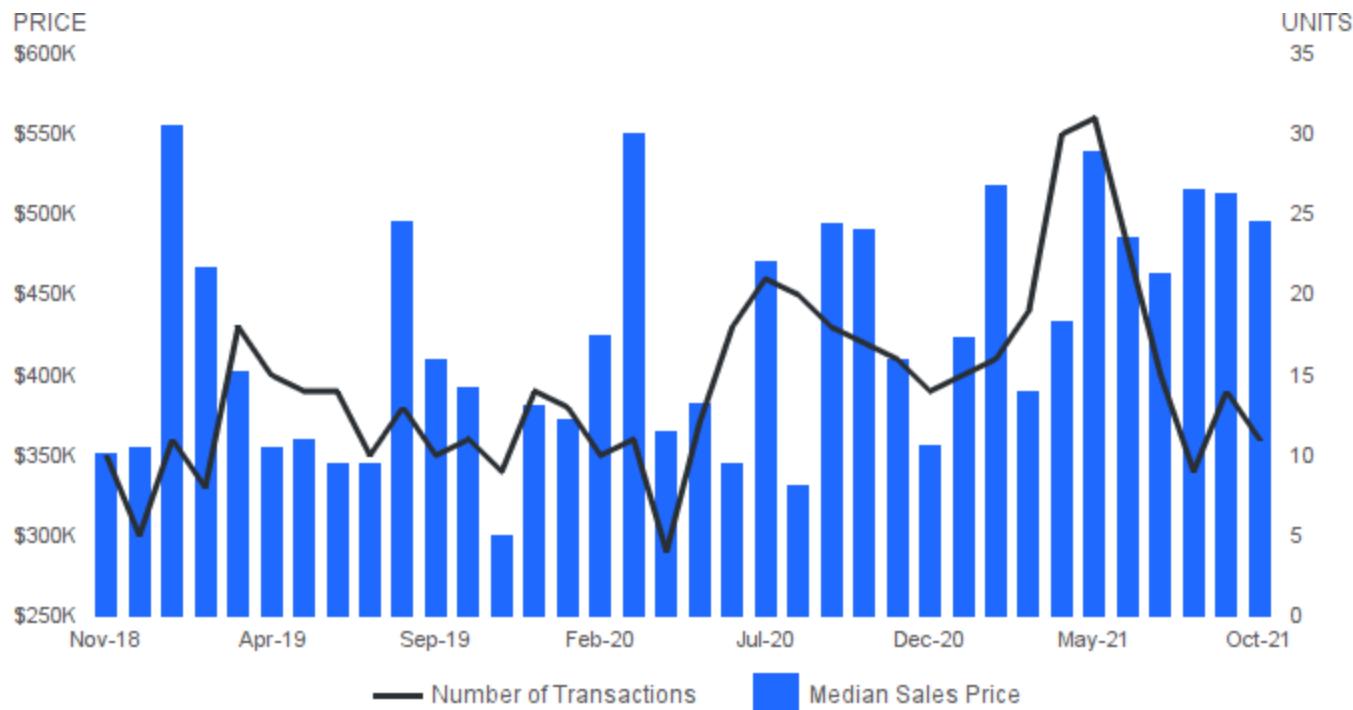
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

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

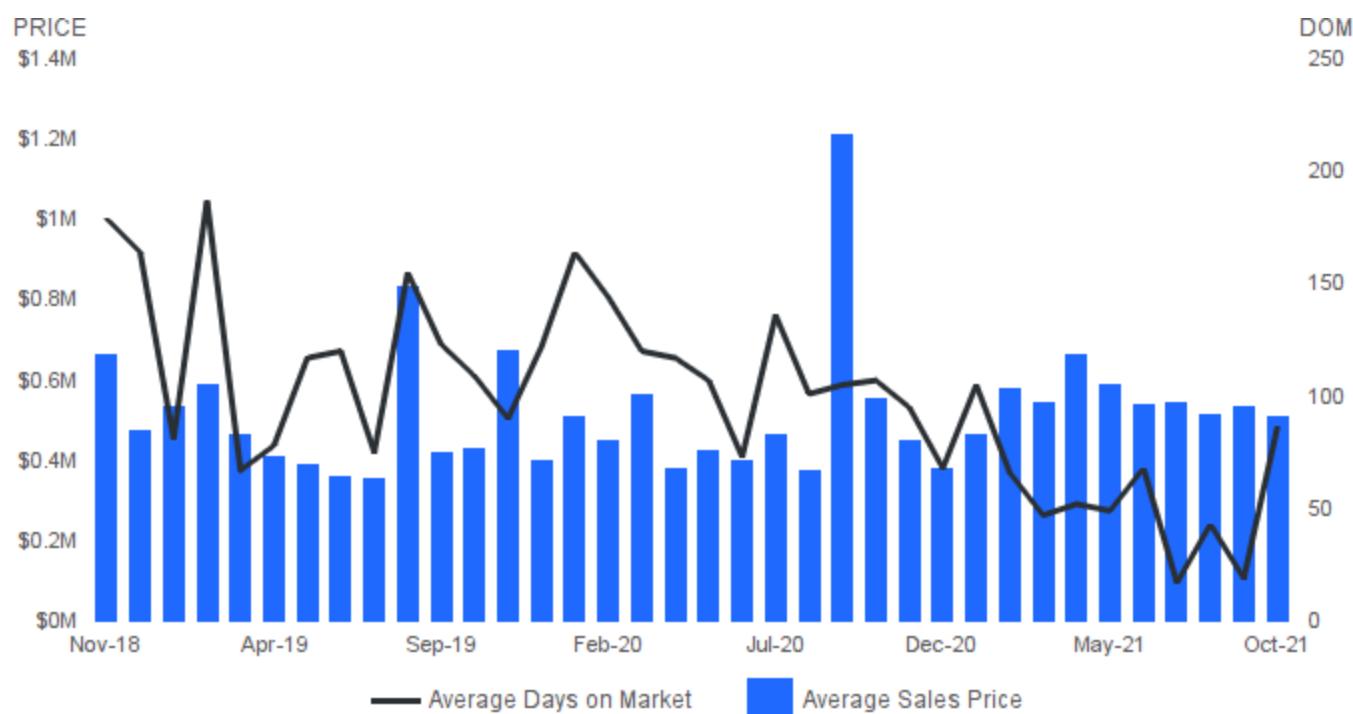
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

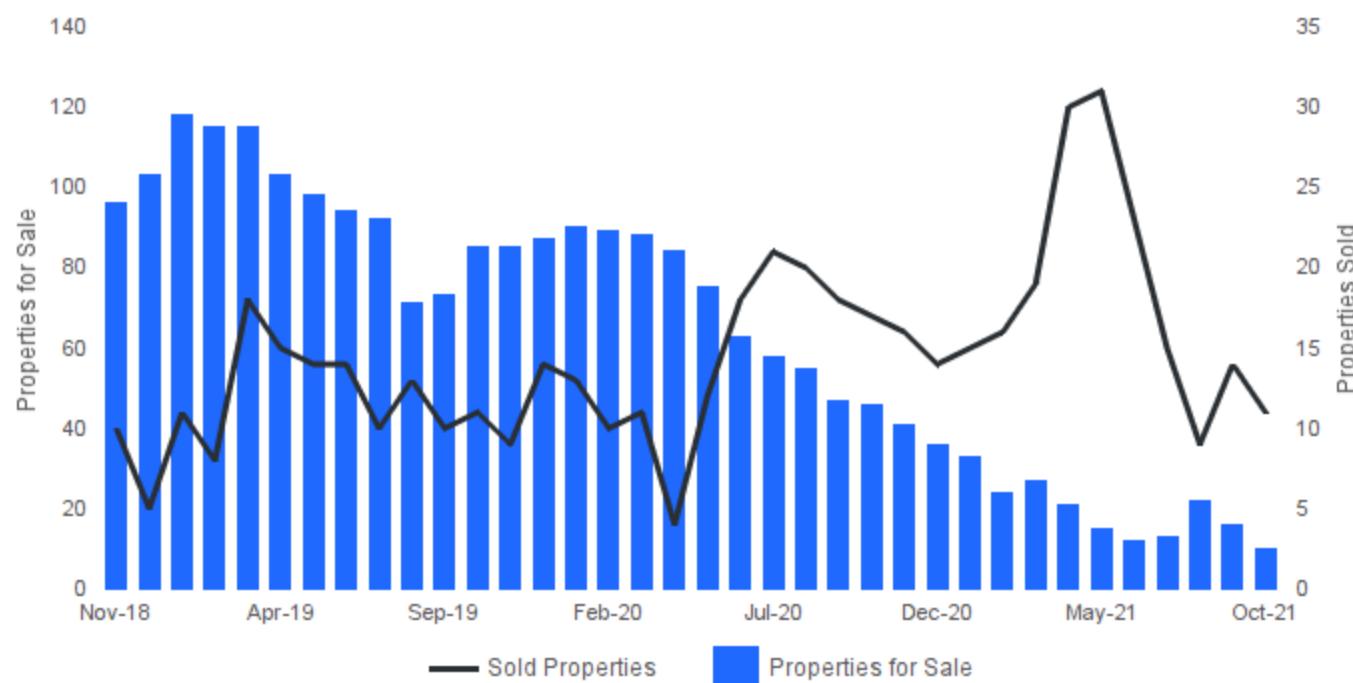
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Condo/Townhouse ?

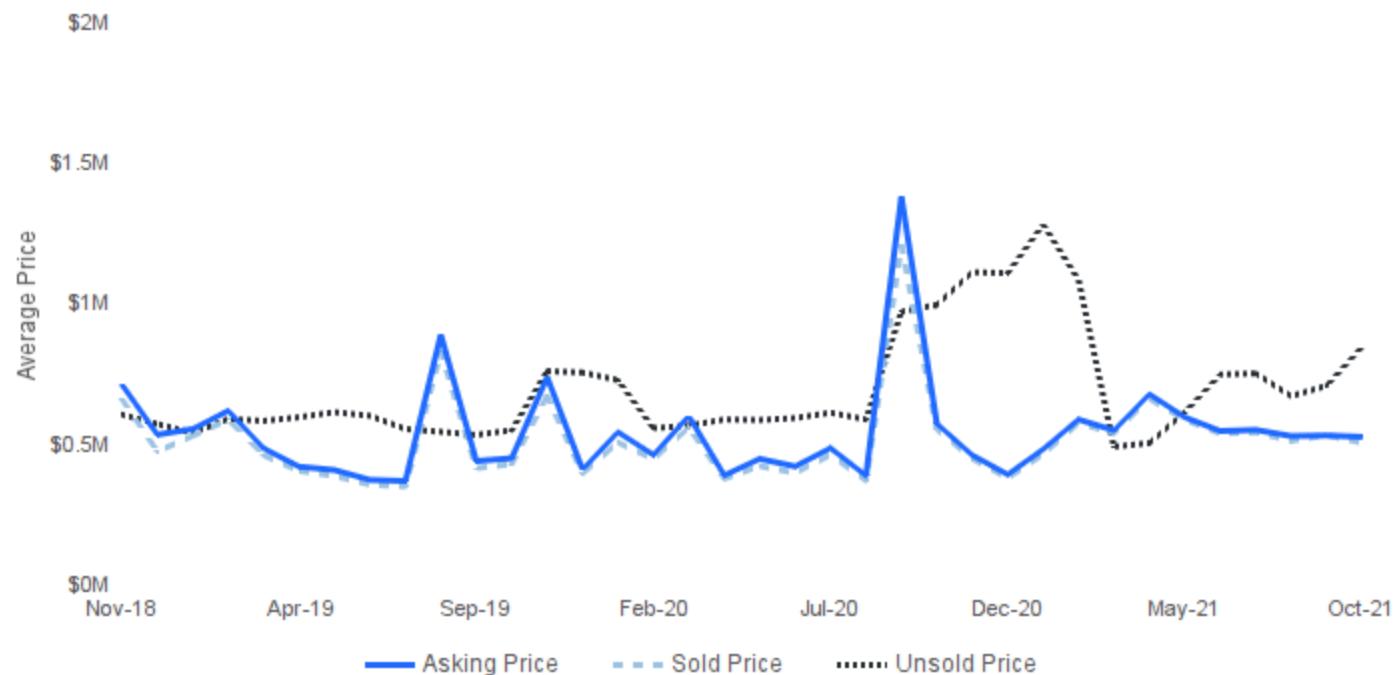
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Condo/Townhouse ?

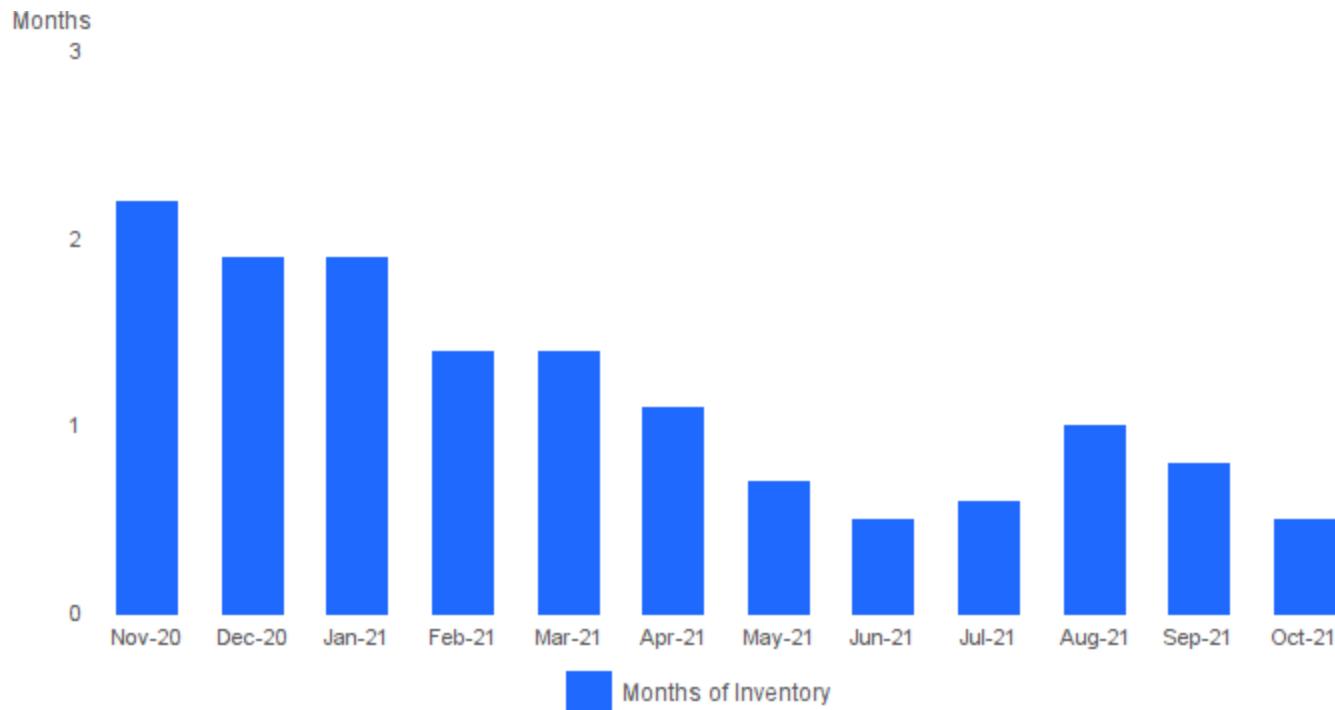
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



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.



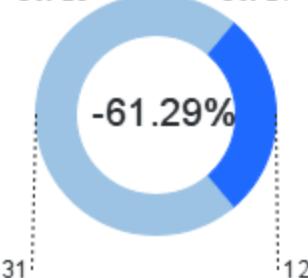
LONGBOAT KEY | October 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

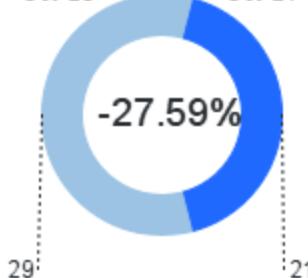
NUMBER OF SALES

Oct '20 Oct '21



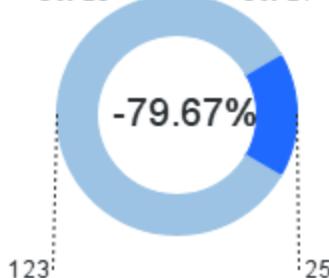
NEW LISTINGS

Oct '20 Oct '21



AVERAGE DOM

Oct '20 Oct '21



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

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

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

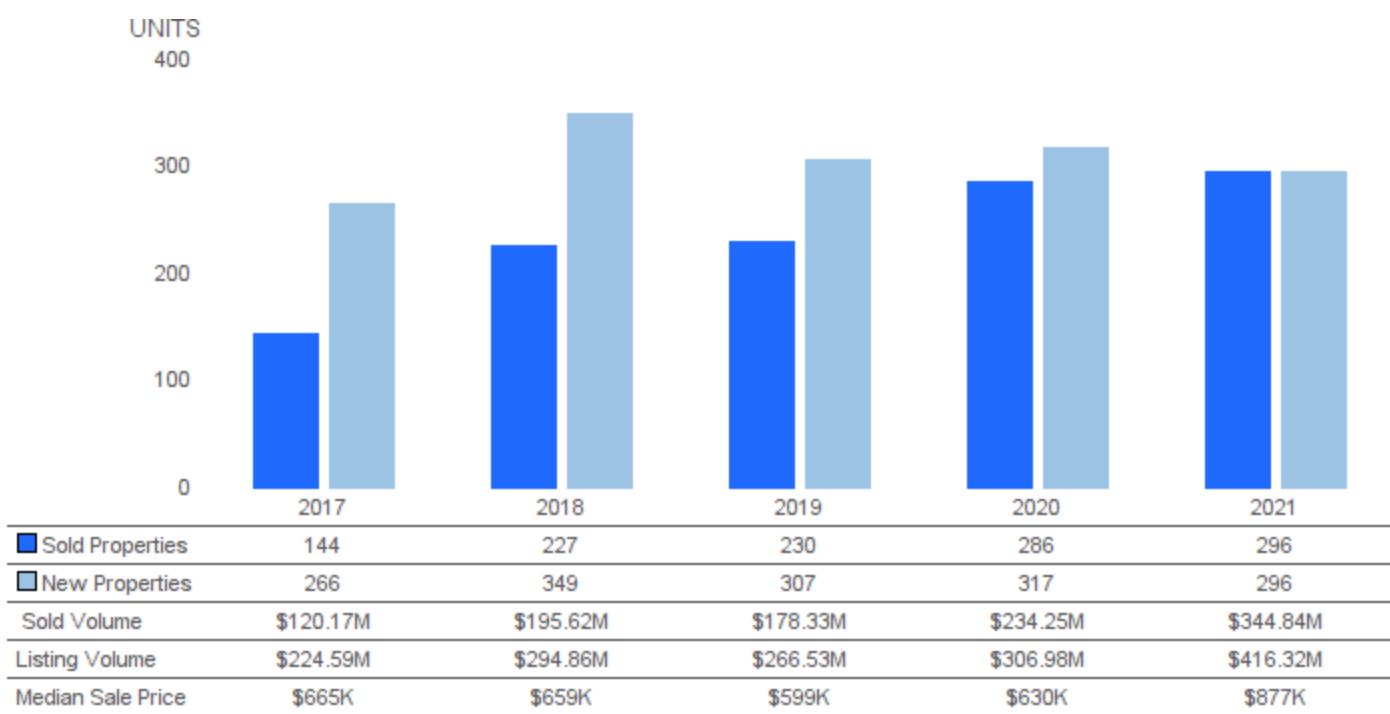
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|----------------------------|---------------|--------------|---|--------------|-----------|---|
| | October 2021 | October 2020 | % Change | YTD 2021 | YTD 2020 | % Change |
| New Listings | 21 | 29 | -27.59%  | 291 | 261 | 11.49%  |
| Sold Listings | 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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Sold Properties | Number of properties sold during the year

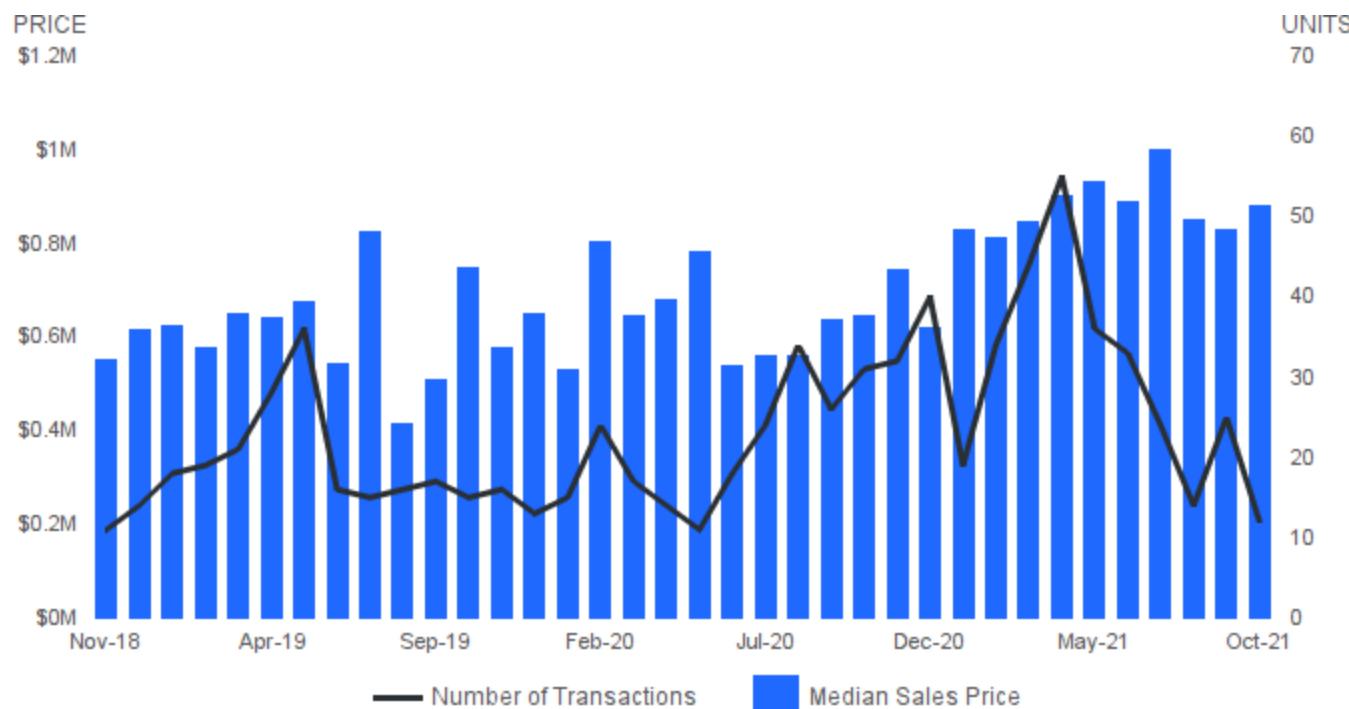
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MEDIAN SALES PRICE AND NUMBER OF SALES

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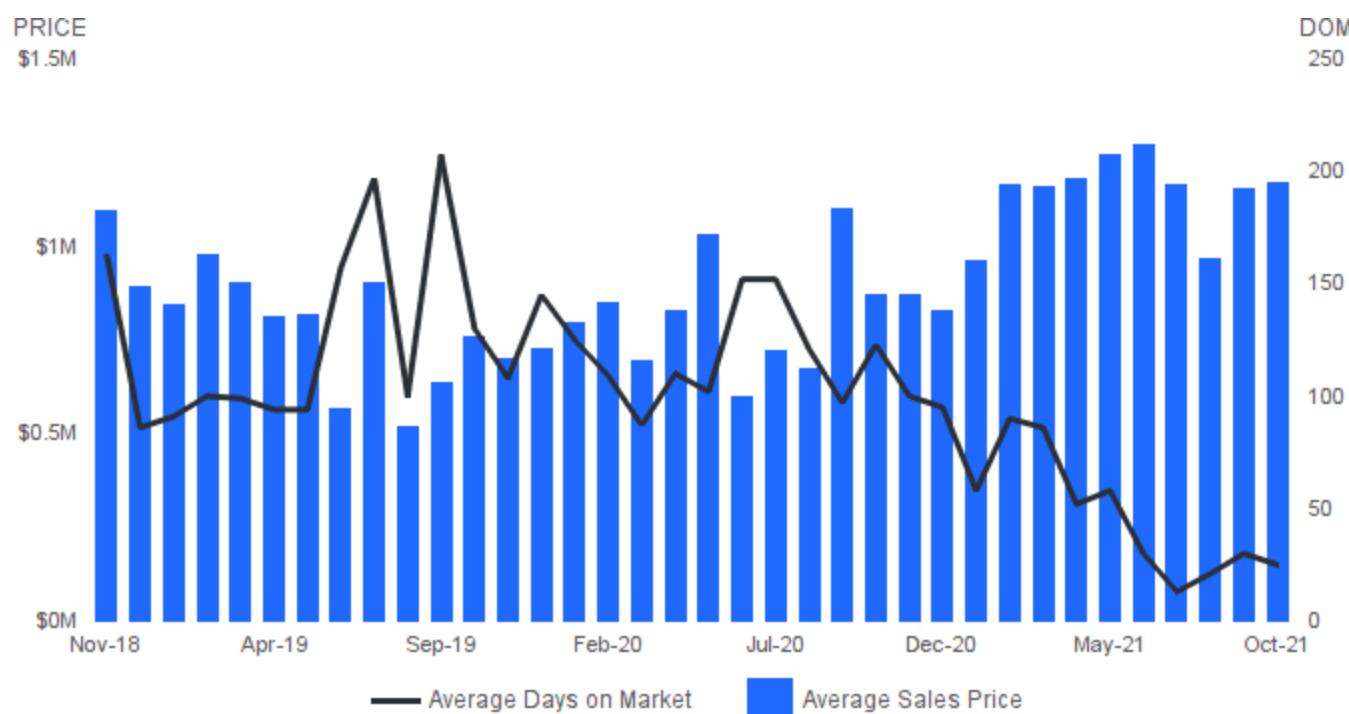
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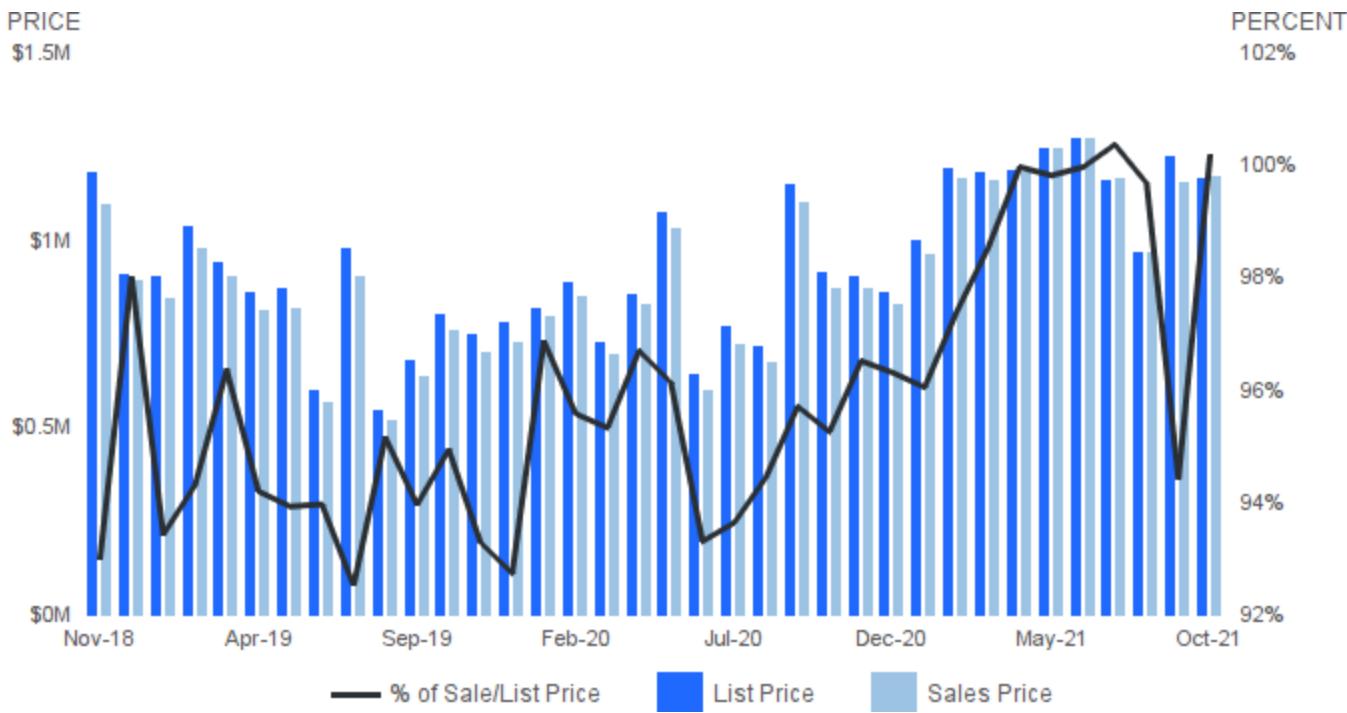
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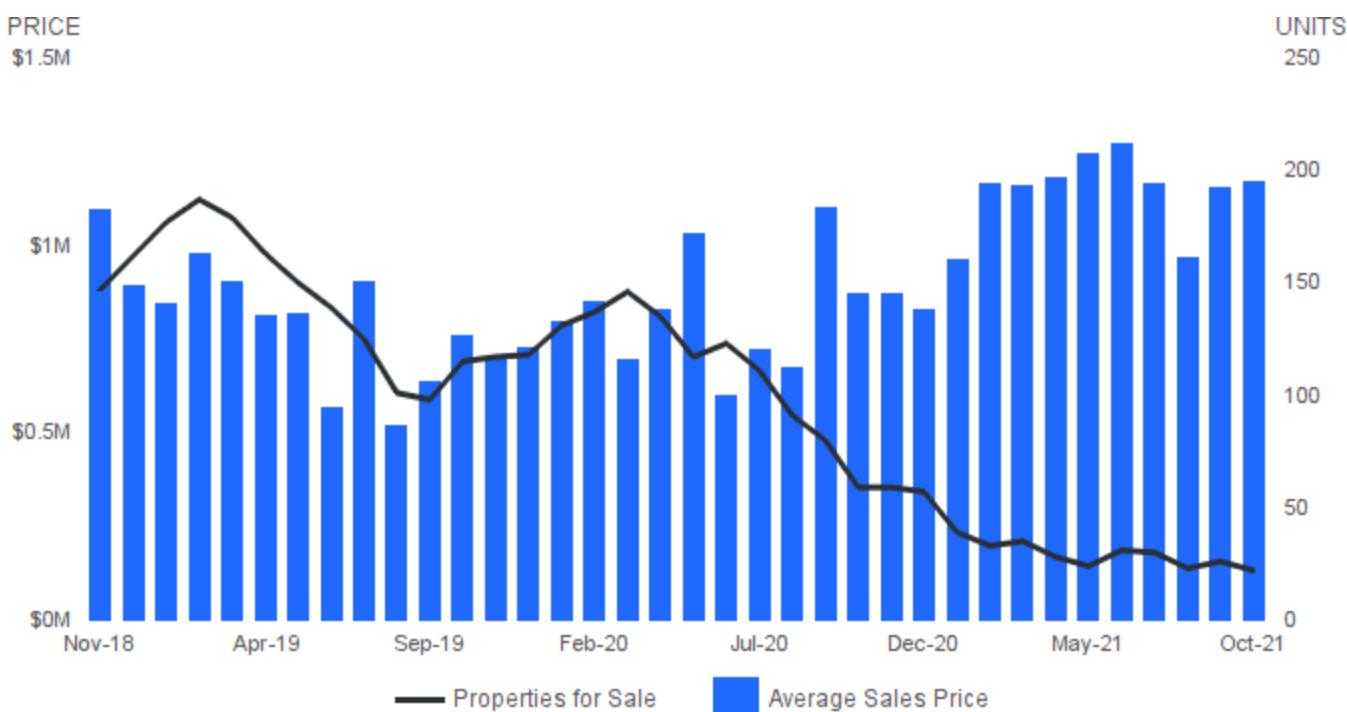


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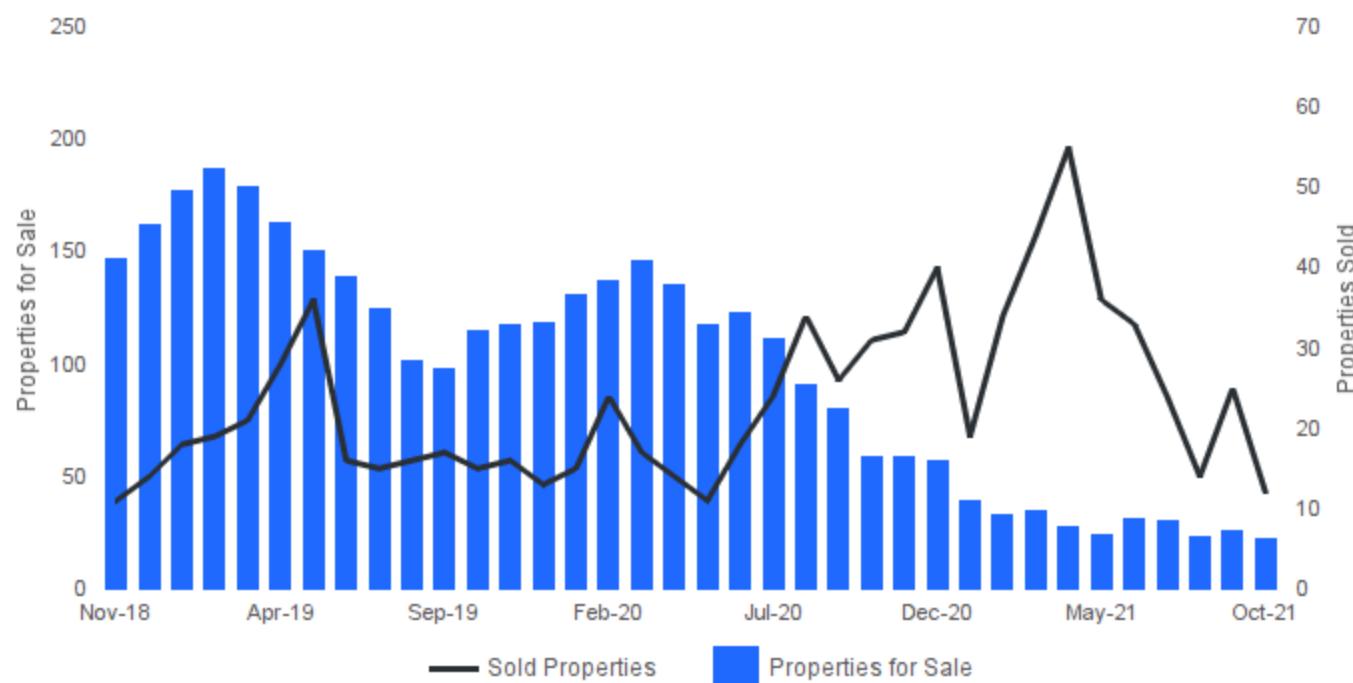
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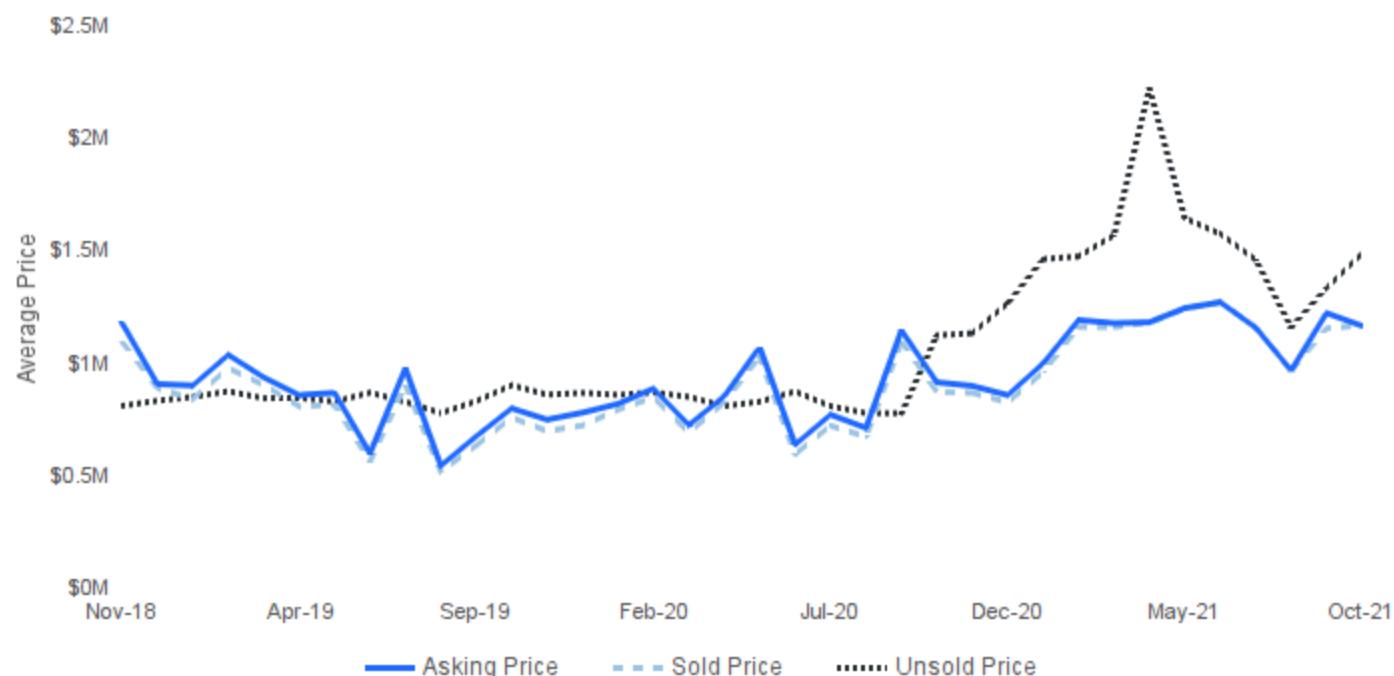
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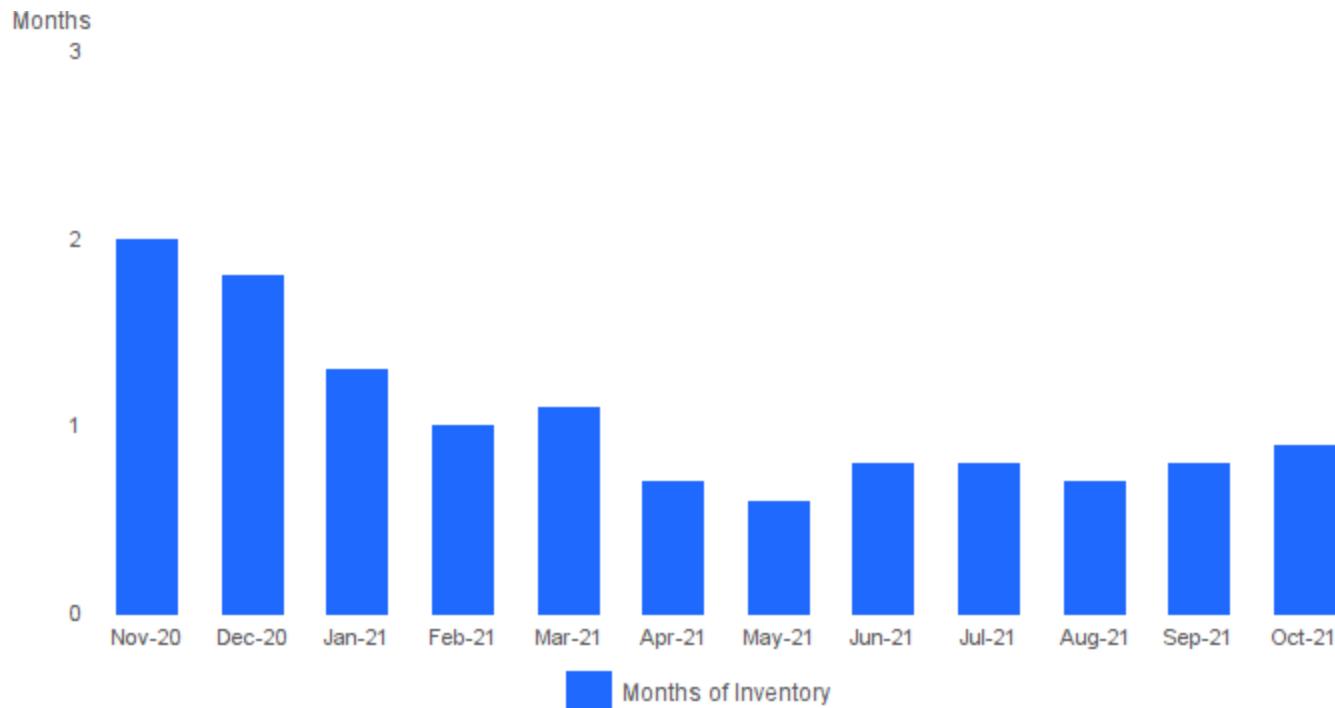
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