



AREA REPORT

OCTOBER 2020 | CONDO/TOWNHOUSE

The Area Report offers insight into residential real estate sales activity and regional trends. It complements our Market Report, giving you a broader look at the real estate market. If you are interested in receiving the Market Report for a more specific area, please let me know. I would be happy to set that up for you.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.

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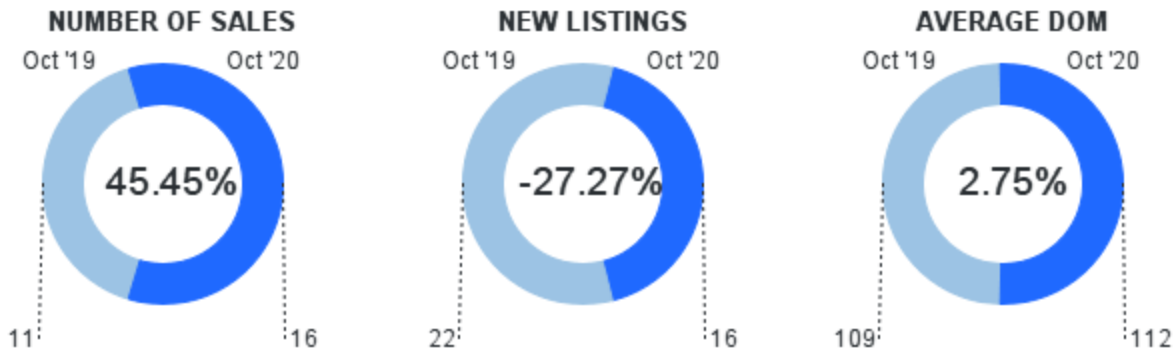


COLDWELL BANKER
REALTY

LONGBOAT KEY | October 2020


REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



24.68% 
MEDIAN SALES PRICE
CONDO/TOWNHOUSE

26.99% 
AVERAGE SALES PRICE
CONDO/TOWNHOUSE

27.06% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

26.22% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Oct '19  Oct '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2020 | Condo/Townhouse ?

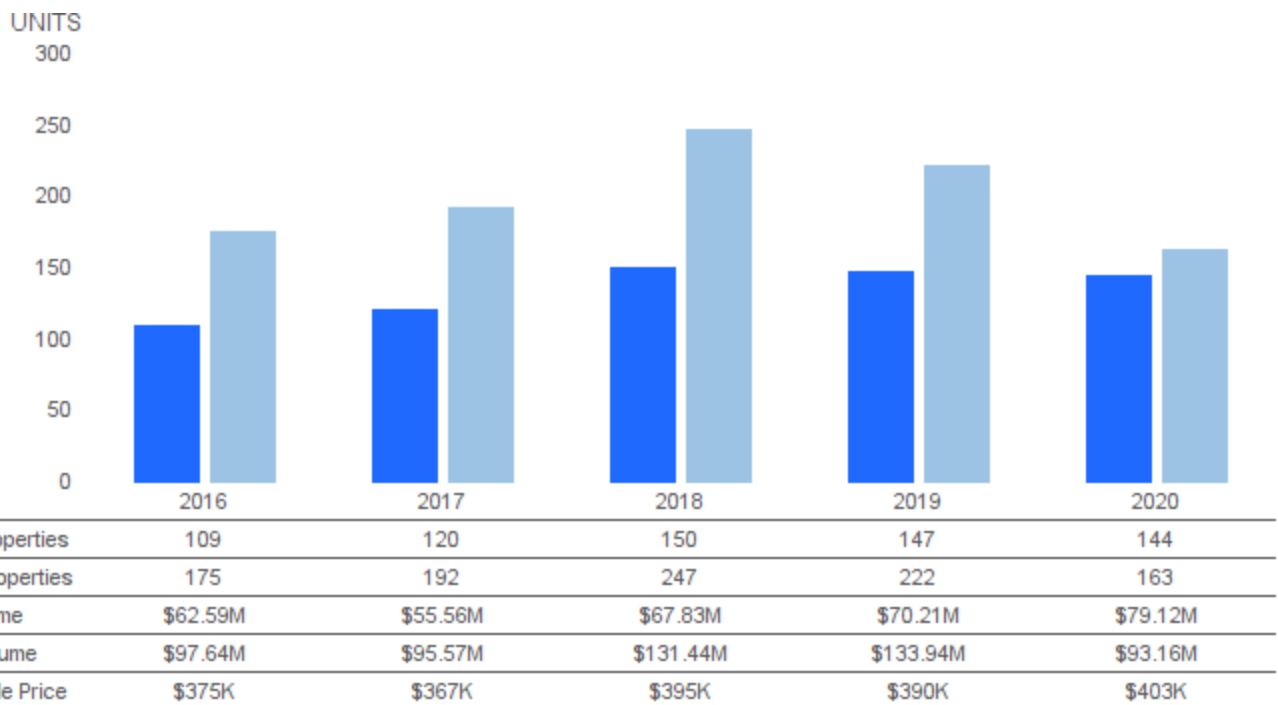
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	16	22	-27.27% ↓	163	185	-11.89% ↓
Sold Listings	16	11	45.45% ↑	143	124	15.32% ↑
Median List Price (Solds)	\$509,500	\$401,000	27.06% ↑	\$424,900	\$400,500	6.09% ↑
Median Sold Price	\$488,750	\$392,000	24.68% ↑	\$405,000	\$396,500	2.14% ↑
Median Days on Market	68	95	-28.42% ↓	77	76	1.32% ↑
Average List Price (Solds)	\$569,362	\$451,090	26.22% ↑	\$593,873	\$498,184	19.21% ↑
Average Sold Price	\$547,181	\$430,870	26.99% ↑	\$550,635	\$472,644	16.5% ↑
Average Days on Market	112	109	2.75% ↑	116	107	8.41% ↑
List/Sold Price Ratio	96.7%	95.8%	0.91% ↑	95.2%	95.1%	0.09% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

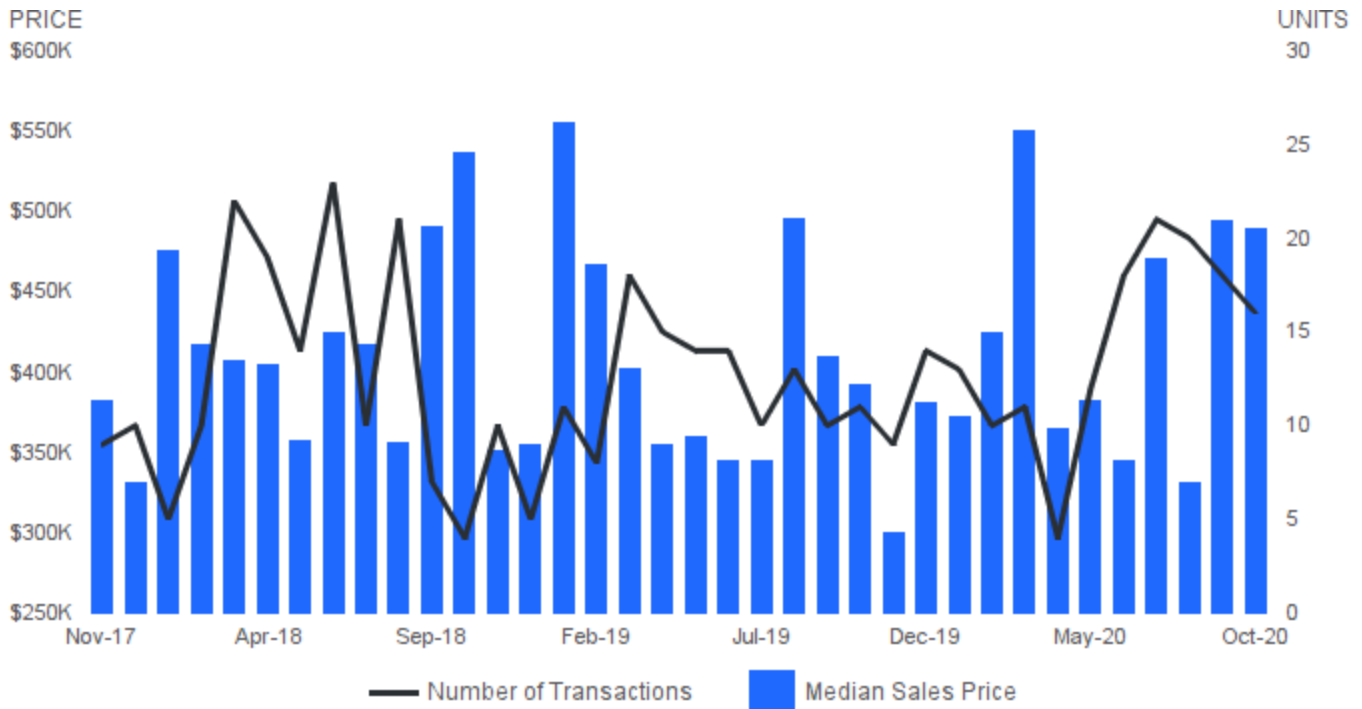


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2020 | 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 2020 | Condo/Townhouse [?](#)

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

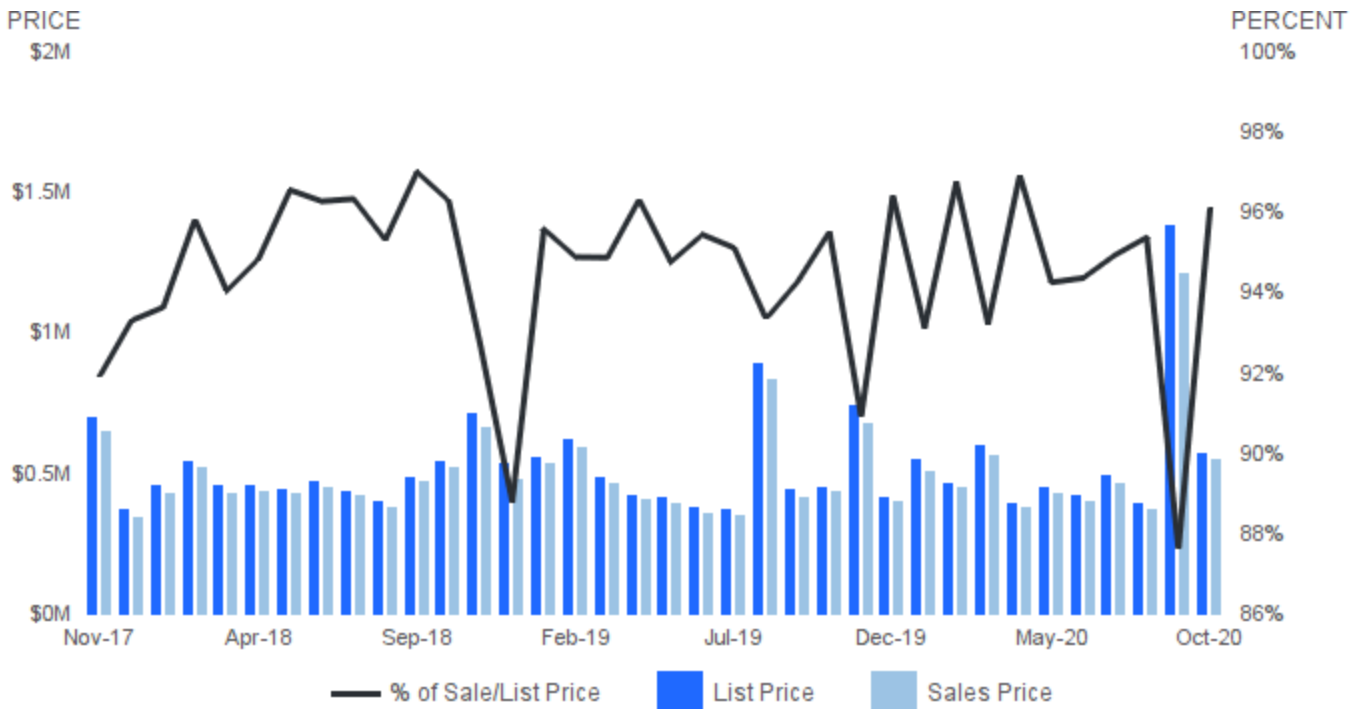
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2020 | Condo/Townhouse ?

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

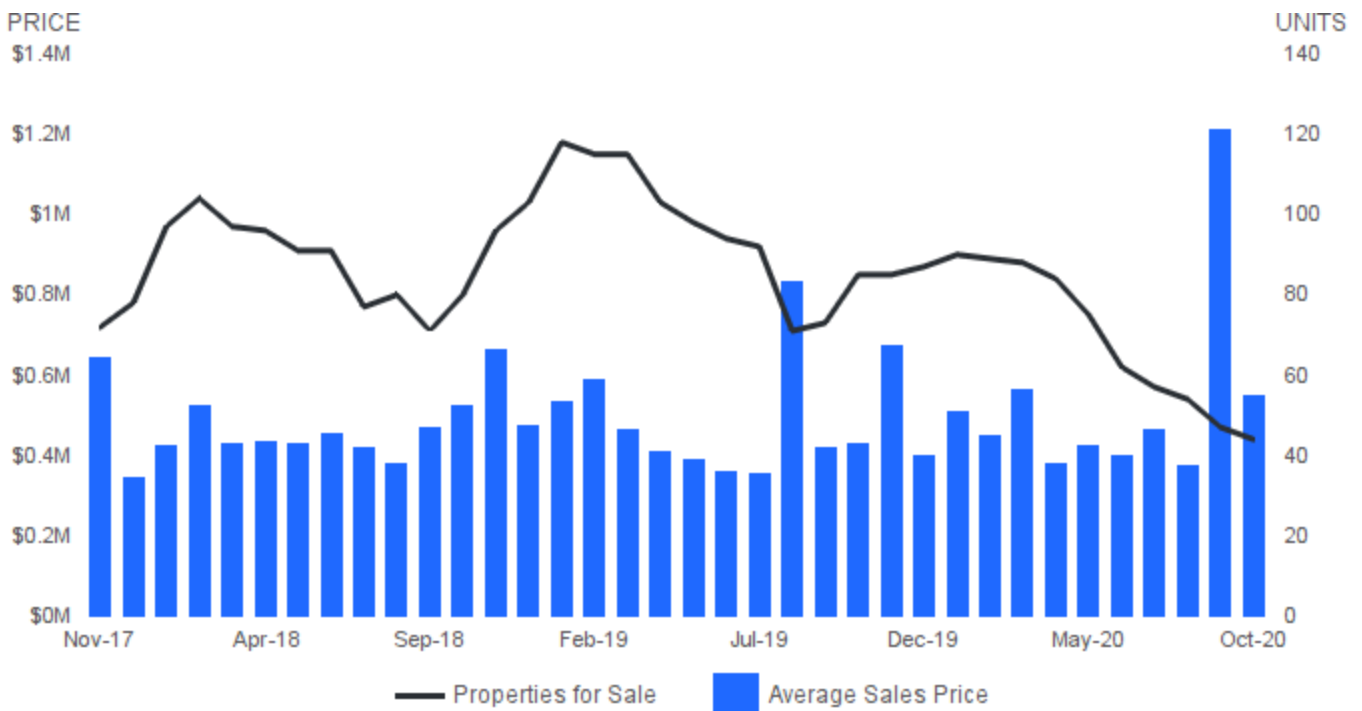


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2020 | 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.

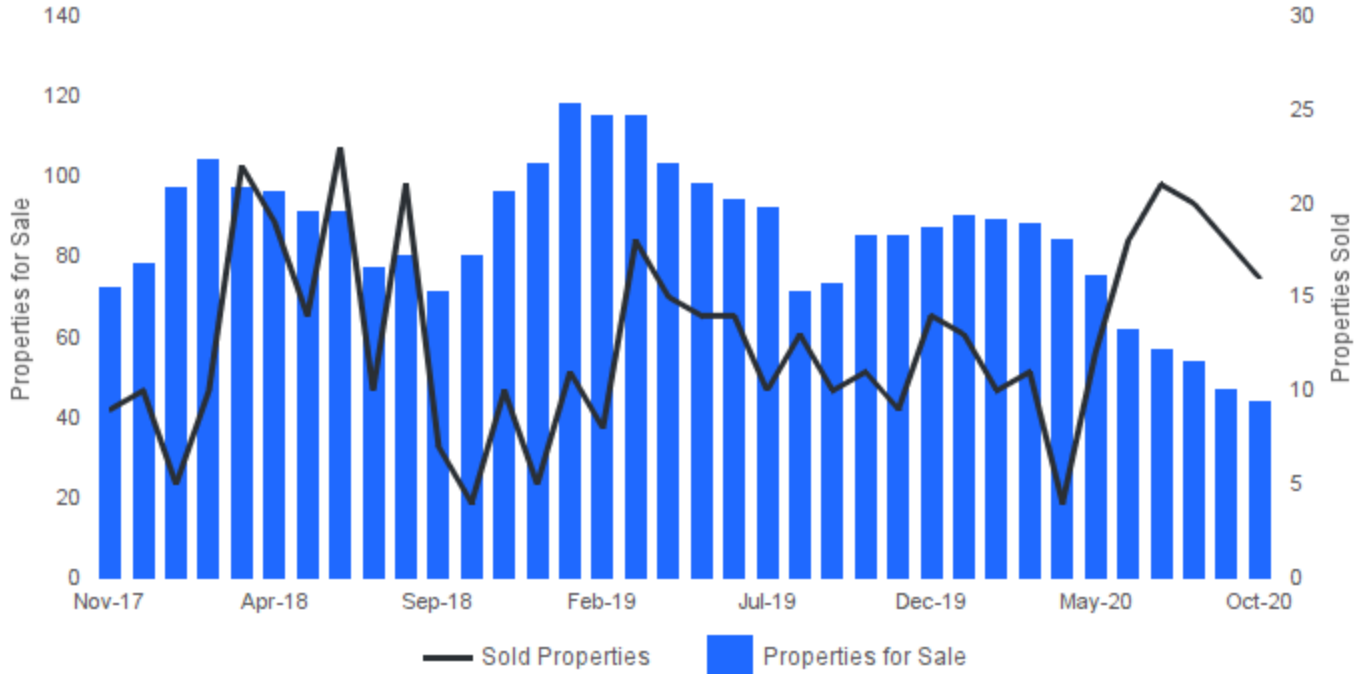


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2020 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



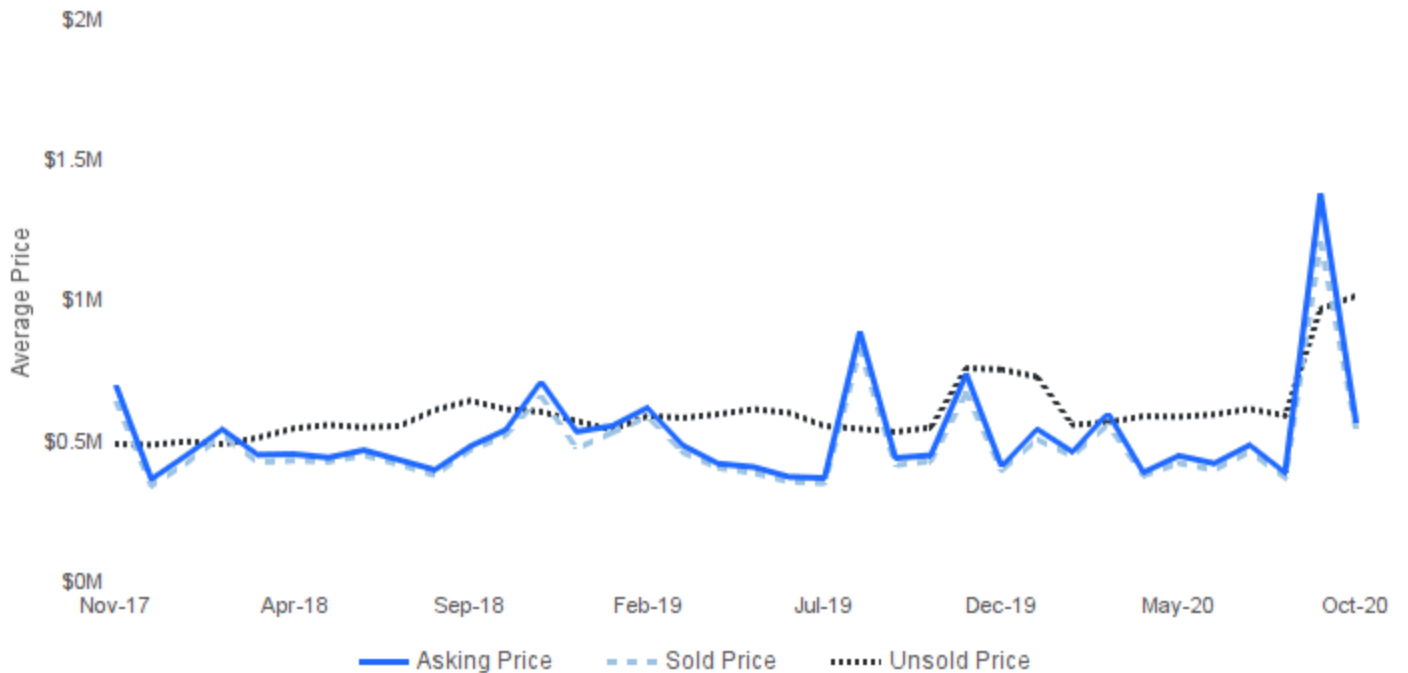
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

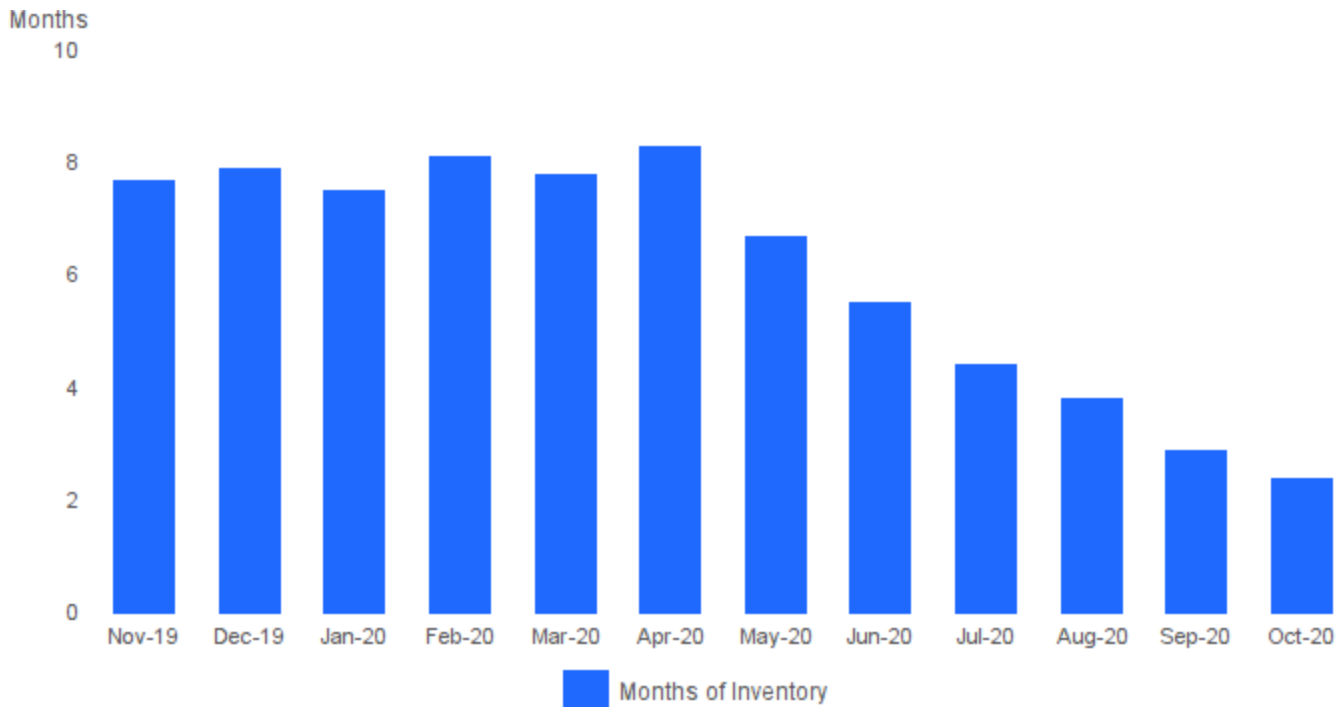
Sold Price | the average selling price



ABSORPTION RATE

October 2020 | 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.



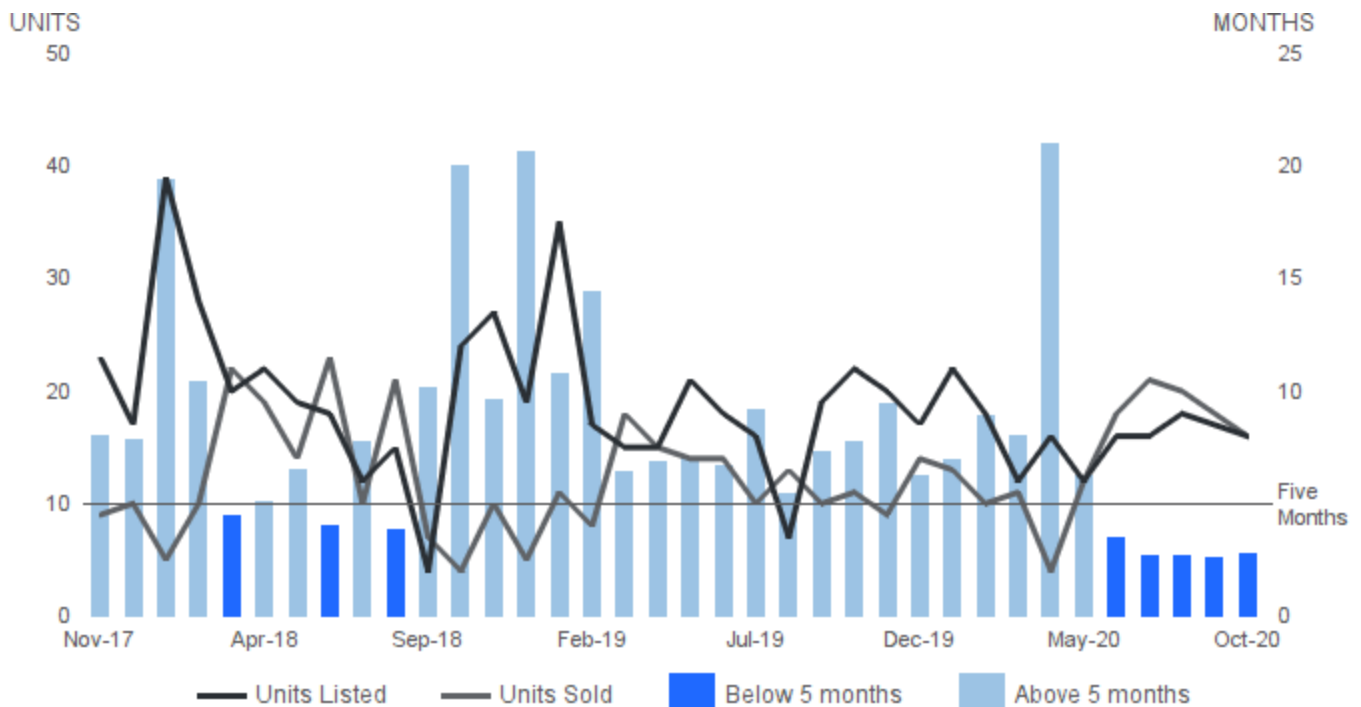
MONTHS SUPPLY OF INVENTORY

October 2020 | 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.

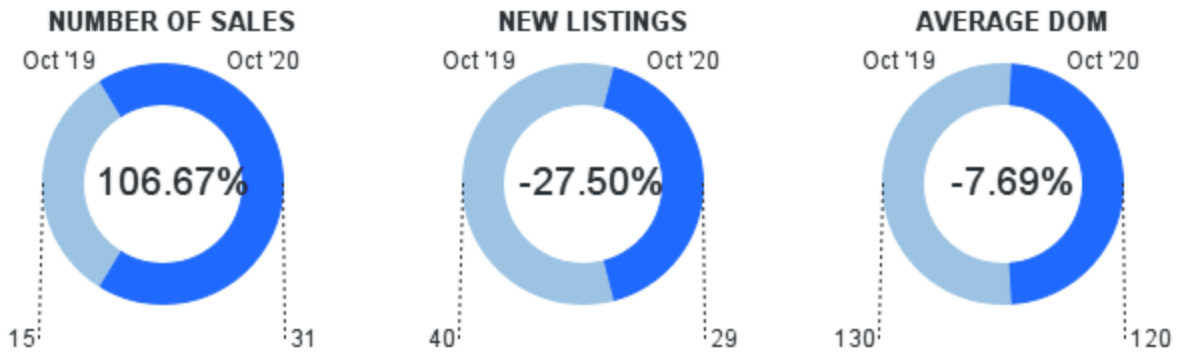
Units Sold | Number of properties sold.



LONGBOAT KEY | October 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-13.89% ↓

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

14.95% ↑

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-16.13% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
CONDO/TOWNHOUSE

14.57% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
CONDO/TOWNHOUSE

■ Oct '19 ■ Oct '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

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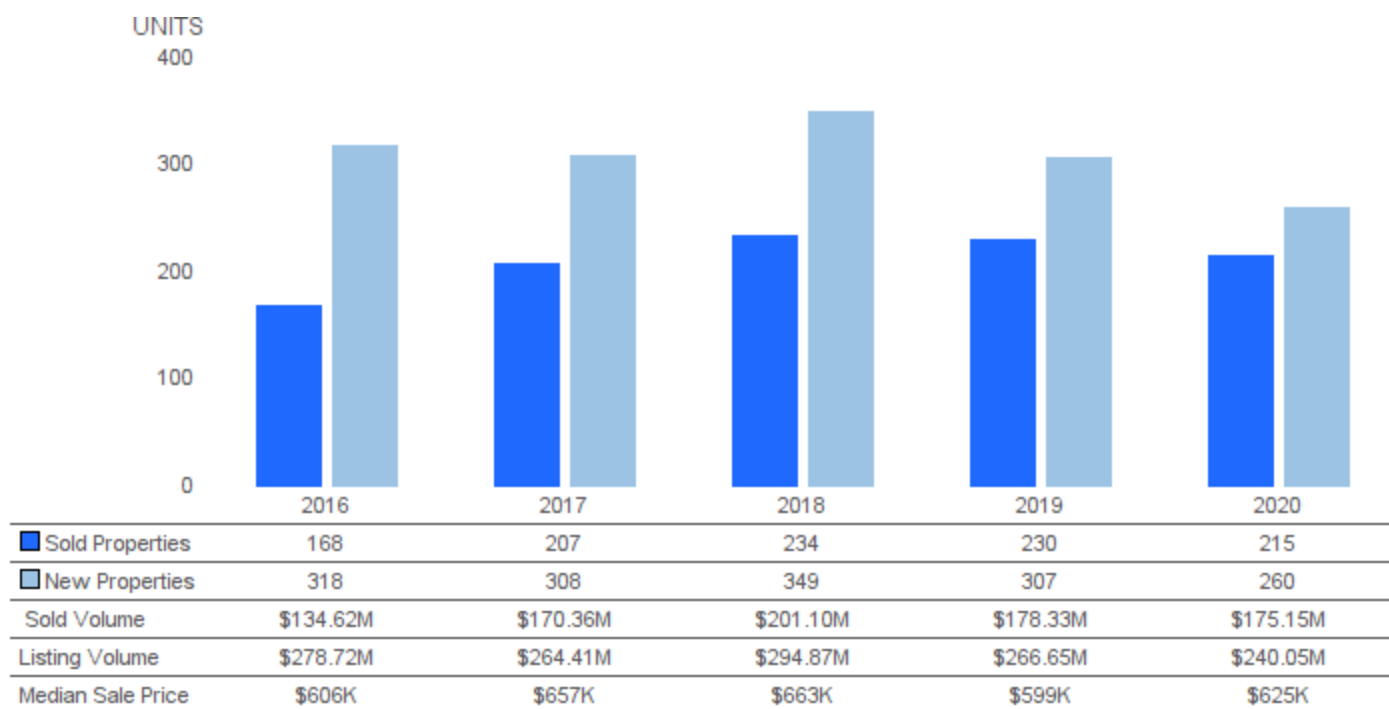
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	29	40	-27.5% ↓	260	264	-1.52% ↓
Sold Listings	31	15	106.67% ↑	213	201	5.97% ↑
Median List Price (Solds)	\$650,000	\$775,000	-16.13% ↓	\$635,000	\$648,000	-2.01% ↓
Median Sold Price	\$645,000	\$749,000	-13.89% ↓	\$625,000	\$598,000	4.52% ↑
Median Days on Market	63	93	-32.26% ↓	90	78	15.38% ↑
Average List Price (Solds)	\$915,375	\$799,000	14.57% ↑	\$852,860	\$832,519	2.44% ↑
Average Sold Price	\$871,980	\$758,566	14.95% ↑	\$813,116	\$784,800	3.61% ↑
Average Days on Market	120	130	-7.69% ↓	120	120	0%
List/Sold Price Ratio	95.7%	94.5%	1.18% ↑	95.5%	94.7%	0.86% ↑

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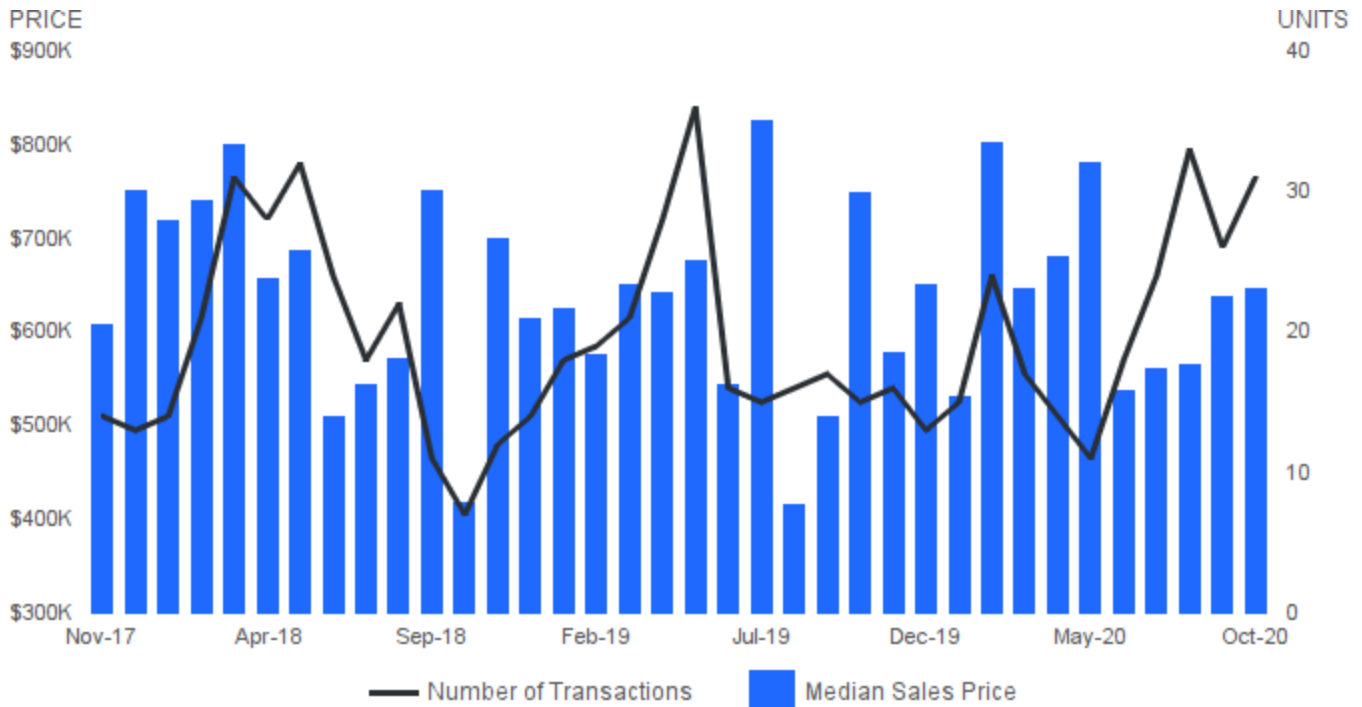


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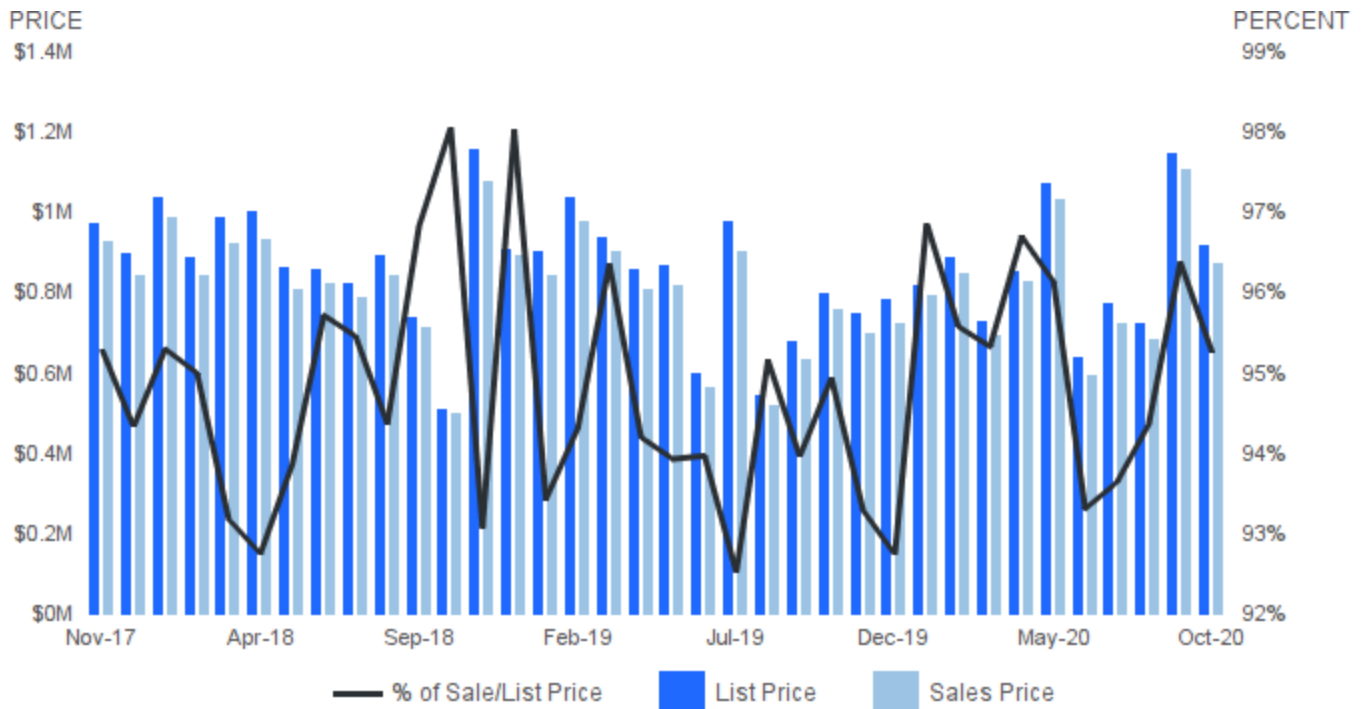
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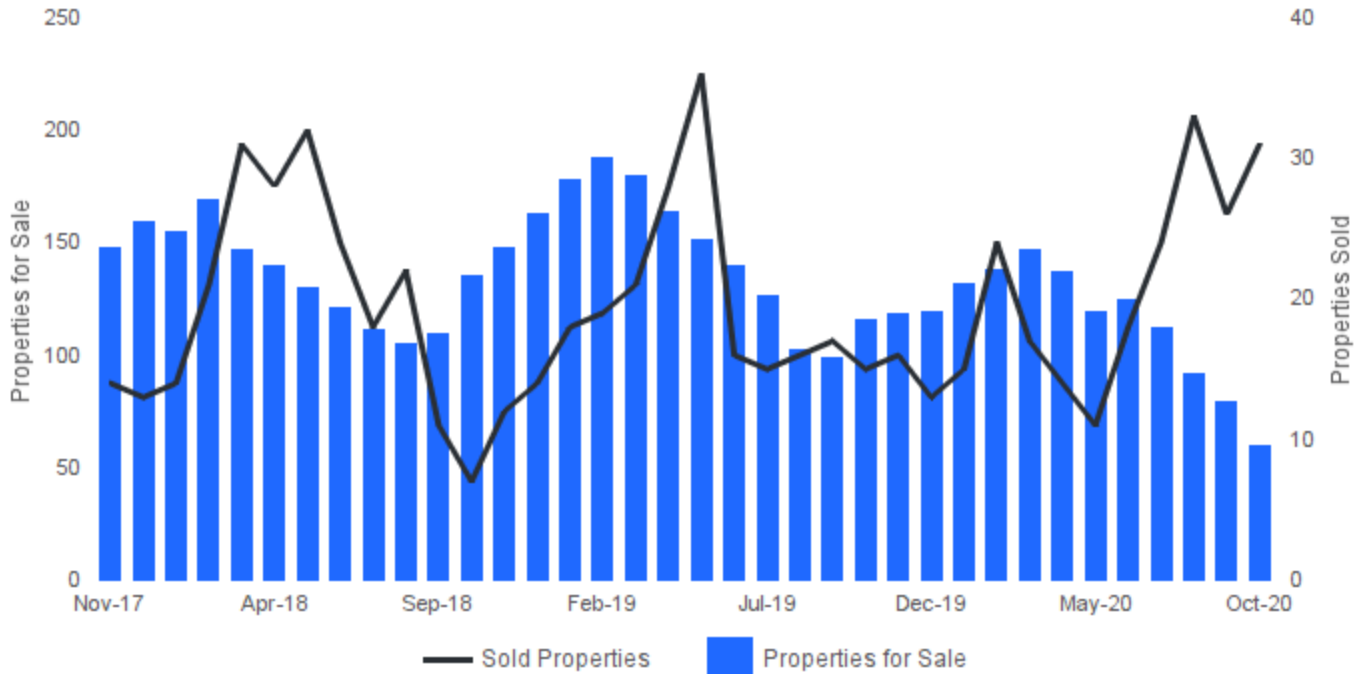


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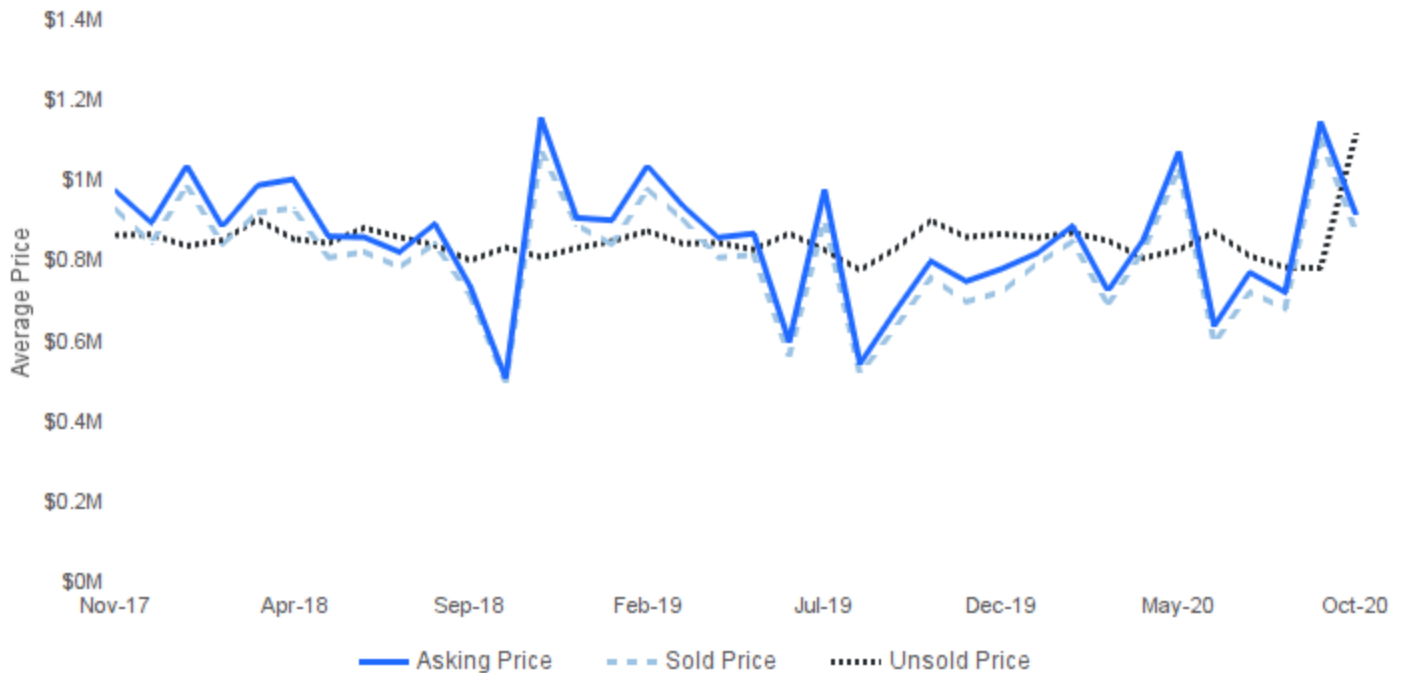
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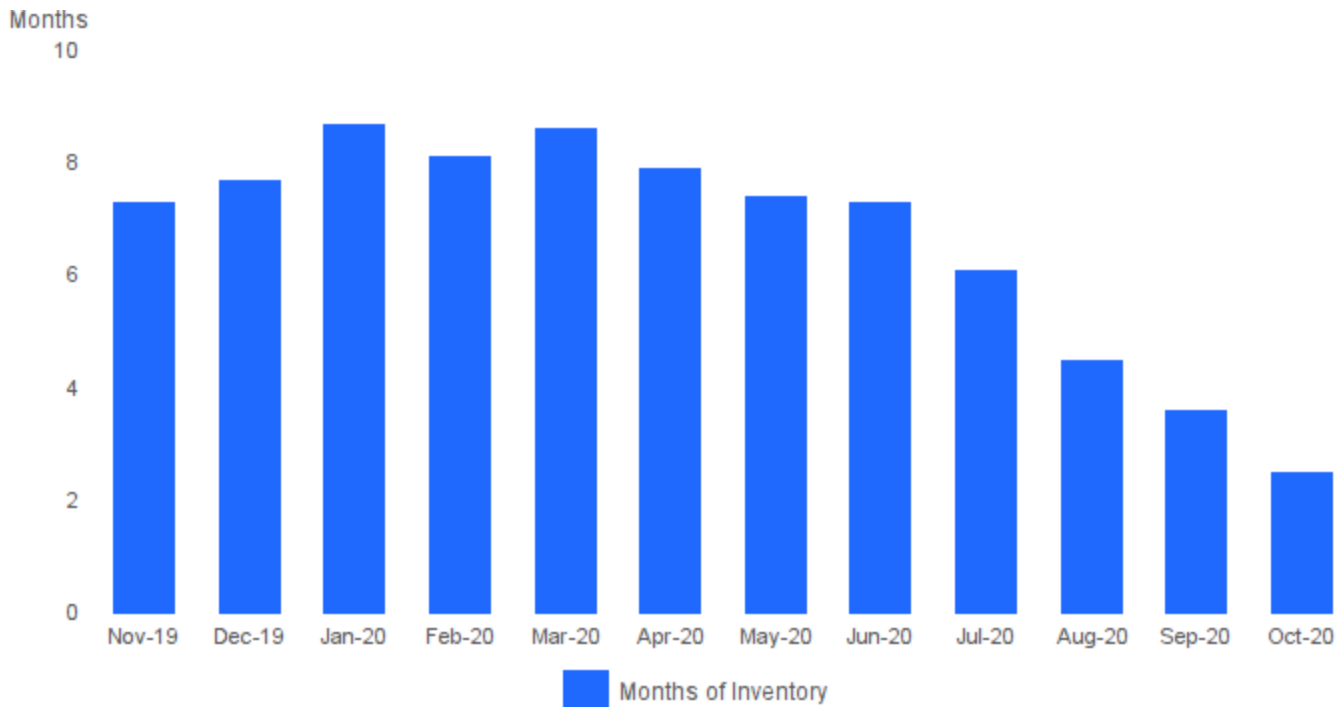
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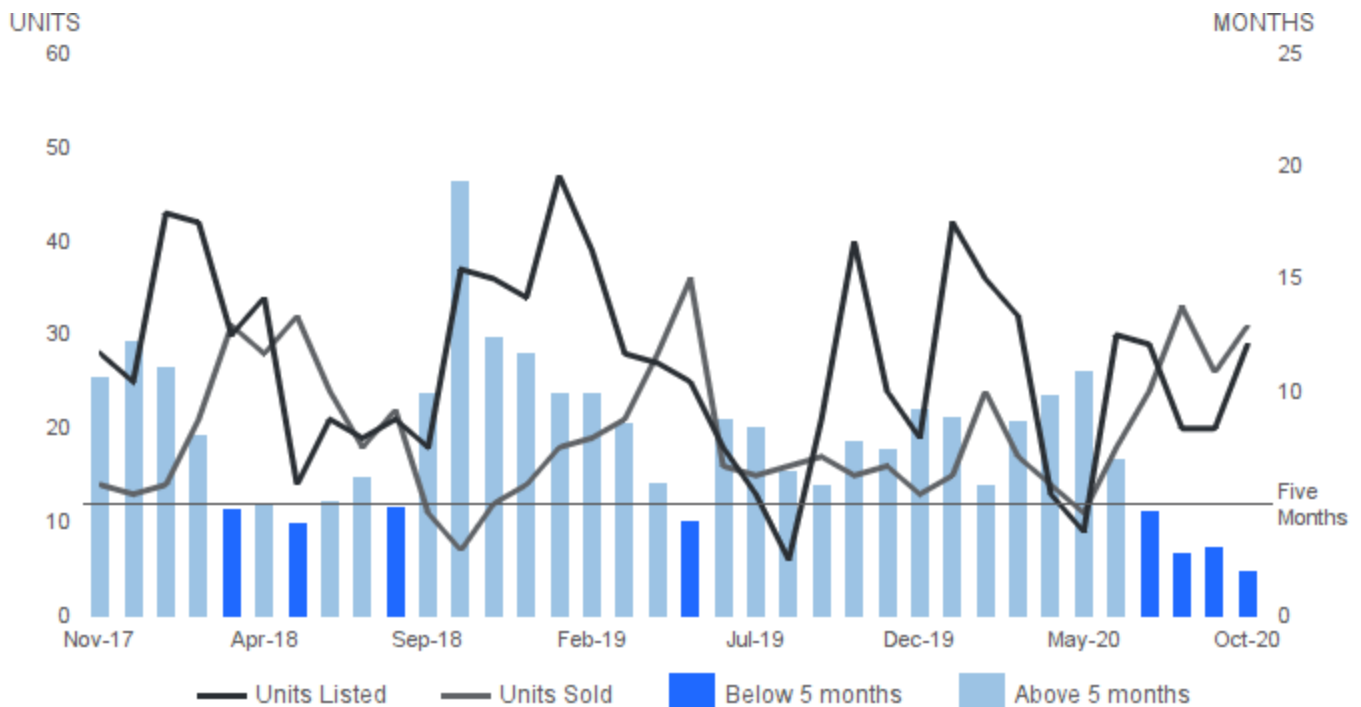
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