



AREA REPORT

OCTOBER 2020 | SINGLE FAMILY HOMES

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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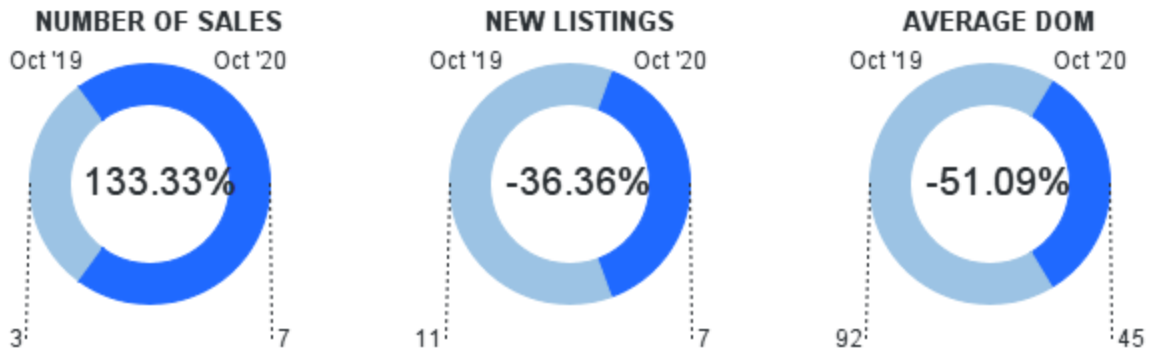


COLDWELL BANKER
REALTY

LONGBOAT KEY | October 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-51.69% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-21.74% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-49.97% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-21.57% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Oct '19 ■ Oct '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

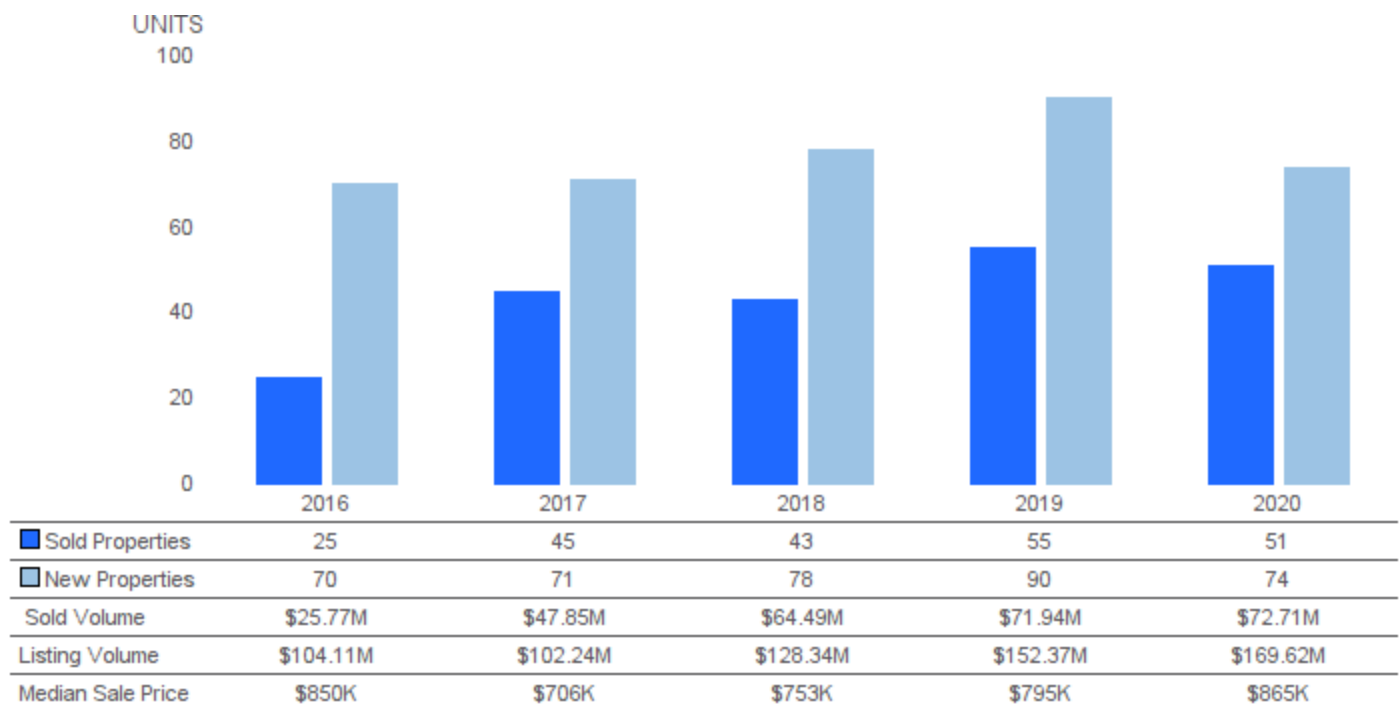
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	7	11	-36.36% ↓	74	80	-7.5% ↓
Sold Listings	7	3	133.33% ↑	51	45	13.33% ↑
Median List Price (Solds)	\$775,000	\$1,549,000	-49.97% ↓	\$925,000	\$819,000	12.94% ↑
Median Sold Price	\$715,000	\$1,480,000	-51.69% ↓	\$865,000	\$795,000	8.81% ↑
Median Days on Market	4	57	-92.98% ↓	89	71	25.35% ↑
Average List Price (Solds)	\$1,032,114	\$1,316,000	-21.57% ↓	\$1,534,029	\$1,488,118	3.09% ↑
Average Sold Price	\$1,004,285	\$1,283,333	-21.74% ↓	\$1,425,745	\$1,296,100	10% ↑
Average Days on Market	45	92	-51.09% ↓	109	116	-6.03% ↓
List/Sold Price Ratio	96.1%	97.7%	-1.57% ↓	94.1%	93.5%	0.65% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

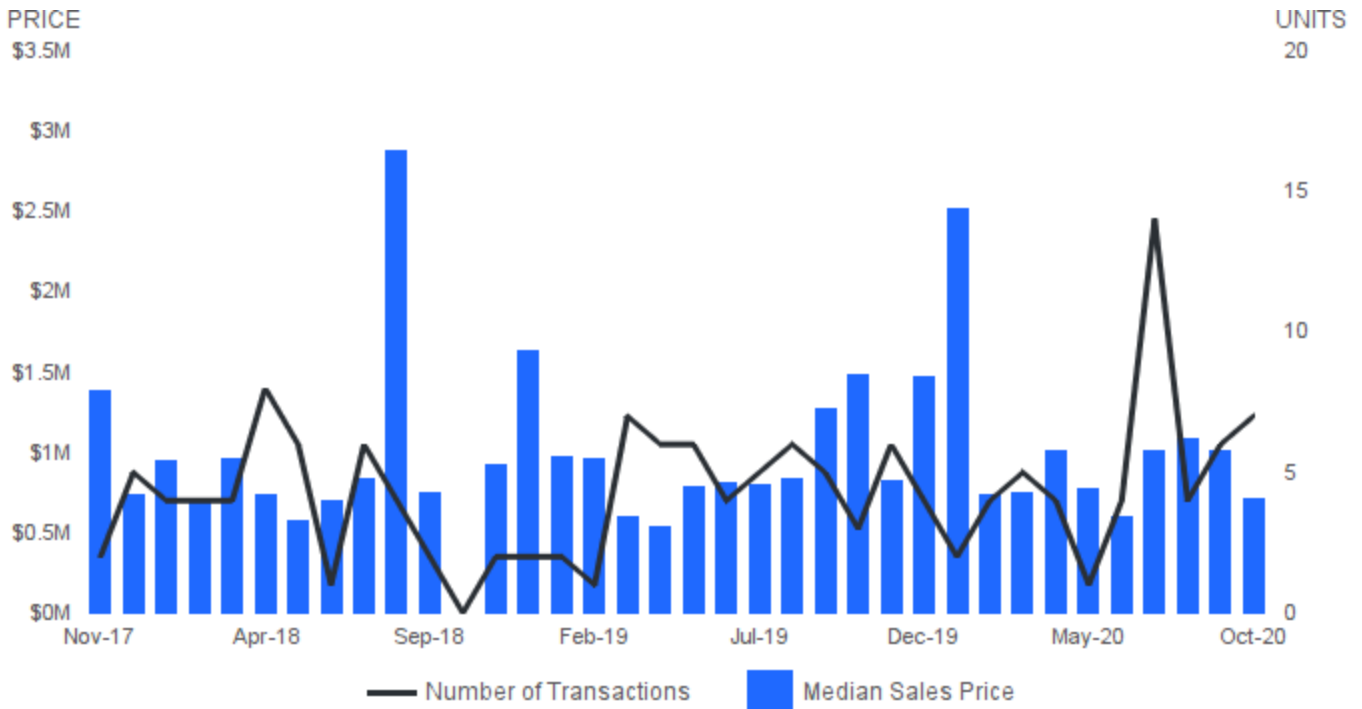


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2020 | Single Family Homes ?

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 | Single Family Homes ?

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

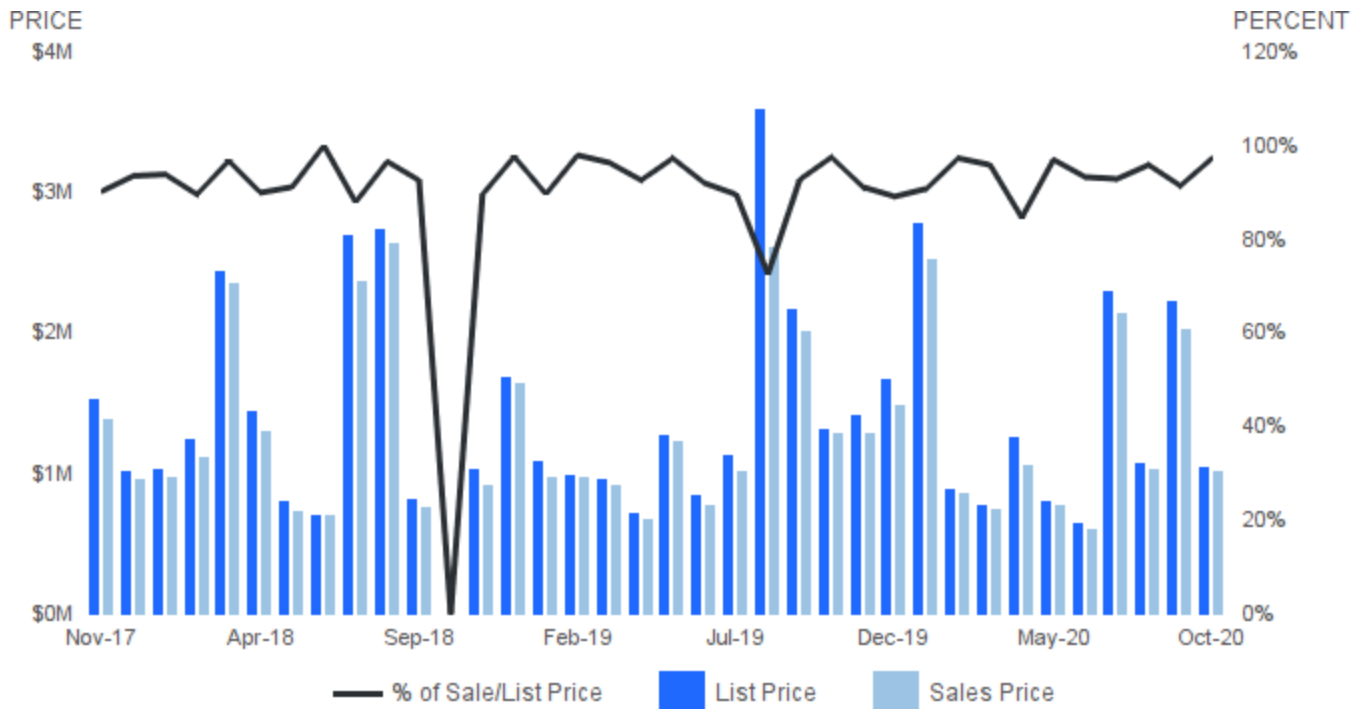
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2020 | Single Family Homes ?

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 | Single Family Homes ?

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

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

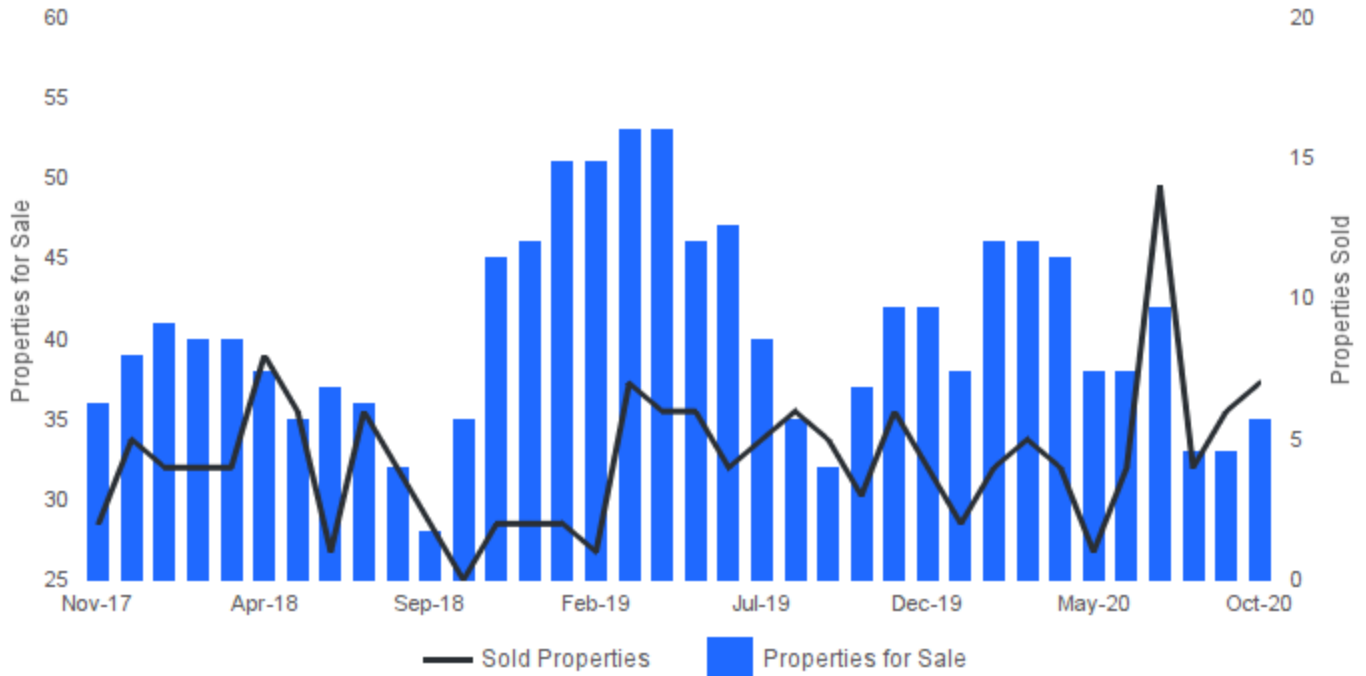


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



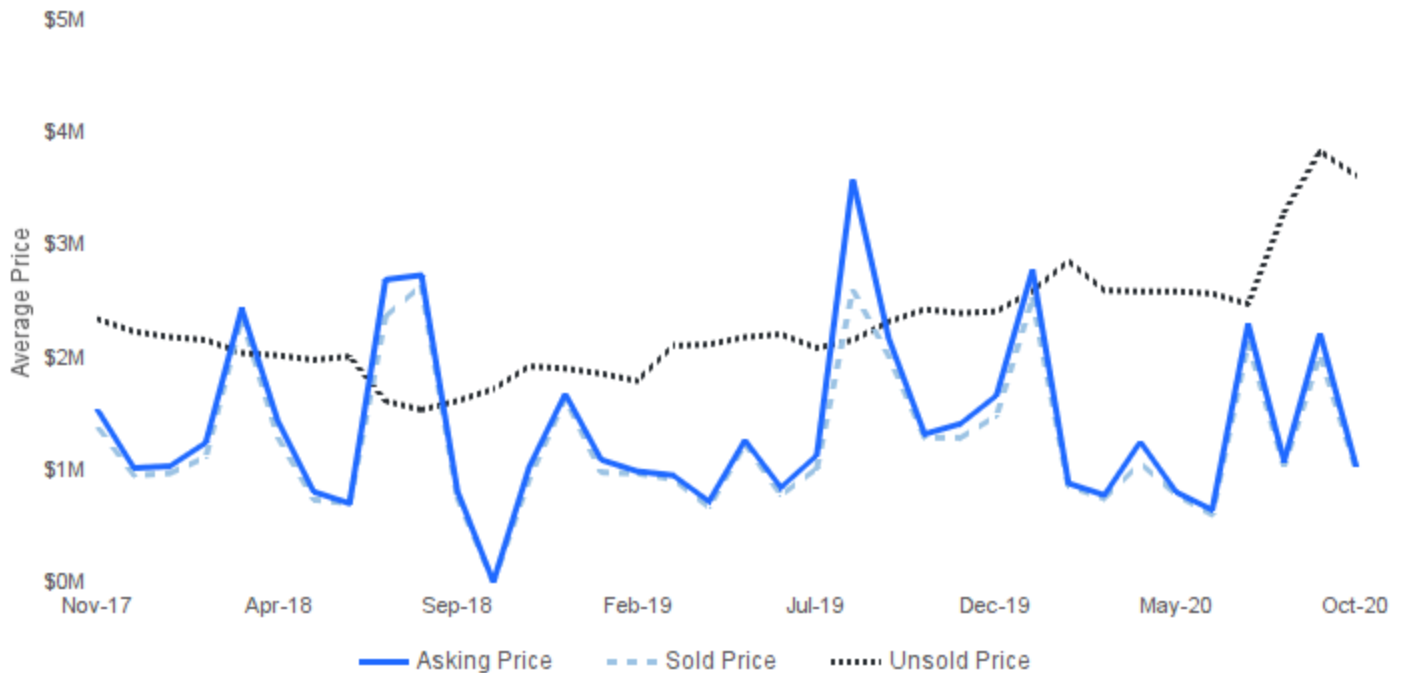
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

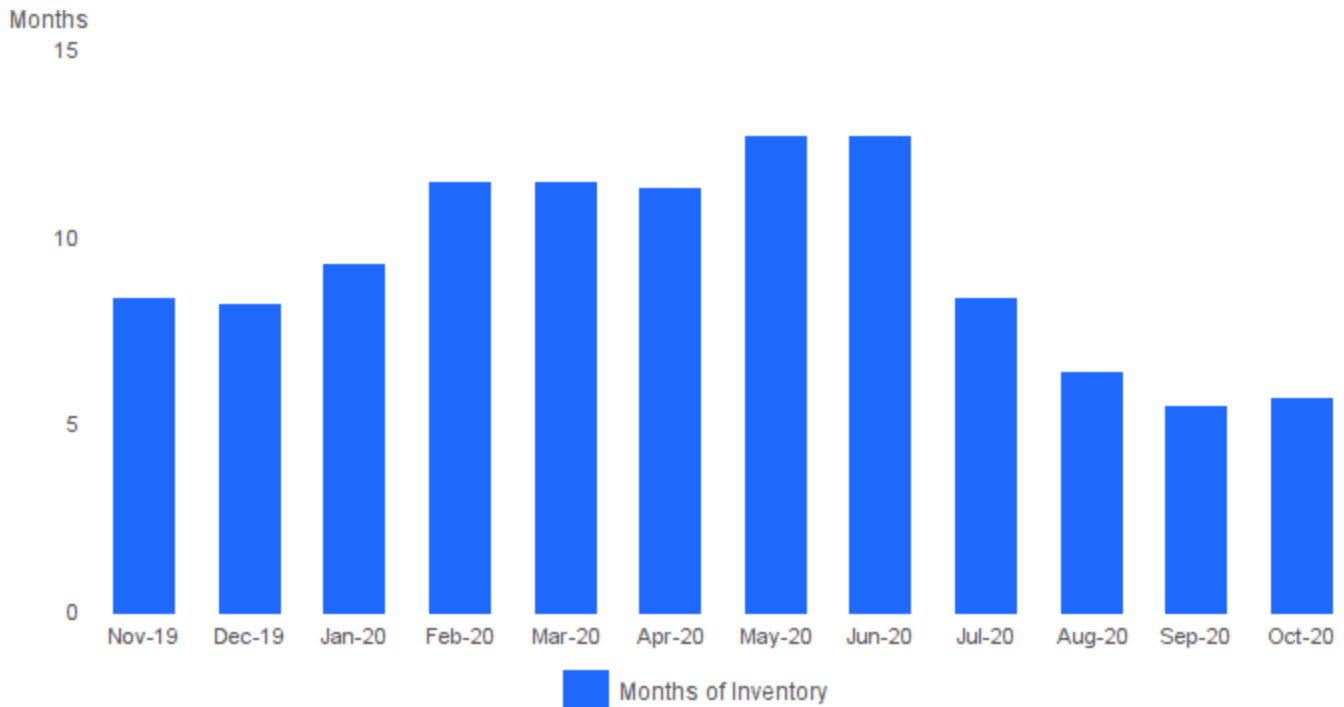
Sold Price | the average selling price



ABSORPTION RATE

October 2020 | Single Family Homes ?

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.



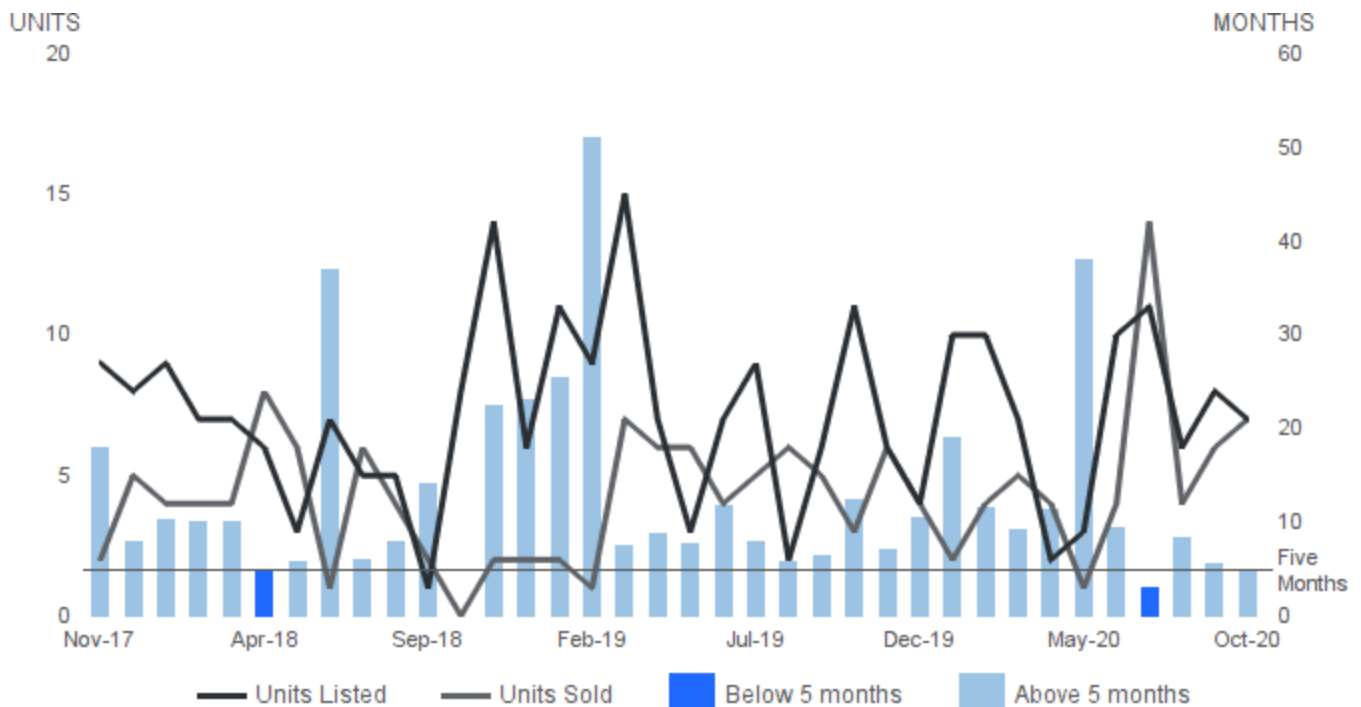
MONTHS SUPPLY OF INVENTORY

October 2020 | Single Family Homes ?

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.

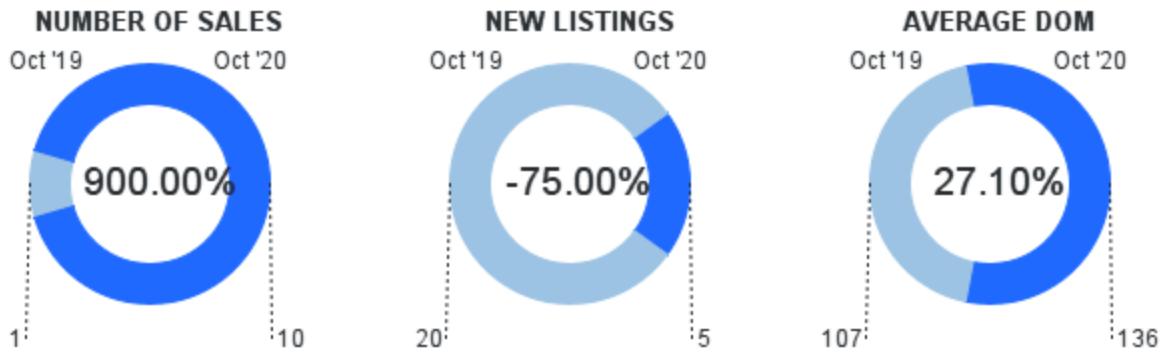
Units Sold | Number of properties sold.



LONGBOAT KEY | October 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-24.17% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-10.62% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-26.82% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-12.45% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Oct '19 ■ Oct '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

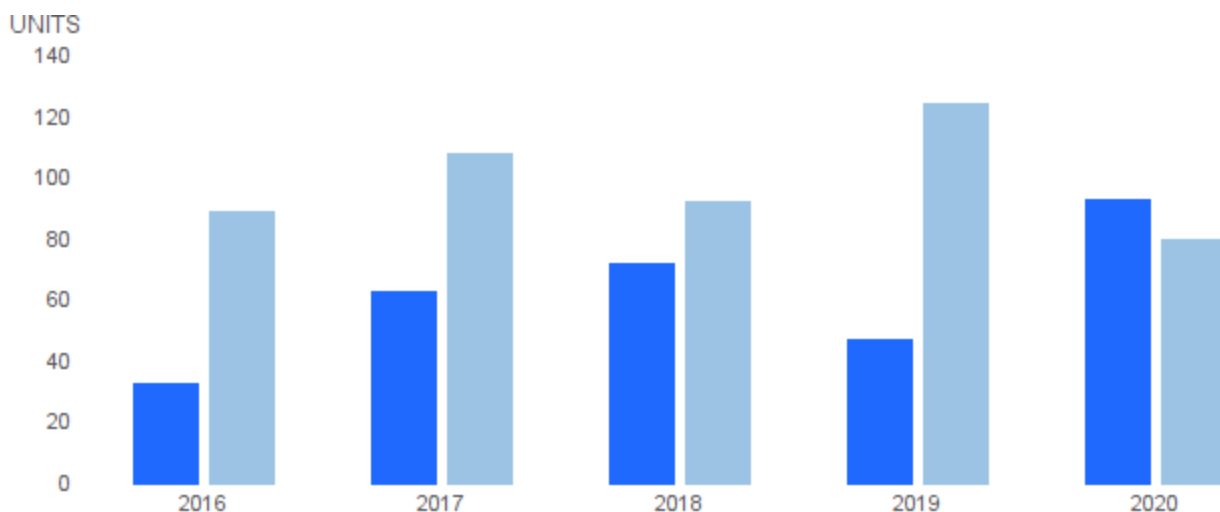
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	5	20	-75% ↓	80	103	-22.33% ↓
Sold Listings	10	1	900% ↑	93	38	144.74% ↑
Median List Price (Solds)	\$1,460,000	\$1,995,000	-26.82% ↓	\$1,325,000	\$1,598,500	-17.11% ↓
Median Sold Price	\$1,440,000	\$1,899,000	-24.17% ↓	\$1,250,000	\$1,423,750	-12.2% ↓
Median Days on Market	134	107	25.23% ↑	110	74	48.65% ↑
Average List Price (Solds)	\$1,746,700	\$1,995,000	-12.45% ↓	\$1,714,216	\$2,031,881	-15.63% ↓
Average Sold Price	\$1,697,400	\$1,899,000	-10.62% ↓	\$1,611,292	\$1,889,488	-14.72% ↓
Average Days on Market	136	107	27.1% ↑	134	133	0.75% ↑
List/Sold Price Ratio	97.1%	95%	2.21% ↑	94.5%	93.2%	1.34% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



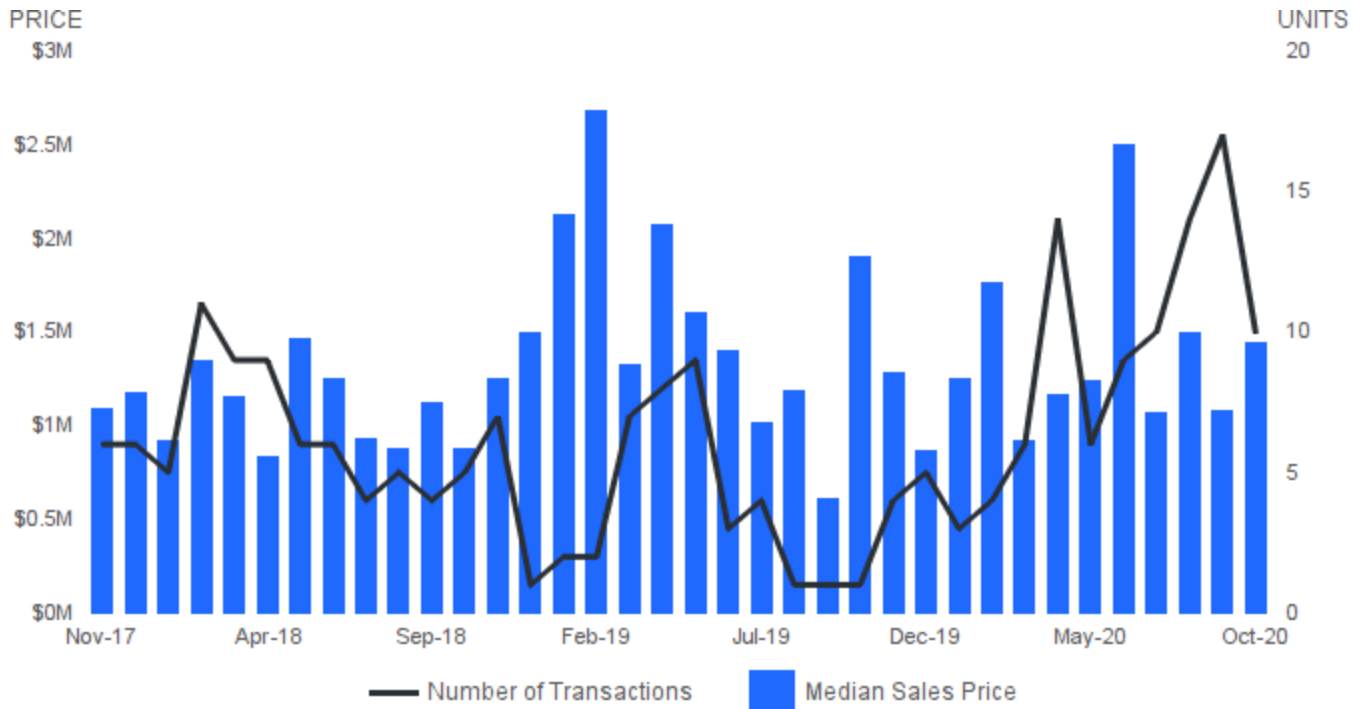
Sold Properties	33	63	72	47	93
New Properties	89	108	92	124	80
Sold Volume	\$56.16M	\$91.81M	\$92.07M	\$83.93M	\$149.85M
Listing Volume	\$181.03M	\$200.87M	\$162.17M	\$240.14M	\$141.30M
Median Sale Price	\$1.45M	\$1.15M	\$999K	\$1.40M	\$1.25M

MEDIAN SALES PRICE AND NUMBER OF SALES

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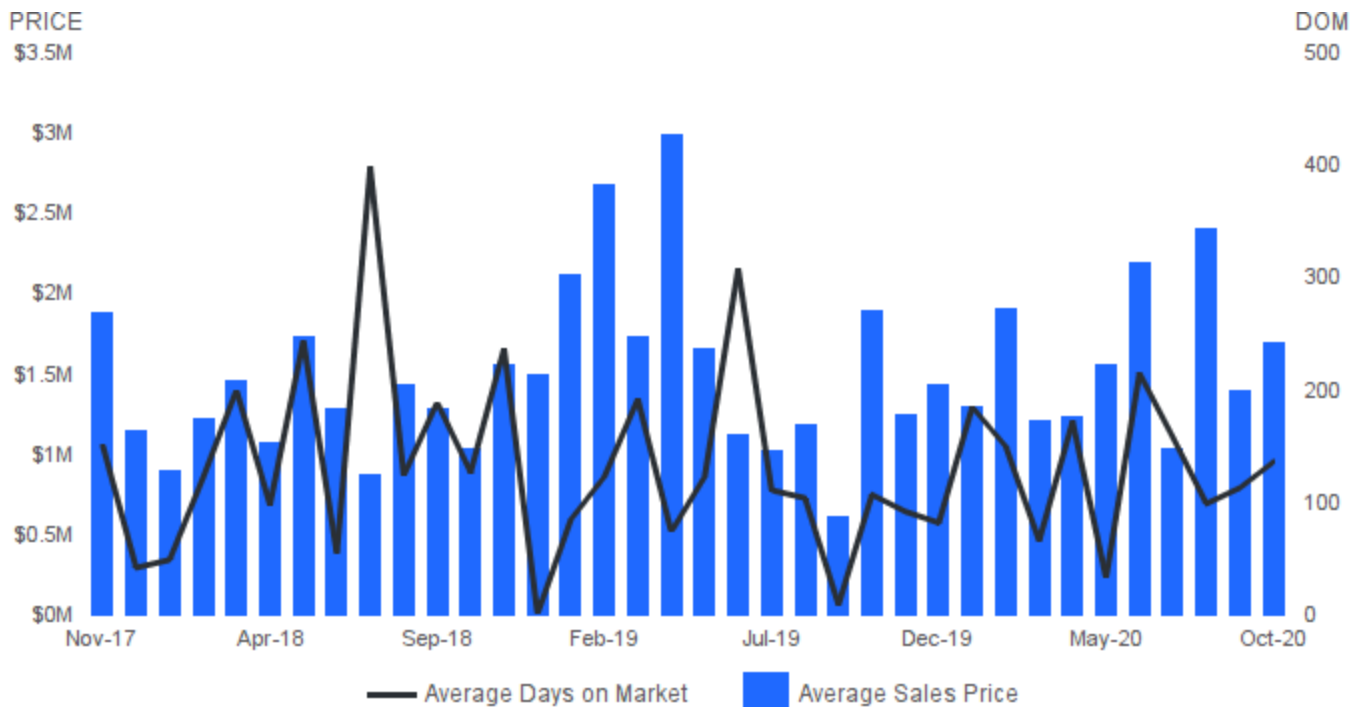


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2020 | Single Family Homes ?

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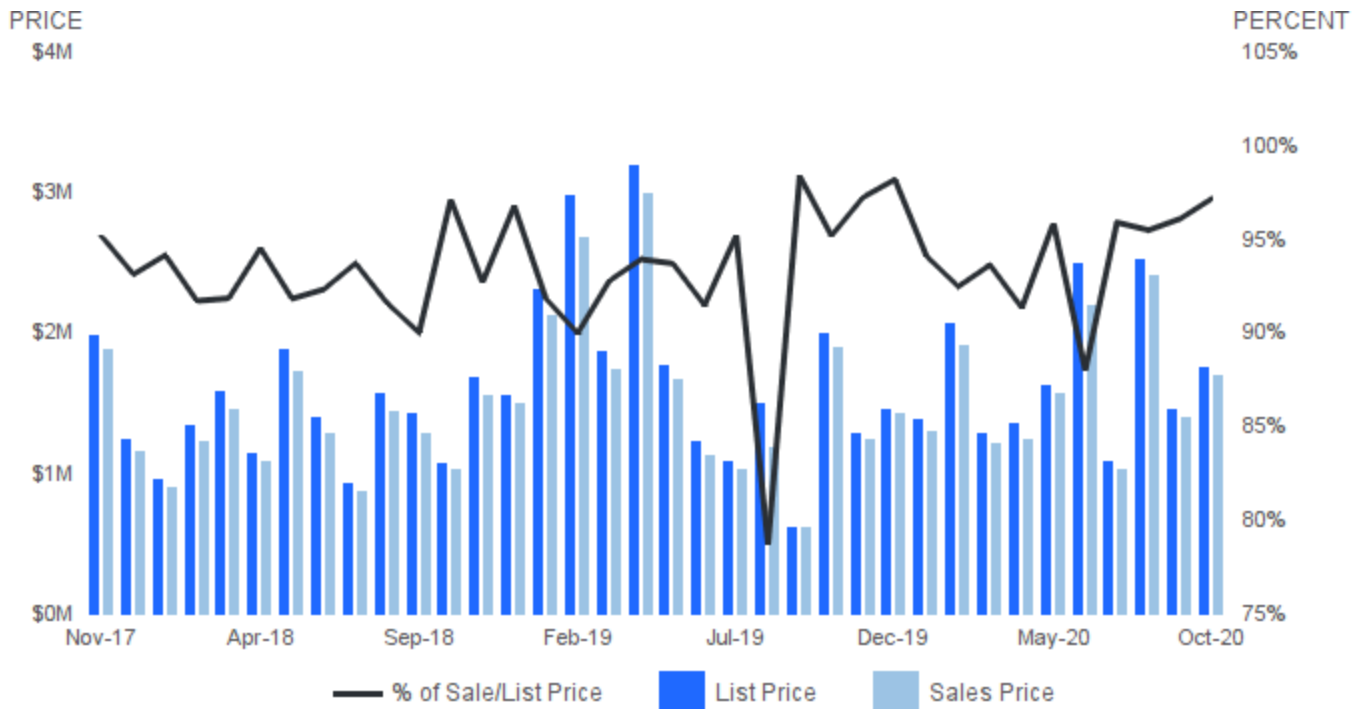
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October 2020 | Single Family Homes [?](#)

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

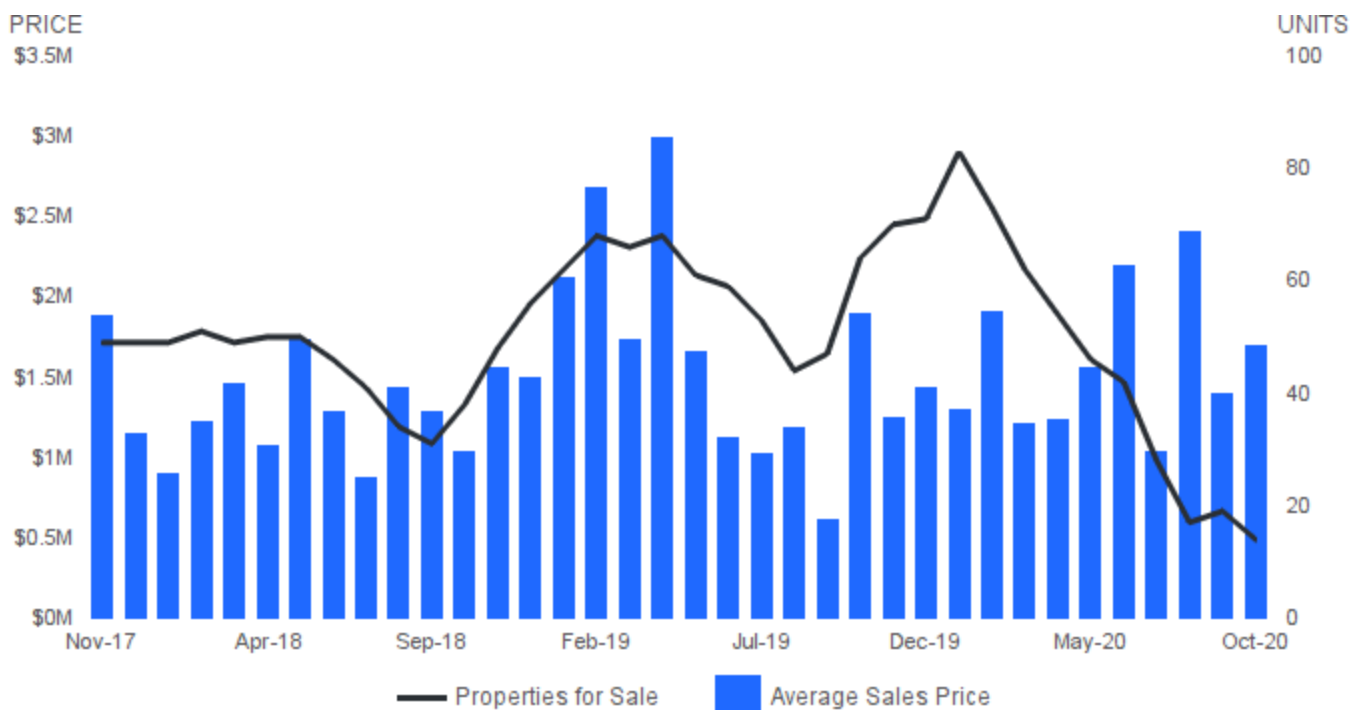


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October 2020 | Single Family Homes [?](#)

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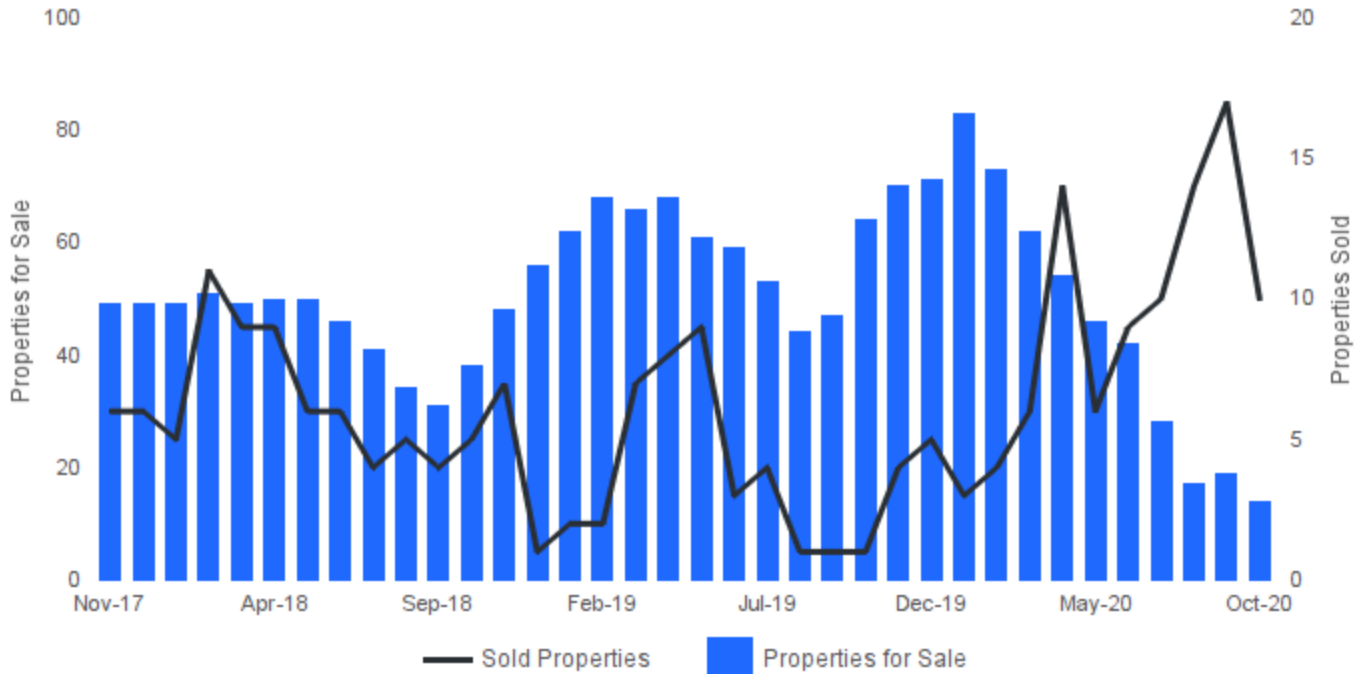


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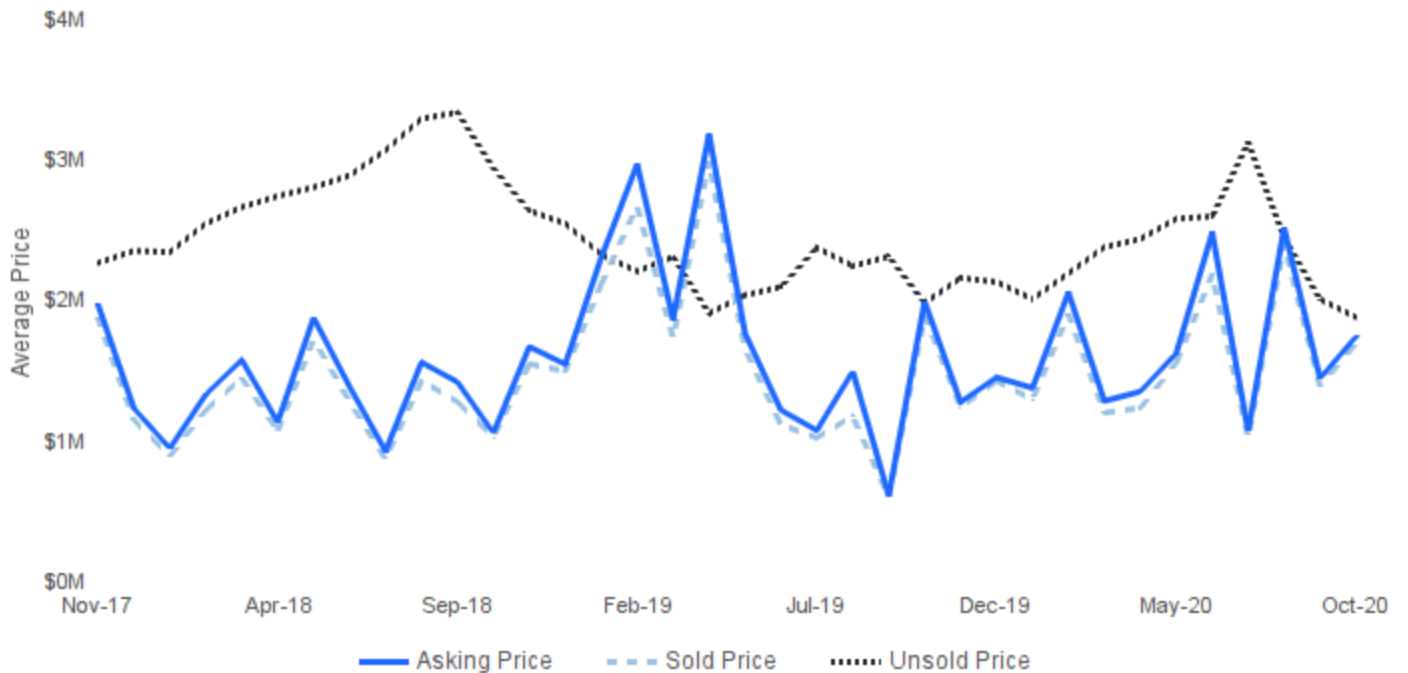
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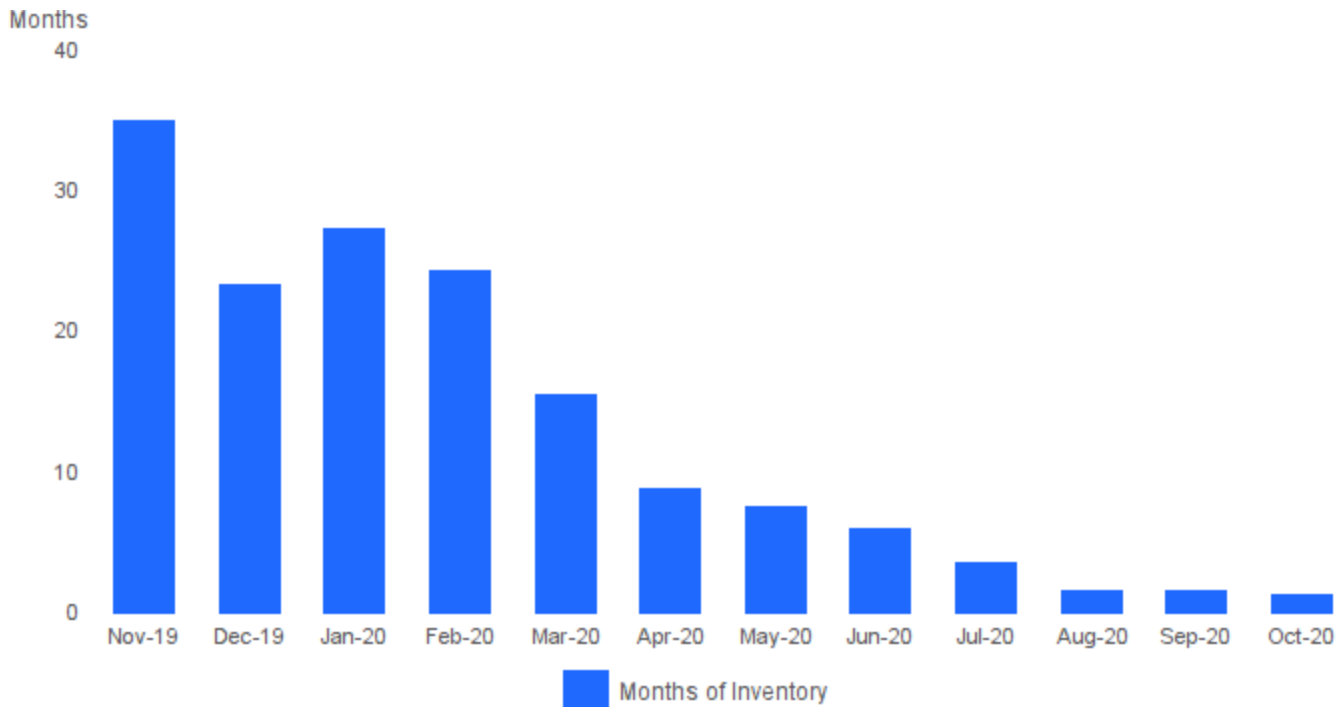
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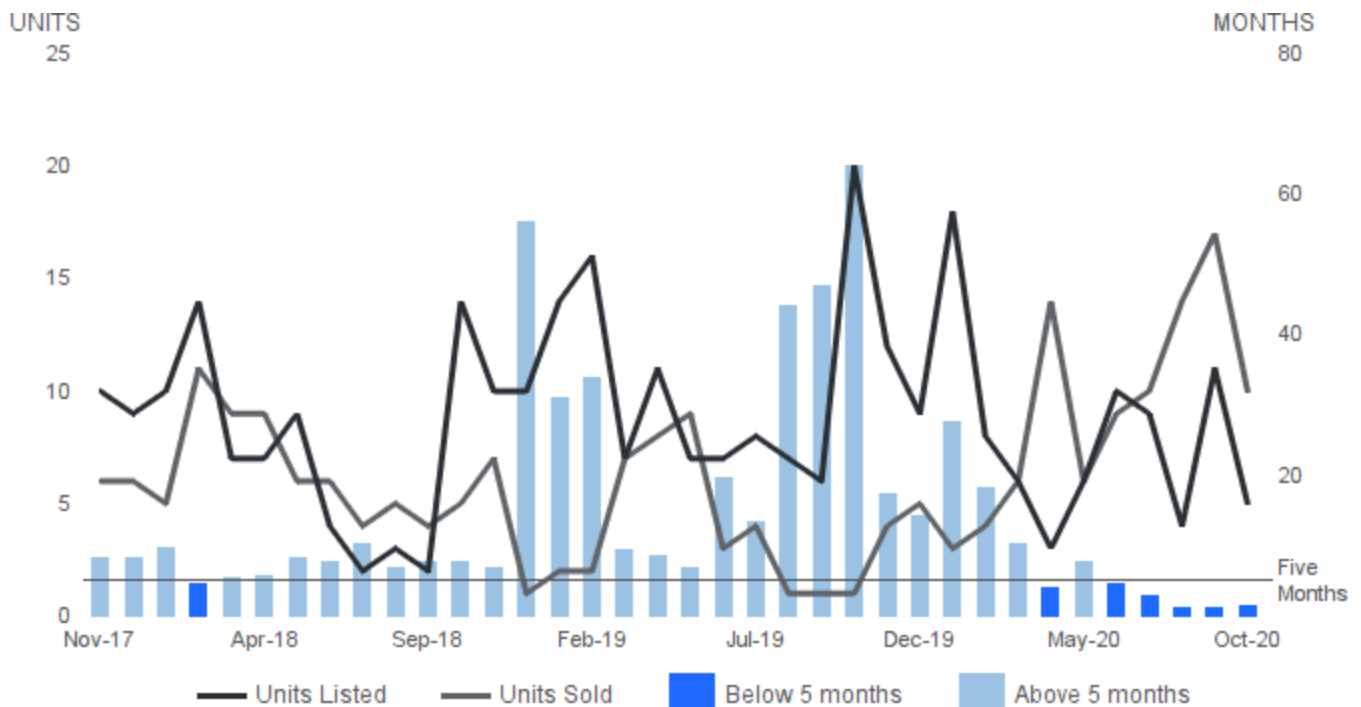
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