



AREA REPORT

APRIL 2021 | CONDO/TOWNHOUSE

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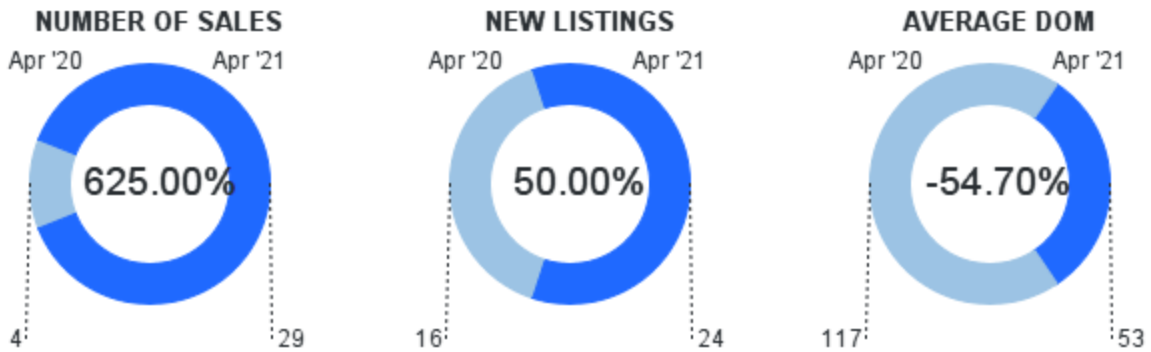


COLDWELL BANKER
REALTY

LONGBOAT KEY | April 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



21.43%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

77.08%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

16.10%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

76.04%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Apr '20 Apr '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2021 | Condo/Townhouse ?

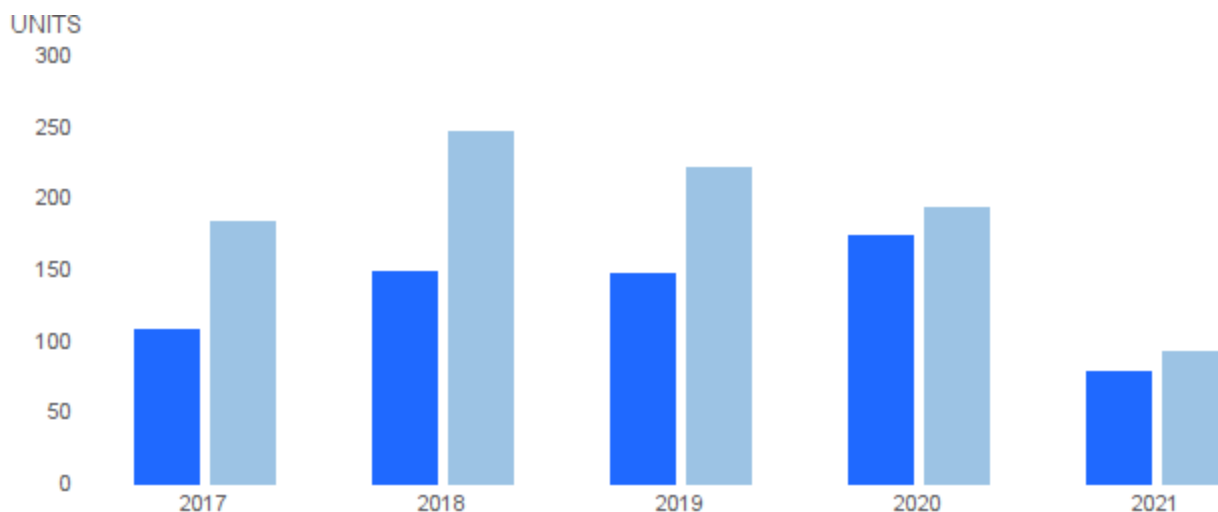
	Month to Date			Year to Date		
	April 2021	April 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	24	16	50% ↑	93	68	36.76% ↑
Sold Listings	29	4	625% ↑	79	38	107.89% ↑
Median List Price (Solds)	\$429,000	\$369,500	16.1% ↑	\$440,000	\$454,000	-3.08% ↓
Median Sold Price	\$442,000	\$364,000	21.43% ↑	\$442,000	\$436,500	1.26% ↑
Median Days on Market	13	62	-79.03% ↓	22	91	-75.82% ↓
Average List Price (Solds)	\$687,893	\$390,750	76.04% ↑	\$595,939	\$523,347	13.87% ↑
Average Sold Price	\$670,686	\$378,750	77.08% ↑	\$581,462	\$493,565	17.81% ↑
Average Days on Market	53	117	-54.7% ↓	64	141	-54.61% ↓
List/Sold Price Ratio	98.7%	96.8%	2.01% ↑	97.8%	95%	2.99% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2021 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	108	149	147	174	79
New Properties	183	247	222	193	93
Sold Volume	\$50.76M	\$67.32M	\$70.21M	\$91.91M	\$45.94M
Listing Volume	\$91.26M	\$131.44M	\$133.90M	\$117.79M	\$103.24M
Median Sale Price	\$370K	\$395K	\$390K	\$397K	\$442K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 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

April 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

April 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

April 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.

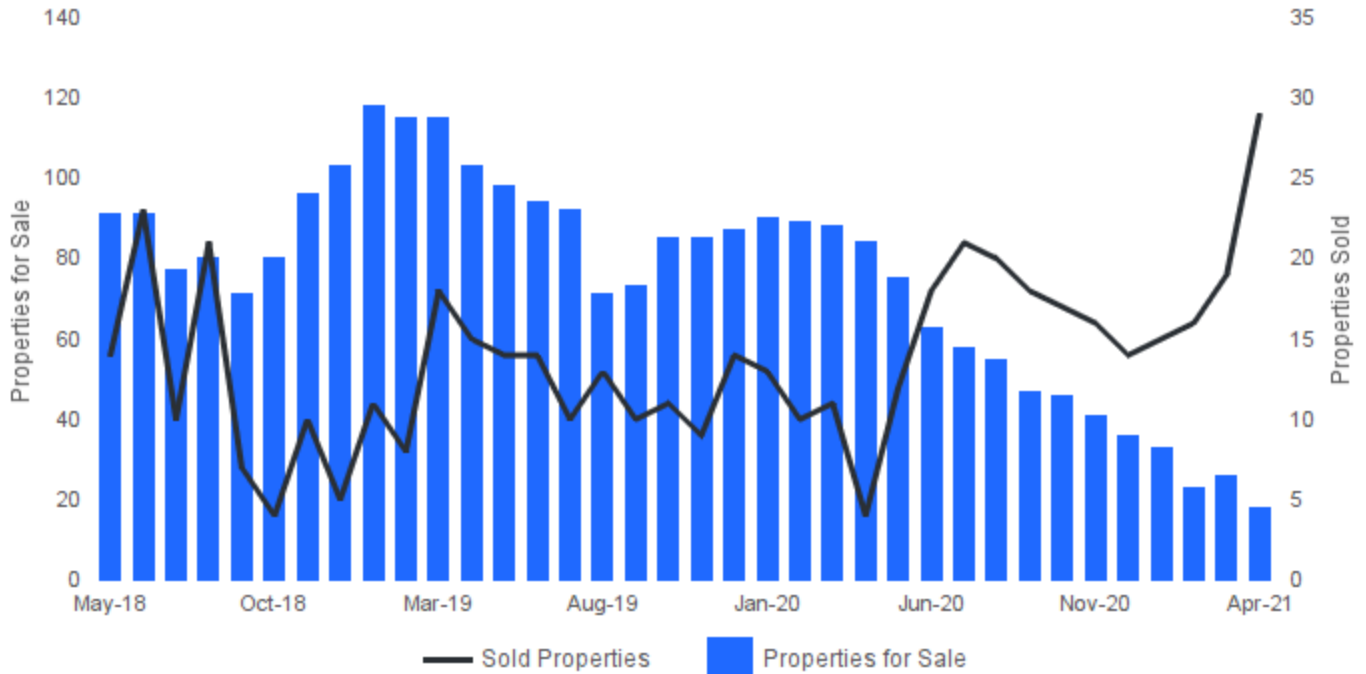


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2021 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



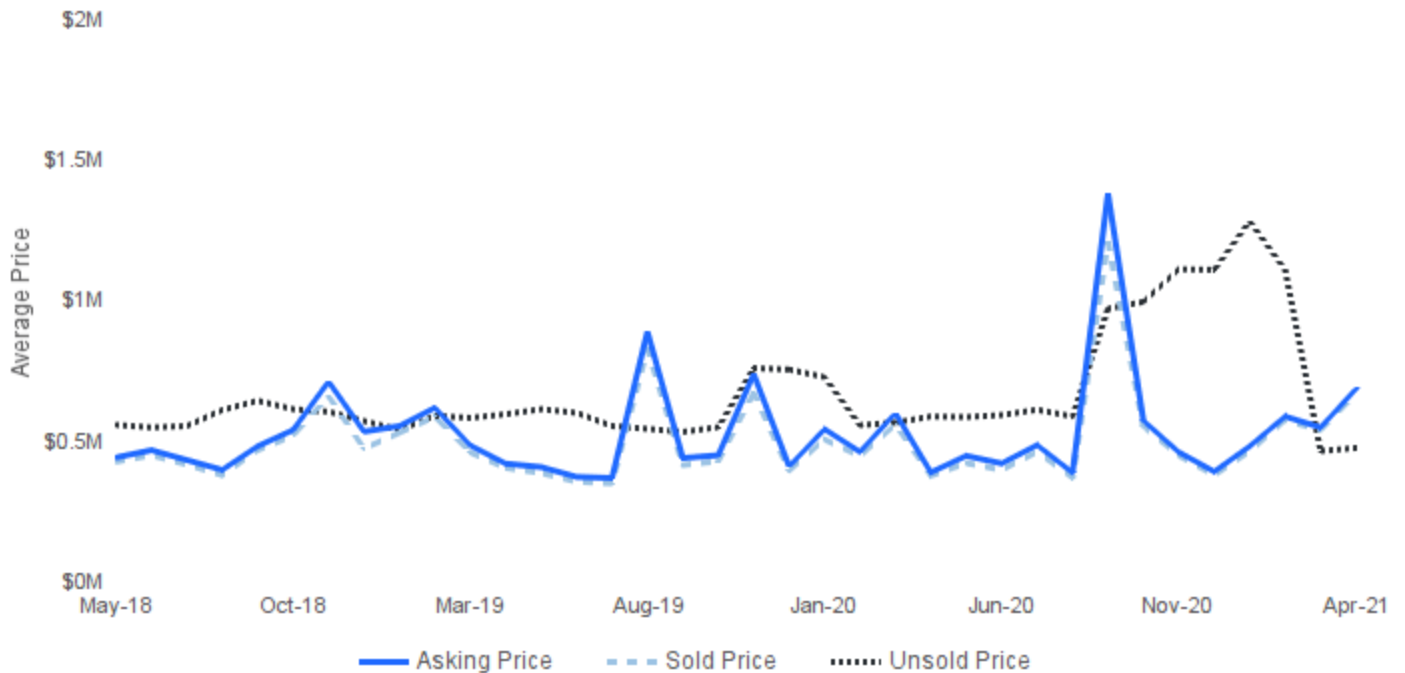
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2021 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

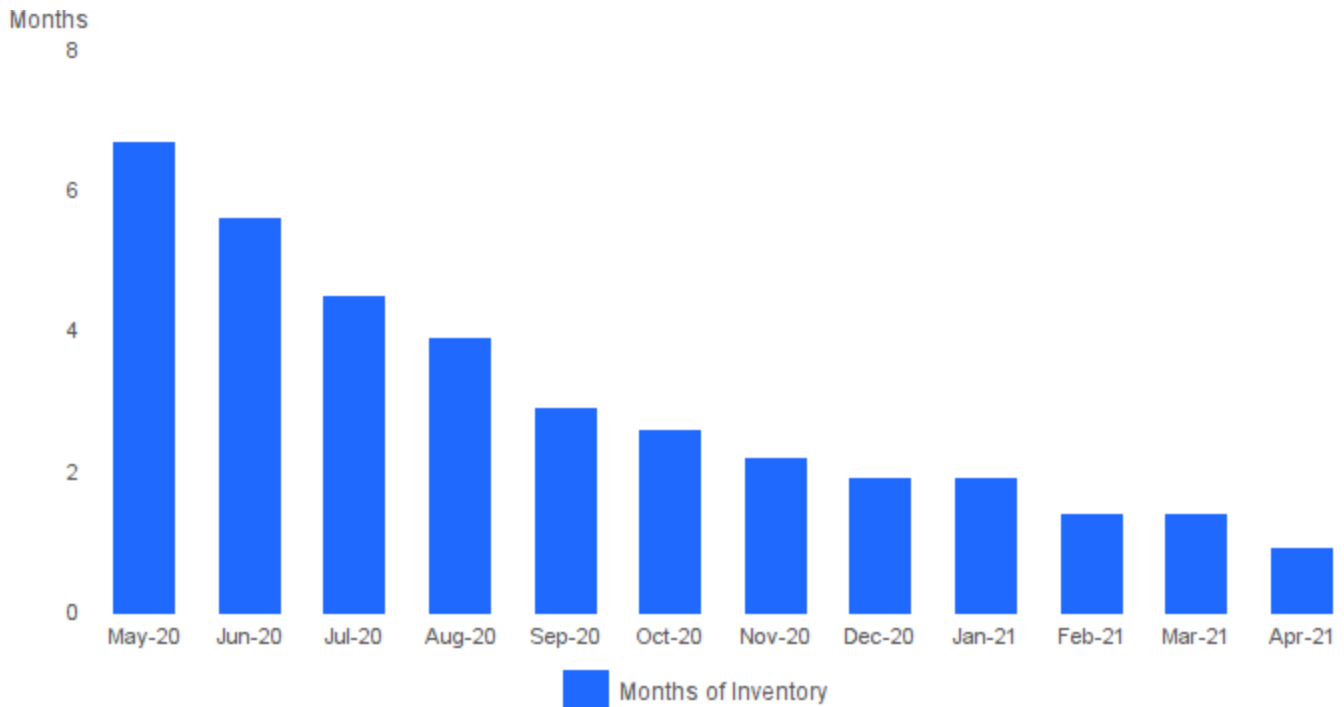
Sold Price | the average selling price



ABSORPTION RATE

April 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.



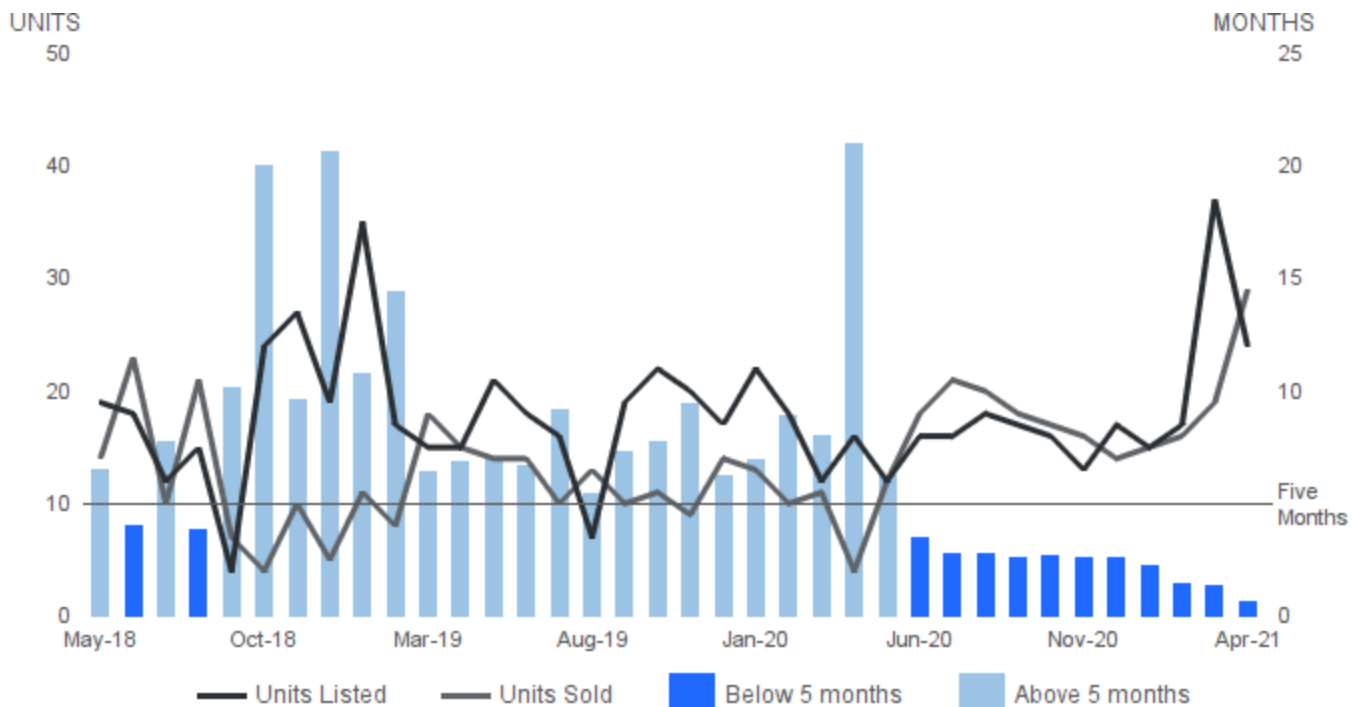
MONTHS SUPPLY OF INVENTORY

April 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.

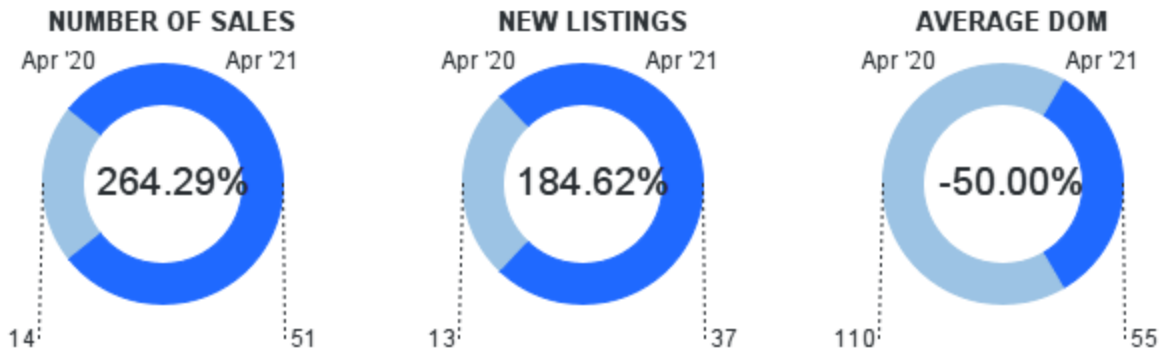
Units Sold | Number of properties sold.



LONGBOAT KEY | April 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



32.15%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

45.52%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

26.59%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

40.80%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Apr '20 Apr '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2021 | Condo/Townhouse ?

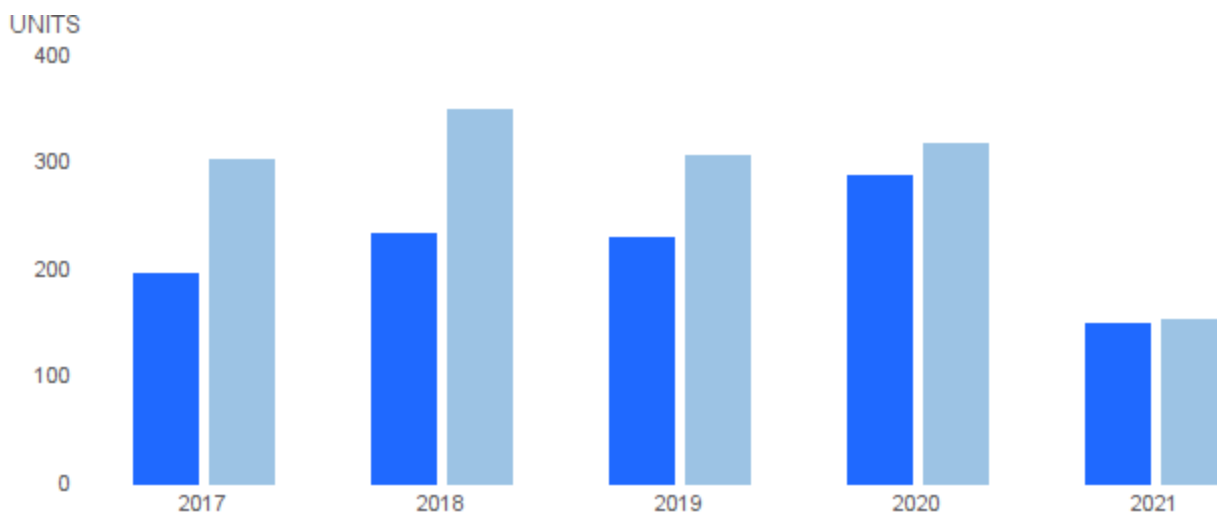
	Month to Date			Year to Date		
	April 2021	April 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	37	13	184.62% ↑	150	123	21.95% ↑
Sold Listings	51	14	264.29% ↑	148	70	111.43% ↑
Median List Price (Solds)	\$895,000	\$707,000	26.59% ↑	\$867,450	\$702,000	23.57% ↑
Median Sold Price	\$899,000	\$680,299	32.15% ↑	\$837,500	\$673,125	24.42% ↑
Median Days on Market	13	49	-73.47% ↓	24	69	-65.22% ↓
Average List Price (Solds)	\$1,201,091	\$853,028	40.8% ↑	\$1,166,379	\$826,652	41.1% ↑
Average Sold Price	\$1,200,333	\$824,871	45.52% ↑	\$1,148,720	\$793,844	44.7% ↑
Average Days on Market	55	110	-50% ↓	73	107	-31.78% ↓
List/Sold Price Ratio	100%	96.9%	3.26% ↑	98.3%	95.8%	2.6% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2021 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	196	233	230	287	150
New Properties	303	349	307	317	153
Sold Volume	\$163.60M	\$200.25M	\$178.33M	\$234.93M	\$172.60M
Listing Volume	\$260.09M	\$294.86M	\$266.53M	\$306.98M	\$216.52M
Median Sale Price	\$660K	\$659K	\$599K	\$630K	\$845K

MEDIAN SALES PRICE AND NUMBER OF SALES

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

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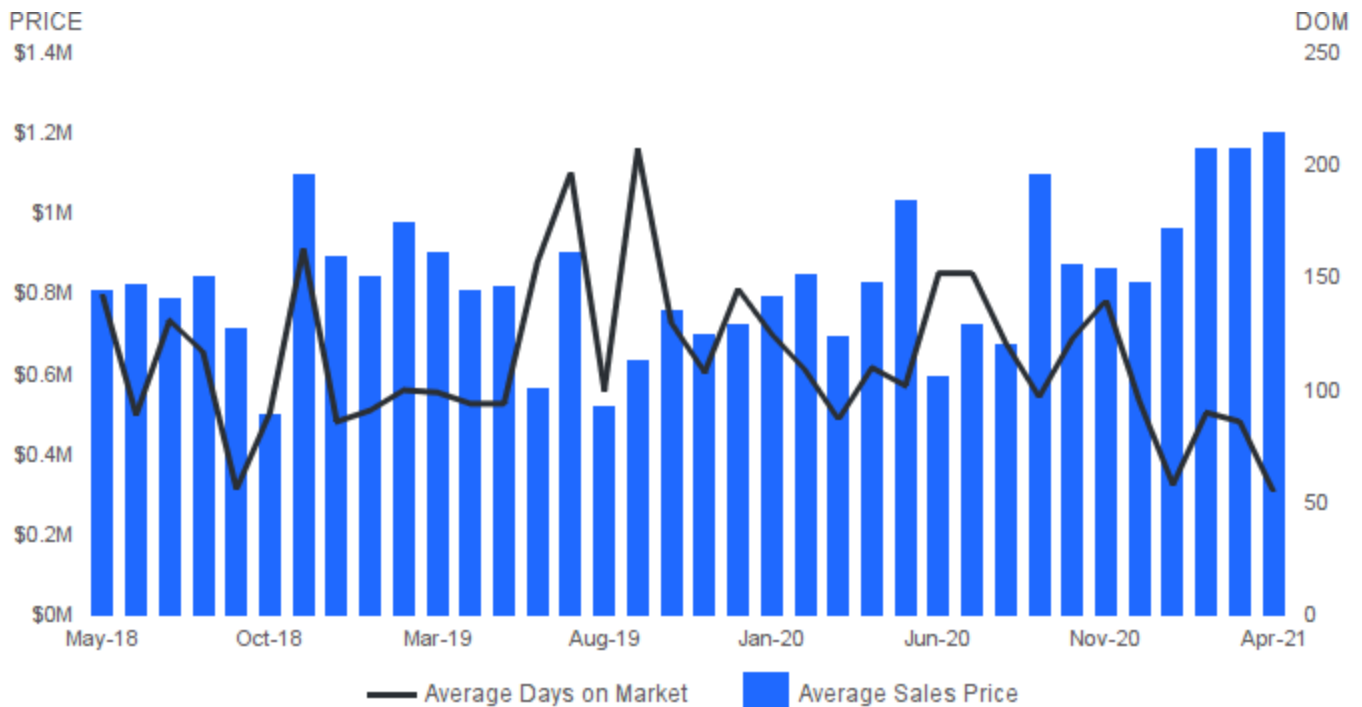


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2021 | Condo/Townhouse ?

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

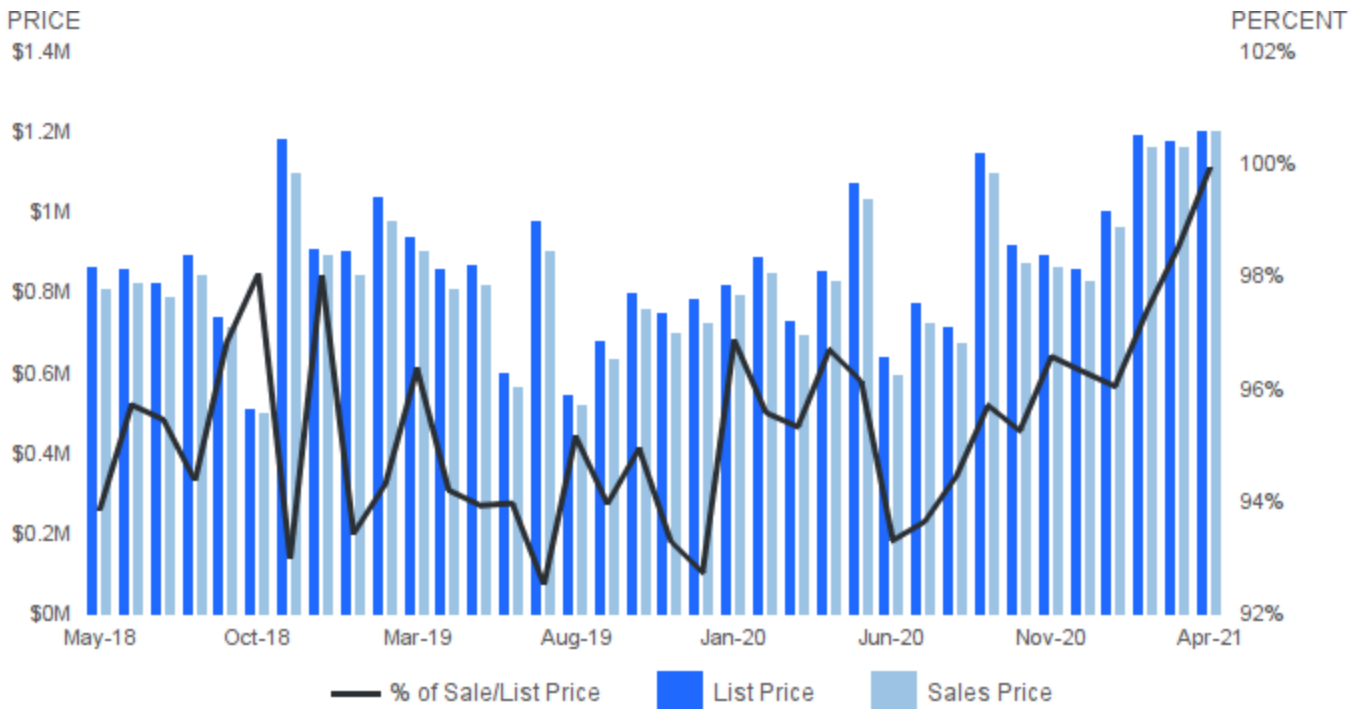
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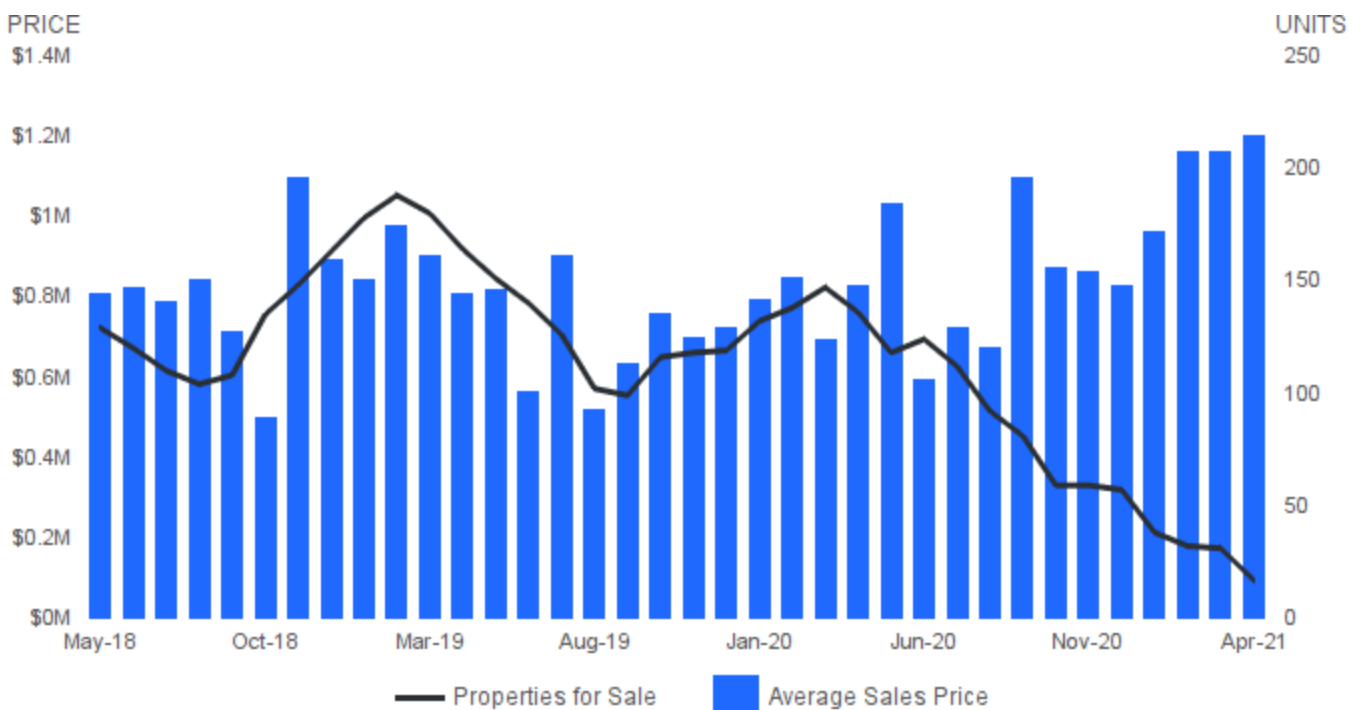


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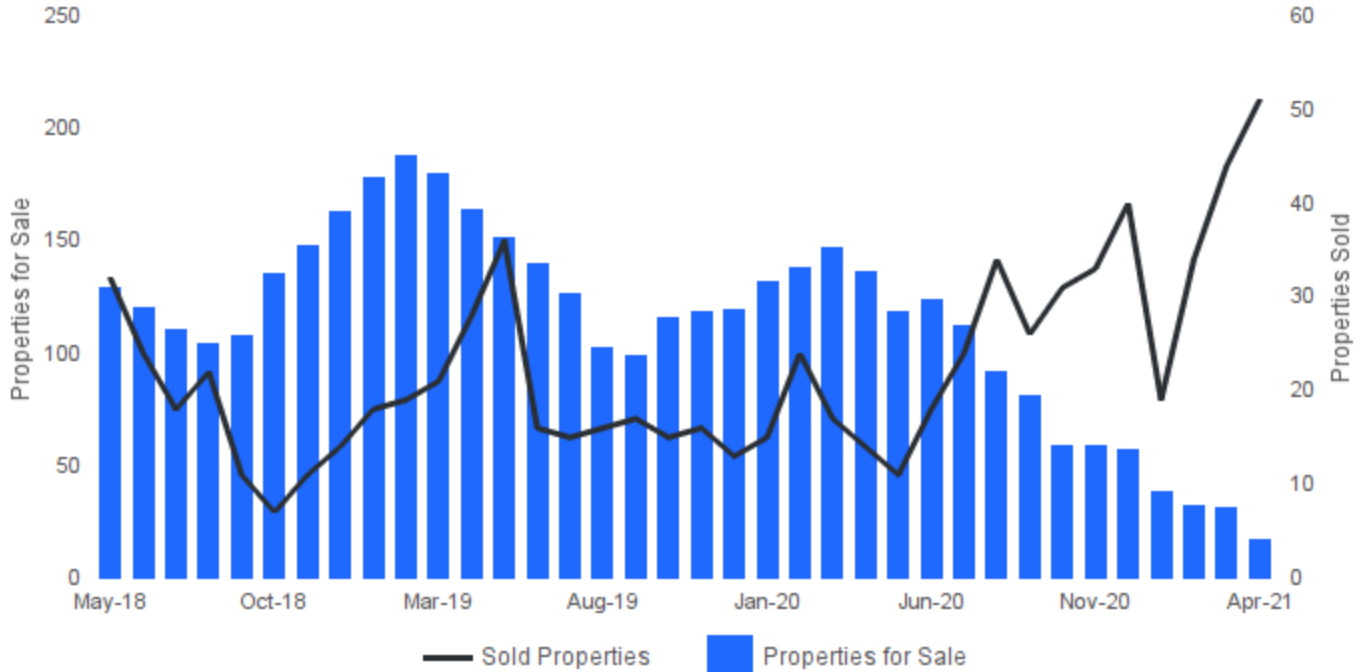


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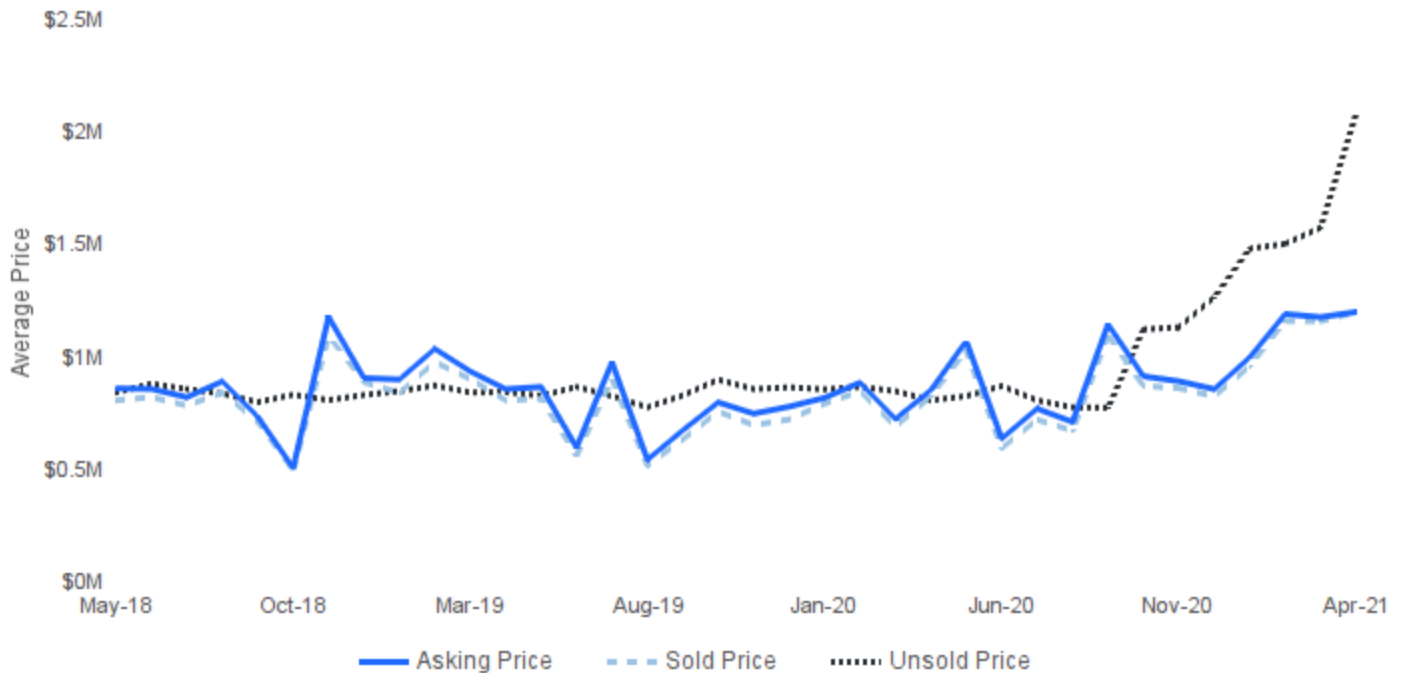
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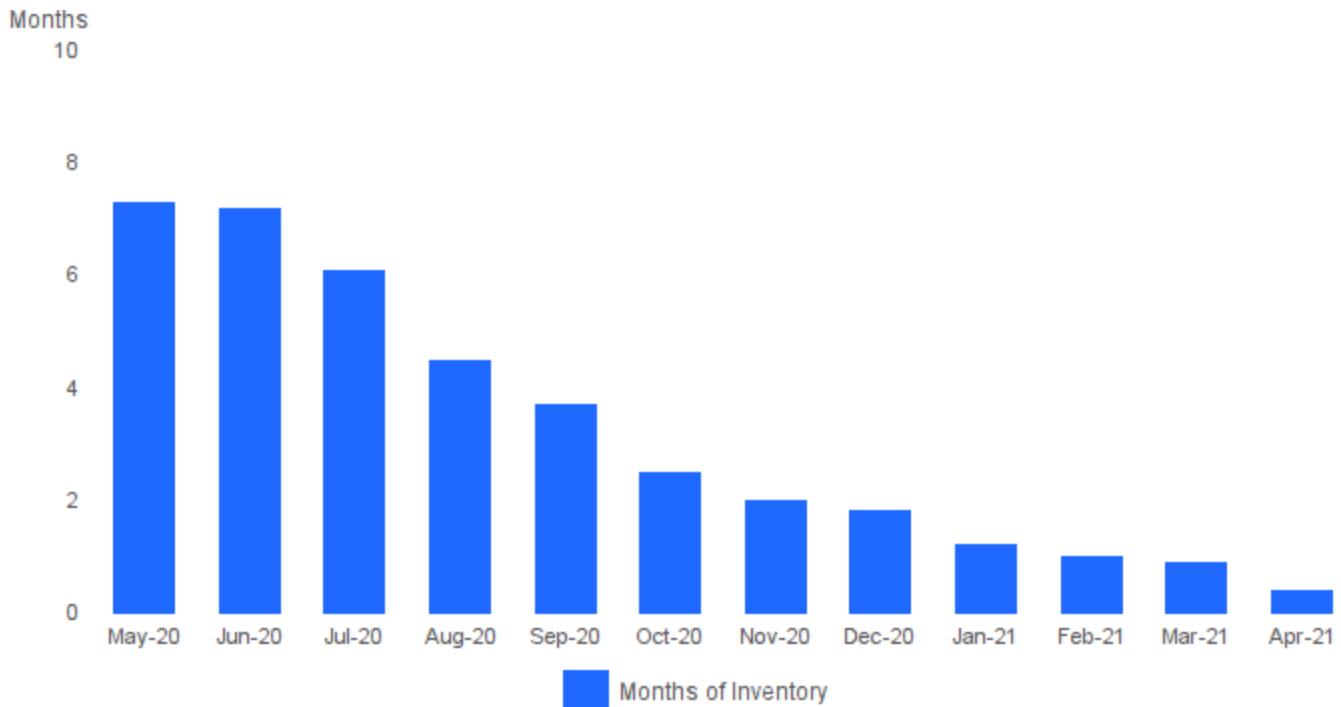
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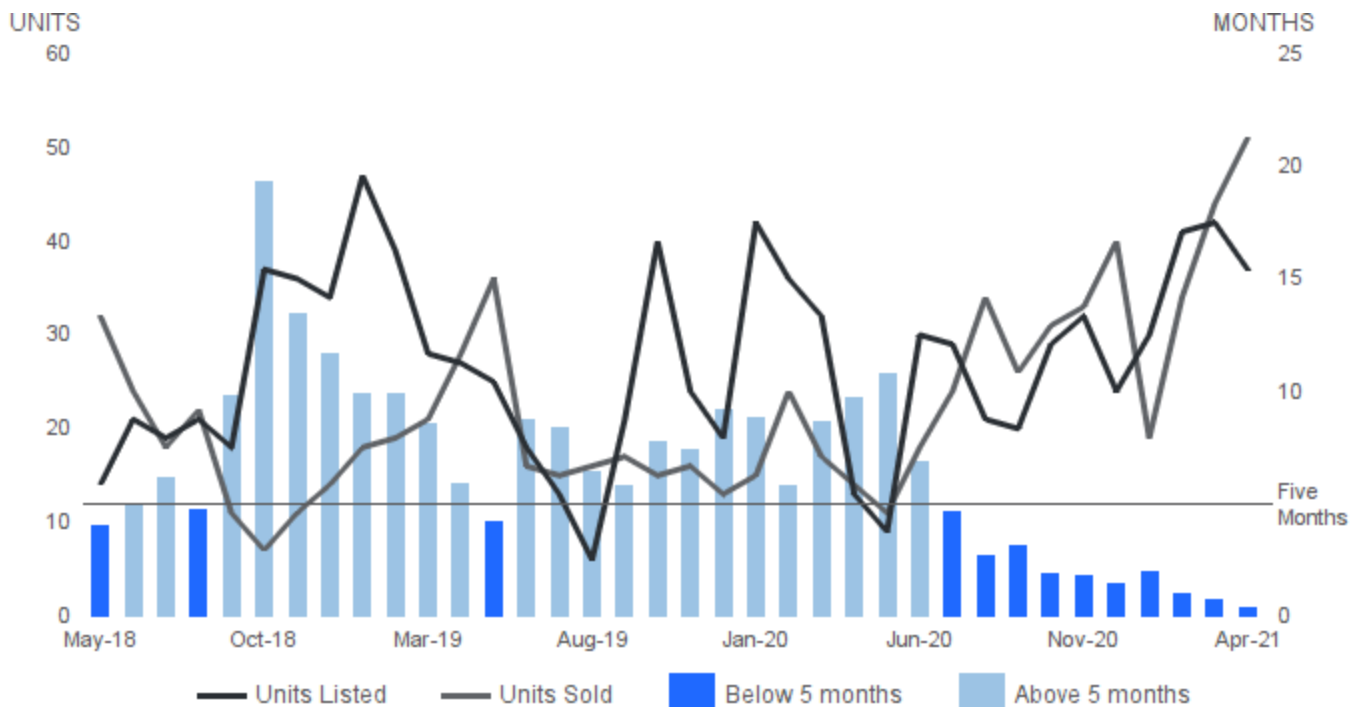
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