



AREA REPORT

APRIL 2021 | SINGLE FAMILY HOMES

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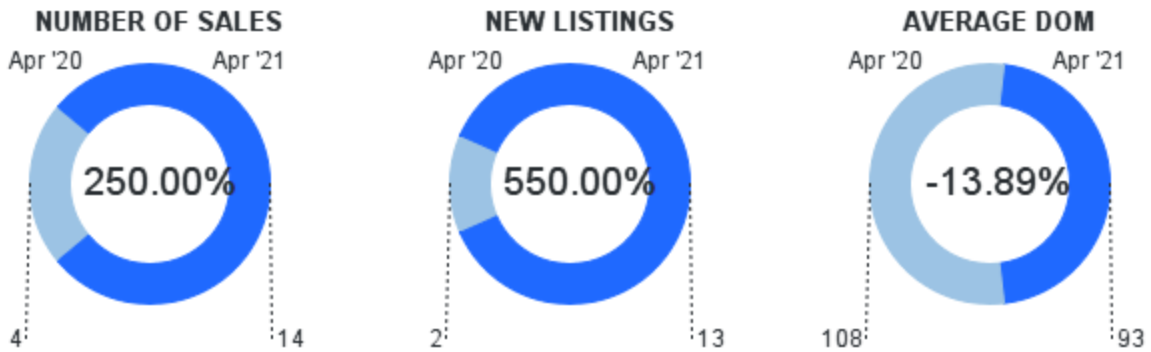


COLDWELL BANKER
REALTY


LONGBOAT KEY | April 2021

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family Homes



7.75% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

112.64% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-14.15% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

83.70% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Apr '20  Apr '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2021 | Single Family Homes ?

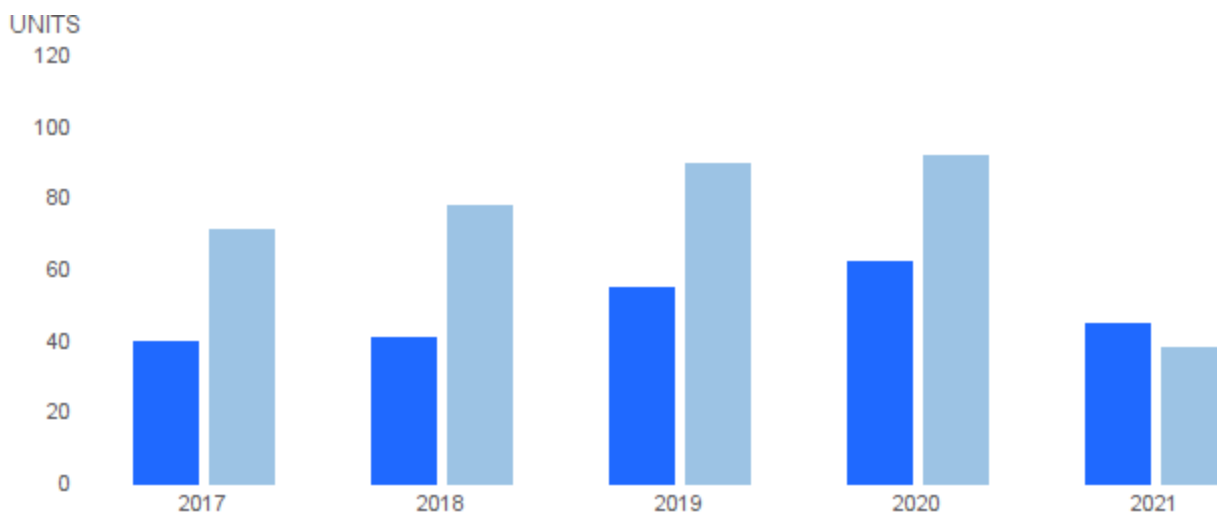
	Month to Date			Year to Date		
	April 2021	April 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	13	2	550% ↑	37	29	27.59% ↑
Sold Listings	14	4	250% ↑	44	15	193.33% ↑
Median List Price (Solds)	\$1,122,500	\$1,307,500	-14.15% ↓	\$1,222,500	\$849,000	43.99% ↑
Median Sold Price	\$1,085,000	\$1,007,000	7.75% ↑	\$1,175,000	\$800,000	46.88% ↑
Median Days on Market	5	81	-93.83% ↓	29	100	-71% ↓
Average List Price (Solds)	\$2,291,714	\$1,247,500	83.7% ↑	\$2,445,850	\$1,194,526	104.75% ↑
Average Sold Price	\$2,245,500	\$1,056,000	112.64% ↑	\$2,336,937	\$1,092,600	113.89% ↑
Average Days on Market	93	108	-13.89% ↓	87	97	-10.31% ↓
List/Sold Price Ratio	99.6%	87%	14.45% ↑	96.4%	93.3%	3.32% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	40	41	55	62	45
New Properties	71	78	90	92	38
Sold Volume	\$43.67M	\$56.85M	\$71.94M	\$95.23M	\$103.84M
Listing Volume	\$102.24M	\$127.85M	\$152.67M	\$222.10M	\$81.23M
Median Sale Price	\$703K	\$740K	\$795K	\$913K	\$1.15M

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2021 | 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

April 2021 | Single Family Homes ?

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

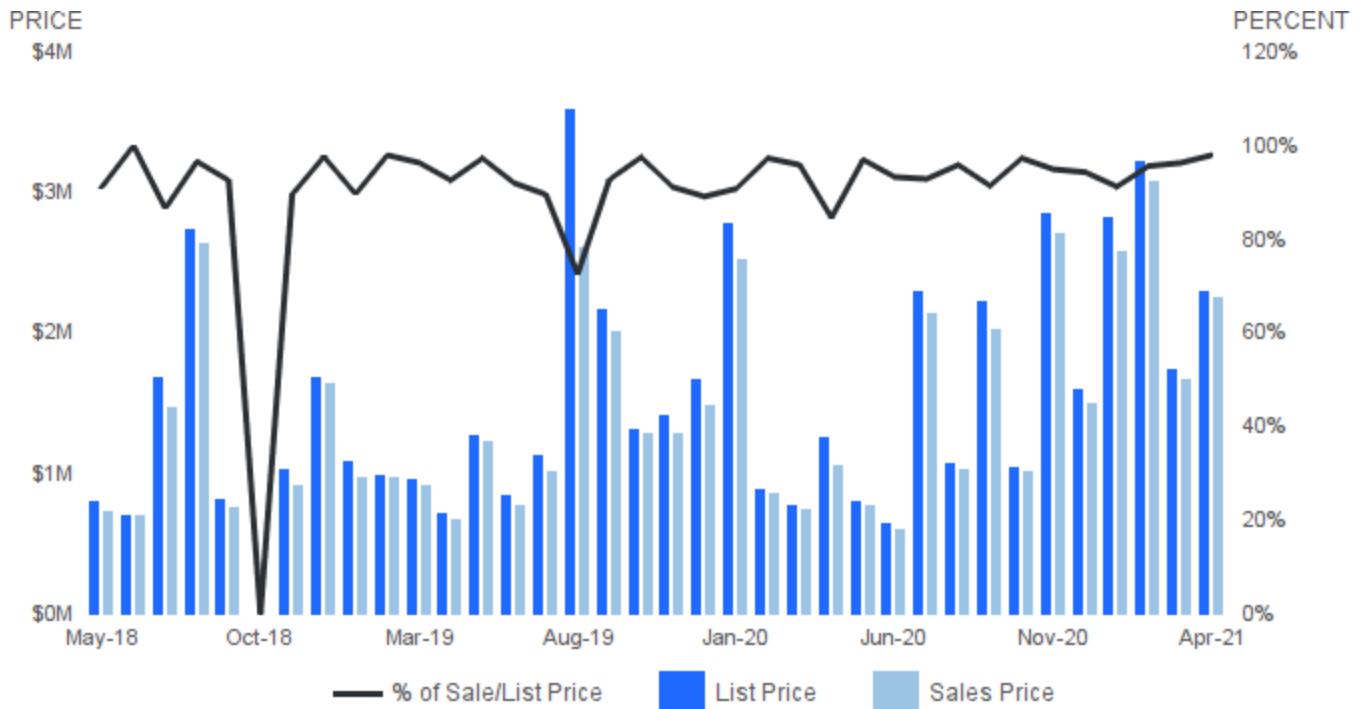
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2021 | Single Family Homes ?

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

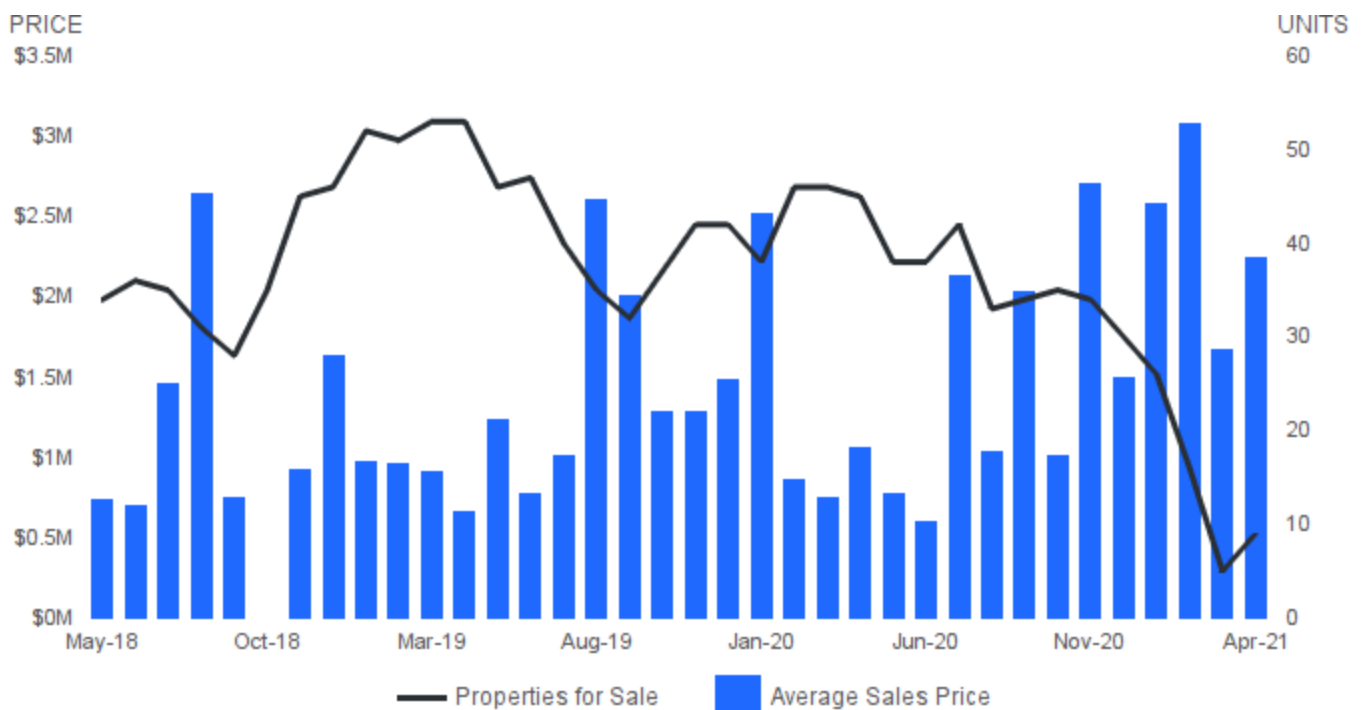


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2021 | 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.

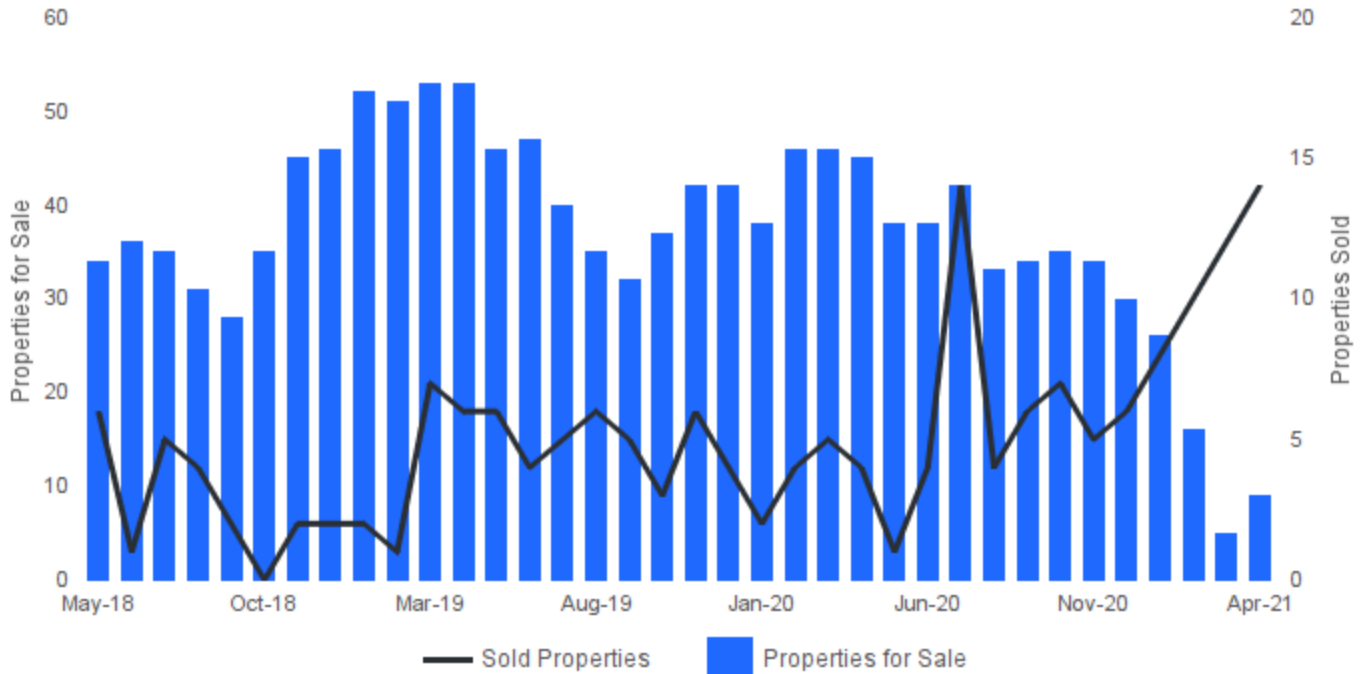


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2021 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



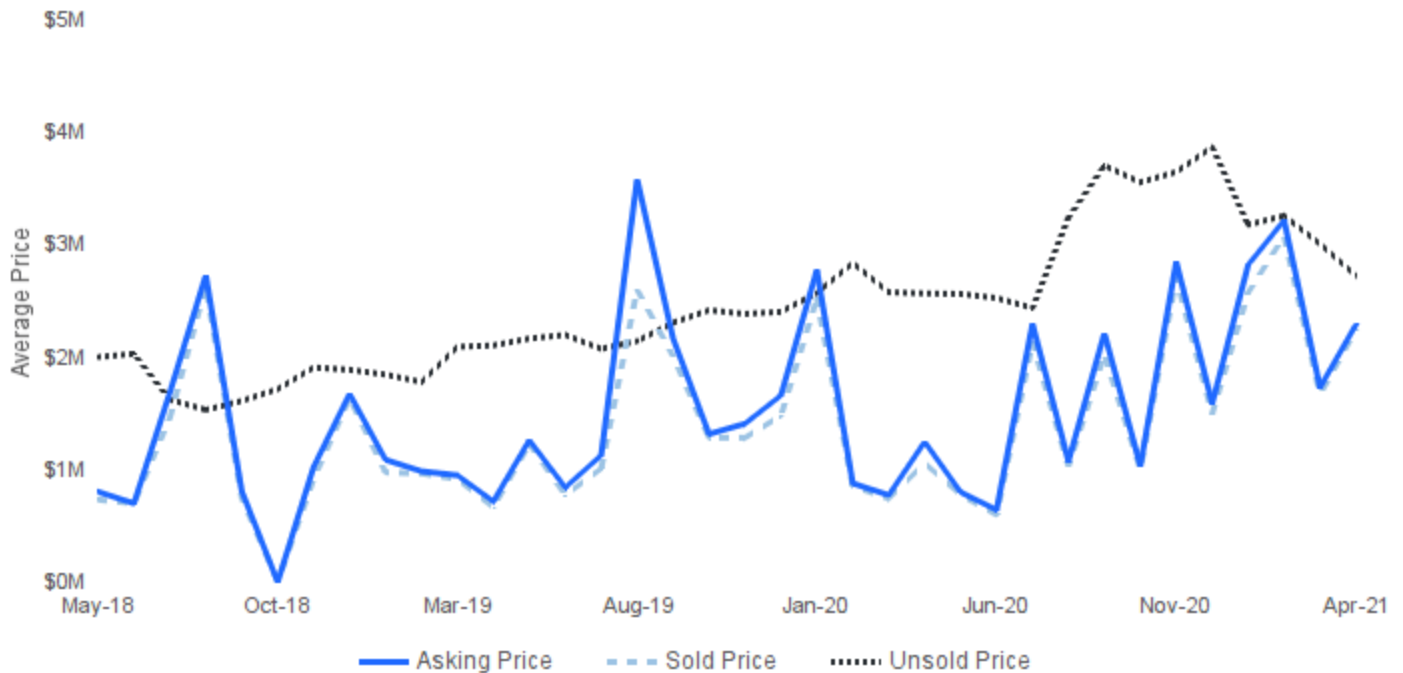
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2021 | 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

April 2021 | 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.



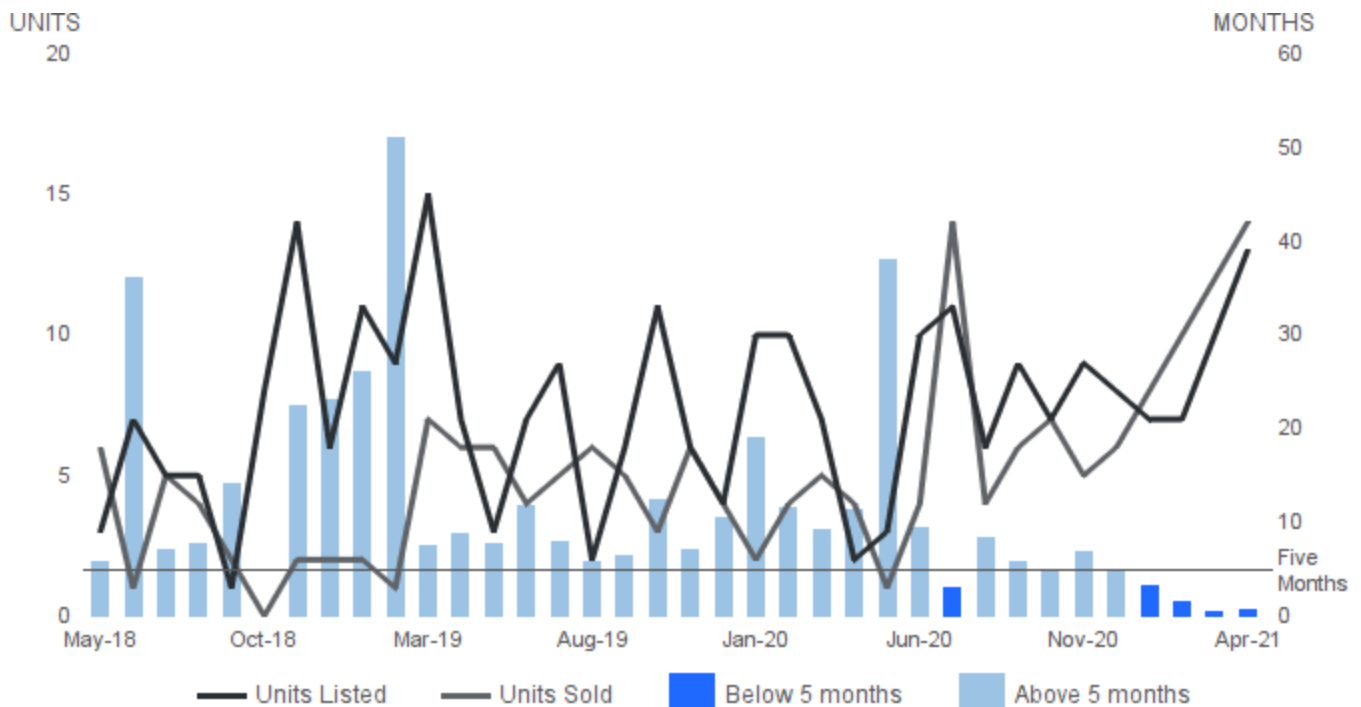
MONTHS SUPPLY OF INVENTORY

April 2021 | 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.

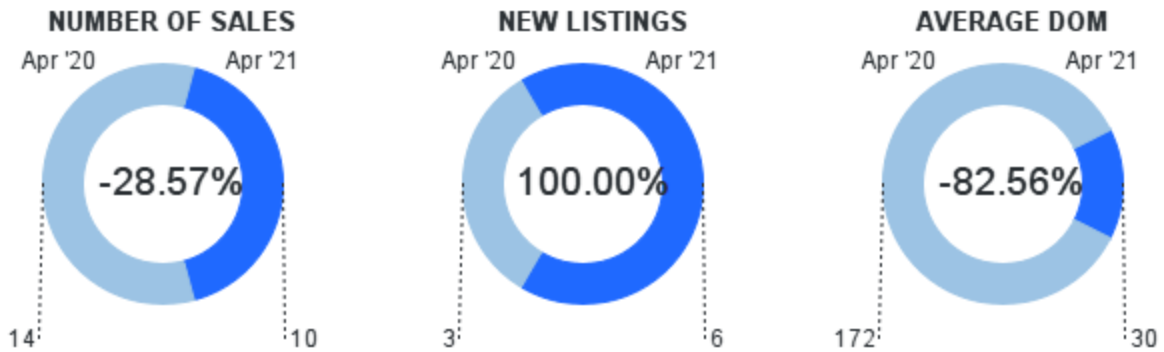
Units Sold | Number of properties sold.



LONGBOAT KEY | April 2021

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



37.63% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

29.71% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

16.60% 

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

21.25% 

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

 Apr '20  Apr '21

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2021 | Single Family Homes ?

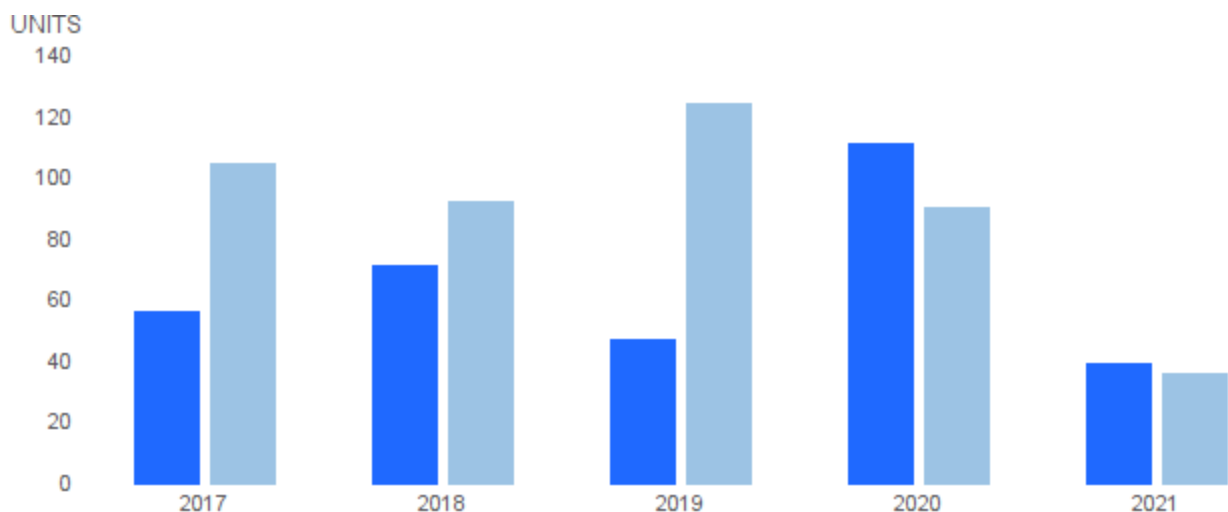
	Month to Date			Year to Date		
	April 2021	April 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	6	3	100% ↑	36	35	2.86% ↑
Sold Listings	10	14	-28.57% ↓	39	27	44.44% ↑
Median List Price (Solds)	\$1,524,500	\$1,307,500	16.6% ↑	\$1,399,999	\$1,195,000	17.15% ↑
Median Sold Price	\$1,600,000	\$1,162,500	37.63% ↑	\$1,525,000	\$1,125,000	35.56% ↑
Median Days on Market	10	118	-91.53% ↓	23	111	-79.28% ↓
Average List Price (Solds)	\$1,643,890	\$1,355,785	21.25% ↑	\$1,696,183	\$1,447,907	17.15% ↑
Average Sold Price	\$1,606,500	\$1,238,571	29.71% ↑	\$1,658,671	\$1,336,851	24.07% ↑
Average Days on Market	30	172	-82.56% ↓	60	147	-59.18% ↓
List/Sold Price Ratio	99%	91.6%	8.03% ↑	98.5%	92.6%	6.37% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

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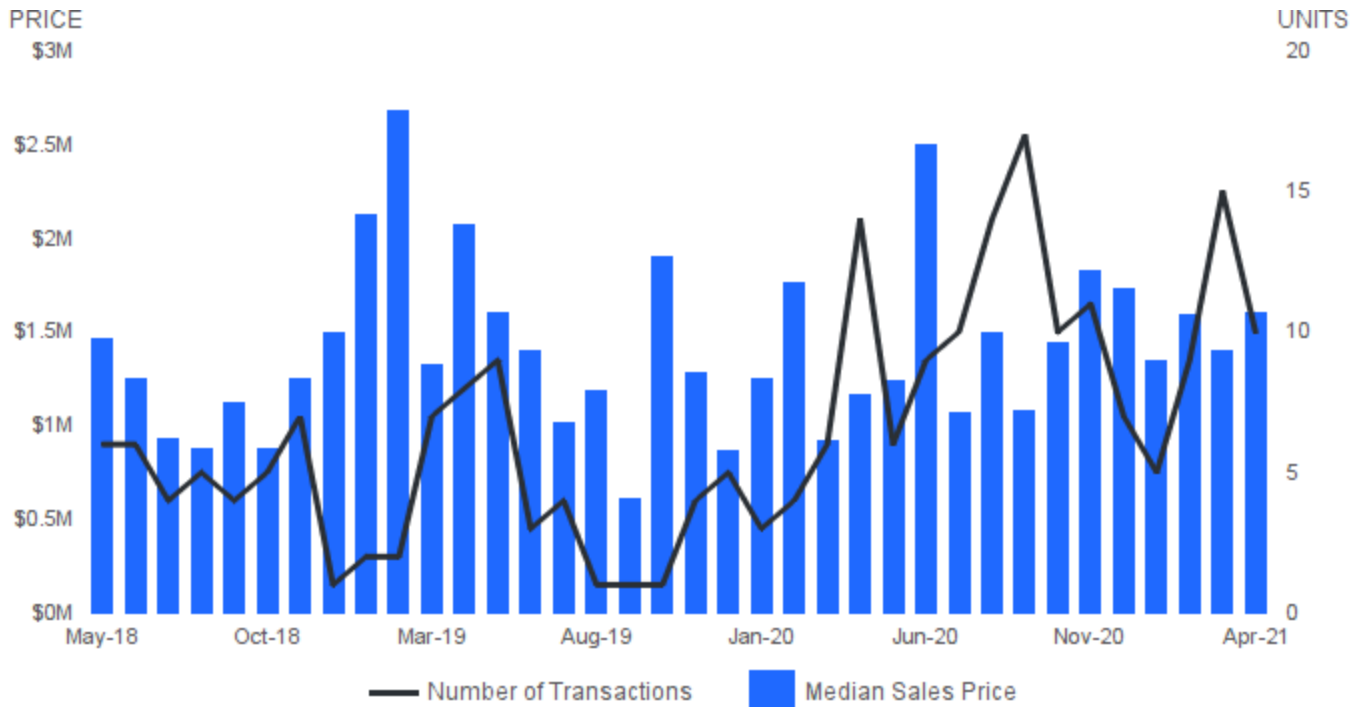
Sold Properties	56	71	47	111	39
New Properties	105	92	124	90	36
Sold Volume	\$81.77M	\$90.07M	\$83.93M	\$204.52M	\$64.69M
Listing Volume	\$197.21M	\$162.17M	\$240.38M	\$159.01M	\$76.25M
Median Sale Price	\$1.11M	\$995K	\$1.40M	\$1.26M	\$1.52M

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

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

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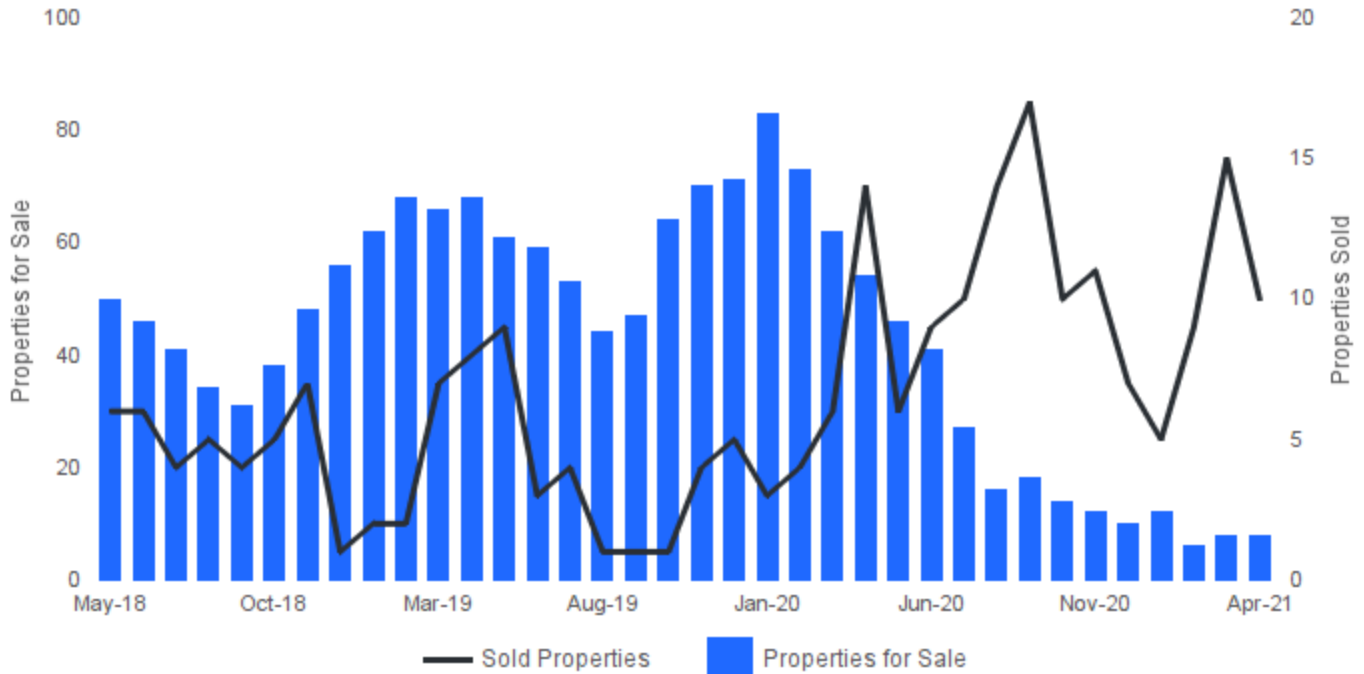


PROPERTIES FOR SALE AND SOLD PROPERTIES

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Sold Properties | Number of properties sold.



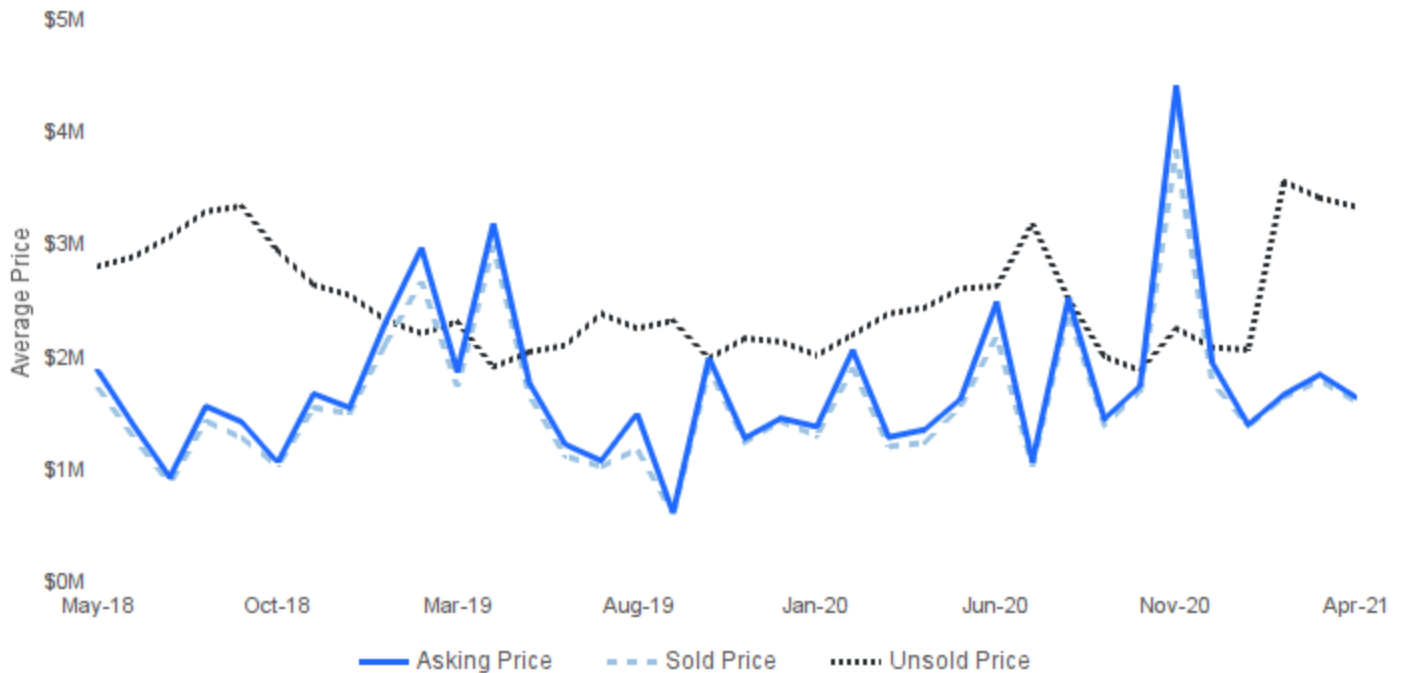
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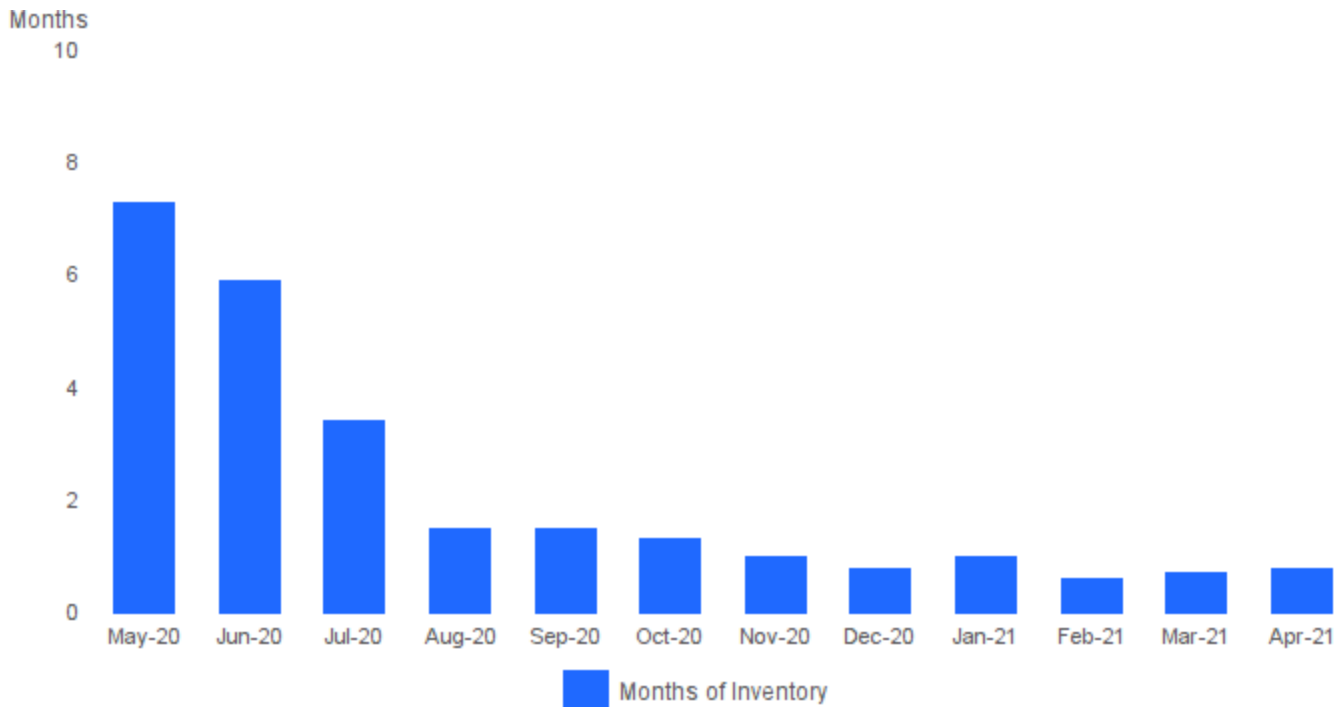
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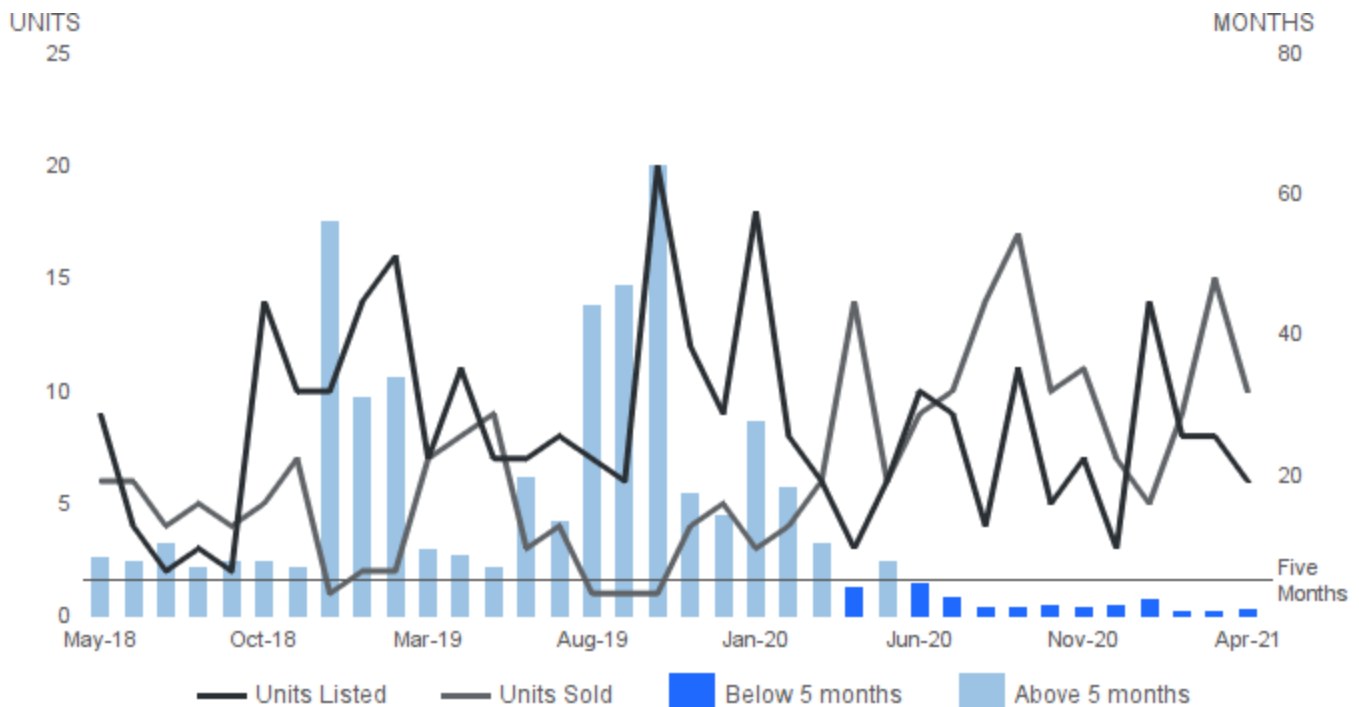
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