



AREA REPORT

LONGBOAT KEY

JULY 2025 | CONDO/TOWNHOUSE



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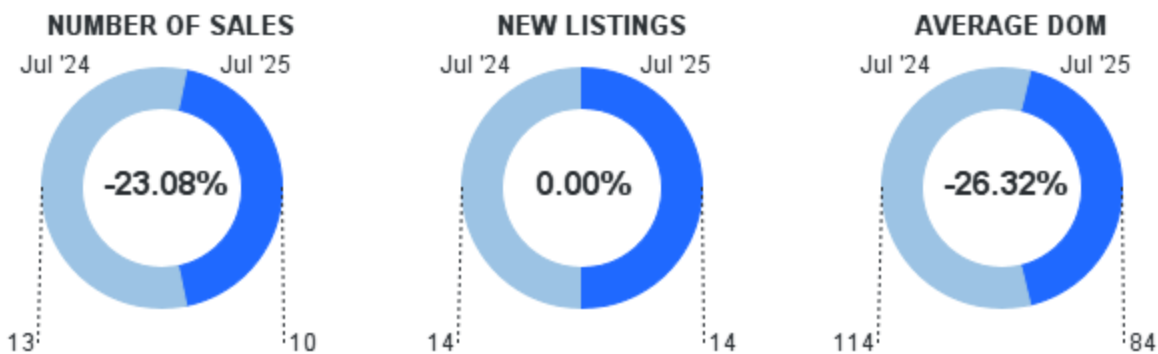


COLDWELL BANKER
REALTY

LONGBOAT KEY | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-17.39%



MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-2.34%



AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-7.45%



MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

2.38%



AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Jul '24 Jul '25

AREA
REPORT
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FULL MARKET SUMMARY

July 2025 | Condo/Townhouse ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	14	14	0%	241	182	32.42% ↑
Sold Listings	10	13	-23.08% ↓	126	155	-18.71% ↓
Median List Price (Solds)	\$1,087,500	\$1,175,000	-7.45% ↓	\$1,162,500	\$1,295,000	-10.23% ↓
Median Sold Price	\$950,000	\$1,150,000	-17.39% ↓	\$1,062,500	\$1,200,000	-11.46% ↓
Median Days on Market	77	119	-35.29% ↓	42	55	-23.64% ↓
Average List Price (Solds)	\$1,144,400	\$1,117,769	2.38% ↑	\$1,856,192	\$1,641,364	13.09% ↑
Average Sold Price	\$1,025,800	\$1,050,384	-2.34% ↓	\$1,749,787	\$1,564,885	11.82% ↑
Average Days on Market	84	114	-26.32% ↓	65	86	-24.42% ↓
List/Sold Price Ratio	89.8%	94.9%	-5.32% ↓	93.5%	94.9%	-1.49% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | 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

July 2025 | Condo/Townhouse ?

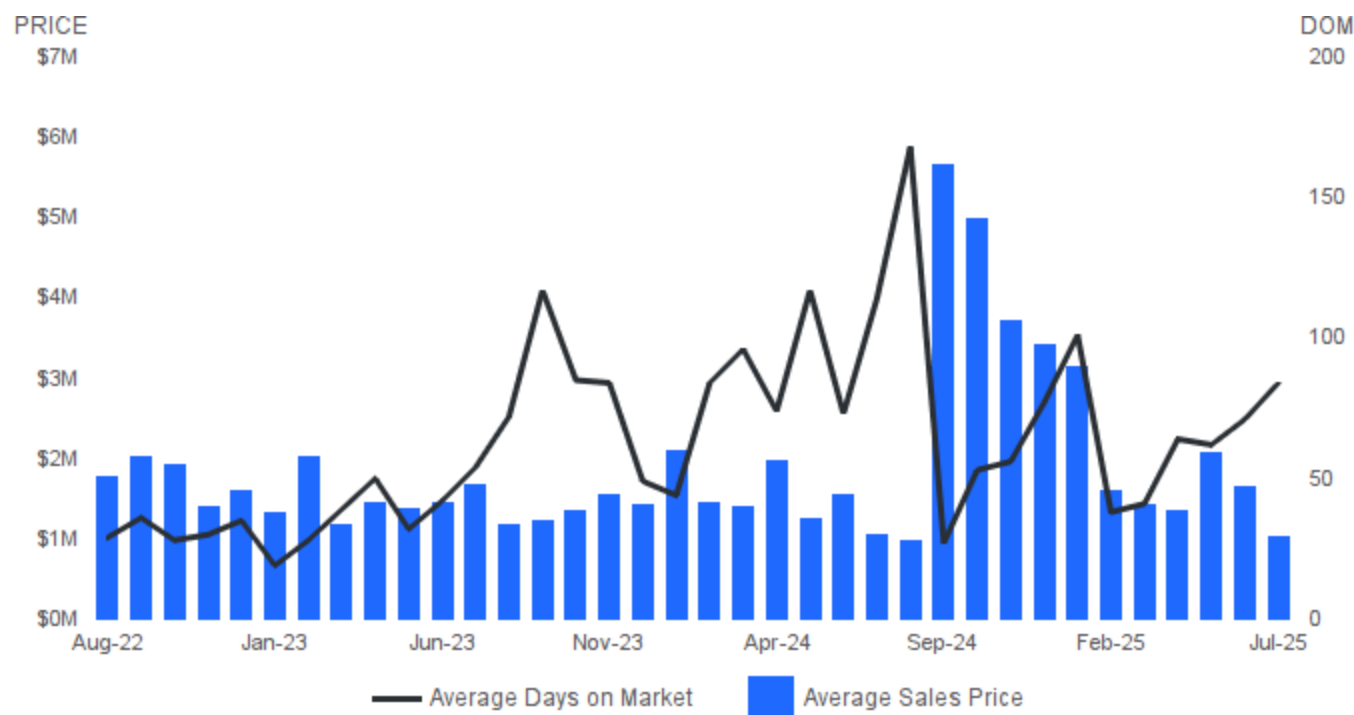
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | 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

July 2025 | Condo/Townhouse ?

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

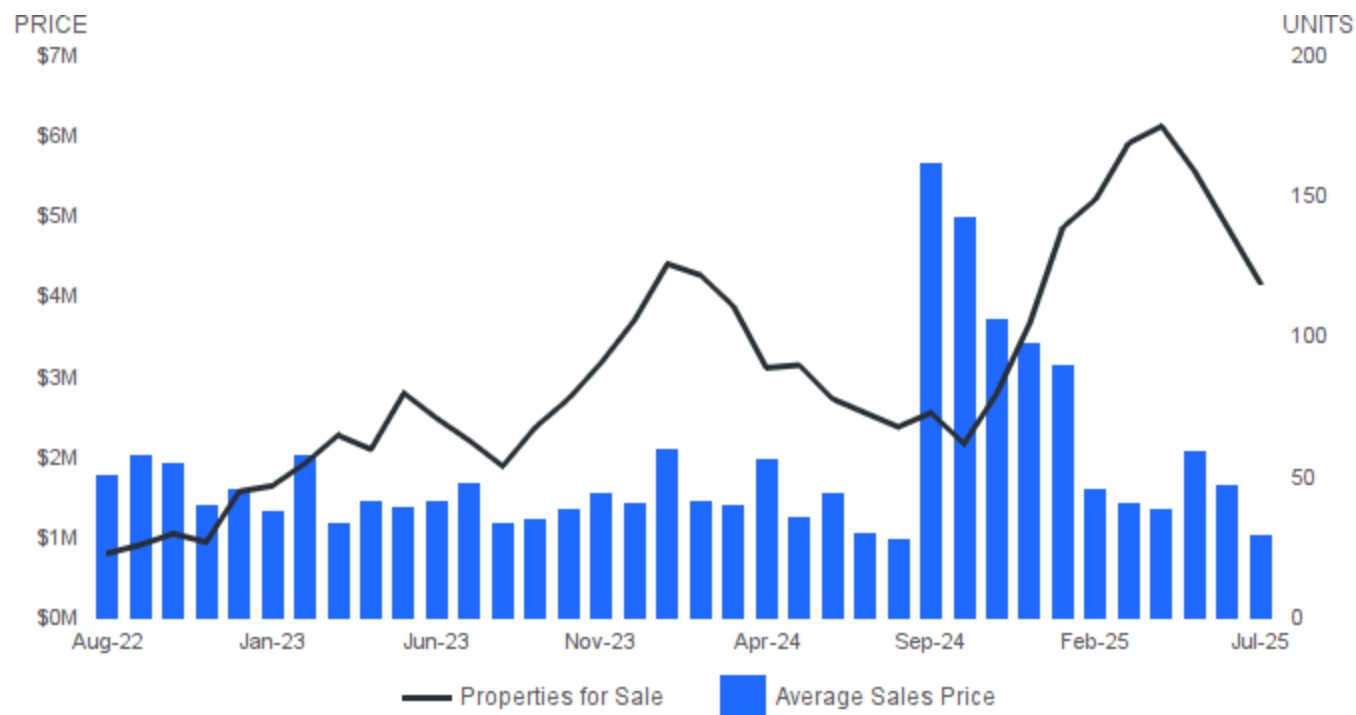


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Condo/Townhouse ?

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

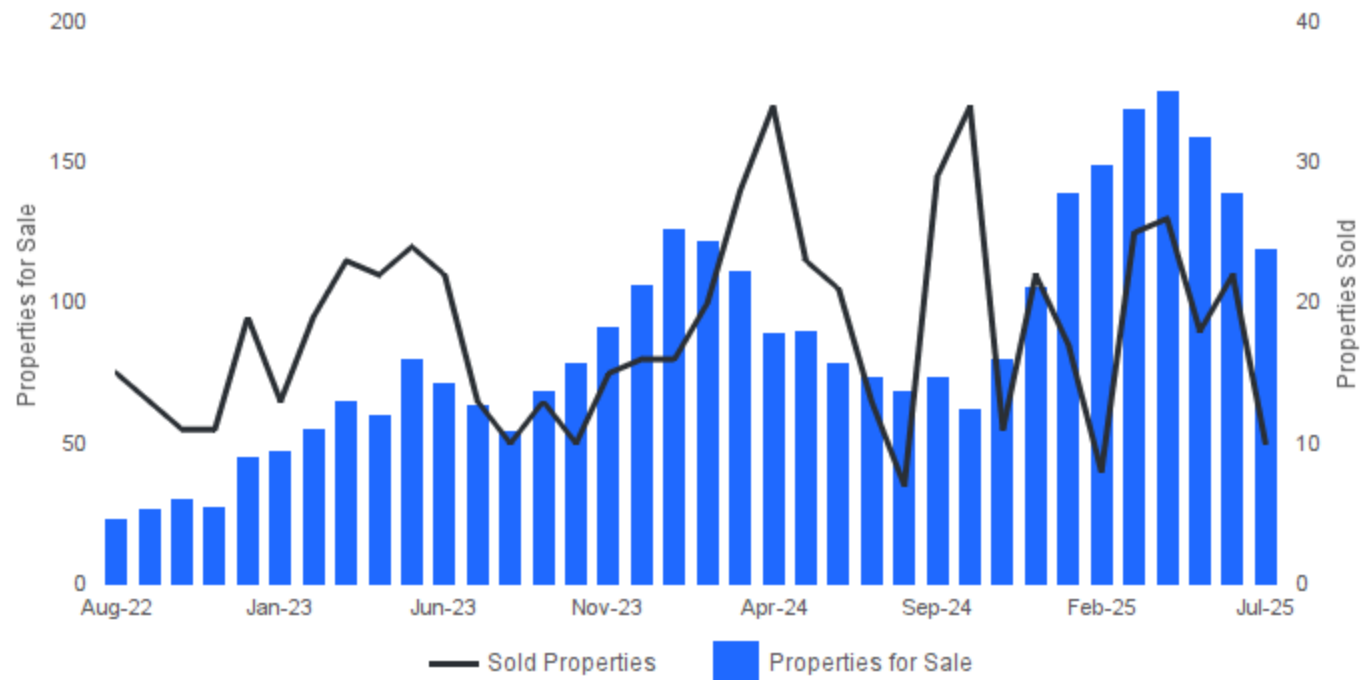
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Condo/Townhouse ?

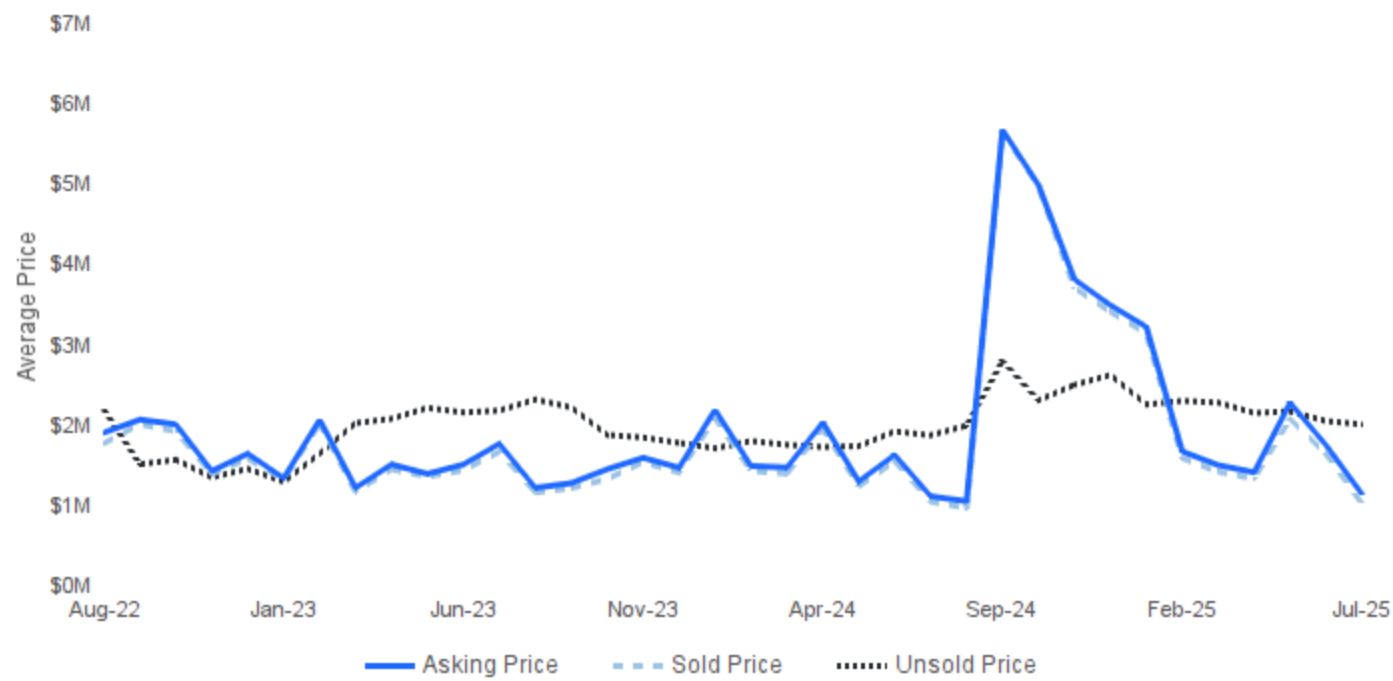
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Condo/Townhouse ?

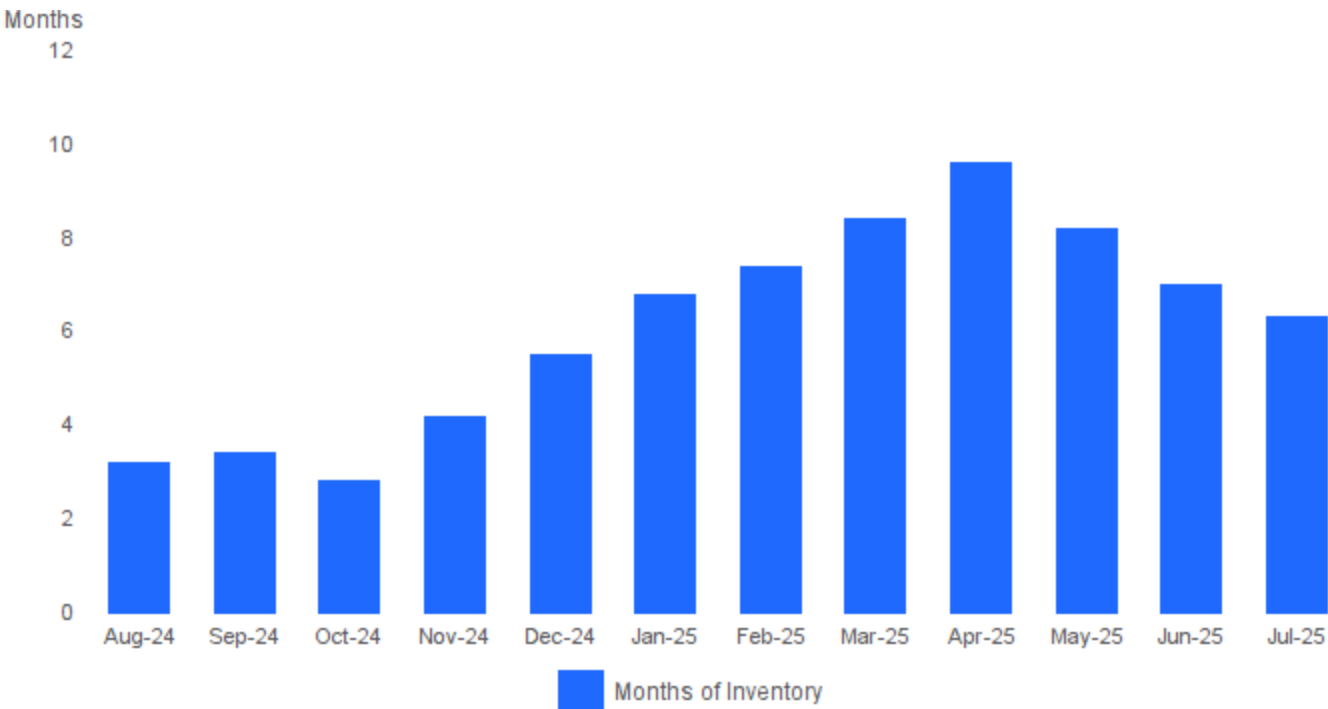
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 2025 | 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.



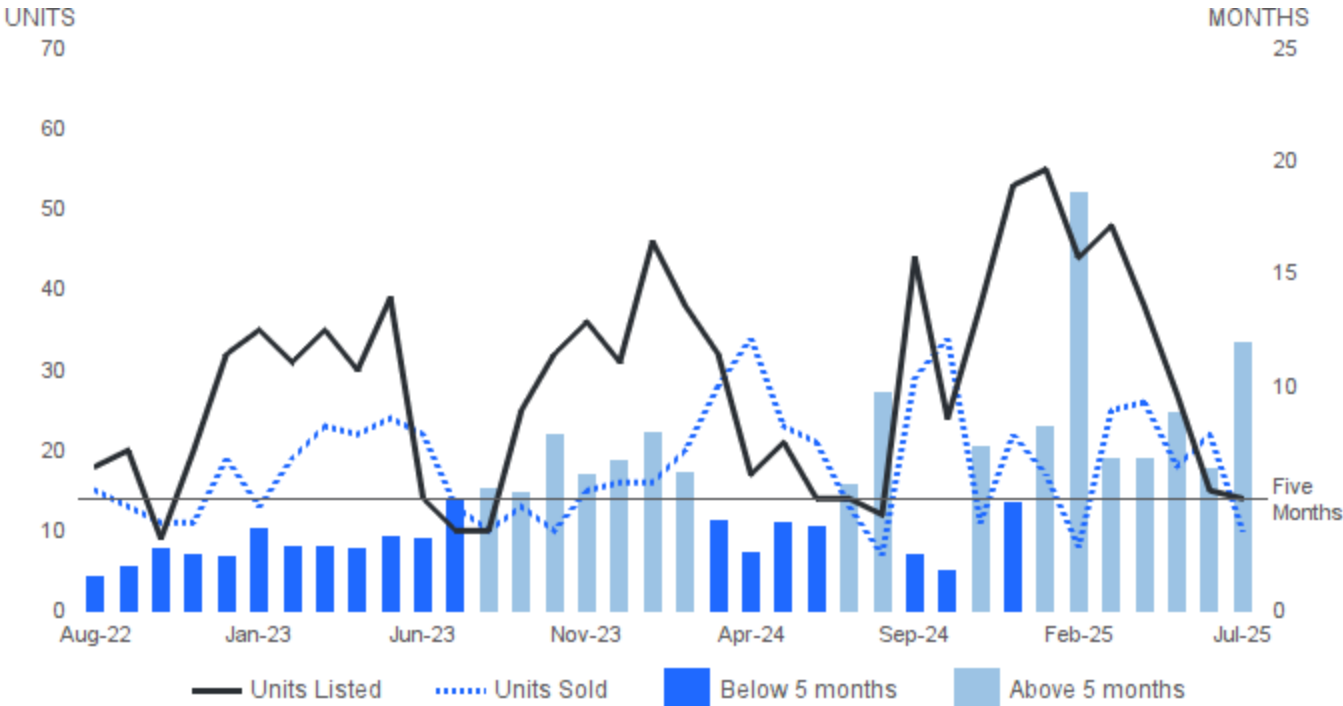
MONTHS SUPPLY OF INVENTORY

July 2025 | 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.



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