



# AREA REPORT

LONGBOAT KEY

JULY 2025 | SINGLE FAMILY HOMES



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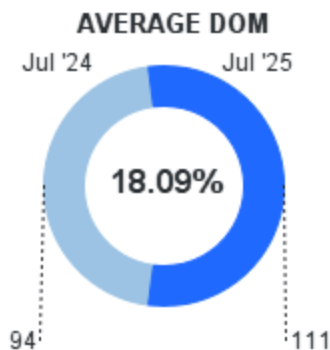
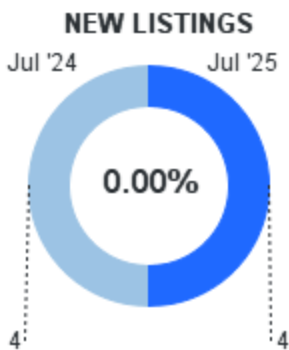
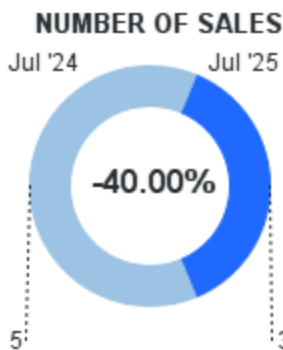


**COLDWELL BANKER**  
**REALTY**

**LONGBOAT KEY | July 2025**

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



254.17%



MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

218.19%



AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

259.09%



MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

229.39%



AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jul '24      Jul '25

AREA  
REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

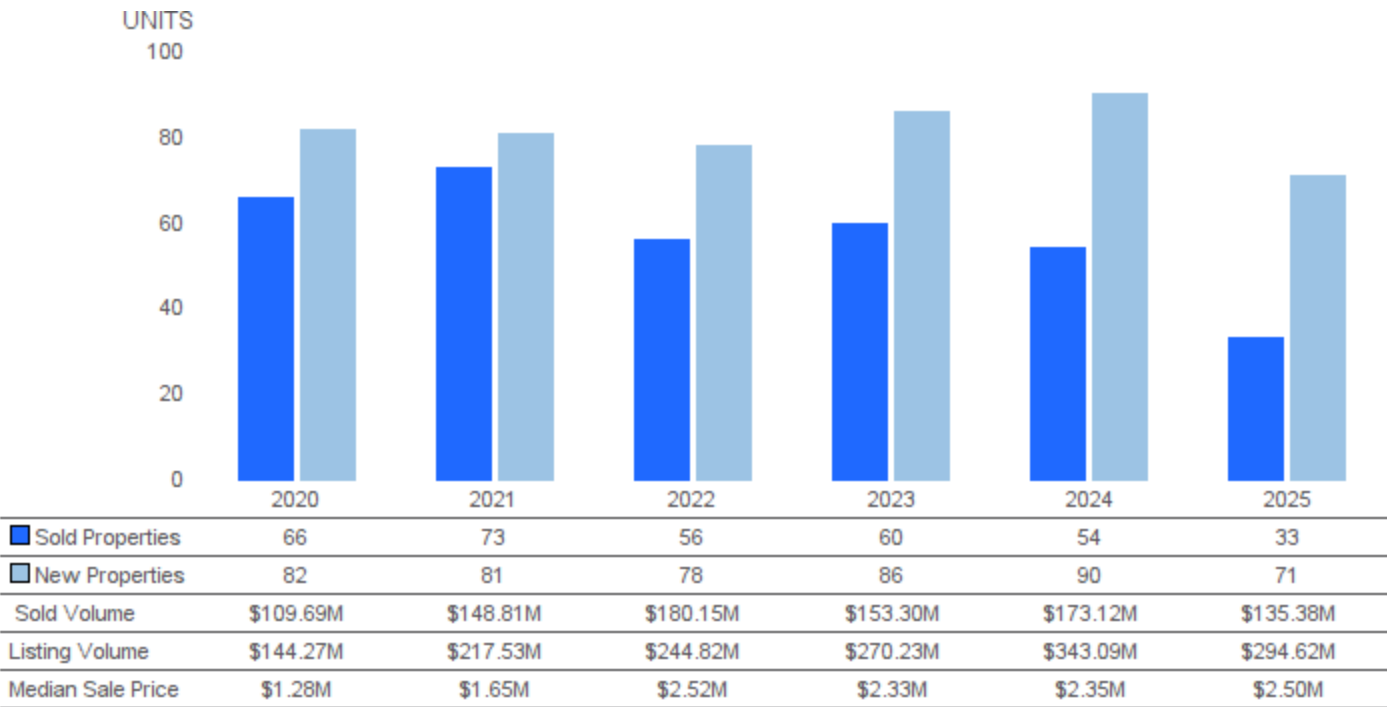
July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	4	4	0%	71	63	12.7% ↑
Sold Listings	3	5	-40% ↓	33	36	-8.33% ↓
Median List Price (Solds)	\$9,875,000	\$2,750,000	259.09% ↑	\$2,900,000	\$2,722,500	6.52% ↑
Median Sold Price	\$8,500,000	\$2,400,000	254.17% ↑	\$2,500,000	\$2,523,750	-0.94% ↓
Median Days on Market	53	100	-47% ↓	57	27	111.11% ↑
Average List Price (Solds)	\$15,925,000	\$4,834,700	229.39% ↑	\$4,554,590	\$3,763,986	21% ↑
Average Sold Price	\$13,833,333	\$4,347,500	218.19% ↑	\$4,102,560	\$3,543,979	15.76% ↑
Average Days on Market	111	94	18.09% ↑	62	52	19.23% ↑
List/Sold Price Ratio	88.7%	91.2%	-2.77% ↓	91.2%	93.4%	-2.33% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

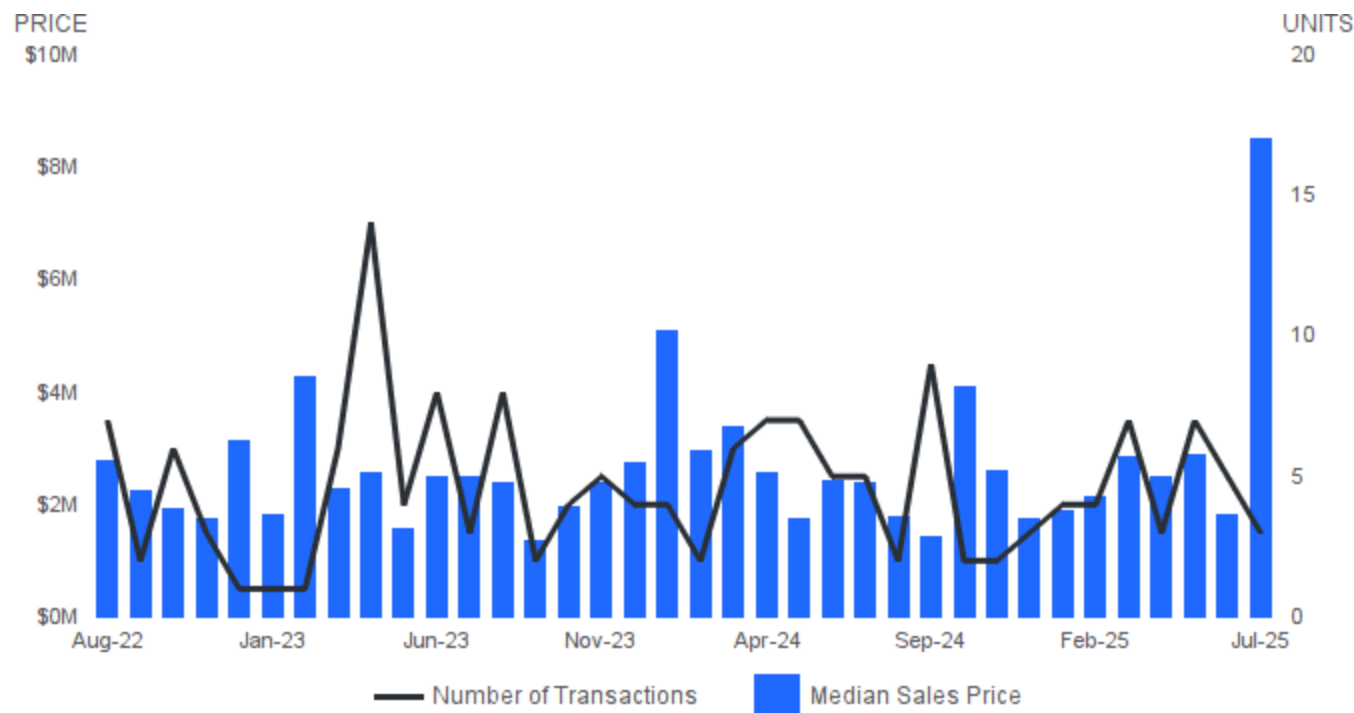
Sold Properties | Number of properties sold during the year  
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

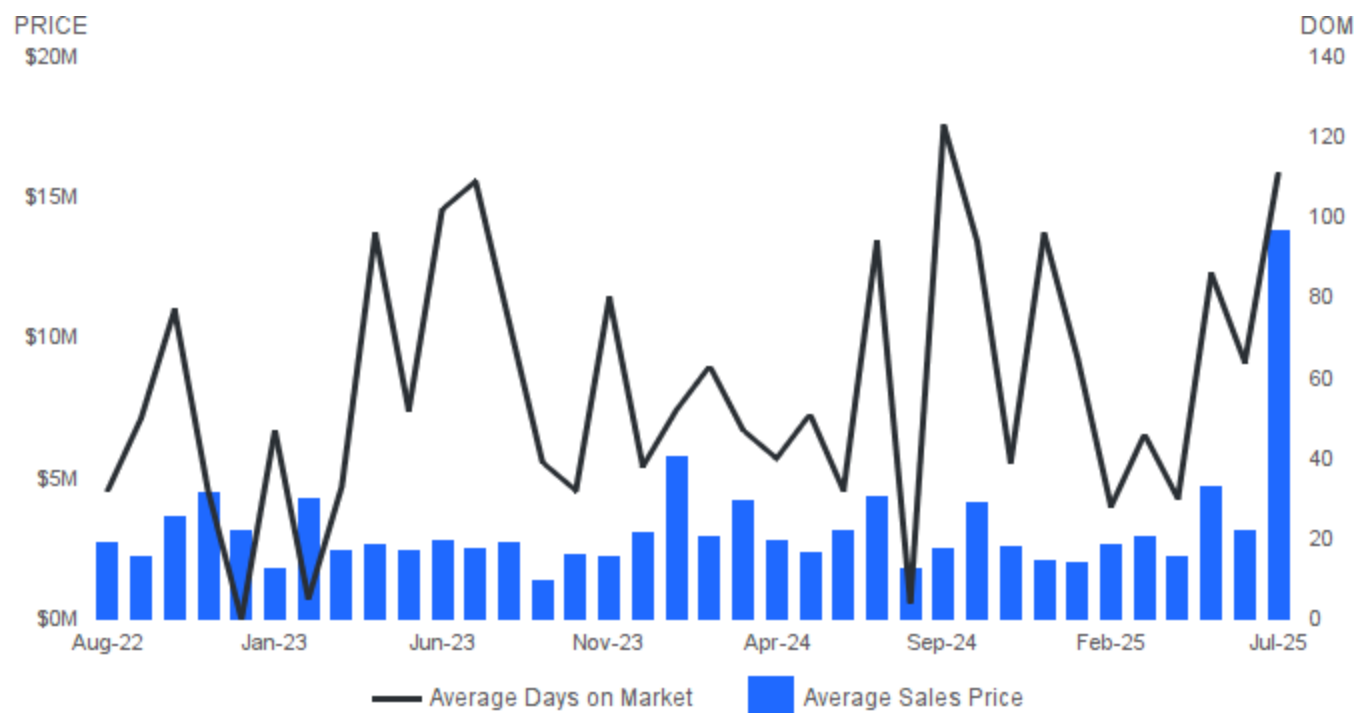
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Single Family Homes ?

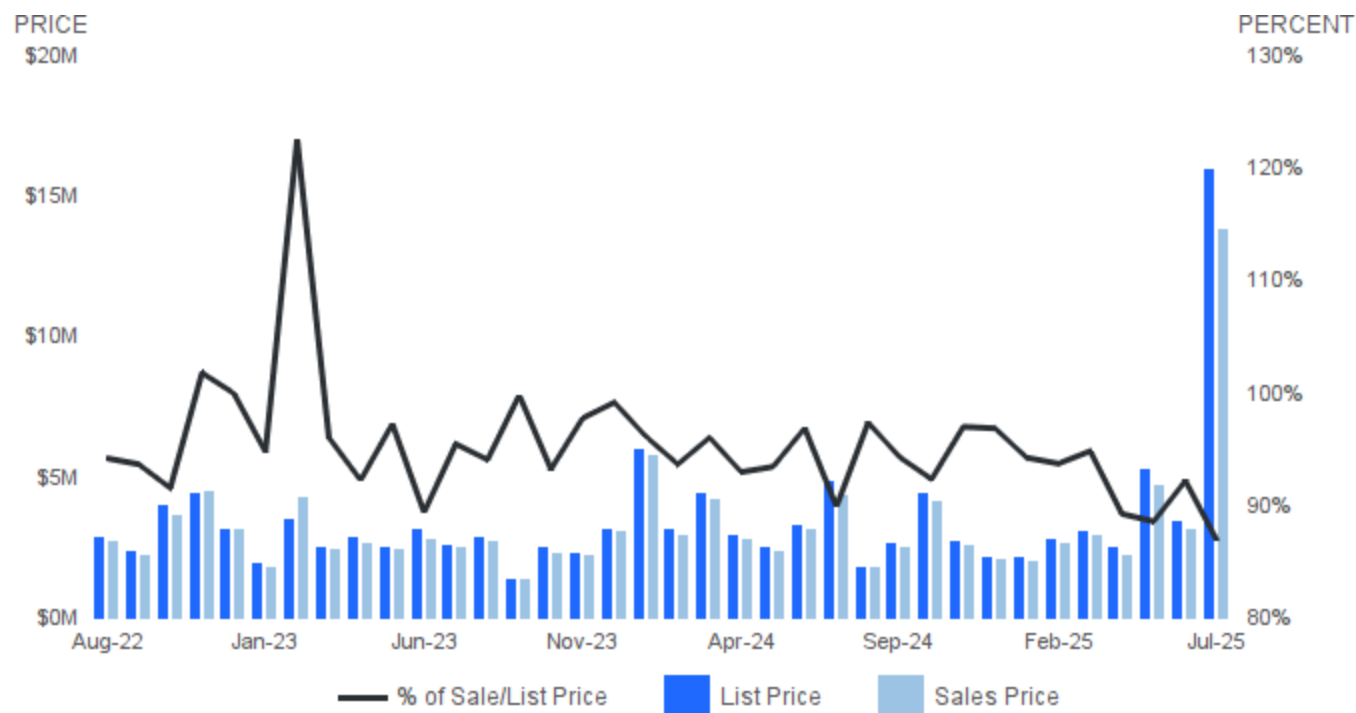
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | 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

July 2025 | Single Family Homes ?

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

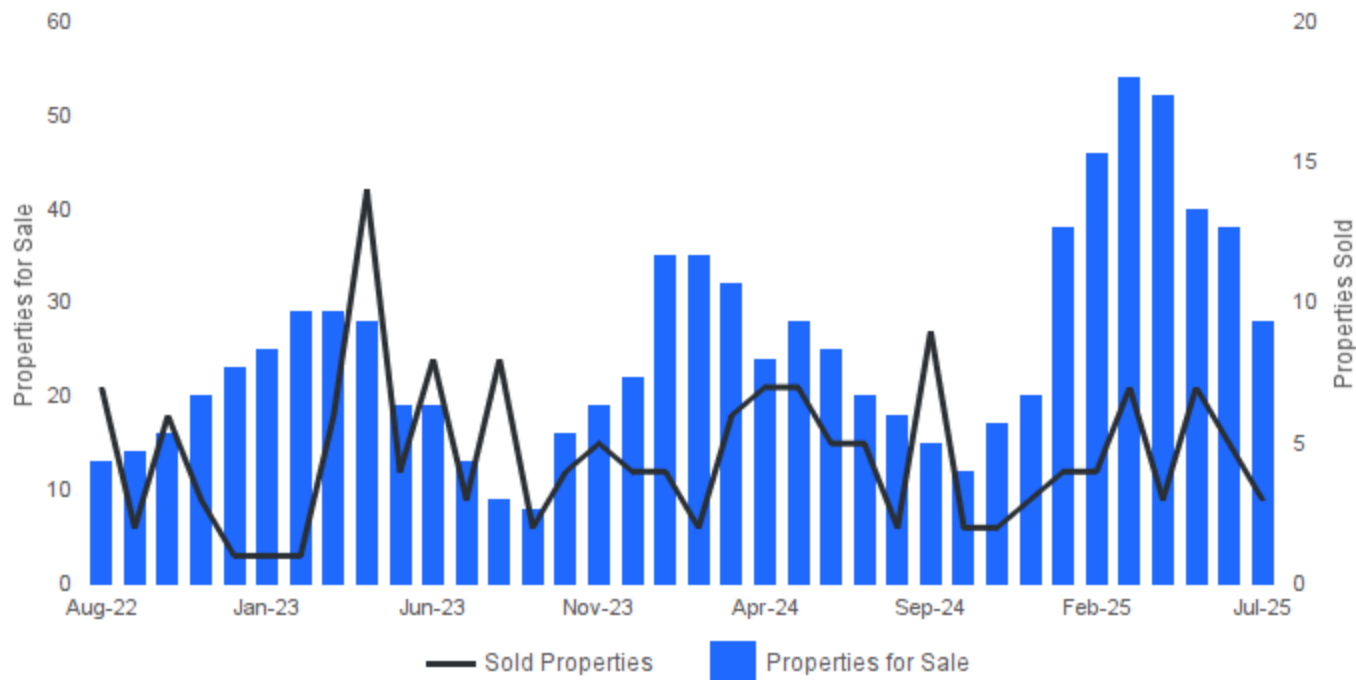
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family Homes ?

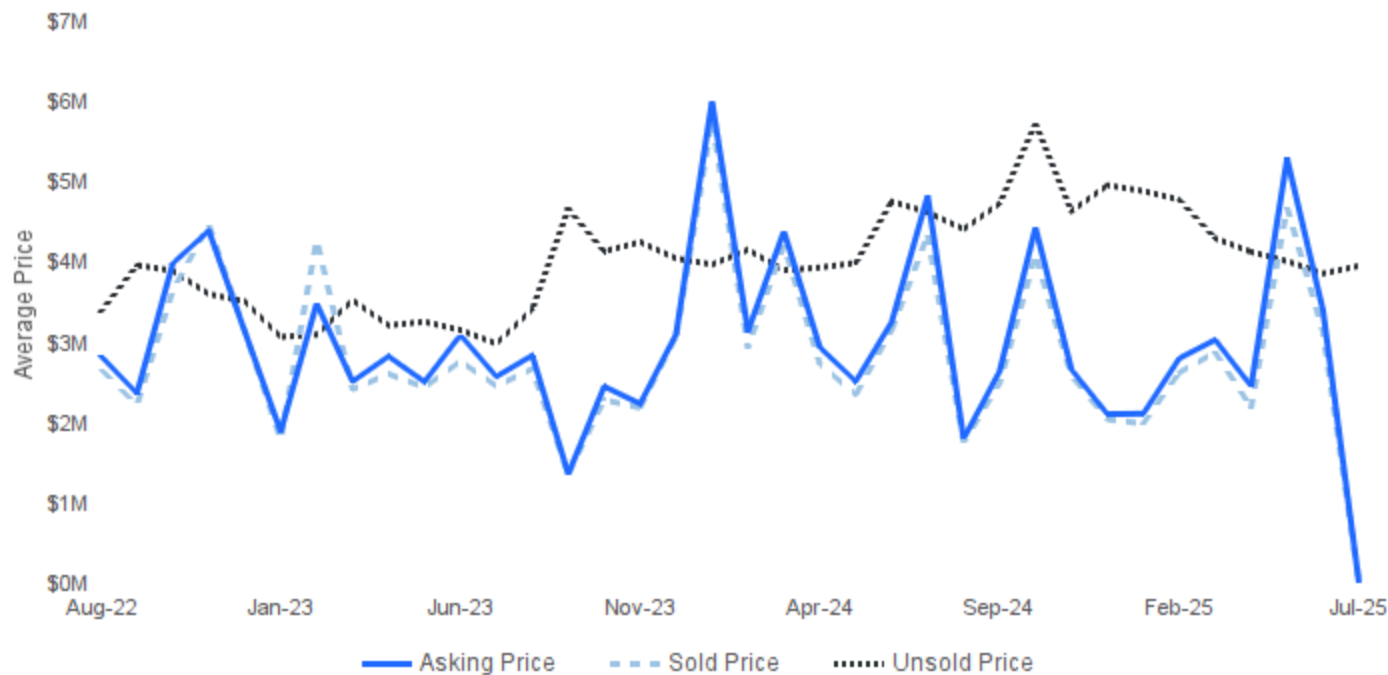
Properties for Sale | Number of properties listed for sale at the end of month.  
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

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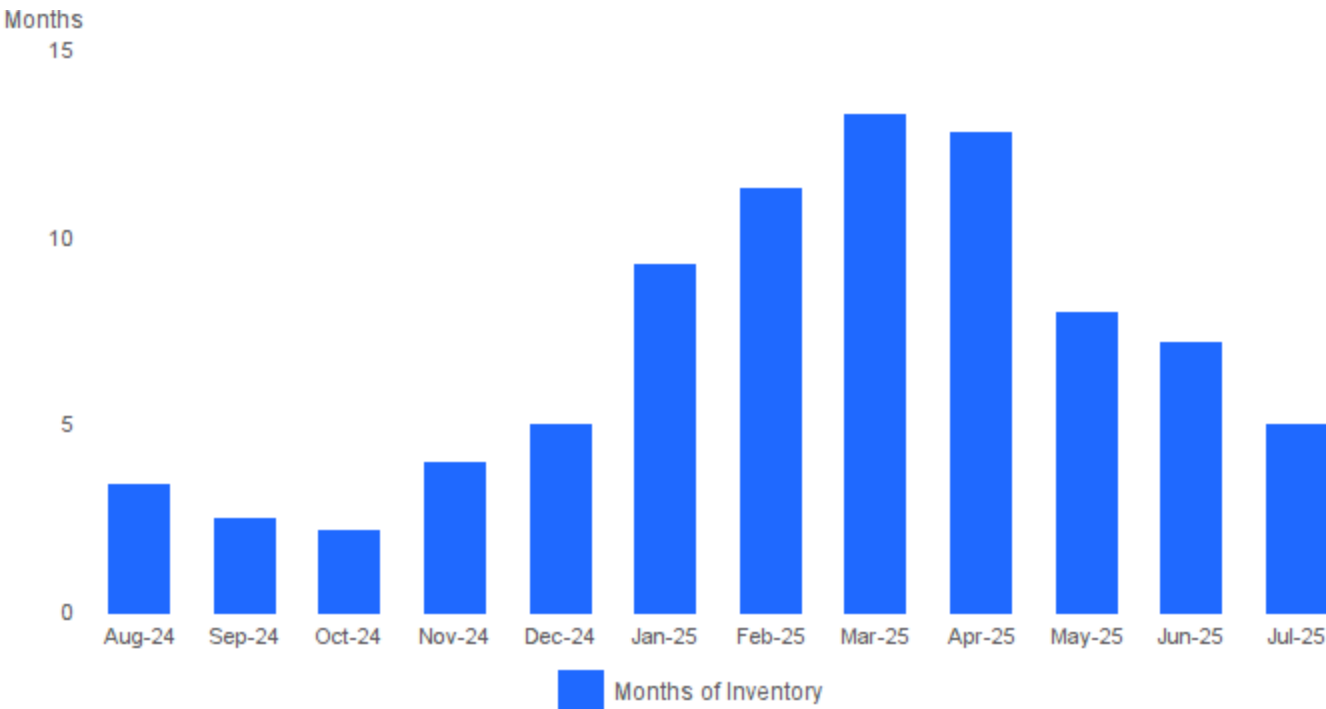
Asking Price | the average asking price of sold properties  
Sold Price | the average selling price  
Unsold Price | the average active list price



ABSORPTION RATE

July 2025 | 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.



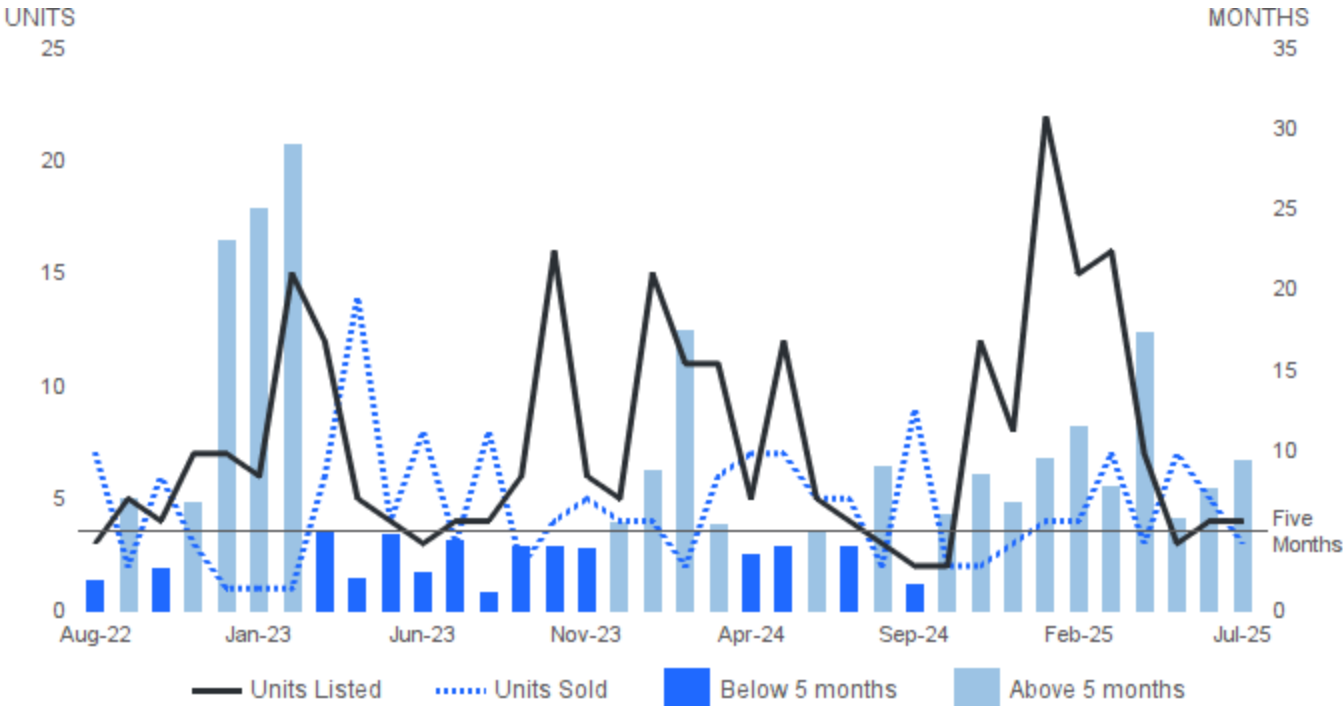
MONTHS SUPPLY OF INVENTORY

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**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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