AREA REPORT

LONGBOAT KEY

AUGUST 2025 | CONDO/TOWNHOUSE

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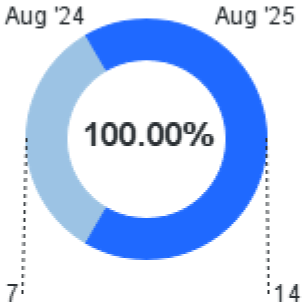
LONGBOAT KEY | August 2025

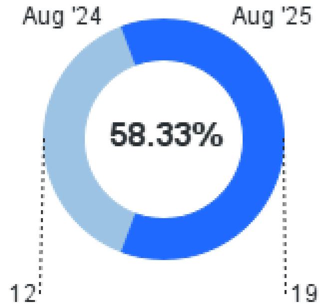
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

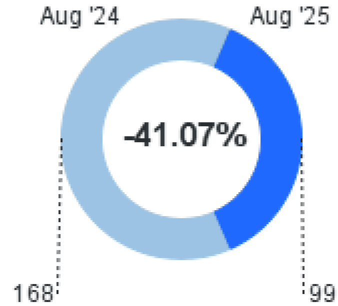
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



7.35%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-2.01%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

5.00%

MEDIAN LIST PRICE (SOLD LISTINGS)
CONDO/TOWNHOUSE

-1.60%

AVERAGE LIST PRICE (SOLD LISTINGS)
CONDO/TOWNHOUSE

Aug '24 Aug '25

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

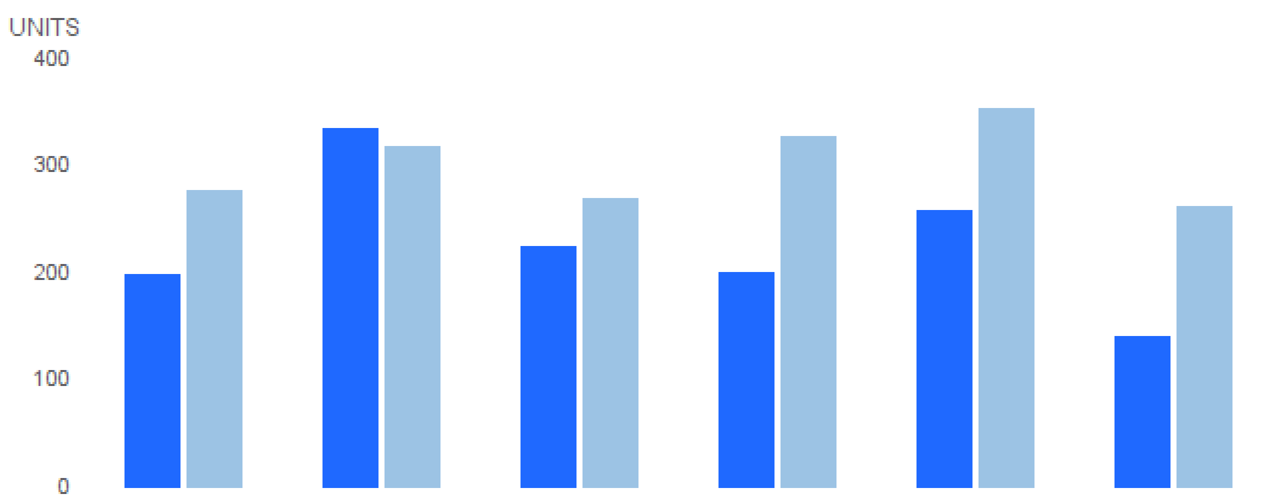
August 2025 | Condo/Townhouse

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	19	12	58.33%	261	194	34.54%
Sold Listings	14	7	100%	140	162	-13.58%
Median List Price (Solds)	$1,050,000	$1,000,000	5%	$1,162,500	$1,285,000	-9.53%
Median Sold Price	$912,500	$850,000	7.35%	$1,045,000	$1,187,500	-12%
Median Days on Market	53	121	-56.2%	42	61	-31.15%
Average List Price (Solds)	$1,038,642	$1,055,571	-1.6%	$1,774,437	$1,616,052	9.8%
Average Sold Price	$953,642	$973,214	-2.01%	$1,670,172	$1,539,319	8.5%
Average Days on Market	99	168	-41.07%	69	89	-22.47%
List/Sold Price Ratio	92.6%	92.9%	-0.31%	93.4%	94.8%	-1.5%

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Condo/Townhouse

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

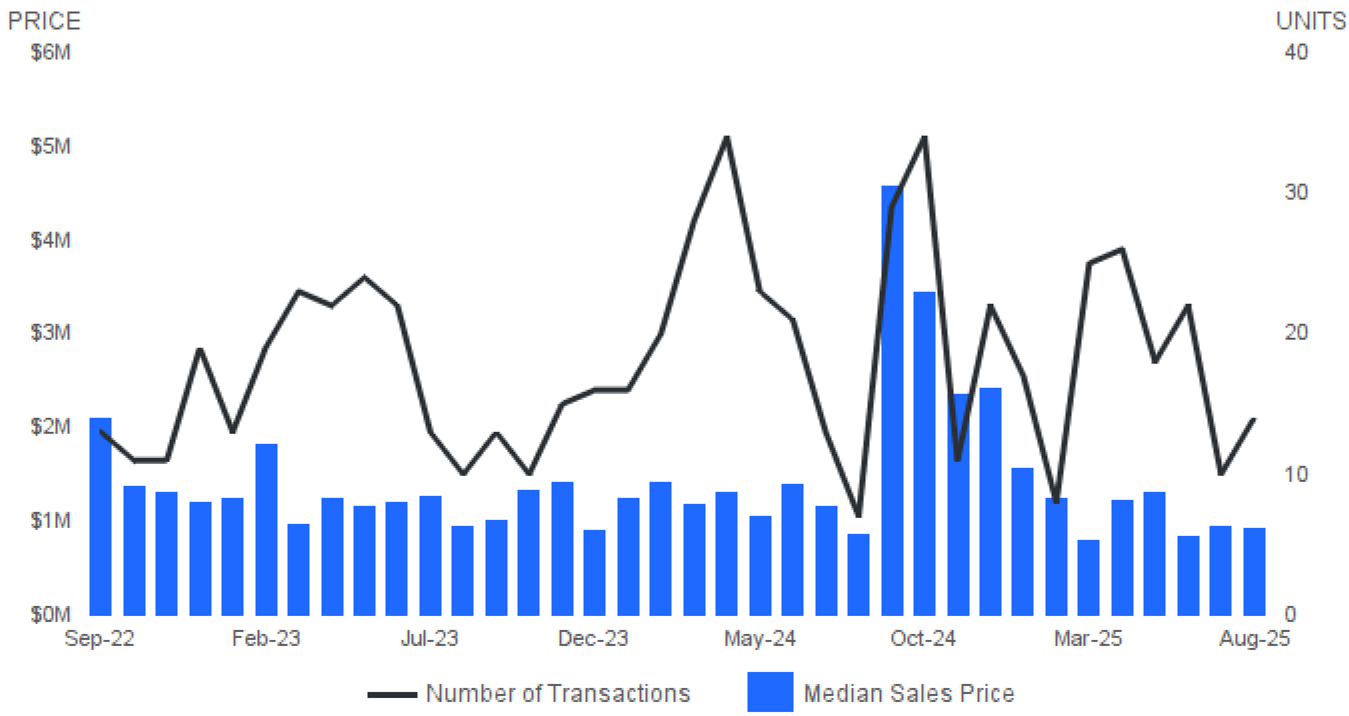


	2020	2021	2022	2023	2024	2025
Sold Properties	198	334	225	200	258	140
New Properties	276	318	269	328	353	261
Sold Volume	$165.87M	$385.58M	$350.49M	$287.30M	$698.39M	$233.82M
Listing Volume	$255.77M	$428.52M	$450.55M	$526.66M	$943.12M	$437.33M
Median Sale Price	$634K	$882K	$1.25M	$1.15M	$1.48M	$1.04M

MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | Condo/Townhouse

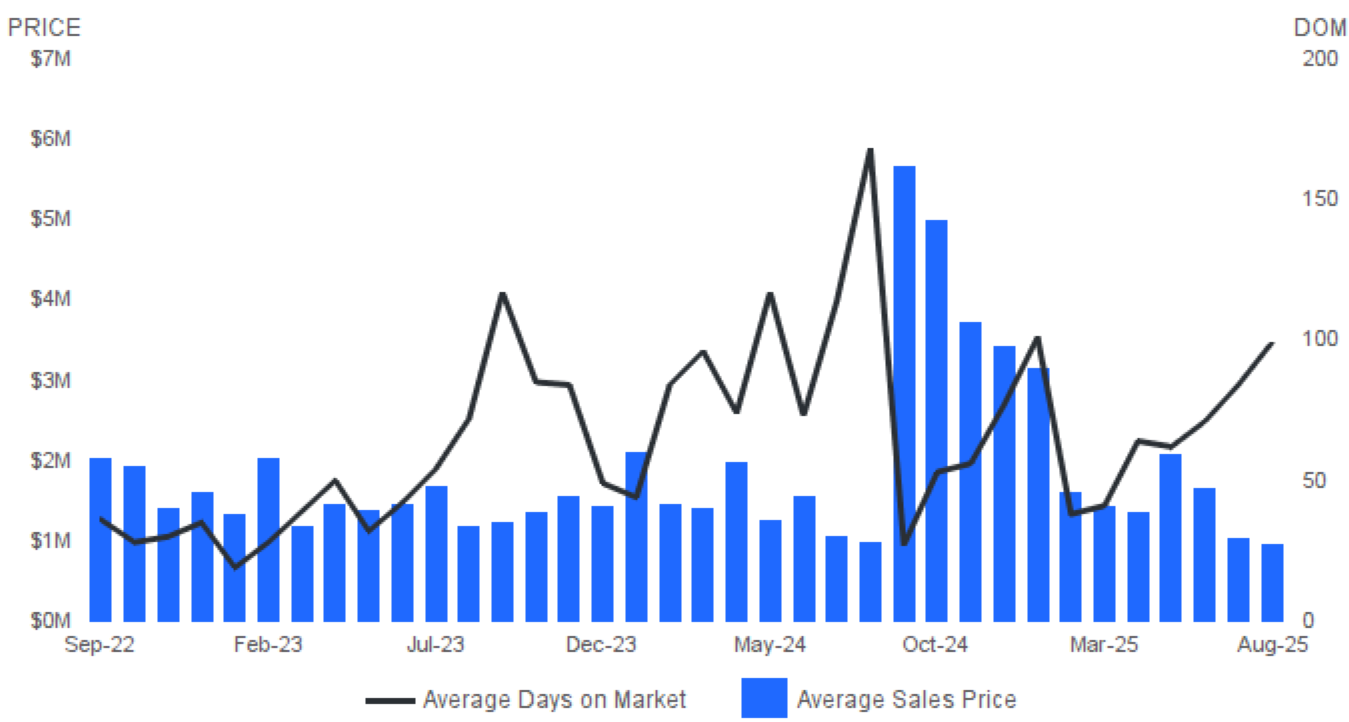
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2025 | Condo/Townhouse

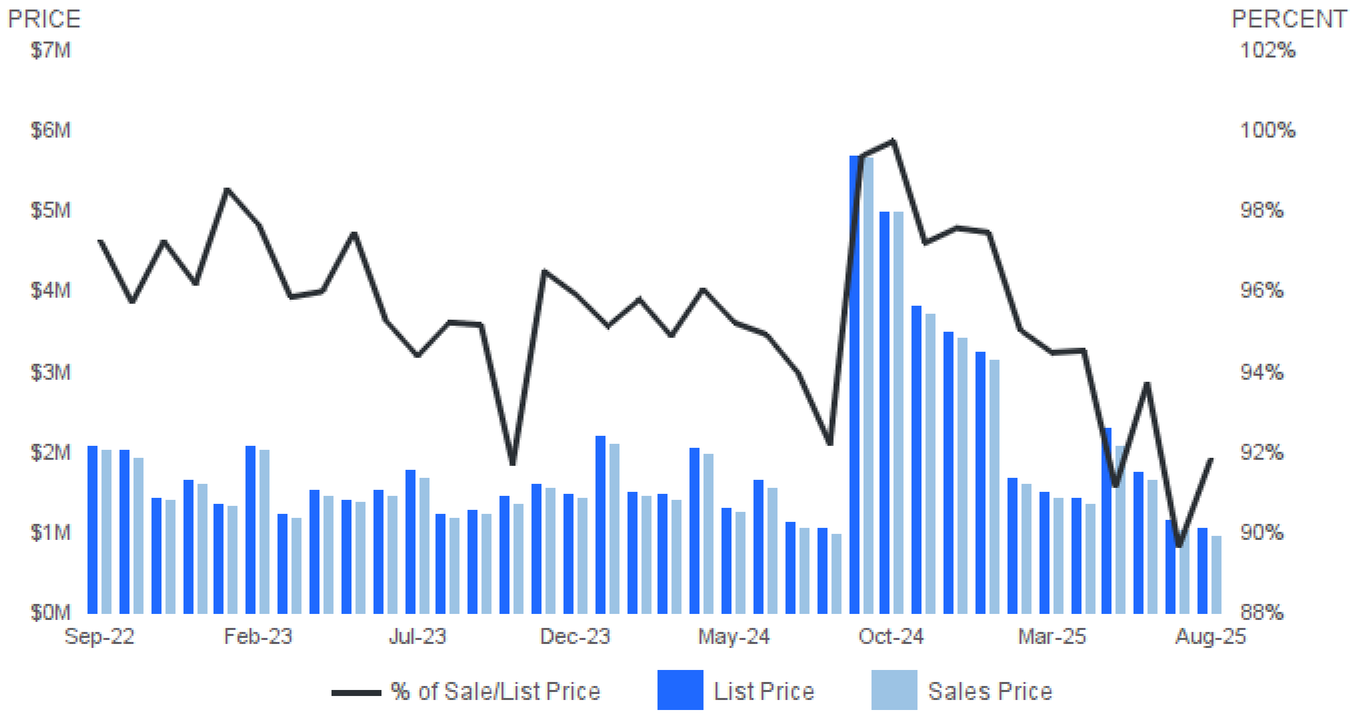
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2025 | Condo/Townhouse

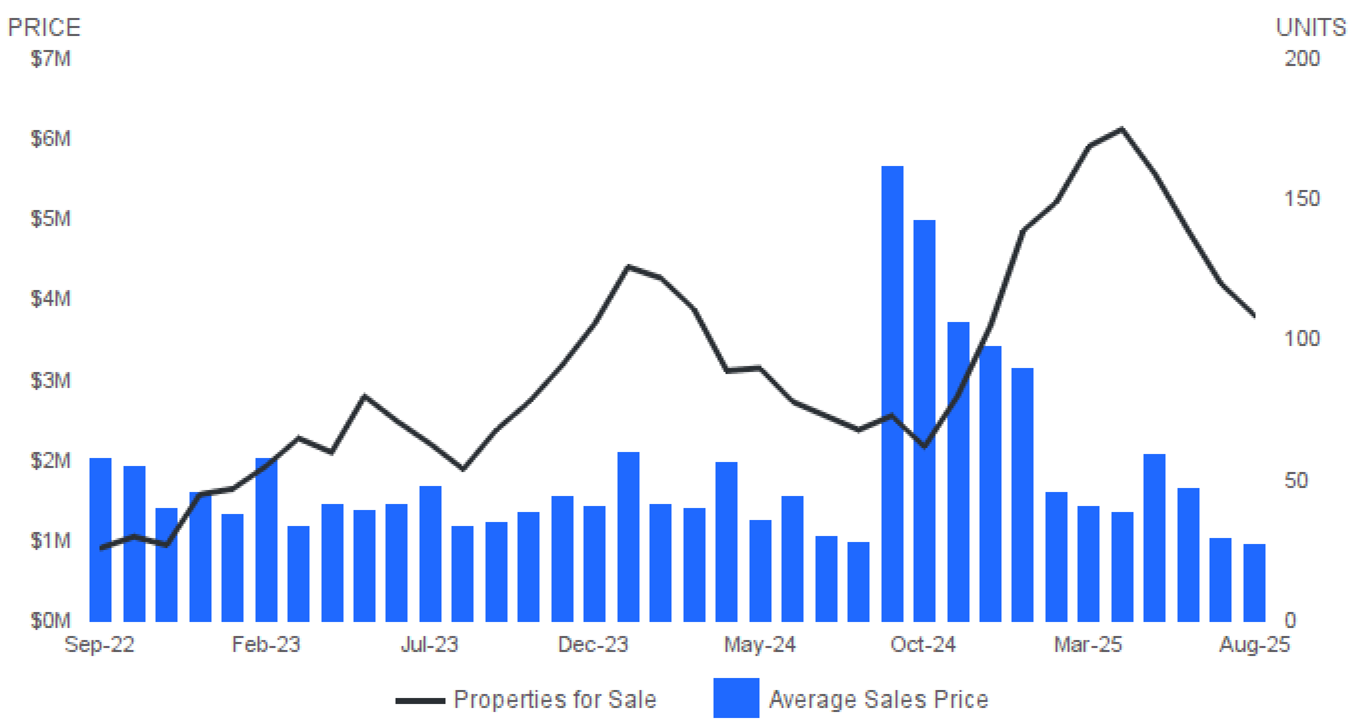
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2025 | Condo/Townhouse

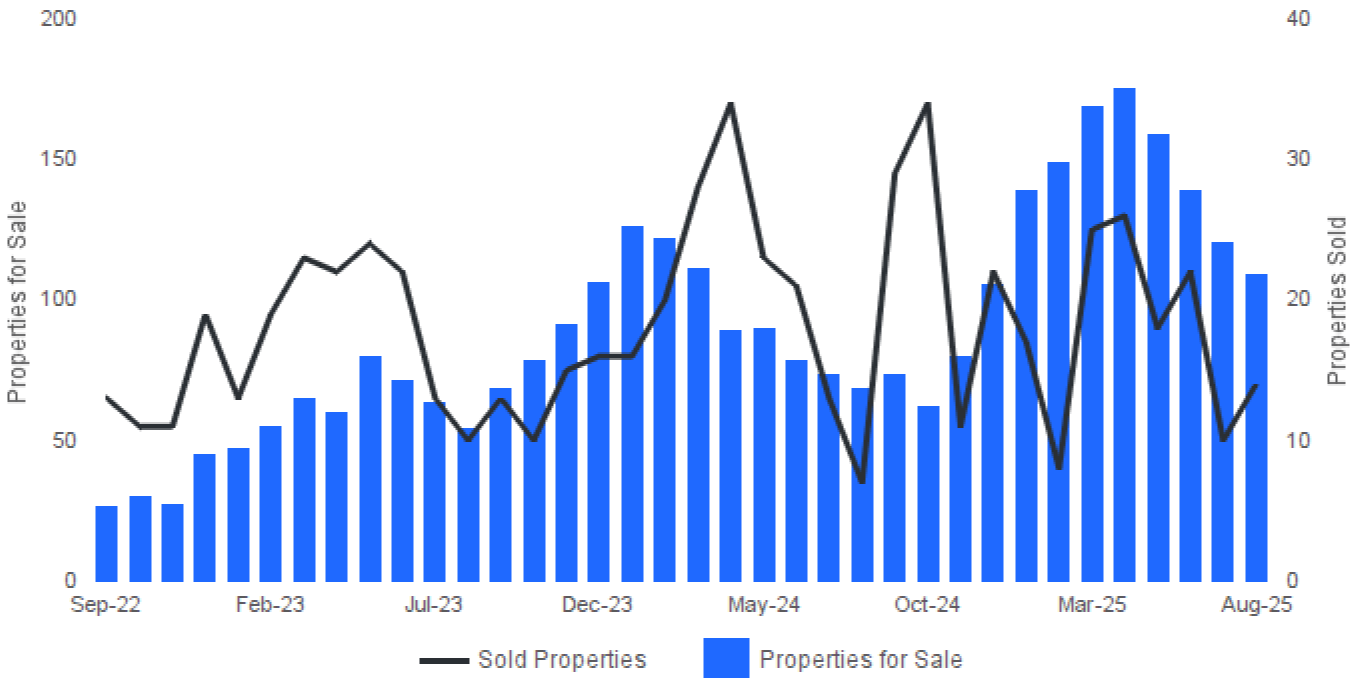
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Condo/Townhouse

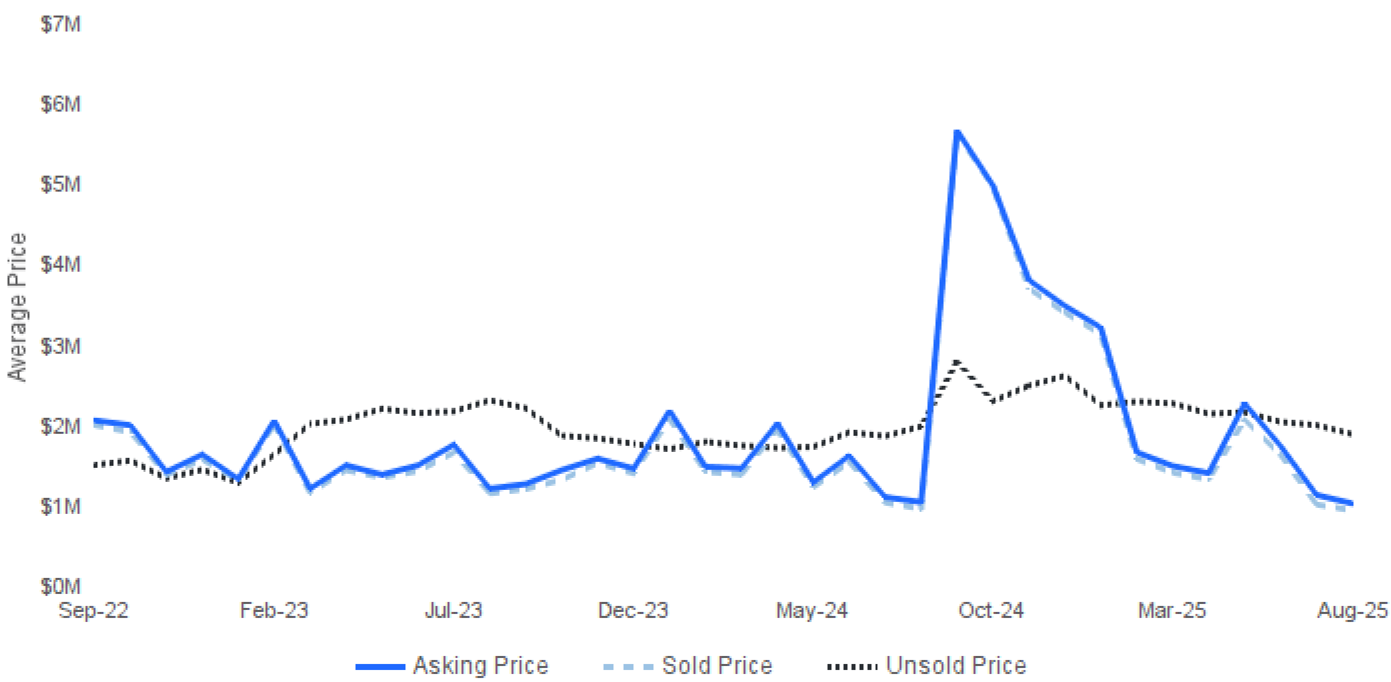
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Condo/Townhouse

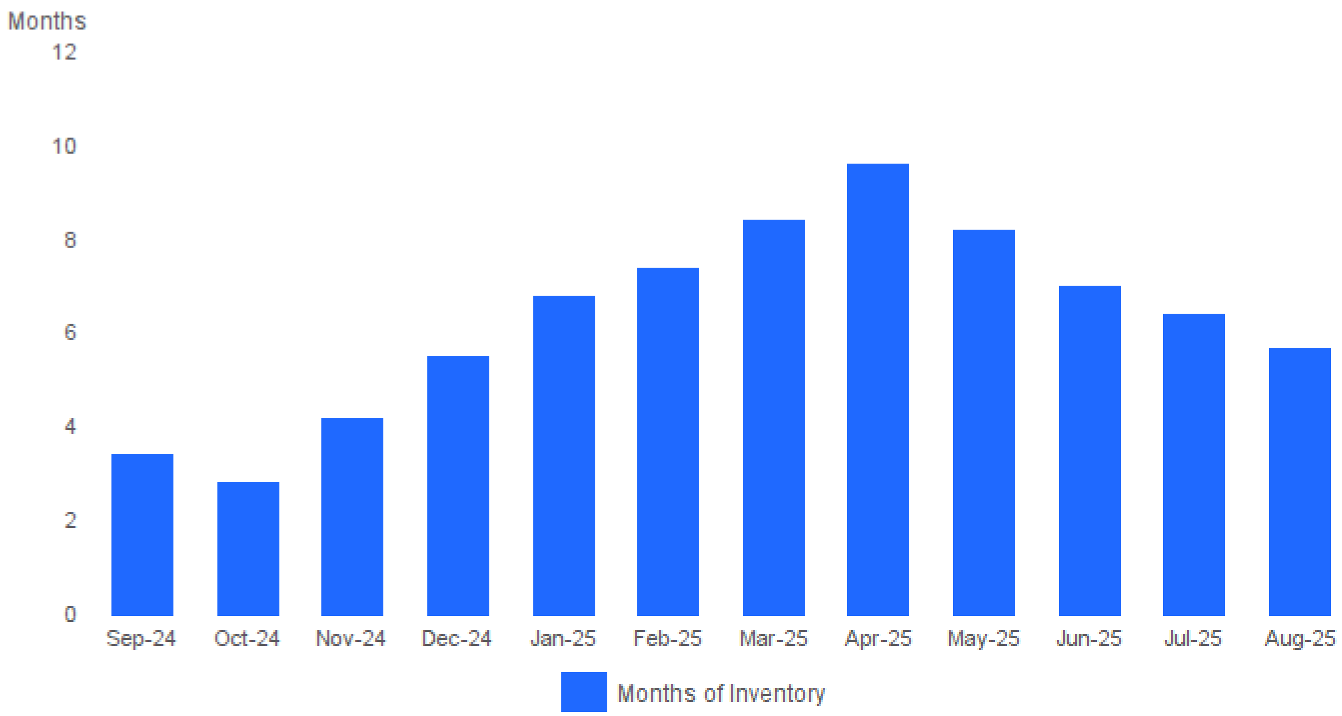
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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

August 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.