



AREA REPORT

LONGBOAT KEY

AUGUST 2025 | SINGLE FAMILY HOMES



ALISON KANTER

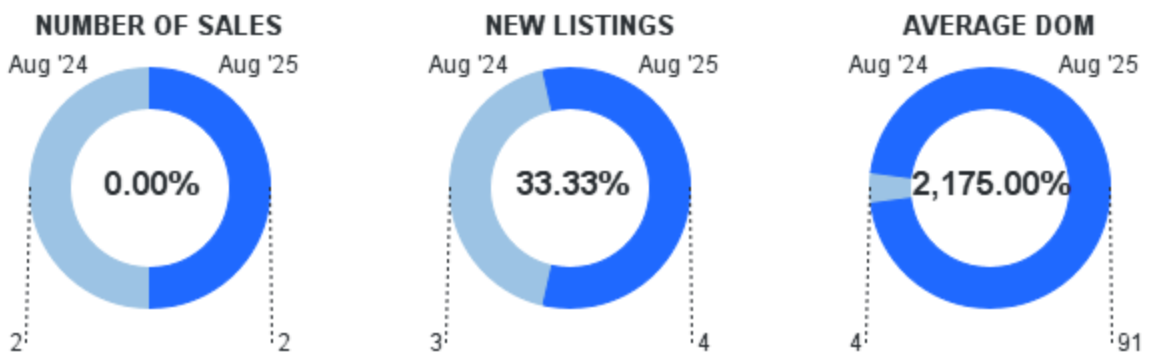
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COLDWELL BANKER
REALTY

LONGBOAT KEY | August 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family Homes



71.63%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

71.63%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

83.70%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

83.70%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Aug '24 Aug '25

AREA
REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

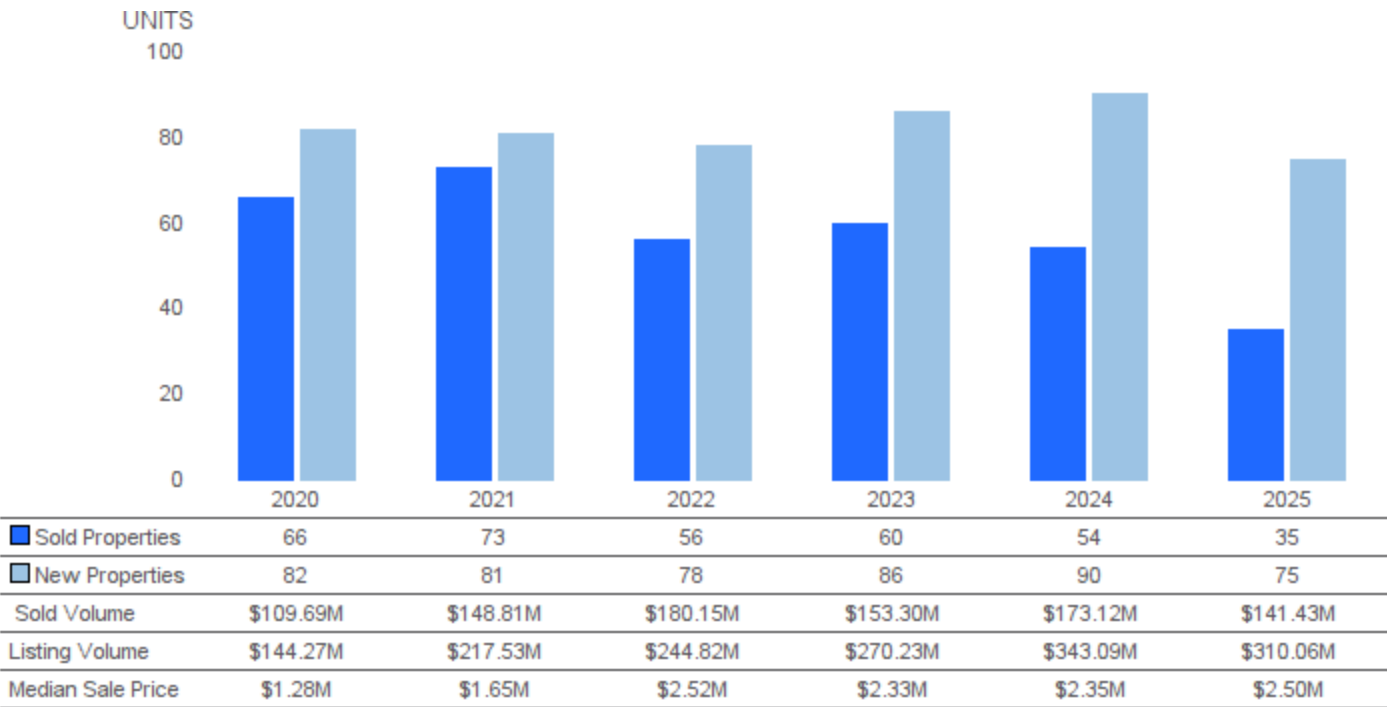
August 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	4	3	33.33% ↑	75	66	13.64% ↑
Sold Listings	2	2	0%	35	38	-7.89% ↓
Median List Price (Solds)	\$3,325,000	\$1,810,000	83.7% ↑	\$2,900,000	\$2,695,000	7.61% ↑
Median Sold Price	\$3,025,000	\$1,762,500	71.63% ↑	\$2,500,000	\$2,464,000	1.46% ↑
Median Days on Market	91	4	2175% ↑	66	26	153.85% ↑
Average List Price (Solds)	\$3,325,000	\$1,810,000	83.7% ↑	\$4,484,328	\$3,661,144	22.48% ↑
Average Sold Price	\$3,025,000	\$1,762,500	71.63% ↑	\$4,040,985	\$3,450,217	17.12% ↑
Average Days on Market	91	4	2175% ↑	63	50	26% ↑
List/Sold Price Ratio	91%	98%	-7.14% ↓	91.2%	93.7%	-2.59% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Single Family Homes ?

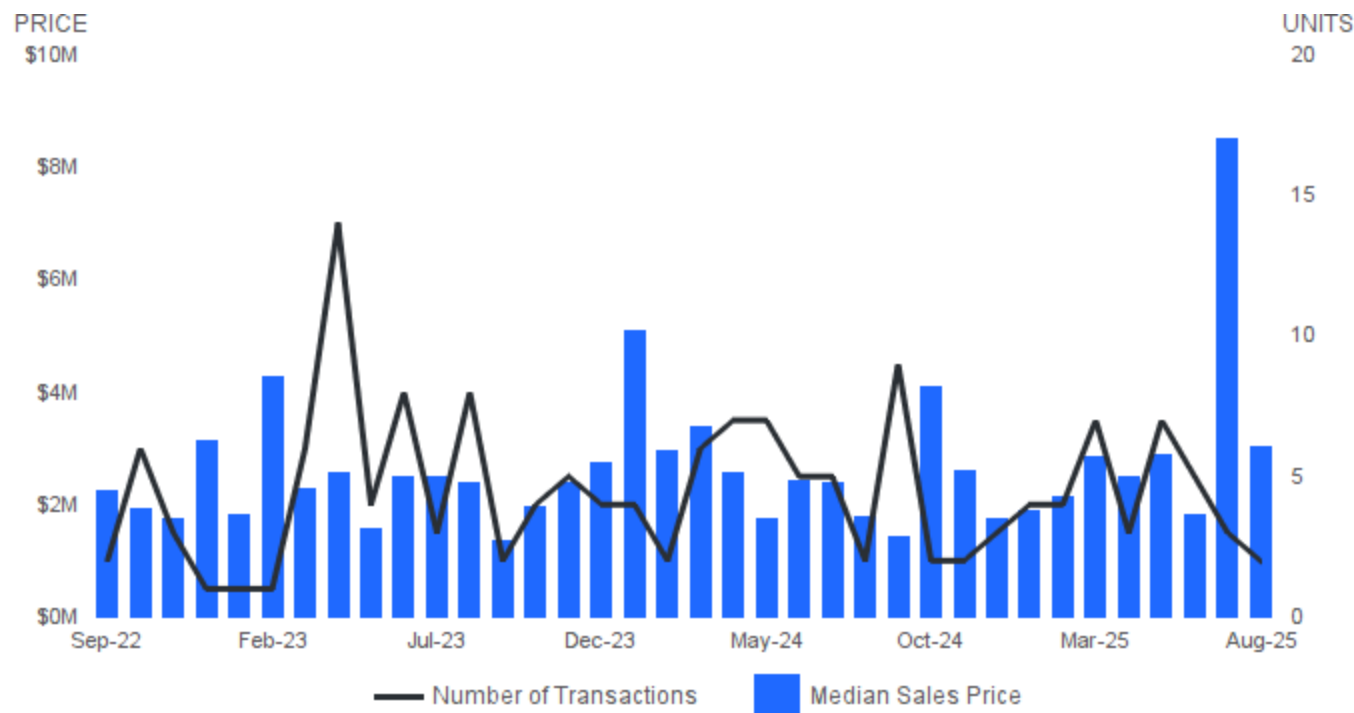
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | Single Family Homes ?

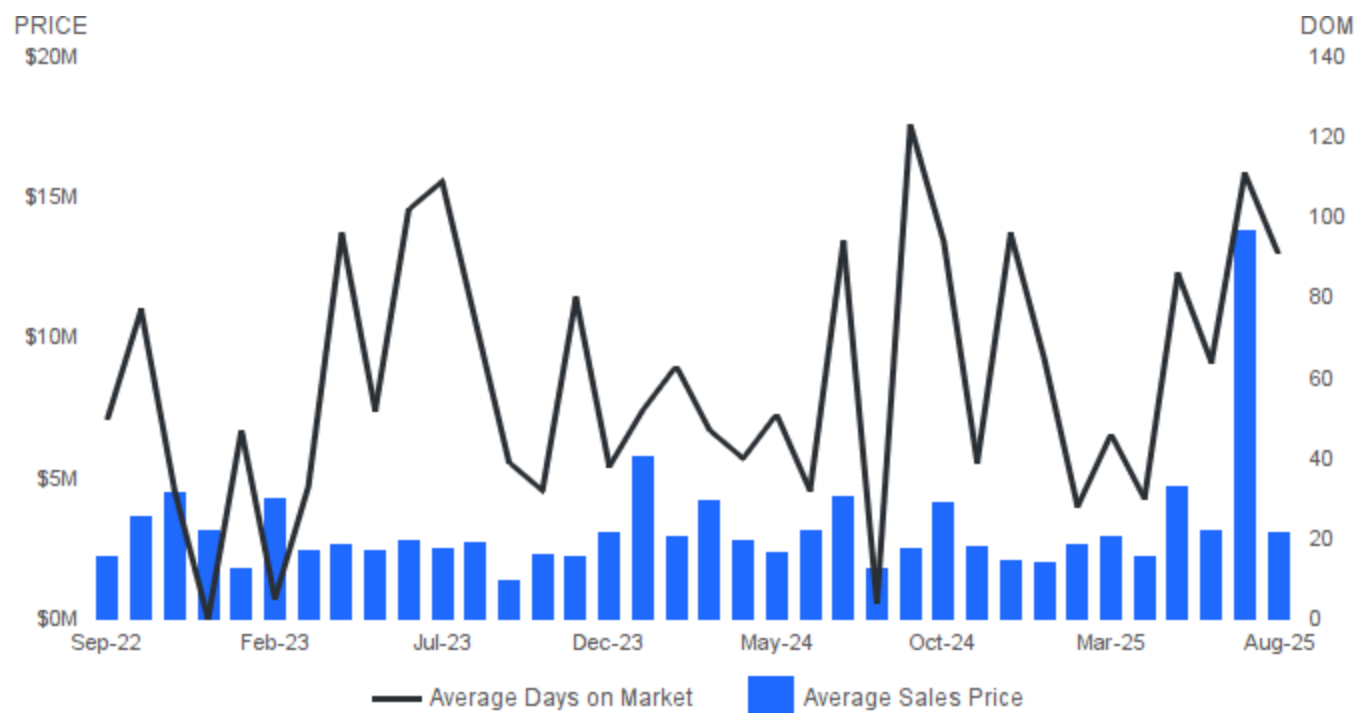
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2025 | Single Family Homes ?

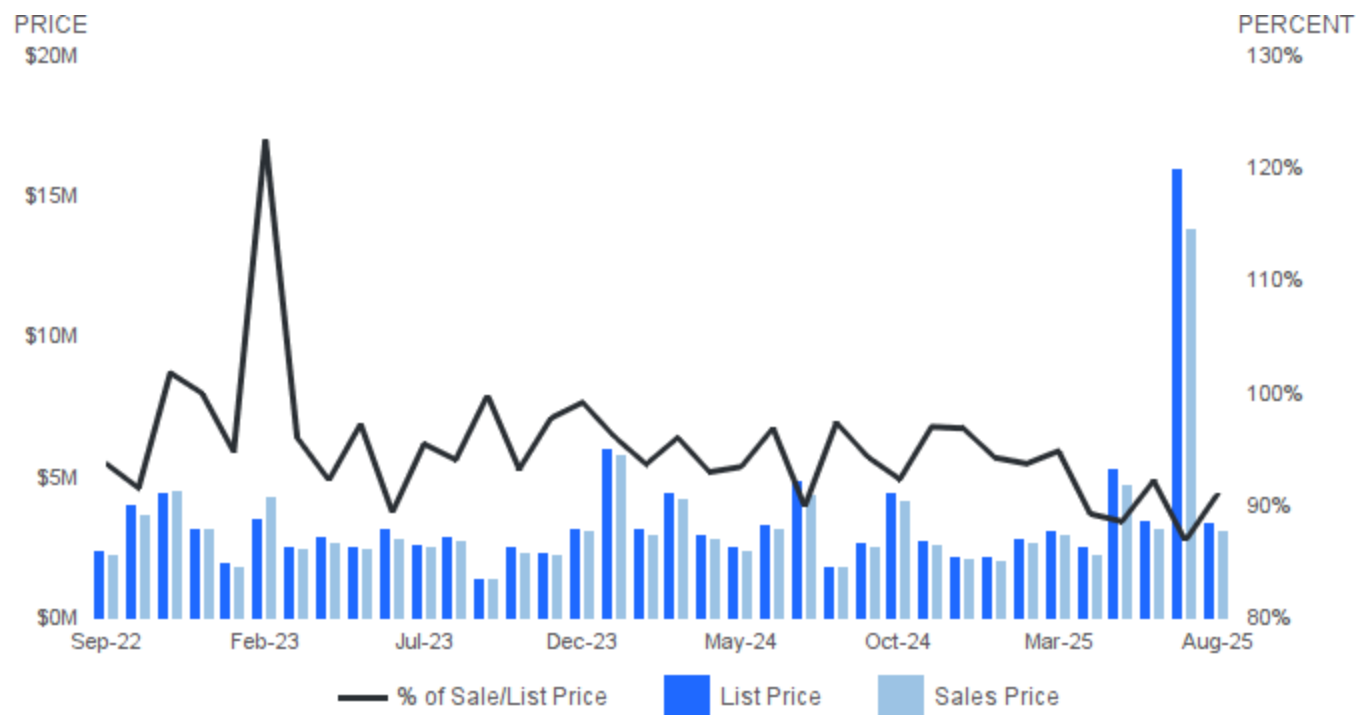
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 2025 | Single Family Homes ?

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

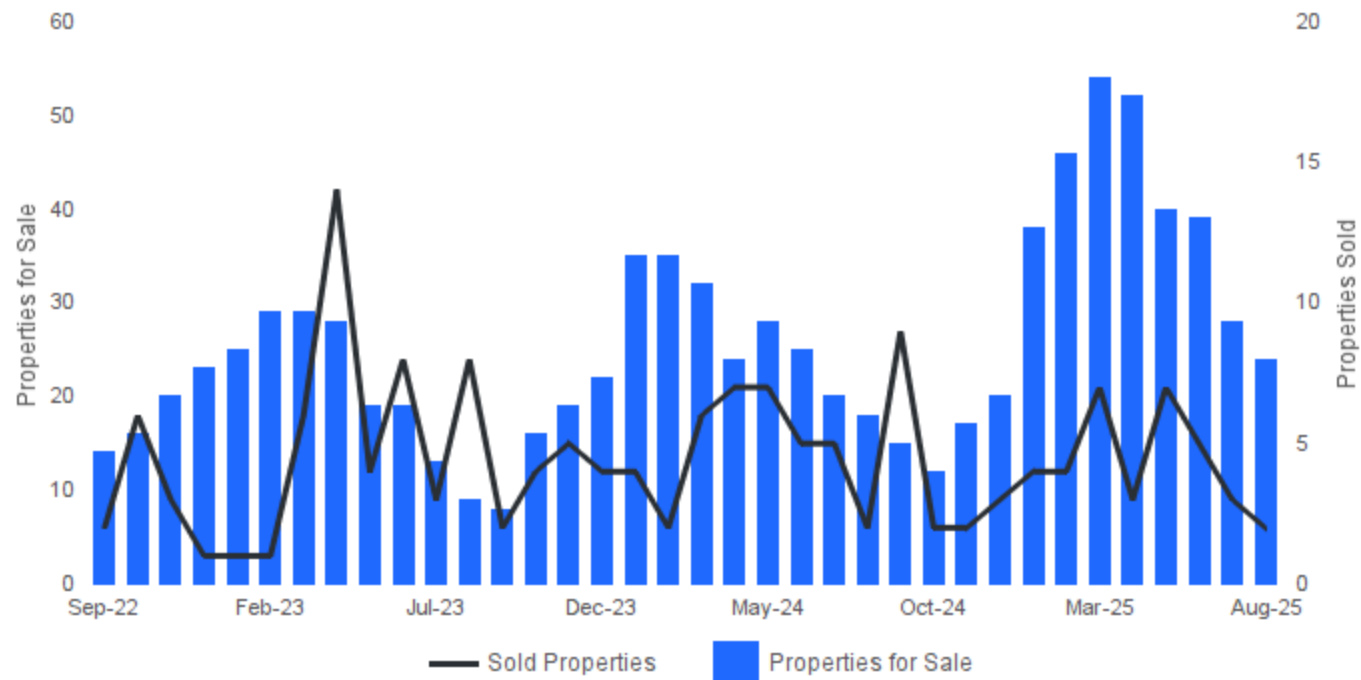
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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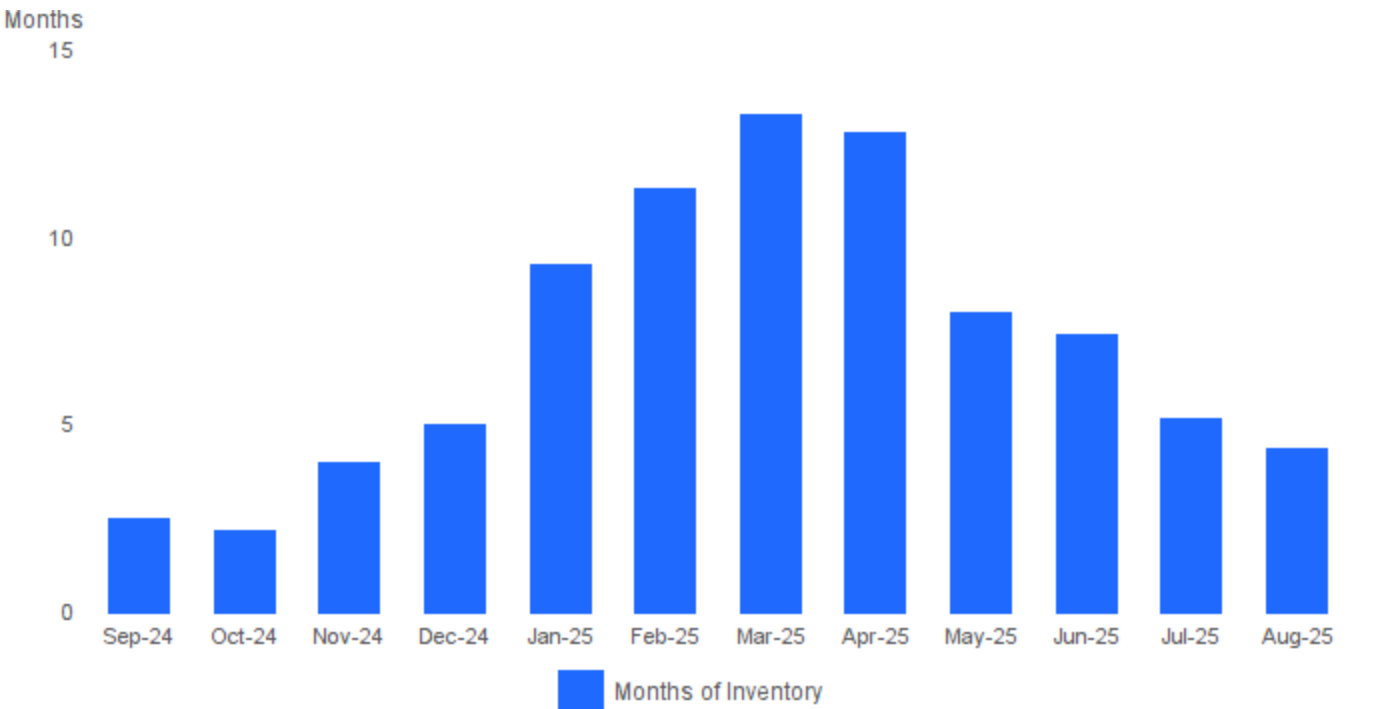
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

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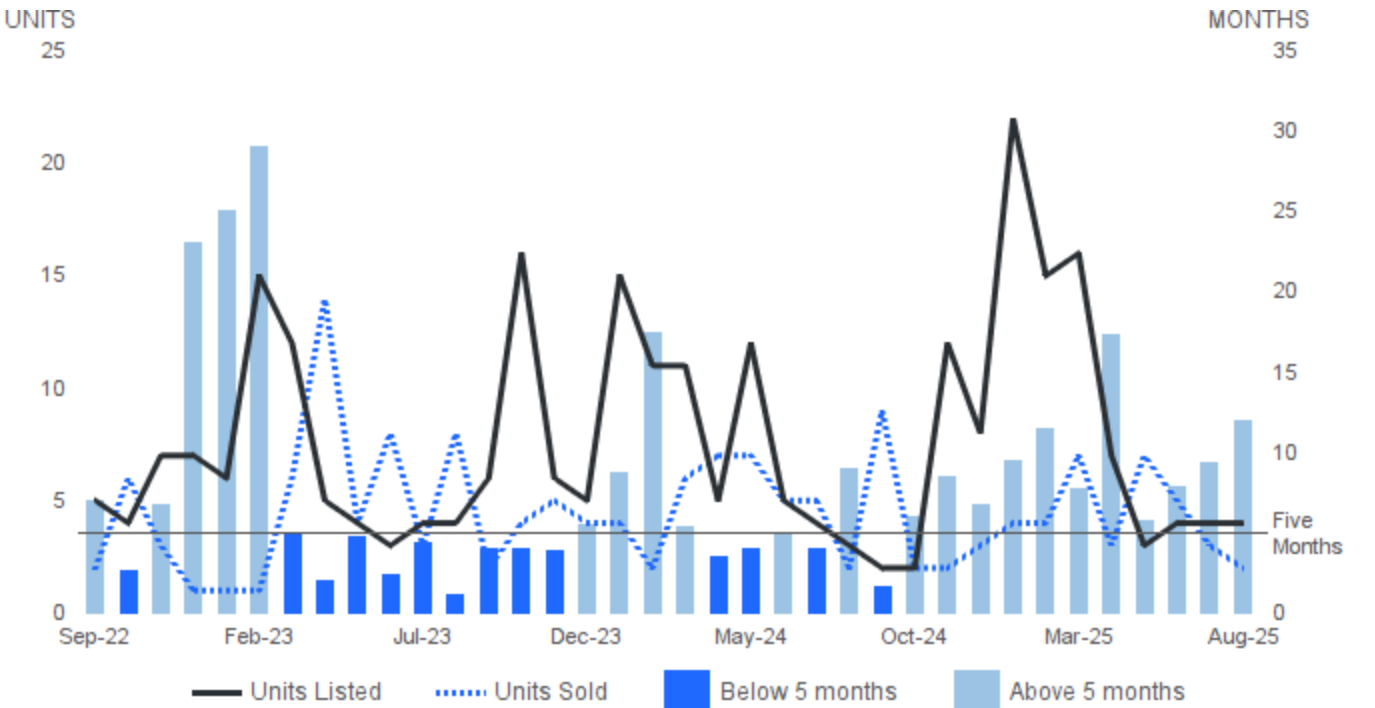
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



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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