

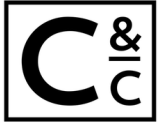
LONGBOAT KEY LUXURY MARKET REPORT

Carla & Conner on the Coast

**Sarasota's Mother-Son
Luxury Real Estate Team**



LONGBOAT KEY MARKET REPORT



**CARLA & CONNER
ON THE COAST**

Carla & Conner on the Coast is Sarasota's mother-son luxury real estate team with Coldwell Banker Global Luxury. You get two agents and our team of luxury experts working to sell or buy your next home.

We offer full-service representation. For our buyers we have unparalleled access to exclusive and off-market properties in the Sarasota area. We are detail oriented and skilled in negotiations to ensure you get the home of your dreams. We preview every home to ensure it fits your needs and offer luxury design consultations to our clients.

For our sellers we provide our unmatched marketing strategy. Our comprehensive marketing plan takes a 360 degree approach using proven methods combined with our digital expertise and international influence. This includes our elite international online syndication, connections in over 43 countries, global influence of key media players, distinguished portfolio of luxury print media partners and our international social media influence.

Learn more about us by visiting **CarlaAndConner.com/Luxury**.

Our **Longboat Key Luxury Market Report** contains detailed information about properties currently for sale or that have recently sold in your area of interest. This data will help you track and assess values and trends in that area. The report is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or wish to learn more about selling or buying a home then please reach out.

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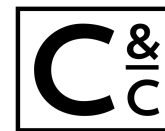
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COLDWELL BANKER

MARKET SNAPSHOT



As of 10/14/2020

FOR SALE DATA

Avg. Days on Market: 79 Days
Listings Currently for Sale: 43
Newest Listing: 10/13/2020
Shortest/Longest: 1 Days / 714 Days

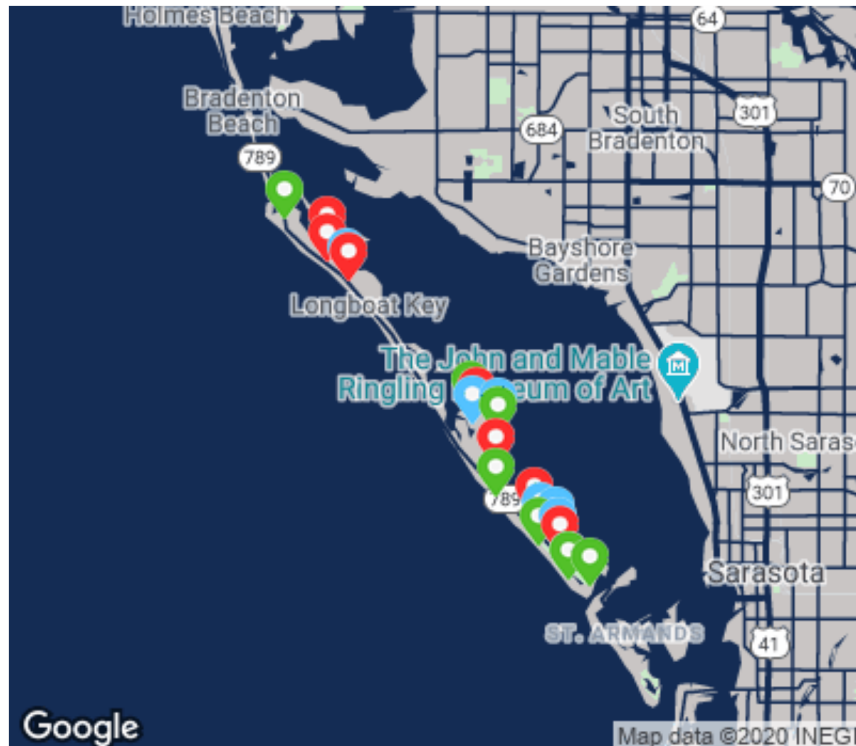
PENDING DATA

Avg. Days on Market: 147 Days
Pending Listings: 27
Shortest/Longest: 1 Days / 409 Days

SOLD DATA

Avg. Days to Sell: 128 Days
Total Sales: 30
30-day Sales: 30
Last Sale: 10/13/2020
Shortest/Longest: 1 Days / 314 Days
Months of Supply: 1.43**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE DATA

● PENDING DATA

● SOLD DATA

● FOR SALE DATA

	LIST PRICE	DOM
AVERAGE	\$2,035,558	79
HIGH	\$6,970,000	714
LOW	\$765,000	1

Includes the following property statuses: **Active**

● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$1,940,437	147
HIGH	\$12,850,000	409
LOW	\$750,000	1

Includes the following property statuses: **Pending**

● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,854,897	\$1,710,130	\$-144,767	-8.47%	128
HIGH	\$15,900,000	\$13,250,000	\$-2,650,000	-20%	314
LOW	\$750,000	\$700,000	\$-50,000	-7.14%	1

Includes following property statuses: **Sold**

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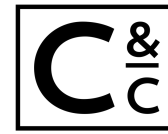
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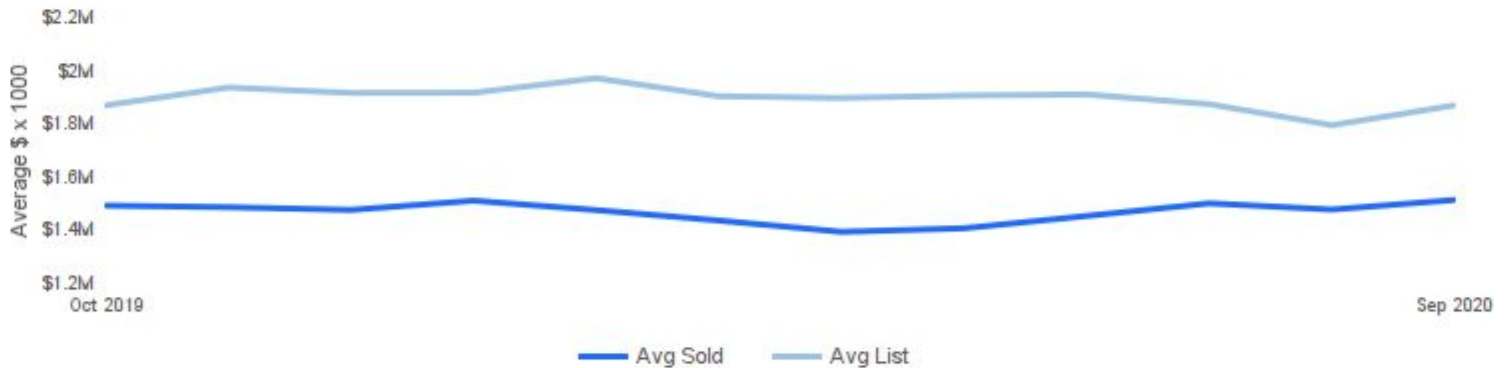
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MARKET SNAPSHOT

As of 10/14/2020



MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average Sales Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

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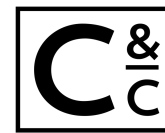
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MARKET SNAPSHOT



● FOR SALE DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Active	A4477338	1620 GULF OF MEXICO DR #605	LONGBOAT KEY	4	5/4/1	\$6,970,000	4,017	5
Active	A4479087	4651 GULF OF MEXICO DR #PH A	LONGBOAT KEY	4	5/4/1	\$6,240,000	4,000	20
Active	A4479191	4651 GULF OF MEXICO DR #3 C	LONGBOAT KEY	4	5/4/1	\$5,260,000	4,100	19
Active	A4479178	4651 GULF OF MEXICO DR #2B	LONGBOAT KEY	4	5/4/1	\$4,845,000	3,900	19
Active	A4479112	4651 GULF OF MEXICO DR #1 D	LONGBOAT KEY	4	5/4/1	\$4,180,000	3,900	20
Active	A4479999	2333 GULF OF MEXICO DR #1C4	LONGBOAT KEY	4	5/4/1	\$3,999,000	3,540	8
Active	A4477572	35 LIGHTHOUSE POINT DR	LONGBOAT KEY	4	5/4/1	\$3,875,000	4,430	34
Active	A4480258	6603 GULFSIDE RD	LONGBOAT KEY	3	3/3/0	\$3,750,000	3,051	7
Active	A4480202	5005 GULF OF MEXICO DR #5	LONGBOAT KEY	4	5/4/1	\$3,650,000	3,595	7
Active	A4478140	1281 GULF OF MEXICO DR #PH1108	LONGBOAT KEY	3	5/4/1	\$3,175,000	3,273	29
Active	A4448214	1281 GULF OF MEXICO DR #1007	LONGBOAT KEY	3	5/4/1	\$2,875,000	3,273	369
Active	A4479481	541 HARBOR POINT RD	LONGBOAT KEY	4	7/6/1	\$2,695,000	5,114	14
Active	A4478867	581 WEDGE LN	LONGBOAT KEY	3	4/3/1	\$2,395,000	3,127	20
Active	A4470962	210 SANDS POINT RD #2807	LONGBOAT KEY	2	2/2/0	\$1,990,000	1,700	107
Active	A4478932	680 NEPTUNE AVE	LONGBOAT KEY	4	5/4/1	\$1,795,000	3,245	19
Active	A4478340	760 MARBURY LN	LONGBOAT KEY	4	3/3/0	\$1,750,000	2,611	9
Active	A4480484	501 CUTTER LN	LONGBOAT KEY	4	4/3/1	\$1,739,000	3,536	5
Active	A4460950	5809 GULF OF MEXICO DR	LONGBOAT KEY		0/-/-	\$1,450,000		233
Active	A4415200	3452 MISTLETOE LN	LONGBOAT KEY	3	4/3/1	\$1,399,500	2,810	714
Active	A4478345	3527 FAIR OAKS LN	LONGBOAT KEY	4	5/4/1	\$1,399,000	4,154	26
Active	A4479737	3030 GRAND BAY BLVD #326	LONGBOAT KEY	3	4/3/1	\$1,350,000	2,925	8
Active	A4469160	3060 GRAND BAY BLVD #124	LONGBOAT KEY	2	3/2/1	\$1,295,000	2,550	121
Active	A4479630	2165 GULF OF MEXICO DR #122	LONGBOAT KEY	3	3/2/1	\$1,250,000	2,448	13
Active	A4479359	636 DREAM ISLAND RD	LONGBOAT KEY	4	2/2/0	\$1,225,000	2,624	16
Active	A4479677	3030 GRAND BAY BLVD #324	LONGBOAT KEY	3	4/3/1	\$1,095,000	2,550	13
Active	A4480287	383 FIREHOUSE LN	LONGBOAT KEY	2	2/2/0	\$1,050,000	2,117	2
Active	A4472941	713 PENFIELD ST	LONGBOAT KEY	3	2/2/0	\$987,000	2,132	84
Active	A4478273	3629 FAIR OAKS PL	LONGBOAT KEY	3	4/3/1	\$959,000	2,825	13
Active	A4480597	3030 GRAND BAY BLVD #382	LONGBOAT KEY	3	3/3/0	\$949,000	2,250	2
Active	A4450959	455 LONGBOAT CLUB RD #306	LONGBOAT KEY	3	3/3/0	\$925,000	2,470	314
Active	A4479680	2105 GULF OF MEXICO DR #3503	LONGBOAT KEY	2	2/2/0	\$925,000	1,463	1
Active	A4477922	1211 GULF OF MEXICO DR #609	LONGBOAT KEY	2	2/2/0	\$899,000	1,827	12
Active	A4469089	3060 GRAND BAY BLVD #152	LONGBOAT KEY	3	3/3/0	\$895,000	2,143	126
Active	A4460662	775 LONGBOAT CLUB RD #804	LONGBOAT KEY	2	2/2/0	\$895,000	1,602	239
Active	A4479813	5055 GULF OF MEXICO DR #536	LONGBOAT KEY	3	3/3/0	\$889,000	1,484	12
Active	A4462130	1145 GULF OF MEXICO DR #204	LONGBOAT KEY	2	2/2/0	\$875,000	1,503	223
Active	A4479994	2425 GULF OF MEXICO DR #5C	LONGBOAT KEY	2	2/2/0	\$849,000	1,470	9
Active	A4480415	3427 WINDING OAKS DR #14	LONGBOAT KEY	3	3/3/0	\$845,000	2,678	5
Active	A4473050	3390 BAYOU SOUND	LONGBOAT KEY	3	3/3/0	\$815,000	2,021	83
Active	A4472505	1050 LONGBOAT CLUB RD #905	LONGBOAT KEY	2	2/2/0	\$800,000	1,290	76
Active	A4471008	2045 GULF OF MEXICO DR #M1-208	LONGBOAT KEY	3	2/2/0	\$785,500	1,532	107
Active	A4463387	5210 GULF OF MEXICO DR #201	LONGBOAT KEY	3	2/2/0	\$775,000	1,914	208
Active	A4479321	2010 HARBOURSIDE DR #2001	LONGBOAT KEY	3	3/3/0	\$765,000	2,135	16
AVERAGE				3	4/3/1	\$2,035,558	2,746	79
HIGH				4	7/6/1	\$6,970,000	5,114	714
LOW				2	2/2/1	\$765,000	1,290	1

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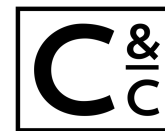
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MARKET SNAPSHOT



● SOLD DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	SqFt	DOM	
Sold	A4463557	602 S CASEY KEY RD	NOKOMIS	4	6/5/1	\$6,200,000	\$5,700,000	6,472	118	
Sold	N6107266	1906 CASEY KEY RD	NOKOMIS	4	6/4/2	\$4,750,000	\$4,100,000	6,767	238	
Sold	A4437924	3809 CASEY KEY RD	NOKOMIS	4	5/4/1	\$2,750,000	\$2,325,000	3,464	361	
Sold	N6110959	2208 CASEY KEY RD	NOKOMIS	4	5/4/1	\$2,750,000	\$2,650,000	2,654	45	
Sold	N6108566	508 S CASEY KEY RD	NOKOMIS	3	4/3/1	\$2,499,000	\$2,285,000	2,342	106	
Sold	A4208659	711 CASEY KEY RD	NOKOMIS		0/-/-	\$2,499,000	\$2,025,000		883	
Sold	A4444964	3516 CASEY KEY RD	NOKOMIS	3	3/2/1	\$2,350,000	\$2,000,000	3,414	327	
Sold	A4448405	2712 CASEY KEY RD	NOKOMIS	4	2/2/0	\$1,895,000	\$1,550,000	2,365	249	
Sold	N6106314	1050 GULF WINDS WAY	NOKOMIS	4	4/3/1	\$1,499,999	\$1,410,000	3,241	310	
Sold	A4455252	12 N CASEY KEY RD	OSPREY	2	3/3/0	\$1,200,000	\$1,050,000	2,657	163	
Sold	A4433734	520 CASEY KEY RD	NOKOMIS	3	2/2/0	\$1,175,000	\$1,000,000	1,762	447	
Sold	A4461146	3704 SANDSPUR LN	NOKOMIS	3	2/2/0	\$899,000	\$700,000	2,258	139	
Sold	A4454149	407 S CASEY KEY RD	NOKOMIS	2	2/2/0	\$899,000	\$800,000	1,482	214	
Sold	N6110646	3804 CUTLASS BAYOU LN	NOKOMIS	3	2/2/0	\$879,000	\$860,000	2,400	1	
				AVERAGE	3	4/3/1	\$2,303,214	\$2,032,500	3,175	257
				HIGH	4	6/5/2	\$6,200,000	\$5,700,000	6,767	883
				LOW	2	2/2/1	\$879,000	\$700,000	1,482	1

● OFF-MARKET DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM	
Canceled	A4465590	3298 CASEY KEY RD	NOKOMIS	3	4/3/1	\$2,450,000	2,654	1	
Canceled	A4465649	3298 CASEY KEY RD	NOKOMIS		0/-/-	\$2,450,000		14	
Canceled	A4433780	520 CASEY KEY RD	NOKOMIS		0/-/-	\$1,175,000		446	
Canceled	A4461562	3704 SANDSPUR LN	NOKOMIS		0/-/-	\$899,000		137	
Expired	A4464159	2905 CASEY KEY RD	NOKOMIS	5	7/6/1	\$6,850,000	5,335	164	
Expired	A4185393	411 N CASEY KEY RD	OSPREY	9	11/10/1	\$5,499,000	9,127	1123	
Expired	A4453278	221 CASEY KEY RD	NOKOMIS		0/-/-	\$5,125,000	7,295	201	
Expired	A4428858	1042 N CASEY KEY RD	OSPREY	4	5/4/1	\$2,978,400	4,781	451	
Expired	A4451483	3718 SANDSPUR LN	NOKOMIS	3	5/4/1	\$2,650,000	4,706	128	
Expired	A4446727	2816 CASEY KEY RD	NOKOMIS	3	2/2/0	\$1,900,000	1,767	323	
Expired	N6100284	417 CASEY KEY RD	NOKOMIS		0/-/-	\$1,750,000		765	
Expired	A4443730	3858 CASEY KEY RD	NOKOMIS	3	2/2/0	\$1,450,000	1,729	374	
Temporarily Off-Market	A4450586	3250 CASEY KEY RD	NOKOMIS	3	4/4/0	\$2,950,000	4,640	171	
Temporarily Off-Market	A4460968	4028 CASEY KEY RD	NOKOMIS	3	3/2/1	\$759,900	2,676	73	
Temporarily Off-Market	A4467874	4005 CASEY KEY RD	NOKOMIS	3	3/3/0	\$4,500	2,544	44	
Withdrawn	A4457241	1588 N CASEY KEY RD	OSPREY	6	8/6/2	\$10,500,000	7,760	93	
				AVERAGE	4	5/4/1	\$3,086,925	4,585	282
				HIGH	9	11/10/2	\$10,500,000	9,127	1,123
				LOW	3	2/2/1	\$4,500	1,729	1

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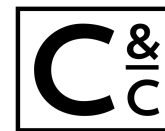
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MARKET SNAPSHOT



● PENDING DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Pending	A4452670	825 LONGBOAT CLUB RD	LONGBOAT KEY	6	7/5/2	\$12,850,000	12,619	293
Pending	A4460348	1241 GULF OF MEXICO DR #701	LONGBOAT KEY	3	5/4/1	\$3,195,000	3,400	153
Pending	T3263068	545 SANCTUARY DR #B705	LONGBOAT KEY	3	3/3/0	\$2,690,000	2,580	10
Pending	A4479054	672 DREAM ISLAND RD	LONGBOAT KEY	4	4/3/1	\$2,395,000	2,712	5
Pending	A4450545	5950 GULF OF MEXICO DR	LONGBOAT KEY	3	4/4/0	\$2,340,000	3,464	344
Pending	A4462103	560 HORNBLLOWER LN	LONGBOAT KEY	4	5/5/0	\$2,295,000	4,206	200
Pending	A4477910	612 RANGER LN	LONGBOAT KEY	5	4/3/1	\$2,100,000	4,030	25
Pending	A4449455	3616 FAIR OAKS PL	LONGBOAT KEY	4	7/5/2	\$1,997,000	4,621	314
Pending	A4478055	680 OLD COMPASS RD	LONGBOAT KEY	5	4/4/0	\$1,850,000	3,372	1
Pending	A4468490	501 GUNWALE LN	LONGBOAT KEY	3	3/3/0	\$1,799,000	2,523	119
Pending	A4478844	525 RECLINATA DR	LONGBOAT KEY	4	4/3/1	\$1,449,000	3,182	
Pending	A4459151	3313 SABAL COVE DRIVE	LONGBOAT KEY	3	5/4/1	\$1,425,000	3,464	244
Pending	T3266948	569 KINGFISHER LN	LONGBOAT KEY	4	2/2/0	\$1,339,995	2,809	6
Pending	A4479351	511 BIRDIE LN	LONGBOAT KEY	3	2/2/0	\$1,300,000	2,308	3
Pending	A4451305	3326 SABAL COVE LN	LONGBOAT KEY	4	5/3/2	\$1,299,995	4,698	305
Pending	A4455738	230 SANDS POINT RD #3207	LONGBOAT KEY	2	2/2/0	\$1,295,000	1,602	247
Pending	A4464108	455 LONGBOAT CLUB ROAD #301	LONGBOAT KEY	3	4/3/1	\$1,199,000	2,780	194
Pending	A4469200	541 CHIPPING LN	LONGBOAT KEY	3	2/2/0	\$1,195,000	2,036	94
Pending	A4478641	340 GULF OF MEXICO DR #114	LONGBOAT KEY	3	3/2/1	\$1,190,000	2,394	1
Pending	A4442019	2165 GULF OF MEXICO DR #123	LONGBOAT KEY	3	3/3/0	\$1,095,000	2,445	409
Pending	A4478789	3060 GRAND BAY BLVD #183	LONGBOAT KEY	3	4/3/1	\$1,049,000	2,550	4
Pending	A4471349	1211 GULF OF MEXICO DR #1006	LONGBOAT KEY	2	3/2/1	\$999,000	2,135	85
Pending	A4459272	3463 WINDING OAKS DR #32	LONGBOAT KEY	3	3/3/0	\$875,000	2,678	232
Pending	A4468069	2365 HARBOUR OAKS DR	LONGBOAT KEY	3	2/2/0	\$825,000	2,245	123
Pending	A4468921	2105 GULF OF MEXICO DR #3102	LONGBOAT KEY	2	2/2/0	\$799,900	1,273	102
Pending	A4463921	2525 GULF OF MEXICO DR #14B	LONGBOAT KEY	2	2/2/0	\$794,900	1,491	173
Pending	A4465501	5481 GULF OF MEXICO DR #208	LONGBOAT KEY	2	2/2/0	\$750,000	1,516	139
AVERAGE				3	4/3/1	\$1,940,437	3,153	147
HIGH				6	7/5/2	\$12,850,000	12,619	409
LOW				2	2/2/1	\$750,000	1,273	1

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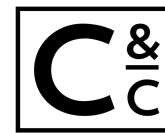
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MARKET SNAPSHOT



● SOLD DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	SqFt	DOM
Sold	A4451632	4651 GULF OF MEXICO DR	LONGBOAT KEY	23	20/20/0	\$15,900,000	\$13,250,000	23,595	85
Sold	A4468094	580 PUTTING GREEN LN	LONGBOAT KEY	4	5/4/1	\$2,895,000	\$2,820,000	3,586	73
Sold	A4474048	435 LAMBIANCE DR #G601	LONGBOAT KEY	3	5/3/2	\$2,700,000	\$2,700,000	3,220	1
Sold	A4448967	2151 GULF OF MEXICO DR #6	LONGBOAT KEY	3	4/3/1	\$2,490,000	\$2,450,000	3,800	257
Sold	N6110334	510 BOWSPRIT LN	LONGBOAT KEY	5	7/6/1	\$1,950,000	\$1,900,000	4,389	35
Sold	A4471716	501 HALYARD LN	LONGBOAT KEY	3	4/3/1	\$1,875,000	\$1,825,000	2,340	3
Sold	A4449639	524 OUTRIGGER LN	LONGBOAT KEY	5	6/4/2	\$1,750,000	\$1,673,000	4,664	262
Sold	A4458403	584 YAWL LN	LONGBOAT KEY	3	2/2/0	\$1,695,000	\$1,695,000	2,082	148
Sold	A4479763	571 PUTTER LN	LONGBOAT KEY		0/-/-	\$1,650,000	\$1,650,000		
Sold	A4463859	3431 BAYOU SOUND	LONGBOAT KEY	3	4/3/1	\$1,500,000	\$1,385,000	3,083	119
Sold	A4470757	501 OUTRIGGER LN	LONGBOAT KEY	3	4/2/2	\$1,495,000	\$1,480,000	2,300	52
Sold	A4470517	2550 HARBOURSIDE DR #351	LONGBOAT KEY	3	3/3/0	\$1,495,000	\$1,300,000	3,083	60
Sold	A4457131	415 LAMBIANCE DR #E307	LONGBOAT KEY	2	4/3/1	\$1,399,000	\$1,295,000	2,385	169
Sold	A4450538	5910 GULF OF MEXICO DR	LONGBOAT KEY		0/-/-	\$1,399,000	\$1,300,000		269
Sold	A4460800	340 GULF OF MEXICO DR #132	LONGBOAT KEY	3	4/3/1	\$1,295,000	\$1,200,000	2,900	148
Sold	A4454361	675 PENFIELD ST	LONGBOAT KEY	3	4/3/1	\$1,250,000	\$1,200,000	2,980	211
Sold	A4469490	6917 LONGBOAT DR S	LONGBOAT KEY	3	4/3/1	\$1,175,000	\$1,075,000	2,047	57
Sold	A4456512	525 SLOOP LN	LONGBOAT KEY	4	2/2/0	\$999,000	\$970,000	2,237	204
Sold	A4474689	3511 FAIR OAKS CT	LONGBOAT KEY	3	3/2/1	\$997,900	\$964,788	2,579	23
Sold	A4447990	3513 FAIR OAKS CT	LONGBOAT KEY	3	3/2/1	\$995,000	\$982,500	2,529	314
Sold	A4447015	3635 FAIR OAKS PL	LONGBOAT KEY	3	4/3/1	\$975,000	\$920,000	3,019	291
Sold	A4473527	6334 LAGUNA DR #7	LONGBOAT KEY	3	3/2/1	\$949,000	\$875,000	2,454	11
Sold	A4471542	1906 HARBOURSIDE DR #304	LONGBOAT KEY	3	3/3/0	\$949,000	\$875,000	2,135	56
Sold	A4457904	618 WESTON POINTE CT	LONGBOAT KEY	3	3/3/0	\$925,000	\$868,625	2,433	182
Sold	A4476474	685 NORTON ST	LONGBOAT KEY	3	2/2/0	\$925,000	\$865,000	2,063	4
Sold	A4470032	1215 BOGEY LN	LONGBOAT KEY	3	3/3/0	\$869,000	\$780,000	2,385	36
Sold	A4478802	520 CHIPPING LN	LONGBOAT KEY	2	2/2/0	\$825,000	\$825,000	2,428	
Sold	A4462745	2317 HARBOUR OAKS DR	LONGBOAT KEY	3	3/2/1	\$800,000	\$765,000	2,294	161
Sold	A4468811	6300 GULF OF MEXICO DR	LONGBOAT KEY	2	3/2/1	\$775,000	\$715,000	1,197	105
Sold	A4448454	2944 GULF OF MEXICO DR	LONGBOAT KEY		0/-/-	\$750,000	\$700,000		248
AVERAGE				4	4/3/1	\$1,854,897	\$1,710,130	3,489	128
HIGH				23	20/20/2	\$15,900,000	\$13,250,000	23,595	314
LOW				2	2/2/1	\$750,000	\$700,000	1,197	1

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