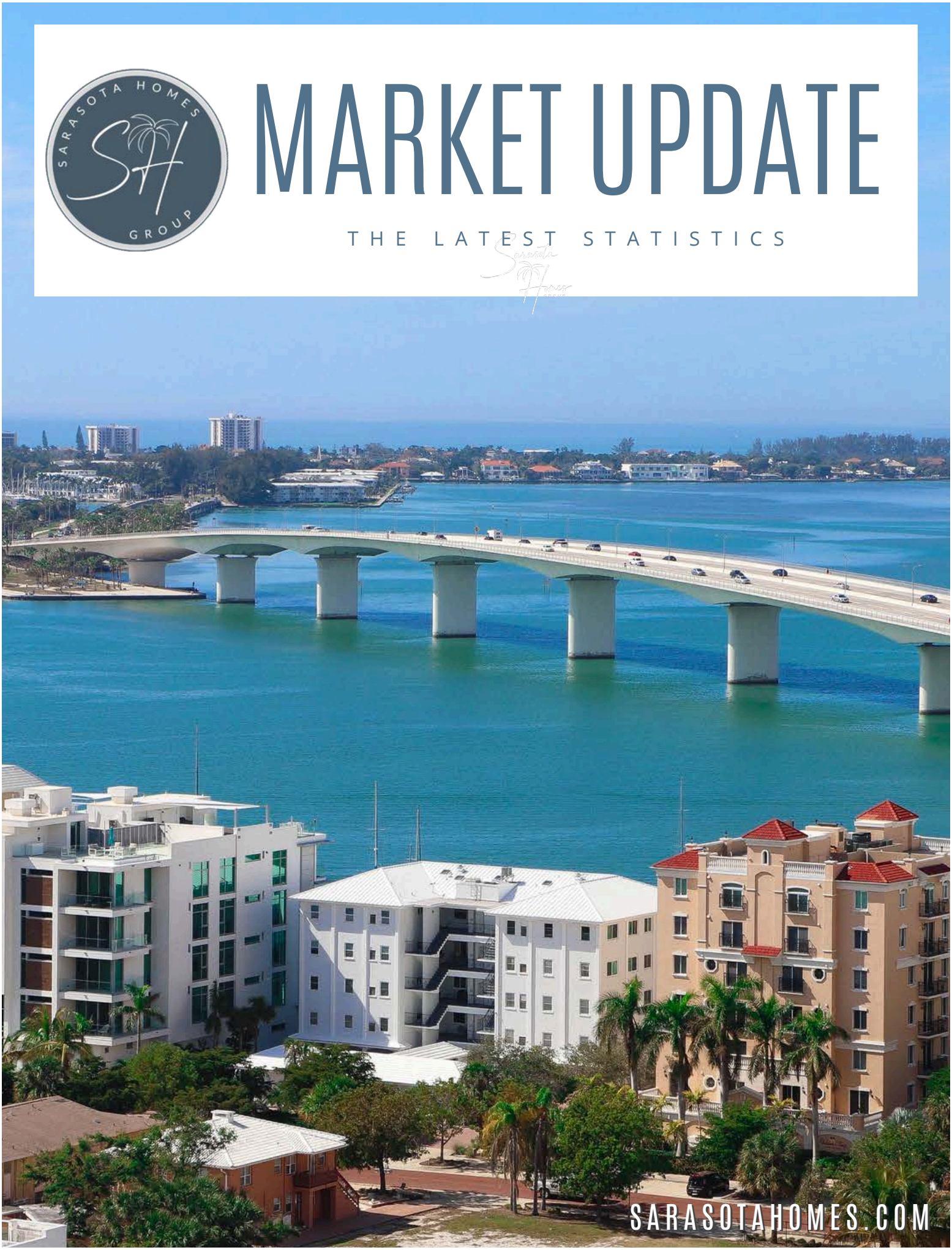
MARKET UPDATE

THE LATEST STATISTICS



Longboat Key, Florida

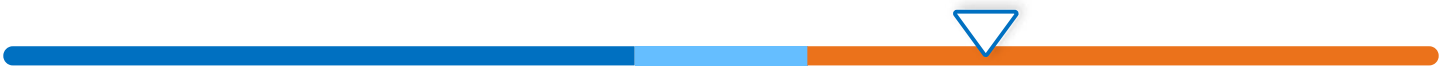
Market Trends

Market Trends for Longboat Key, Florida

Single Family Residence

September 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
8.21	**93.1%**	**172**	**$615,000**
↓ 11.05% MoM	↓ 0.5% MoM	↑ 81.05% MoM	↓ 65.83% MoM

October 2026 Median Estimated Property Value

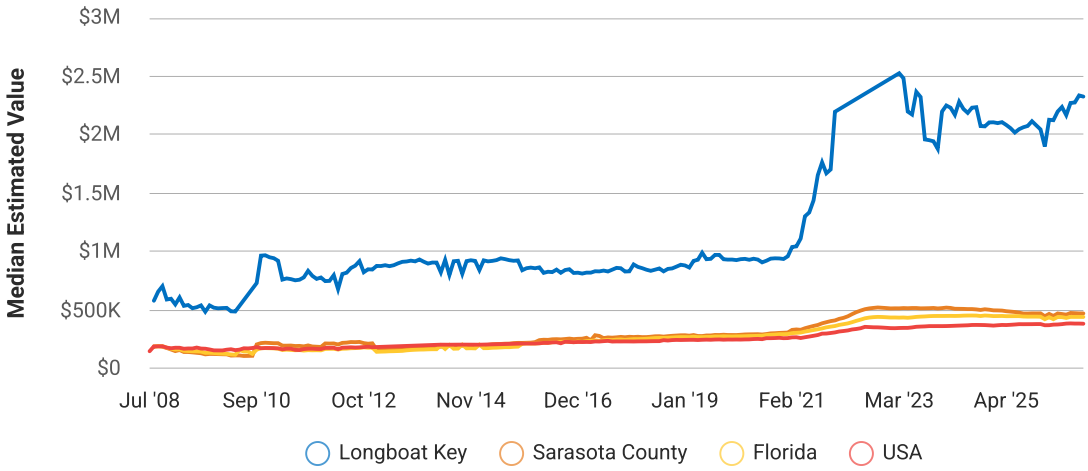
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$2,327,140	-0.4%	+10%



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Longboat Key, Florida

September 2026 Active Listings

Longboat Key, Florida

Single Family Residence

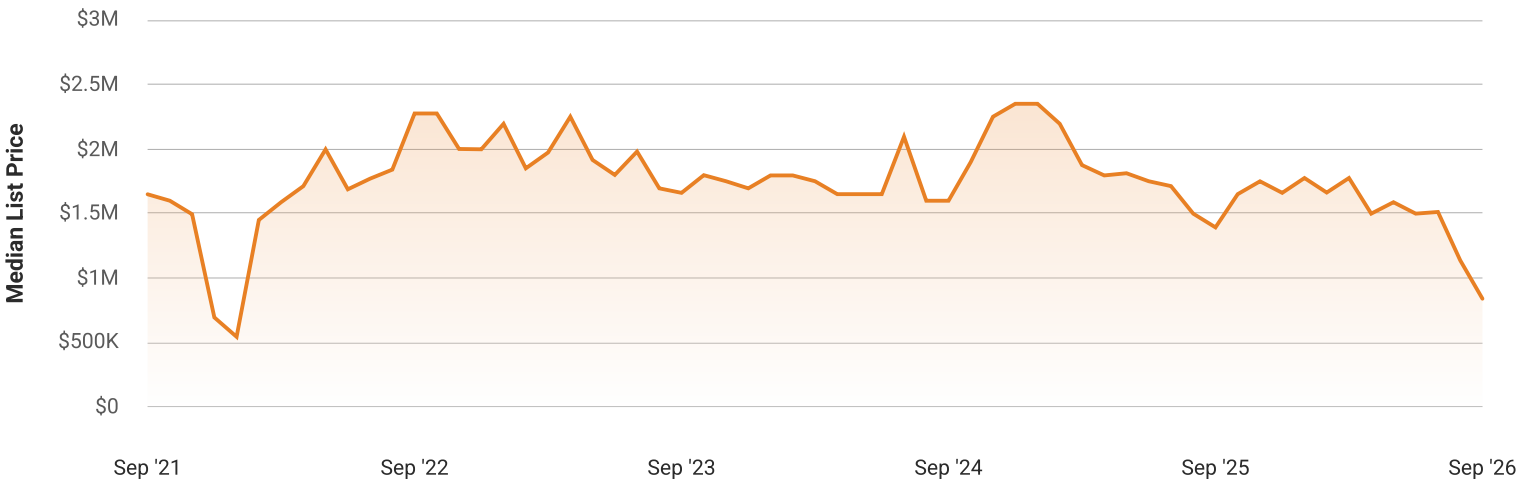
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

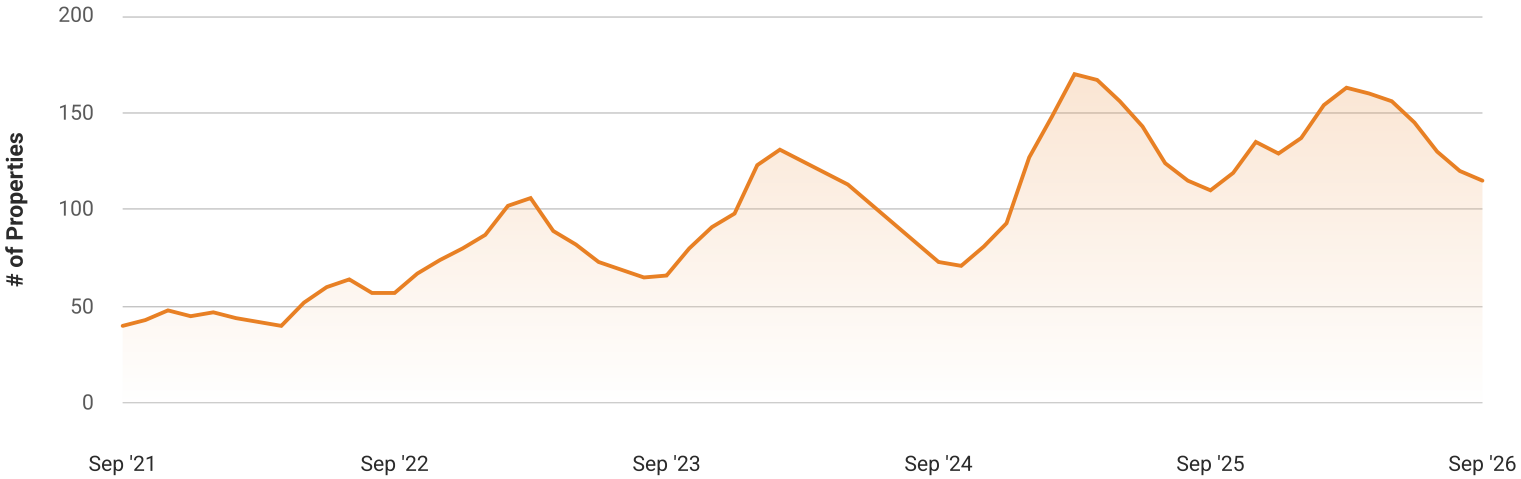
Median List Price - $840,000

26.2% Month over Month



of Properties - 115

4.2% Month over Month



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Longboat Key, Florida

September 2026 Pending Listings

Longboat Key, Florida

Single Family Residence

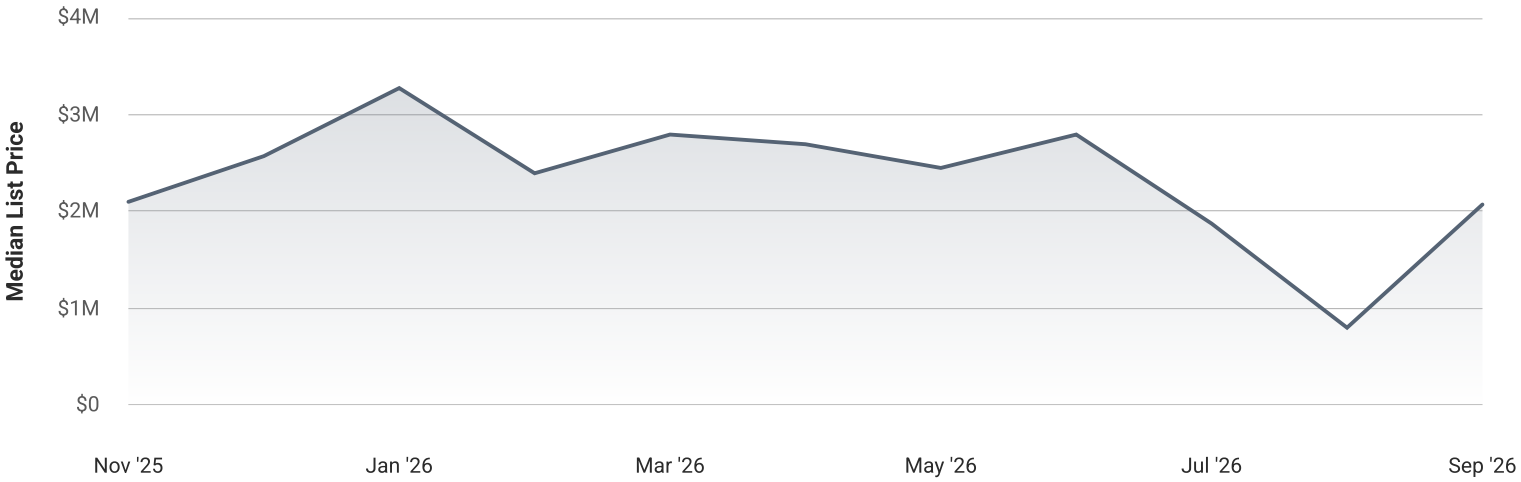
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

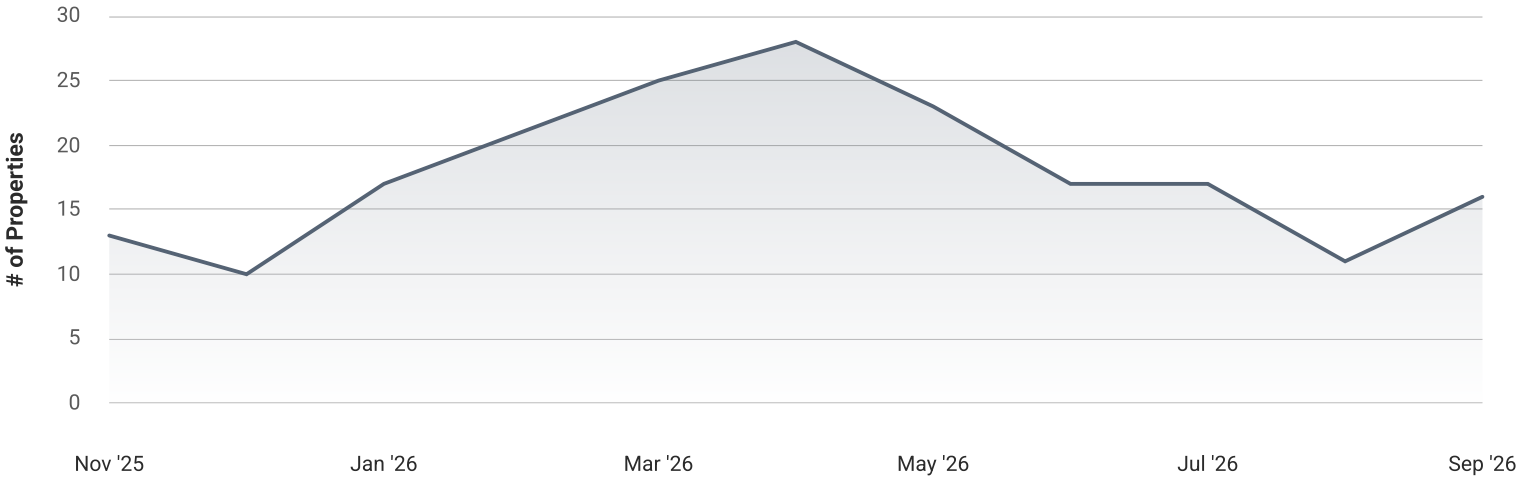
Median List Price - $2,072,500

↑ 159.1% Month over Month



of Properties - 16

↑ 45.5% Month over Month



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Longboat Key, Florida

September 2026 Sold Listings

Longboat Key, Florida

Single Family Residence

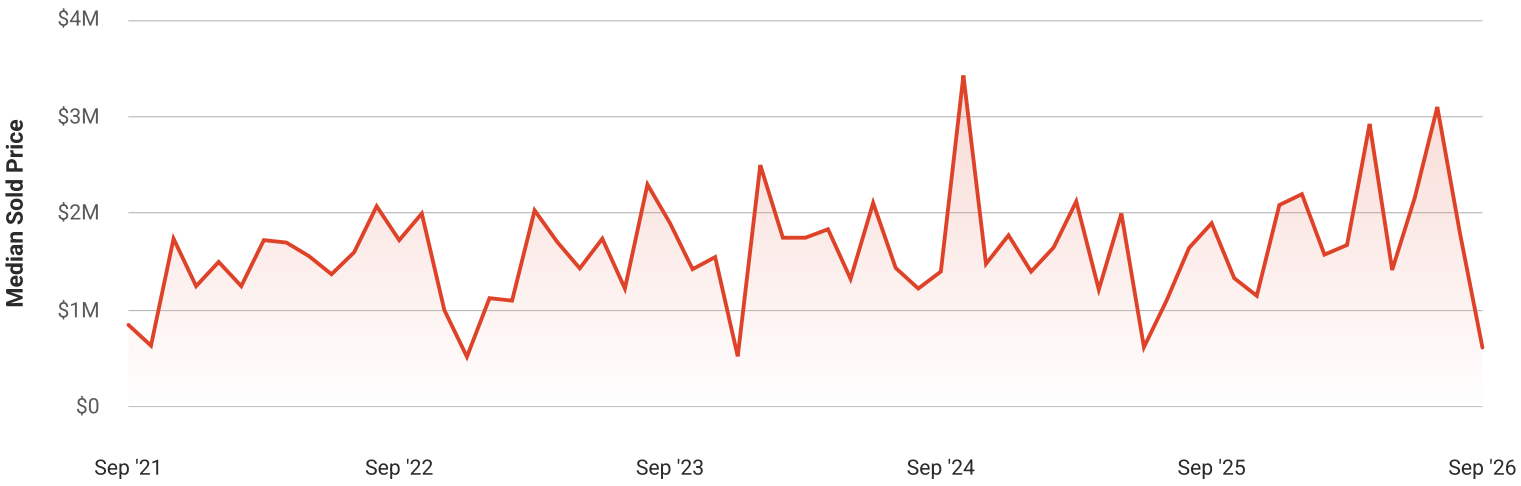
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

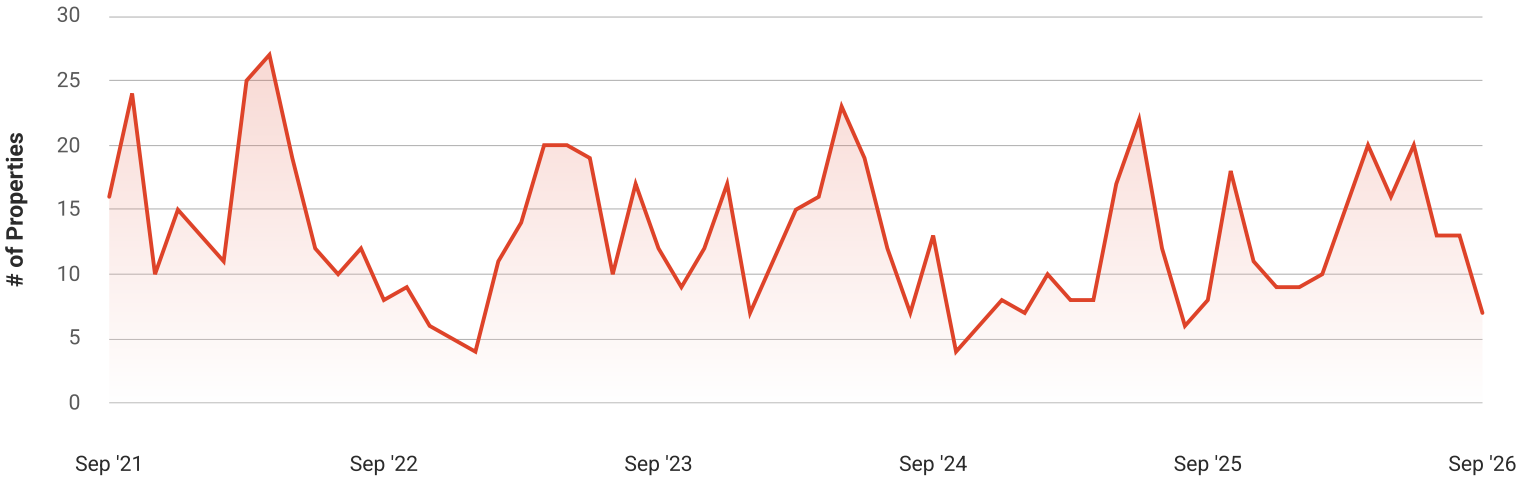
Median Sold Price - $615,000

65.8% Month over Month



of Properties - 7

46.2% Month over Month



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Longboat Key, Florida

September 2026 Months Supply of Inv.

Longboat Key, Florida

Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
8.21	-11.1%	-25.4%



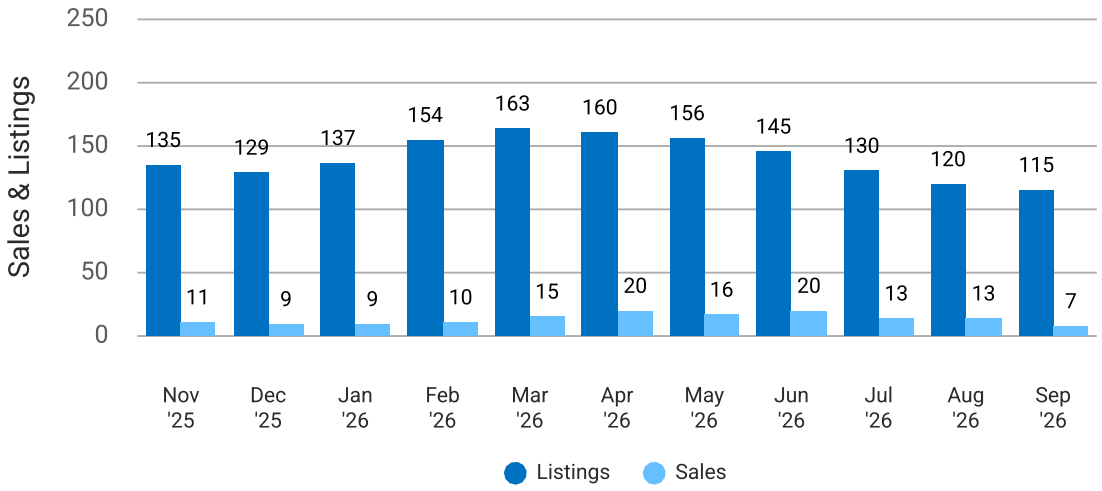
Total Sales and Active Listings in Longboat Key, Florida

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Longboat Key, Florida

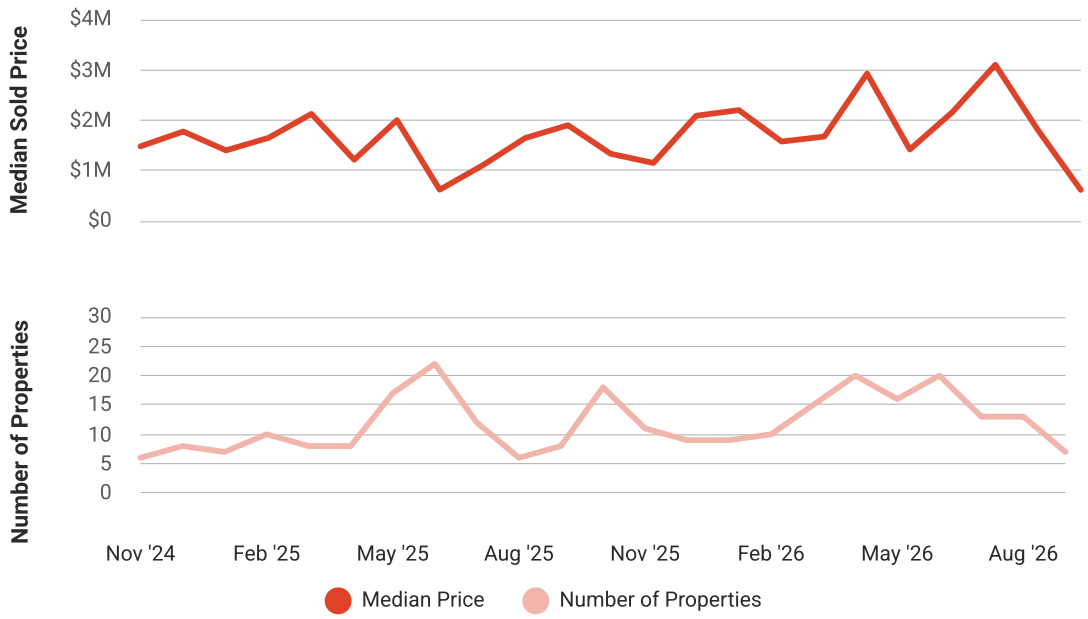
Median Sold Price vs Sold Listings in Longboat Key, Florida

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



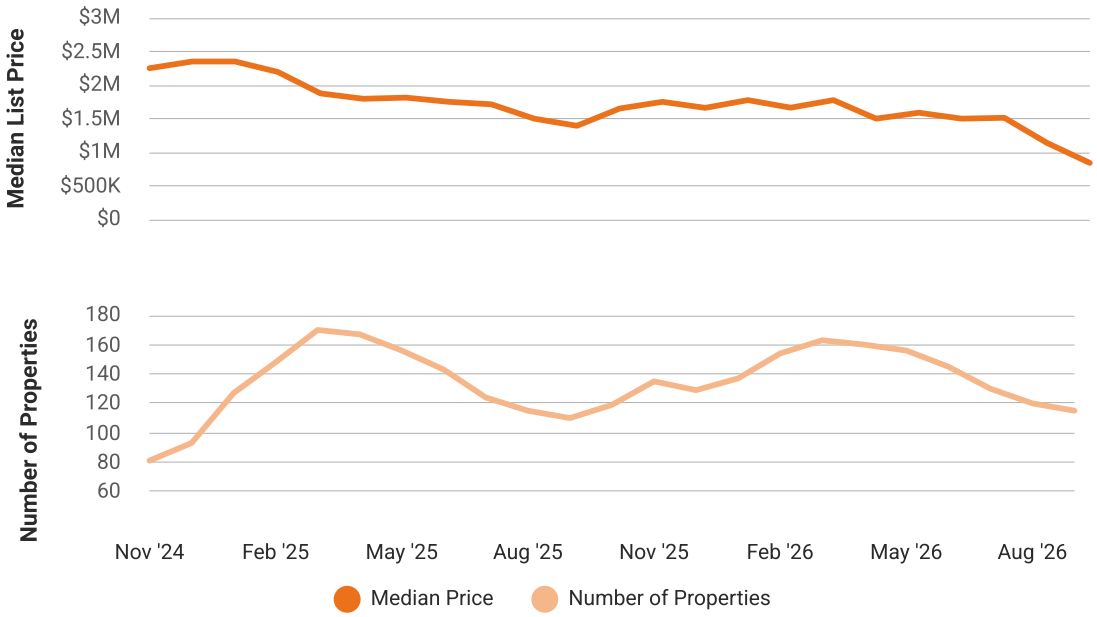
Median List Price vs Active Listings in Longboat Key, Florida

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Longboat Key, Florida

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$2,327,140	$2,336,950 -0.42%	$2,272,570 +2.4%	$2,116,530 +9.95%	$2,075,000 +12.15%	$1,954,460 +19.07%
Median Sold Price Last Updated: 9/30/2026	$615,000	$1,800,000 -65.83%	$2,162,500 -71.56%	$1,900,000 -67.63%	$1,400,000 -56.07%	$1,900,000 -67.63%
Median List Price Last Updated: 9/30/2026	$840,000	$1,137,500 -26.15%	$1,499,000 -43.96%	$1,392,500 -39.68%	$1,599,000 -47.47%	$1,660,000 -49.4%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

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RELOCATION GUIDE:

Our 53 page Sarasota Relocation Guide flipbook gives you all the details and frequently asked questions about moving to Sarasota.

View Guide

COMMUNITY GUIDES:

View a list of neighborhoods or condos found in different areas of Sarasota with a community summary and link to our web page.

View Guide

BUYERS GUIDE:

Our Comprehensive 62 page Buyers Guide flipbook to learn all about buying a home in Sarasota.

View Guide

SELLERS GUIDE:

Our 32 page Sellers Guide flipbook discusses everything you need to know about selling your Sarasota home.

View Guide

Hi there!

Our top-performing team delivers a wealth of experience, expertise, honesty, and a deep understanding of the Sarasota & Manatee County market. The team's journey has been marked by significant achievements including Bill being a licensed sales agent for 20 years, and continuing his education to earn his broker license just 2 years after his career began. We are team co-leaders of the Sarasota Homes Group at Bright Realty, which has earned the #1 Sales Team placement for 300+ agents at Bright Realty, along with performing in the top 10% in Sarasota market. Our passion for real estate is evident in our commitment to excellence, demonstrated by hundreds of millions in sales while serving hundreds of clients, and earning 150+ five-star online reviews.

As your buyer's agent, our goal is to make your property-buying journey rewarding and seamless. Our team's extensive experience and dedication to our field ensures that we provide the highest level of service and guidance. Whether you're buying your first home, a new vacation home, or seeking a lucrative investment, we're here to make your real estate dreams a reality. Allow us to earn your business as our next buyer client.

Sincerely,

Bill & Cheryl McCue

SARASOTA HOMES GROUP



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150+ Five-Star Reviews

KIND



> Best Realtor in Sarasota/Bradenton. Thank you. This is the 4th deal we have done together, and we appreciate everything you have done. Thank you.
>
> TOM M. , BRADENTON

> We've gone through the home buying and selling process before, and we didn't even realize what we were missing . Do yourself a favor and choose Cheryl, Bill & their awesome team.
>
> EBONY H., LAKEWOOD RANCH





> We could not have found a better agent. She treated us like family. My wife and I would highly recommend Candy and thank her for all the guidance and effort she gave us.
>
> PAT & JOHN D. , VENICE

WORDS



Bill & his team are top-notch agents, very knowledgeable, hard-working, and trustworthy. Not only are they excellent agents, but they are also GOOD people!.

Matt G. - SARASOTA



Lynne was very helpful and very interested in my needs. She was available when I needed her and able to answer all my questions.

FELICE T., SARASOTA

There are a million details. We could not have made this move without Bill & Cheryl. Impressive knowledge & great problem solvers!

Marty M. , Sarasota

