

Longboat Key 34228

ZIP code · FL · Florida · Sarasota County · Longboat Key

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

532

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

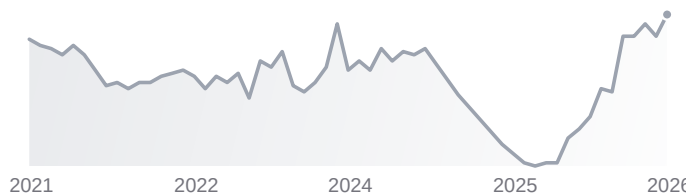
Seller's market · 79 / 100



MARKET TRENDS (5 YEARS)

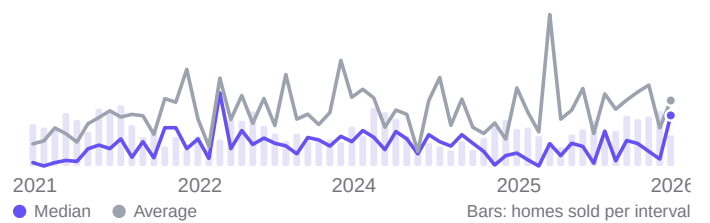
Market temperature (0–100)

79 / 100



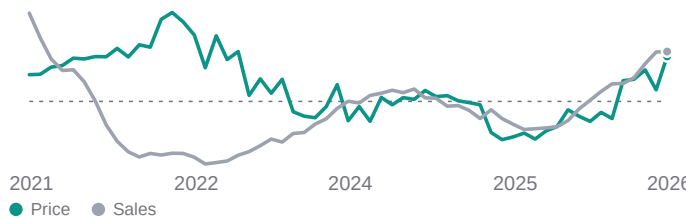
Sale prices

Median \$1.5M · Average \$1.7M



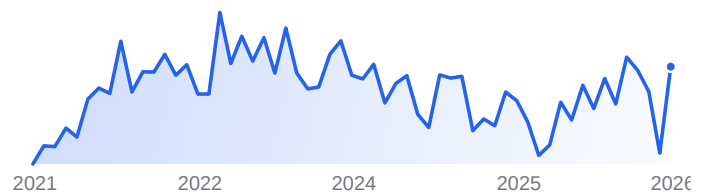
Growth (year over year)

Price +30.1% · Sales +33.3%



Price per square foot

\$702/ft²



Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

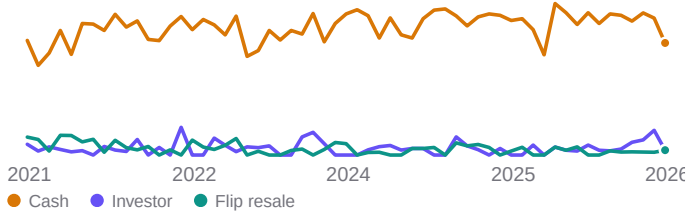
6.1%



BUYERS & OUTCOMES

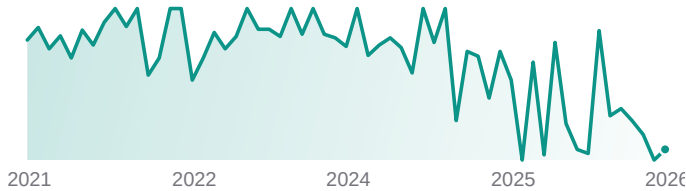
Buyer mix

Cash 64% · Investor 2.8% · Flip resale 2.8%



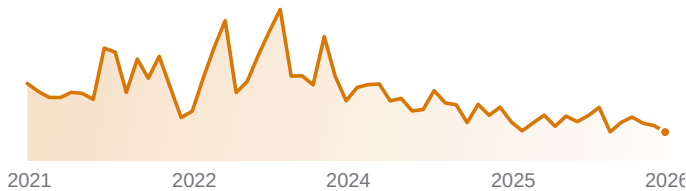
Sellers who sold at a gain

78%

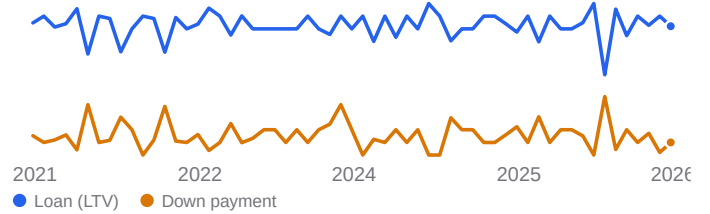


Median annualized return at resale

+2.9%

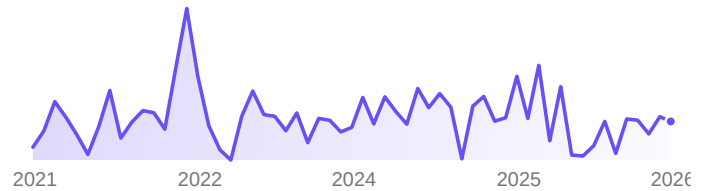


Financing (share of purchase price) Loan (LTV) 71% · Down payment 25%



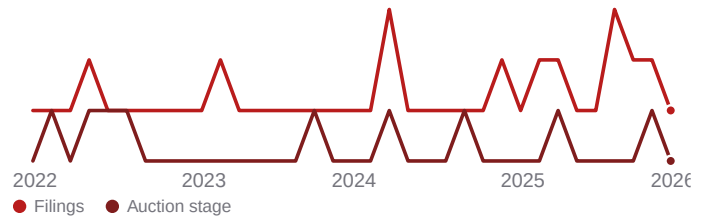
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,679
Median value (AVM)	\$1.1M
Median size	1,503 ft²
Median bedrooms	2
Median year built	1978
Single family	20%
Condos	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.5%
Owner occupied	45%
Company owned	31%
Median loan-to-value	0%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	4,416
Density	612 / mi ²
Median household income	\$130K
Average household income	\$191K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	18
Homes occupied	44%
Bachelor's or higher	32%
Poverty rate	3.7%
Unemployment	0.4%
Average temp	73°F
Annual precip	53 in
Sunshine	67%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.