



# AREA REPORT

ANNA MARIA

JULY 2025 | SINGLE FAMILY HOMES



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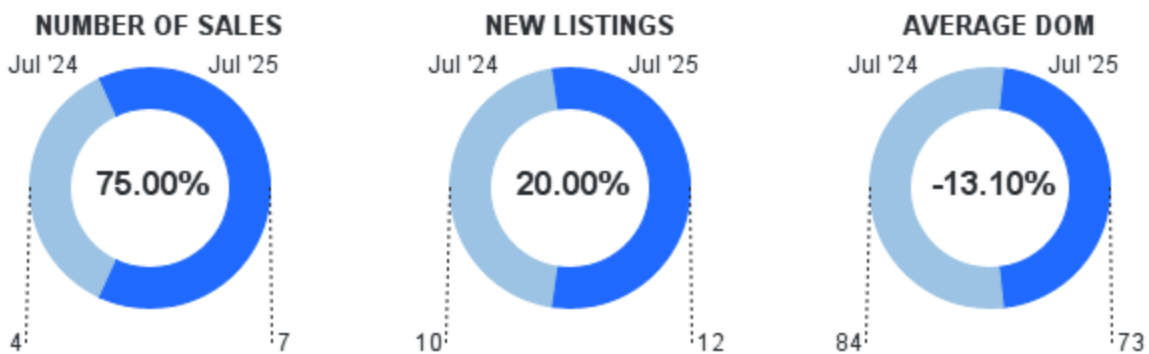


**COLDWELL BANKER**  
**REALTY**

ANNA MARIA | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-17.71% ↓

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

-17.00% ↓

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

-17.57% ↓

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

-15.27% ↓

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Jul '24      Jul '25

AREA  
REPORT  
ANNA MARIA

FULL MARKET SUMMARY

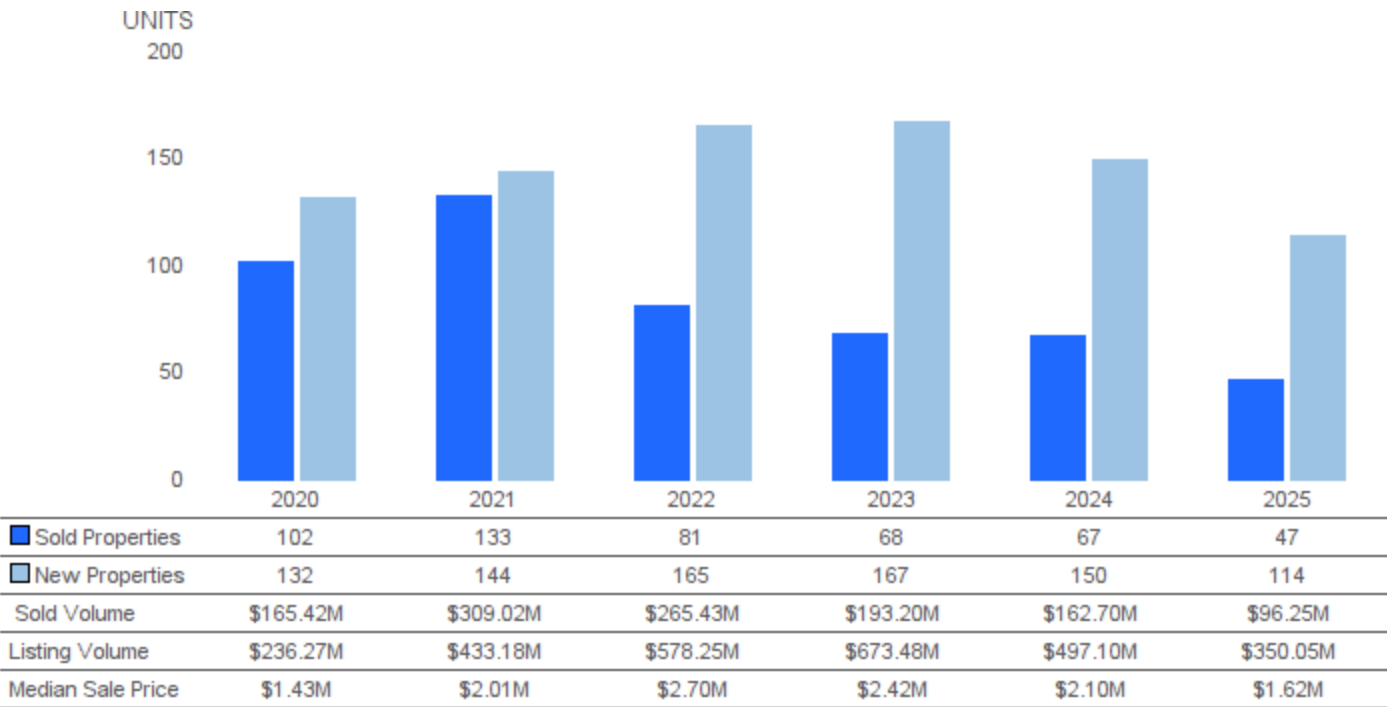
July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	12	10	20% ↑	114	102	11.76% ↑
Sold Listings	7	4	75% ↑	47	44	6.82% ↑
Median List Price (Solds)	\$1,525,000	\$1,850,000	-17.57% ↓	\$1,795,000	\$2,449,500	-26.72% ↓
Median Sold Price	\$1,500,000	\$1,822,762	-17.71% ↓	\$1,622,500	\$2,340,381	-30.67% ↓
Median Days on Market	69	69	0%	31	75	-58.67% ↓
Average List Price (Solds)	\$1,631,142	\$1,925,000	-15.27% ↓	\$2,189,825	\$2,985,613	-26.65% ↓
Average Sold Price	\$1,505,571	\$1,813,881	-17% ↓	\$2,047,851	\$2,752,481	-25.6% ↓
Average Days on Market	73	84	-13.1% ↓	65	103	-36.89% ↓
List/Sold Price Ratio	92.9%	94.3%	-1.47% ↓	93.5%	92.1%	1.59% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 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

July 2025 | Single Family Homes ?

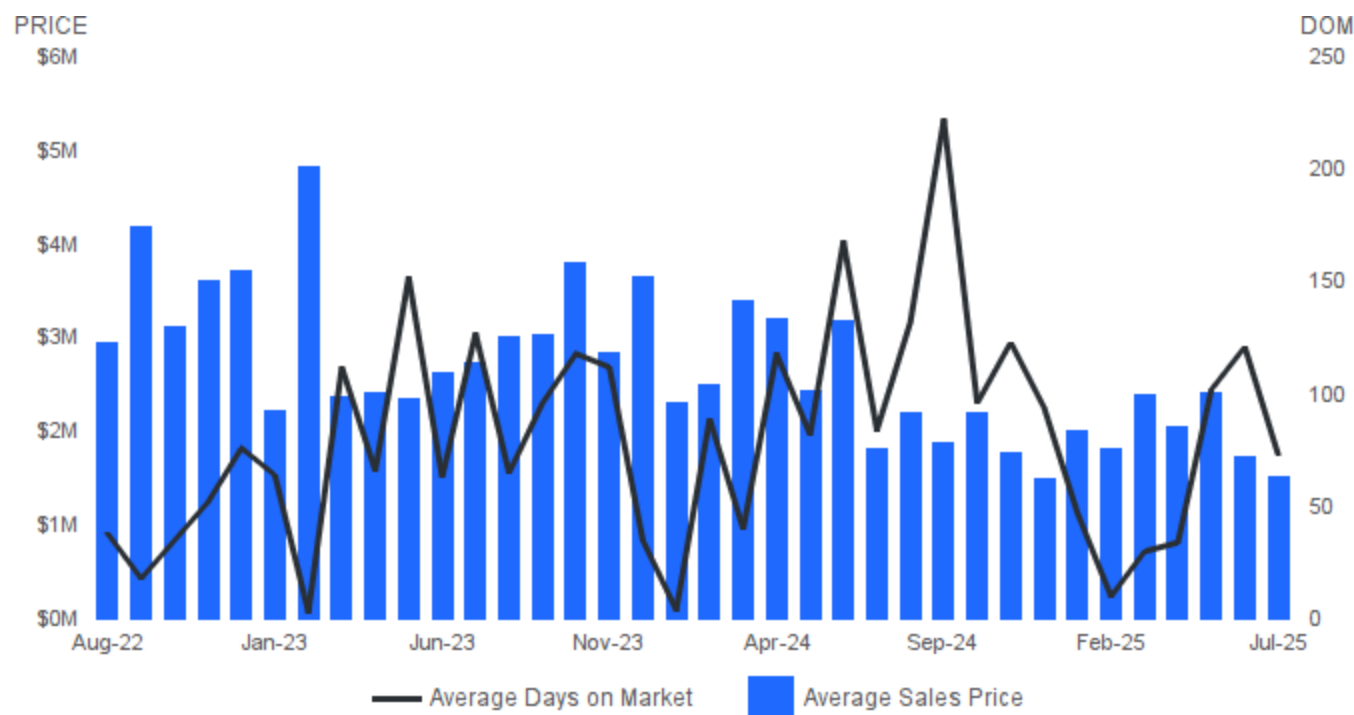
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 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

July 2025 | Single Family Homes ?

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

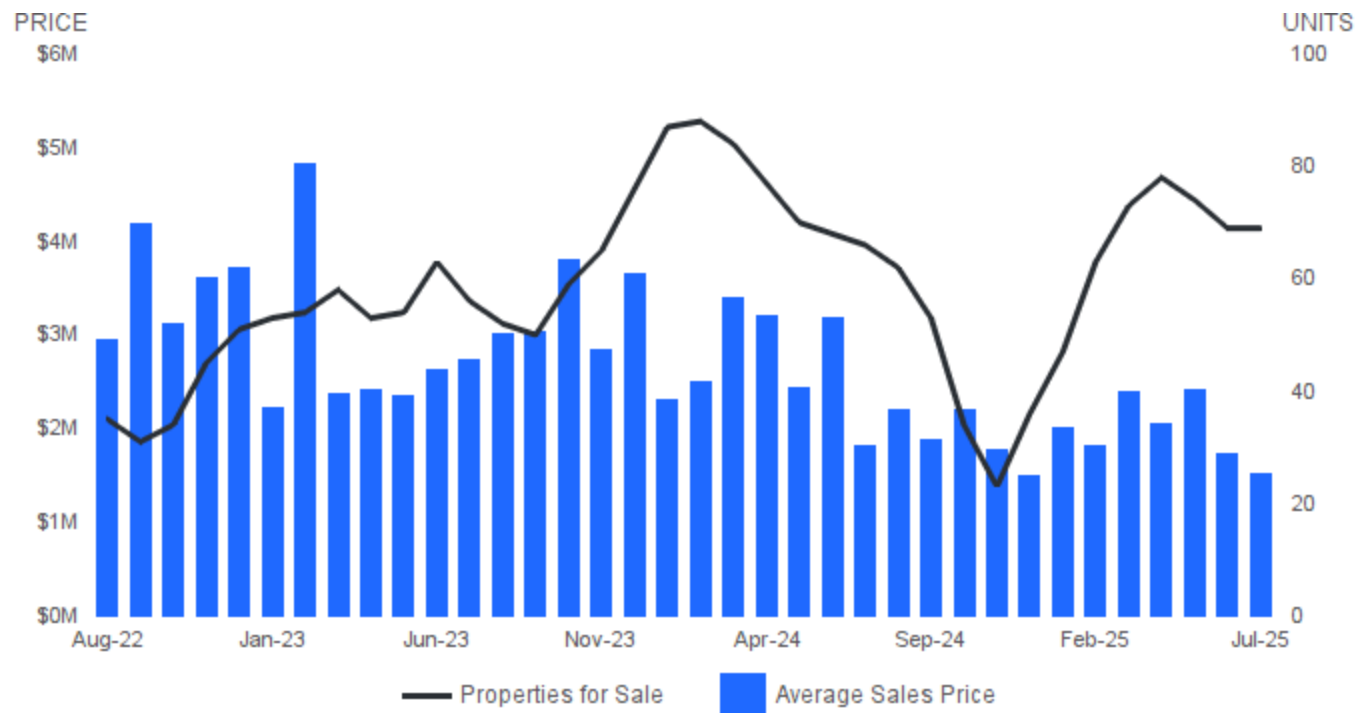


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Single Family Homes ?

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

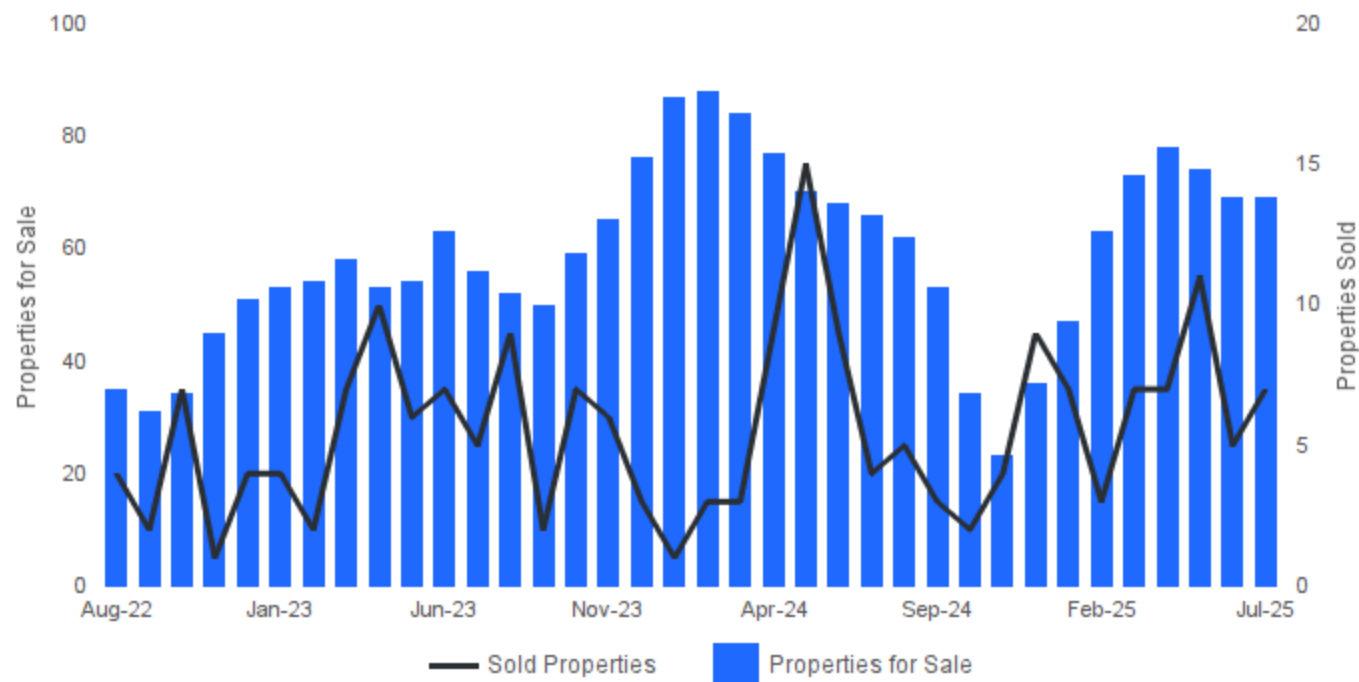
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family Homes ?

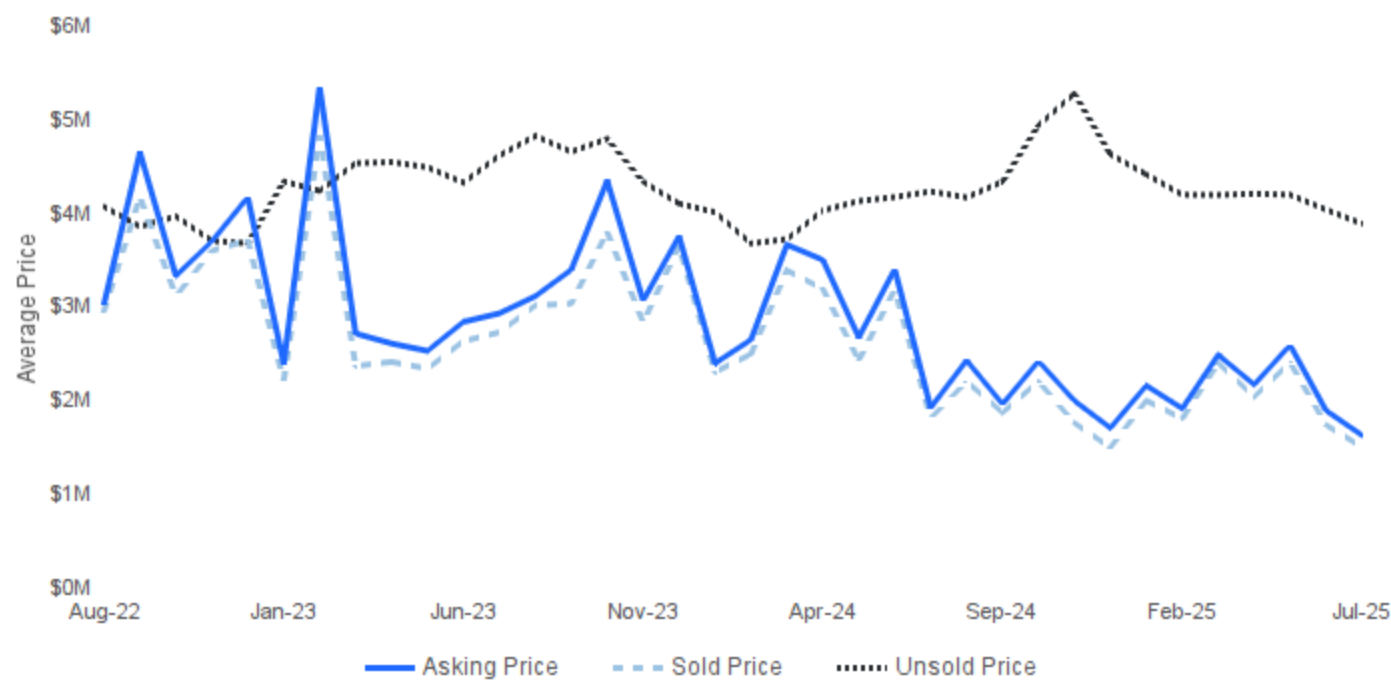
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family Homes ?

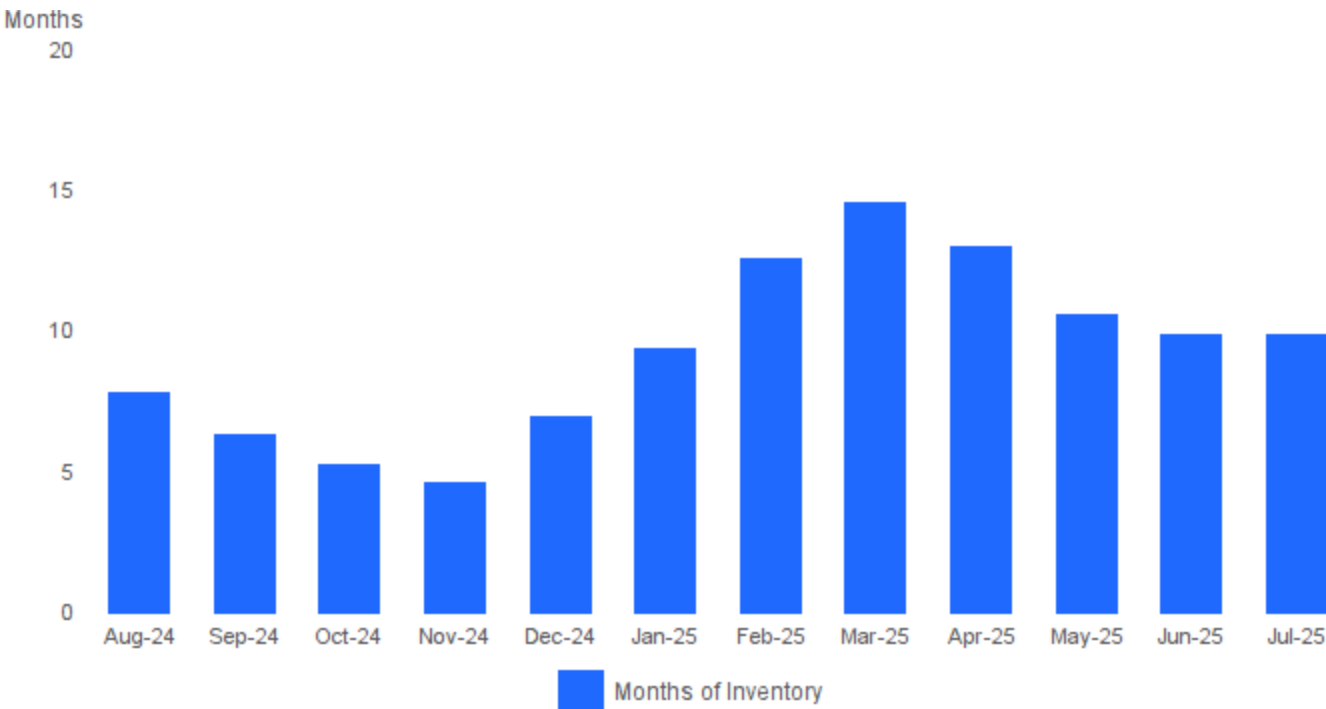
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



ABSORPTION RATE

July 2025 | Single Family Homes ?

**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.



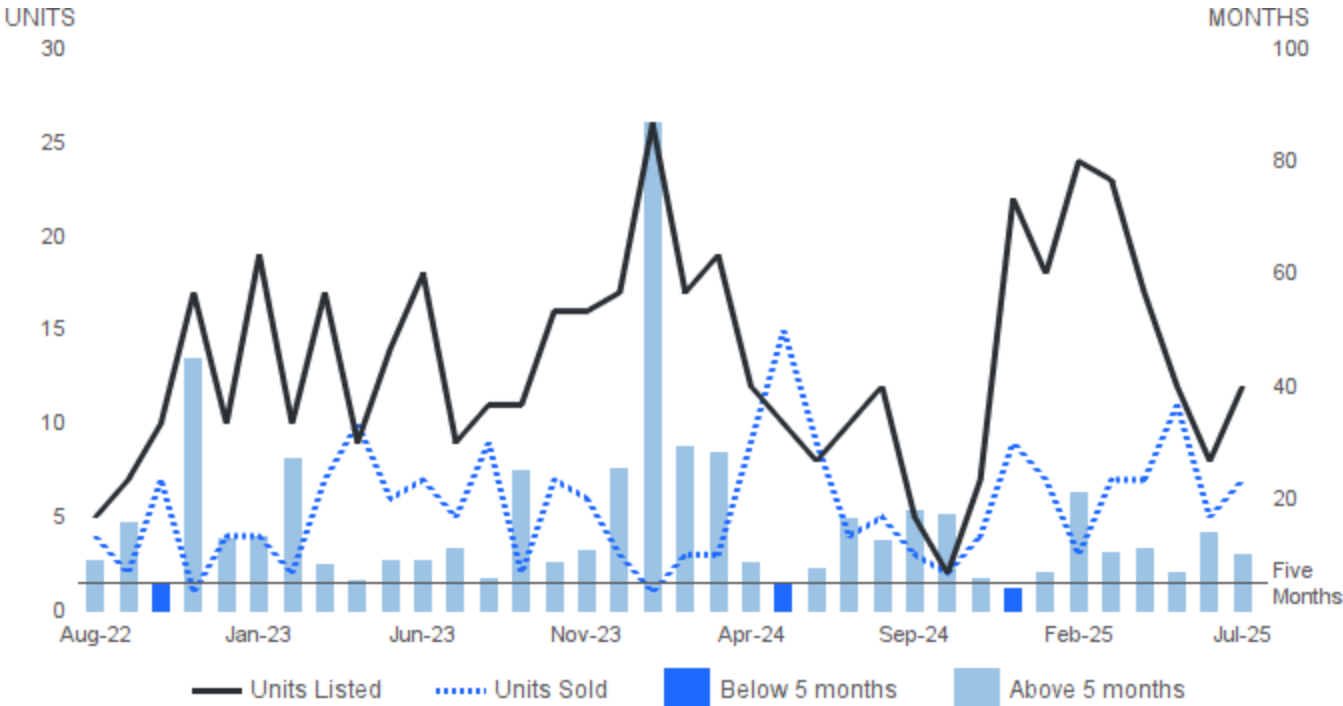
MONTHS SUPPLY OF INVENTORY

July 2025 | Single Family Homes ?

**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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