



AREA REPORT

ANNA MARIA

JULY 2025 | ALL PROPERTY TYPES



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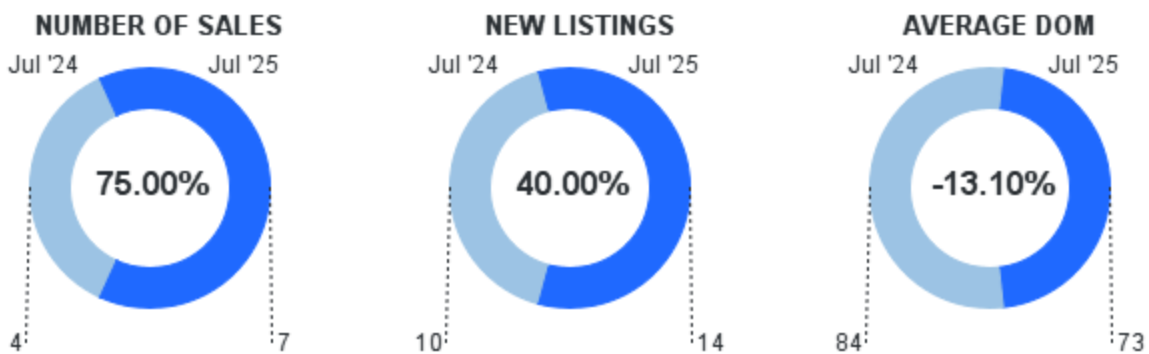


COLDWELL BANKER
REALTY

ANNA MARIA | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-17.71% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-17.00% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-17.57% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-15.27% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Jul '24 Jul '25

AREA
REPORT
ANNA MARIA

FULL MARKET SUMMARY

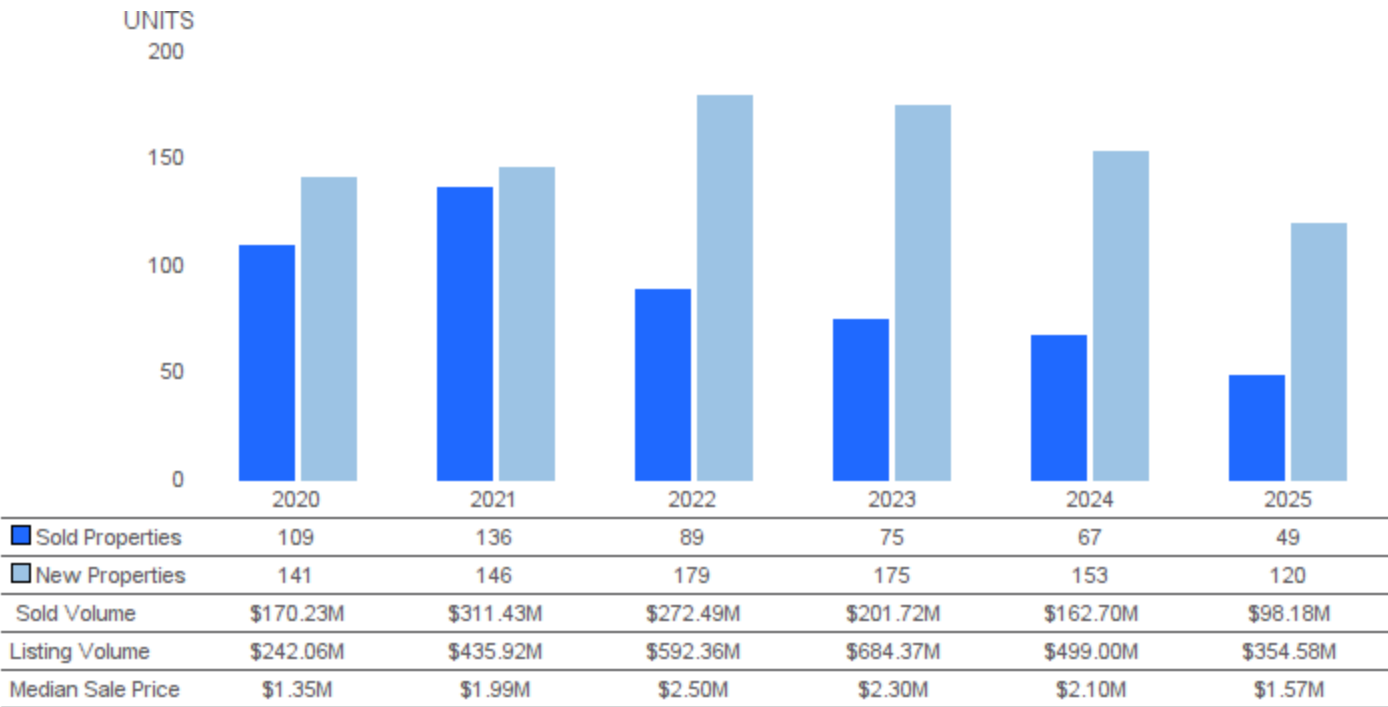
July 2025 | All Property Types ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	14	10	40%	120	104	15.38%
Sold Listings	7	4	75%	49	44	11.36%
Median List Price (Solds)	\$1,525,000	\$1,850,000	-17.57%	\$1,699,000	\$2,449,500	-30.64%
Median Sold Price	\$1,500,000	\$1,822,762	-17.71%	\$1,575,000	\$2,340,381	-32.7%
Median Days on Market	69	69	0%	31	75	-58.67%
Average List Price (Solds)	\$1,631,142	\$1,925,000	-15.27%	\$2,142,689	\$2,985,613	-28.23%
Average Sold Price	\$1,505,571	\$1,813,881	-17%	\$2,003,602	\$2,752,481	-27.21%
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 | All Property Types ?

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 | All Property Types ?

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 | All Property Types ?

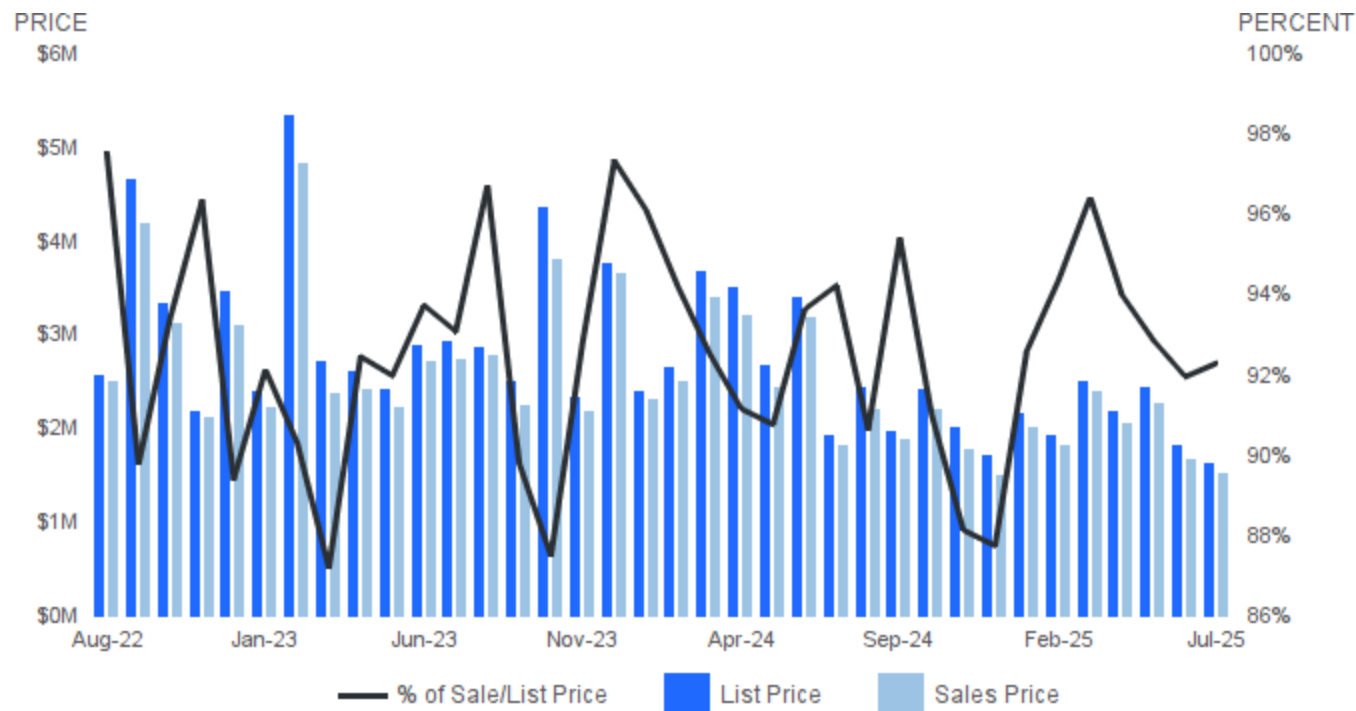
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | All Property Types ?

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 | All Property Types ?

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

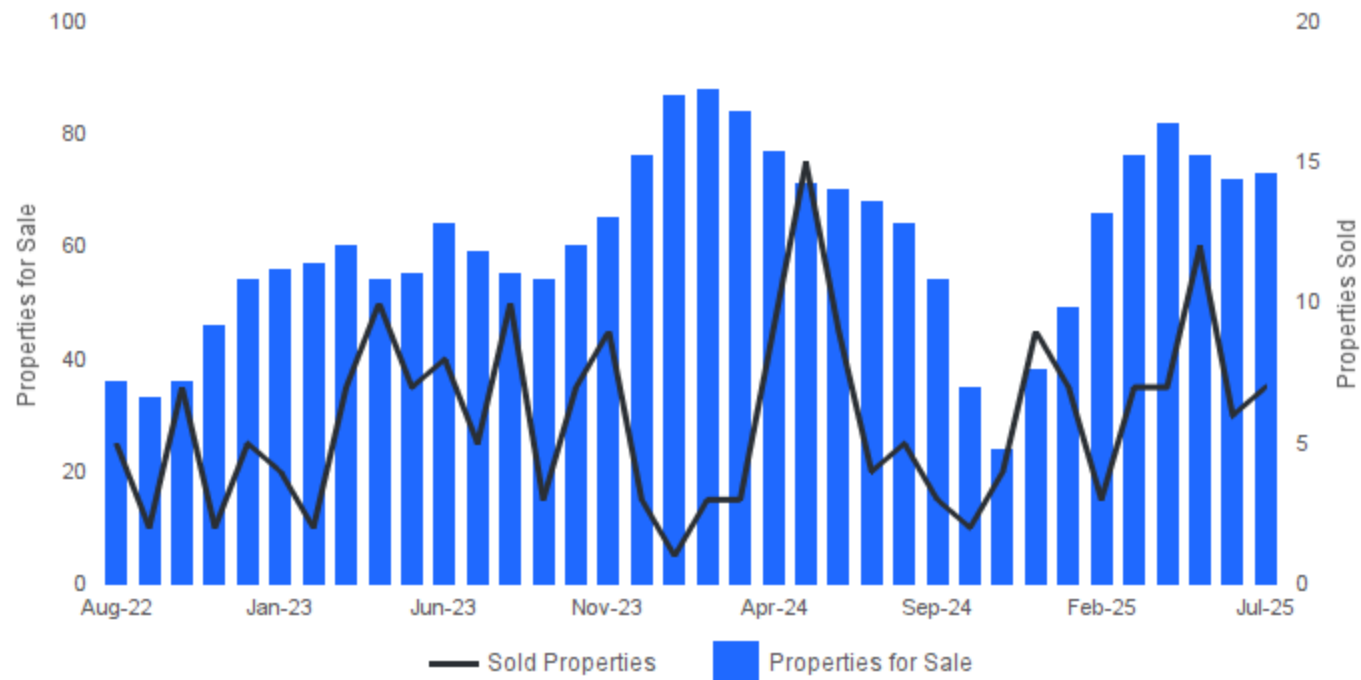
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | All Property Types ?

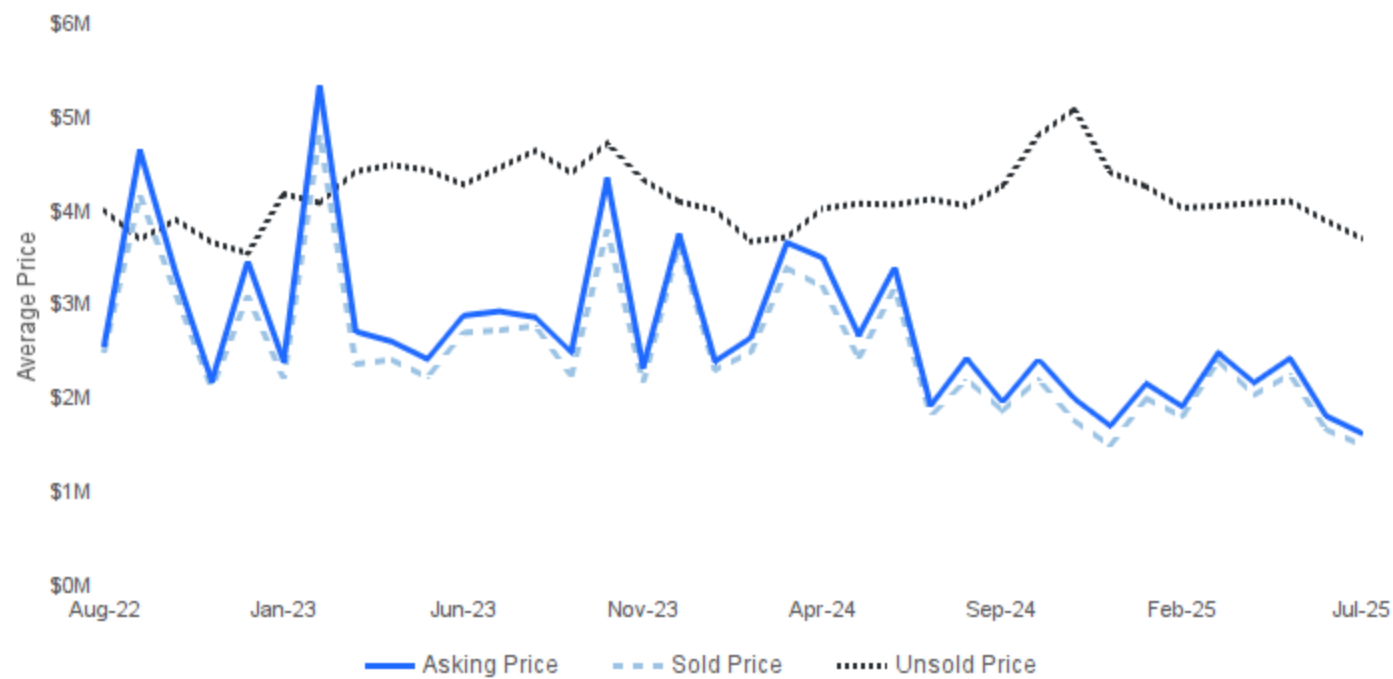
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | All Property Types ?

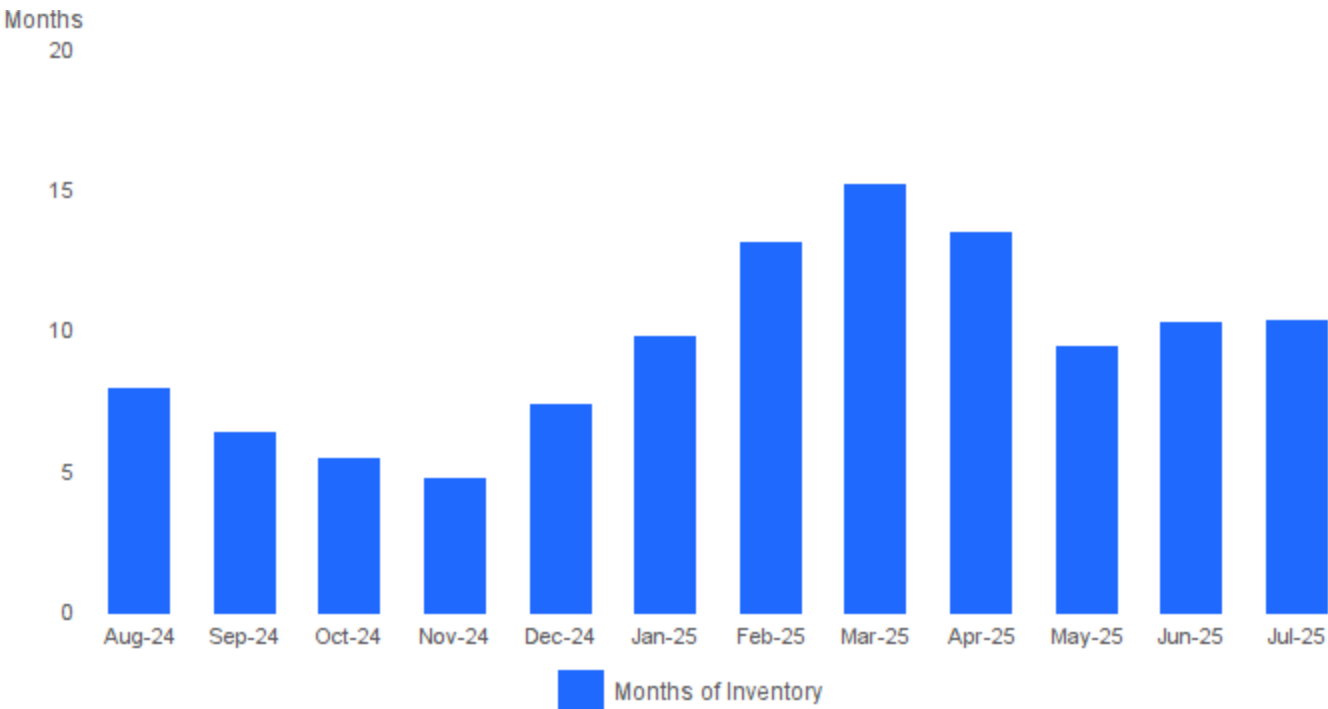
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 2025 | All Property Types ?

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.



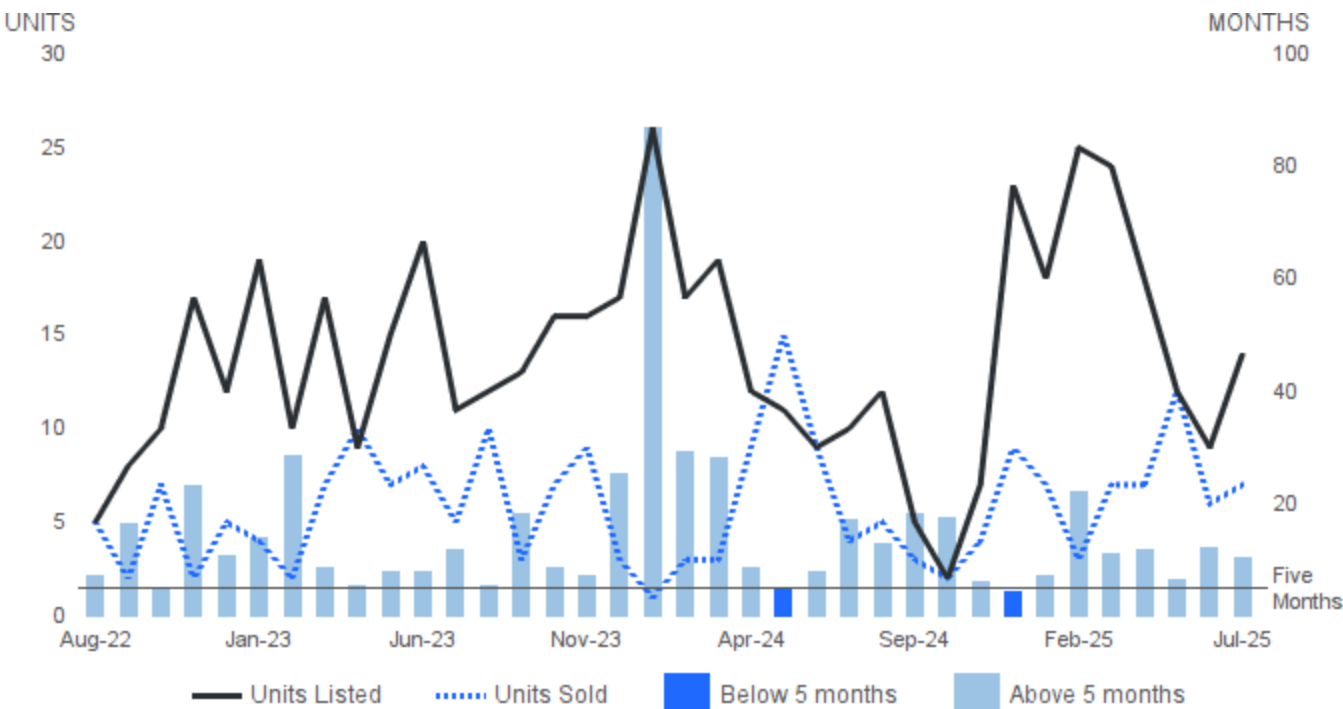
MONTHS SUPPLY OF INVENTORY

July 2025 | All Property Types ?

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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