



AREA REPORT

BRADENTON BEACH

JULY 2025 | ALL PROPERTY TYPES



ALISON KANTER

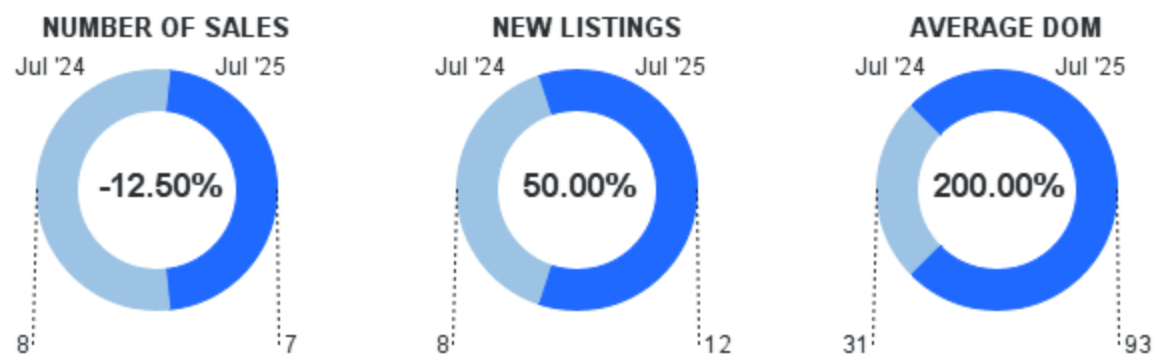
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COLDWELL BANKER
REALTY


BRADENTON BEACH | July 2025
REAL ESTATE SNAPSHOT - Change since this time last year
All Property Types



52.40% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

-31.78% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

46.82% 
**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-34.00% 
**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

 Jul '24  Jul '25

AREA REPORT

BRADENTON BEACH

FULL MARKET SUMMARY

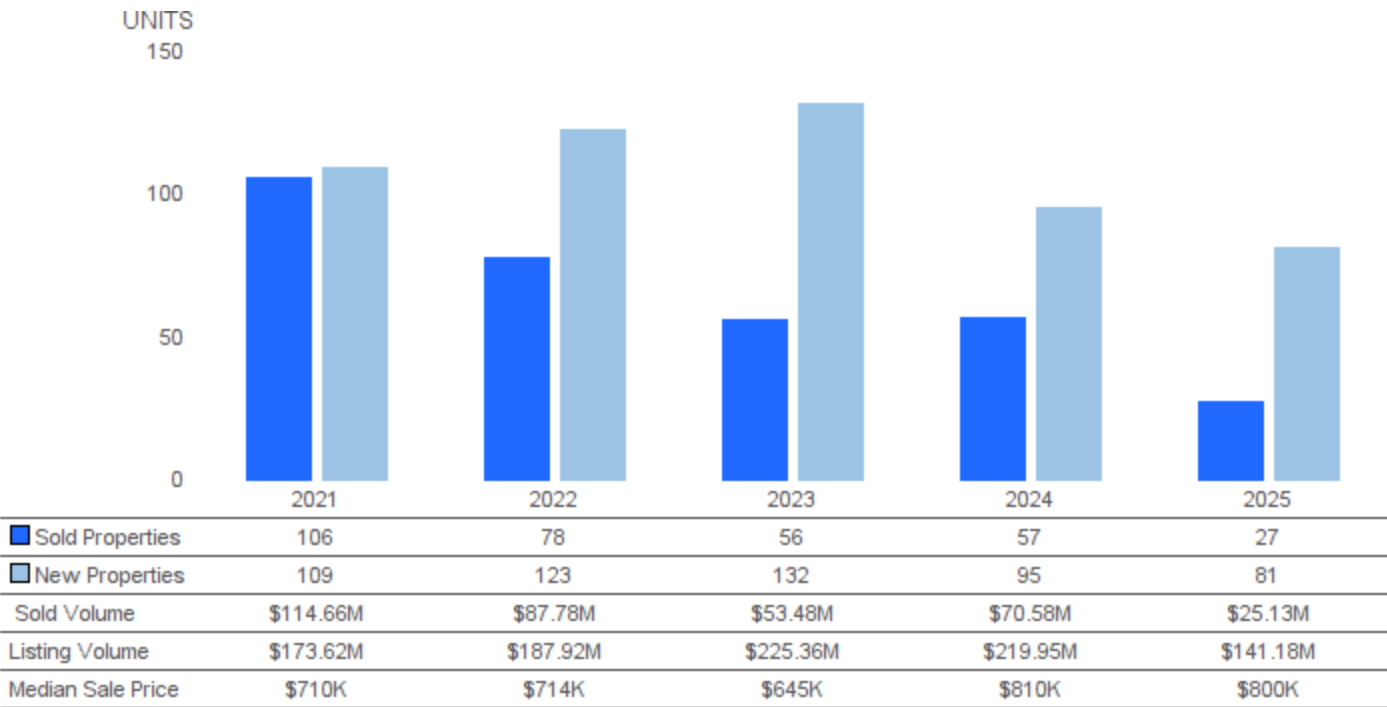
July 2025 | All Property Types ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|-------------|------------------------|--------------|-------------|------------------------|
| | July 2025 | July 2024 | % Change | YTD 2025 | YTD 2024 | % Change |
| New Listings | 12 | 8 | 50% ↑ | 81 | 73 | 10.96% ↑ |
| Sold Listings | 7 | 8 | -12.5% ↓ | 27 | 42 | -35.71% ↓ |
| Median List Price (Solds) | \$800,000 | \$544,900 | 46.82% ↑ | \$800,000 | \$854,950 | -6.43% ↓ |
| Median Sold Price | \$800,000 | \$524,950 | 52.4% ↑ | \$800,000 | \$812,500 | -1.54% ↓ |
| Median Days on Market | 40 | 26 | 53.85% ↑ | 40 | 42 | -4.76% ↓ |
| Average List Price (Solds) | \$1,008,857 | \$1,528,475 | -34% ↓ | \$978,570 | \$1,334,321 | -26.66% ↓ |
| Average Sold Price | \$929,500 | \$1,362,487 | -31.78% ↓ | \$930,556 | \$1,214,402 | -23.37% ↓ |
| Average Days on Market | 93 | 31 | 200% ↑ | 71 | 68 | 4.41% ↑ |
| List/Sold Price Ratio | 93.4% | 92.5% | 1.01% ↑ | 95.1% | 93.7% | 1.47% ↑ |

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 ?

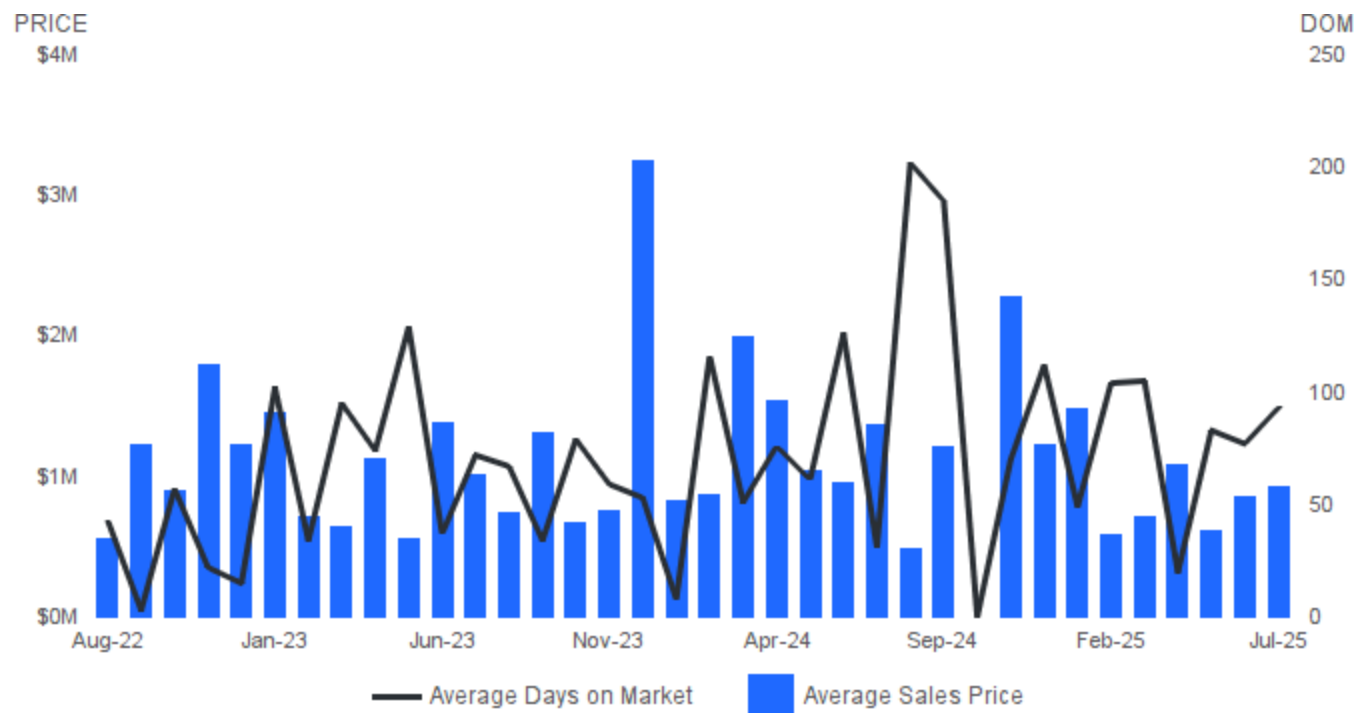
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

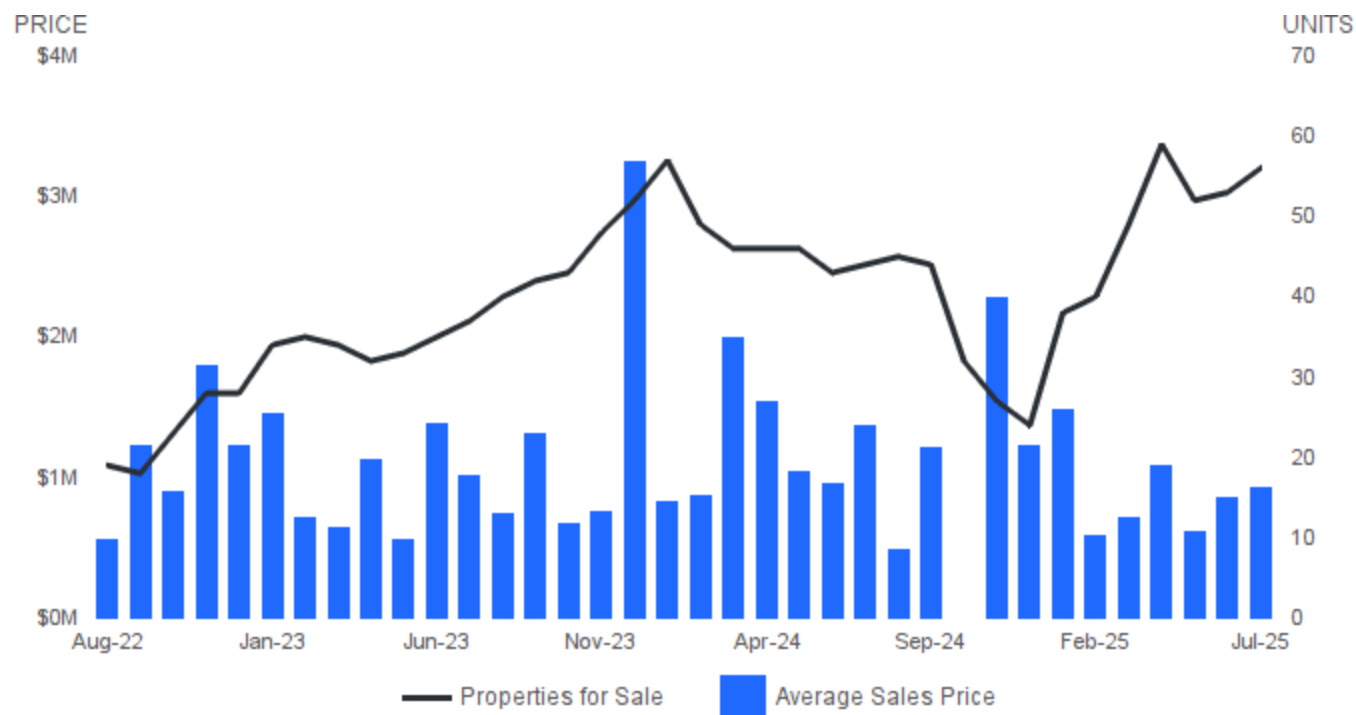


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | All Property Types ?

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

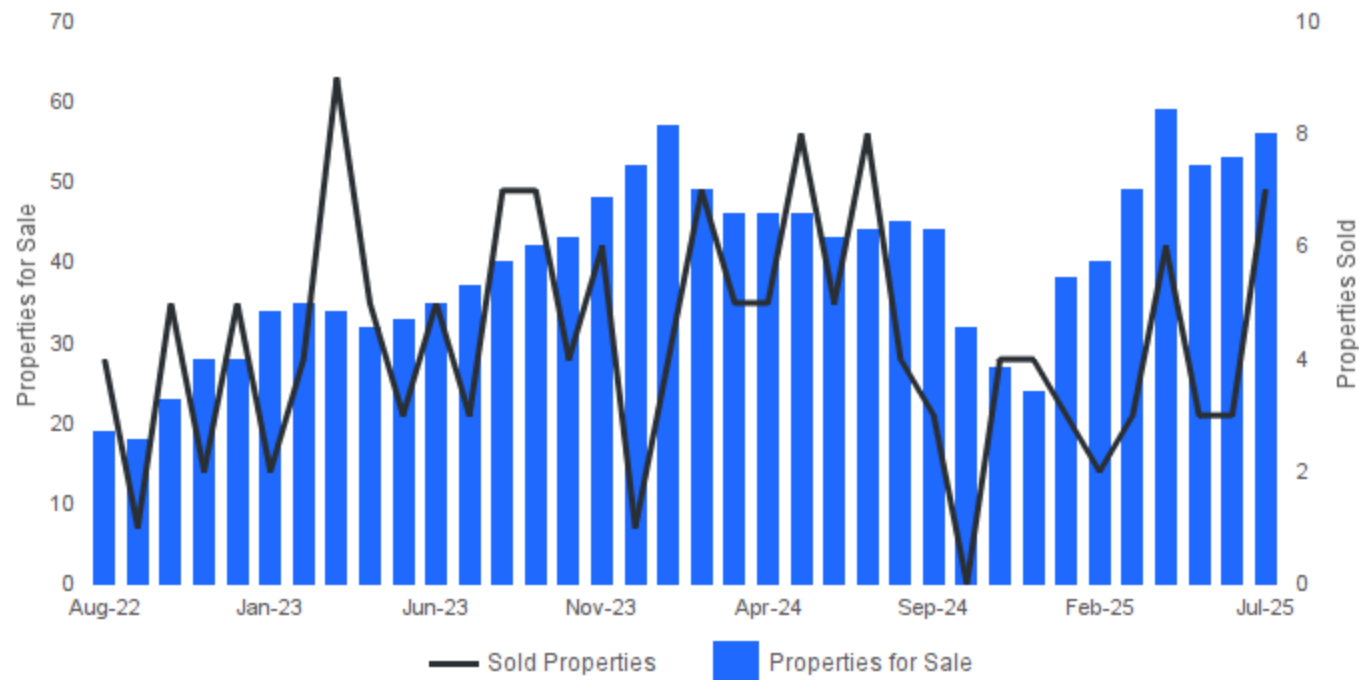
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | All Property Types ?

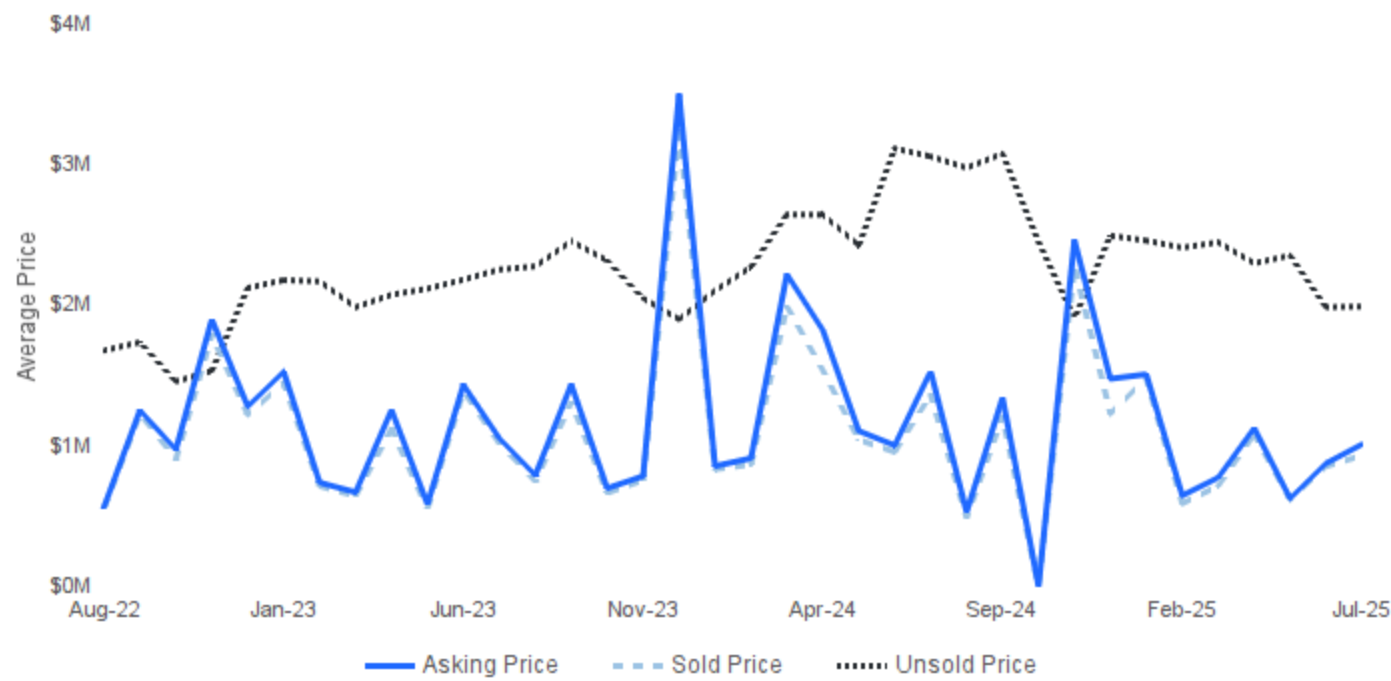
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | All Property Types ?

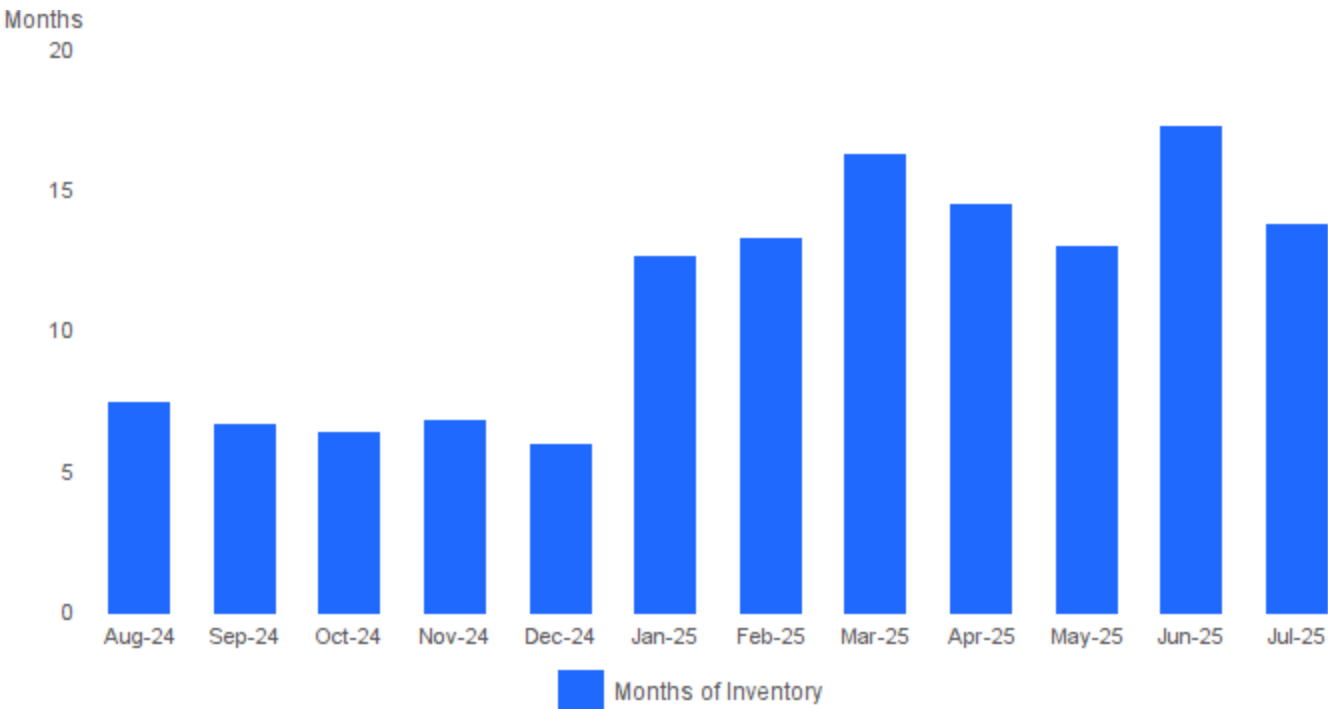
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



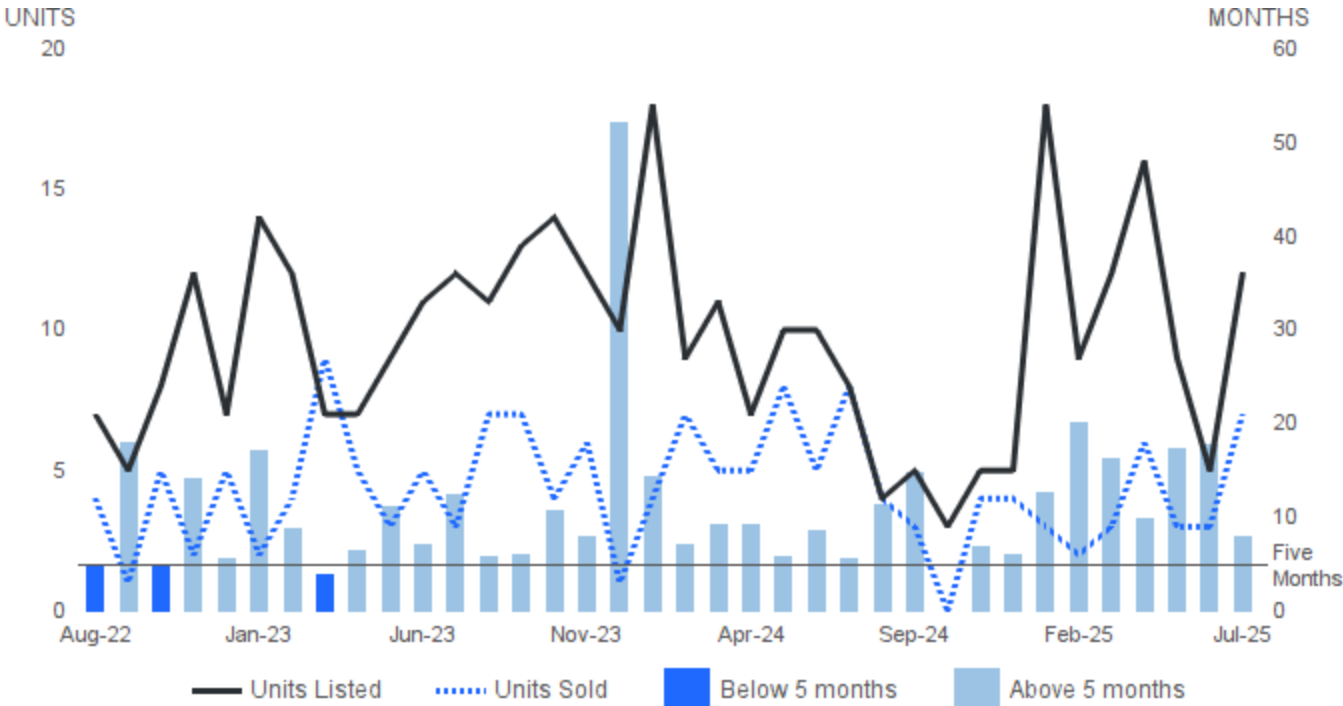
MONTHS SUPPLY OF INVENTORY

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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