



AREA REPORT

BRADENTON BEACH

JULY 2025 | CONDO/TOWNHOUSE



ALISON KANTER

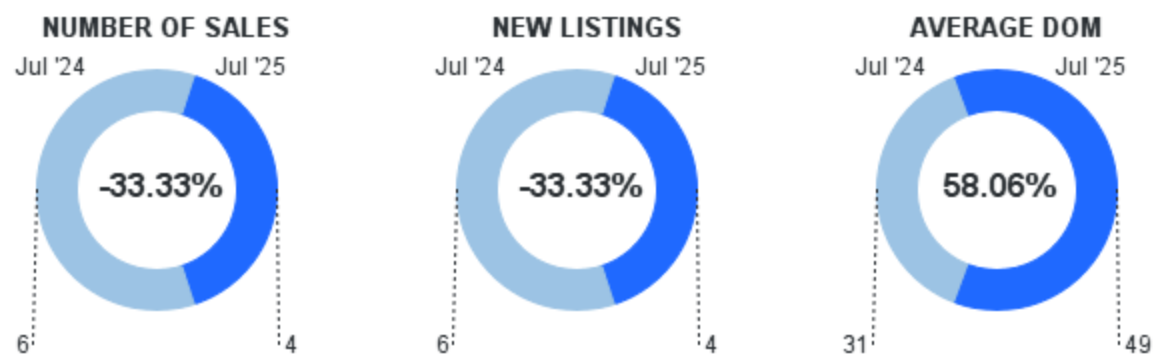
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COLDWELL BANKER
REALTY


BRADENTON BEACH | July 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Condo/Townhouse



-0.11% 
MEDIAN SALES PRICE
CONDO/TOWNHOUSE

2.50% 
AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-3.44% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

0.62% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Jul '24  Jul '25

AREA
REPORT

BRADENTON BEACH

FULL MARKET SUMMARY

July 2025 | Condo/Townhouse ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	4	6	-33.33% ↓	40	36	11.11% ↑
Sold Listings	4	6	-33.33% ↓	18	29	-37.93% ↓
Median List Price (Solds)	\$434,000	\$449,450	-3.44% ↓	\$612,000	\$639,900	-4.36% ↓
Median Sold Price	\$424,500	\$424,950	-0.11% ↓	\$568,750	\$600,000	-5.21% ↓
Median Days on Market	28	26	7.69% ↑	58	25	132% ↑
Average List Price (Solds)	\$517,000	\$513,800	0.62% ↑	\$684,966	\$676,362	1.27% ↑
Average Sold Price	\$495,375	\$483,316	2.5% ↑	\$659,168	\$649,617	1.47% ↑
Average Days on Market	49	31	58.06% ↑	74	64	15.63% ↑
List/Sold Price Ratio	94.5%	94%	0.53% ↑	95.4%	95.9%	-0.48% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Condo/Townhouse ?

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 | Condo/Townhouse ?

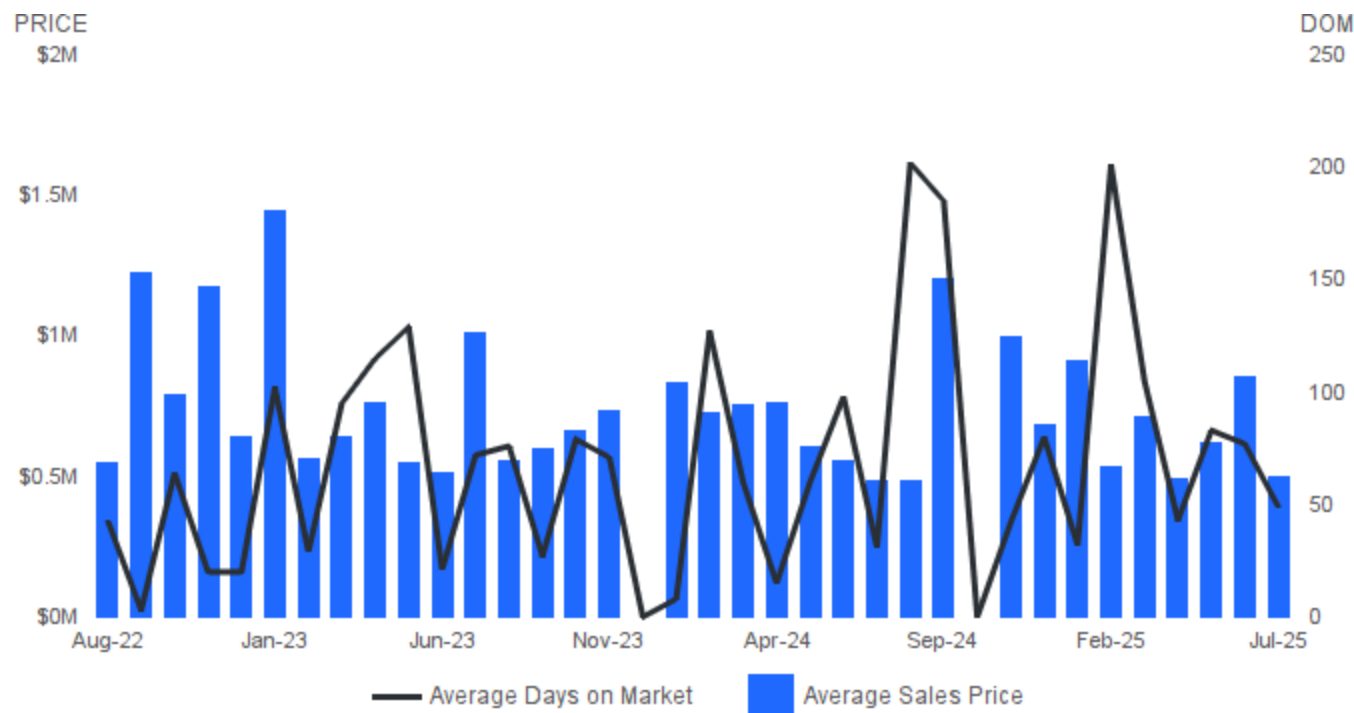
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Condo/Townhouse ?

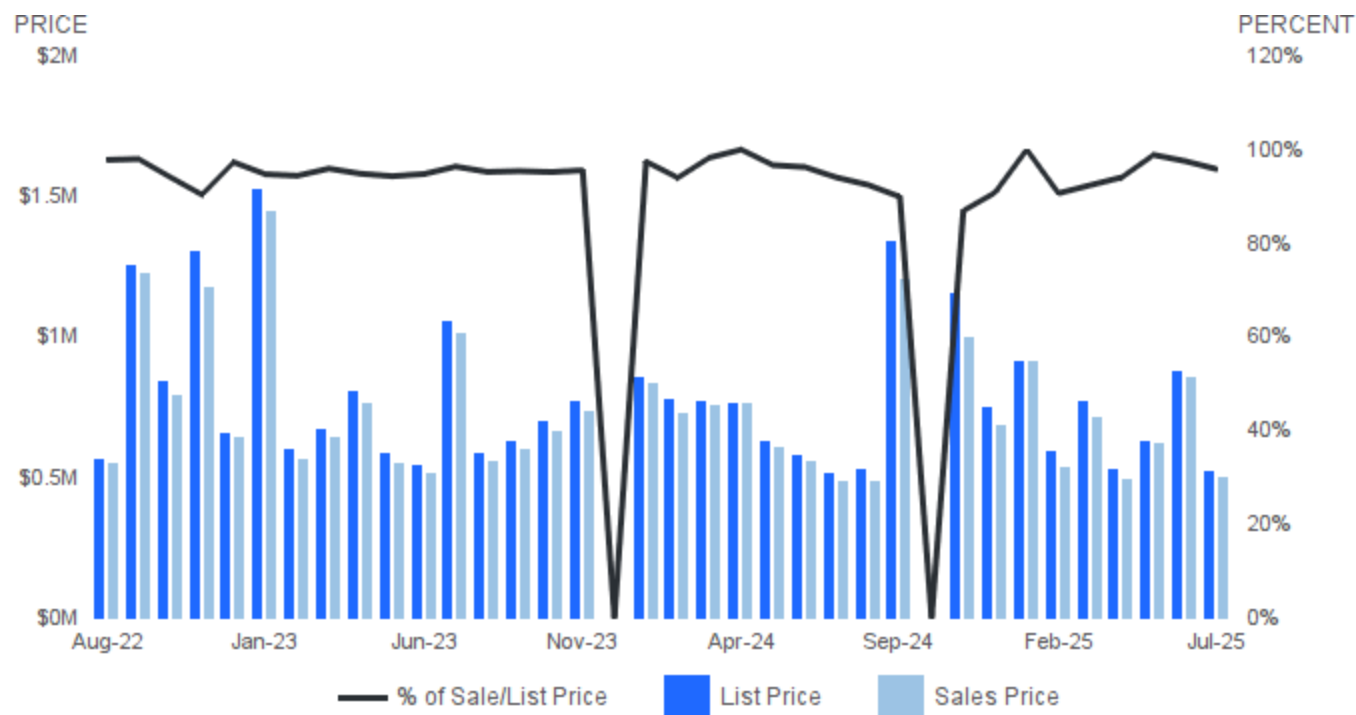
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Condo/Townhouse ?

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 | Condo/Townhouse ?

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

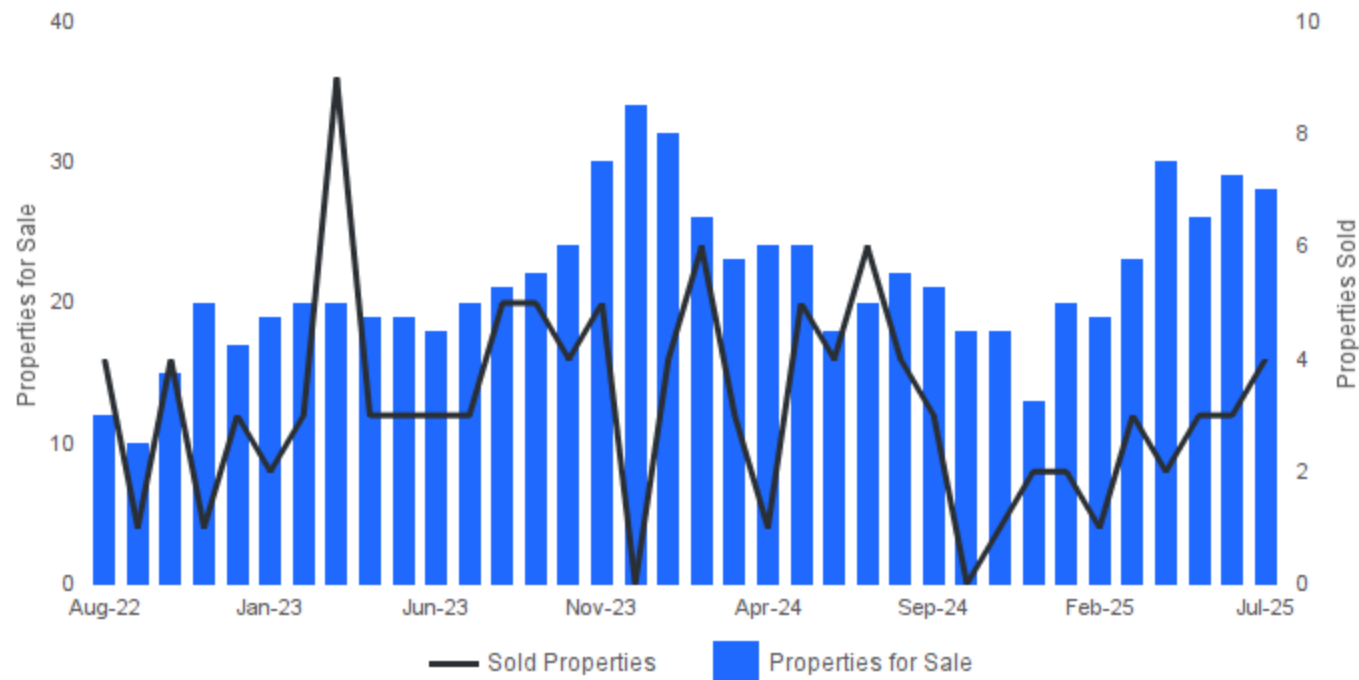
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Condo/Townhouse ?

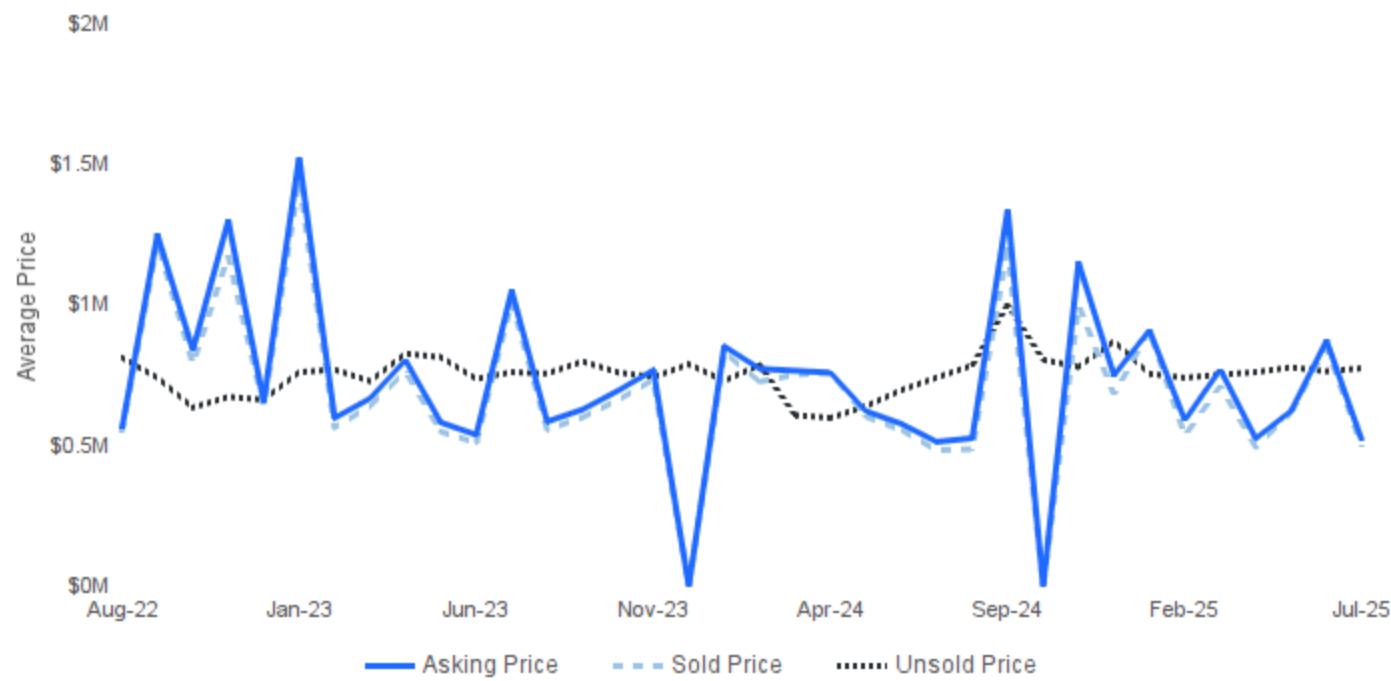
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Condo/Townhouse ?

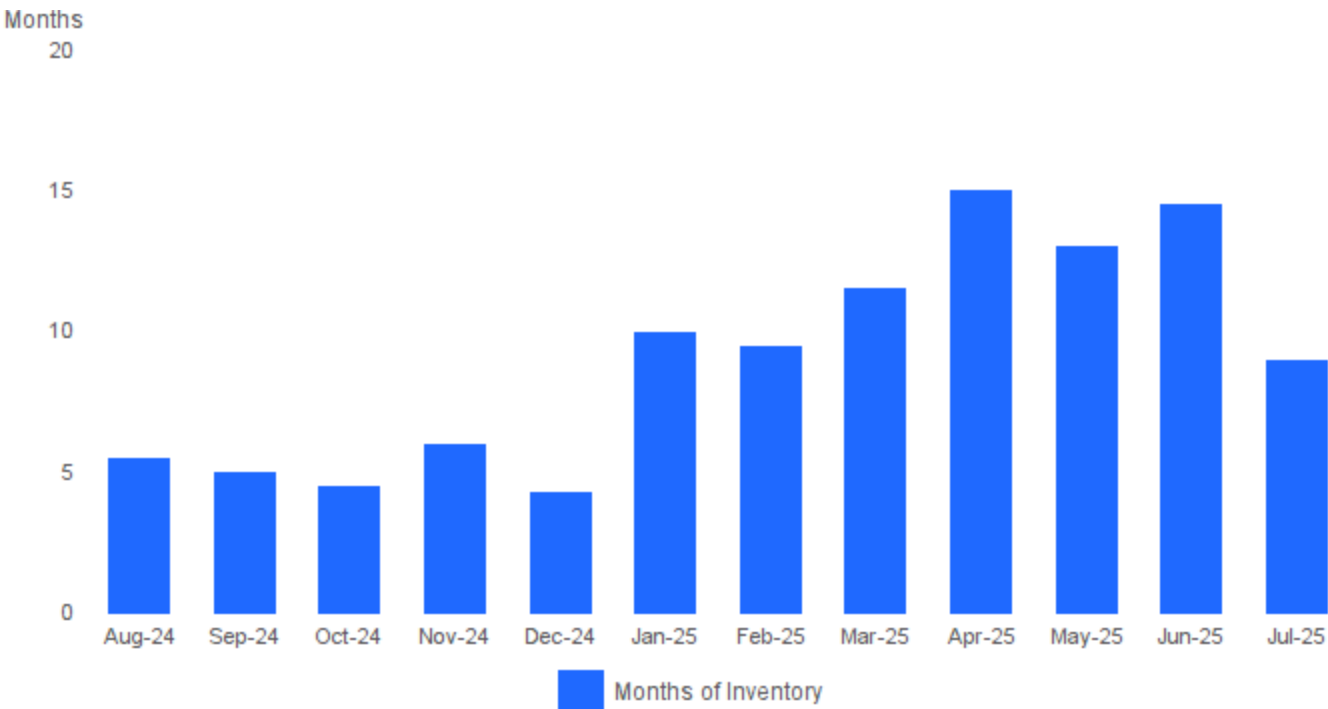
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 2025 | Condo/Townhouse ?

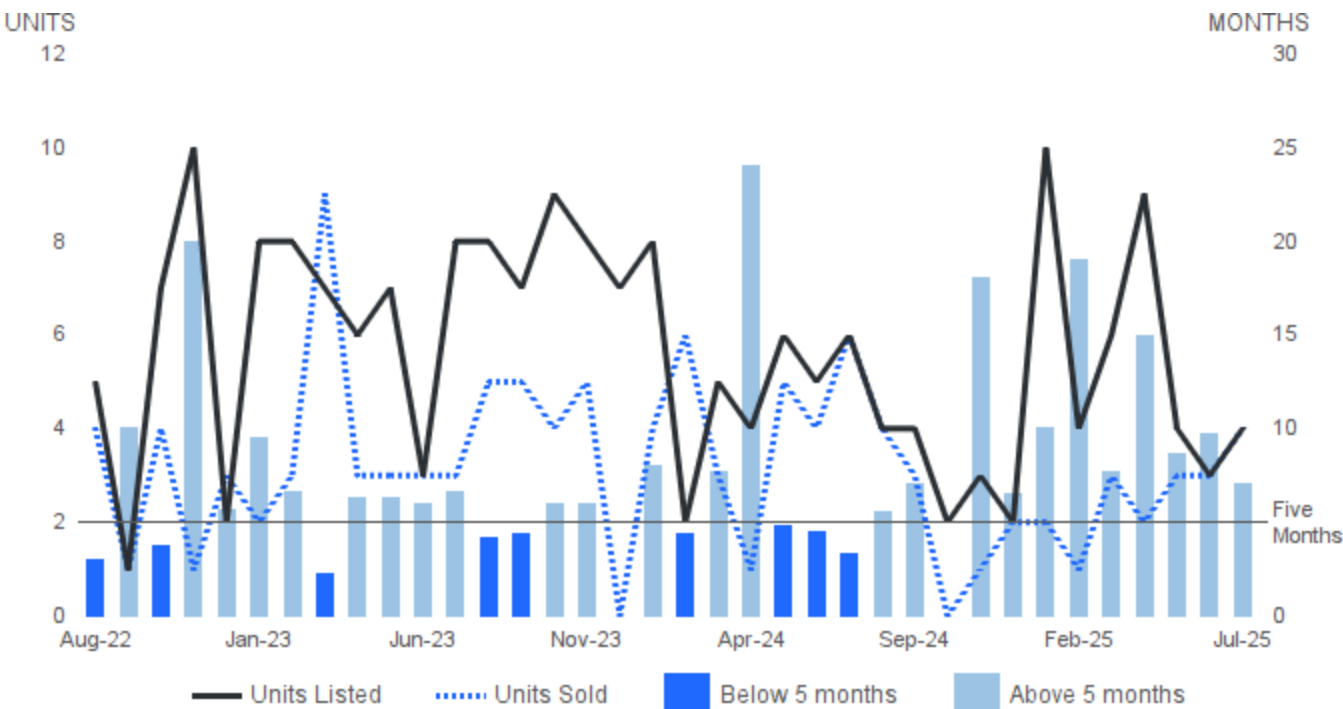
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

July 2025 | Condo/Townhouse ?

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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