



# AREA REPORT

BRADENTON

JULY 2025 | SINGLE FAMILY HOMES



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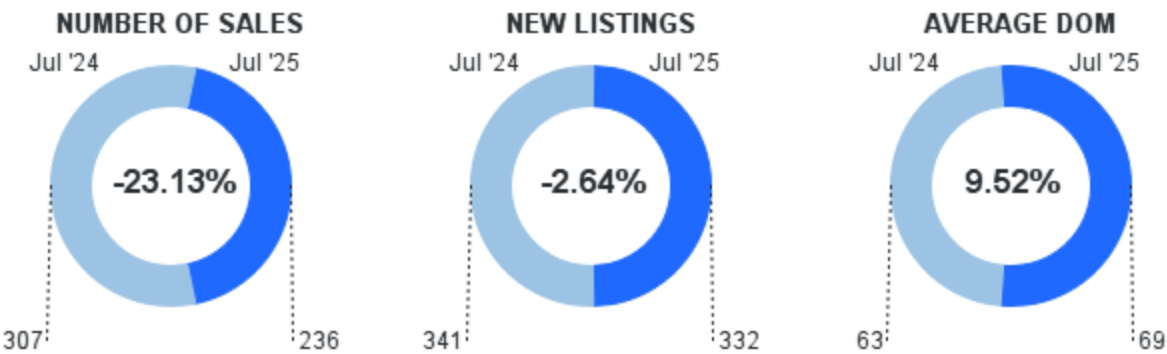


**COLDWELL BANKER**  
REALTY

**BRADENTON | July 2025**

**REAL ESTATE SNAPSHOT - Change since this time last year**

**Single Family Homes**



**-3.27%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-3.03%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-1.02%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**-1.57%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

■ Jul '24    ■ Jul '25

# AREA REPORT

BRADENTON

## FULL MARKET SUMMARY

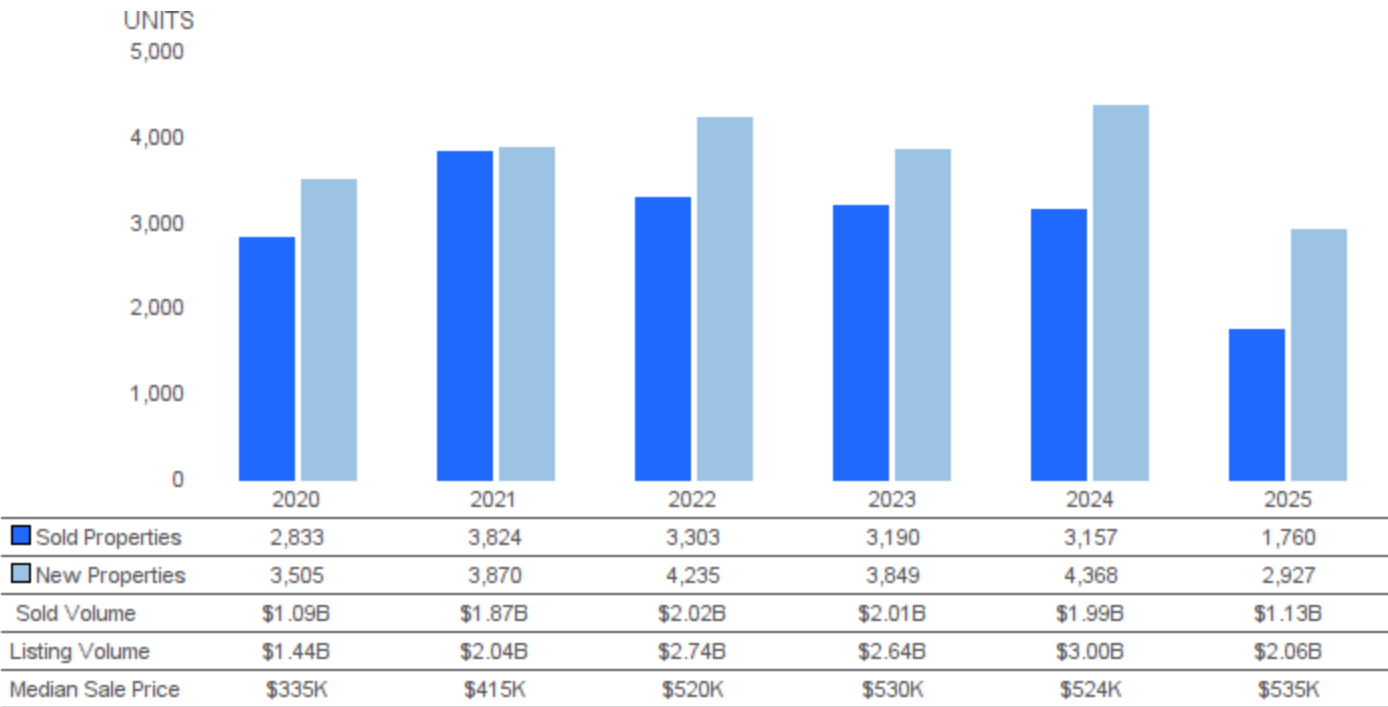
July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	332	341	-2.64% ⬇️	2927	2872	1.92% ⬆️
Sold Listings	236	307	-23.13% ⬇️	1760	1986	-11.38% ⬇️
Median List Price (Solds)	\$539,450	\$545,000	-1.02% ⬇️	\$549,250	\$534,065	2.84% ⬆️
Median Sold Price	\$517,500	\$534,990	-3.27% ⬇️	\$535,000	\$524,450	2.01% ⬆️
Median Days on Market	51	40	27.5% ⬆️	40	36	11.11% ⬆️
Average List Price (Solds)	\$660,781	\$671,341	-1.57% ⬇️	\$671,737	\$650,255	3.3% ⬆️
Average Sold Price	\$630,733	\$650,413	-3.03% ⬇️	\$644,489	\$631,844	2% ⬆️
Average Days on Market	69	63	9.52% ⬆️	65	58	12.07% ⬆️
List/Sold Price Ratio	96.5%	97.5%	-1.01% ⬇️	96.7%	97.6%	-0.97% ⬇️

## SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

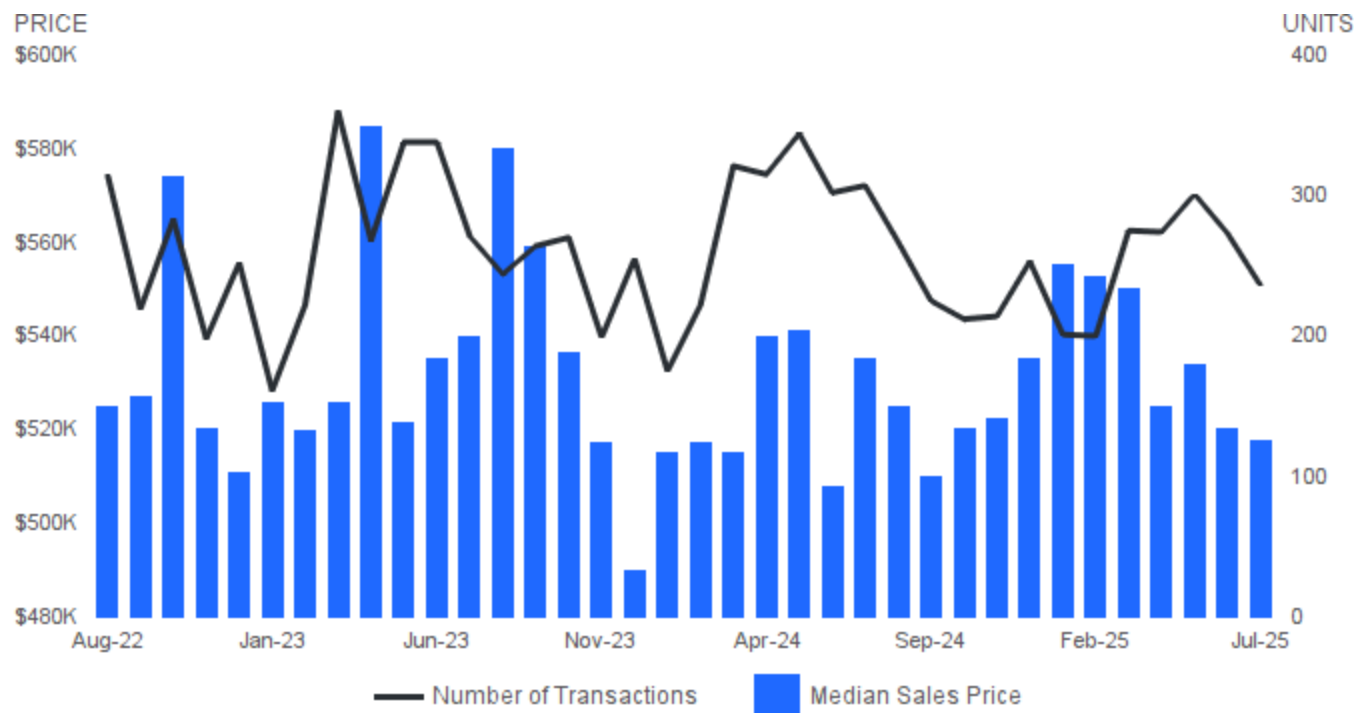
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

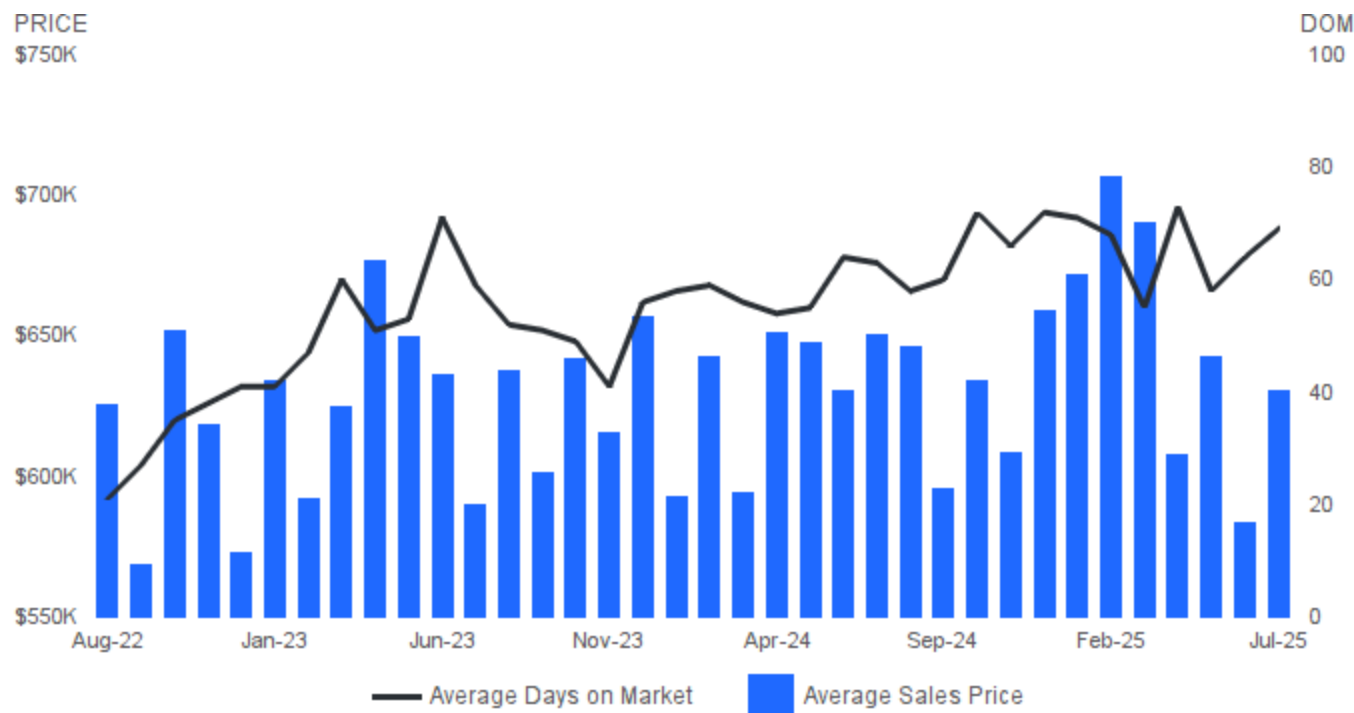
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



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.

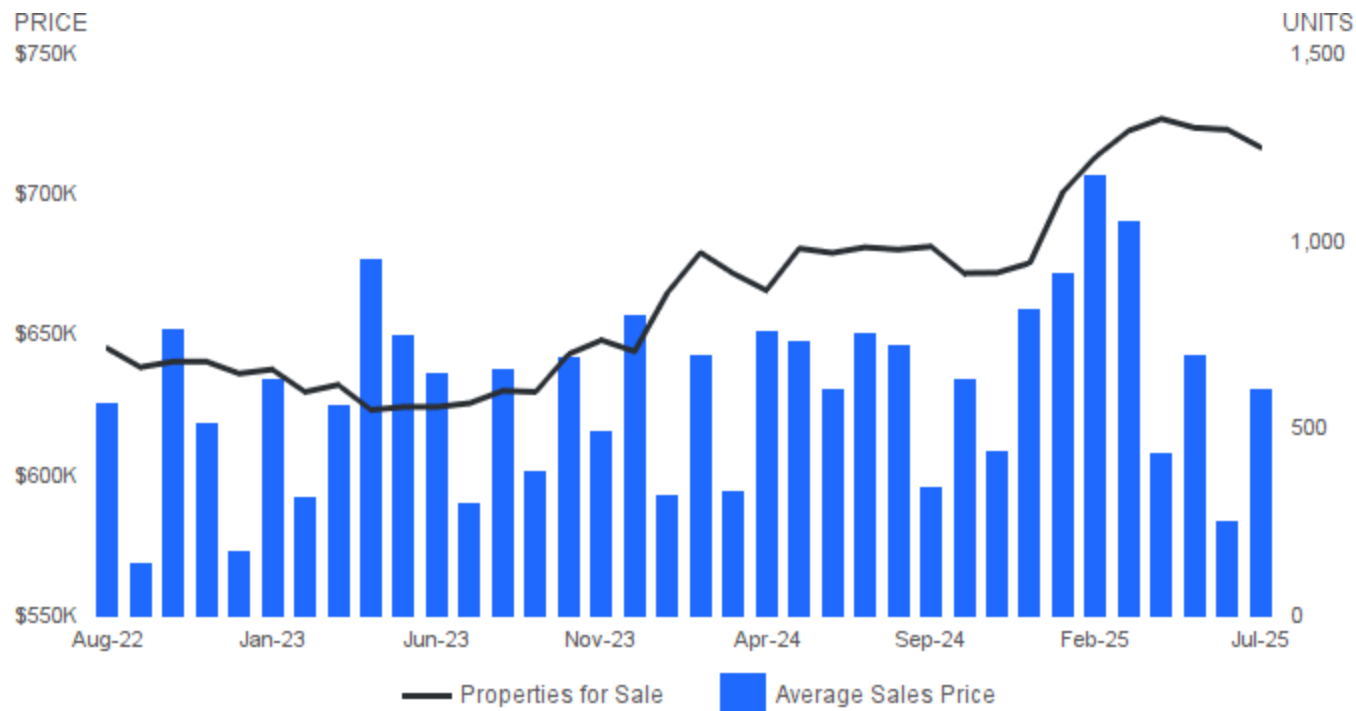


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Single Family Homes ?

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

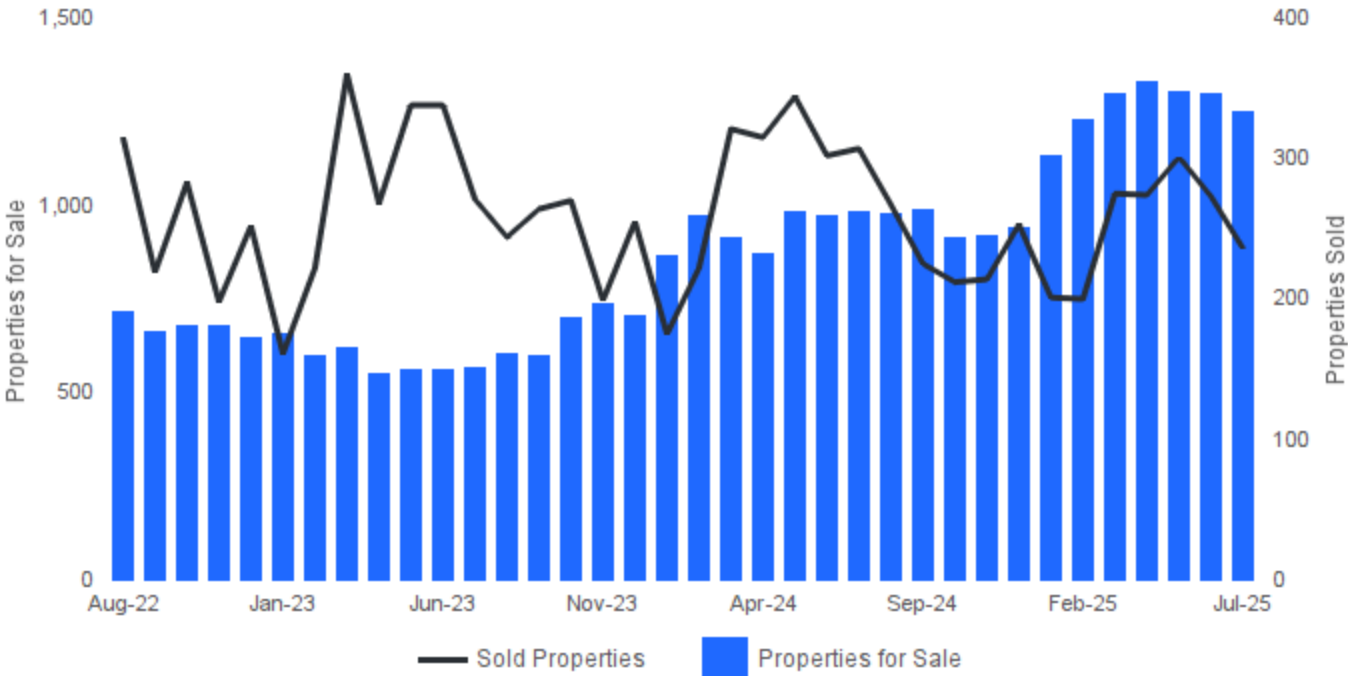
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family Homes ?

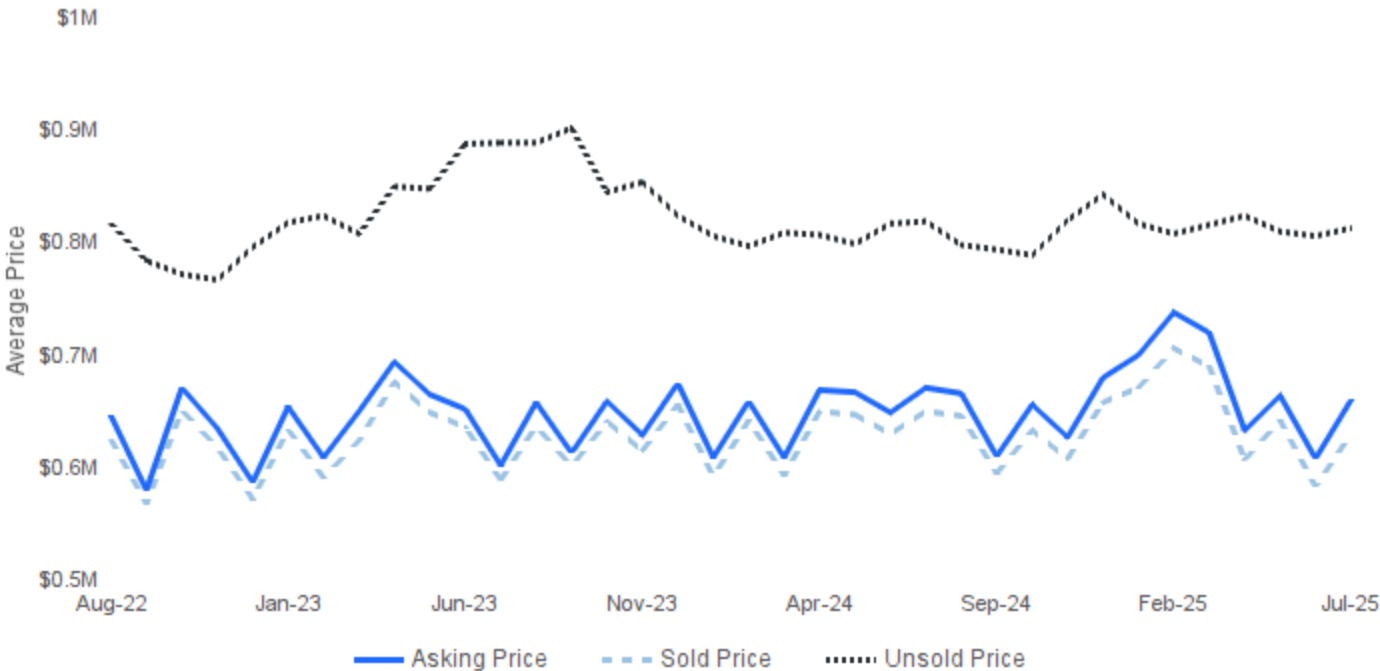
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family Homes ?

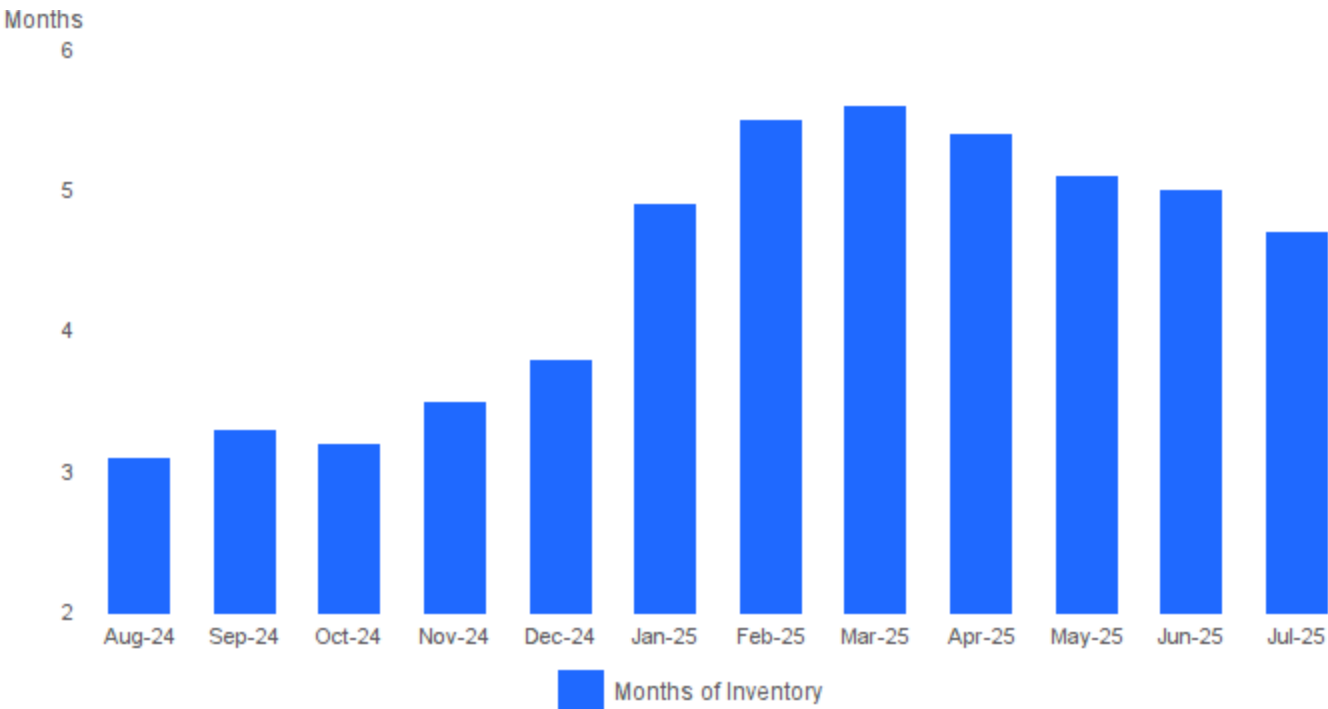
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



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.



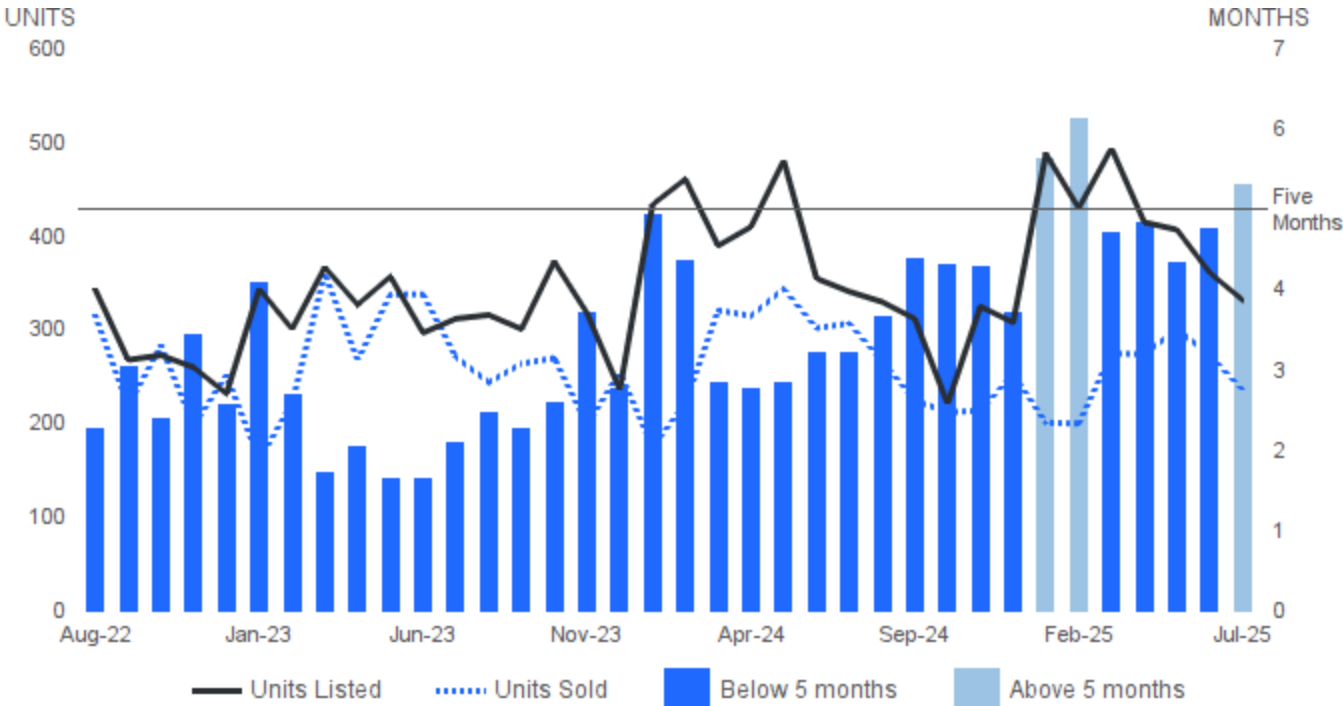
MONTHS SUPPLY OF INVENTORY

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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