



AREA REPORT

SARASOTA

JULY 2025 | SINGLE FAMILY HOMES



ALISON KANTER

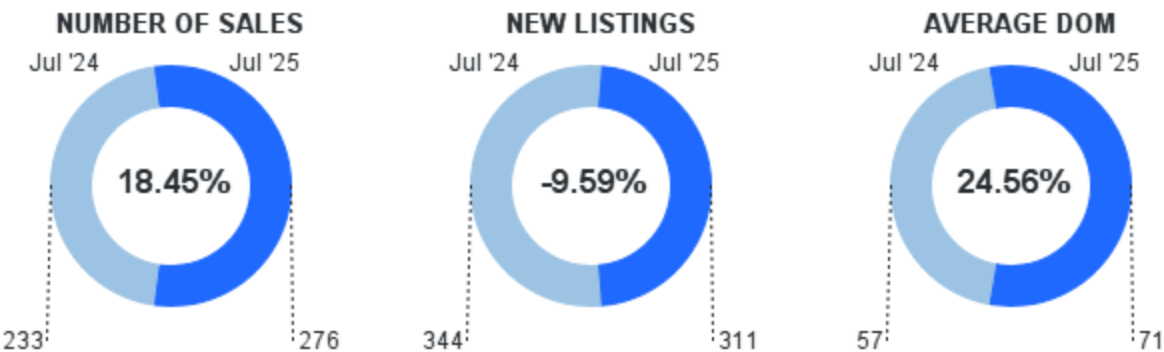
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COLDWELL BANKER
REALTY

SARASOTA | July 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family Homes



8.24% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-0.04% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

9.05% 
**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-0.05% 
**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Jul '24  Jul '25

AREA
REPORT
SARASOTA

FULL MARKET SUMMARY

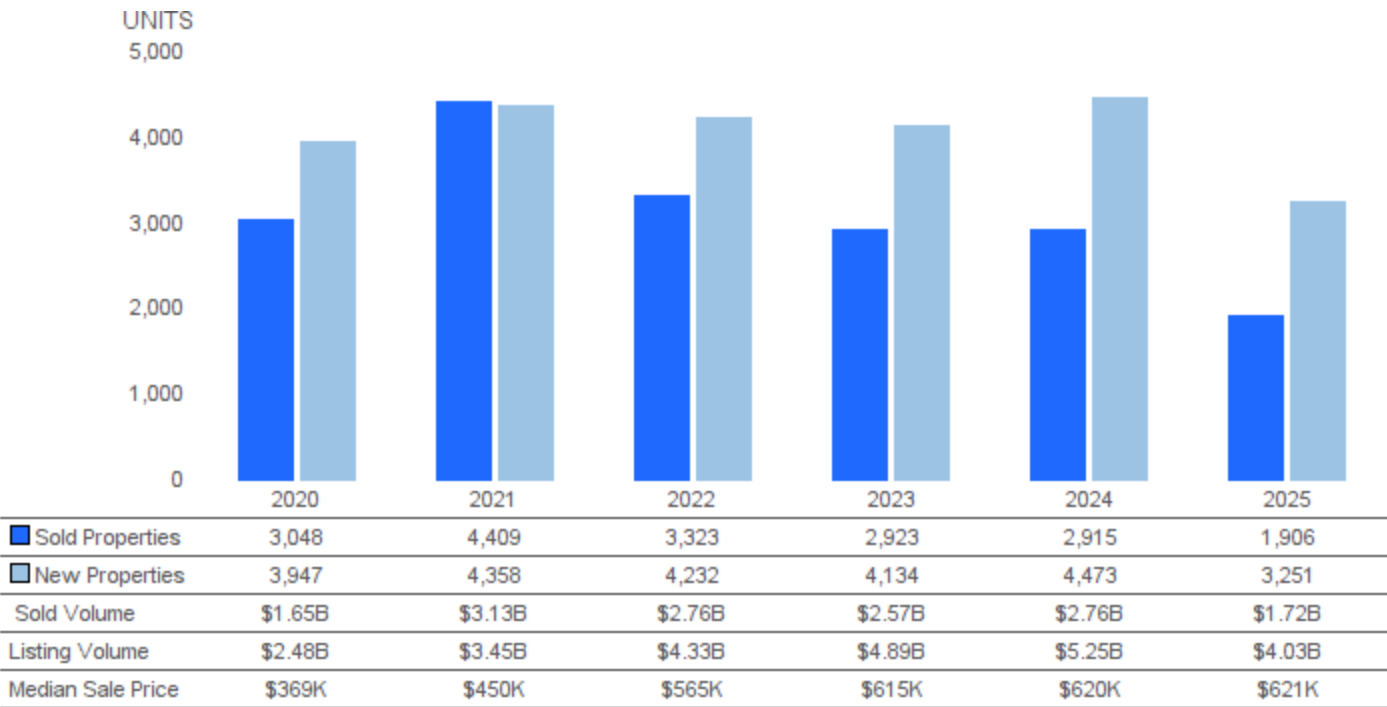
July 2025 | Single Family Homes ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|-----------|-----------|--------------|-------------|-----------|
| | July 2025 | July 2024 | % Change | YTD 2025 | YTD 2024 | % Change |
| New Listings | 311 | 344 | -9.59% ⬇️ | 3251 | 2825 | 15.08% ⬆️ |
| Sold Listings | 276 | 233 | 18.45% ⬆️ | 1906 | 1886 | 1.06% ⬆️ |
| Median List Price (Solds) | \$675,000 | \$619,000 | 9.05% ⬆️ | \$649,000 | \$649,000 | 0% |
| Median Sold Price | \$644,000 | \$595,000 | 8.24% ⬆️ | \$621,250 | \$616,103 | 0.84% ⬆️ |
| Median Days on Market | 48 | 38 | 26.32% ⬆️ | 34 | 32 | 6.25% ⬆️ |
| Average List Price (Solds) | \$883,578 | \$884,013 | -0.05% ⬆️ | \$955,068 | \$1,019,984 | -6.36% ⬆️ |
| Average Sold Price | \$830,715 | \$831,044 | -0.04% ⬆️ | \$902,450 | \$967,887 | -6.76% ⬆️ |
| Average Days on Market | 71 | 57 | 24.56% ⬆️ | 62 | 53 | 16.98% ⬆️ |
| List/Sold Price Ratio | 95% | 95.3% | -0.28% ⬆️ | 95.6% | 96.1% | -0.45% ⬆️ |

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

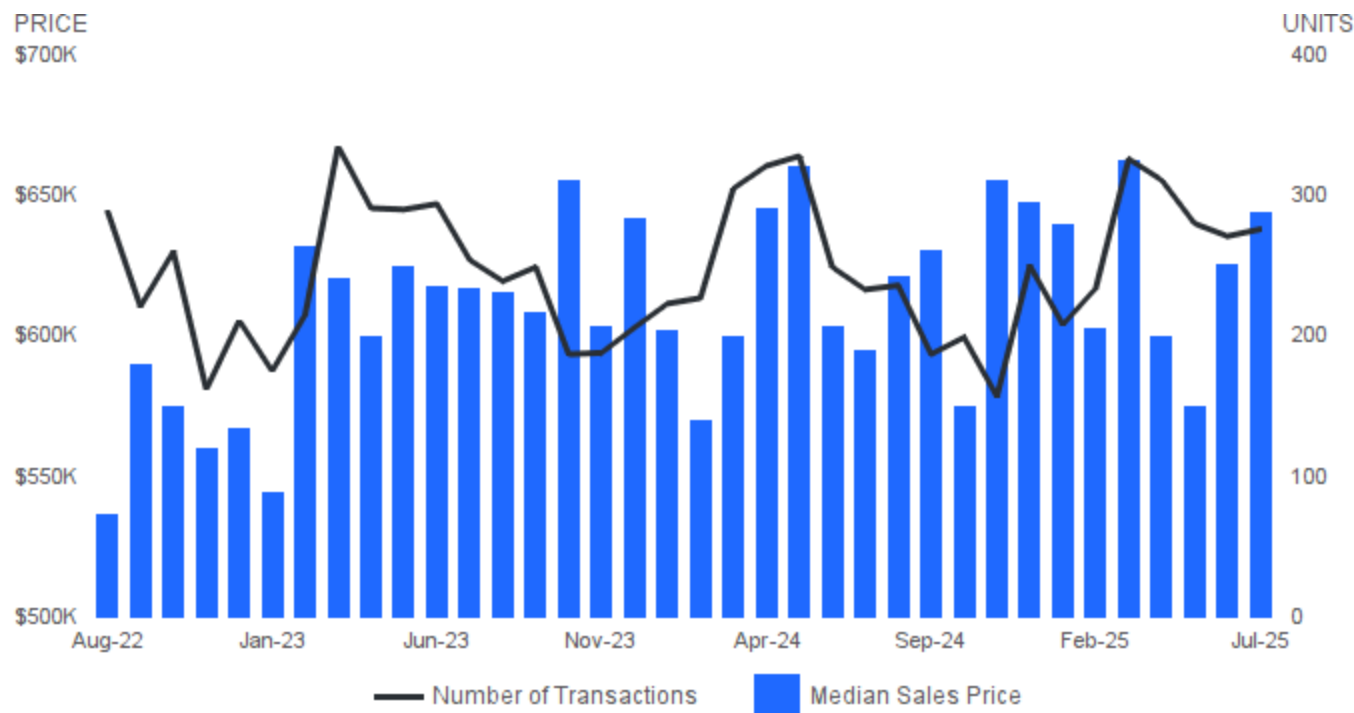
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



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 ?

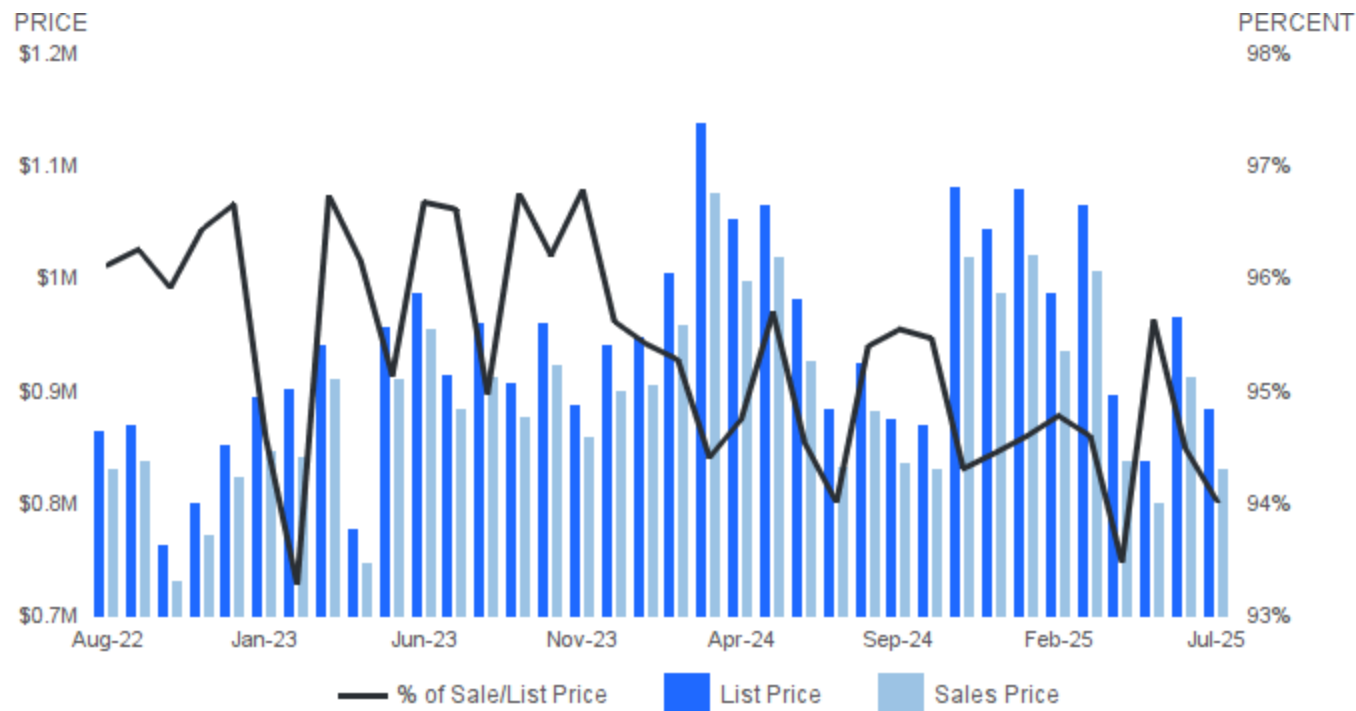
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

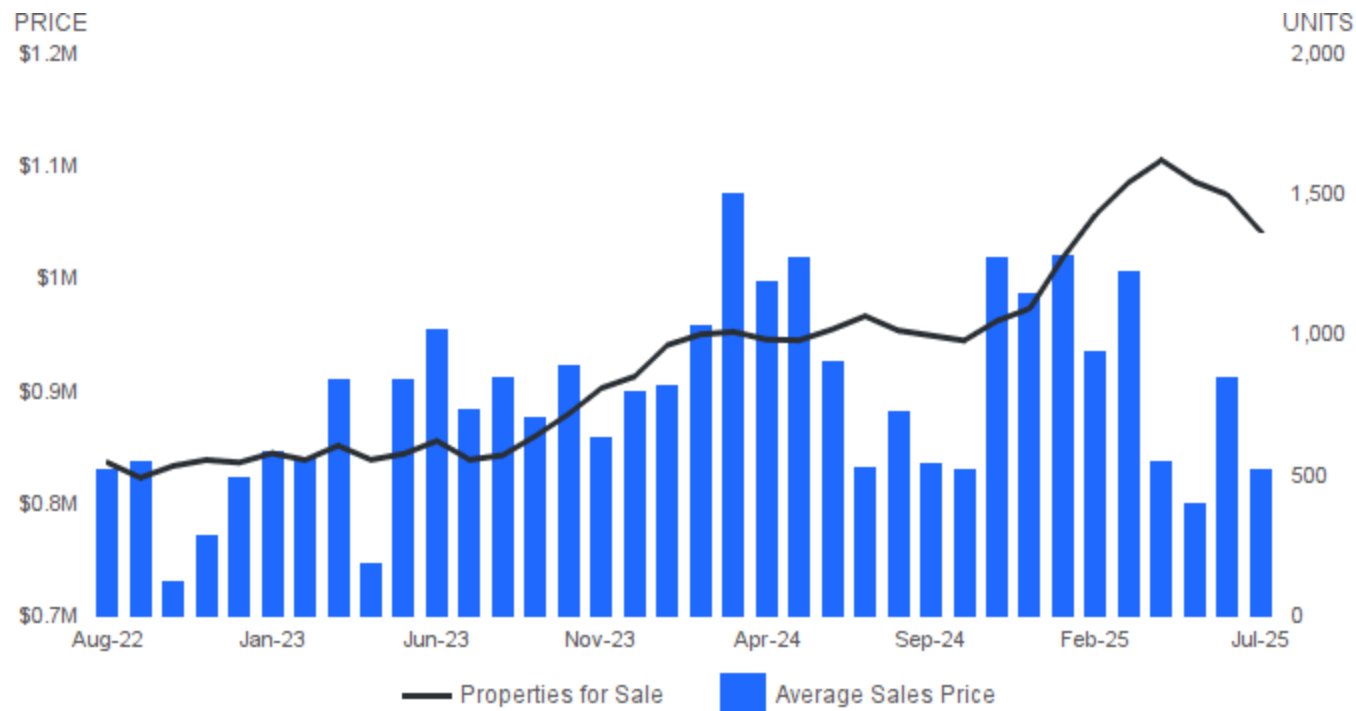


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Single Family Homes ?

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

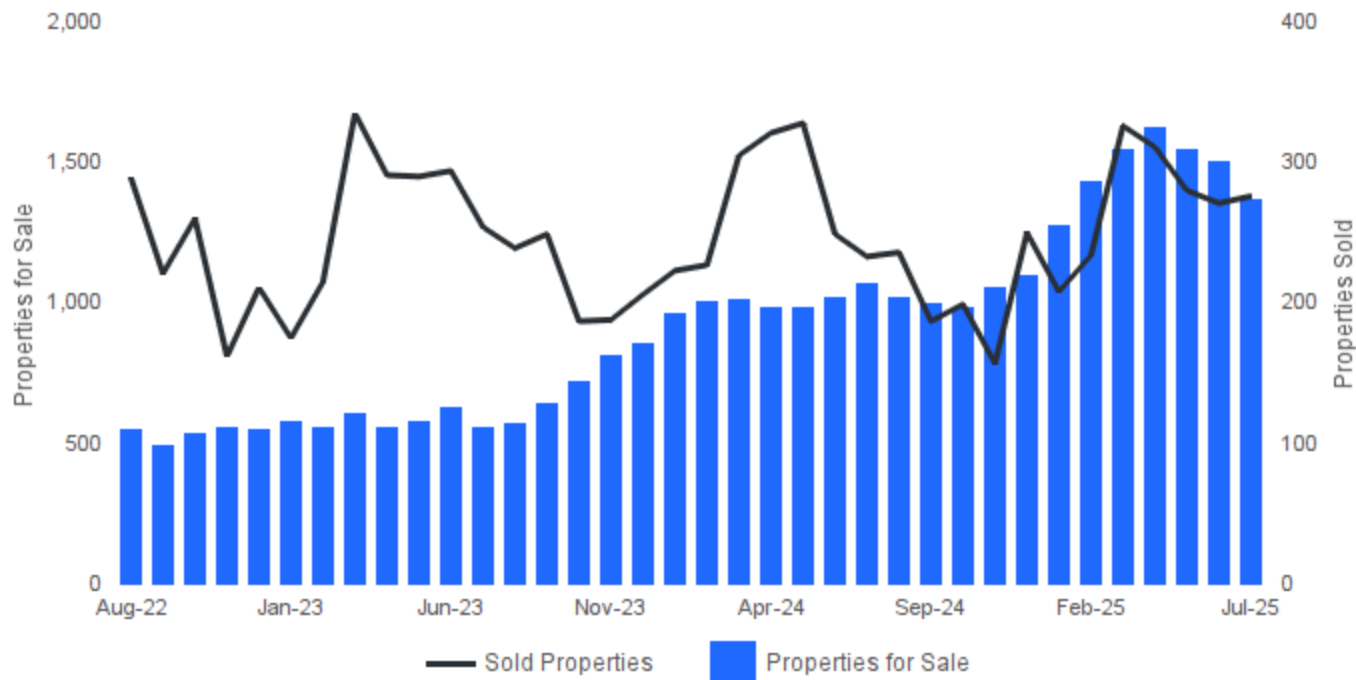
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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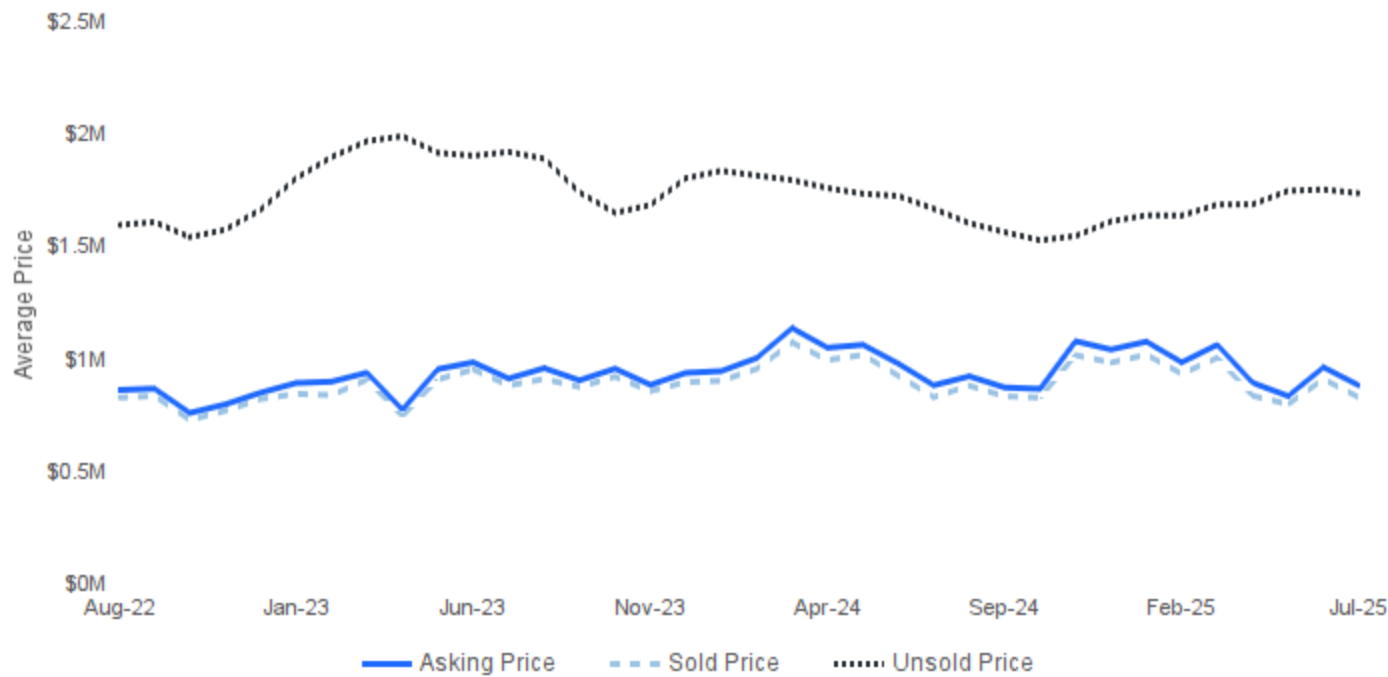
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family Homes ?

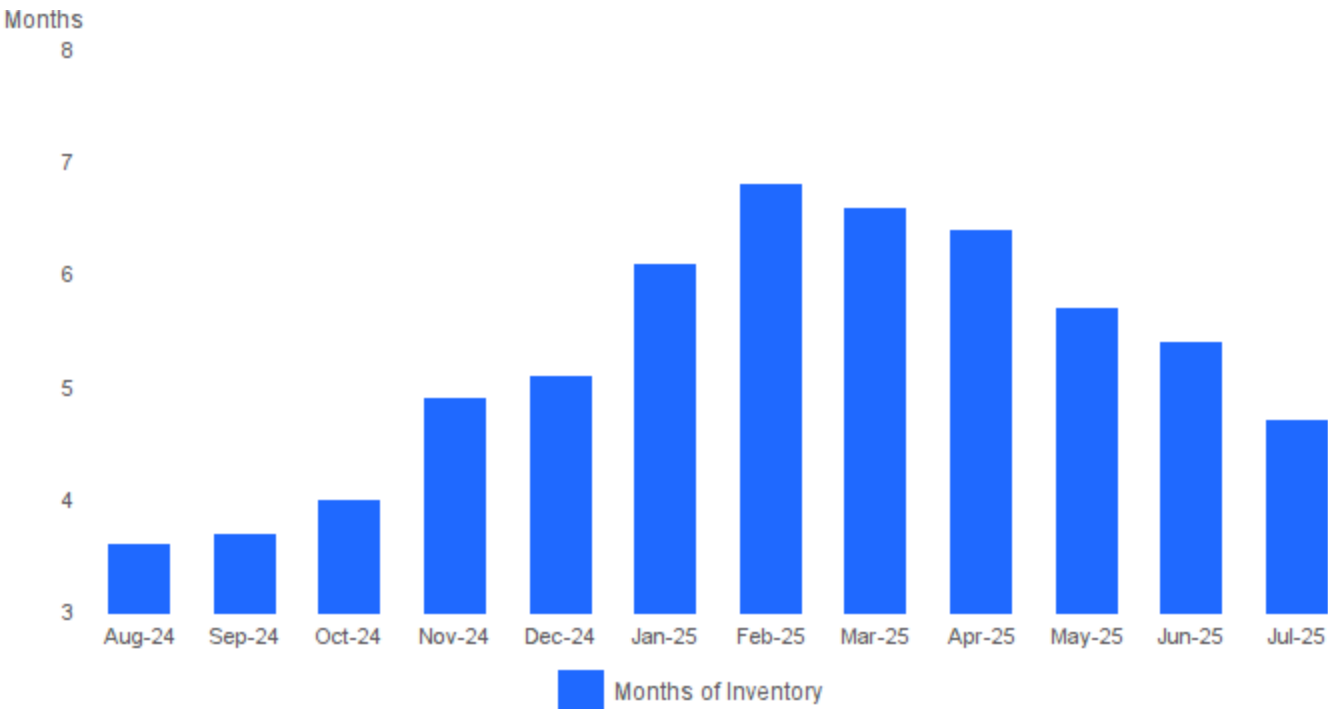
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



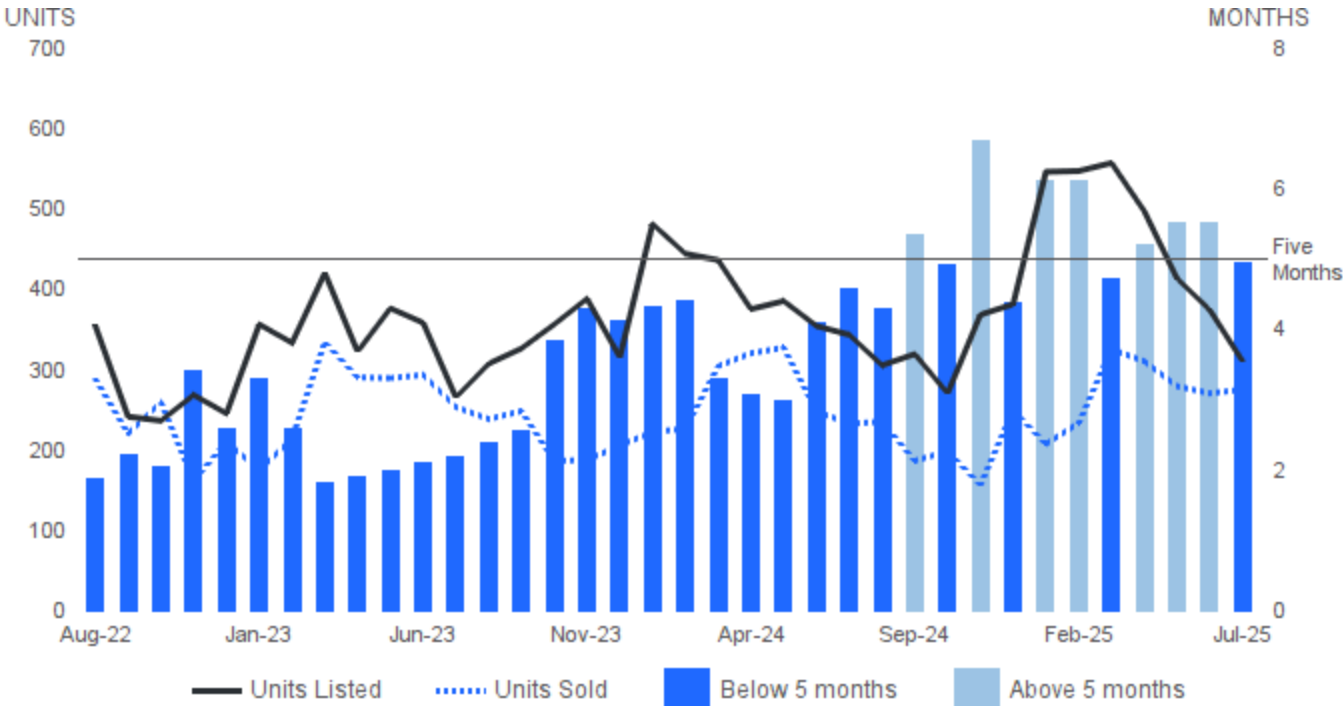
MONTHS SUPPLY OF INVENTORY

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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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