



AREA REPORT

LAKEWOOD RANCH

JULY 2025 | CONDO/TOWNHOUSE



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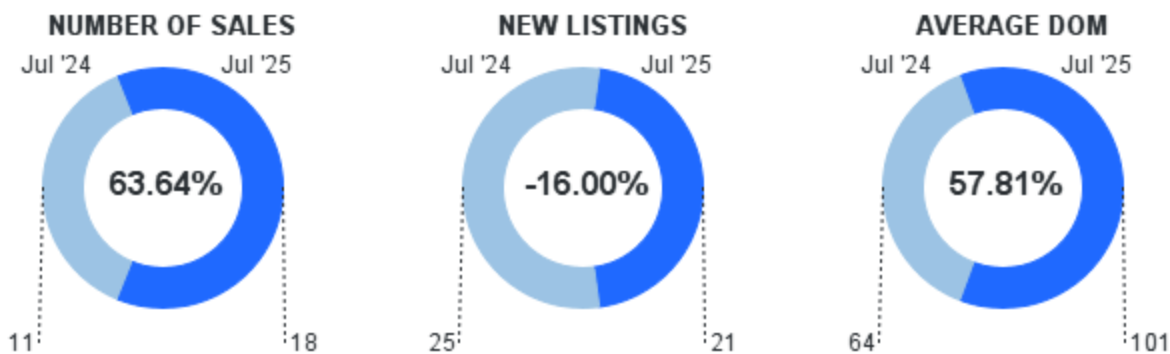


COLDWELL BANKER
REALTY

LAKEWOOD RANCH | July 2025


REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



22.15% 


MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-8.76% 

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

22.15% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

-8.13% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

 Jul '24  Jul '25

AREA
REPORT
LAKEWOOD RANCH

FULL MARKET SUMMARY

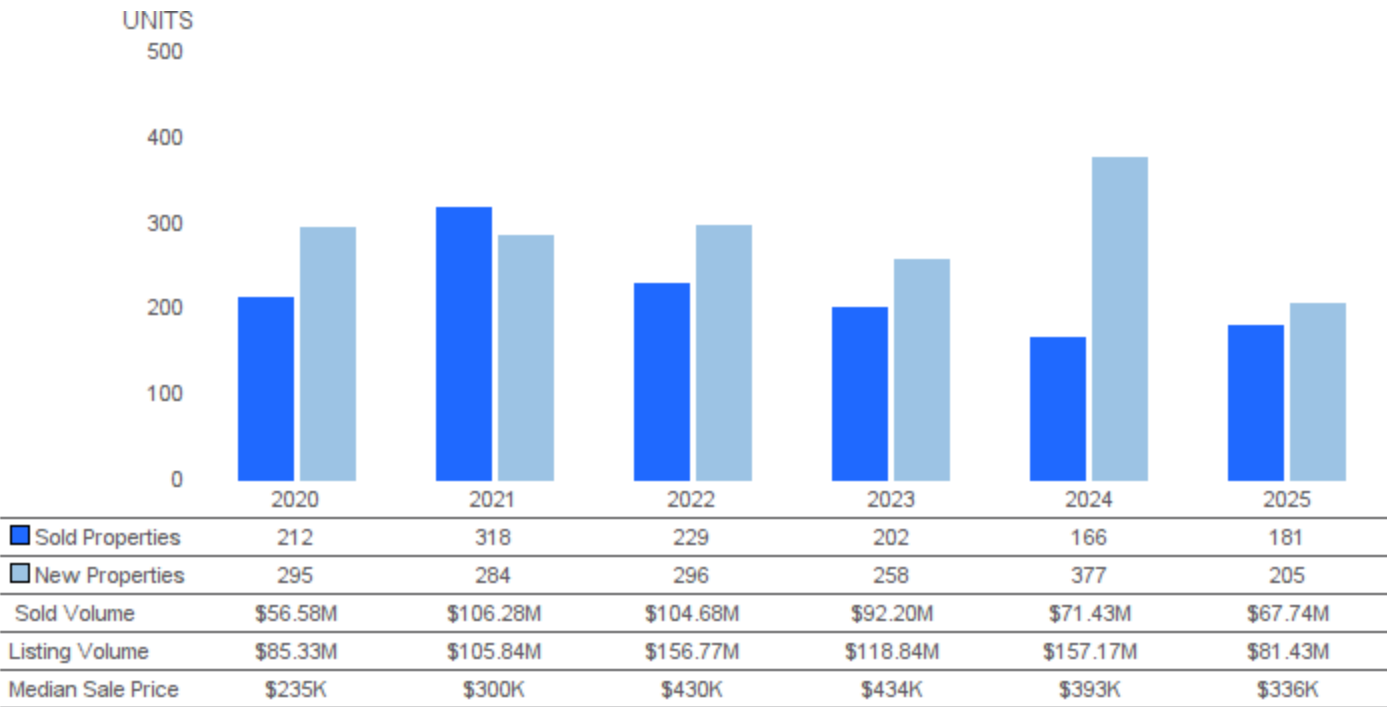
July 2025 | Condo/Townhouse ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	25	-16% ↓	205	206	-0.49% ↓
Sold Listings	18	11	63.64% ↑	181	110	64.55% ↑
Median List Price (Solds)	\$385,990	\$315,990	22.15% ↑	\$341,990	\$429,950	-20.46% ↓
Median Sold Price	\$385,990	\$315,990	22.15% ↑	\$336,000	\$423,750	-20.71% ↓
Median Days on Market	82	47	74.47% ↑	78	37	110.81% ↑
Average List Price (Solds)	\$408,786	\$444,947	-8.13% ↓	\$386,831	\$449,659	-13.97% ↓
Average Sold Price	\$396,991	\$435,129	-8.76% ↓	\$374,266	\$437,670	-14.49% ↓
Average Days on Market	101	64	57.81% ↑	106	61	73.77% ↑
List/Sold Price Ratio	97.2%	97.8%	-0.61% ↓	96.8%	97.3%	-0.58% ↓

SOLD AND NEW PROPERTIES (UNITS)

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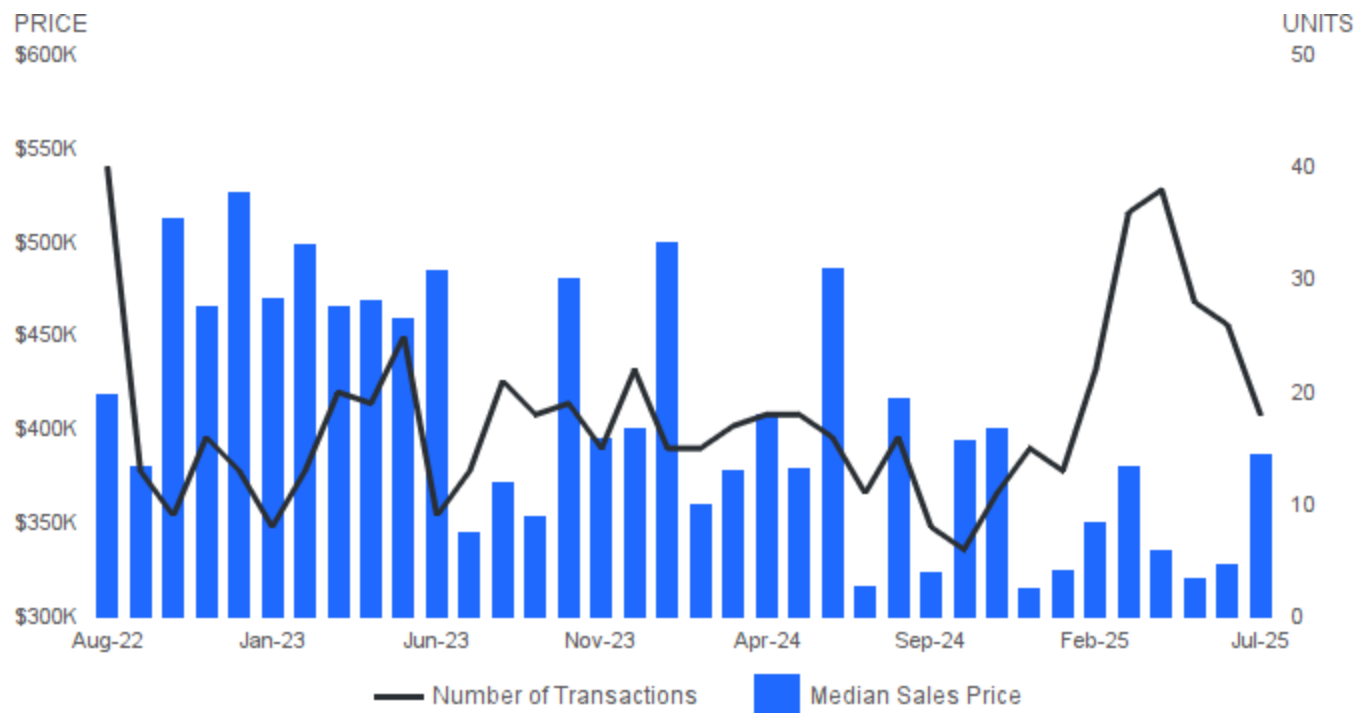
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

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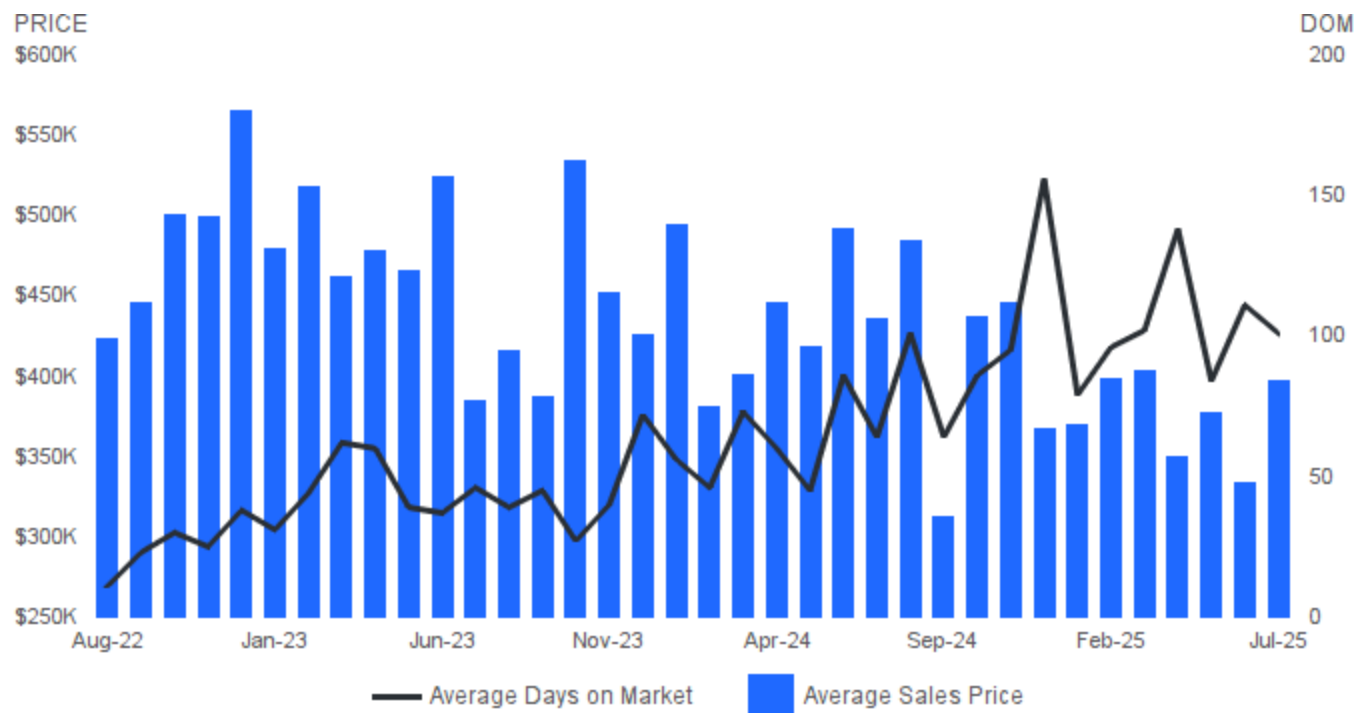
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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

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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.

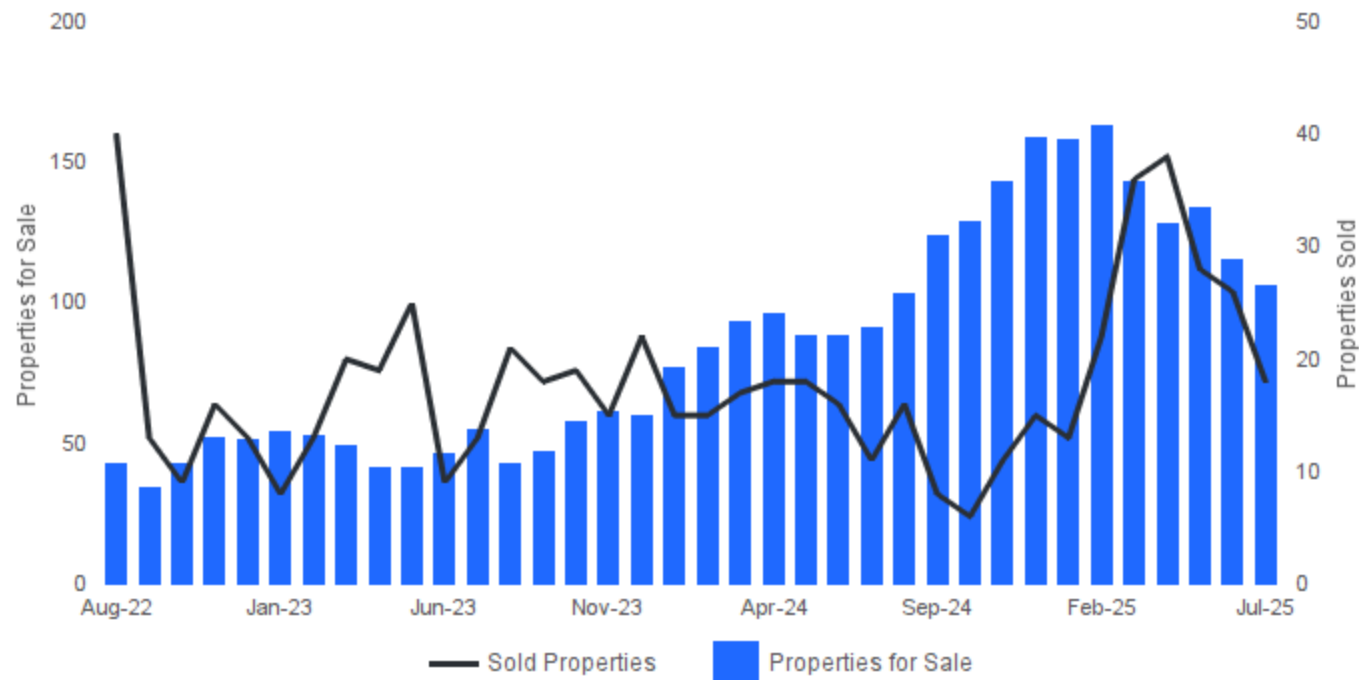
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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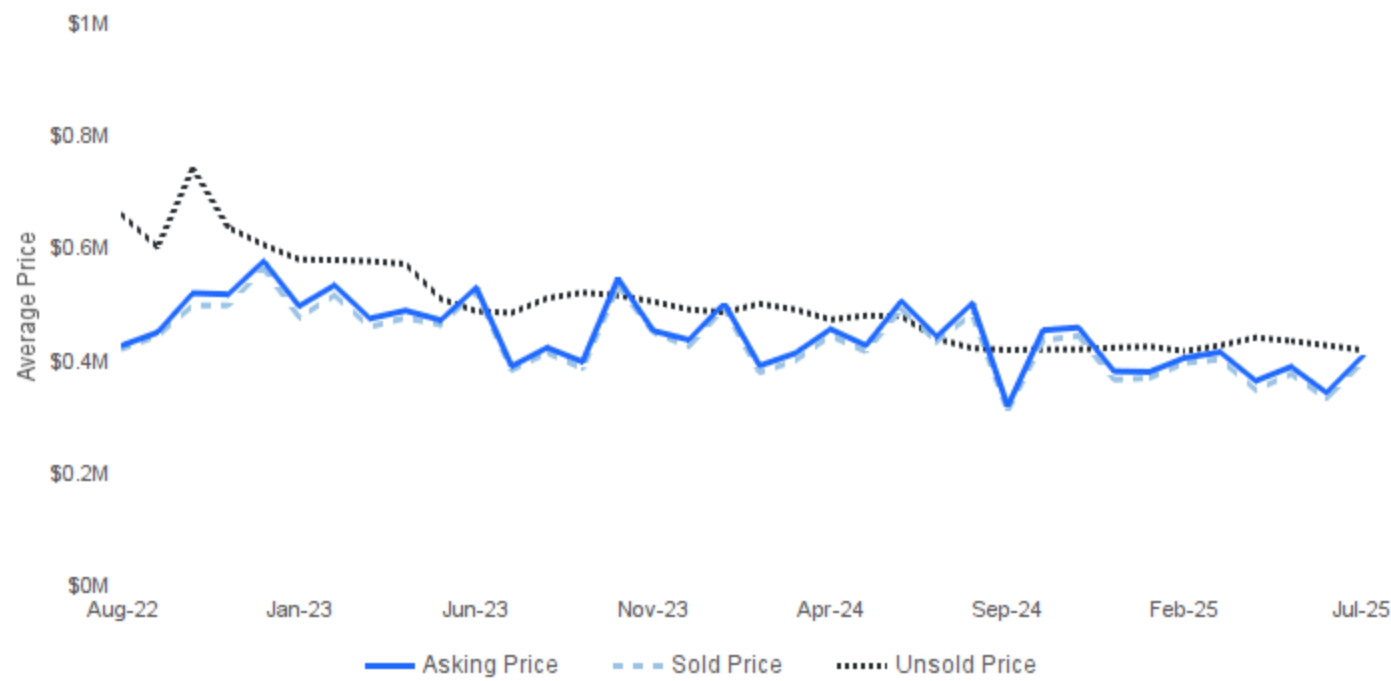
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

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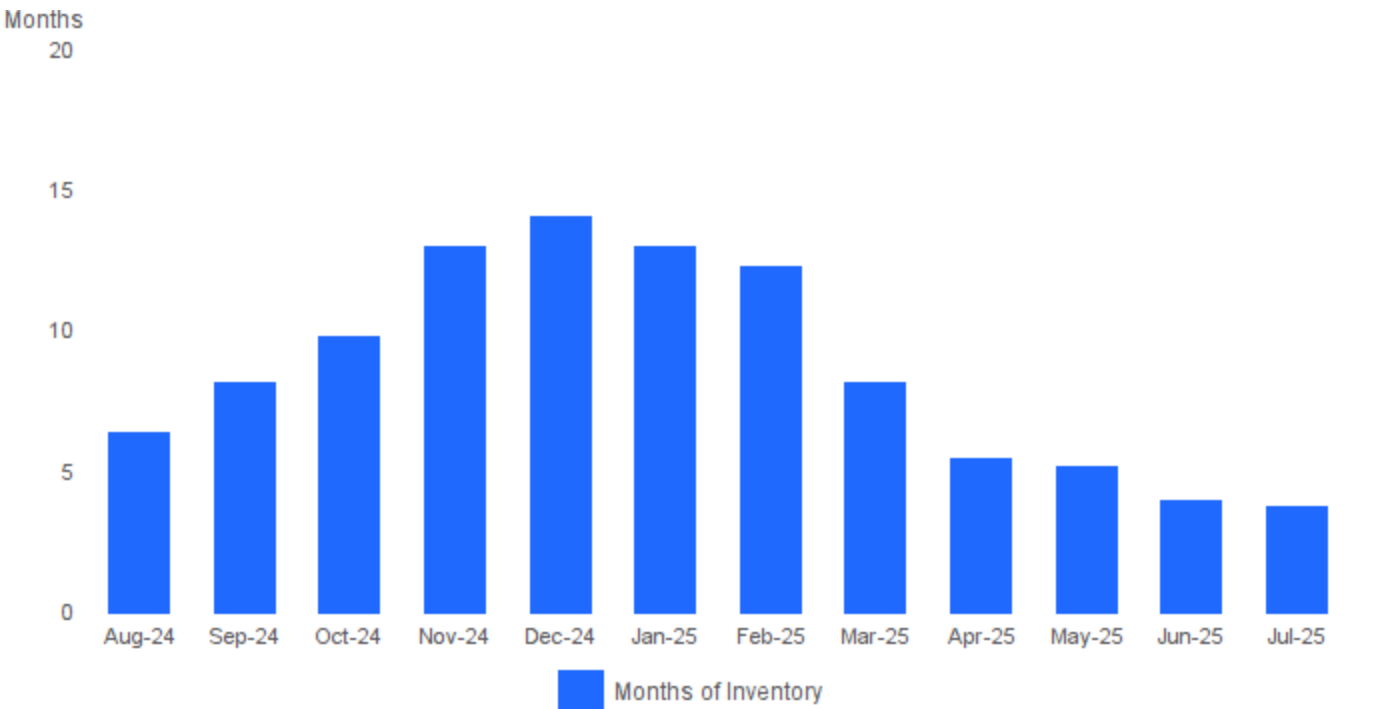
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



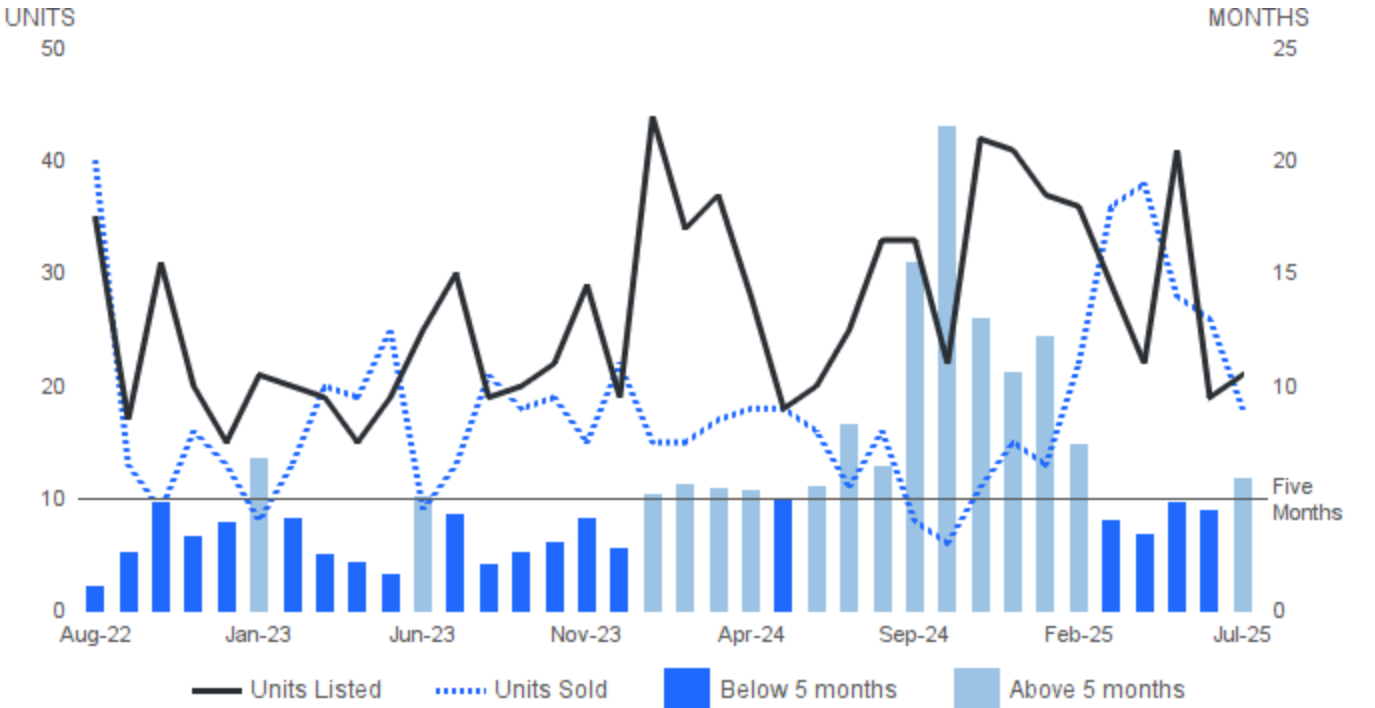
MONTHS SUPPLY OF INVENTORY

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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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