



# AREA REPORT

LAKEWOOD RANCH

JULY 2025 | SINGLE FAMILY HOMES



**ALISON KANTER**

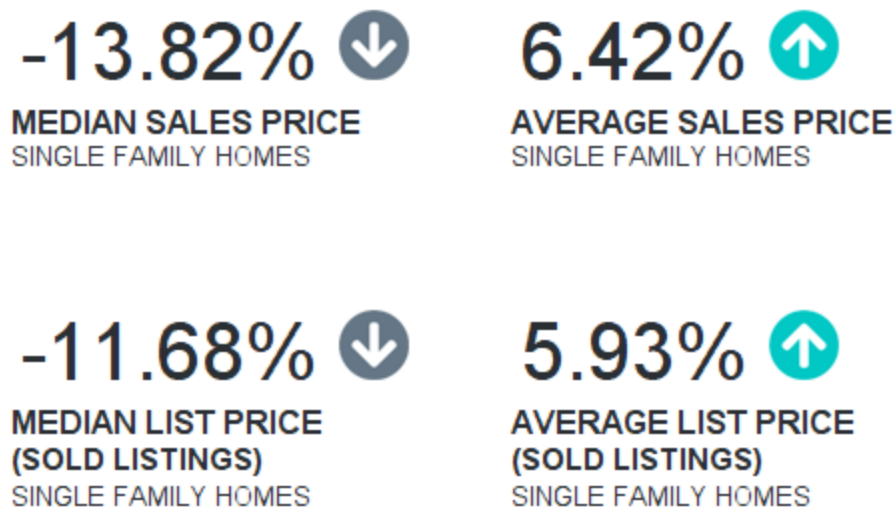
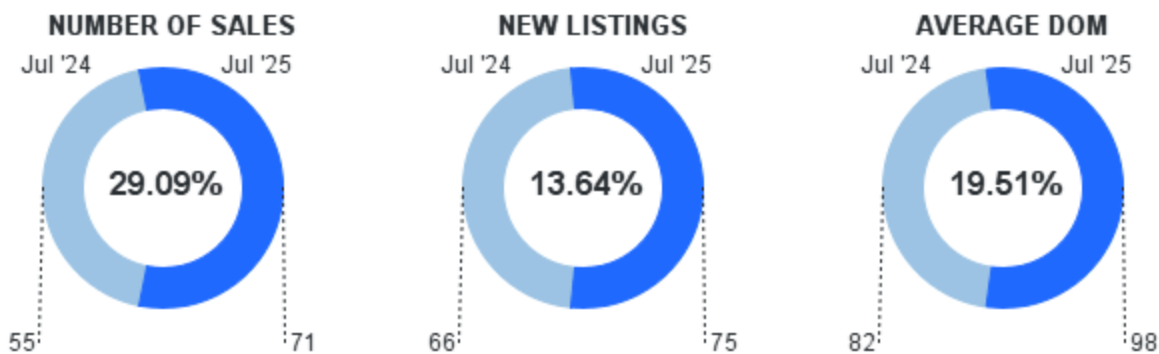
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**COLDWELL BANKER**  
**REALTY**

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



Jul '24      Jul '25

AREA  
REPORT  
LAKEWOOD RANCH

FULL MARKET SUMMARY

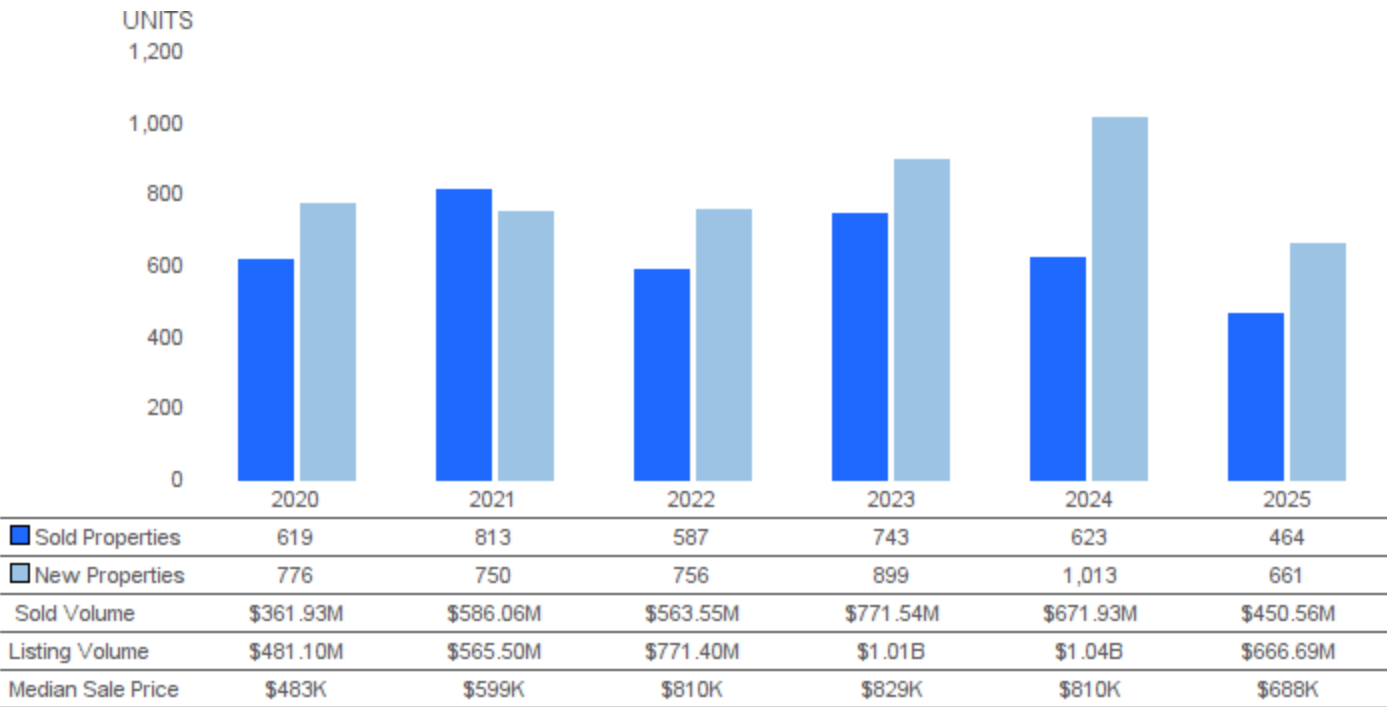
July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	75	66	13.64% ↑	661	620	6.61% ↑
Sold Listings	71	55	29.09% ↑	464	394	17.77% ↑
Median List Price (Solds)	\$680,000	\$769,900	-11.68% ↓	\$699,995	\$836,000	-16.27% ↓
Median Sold Price	\$655,000	\$760,000	-13.82% ↓	\$687,500	\$811,000	-15.23% ↓
Median Days on Market	92	77	19.48% ↑	81	39	107.69% ↑
Average List Price (Solds)	\$986,860	\$931,638	5.93% ↑	\$1,018,745	\$1,099,934	-7.38% ↓
Average Sold Price	\$947,849	\$890,709	6.42% ↑	\$971,033	\$1,056,816	-8.12% ↓
Average Days on Market	98	82	19.51% ↑	97	59	64.41% ↑
List/Sold Price Ratio	96.5%	96.6%	-0.05% ↓	96.2%	96.9%	-0.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

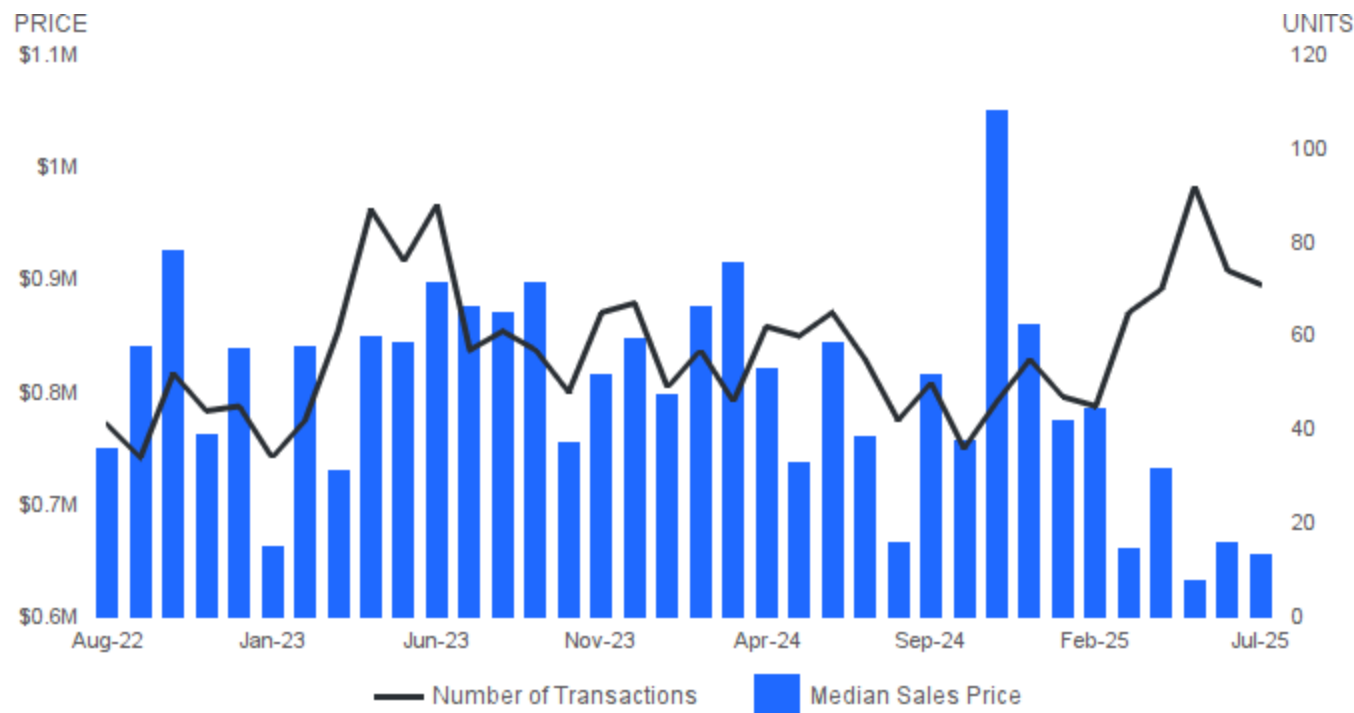
Sold Properties | Number of properties sold during the year  
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

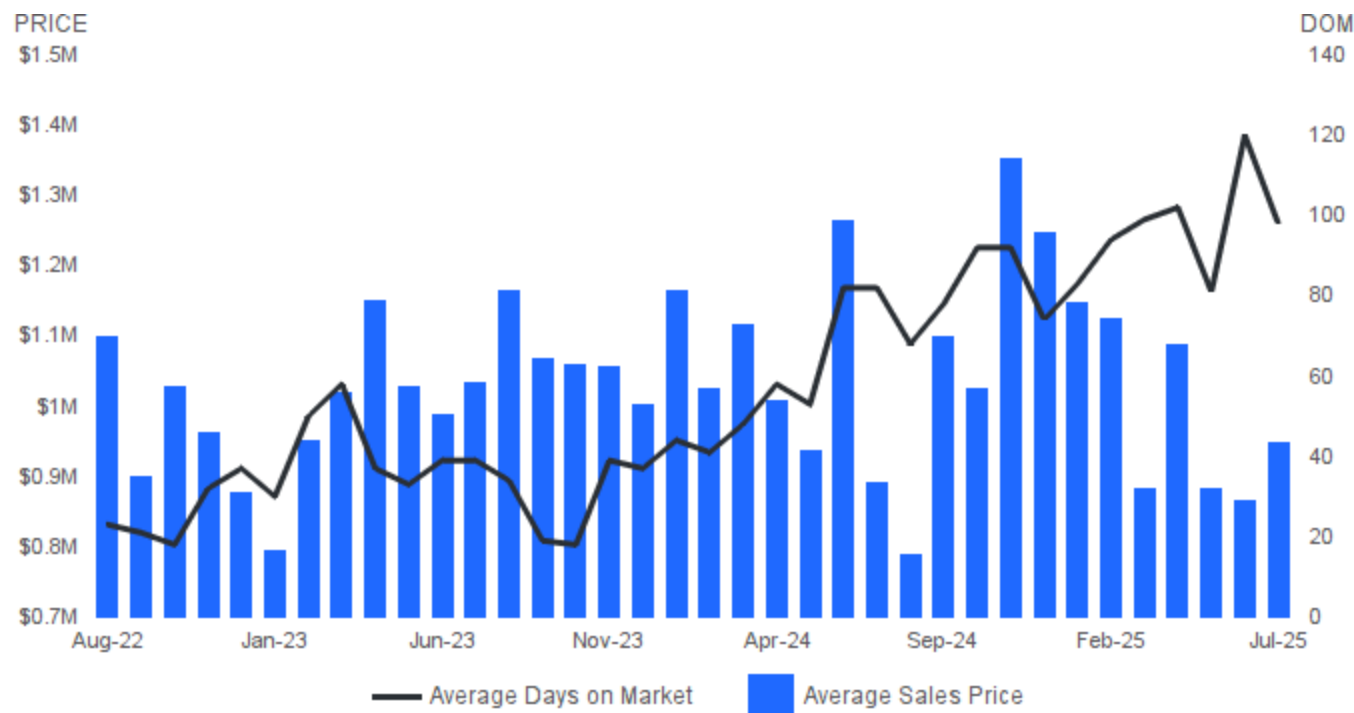
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



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.

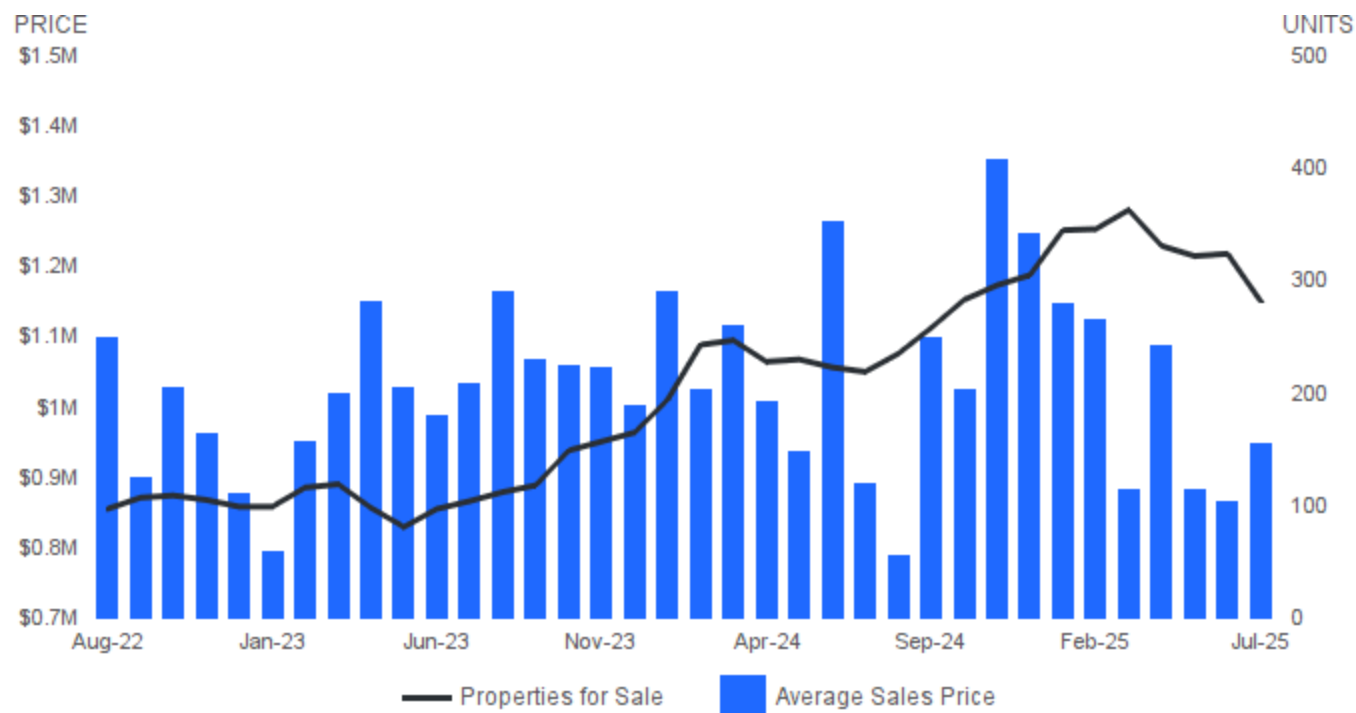


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Single Family Homes ?

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

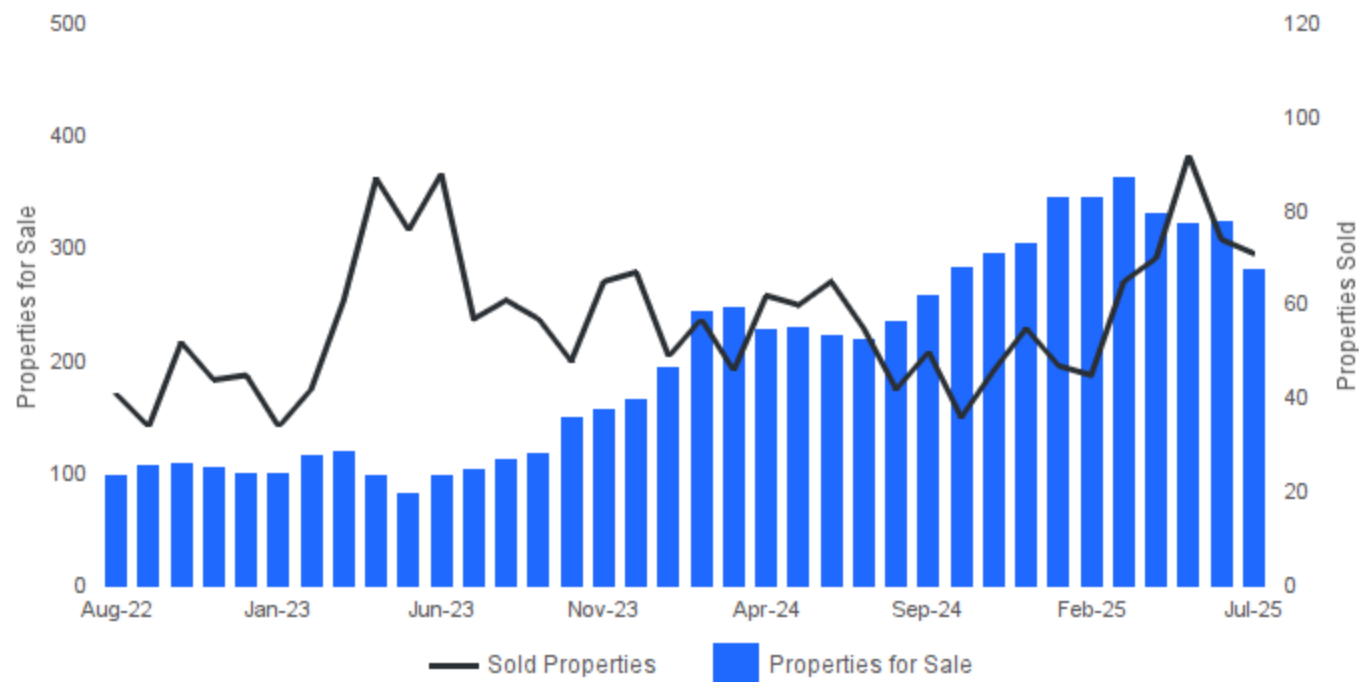
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family Homes ?

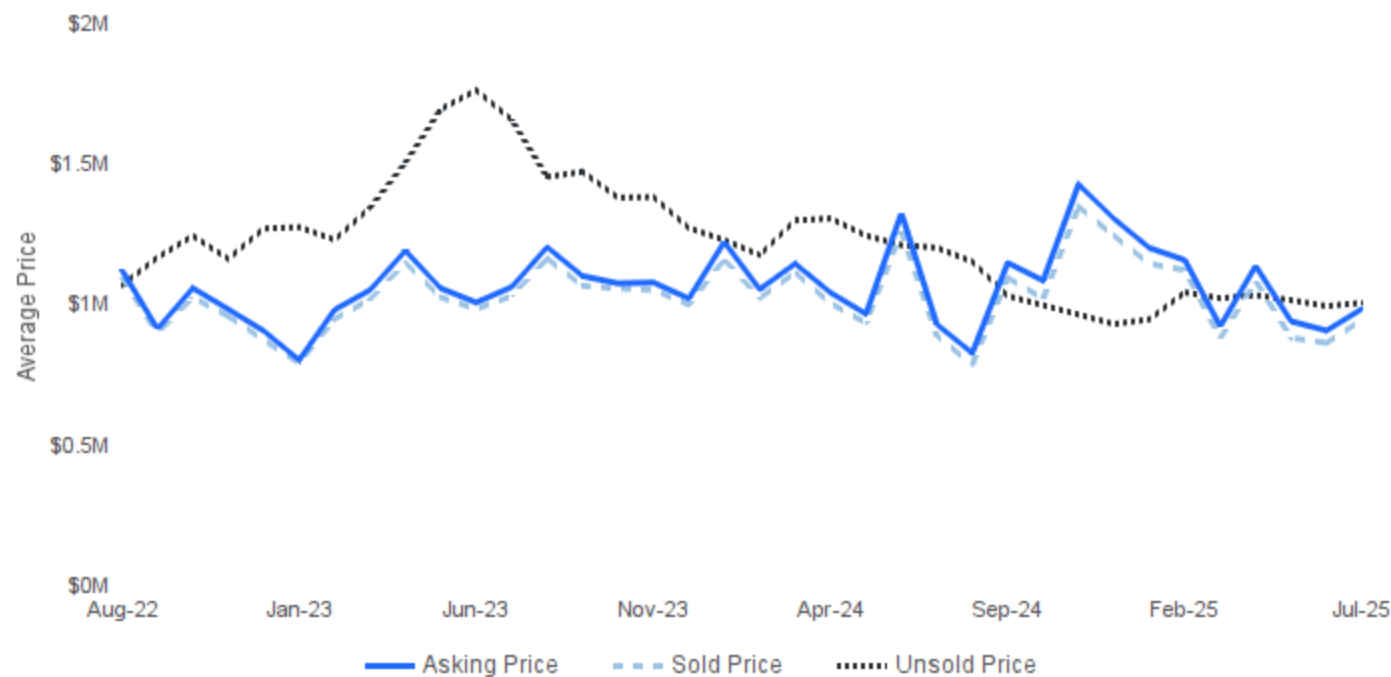
Properties for Sale | Number of properties listed for sale at the end of month.  
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family Homes ?

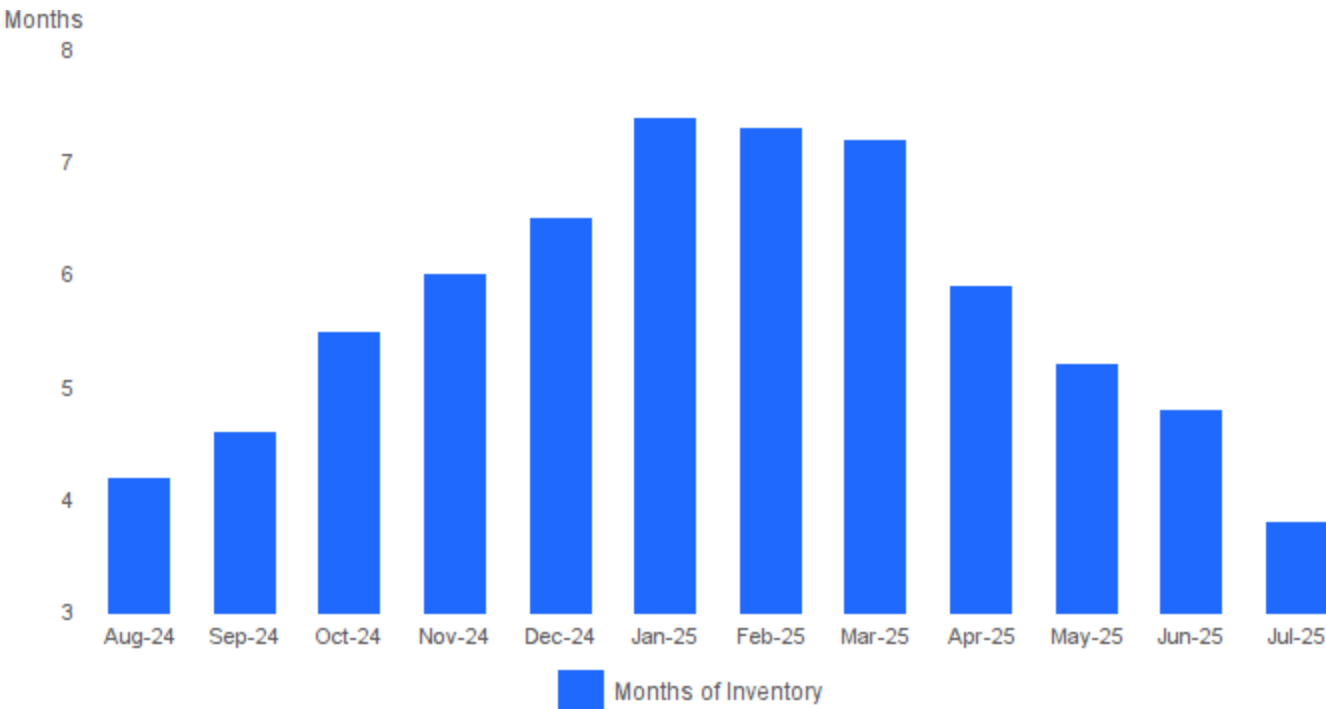
Asking Price | the average asking price of sold properties  
Sold Price | the average selling price  
Unsold Price | the average active list price



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.



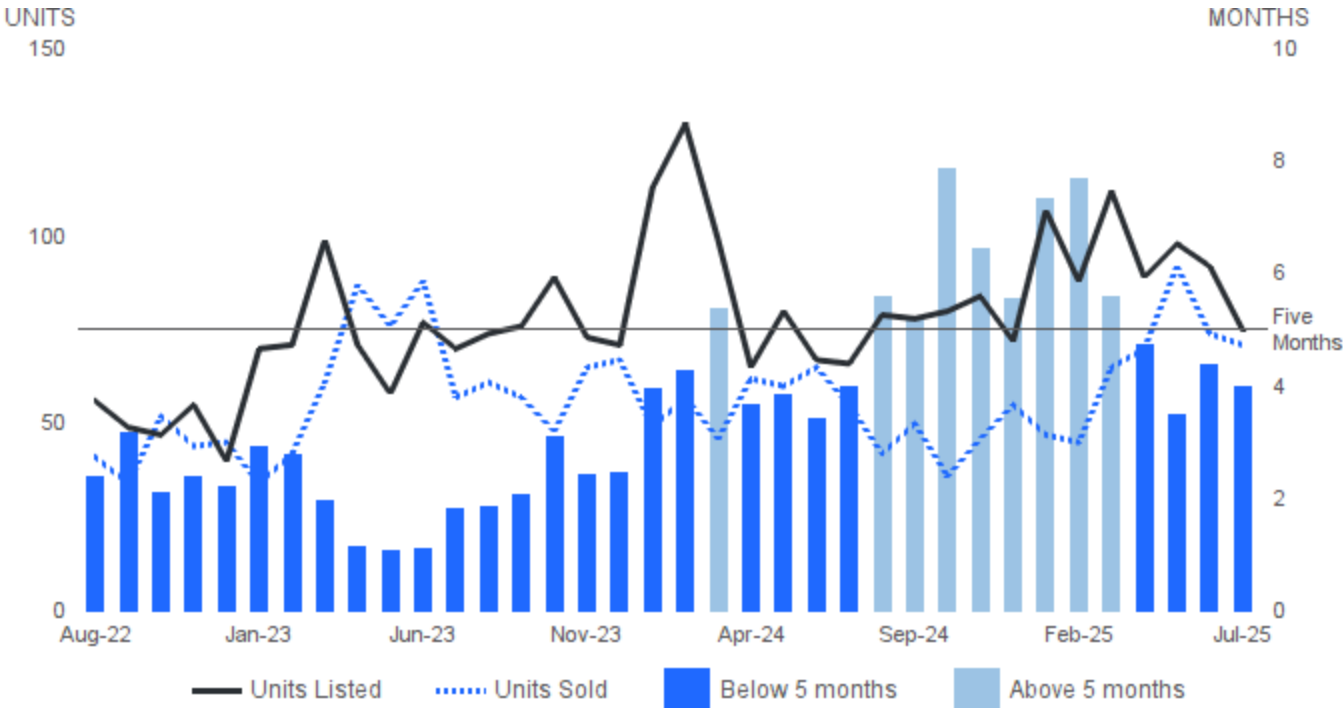
MONTHS SUPPLY OF INVENTORY

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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