



# AREA REPORT

MANATEE COUNTY

JULY 2025 | ALL PROPERTY TYPES



**ALISON KANTER**

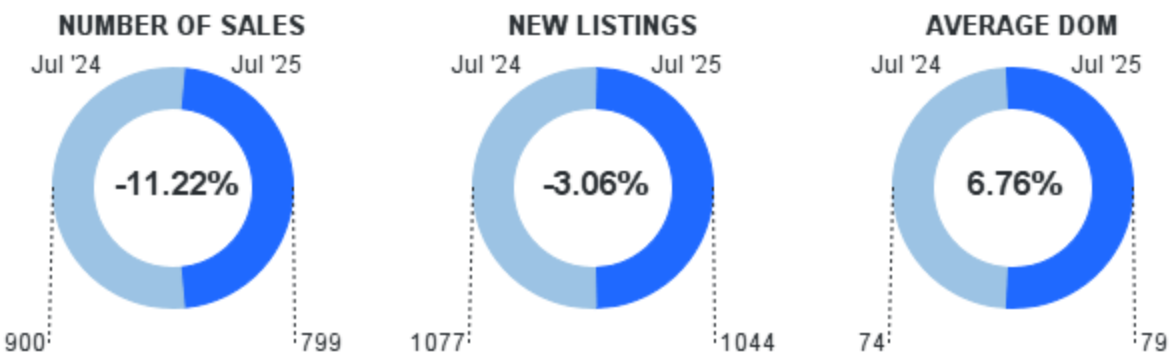
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**COLDWELL BANKER**  
**REALTY**

**MANATEE COUNTY | July 2025**  
**REAL ESTATE SNAPSHOT - Change since this time last year**  
**All Property Types**



**-4.44%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-2.53%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-3.50%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-1.59%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Jul '24    ■ Jul '25

AREA  
REPORT

Manatee County

FULL MARKET SUMMARY

July 2025 | All Property Types ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	1044	1077	-3.06% ⬇️	9616	9230	4.18% ⬆️
Sold Listings	799	900	-11.22% ⬇️	6014	6195	-2.92% ⬇️
Median List Price (Solds)	\$443,890	\$459,994	-3.5% ⬇️	\$429,995	\$475,000	-9.47% ⬇️
Median Sold Price	\$430,000	\$450,000	-4.44% ⬇️	\$419,000	\$465,035	-9.9% ⬇️
Median Days on Market	56	52	7.69% ⬆️	50	47	6.38% ⬆️
Average List Price (Solds)	\$585,441	\$594,914	-1.59% ⬇️	\$580,347	\$640,651	-9.41% ⬇️
Average Sold Price	\$560,286	\$574,820	-2.53% ⬇️	\$556,481	\$617,054	-9.82% ⬇️
Average Days on Market	79	74	6.76% ⬆️	75	70	7.14% ⬆️
List/Sold Price Ratio	96.5%	97.3%	-0.85% ⬇️	96.6%	97.2%	-0.64% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

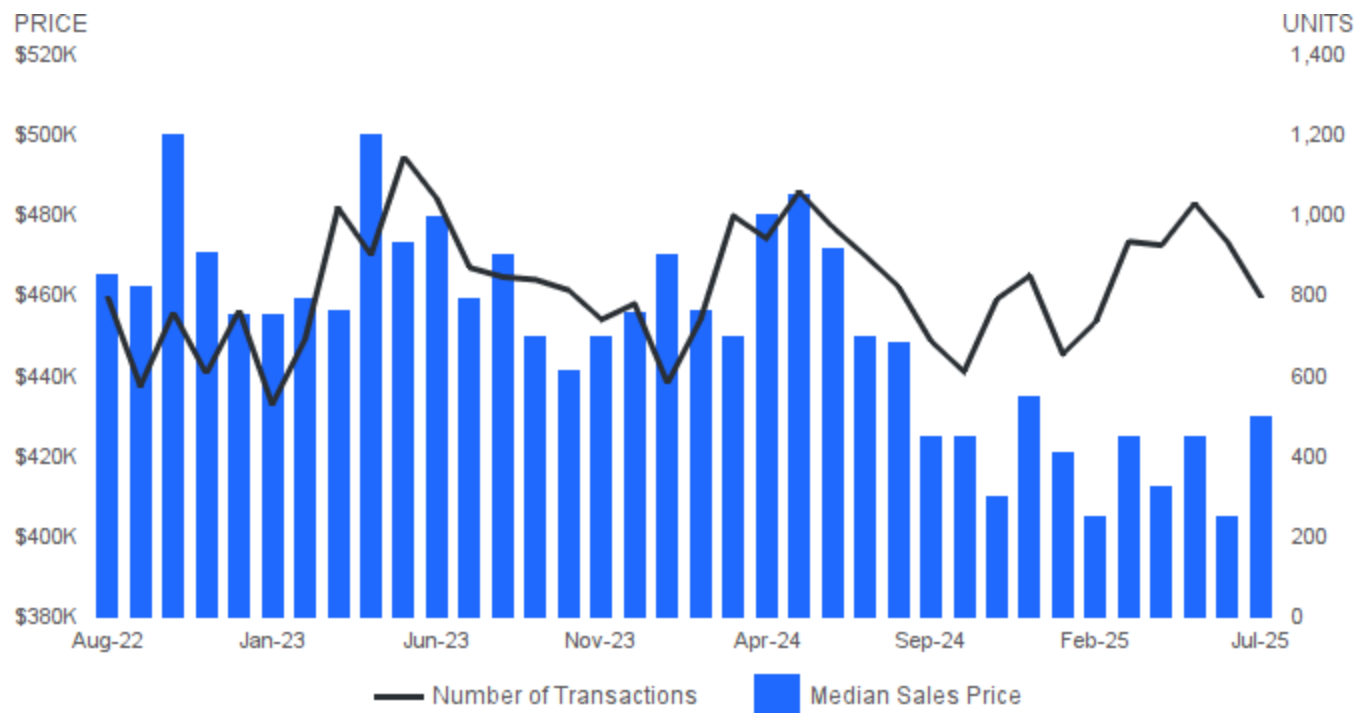
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | All Property Types ?

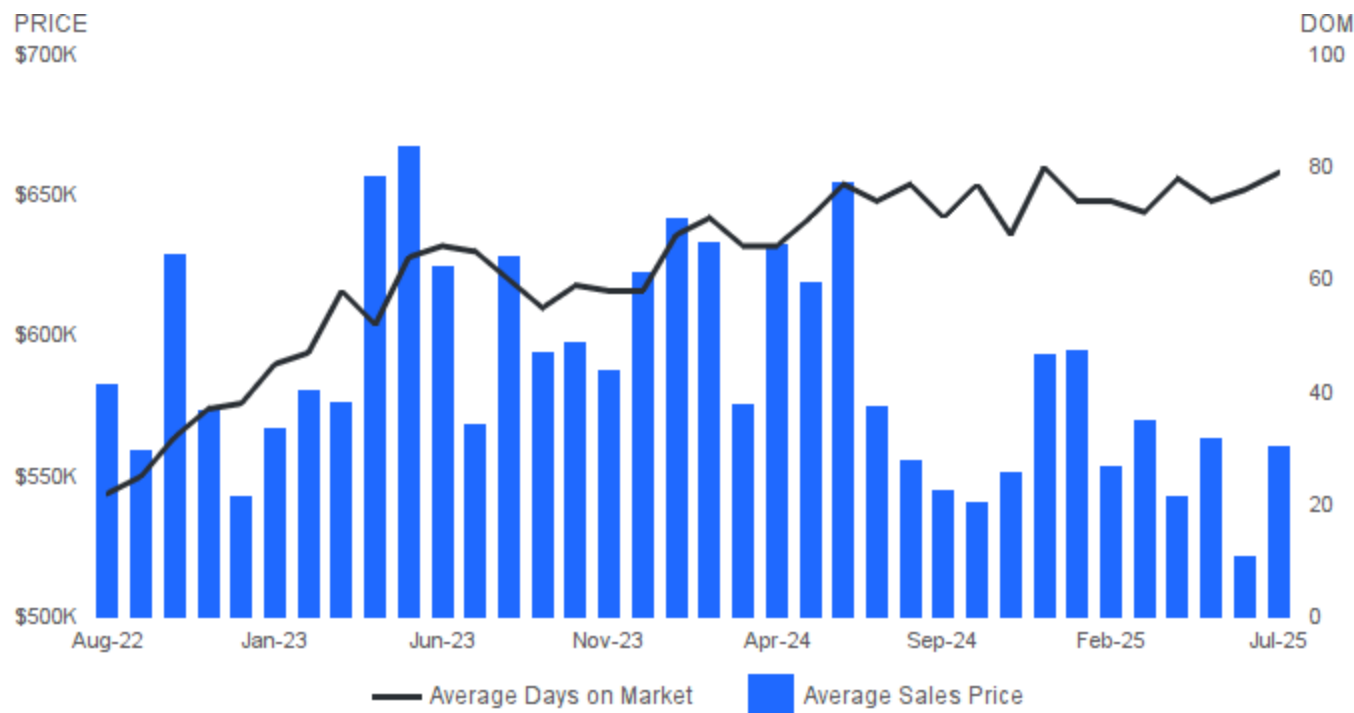
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | All Property Types ?

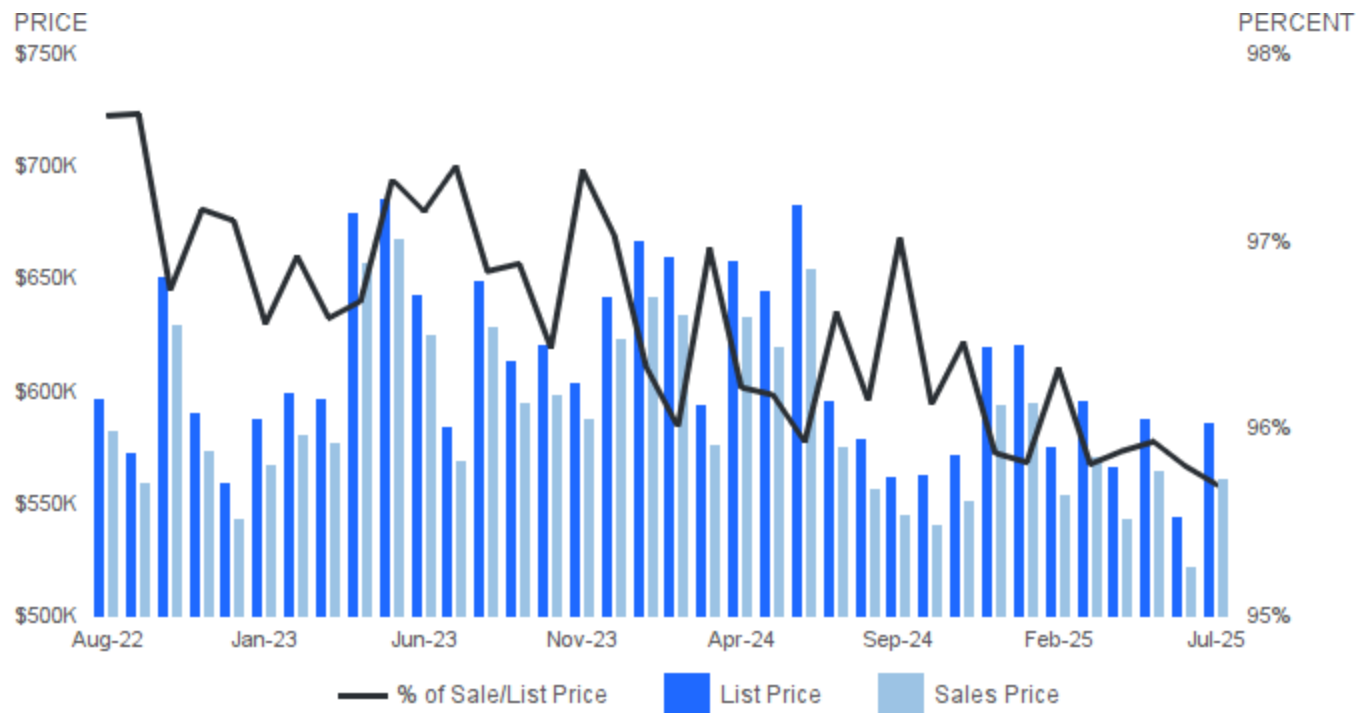
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

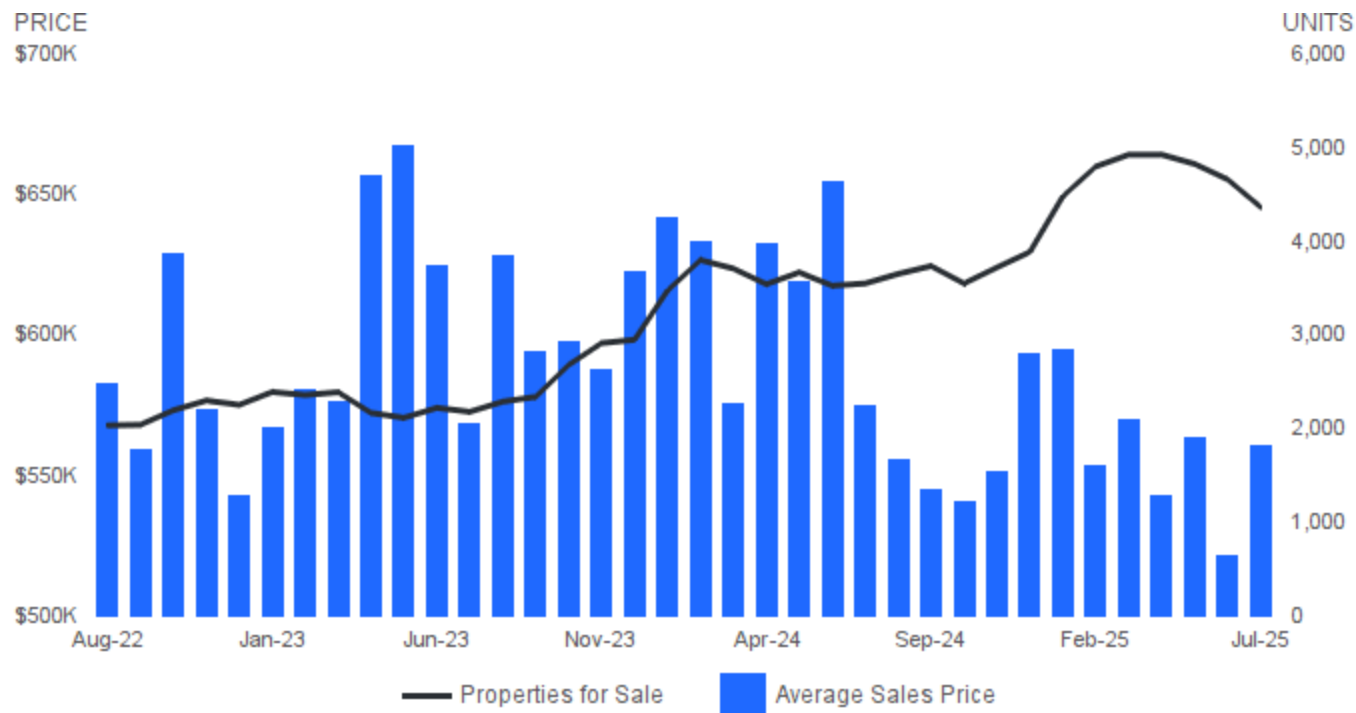


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | All Property Types ?

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

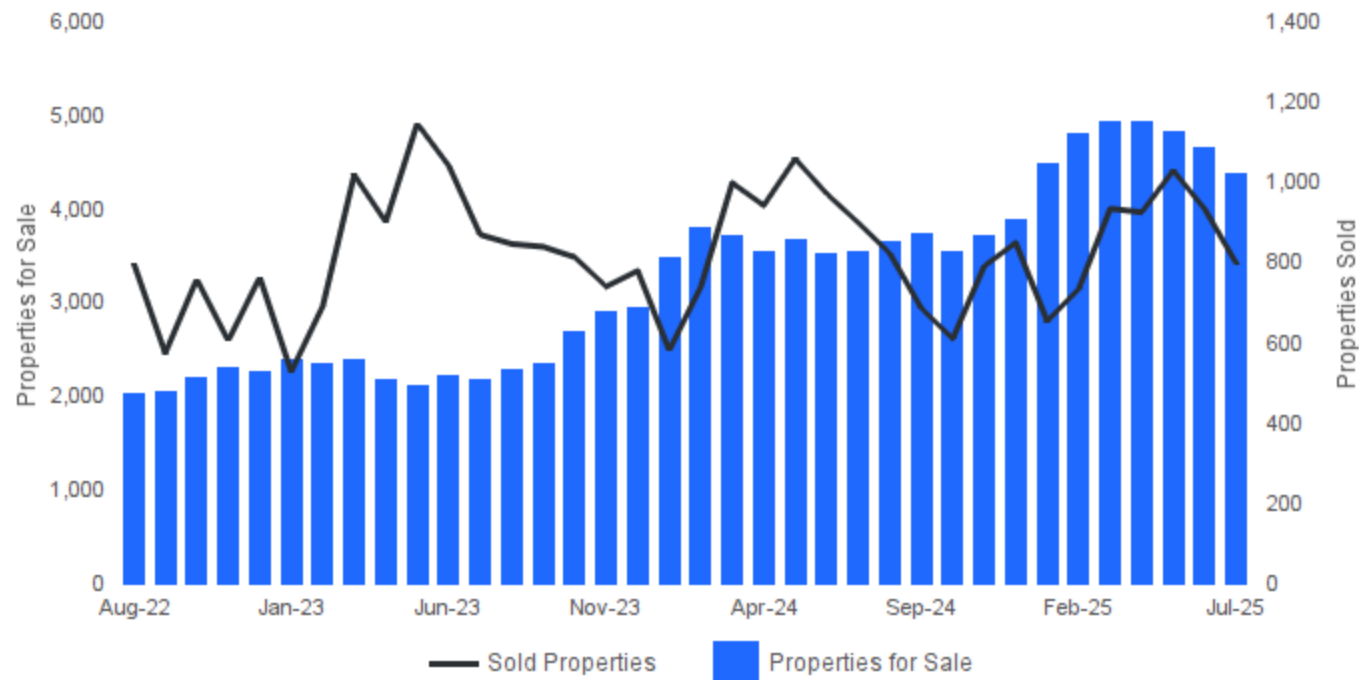
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | All Property Types ?

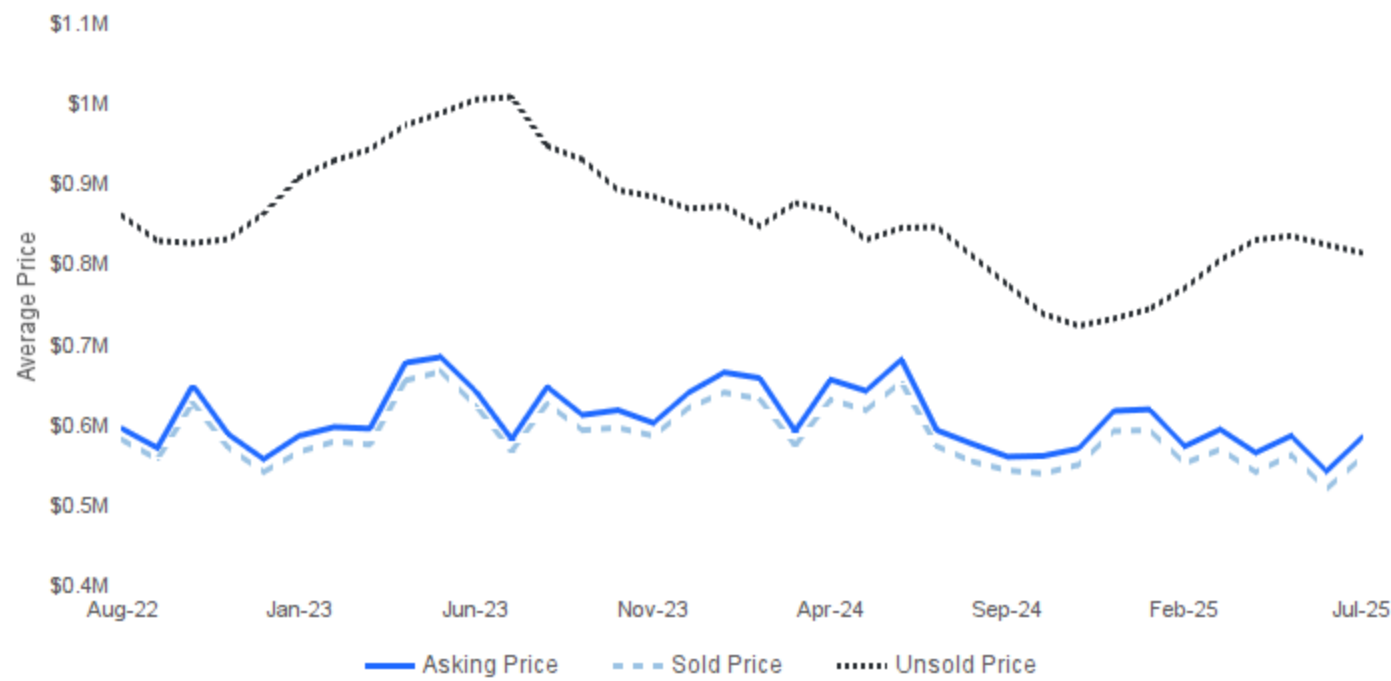
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | All Property Types ?

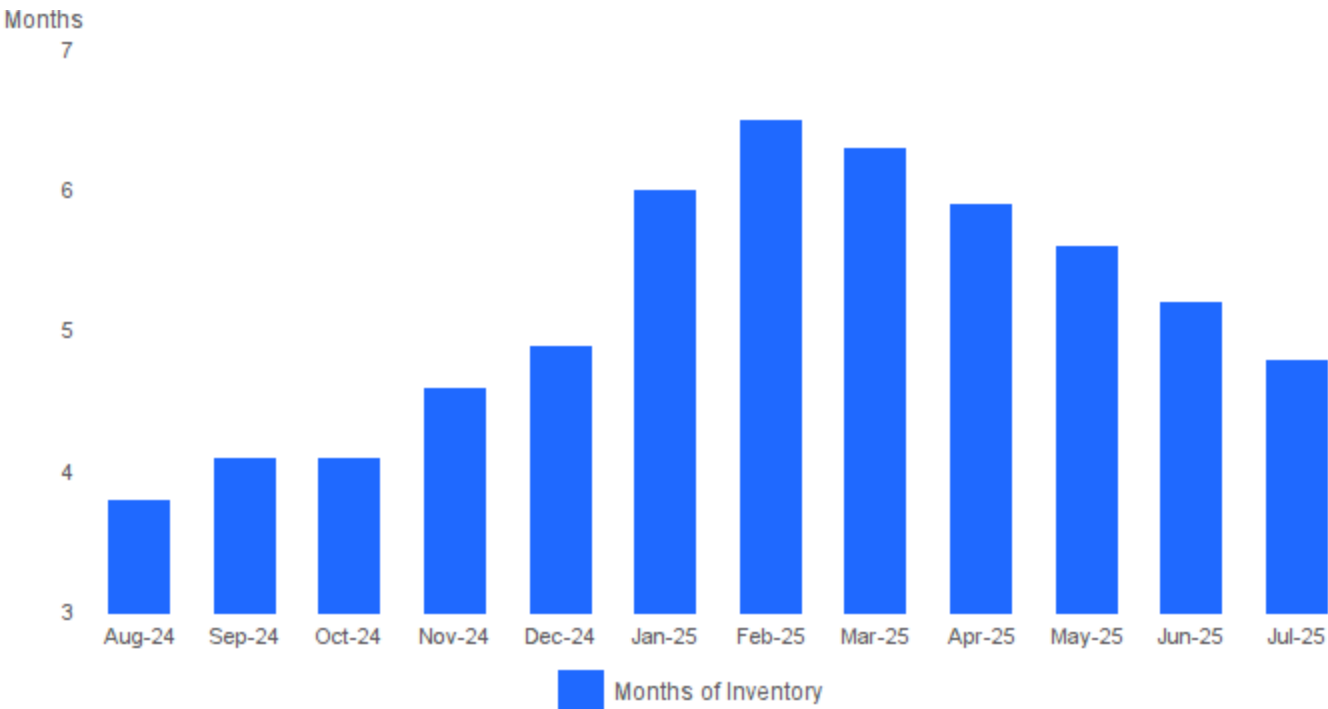
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



ABSORPTION RATE

July 2025 | All Property Types ?

**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.



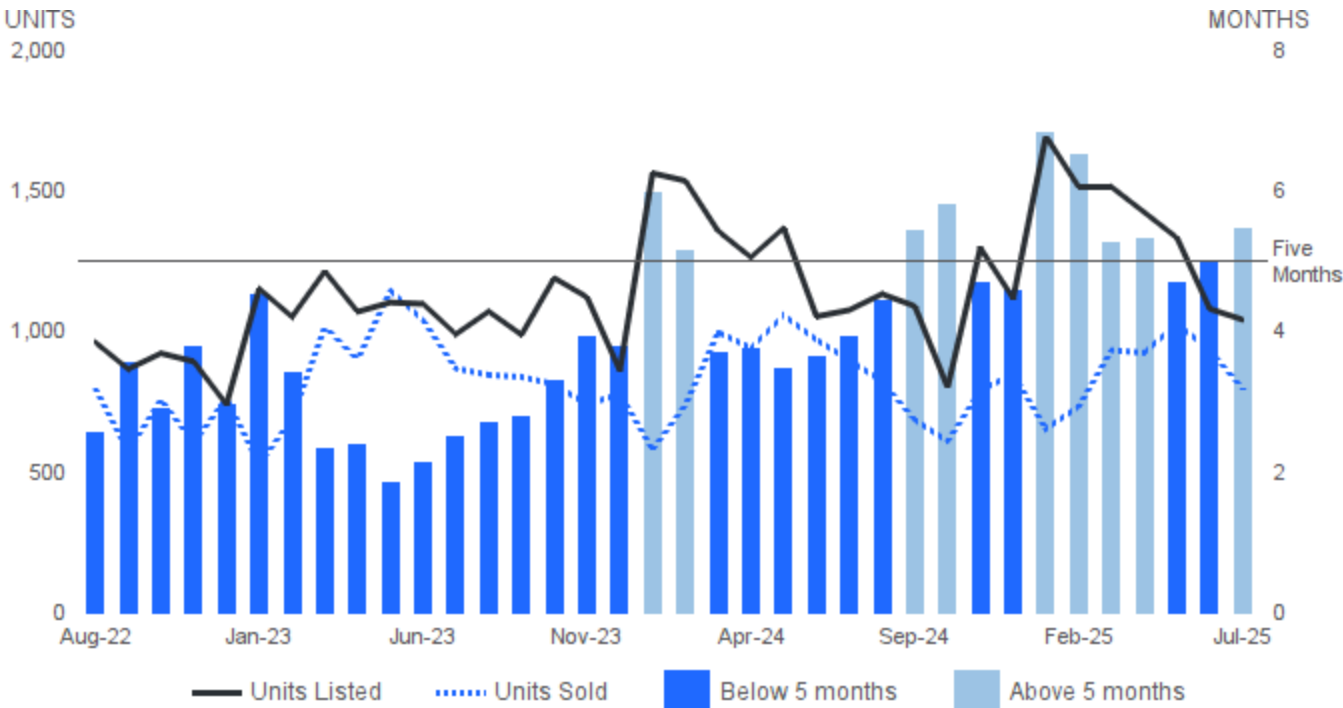
MONTHS SUPPLY OF INVENTORY

July 2025 | All Property Types ?

**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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