



AREA REPORT

SARASOTA COUNTY

JULY 2025 | SINGLE FAMILY HOMES



ALISON KANTER

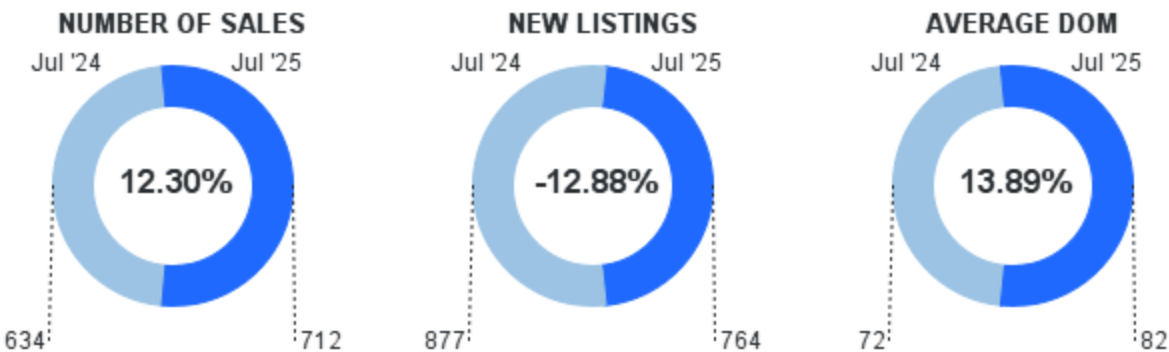
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COLDWELL BANKER
REALTY

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



-0.87%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

1.93%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

0.82%

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

2.51%

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

Jul '24 Jul '25

AREA
REPORT

SARASOTA COUNTY

FULL MARKET SUMMARY

July 2025 | Single Family Homes ?

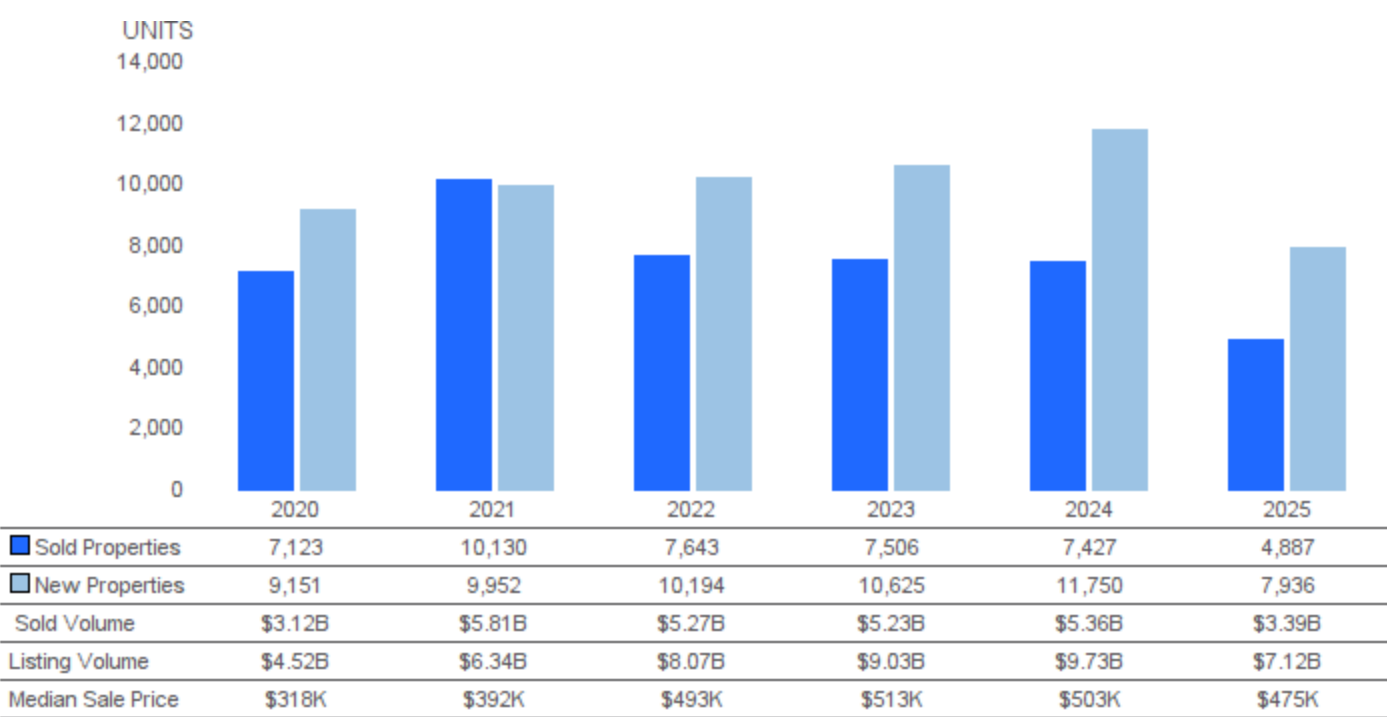
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	764	877	-12.88% ↓	7936	7390	7.39% ↑
Sold Listings	712	634	12.3% ↑	4887	4744	3.01% ↑
Median List Price (Solds)	\$490,000	\$486,000	0.82% ↑	\$499,000	\$529,000	-5.67% ↓
Median Sold Price	\$467,000	\$471,104	-0.87% ↓	\$475,000	\$514,760	-7.72% ↓
Median Days on Market	56	48	16.67% ↑	46	39	17.95% ↑
Average List Price (Solds)	\$726,127	\$708,347	2.51% ↑	\$731,893	\$781,997	-6.41% ↓
Average Sold Price	\$682,498	\$669,557	1.93% ↑	\$694,011	\$745,914	-6.96% ↓
Average Days on Market	82	72	13.89% ↑	75	65	15.38% ↑
List/Sold Price Ratio	95.7%	96%	-0.31% ↓	96%	96.5%	-0.52% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

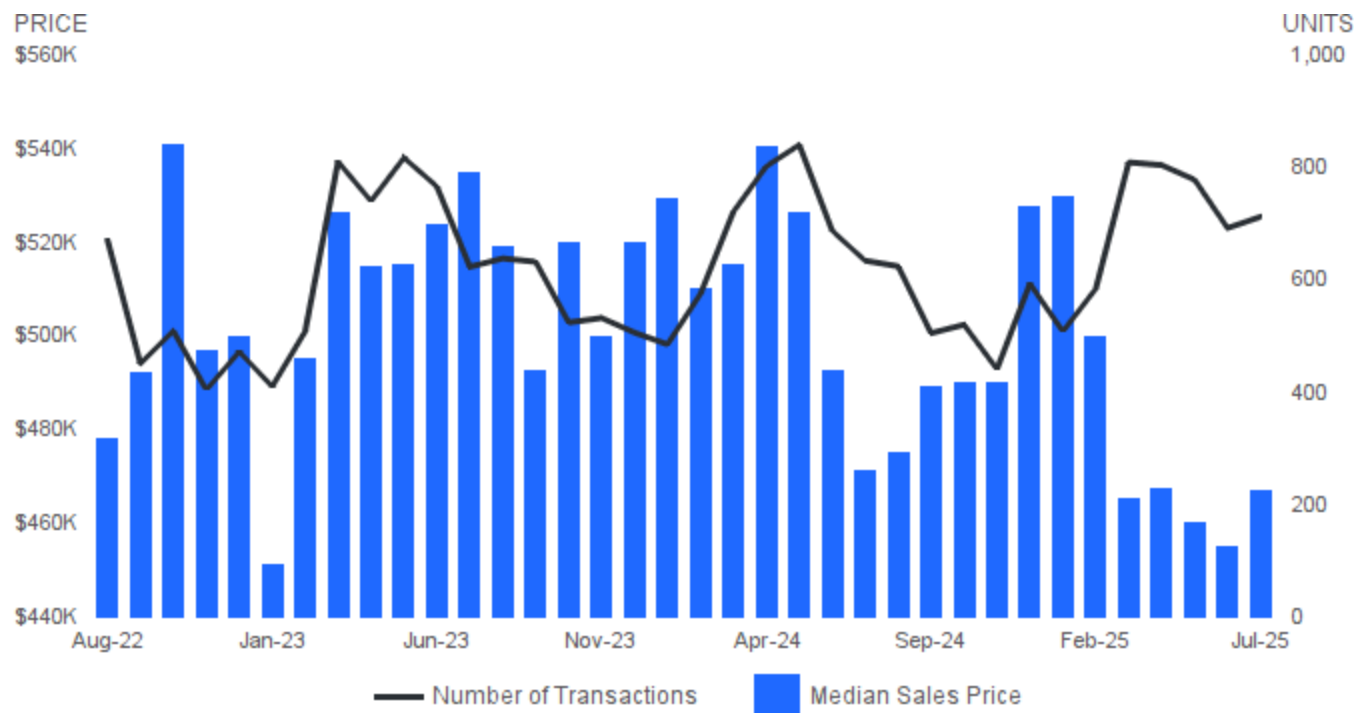
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

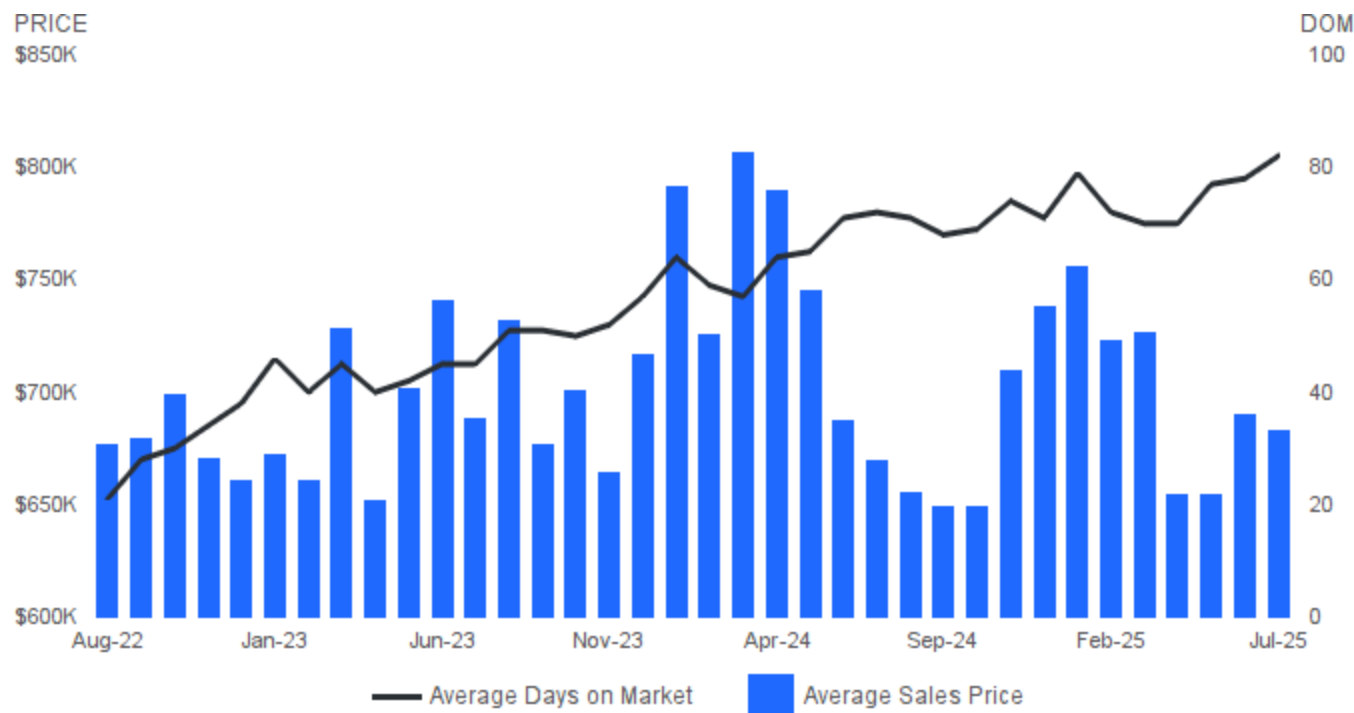
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

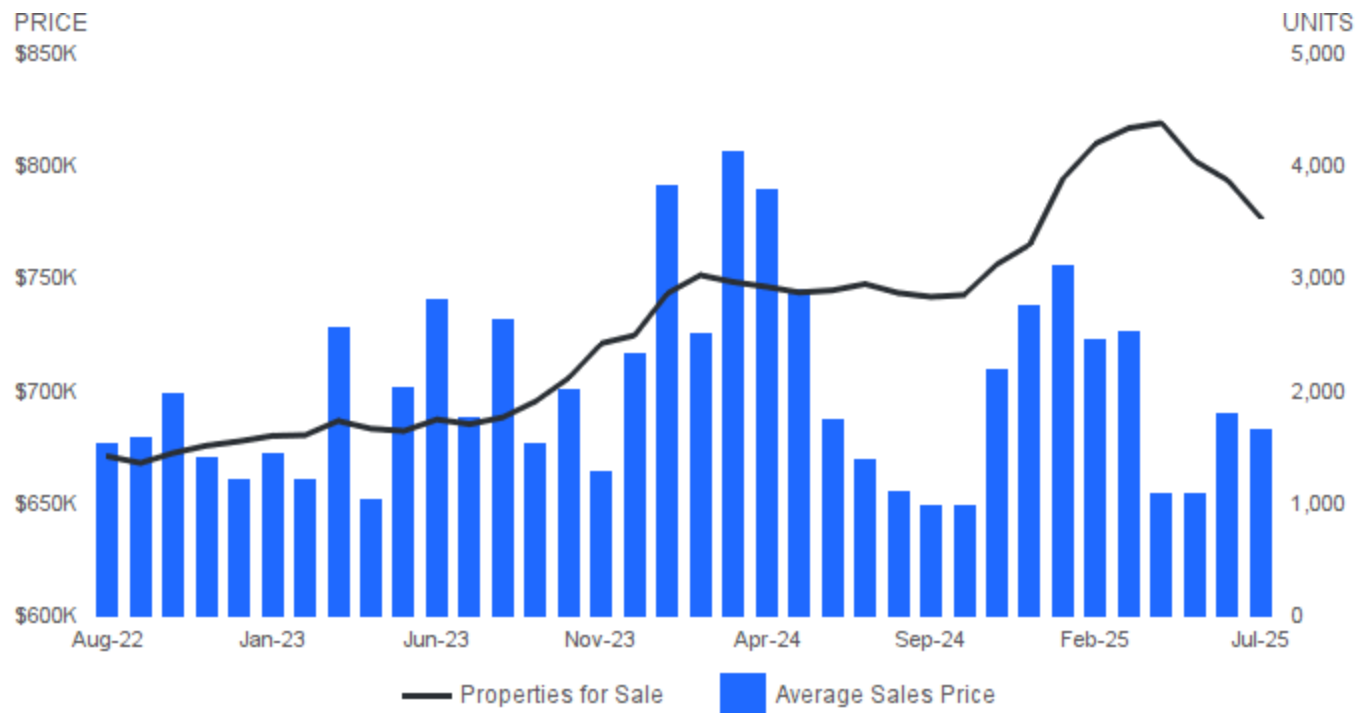


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Single Family Homes ?

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

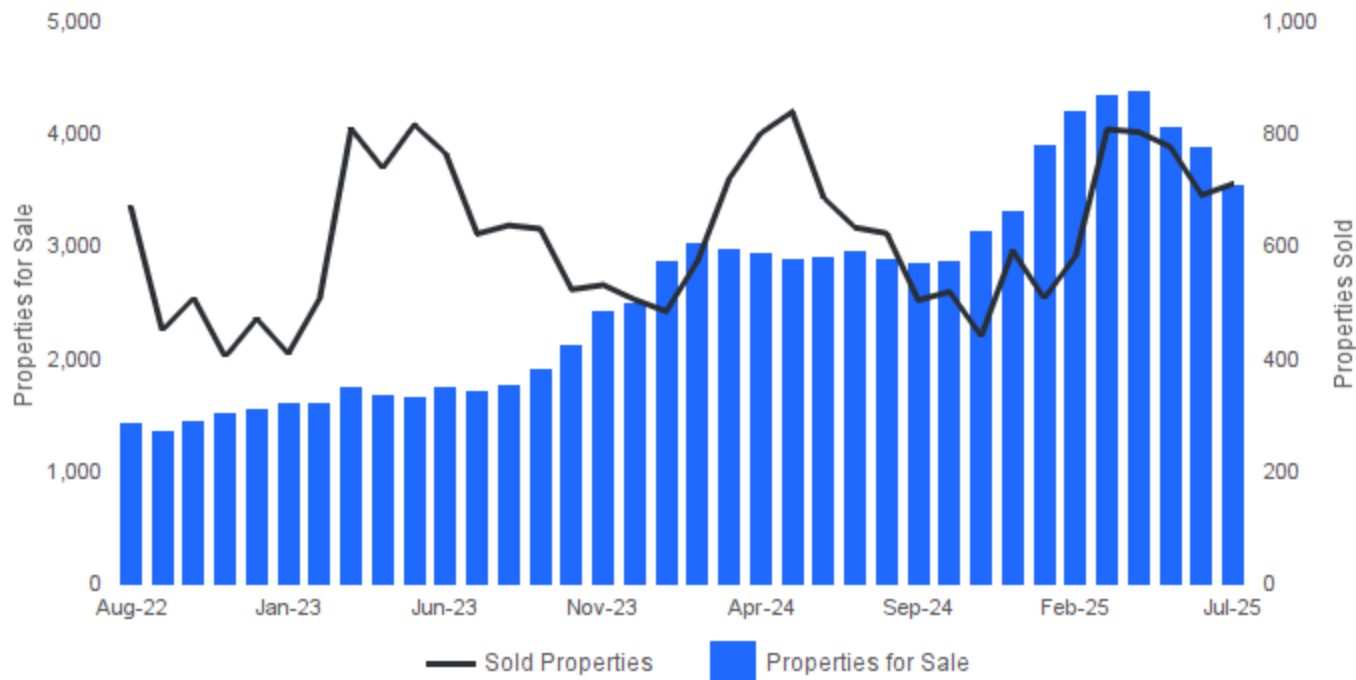
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family Homes ?

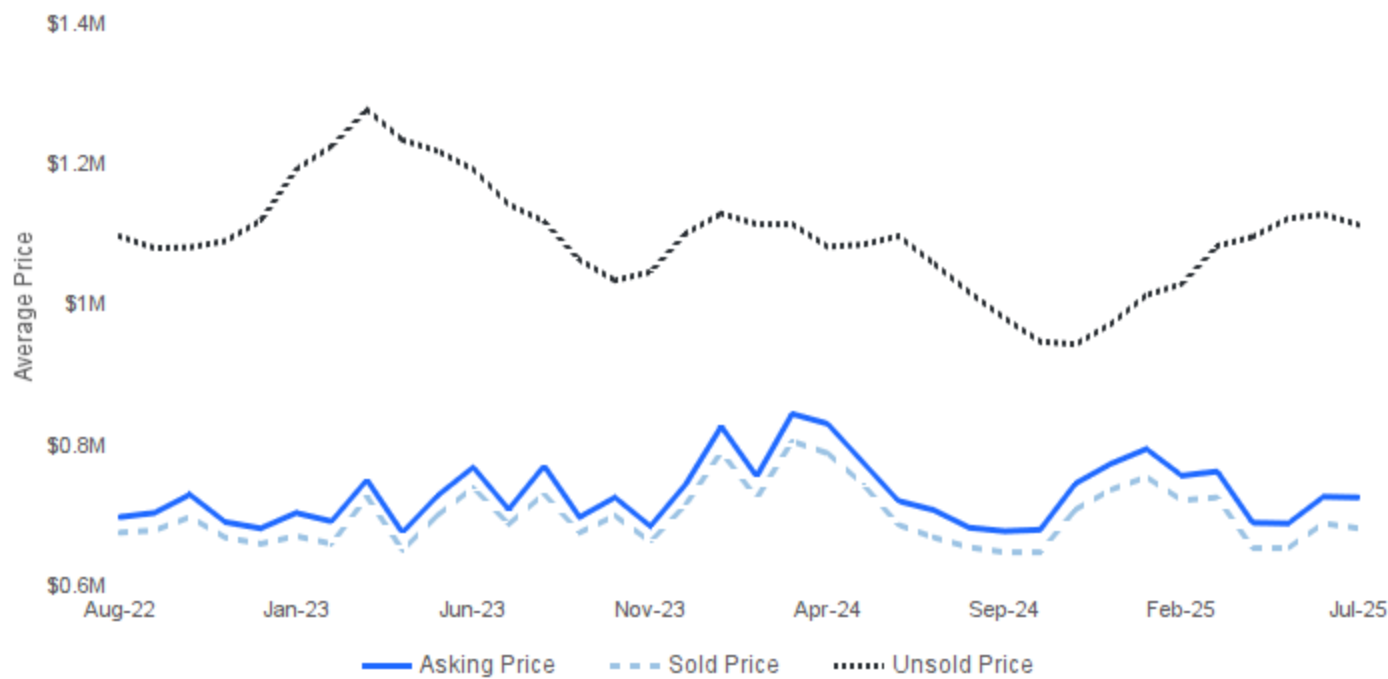
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family Homes ?

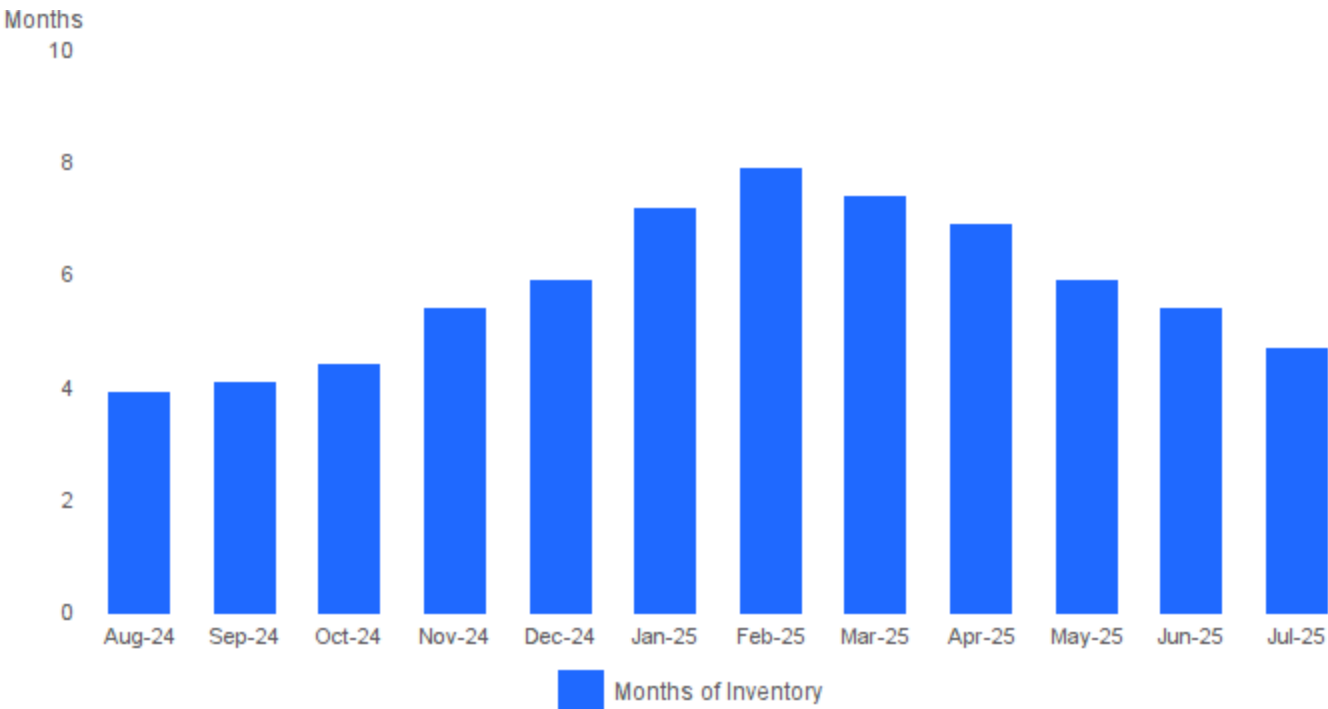
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



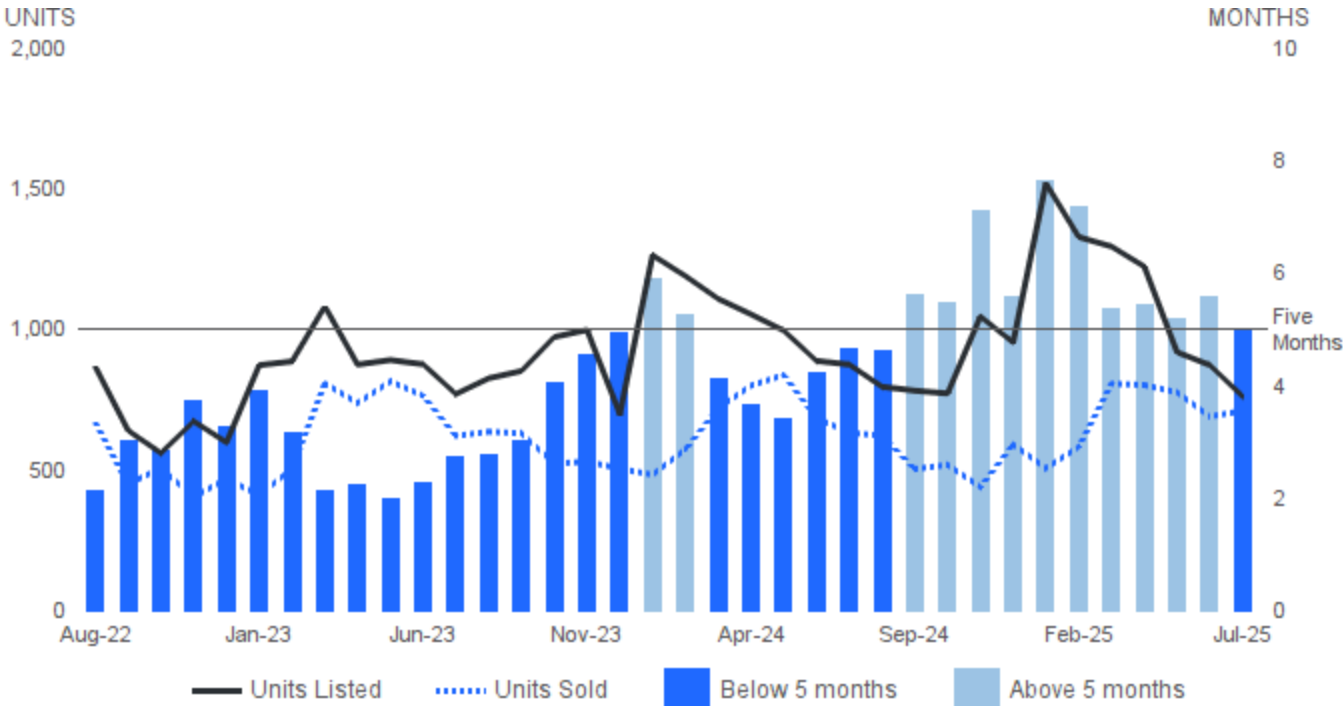
MONTHS SUPPLY OF INVENTORY

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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