



AREA REPORT

SARASOTA COUNTY

JULY 2025 | ALL PROPERTY TYPES



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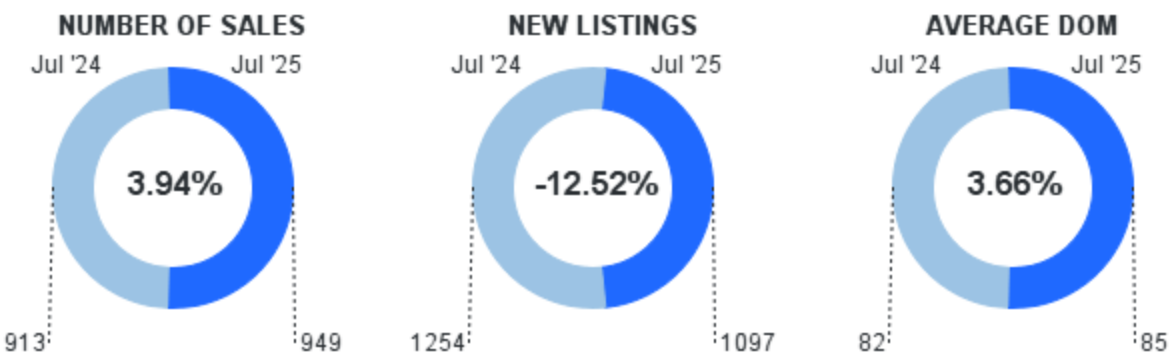


COLDWELL BANKER
REALTY

SARASOTA COUNTY | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-4.60% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-4.90% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-4.44% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-4.01% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Jul '24 Jul '25

AREA
REPORT

Sarasota County

FULL MARKET SUMMARY

July 2025 | All Property Types ?

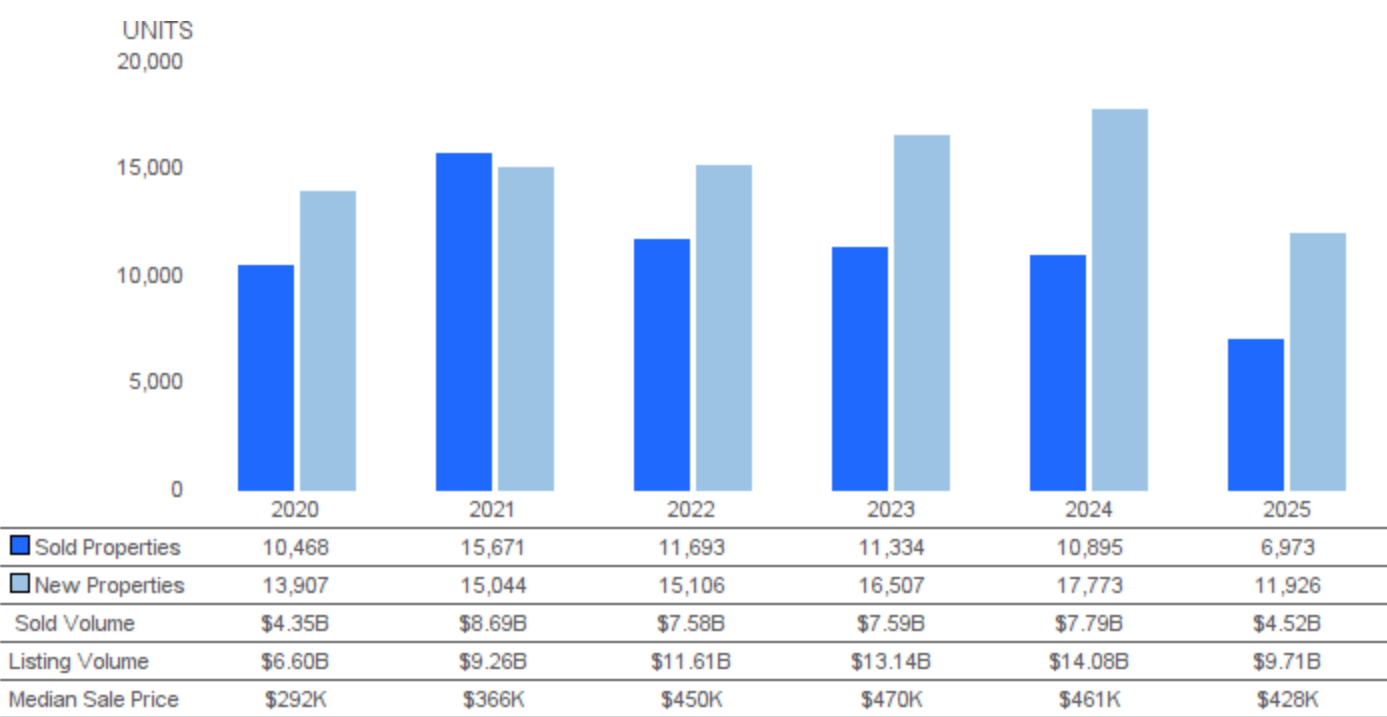
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	1097	1254	-12.52% ↓	11926	11212	6.37% ↑
Sold Listings	949	913	3.94% ↑	6973	7060	-1.23% ↓
Median List Price (Solds)	\$430,000	\$449,999	-4.44% ↓	\$446,000	\$483,104	-7.68% ↓
Median Sold Price	\$415,000	\$435,000	-4.6% ↓	\$427,500	\$468,184	-8.69% ↓
Median Days on Market	58	55	5.45% ↑	48	42	14.29% ↑
Average List Price (Solds)	\$644,755	\$671,690	-4.01% ↓	\$684,439	\$736,987	-7.13% ↓
Average Sold Price	\$605,566	\$636,783	-4.9% ↓	\$647,994	\$704,001	-7.96% ↓
Average Days on Market	85	82	3.66% ↑	78	68	14.71% ↑
List/Sold Price Ratio	95.2%	95.8%	-0.65% ↓	95.6%	96.3%	-0.78% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

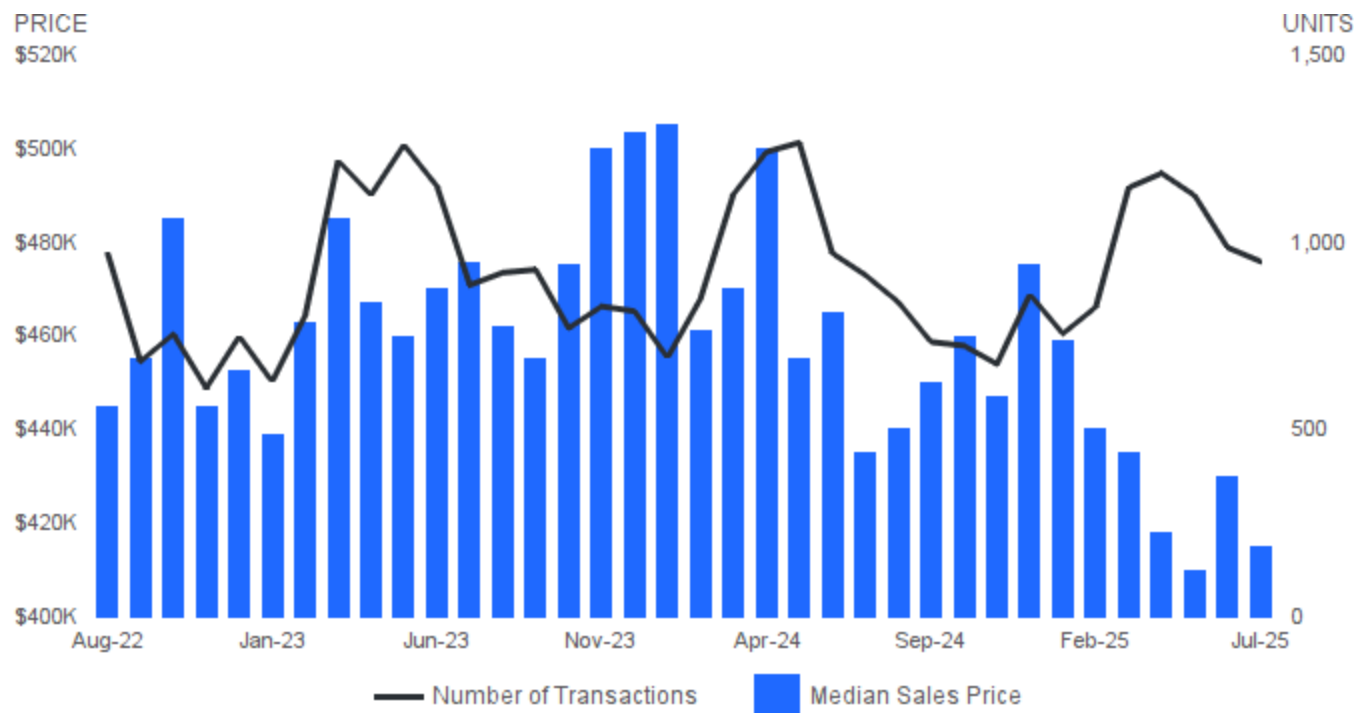
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | All Property Types ?

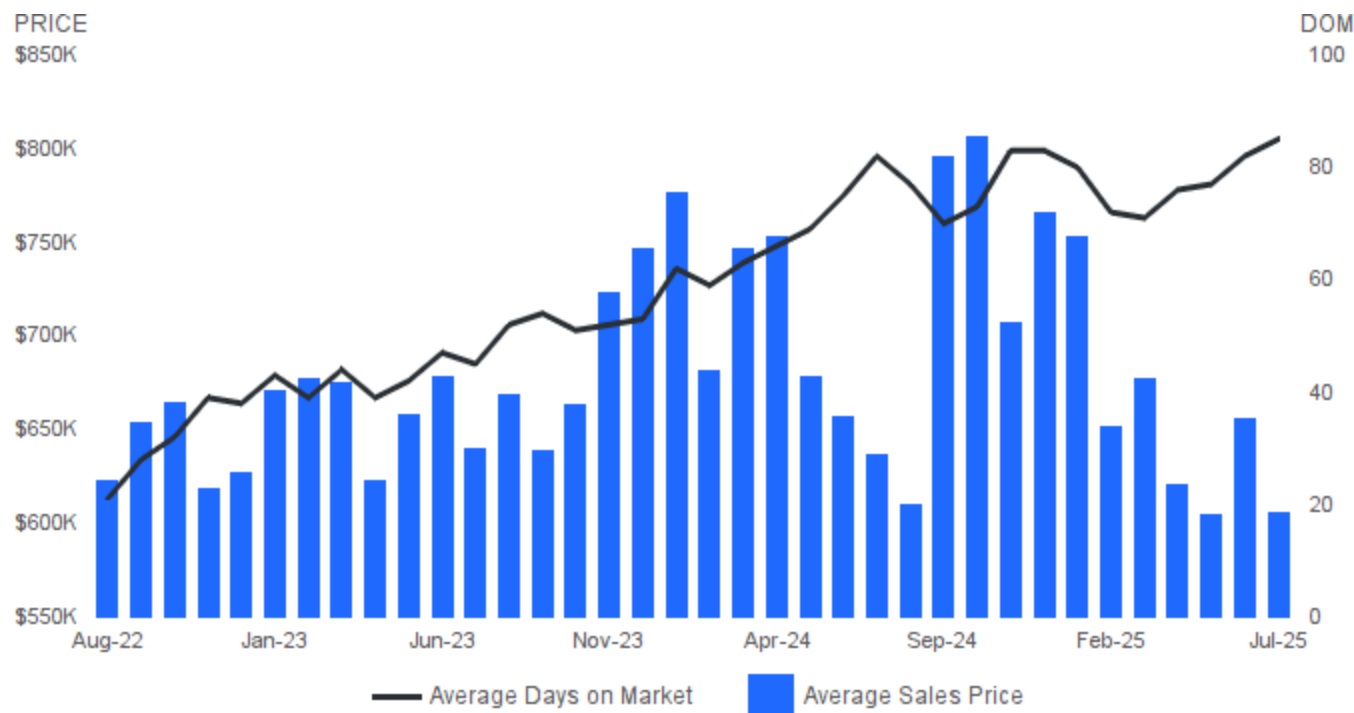
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

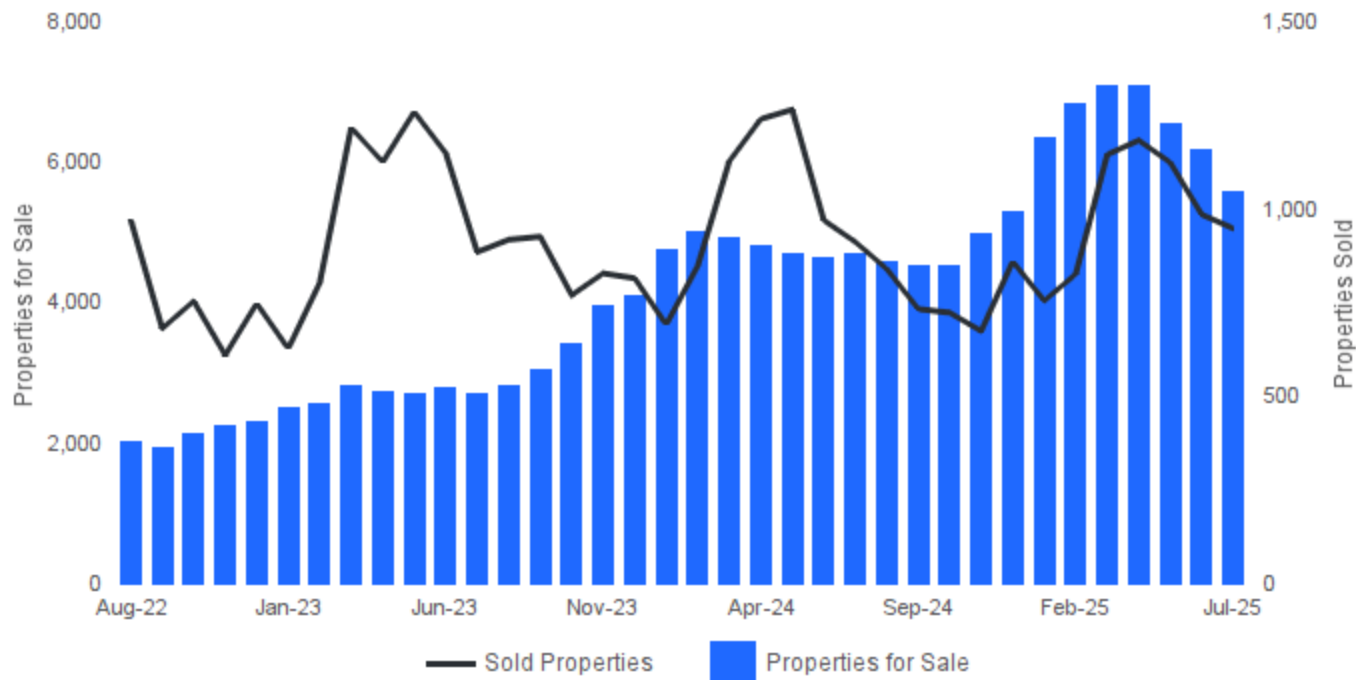
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | All Property Types ?

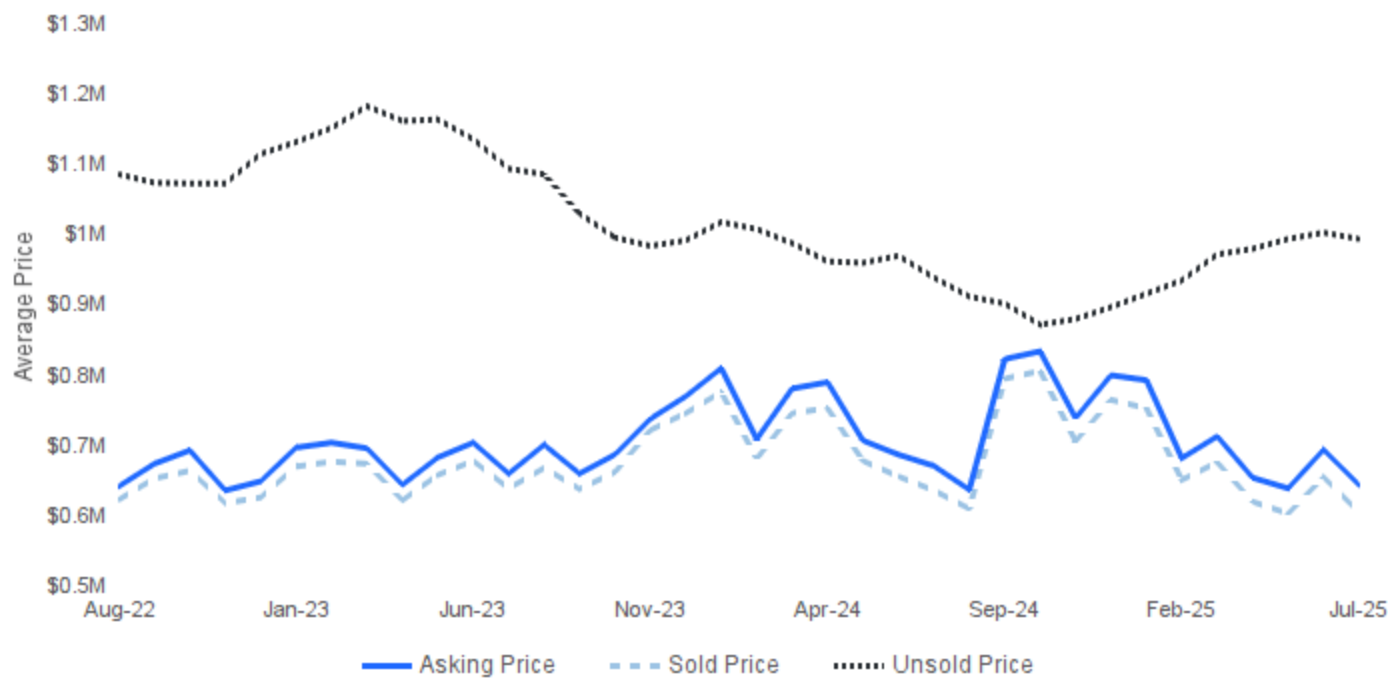
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | All Property Types ?

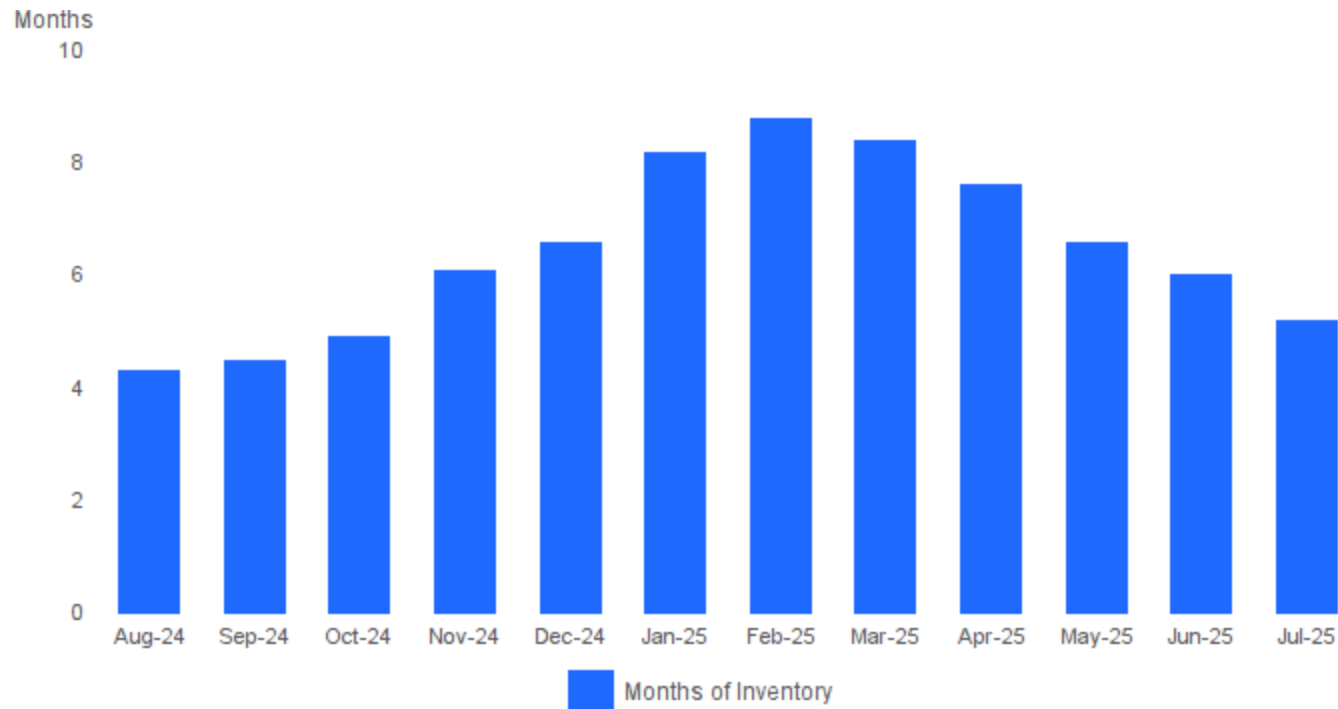
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



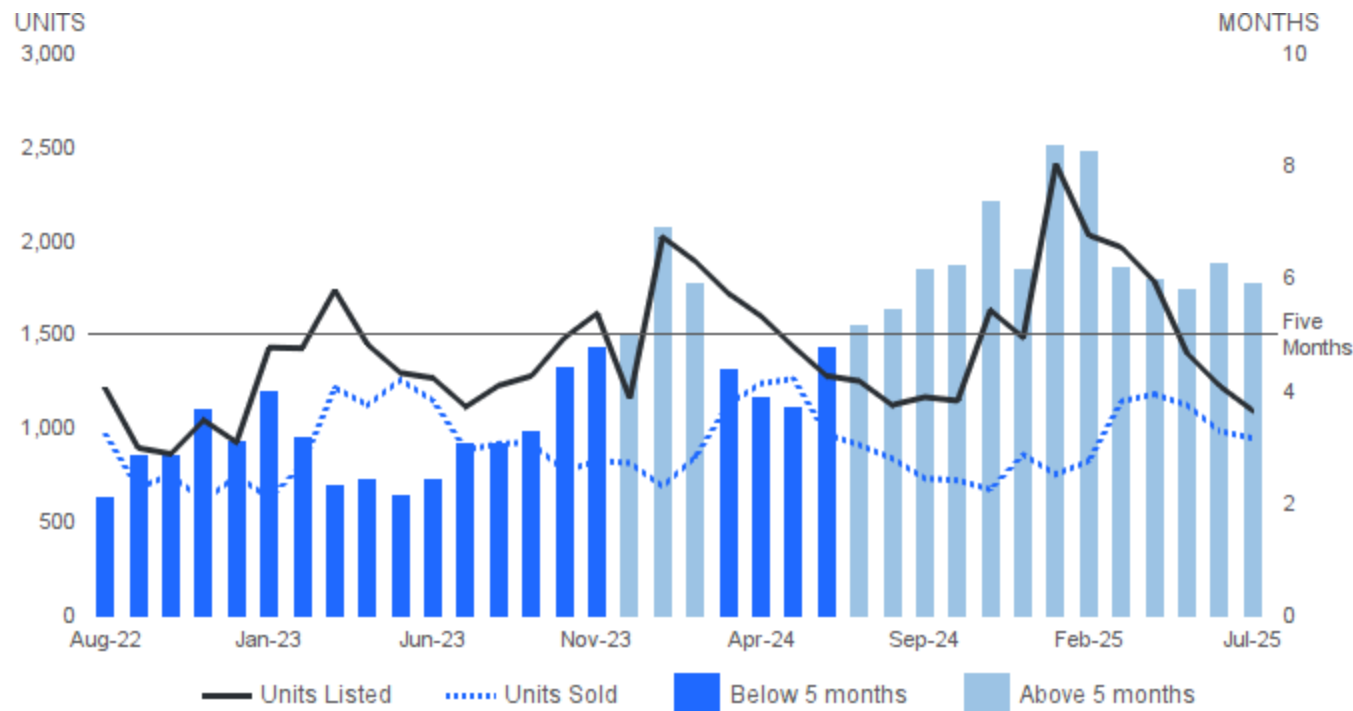
MONTHS SUPPLY OF INVENTORY

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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