



# AREA REPORT

SARASOTA

JULY 2025 | CONDO/TOWNHOUSE



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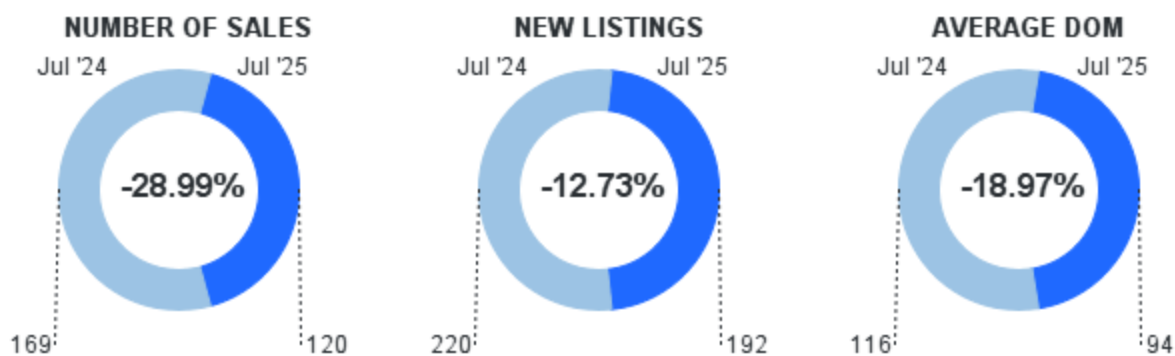


**COLDWELL BANKER**  
REALTY

SARASOTA | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-24.08% ↓

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

-39.06% ↓

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

-22.78% ↓

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

-37.77% ↓

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO/TOWNHOUSE

Jul '24      Jul '25

AREA  
REPORT

SARASOTA

FULL MARKET SUMMARY

July 2025 | Condo/Townhouse ?

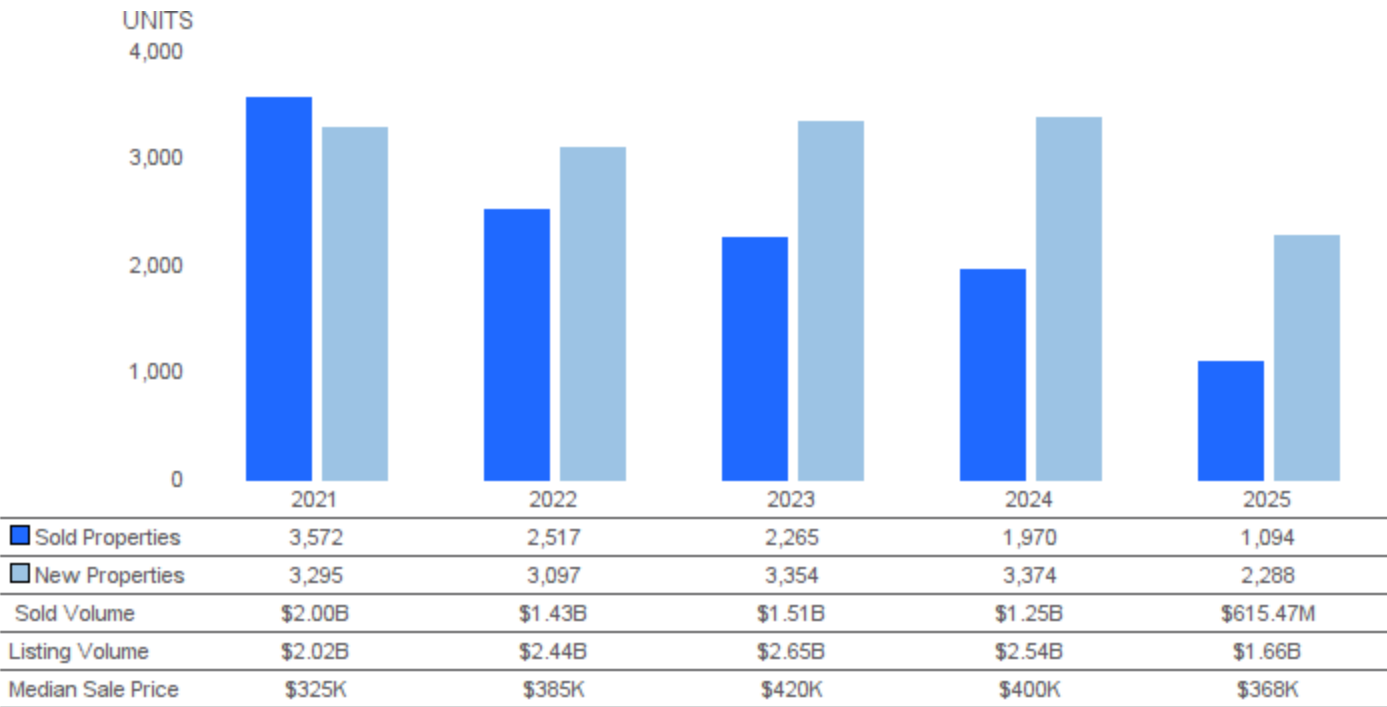
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	192	220	-12.73% ⬇️	2288	2179	5% ⬆️
Sold Listings	120	169	-28.99% ⬇️	1094	1316	-16.87% ⬇️
Median List Price (Solds)	\$305,000	\$395,000	-22.78% ⬇️	\$379,999	\$419,999	-9.52% ⬇️
Median Sold Price	\$290,000	\$382,000	-24.08% ⬇️	\$368,422	\$405,950	-9.24% ⬇️
Median Days on Market	61	68	-10.29% ⬇️	49	49	0%
Average List Price (Solds)	\$421,346	\$677,097	-37.77% ⬇️	\$600,271	\$682,153	-12% ⬇️
Average Sold Price	\$394,892	\$648,040	-39.06% ⬇️	\$562,589	\$653,728	-13.94% ⬇️
Average Days on Market	94	116	-18.97% ⬇️	79	75	5.33% ⬆️
List/Sold Price Ratio	93.4%	95.4%	-2.08% ⬇️	94.3%	96%	-1.76% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

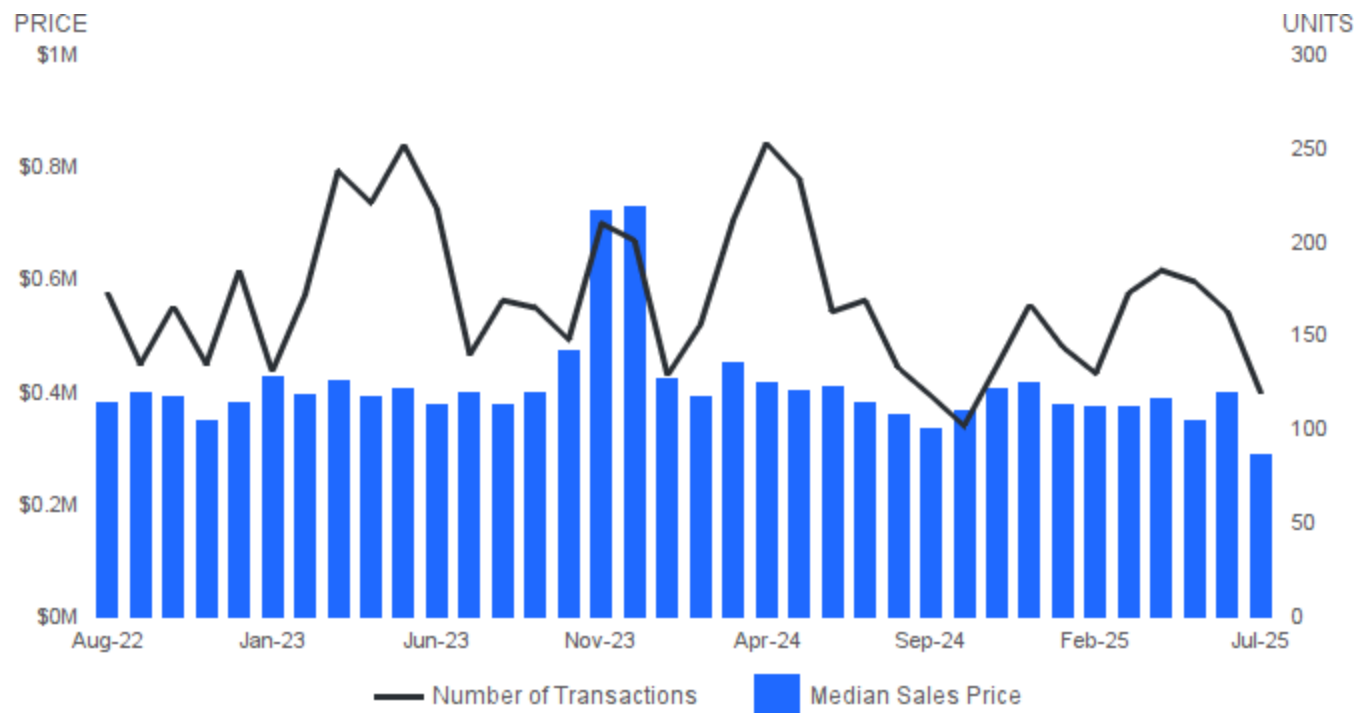
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Condo/Townhouse ?

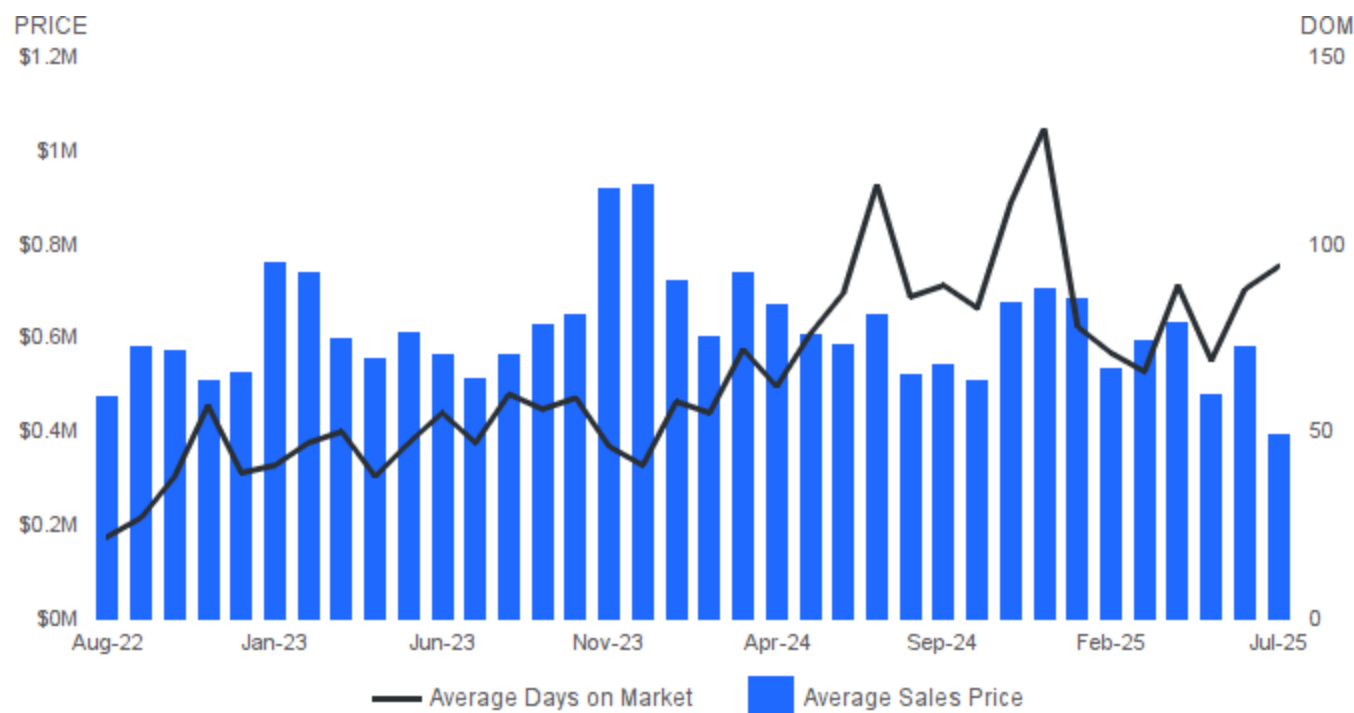
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Condo/Townhouse ?

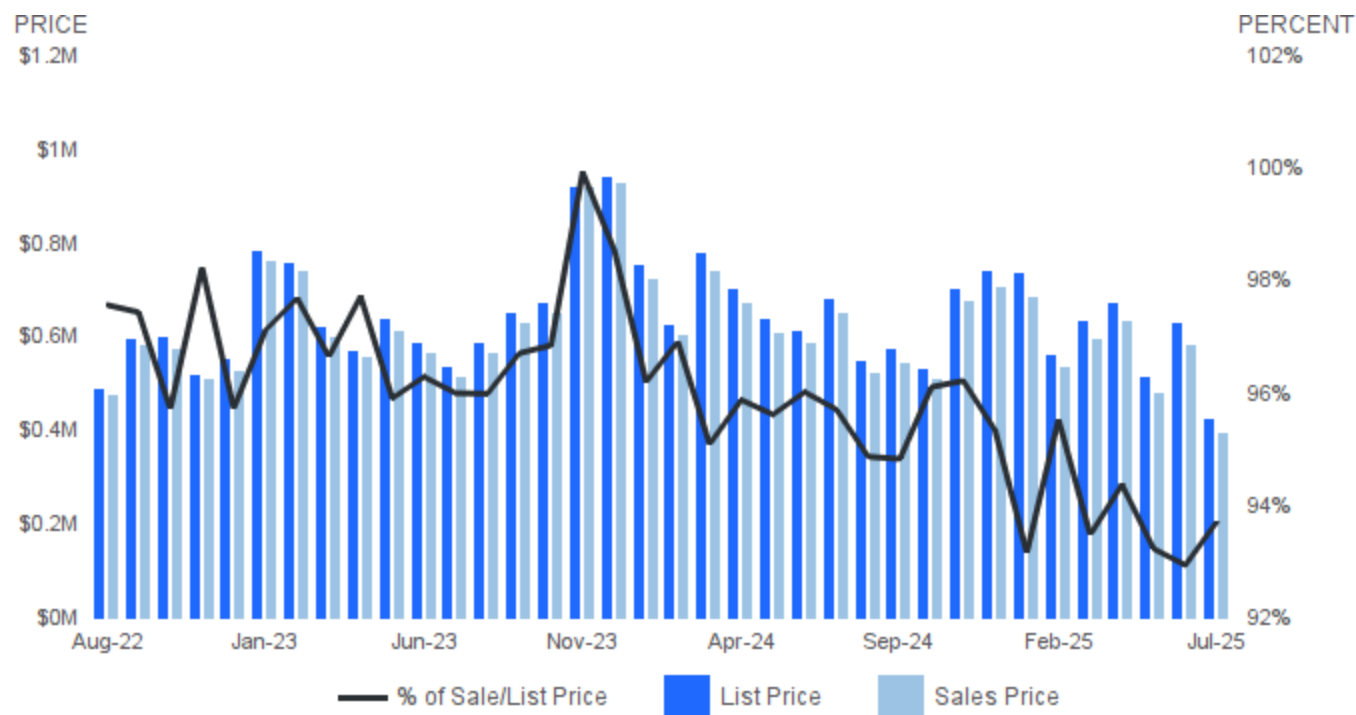
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Condo/Townhouse ?

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

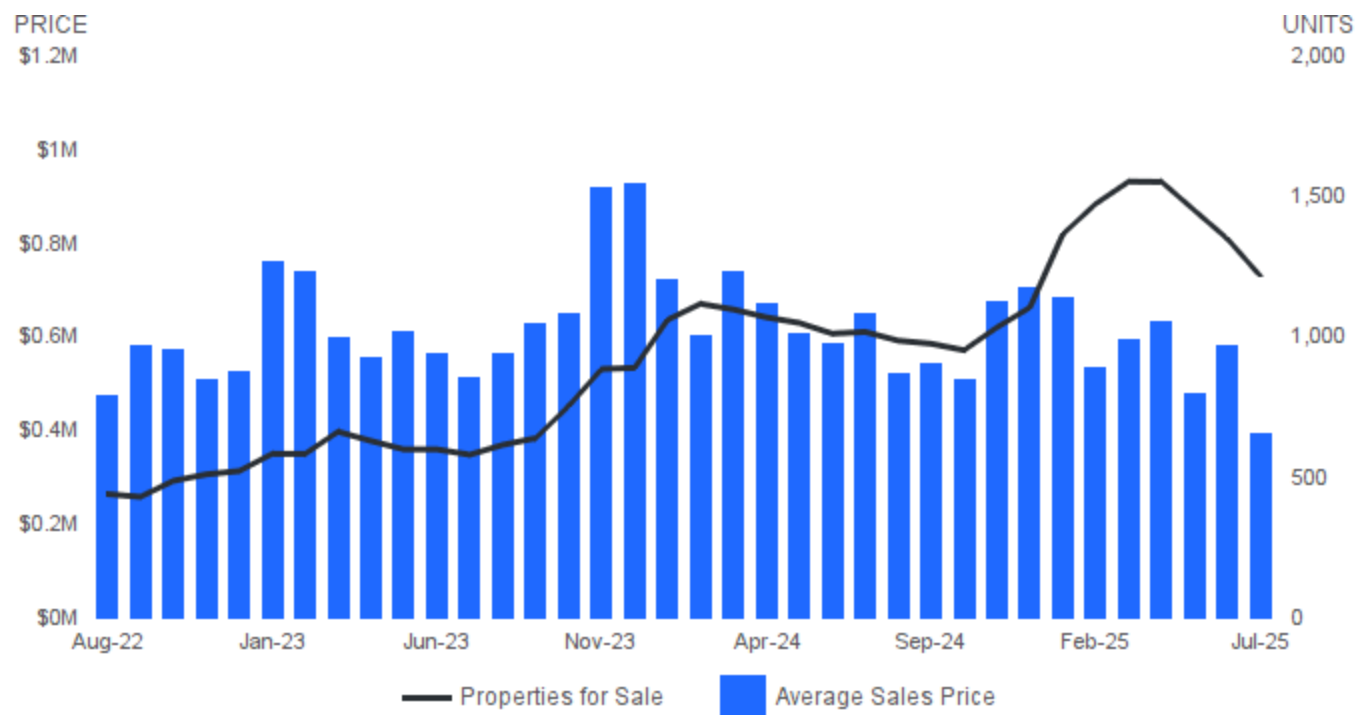


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | Condo/Townhouse ?

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

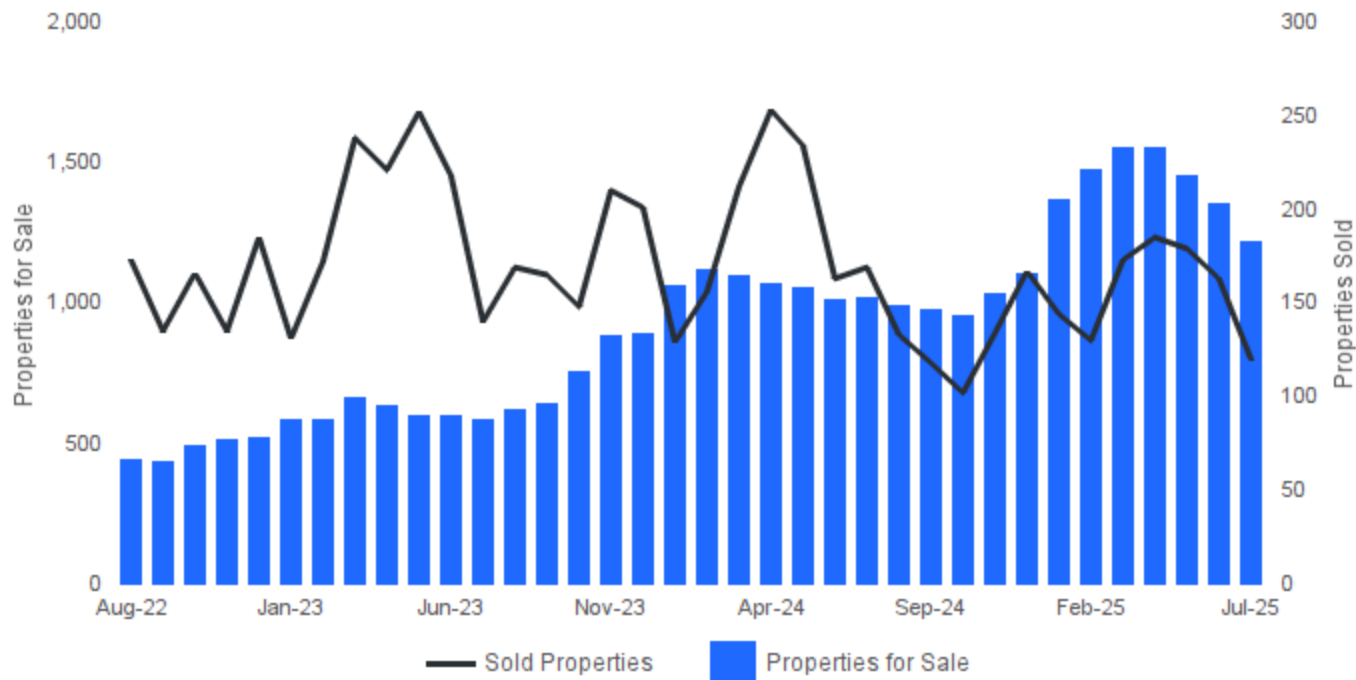
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Condo/Townhouse ?

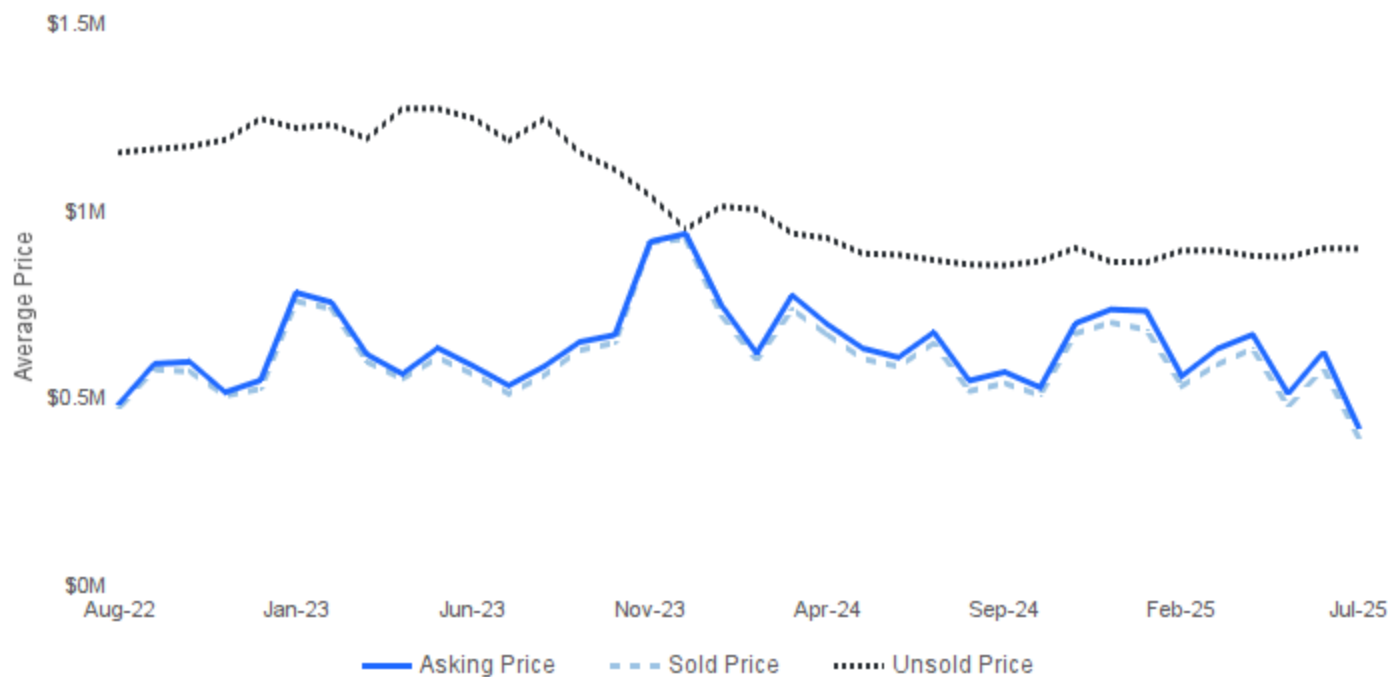
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Condo/Townhouse ?

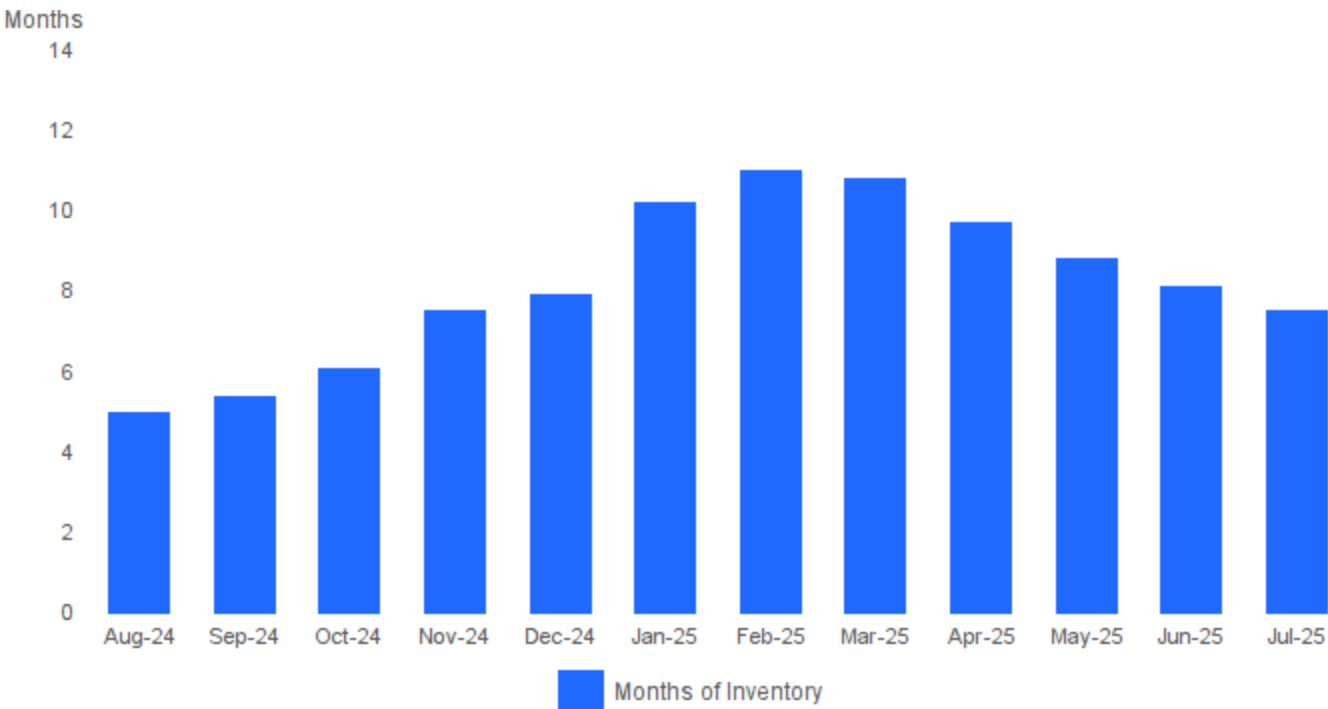
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



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.



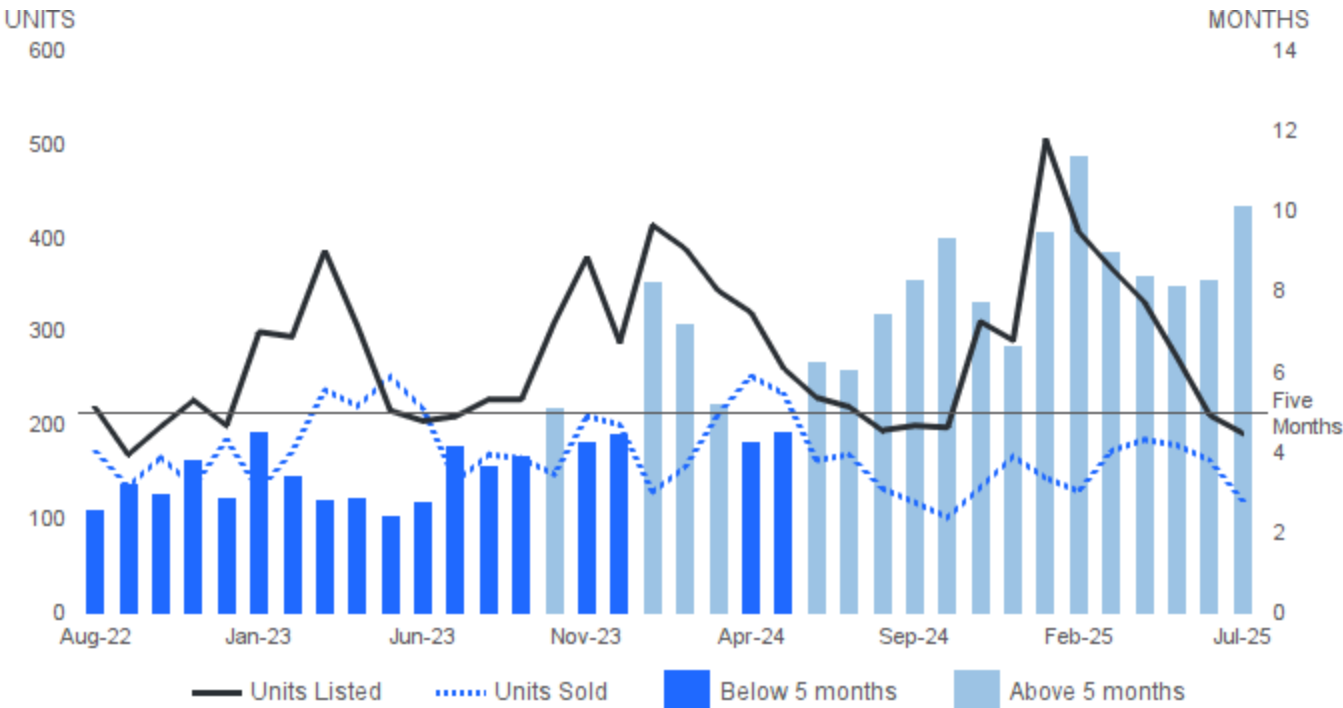
MONTHS SUPPLY OF INVENTORY

July 2025 | Condo/Townhouse ?

**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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