



# AREA REPORT

ANNA MARIA

AUGUST 2025 | SINGLE FAMILY HOMES



**ALISON KANTER**

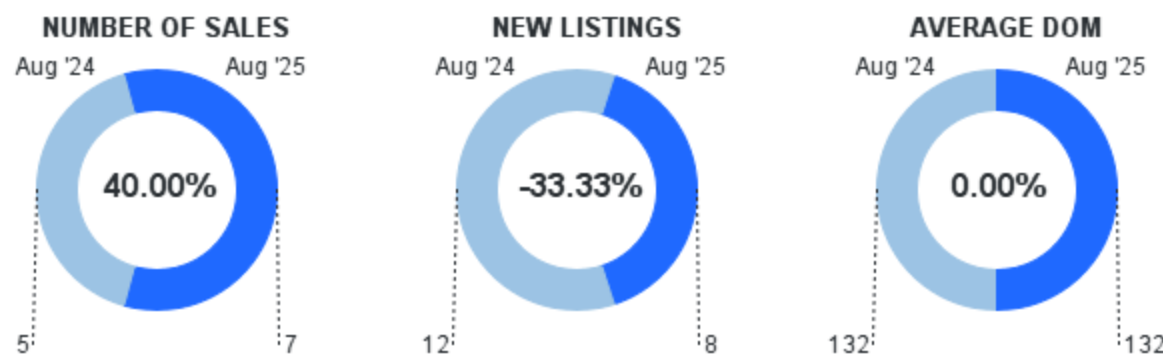
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**COLDWELL BANKER**  
**REALTY**


**ANNA MARIA | August 2025**  
**REAL ESTATE SNAPSHOT - Change since this time last year**  
**Single Family Homes**



**-2.51%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**39.87%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**6.04%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**35.04%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 Aug '24     Aug '25

AREA  
REPORT

ANNA MARIA

FULL MARKET SUMMARY

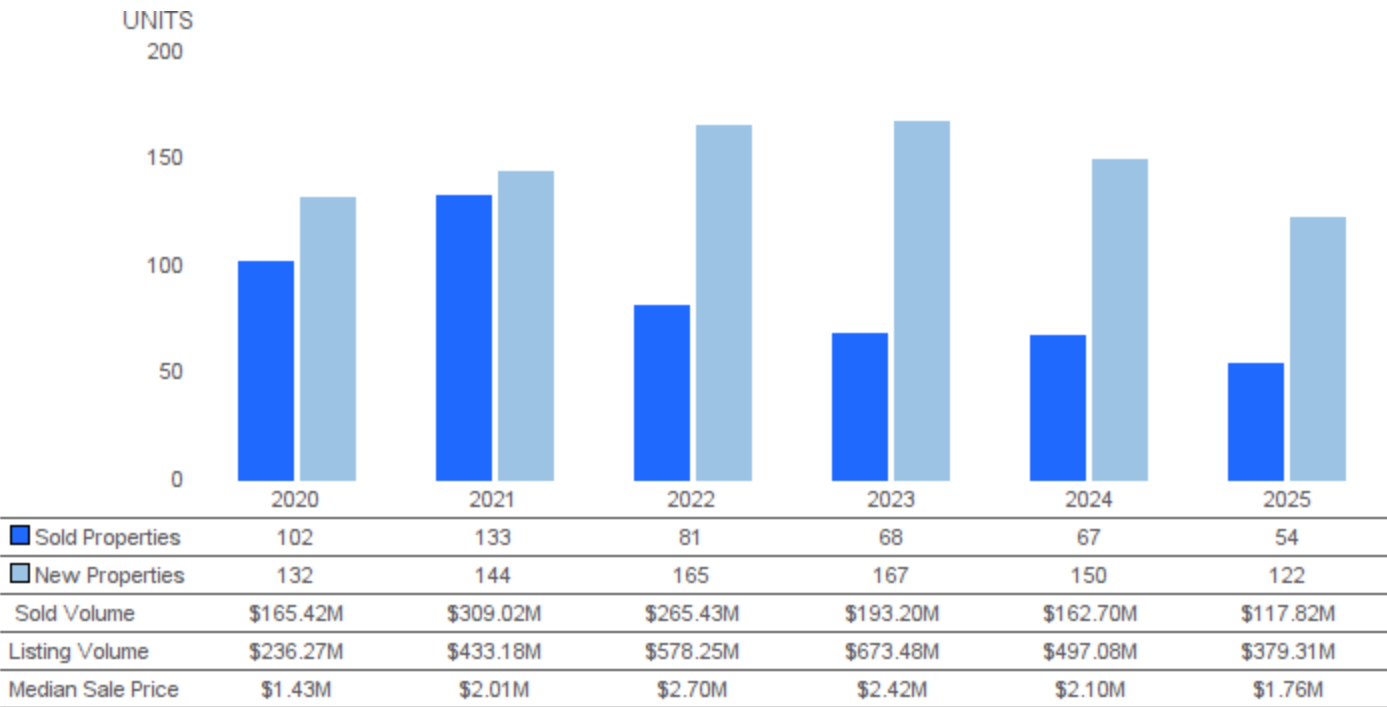
August 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	8	12	-33.33% ⬇️	122	114	7.02% ⬆️
Sold Listings	7	5	40% ⬆️	54	49	10.2% ⬆️
Median List Price (Solds)	\$2,650,000	\$2,499,000	6.04% ⬆️	\$1,824,500	\$2,499,000	-26.99% ⬇️
Median Sold Price	\$2,250,000	\$2,308,000	-2.51% ⬇️	\$1,762,500	\$2,308,000	-23.64% ⬇️
Median Days on Market	120	155	-22.58% ⬇️	31	75	-58.67% ⬇️
Average List Price (Solds)	\$3,282,569	\$2,430,800	35.04% ⬆️	\$2,331,477	\$2,928,999	-20.4% ⬇️
Average Sold Price	\$3,082,142	\$2,203,600	39.87% ⬆️	\$2,181,925	\$2,696,473	-19.08% ⬇️
Average Days on Market	132	132	0% ⬆️	73	106	-31.13% ⬇️
List/Sold Price Ratio	93%	90.4%	2.88% ⬆️	93.5%	91.9%	1.7% ⬆️

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Single Family Homes ?

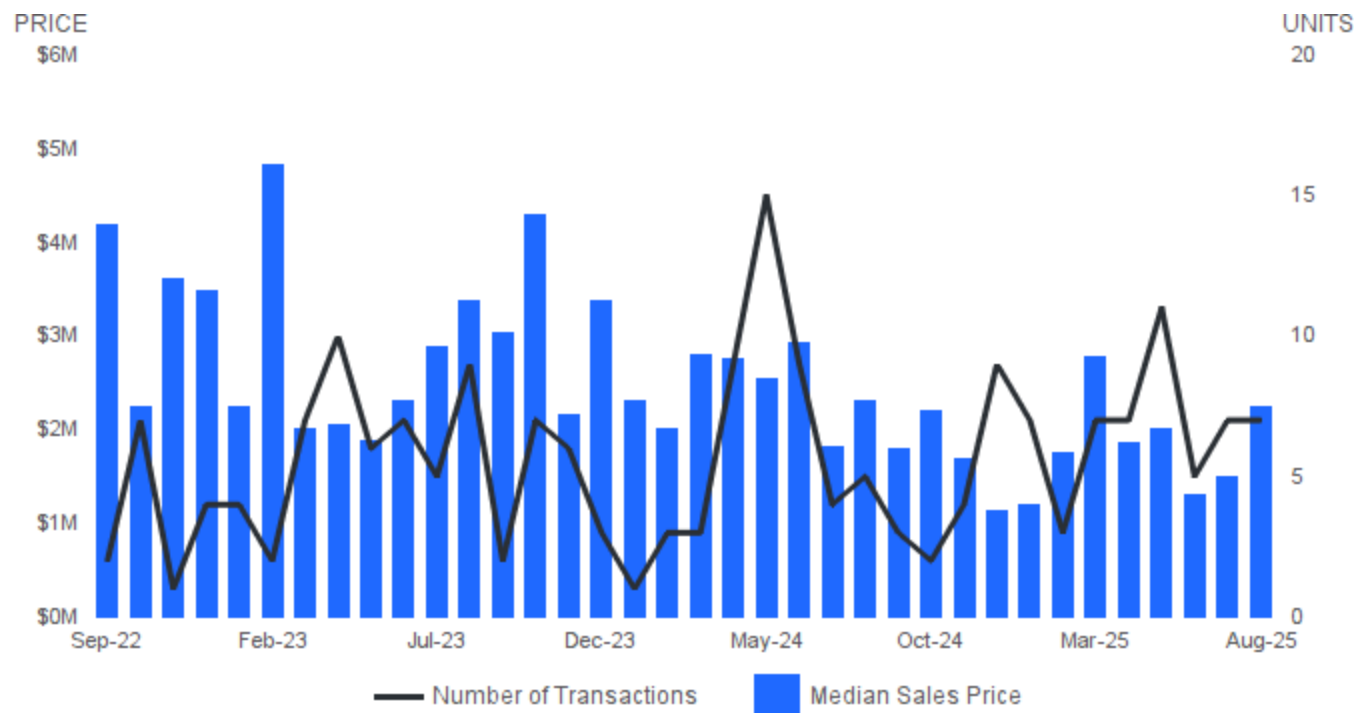
Sold Properties | Number of properties sold during the year  
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 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

August 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

August 2025 | Single Family Homes ?

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

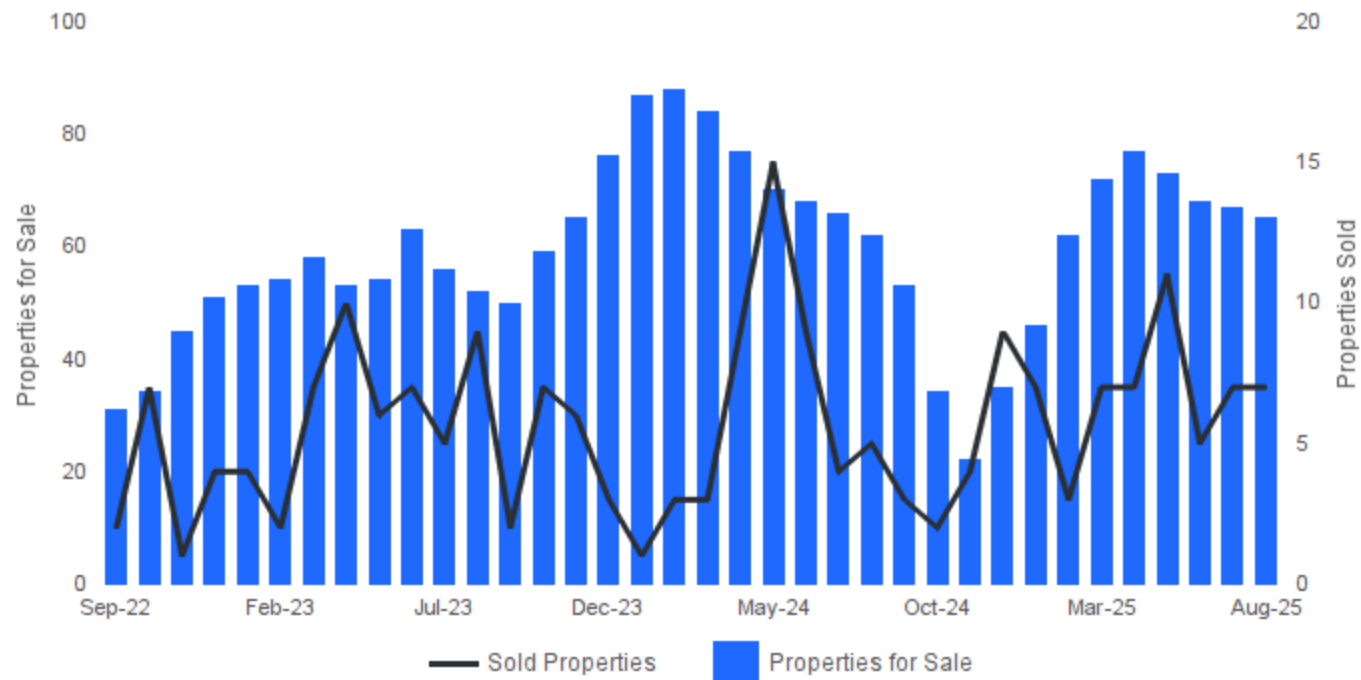
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Single Family Homes ?

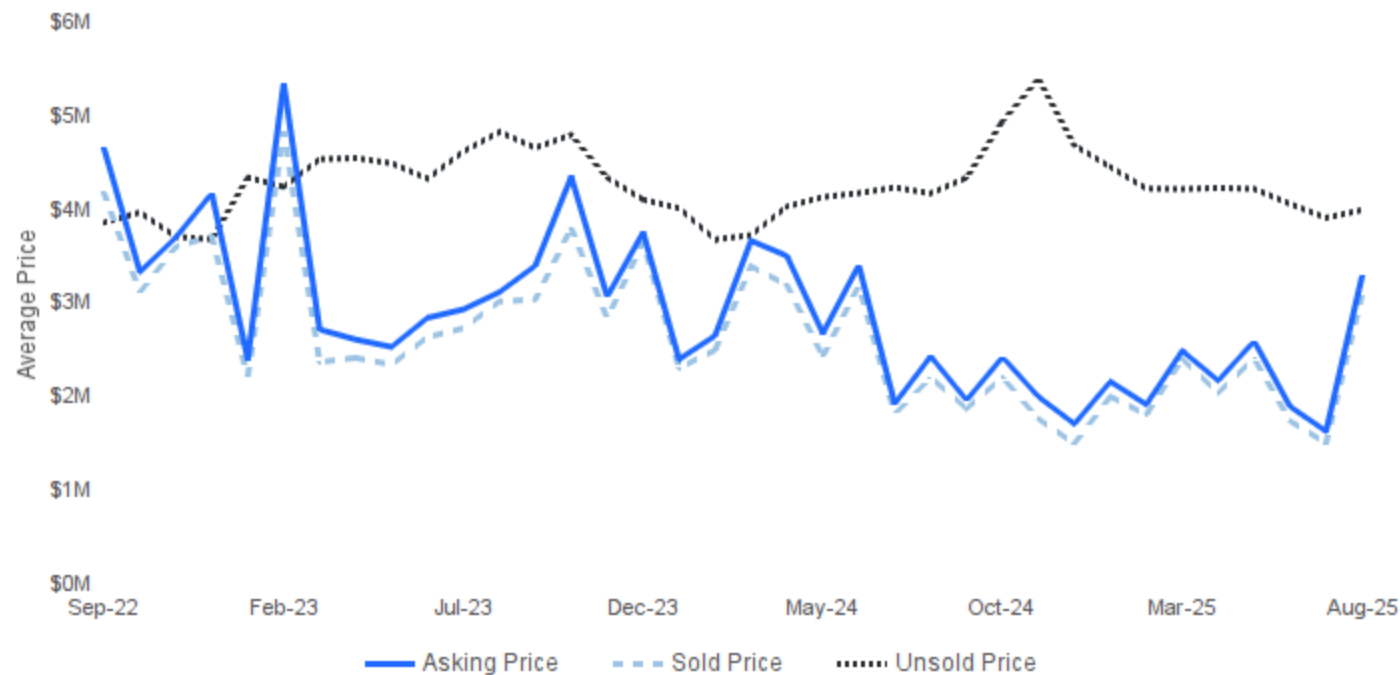
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Single Family Homes ?

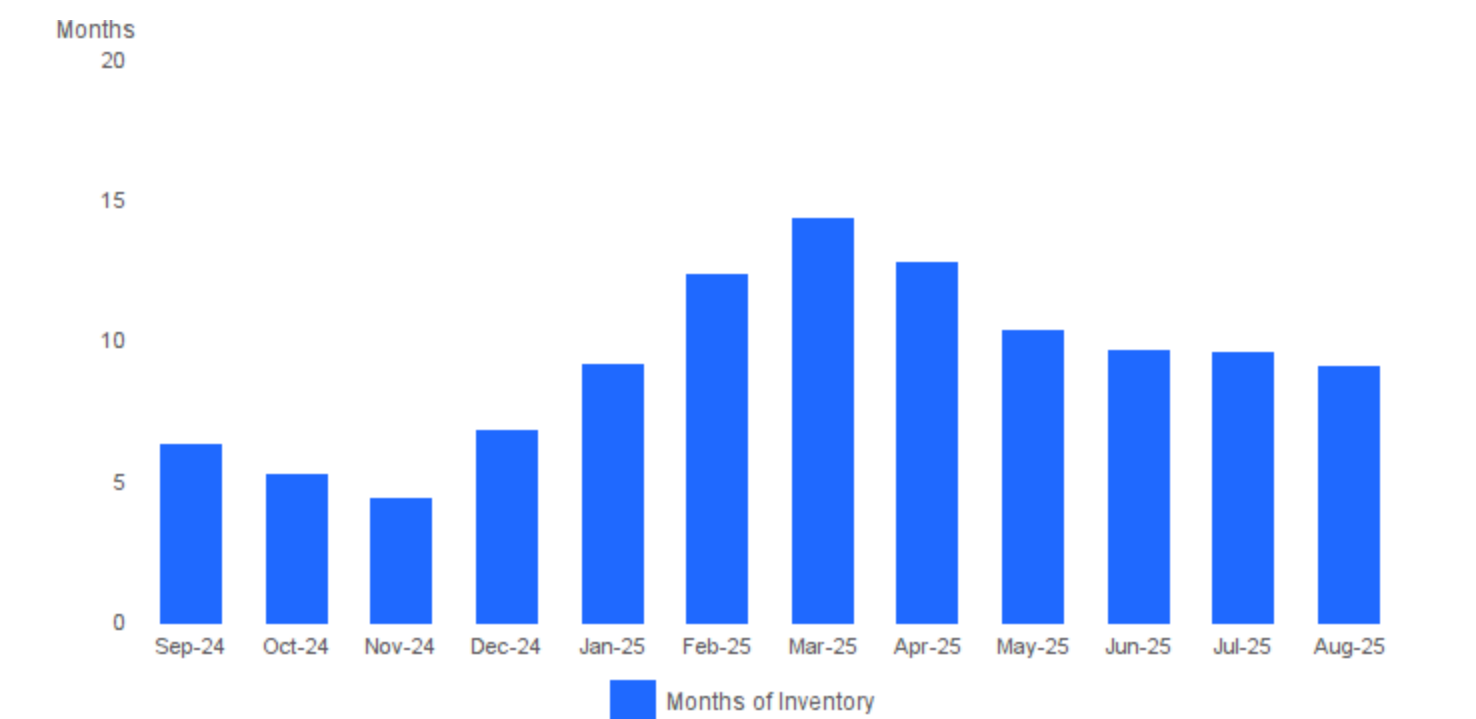
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



ABSORPTION RATE

August 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.



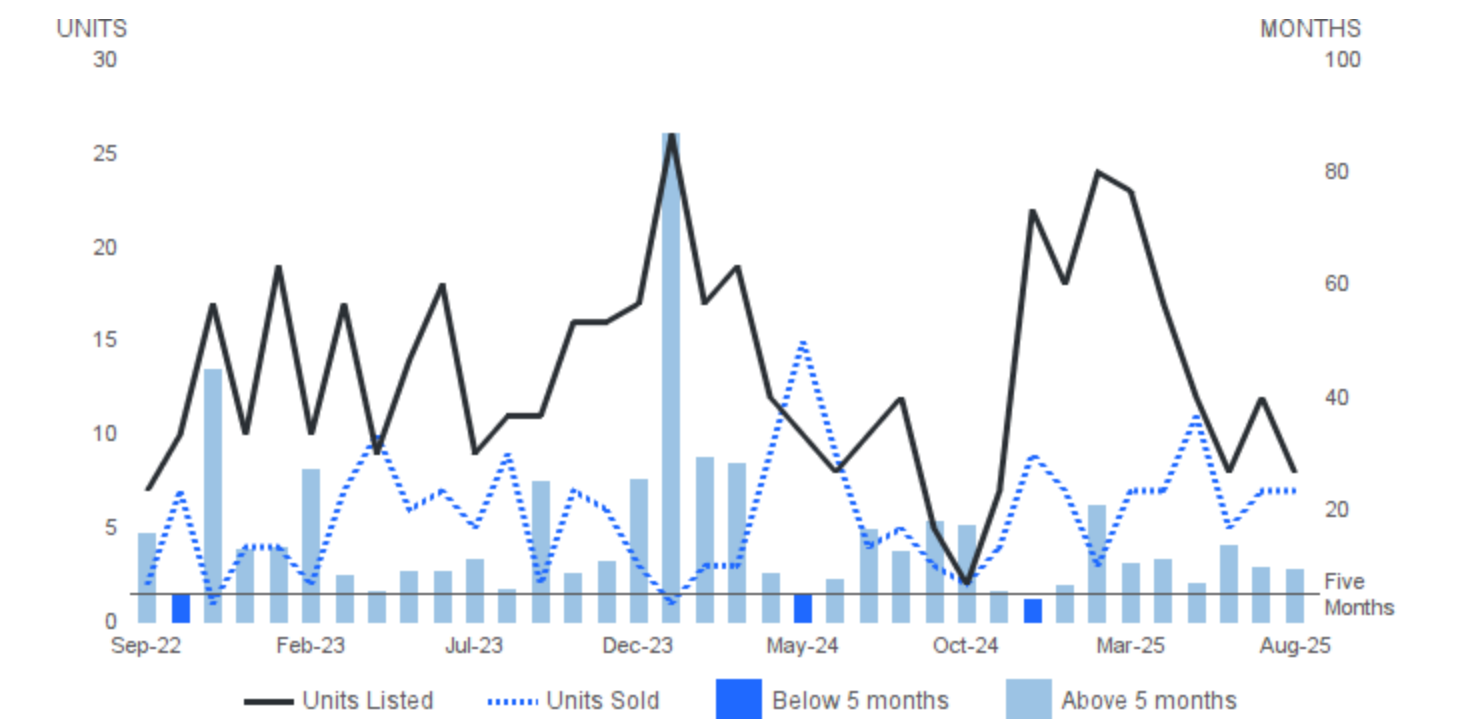
MONTHS SUPPLY OF INVENTORY

August 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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