



AREA REPORT

BRADENTON BEACH

AUGUST 2025 | ALL PROPERTY TYPES



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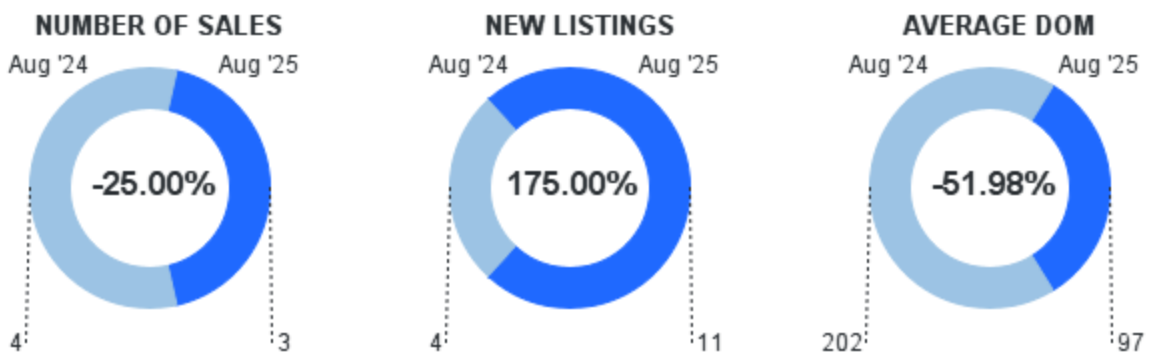


COLDWELL BANKER
REALTY

BRADENTON BEACH | August 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



65.78%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

252.90%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

50.78%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

233.84%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Aug '24 Aug '25

AREA
REPORT
BRADENTON BEACH

FULL MARKET SUMMARY

August 2025 | All Property Types ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	11	4	175% ↑	92	77	19.48% ↑
Sold Listings	3	4	-25% ↓	30	46	-34.78% ↓
Median List Price (Solds)	\$775,000	\$514,000	50.78% ↑	\$787,500	\$809,500	-2.72% ↓
Median Sold Price	\$775,000	\$467,500	65.78% ↑	\$787,500	\$779,500	1.03% ↑
Median Days on Market	63	199	-68.34% ↓	48	56	-14.29% ↓
Average List Price (Solds)	\$1,757,666	\$526,500	233.84% ↑	\$1,056,479	\$1,264,076	-16.42% ↓
Average Sold Price	\$1,718,166	\$486,875	252.9% ↑	\$1,009,317	\$1,151,139	-12.32% ↓
Average Days on Market	97	202	-51.98% ↓	73	79	-7.59% ↓
List/Sold Price Ratio	98%	92.3%	6.23% ↑	95.4%	93.6%	1.92% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 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

August 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

August 2025 | All Property Types ?

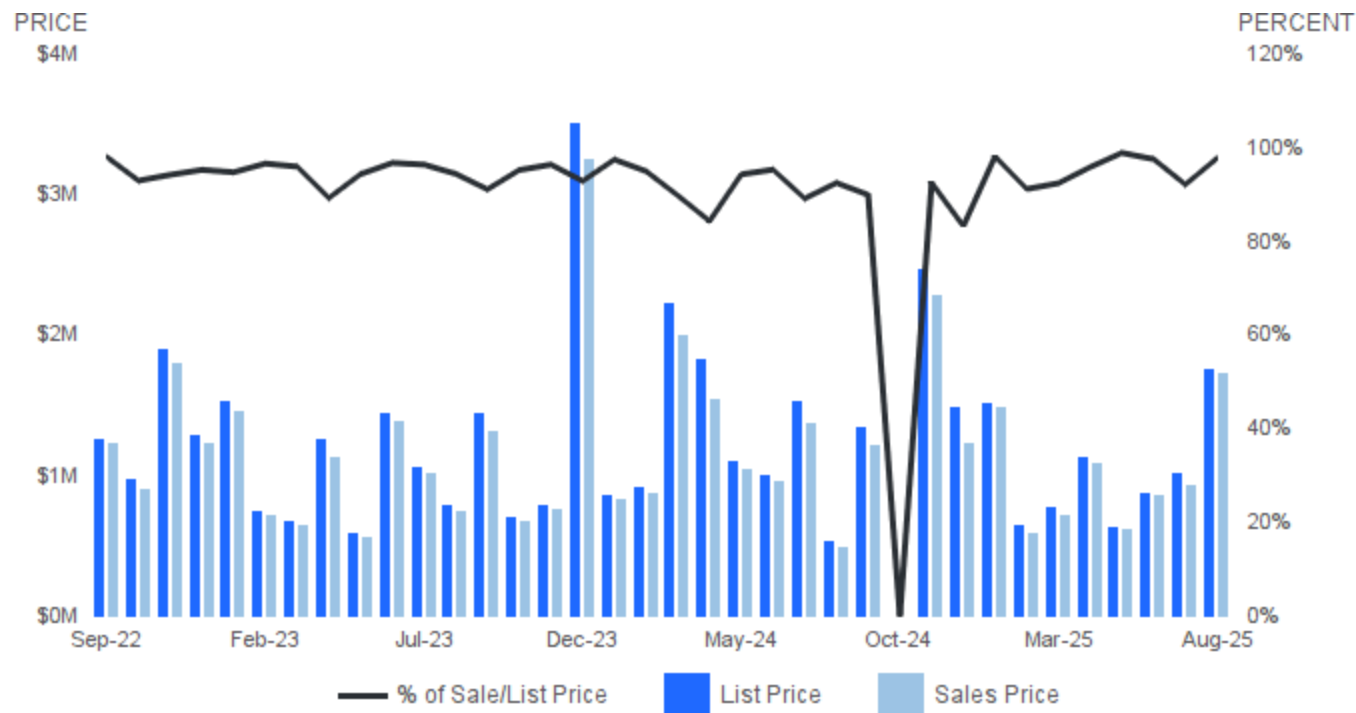
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2025 | All Property Types ?

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

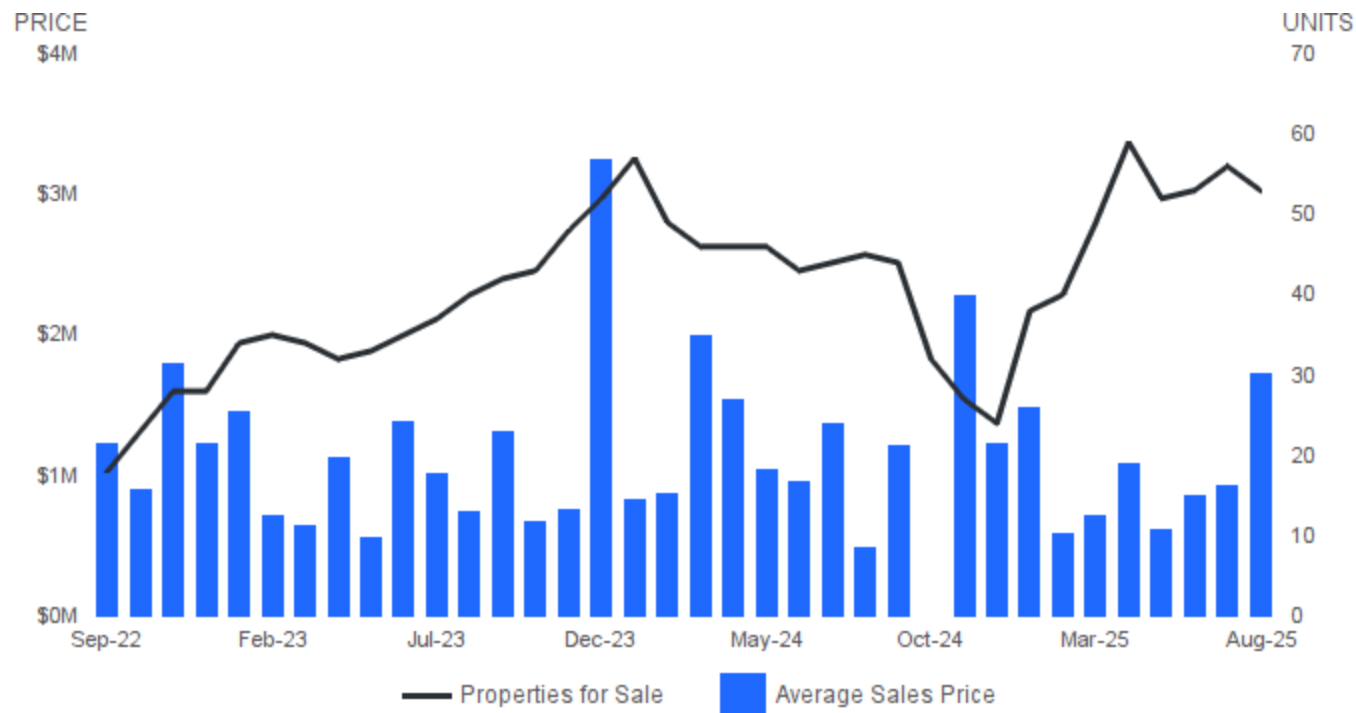


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2025 | All Property Types ?

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

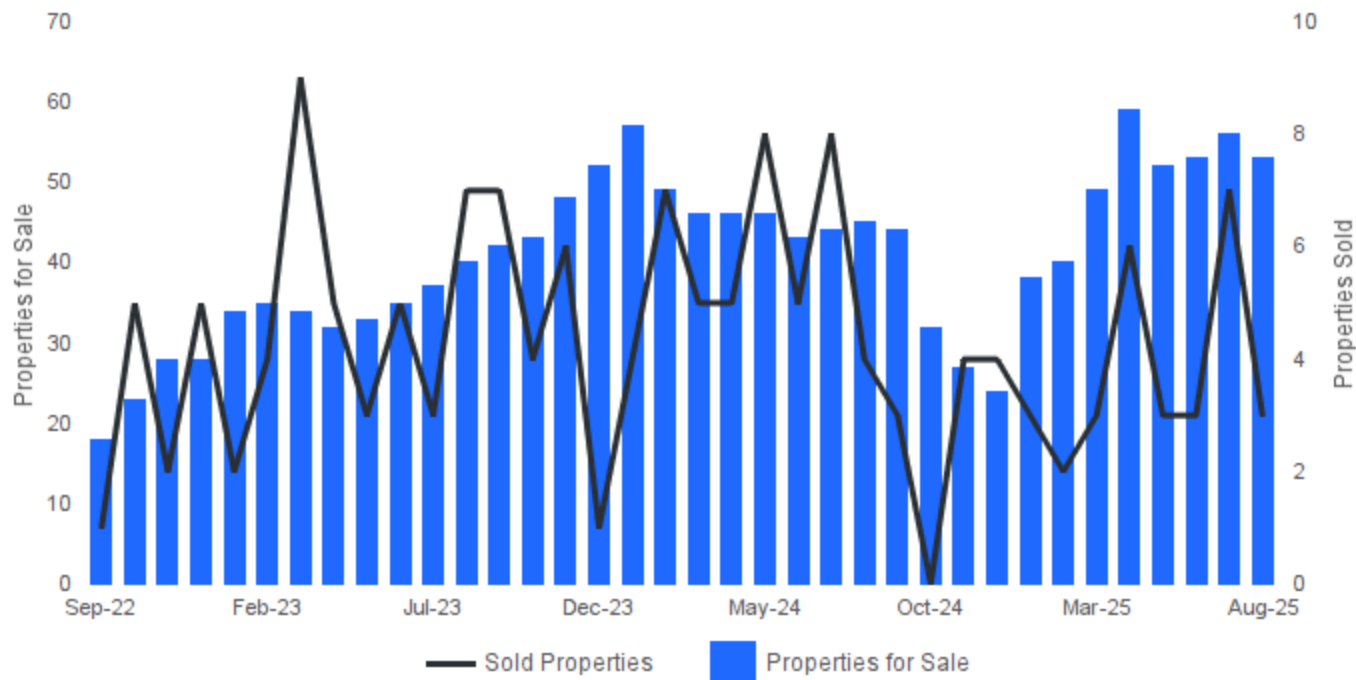
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 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

August 2025 | All Property Types ?

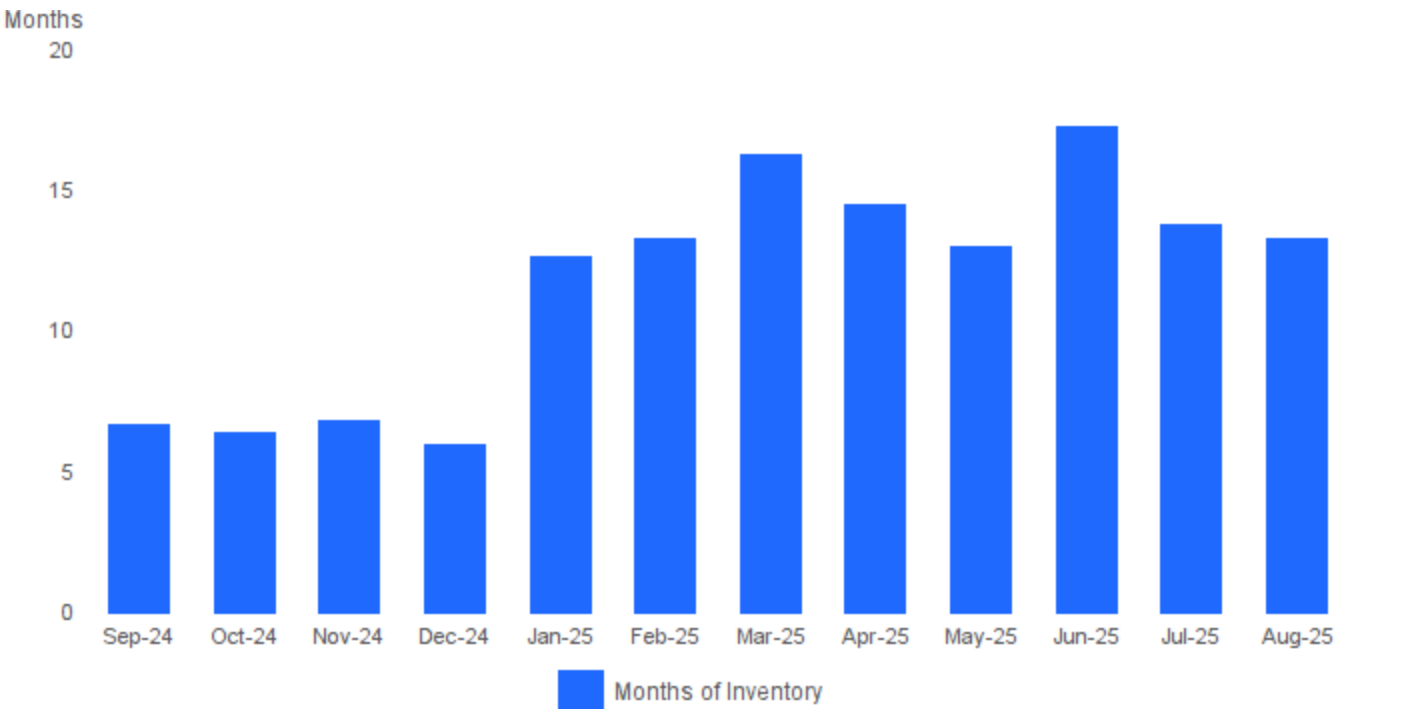
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



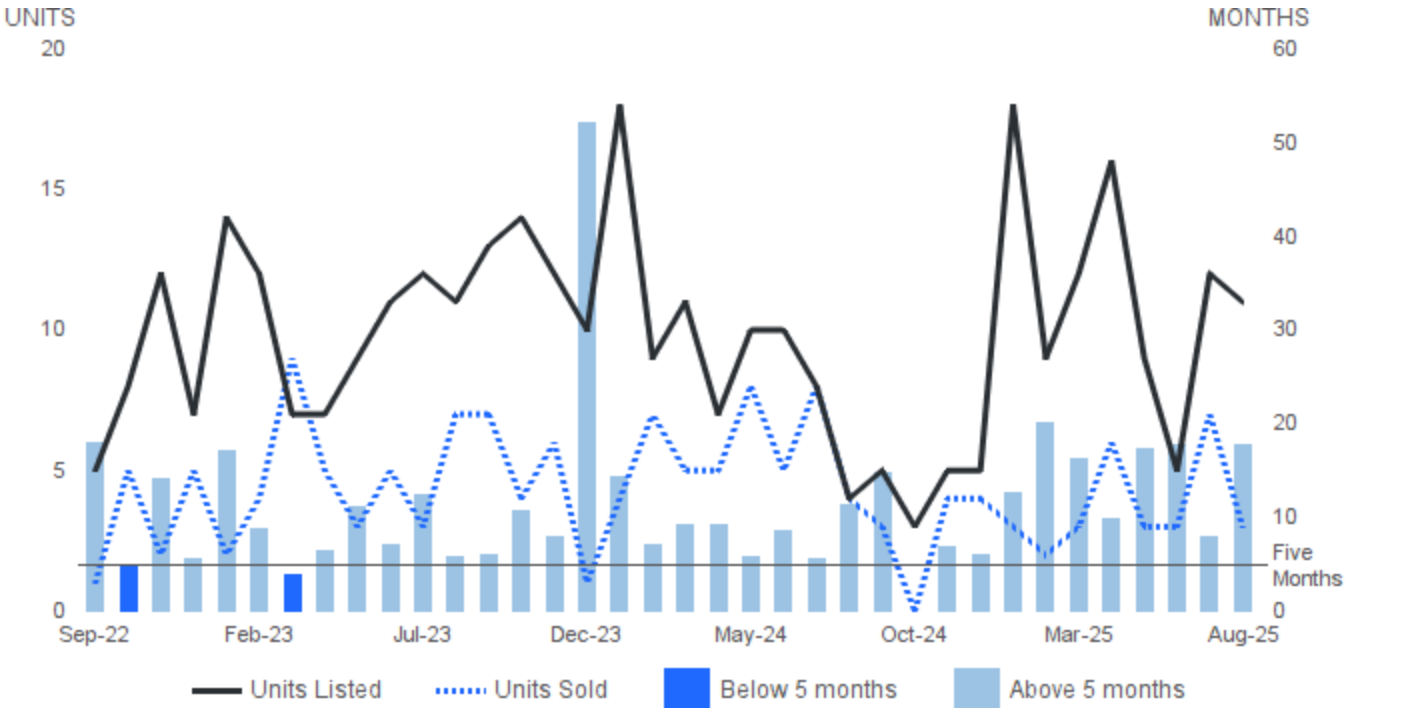
MONTHS SUPPLY OF INVENTORY

August 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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