



AREA REPORT

LAKEWOOD RANCH

AUGUST 2025 | CONDO/TOWNHOUSE



ALISON KANTER

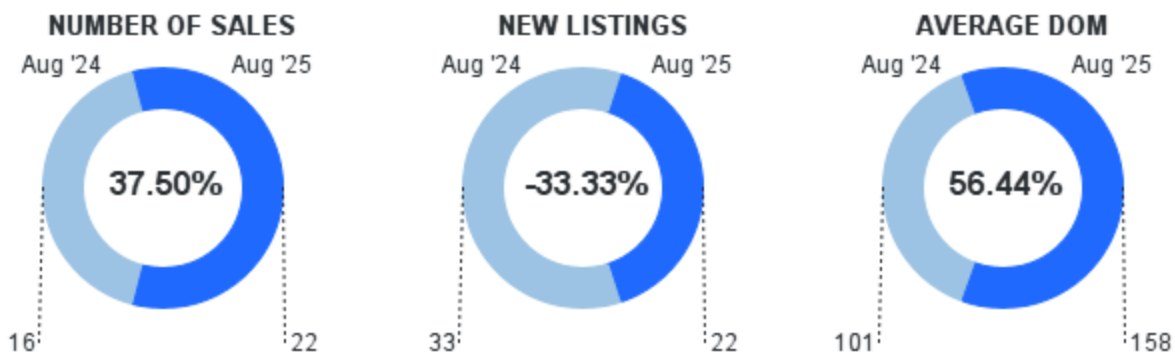
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COLDWELL BANKER
REALTY

LAKEWOOD RANCH | August 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Condo/Townhouse



Aug '24 Aug '25

AREA REPORT

LAKEWOOD RANCH

FULL MARKET SUMMARY

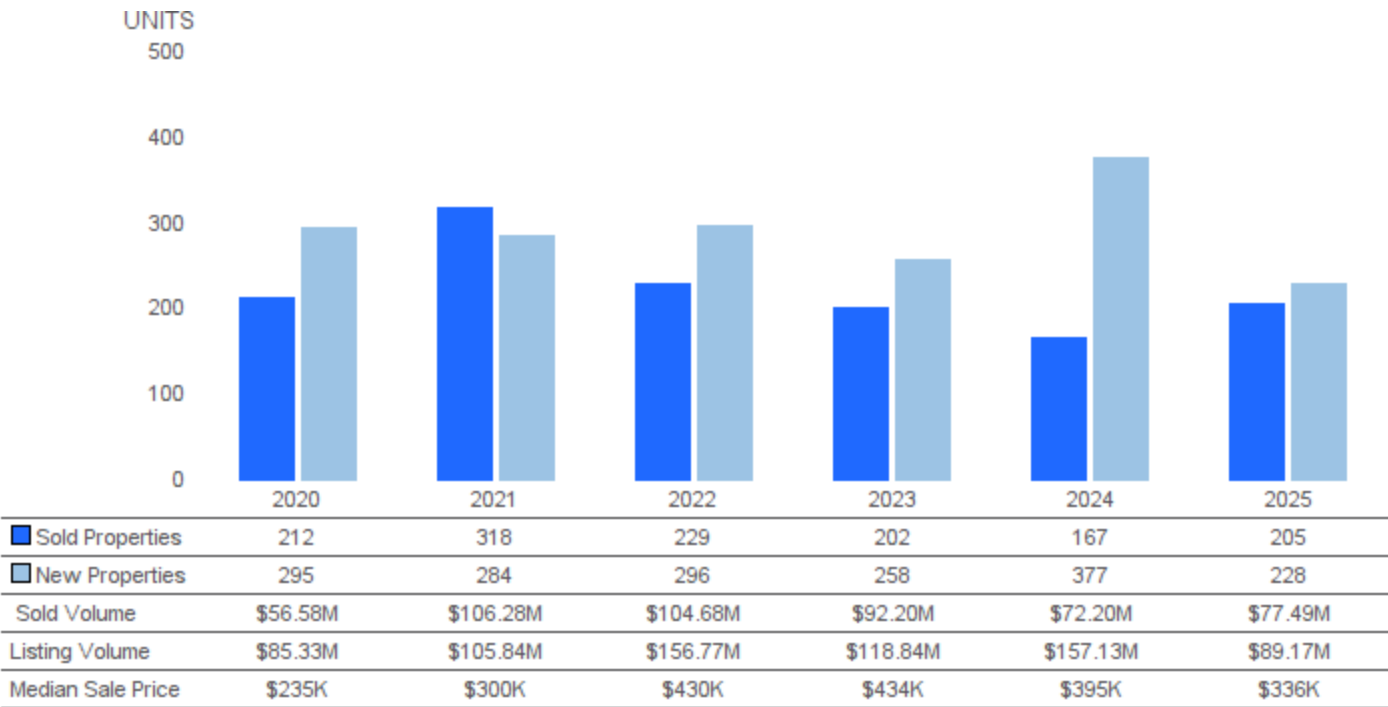
August 2025 | Condo/Townhouse ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	22	33	-33.33% ↓	228	239	-4.6% ↓
Sold Listings	22	16	37.5% ↑	205	126	62.7% ↑
Median List Price (Solds)	\$330,000	\$435,000	-24.14% ↓	\$341,990	\$429,950	-20.46% ↓
Median Sold Price	\$328,495	\$416,250	-21.08% ↓	\$335,990	\$423,750	-20.71% ↓
Median Days on Market	108	73	47.95% ↑	90	46	95.65% ↑
Average List Price (Solds)	\$380,057	\$503,648	-24.54% ↓	\$390,457	\$456,515	-14.47% ↓
Average Sold Price	\$372,492	\$484,685	-23.15% ↓	\$377,979	\$443,640	-14.8% ↓
Average Days on Market	158	101	56.44% ↑	113	66	71.21% ↑
List/Sold Price Ratio	97.7%	96.4%	1.34% ↑	96.8%	97.2%	-0.39% ↓

SOLD AND NEW PROPERTIES (UNITS)

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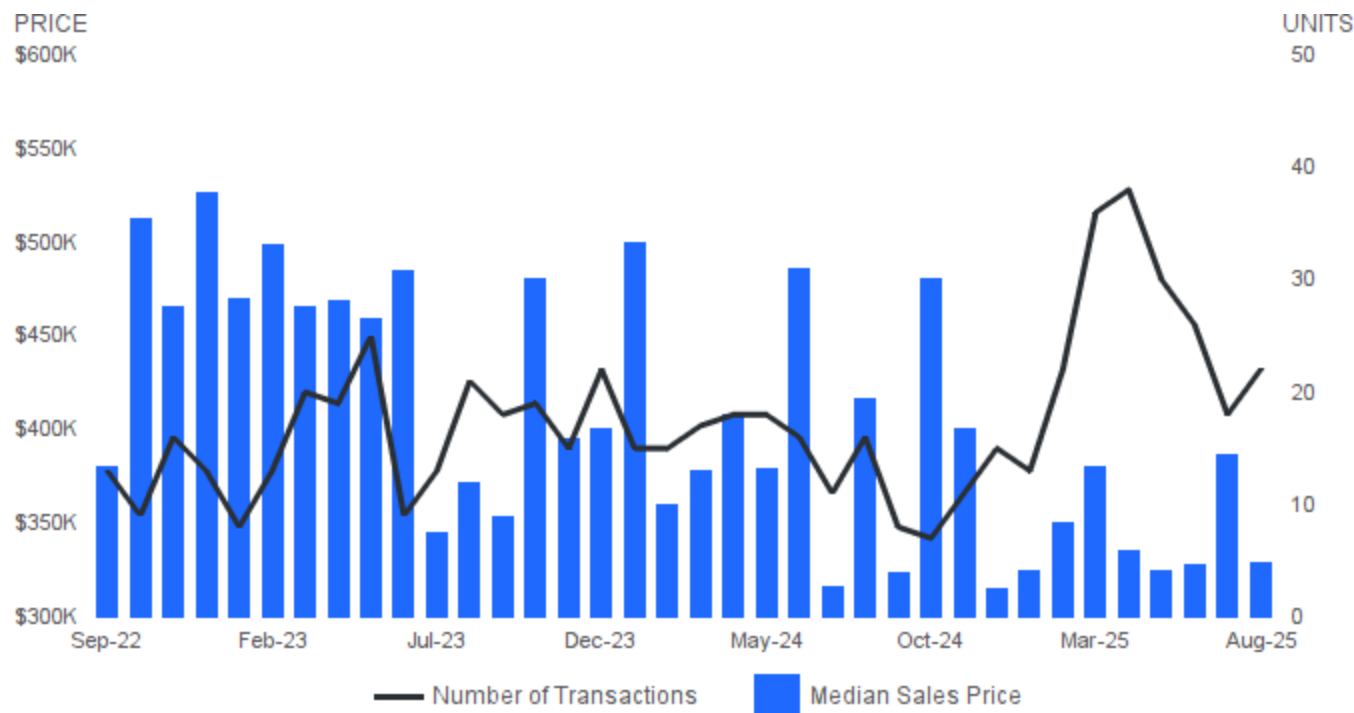
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | 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

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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

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

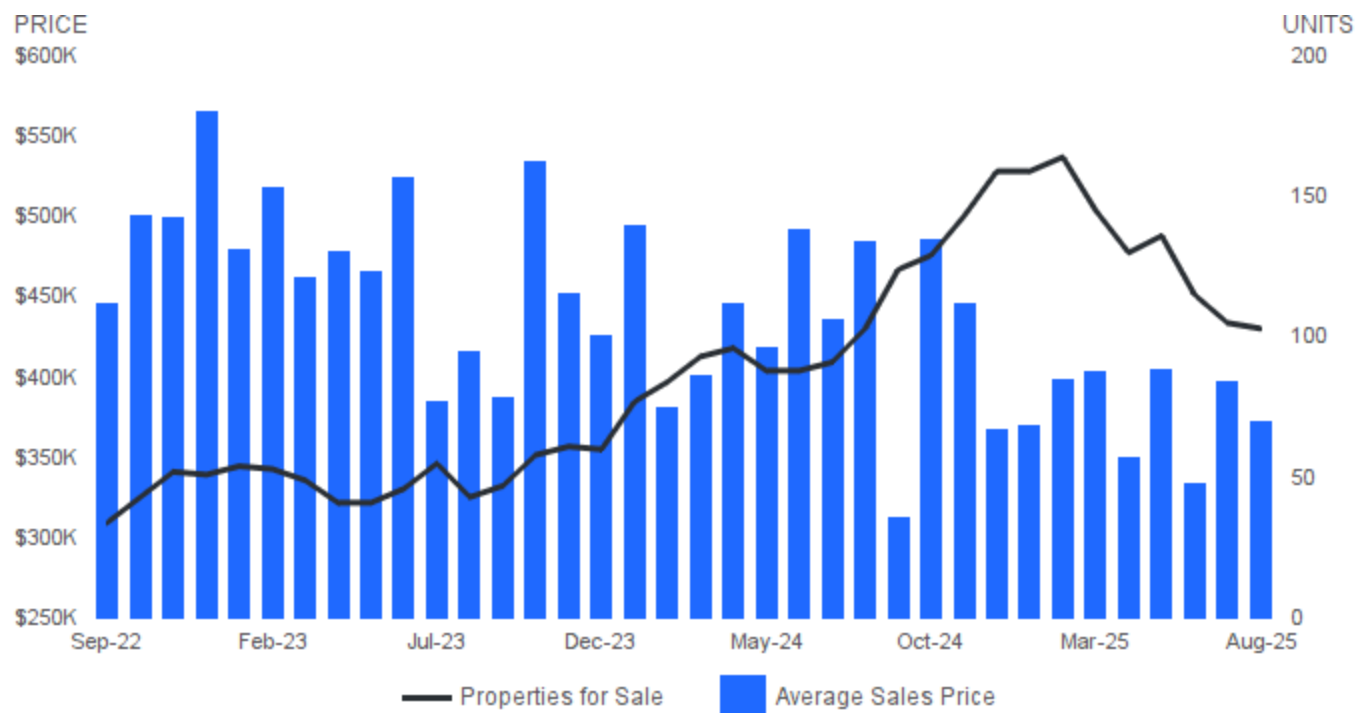


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

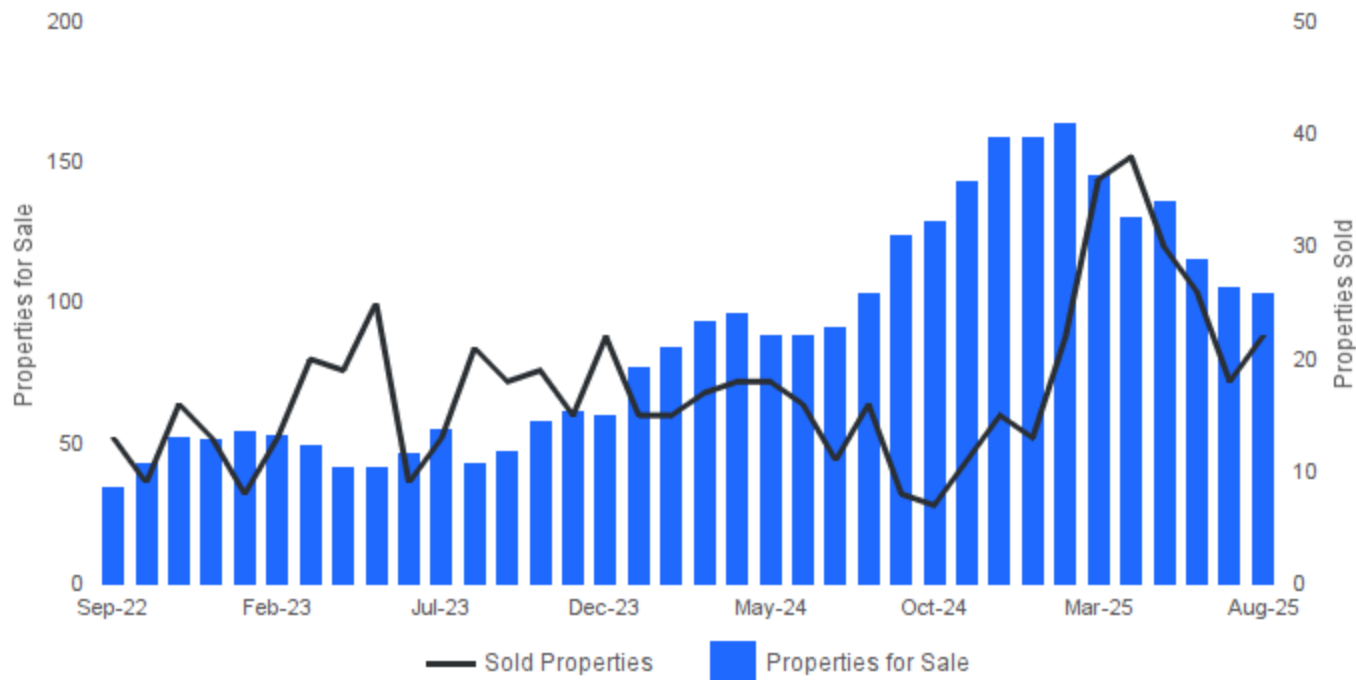
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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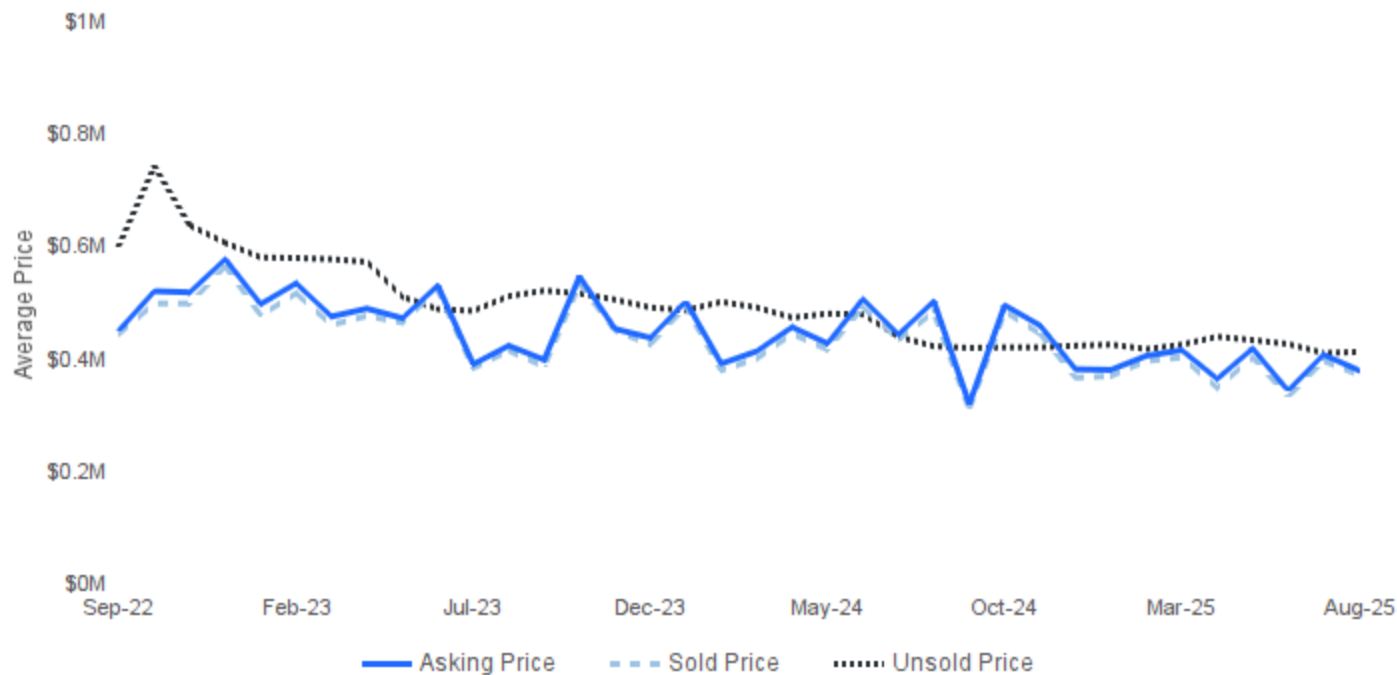
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

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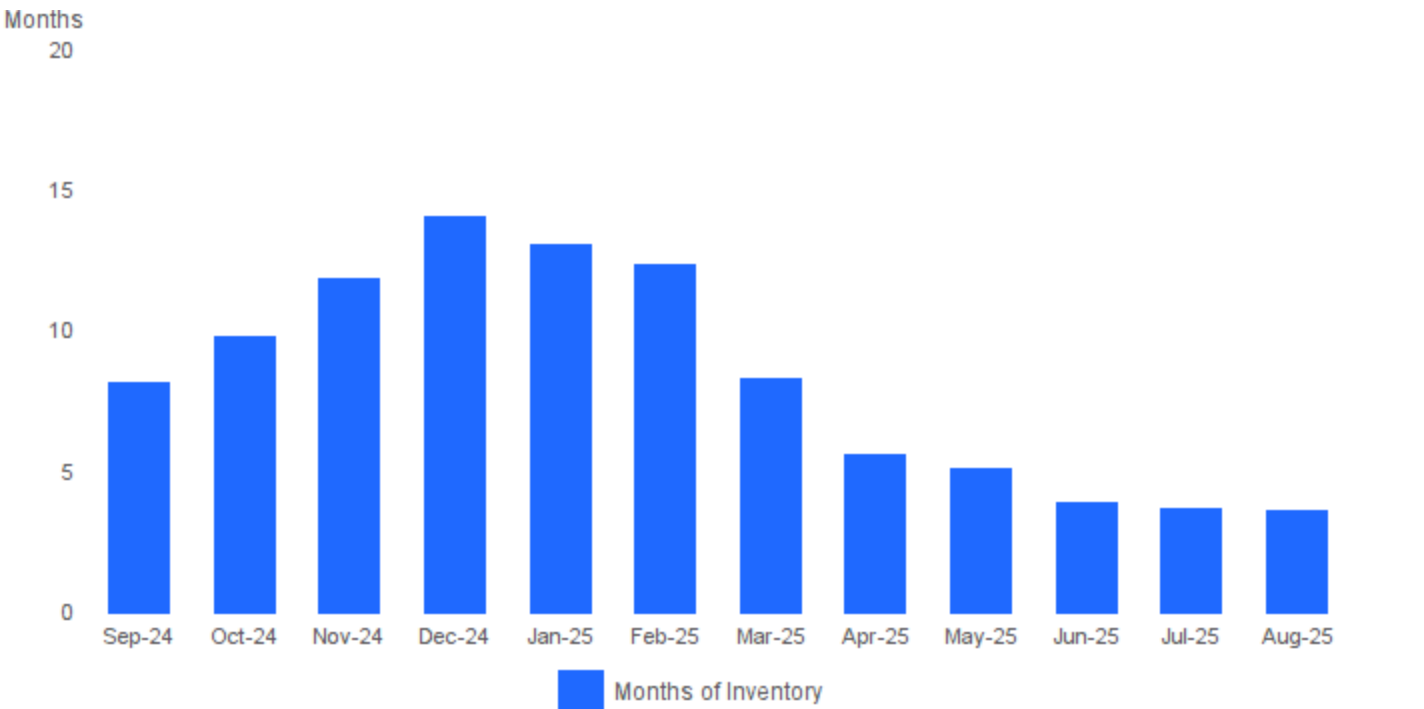
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 2025 | 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.



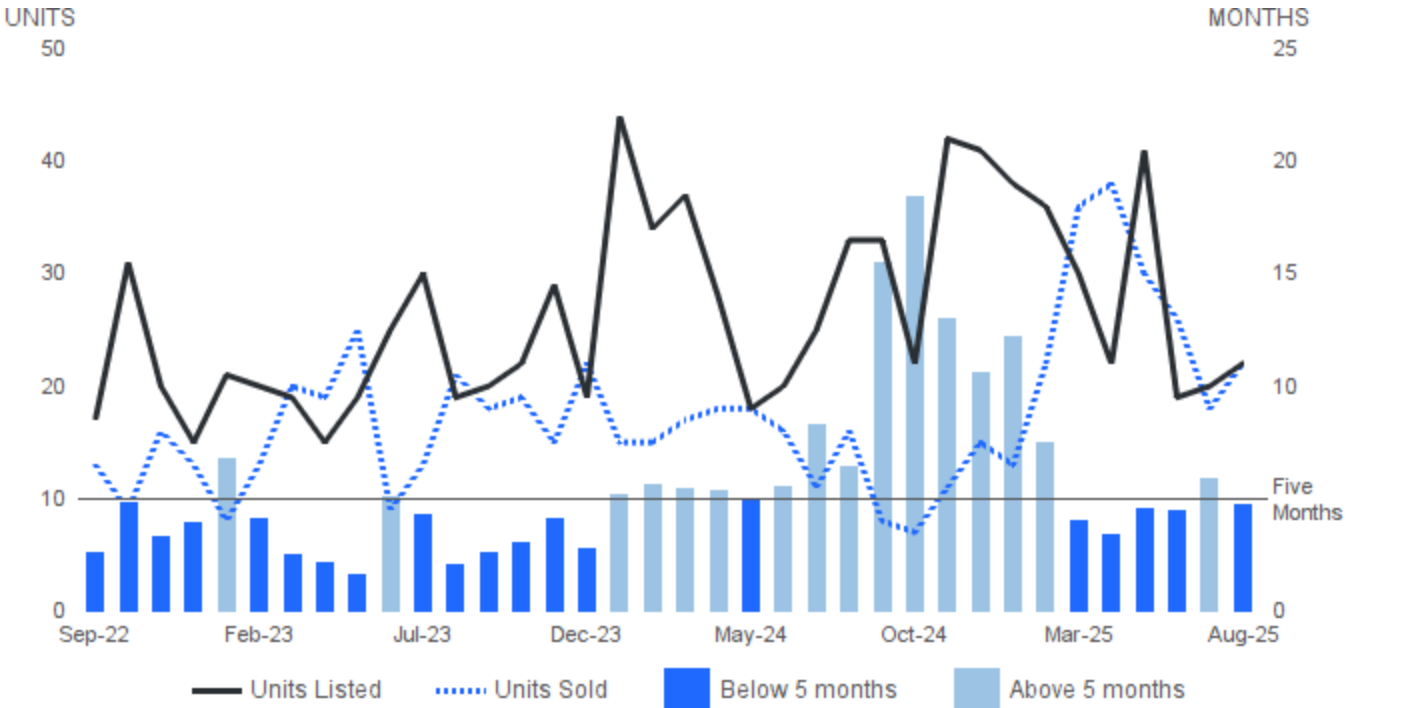
MONTHS SUPPLY OF INVENTORY

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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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