



AREA REPORT

LAKEWOOD RANCH

AUGUST 2025 | SINGLE FAMILY HOMES



ALISON KANTER

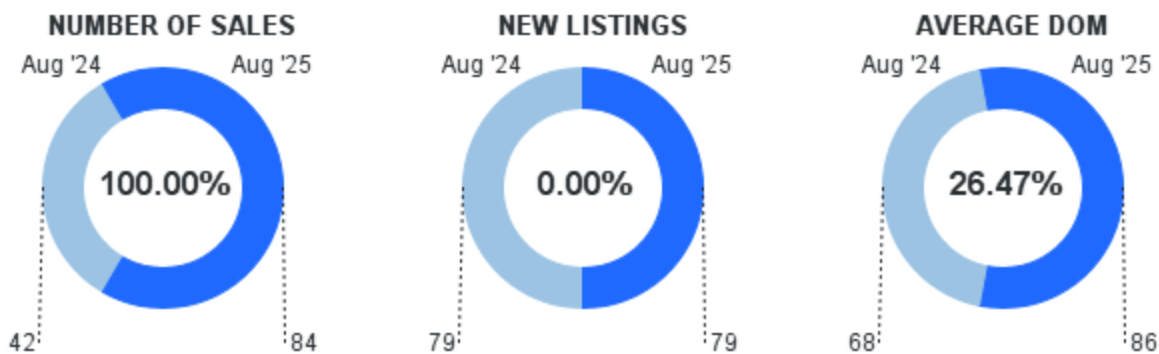
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COLDWELL BANKER
REALTY


LAKEWOOD RANCH | August 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family Homes



-0.19% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

19.17% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-4.74% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

17.82% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Aug '24  Aug '25

AREA
REPORT
LAKEWOOD RANCH

FULL MARKET SUMMARY

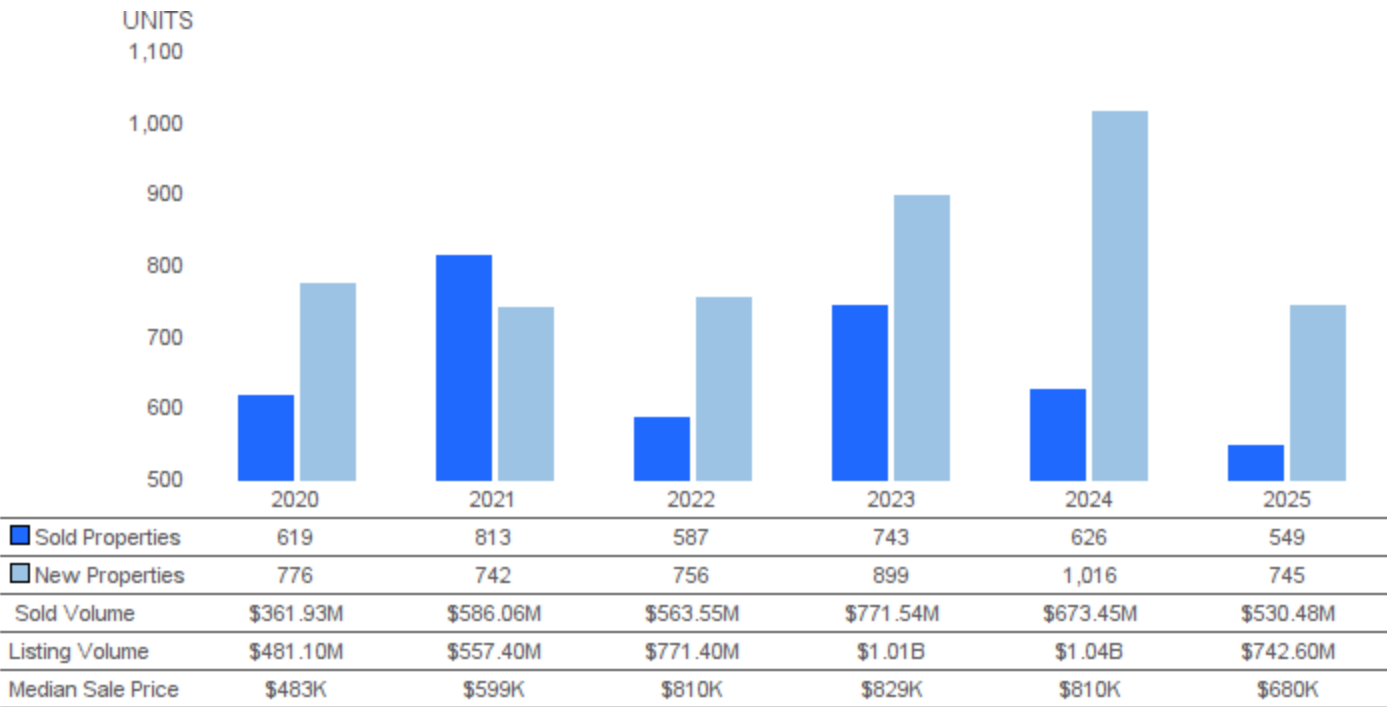
August 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	79	79	0%	745	702	6.13% ↑
Sold Listings	84	42	100% ↑	549	439	25.06% ↑
Median List Price (Solds)	\$678,702	\$712,437	-4.74% ↓	\$699,900	\$815,000	-14.12% ↓
Median Sold Price	\$663,707	\$665,000	-0.19% ↓	\$680,000	\$799,000	-14.89% ↓
Median Days on Market	64	54	18.52% ↑	74	44	68.18% ↑
Average List Price (Solds)	\$976,654	\$828,965	17.82% ↑	\$1,012,308	\$1,069,945	-5.39% ↓
Average Sold Price	\$939,342	\$788,217	19.17% ↑	\$966,274	\$1,027,349	-5.94% ↓
Average Days on Market	86	68	26.47% ↑	95	60	58.33% ↑
List/Sold Price Ratio	97.3%	95.9%	1.44% ↑	96.4%	96.8%	-0.42% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Single Family Homes ?

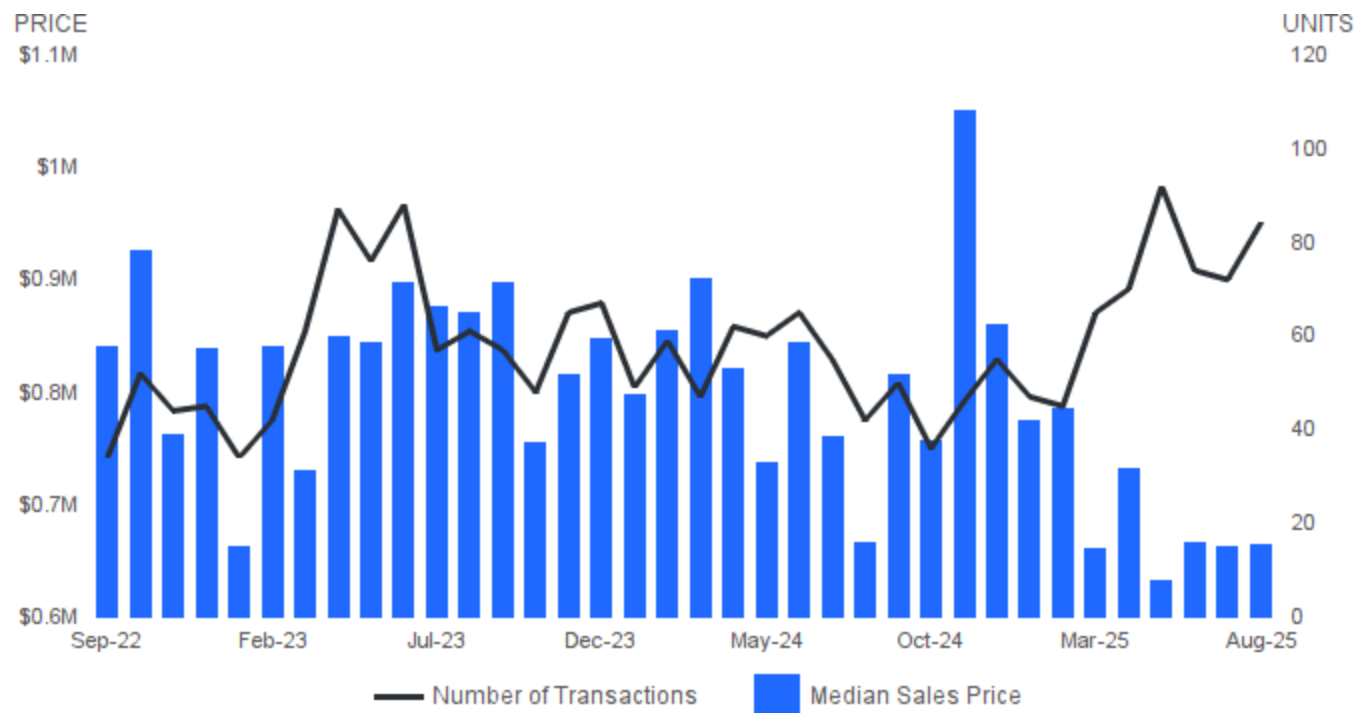
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



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.

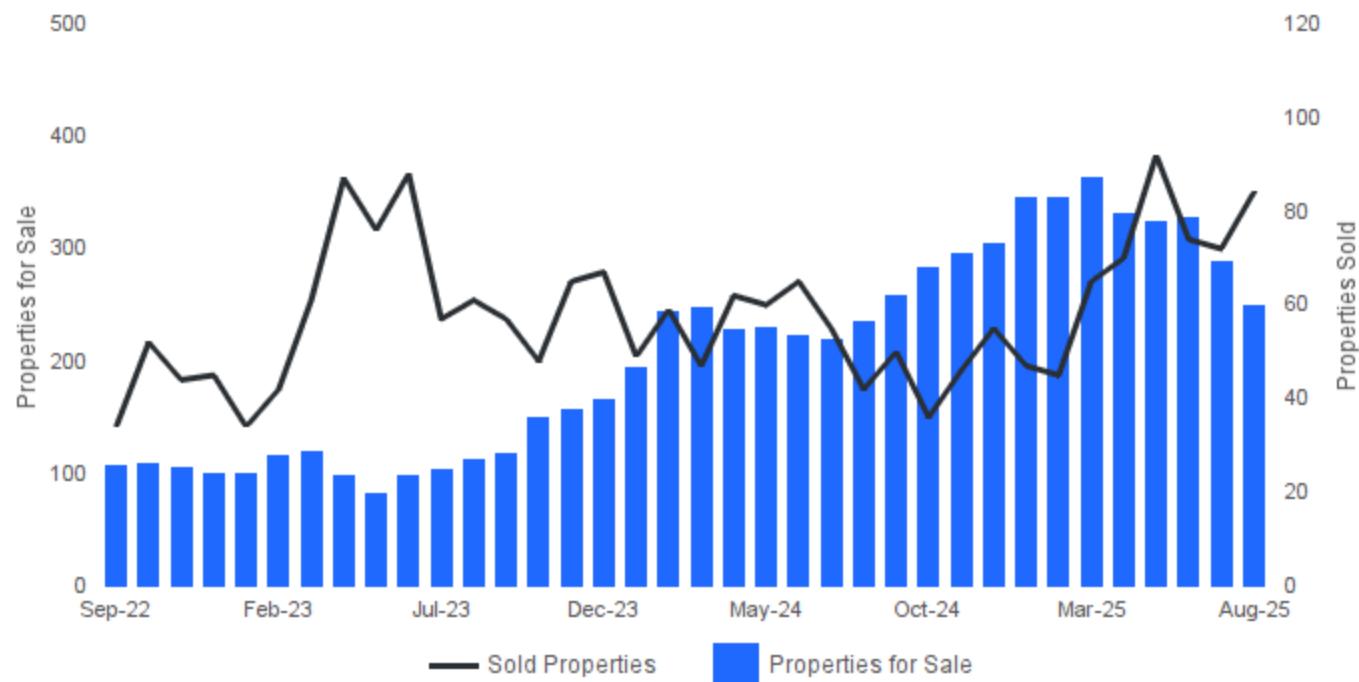
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Single Family Homes ?

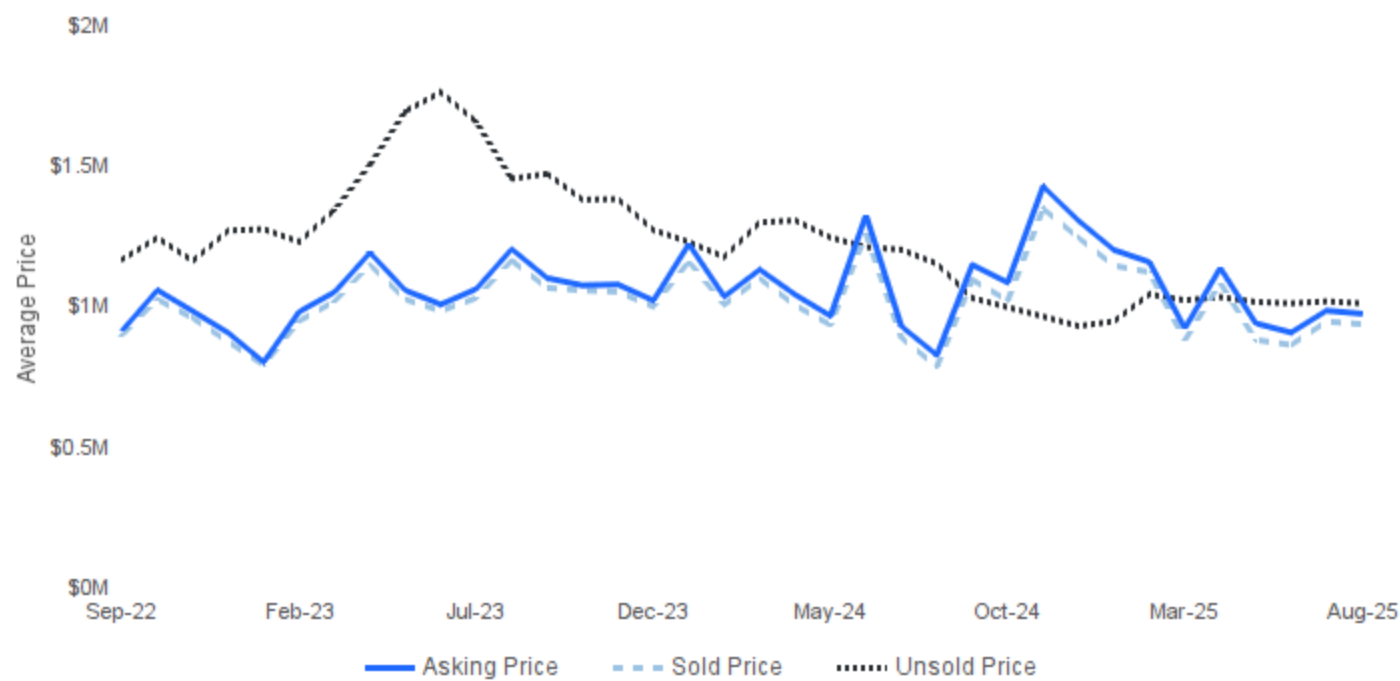
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Single Family Homes ?

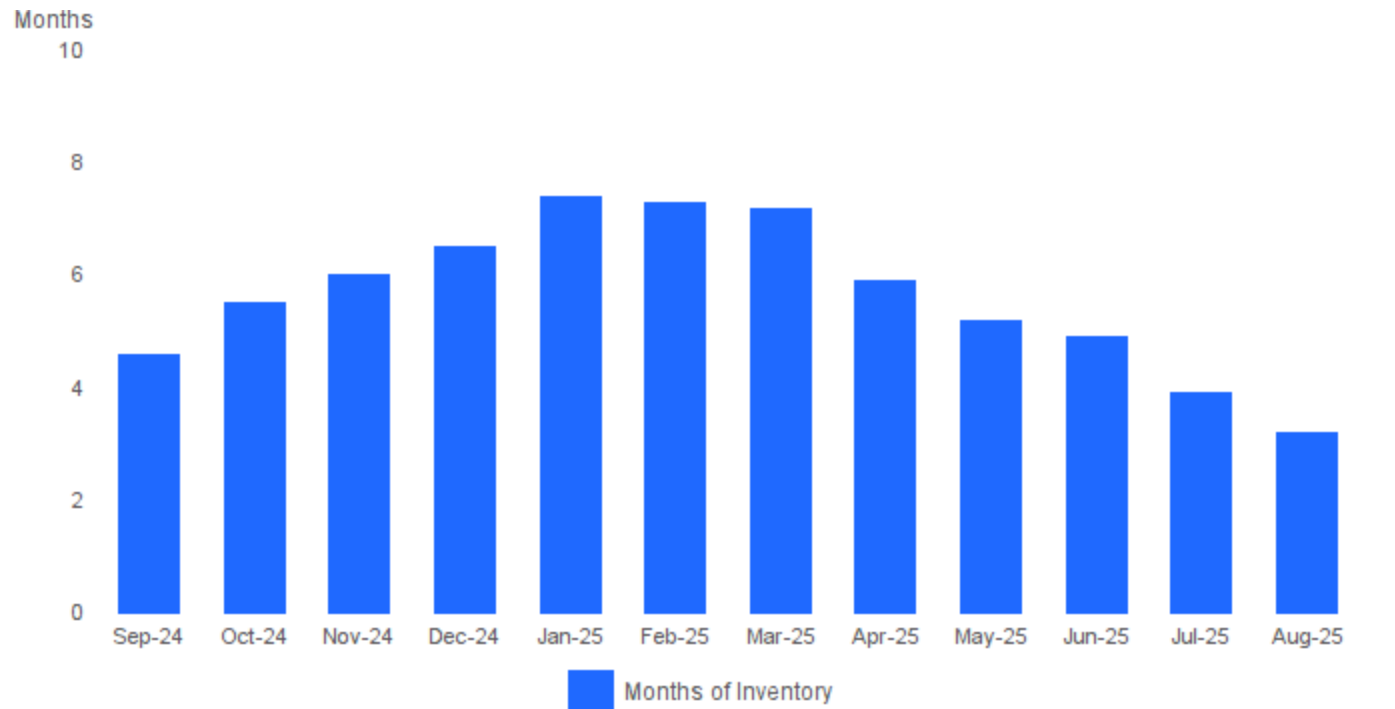
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



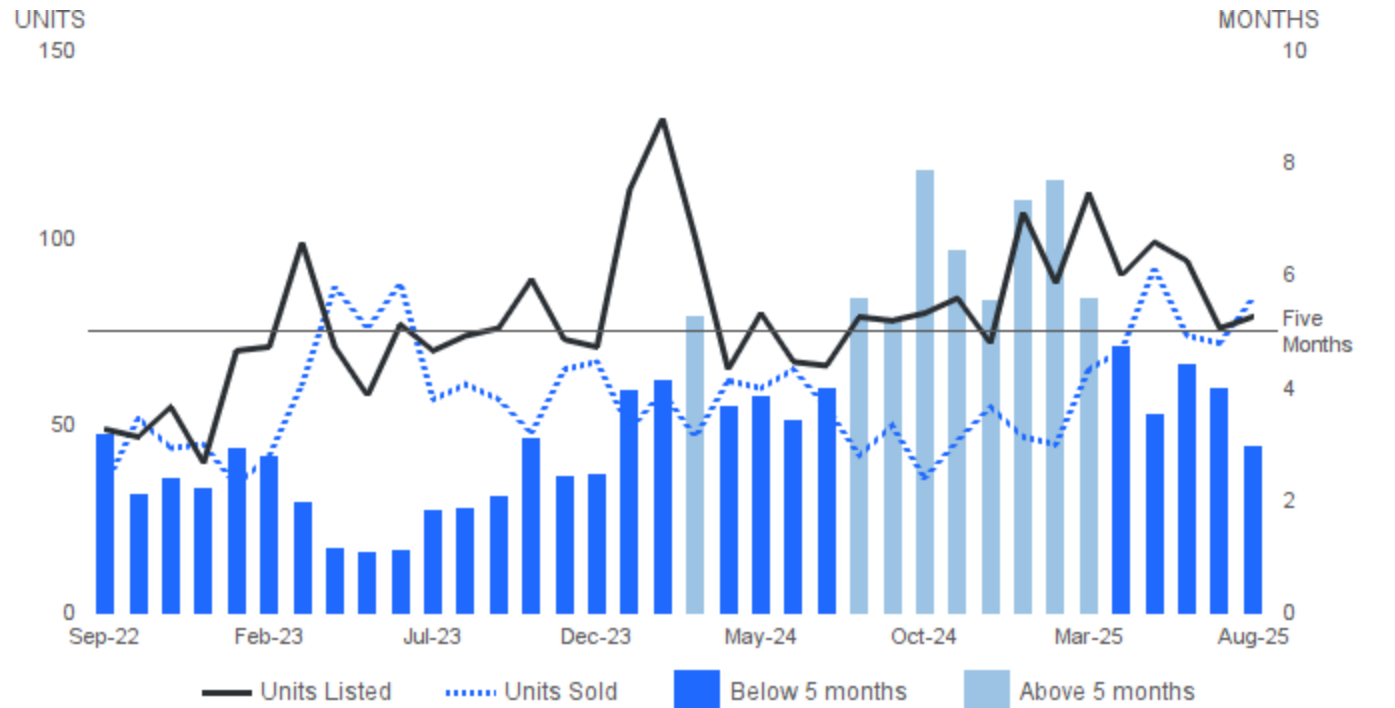
MONTHS SUPPLY OF INVENTORY

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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