



AREA REPORT

MANATEE COUNTY

AUGUST 2025 | ALL PROPERTY TYPES



ALISON KANTER

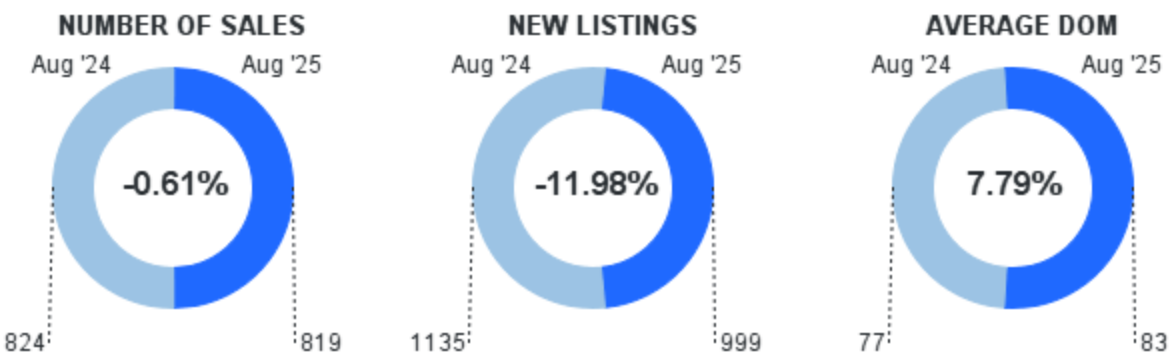
alison.kanter@cbrealty.com

deliveringluxurysarasota.com



COLDWELL BANKER
REALTY

MANATEE COUNTY | August 2025
REAL ESTATE SNAPSHOT - Change since this time last year
All Property Types



-8.11% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

7.15% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-7.03% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

7.56% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Aug '24 ■ Aug '25

AREA
REPORT

Manatee County

FULL MARKET SUMMARY

August 2025 | All Property Types ?

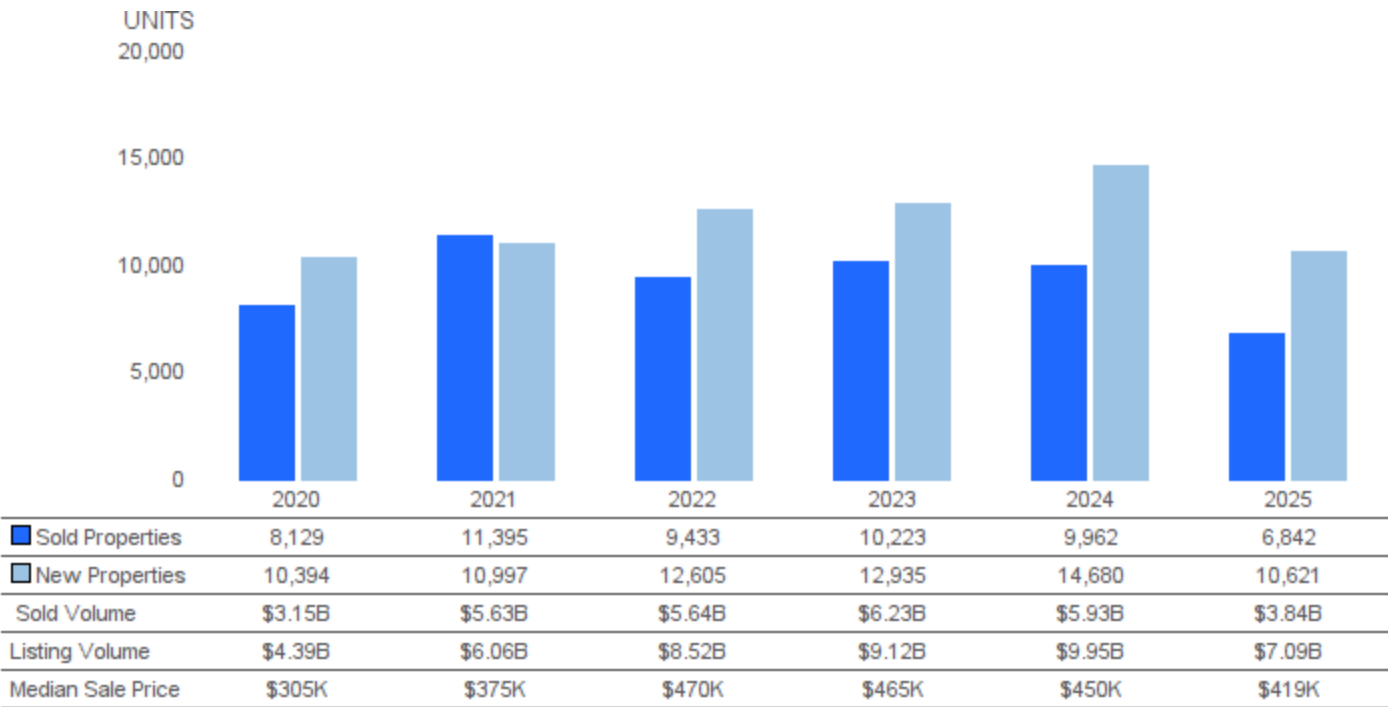
	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	999	1135	-11.98% ⬇️	10621	10366	2.46% ⬆️
Sold Listings	819	824	-0.61% ⬇️	6842	7021	-2.55% ⬇️
Median List Price (Solds)	\$423,499	\$455,540	-7.03% ⬇️	\$429,927	\$474,900	-9.47% ⬇️
Median Sold Price	\$412,000	\$448,375	-8.11% ⬇️	\$418,925	\$464,990	-9.91% ⬇️
Median Days on Market	55	56	-1.79% ⬇️	51	48	6.25% ⬆️
Average List Price (Solds)	\$621,643	\$577,928	7.56% ⬆️	\$585,498	\$633,243	-7.54% ⬇️
Average Sold Price	\$595,371	\$555,668	7.15% ⬆️	\$561,353	\$609,798	-7.94% ⬇️
Average Days on Market	83	77	7.79% ⬆️	76	71	7.04% ⬆️
List/Sold Price Ratio	96.8%	97%	-0.22% ⬇️	96.6%	97.2%	-0.59% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

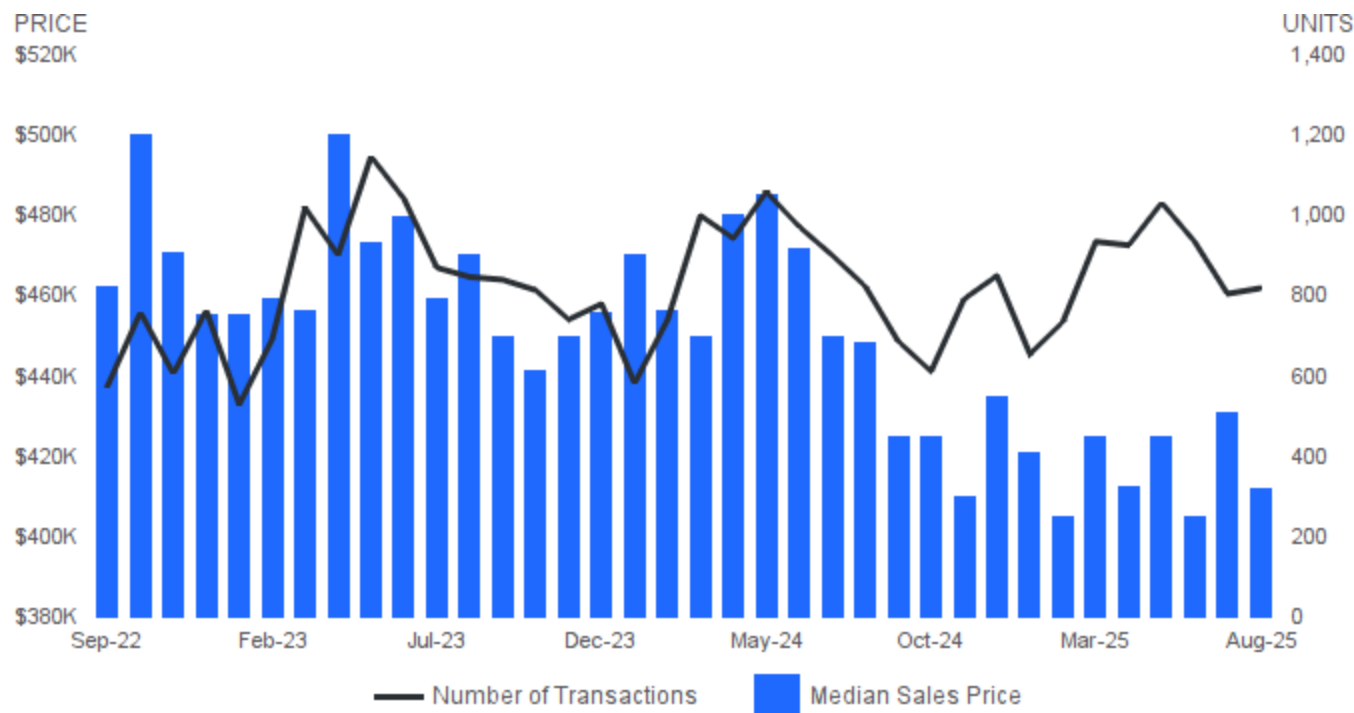
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | All Property Types ?

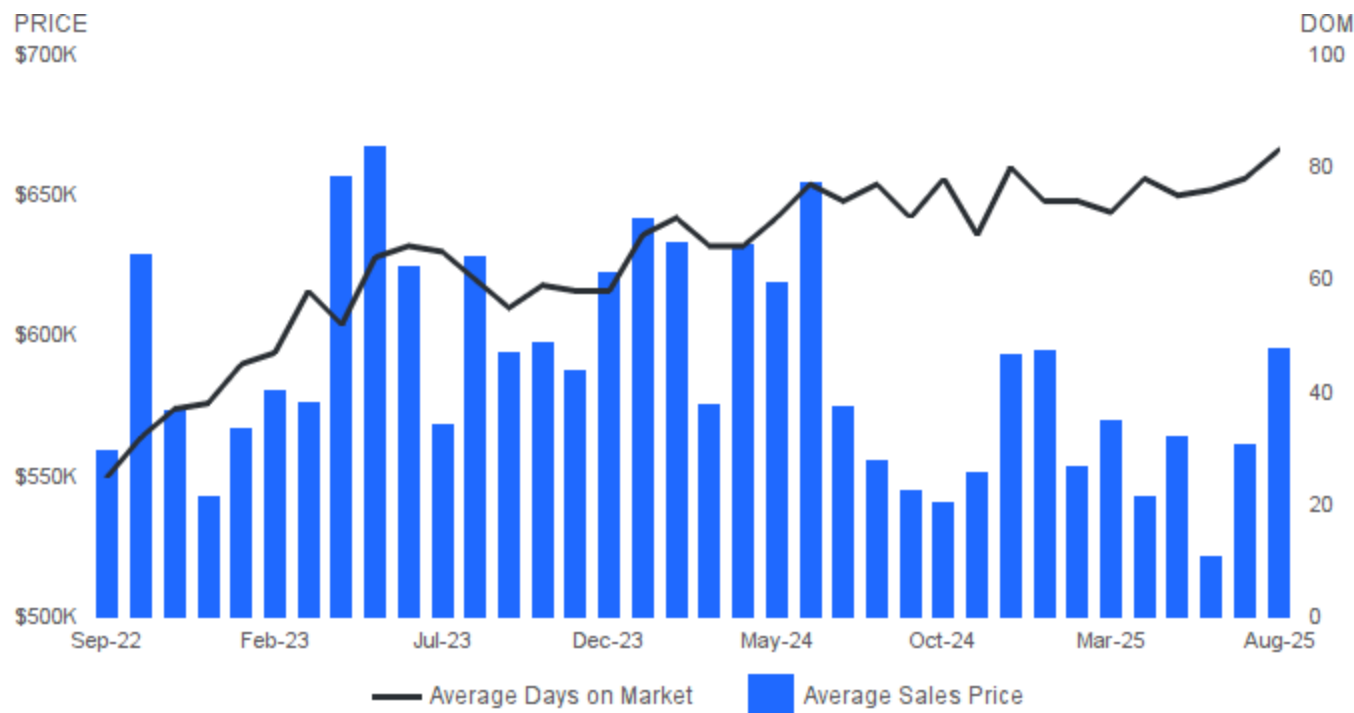
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

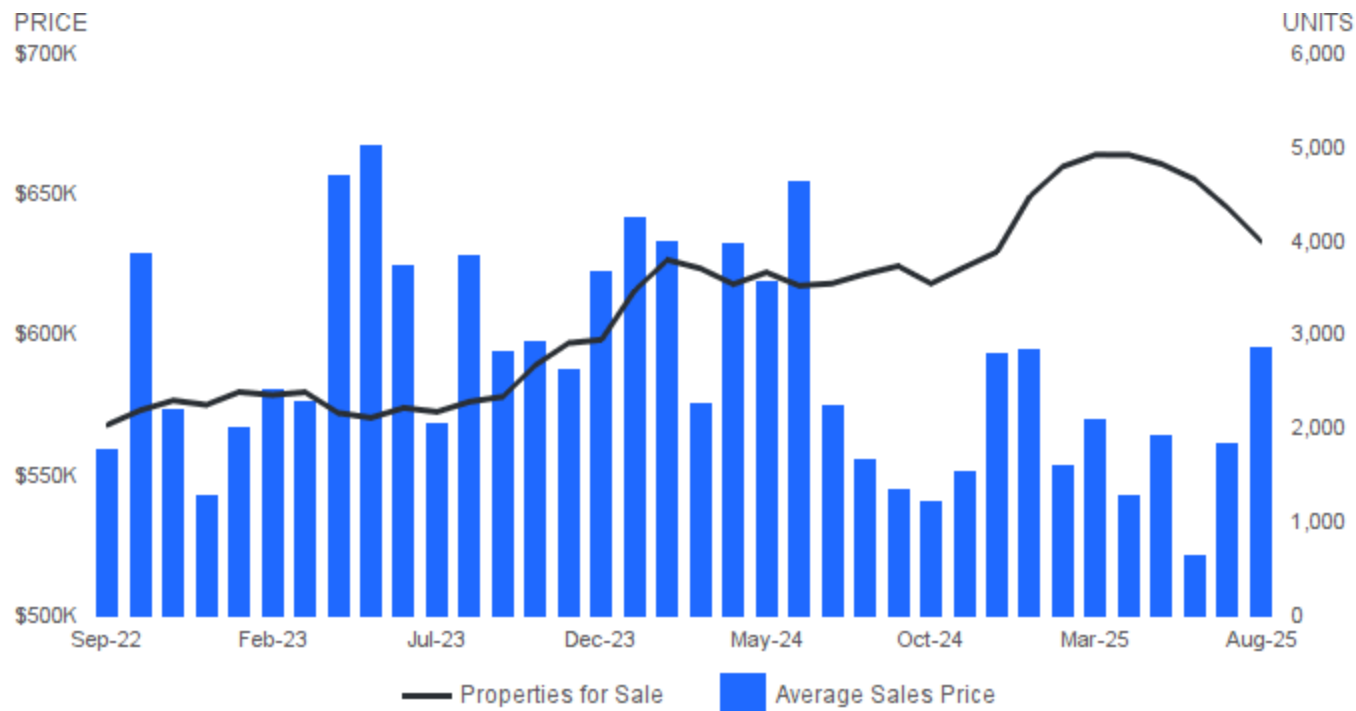


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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 ?

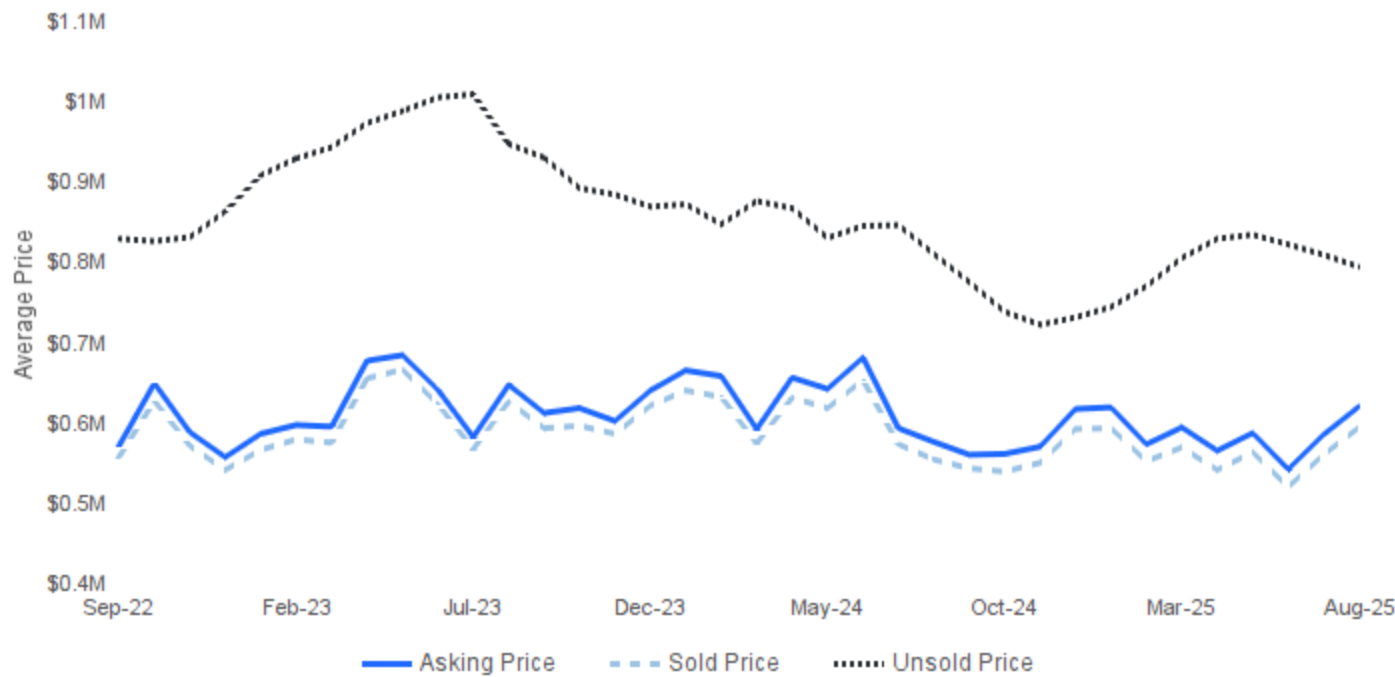
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | All Property Types ?

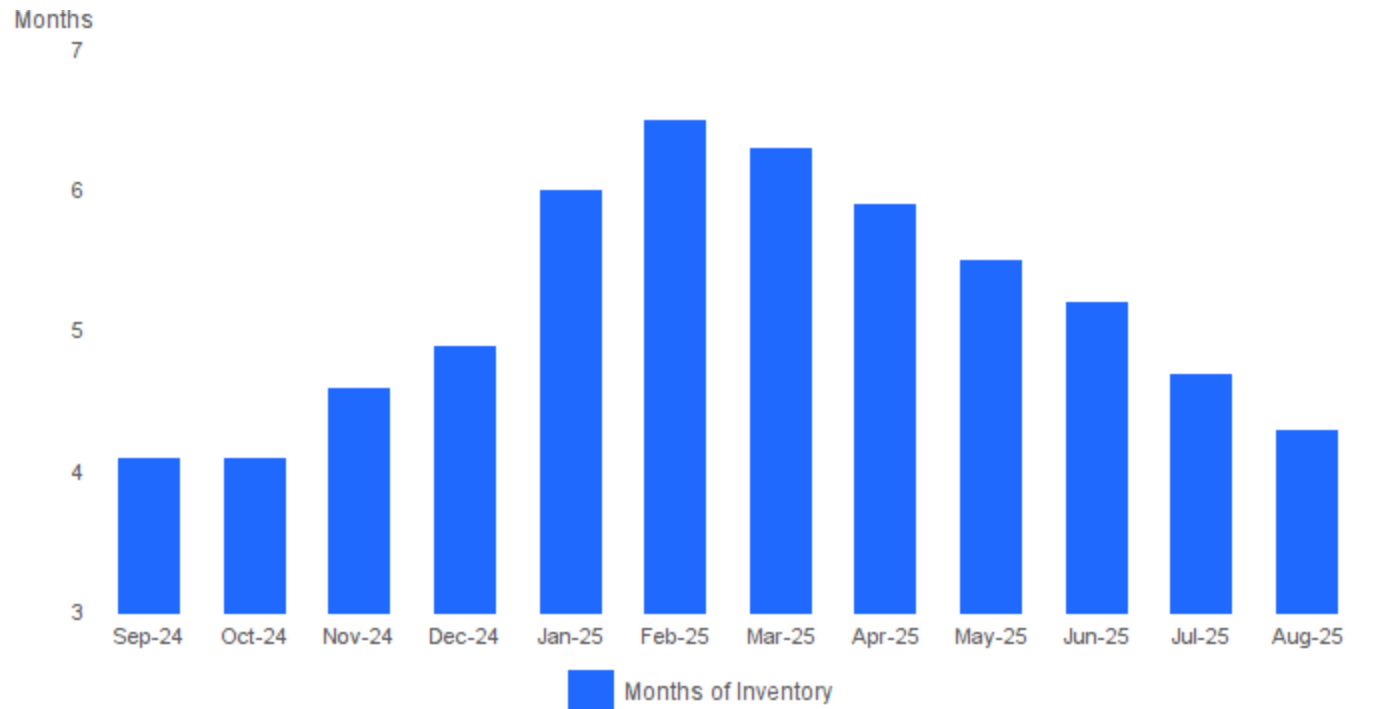
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



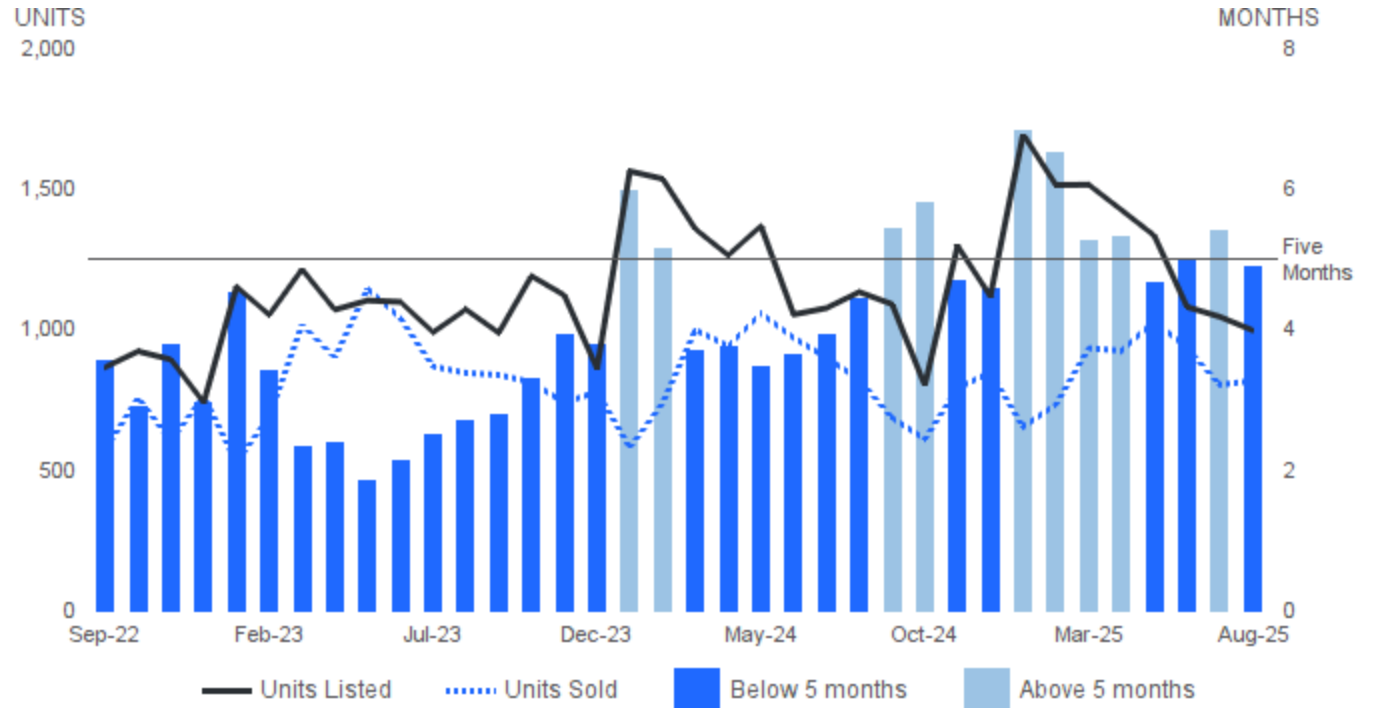
MONTHS SUPPLY OF INVENTORY

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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