



AREA REPORT

SARASOTA

AUGUST 2025 | CONDO/TOWNHOUSE



ALISON KANTER

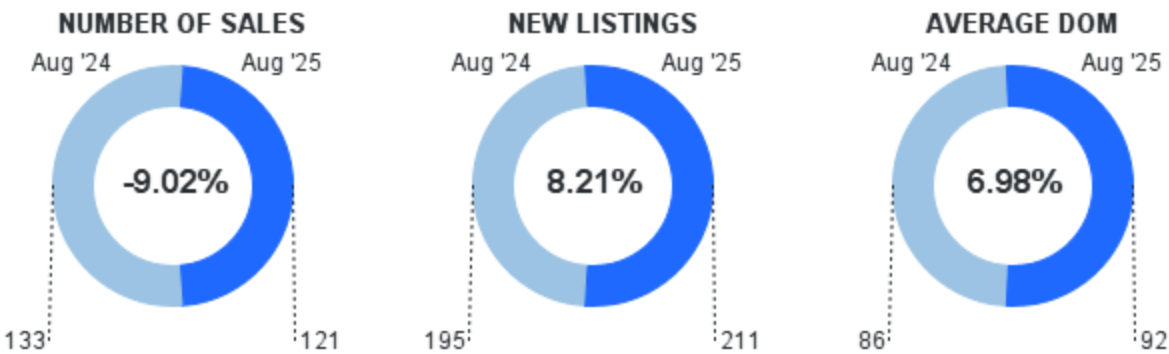
alison.kanter@cbrealty.com

deliveringluxurysarasota.com



COLDWELL BANKER
REALTY

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



Aug '24 Aug '25

AREA REPORT

SARASOTA

FULL MARKET SUMMARY

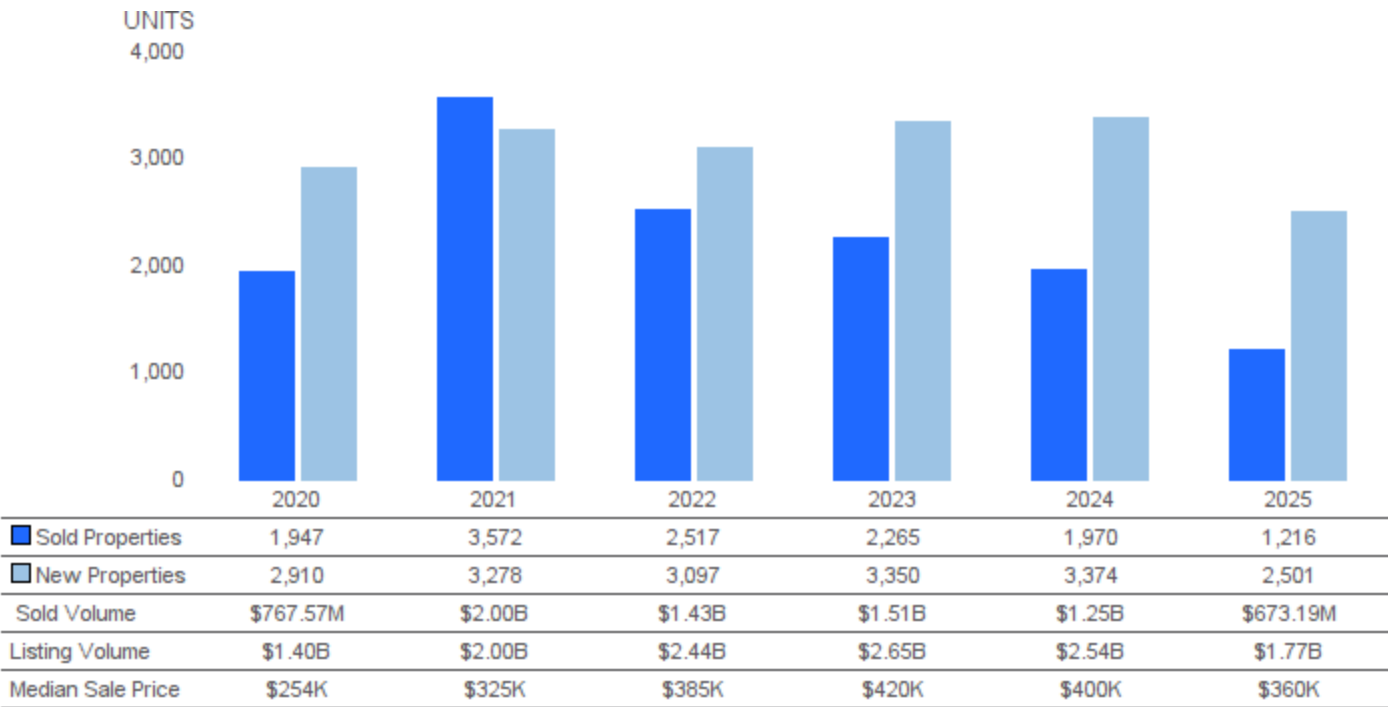
August 2025 | Condo/Townhouse ?

	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	211	195	8.21% ↑	2501	2374	5.35% ↑
Sold Listings	121	133	-9.02% ↓	1216	1449	-16.08% ↓
Median List Price (Solds)	\$299,900	\$375,000	-20.03% ↓	\$375,000	\$415,000	-9.64% ↓
Median Sold Price	\$275,000	\$360,000	-23.61% ↓	\$360,000	\$400,000	-10% ↓
Median Days on Market	80	66	21.21% ↑	51	53	-3.77% ↓
Average List Price (Solds)	\$513,970	\$548,673	-6.32% ↓	\$591,403	\$669,901	-11.72% ↓
Average Sold Price	\$474,865	\$520,511	-8.77% ↓	\$553,610	\$641,500	-13.7% ↓
Average Days on Market	92	86	6.98% ↑	80	76	5.26% ↑
List/Sold Price Ratio	93.4%	95.7%	-2.41% ↓	94.2%	96%	-1.82% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Condo/Townhouse ?

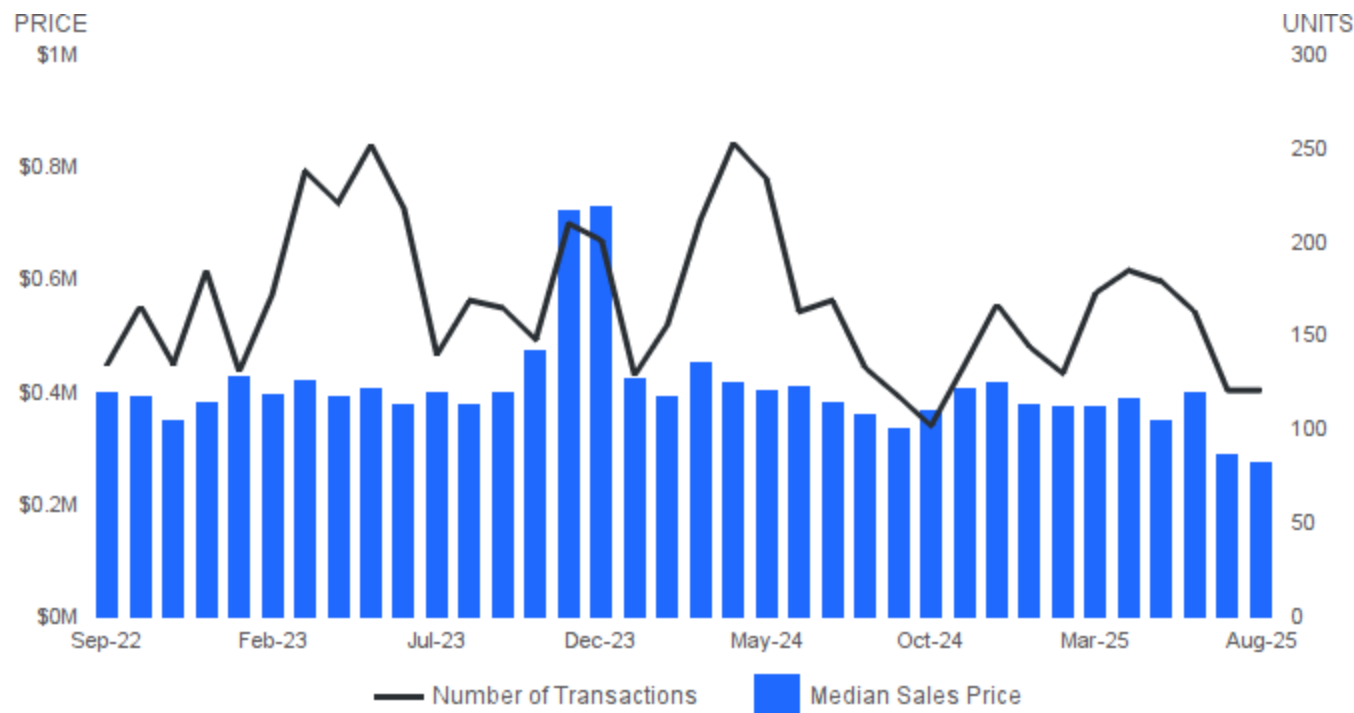
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



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

August 2025 | Condo/Townhouse ?

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 | Condo/Townhouse ?

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

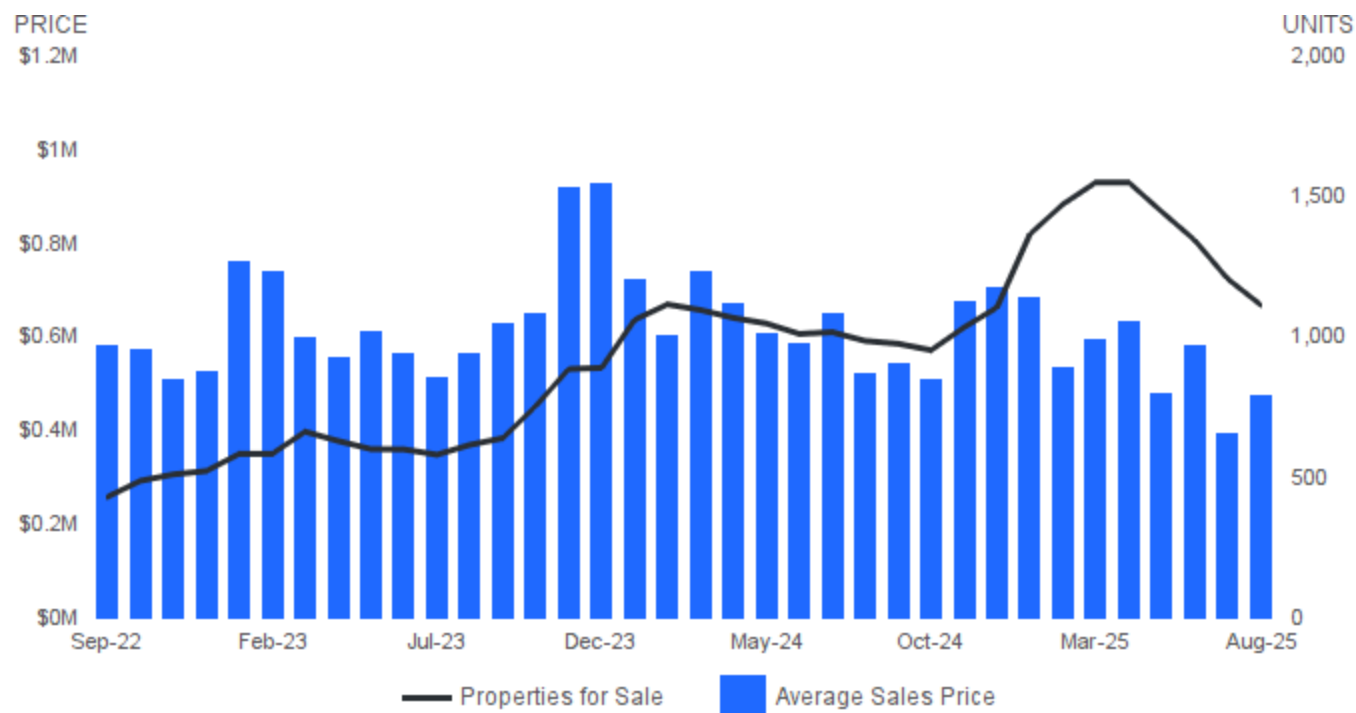


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2025 | Condo/Townhouse ?

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

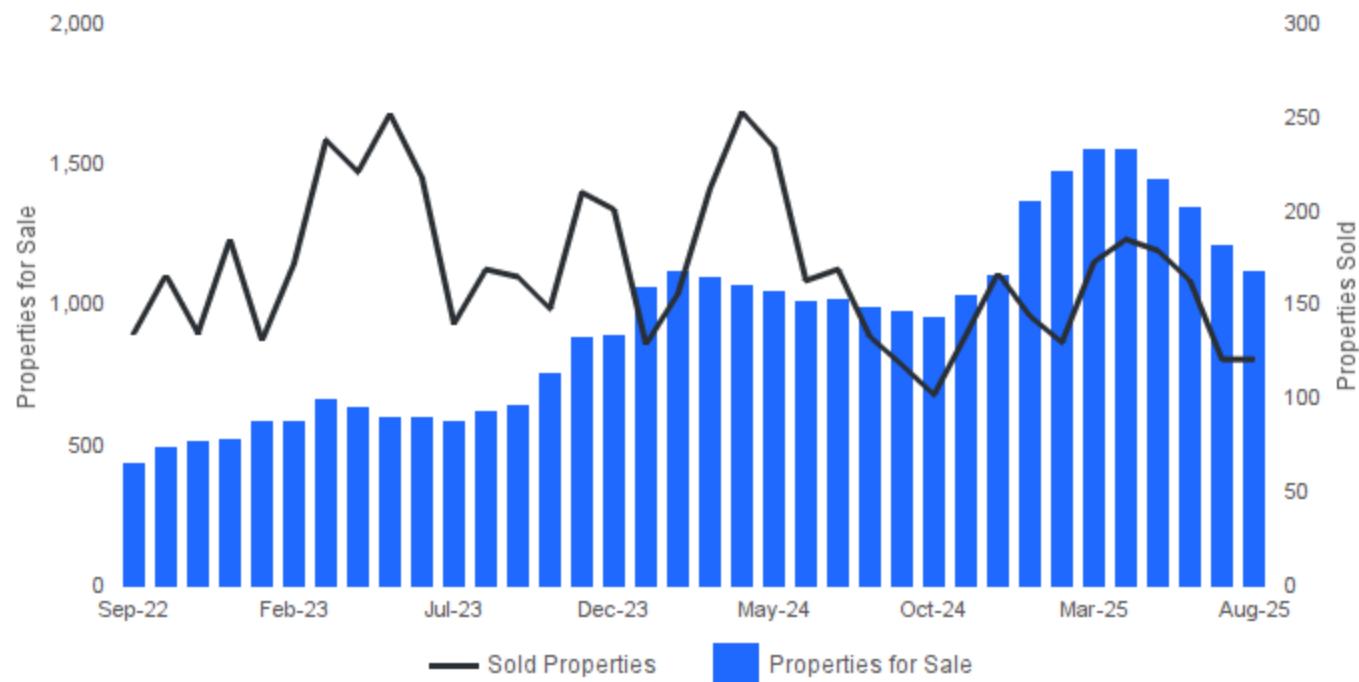
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Condo/Townhouse ?

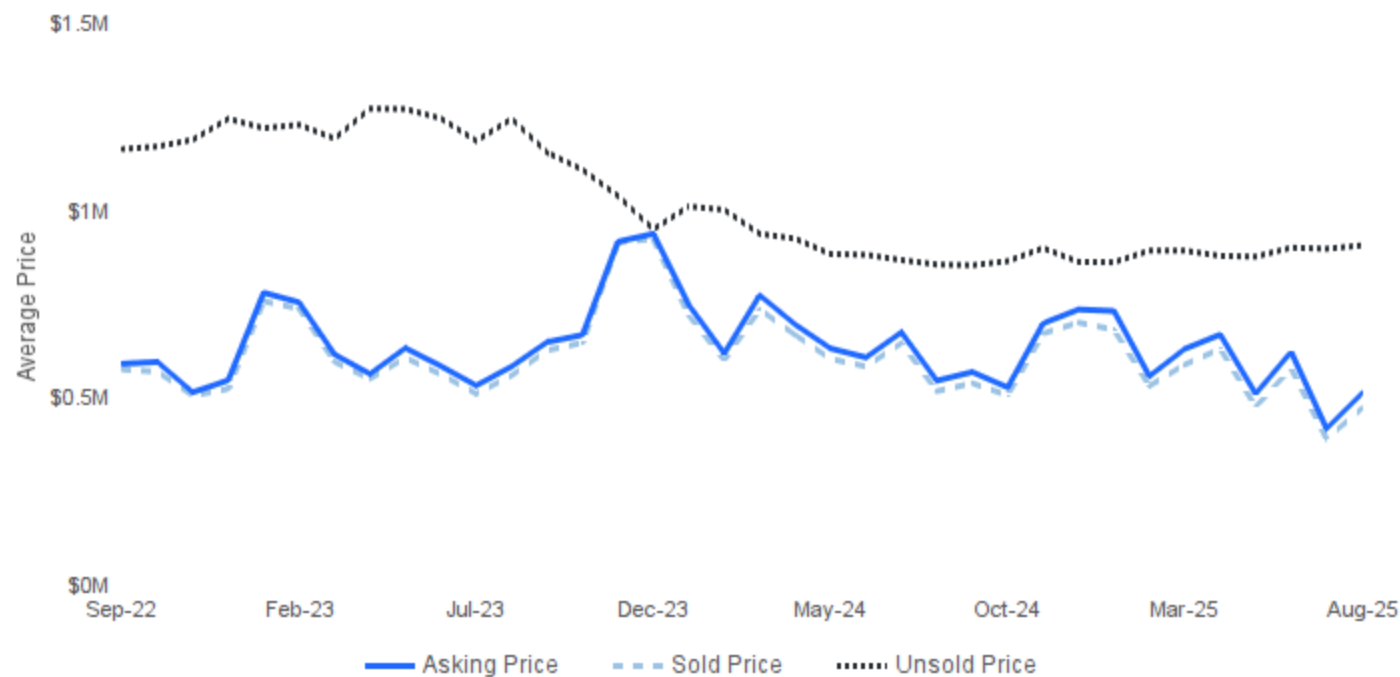
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Condo/Townhouse ?

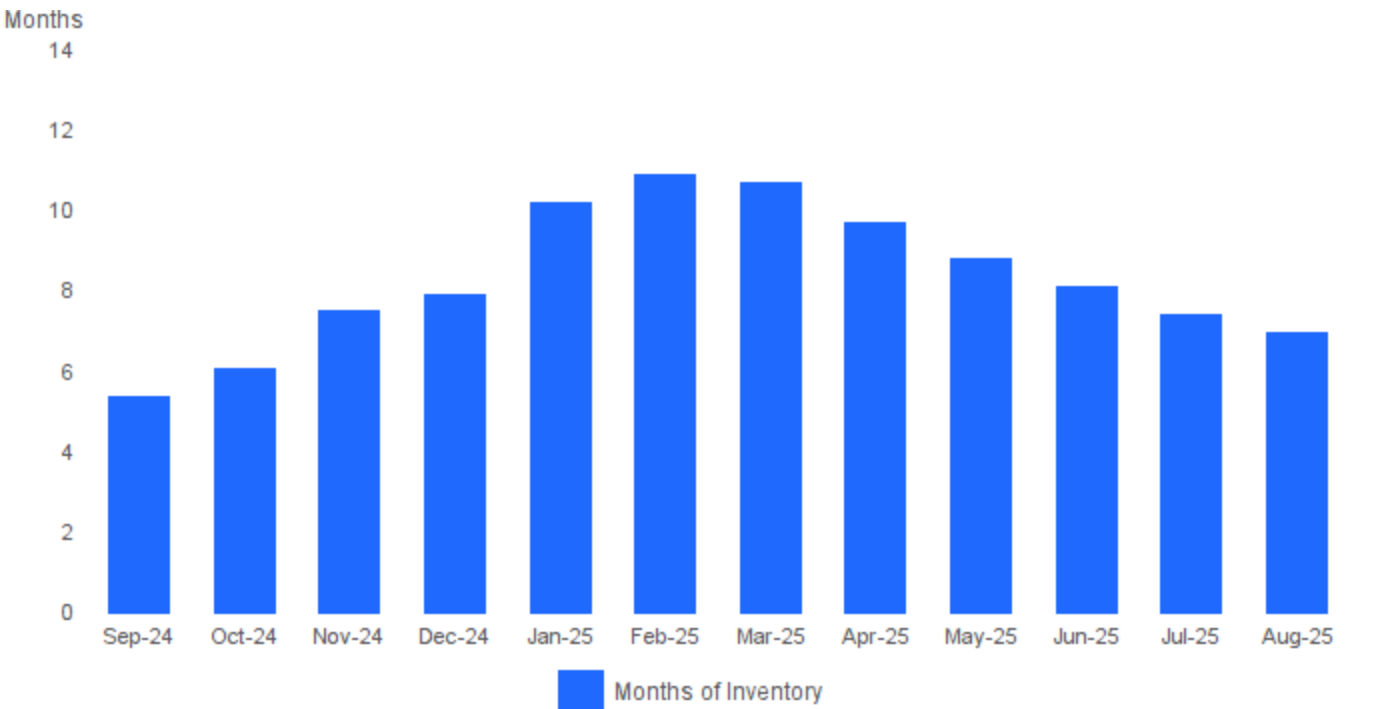
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



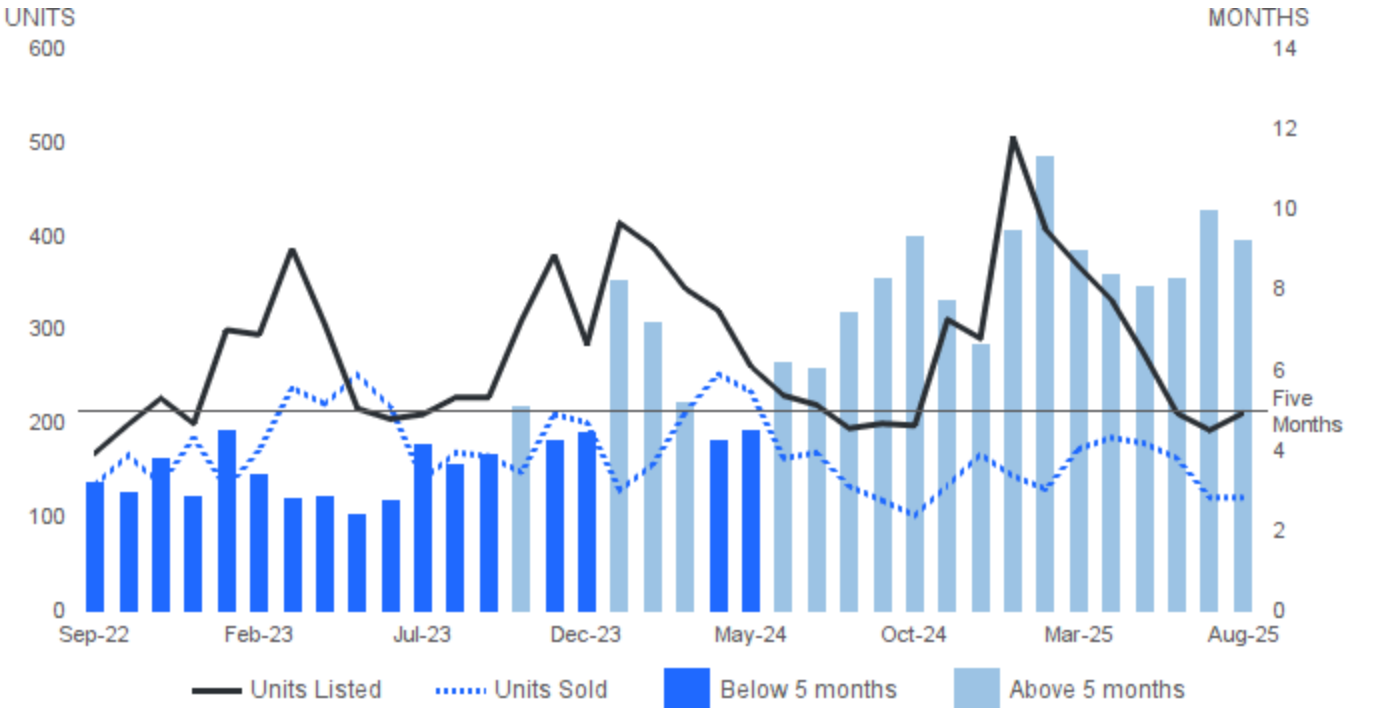
MONTHS SUPPLY OF INVENTORY

August 2025 | Condo/Townhouse ?

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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 