



AREA REPORT

SARASOTA

AUGUST 2025 | SINGLE FAMILY HOMES



ALISON KANTER

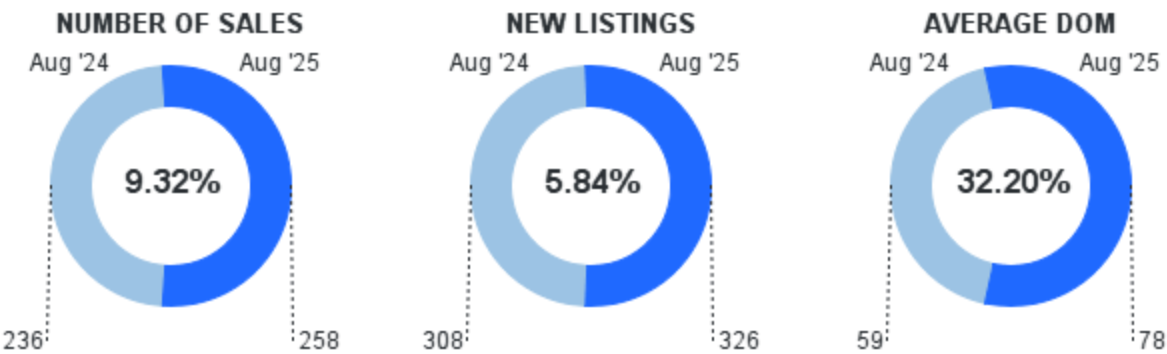
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COLDWELL BANKER
REALTY

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



-0.59% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-1.13% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-1.07% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-0.28% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Aug '24 ■ Aug '25

AREA REPORT

SARASOTA

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	326	308	5.84% ↑	3595	3135	14.67% ↑
Sold Listings	258	236	9.32% ↑	2166	2122	2.07% ↑
Median List Price (Solds)	\$647,000	\$654,000	-1.07% ↓	\$649,000	\$649,000	0%
Median Sold Price	\$617,500	\$621,135	-0.59% ↓	\$621,250	\$617,135	0.67% ↑
Median Days on Market	57	36	58.33% ↑	36	33	9.09% ↑
Average List Price (Solds)	\$922,241	\$924,857	-0.28% ↓	\$951,280	\$1,009,405	-5.76% ↓
Average Sold Price	\$872,318	\$882,280	-1.13% ↓	\$899,031	\$958,366	-6.19% ↓
Average Days on Market	78	59	32.2% ↑	63	54	16.67% ↑
List/Sold Price Ratio	95.5%	95.5%	-0.03% ↓	95.6%	96%	-0.4% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Single Family Homes ?

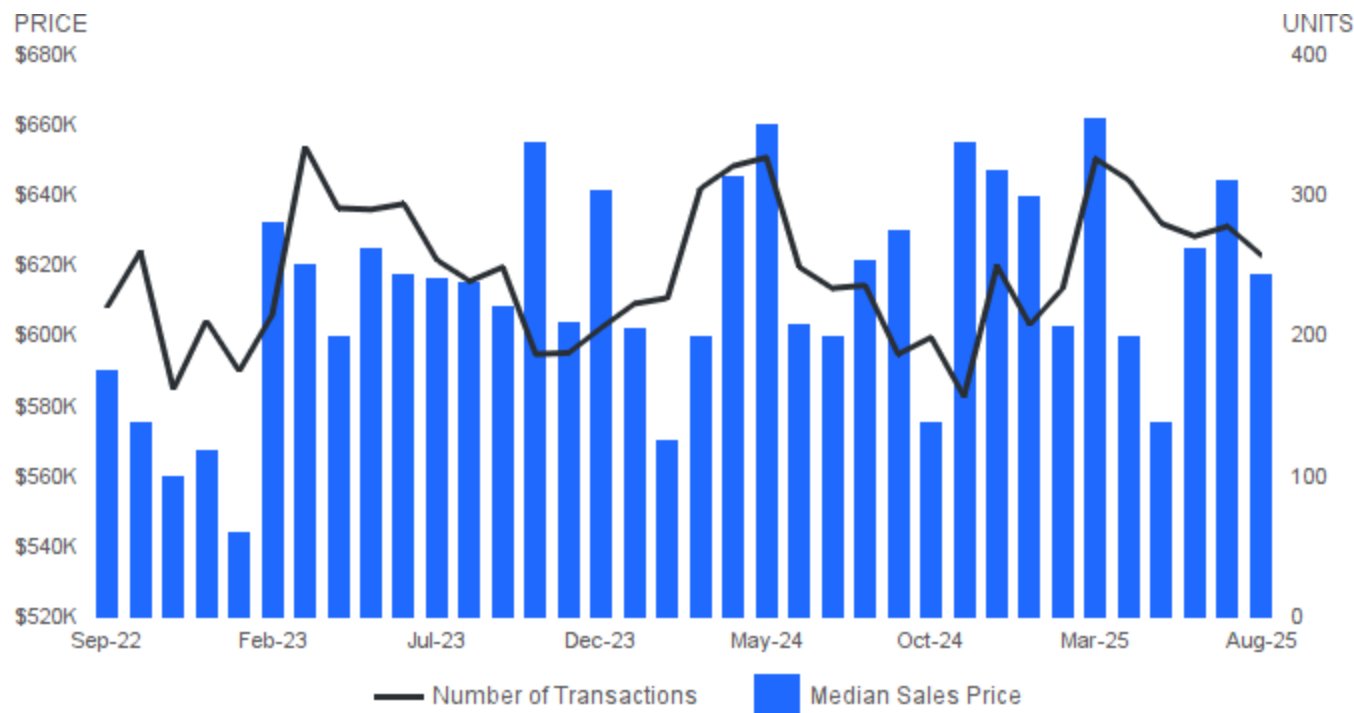
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | Single Family Homes ?

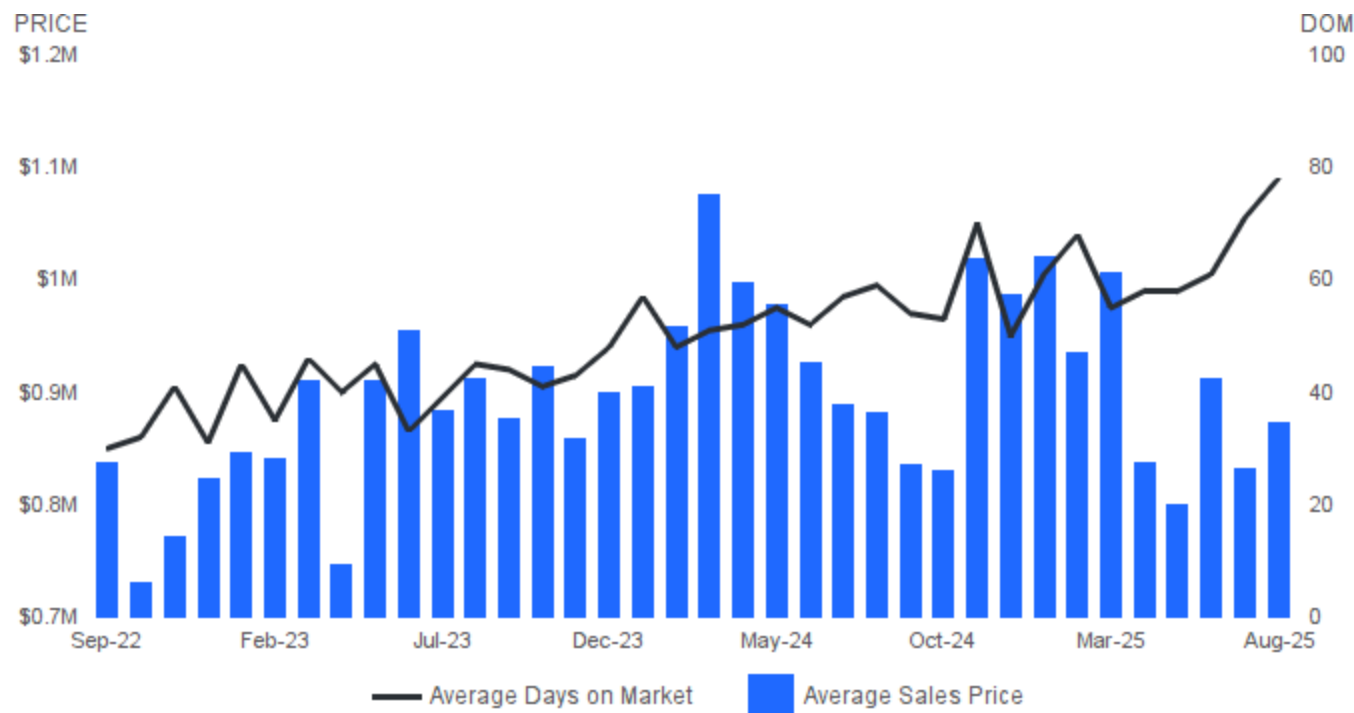
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2025 | Single Family Homes ?

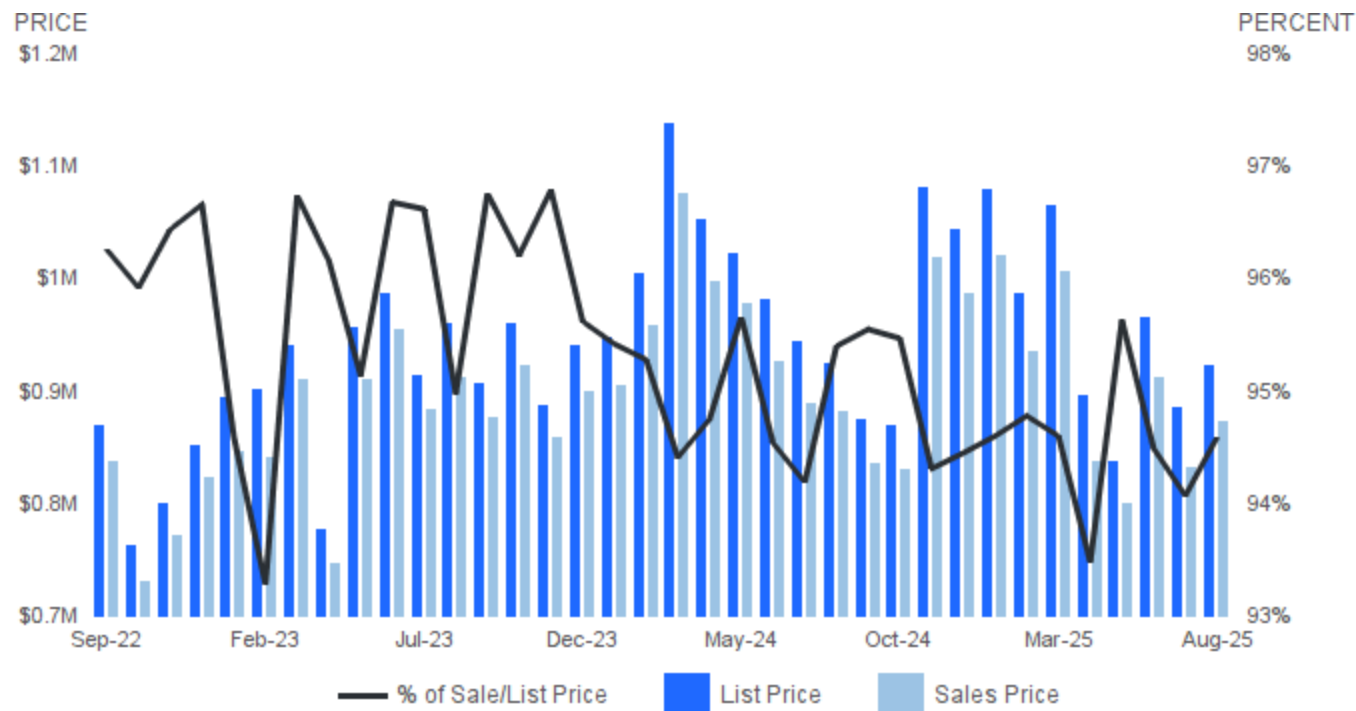
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

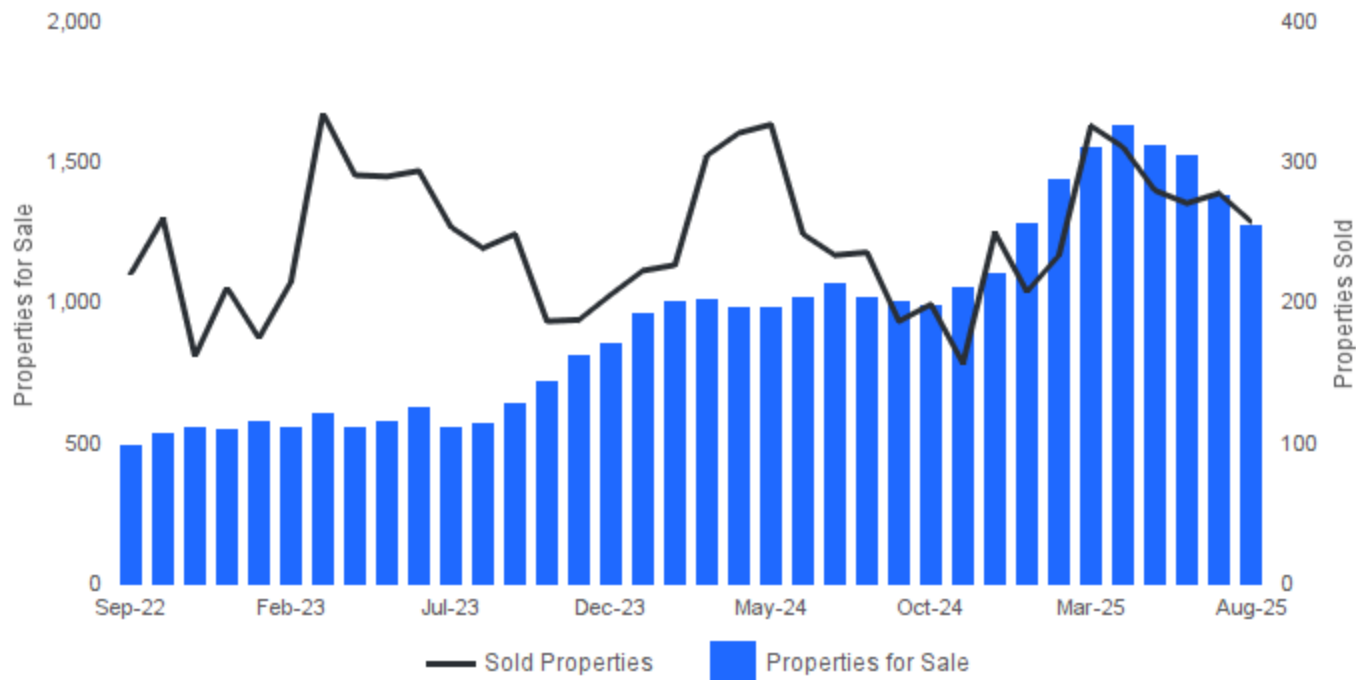
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Single Family Homes ?

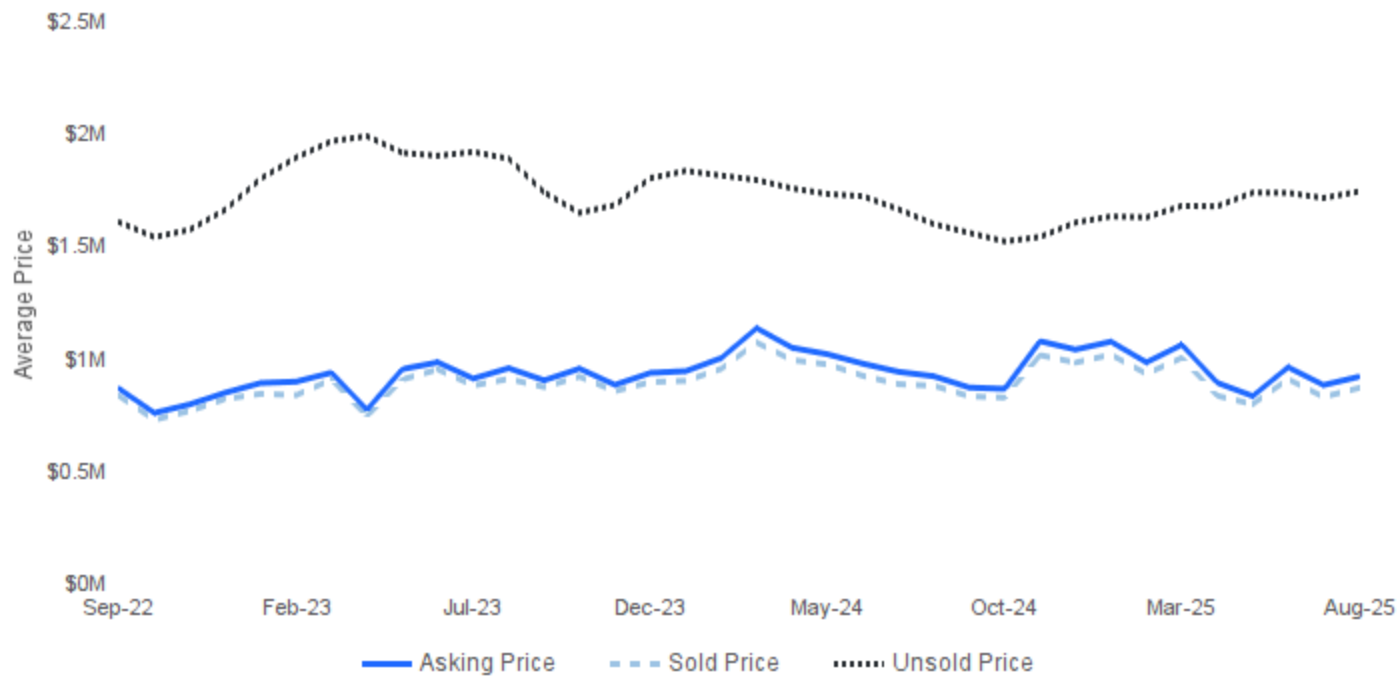
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Single Family Homes ?

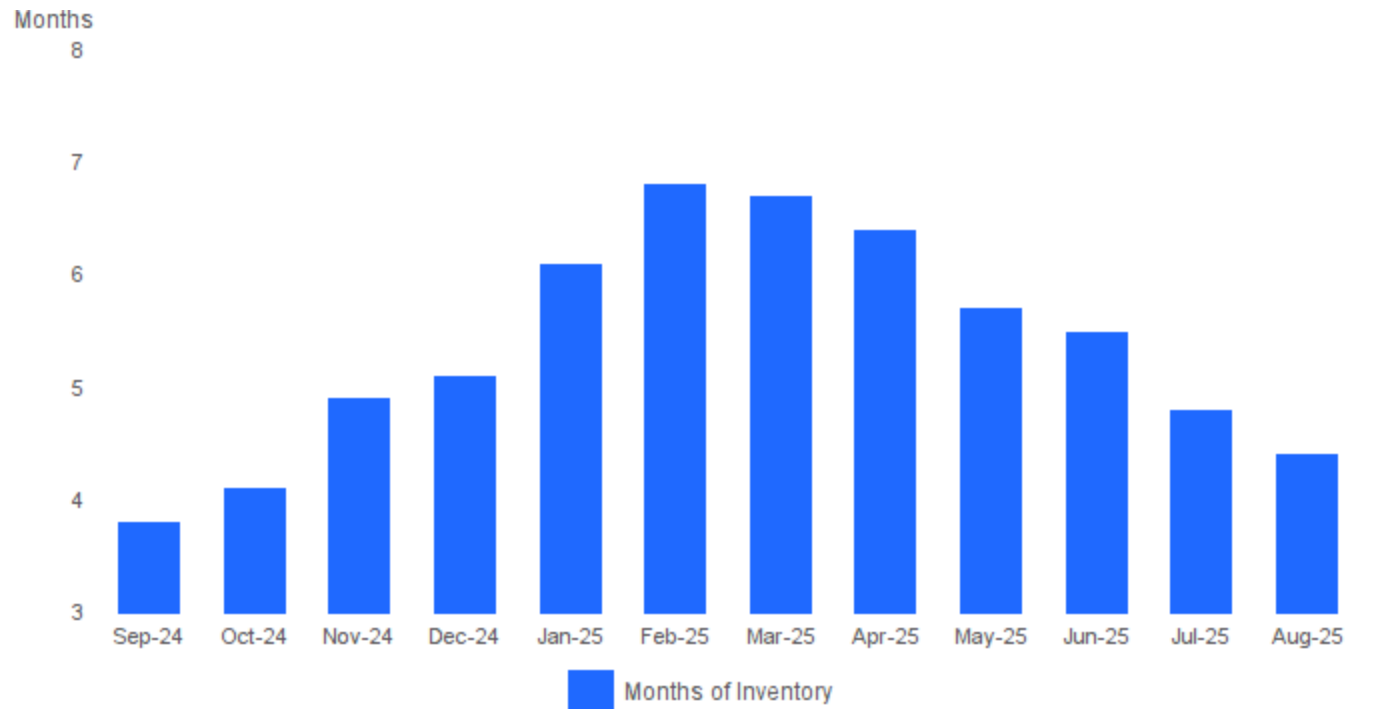
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



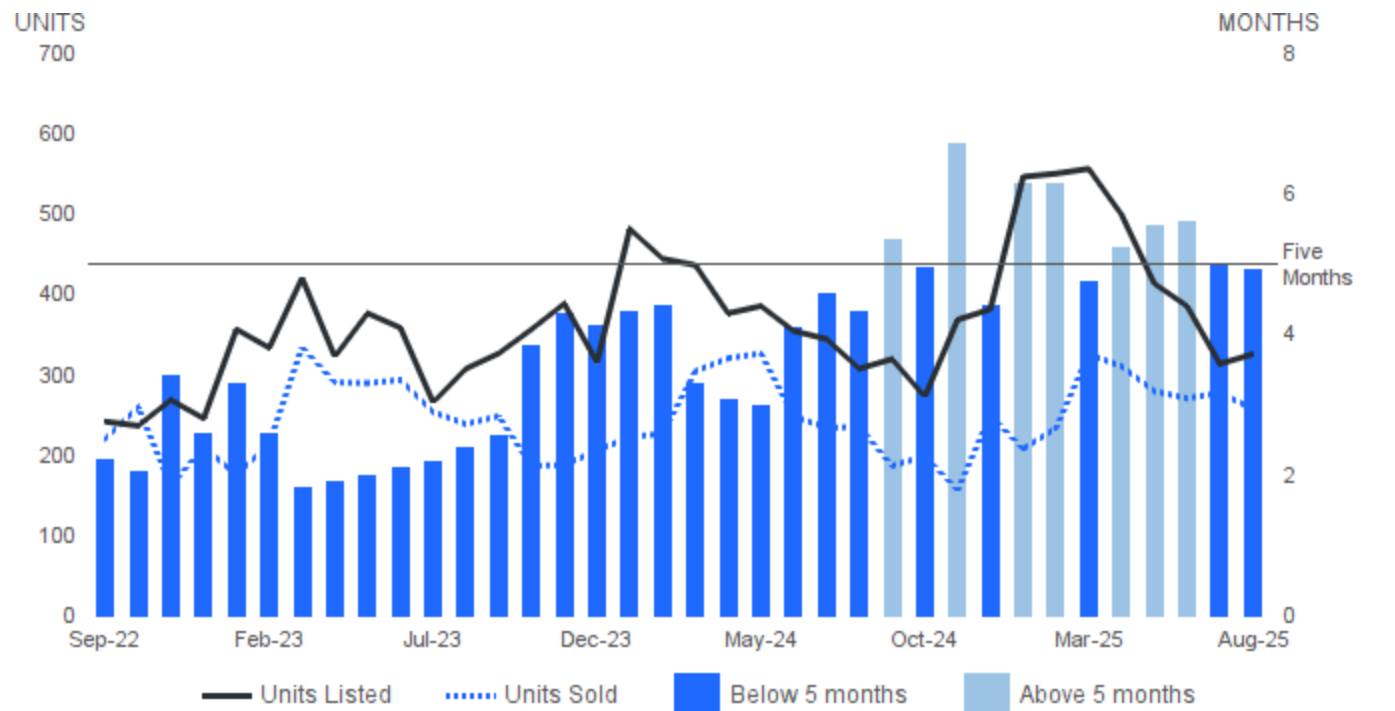
MONTHS SUPPLY OF INVENTORY

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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