



AREA REPORT

SARASOTA COUNTY

AUGUST 2025 | ALL PROPERTY TYPES



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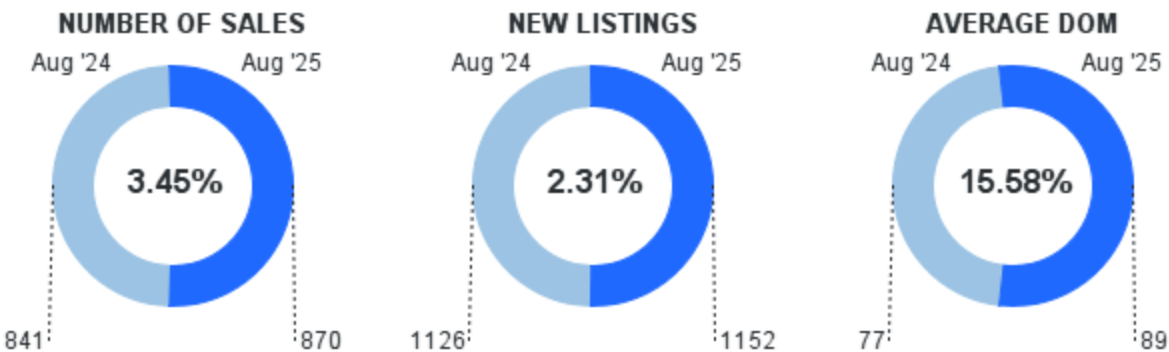
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COLDWELL BANKER
REALTY

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



-8.52% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

0.74% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-7.41% ↓

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

2.20% ↑

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

■ Aug '24 ■ Aug '25

AREA REPORT

Sarasota 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	1152	1126	2.31% ↑	13092	12338	6.11% ↑
Sold Listings	870	841	3.45% ↑	7850	7901	-0.65% ↓
Median List Price (Solds)	\$424,995	\$459,000	-7.41% ↓	\$444,900	\$479,899	-7.29% ↓
Median Sold Price	\$402,525	\$440,000	-8.52% ↓	\$425,000	\$465,000	-8.6% ↓
Median Days on Market	68	50	36% ↑	50	43	16.28% ↑
Average List Price (Solds)	\$651,289	\$637,292	2.2% ↑	\$680,813	\$726,375	-6.27% ↓
Average Sold Price	\$614,462	\$609,973	0.74% ↑	\$644,361	\$693,993	-7.15% ↓
Average Days on Market	89	77	15.58% ↑	79	69	14.49% ↑
List/Sold Price Ratio	95.2%	96.2%	-1.06% ↓	95.5%	96.3%	-0.8% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | All Property Types ?

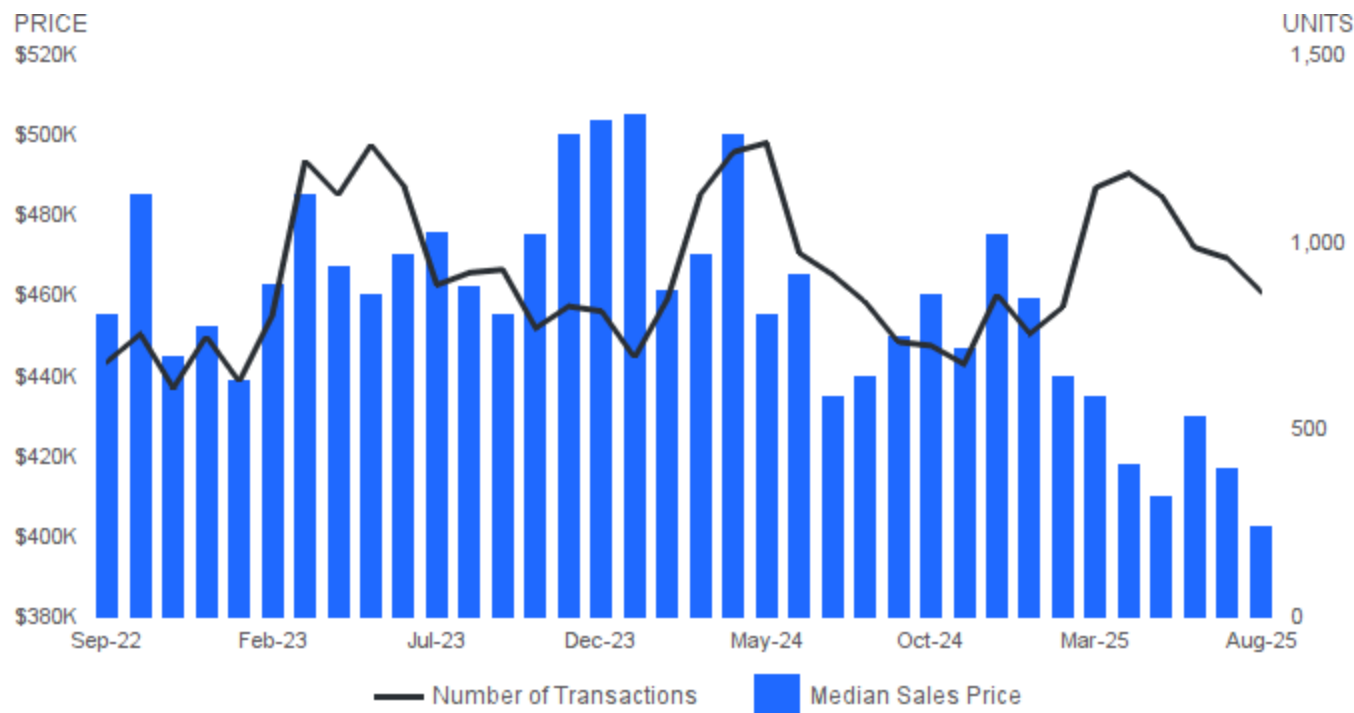
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2025 | All Property Types ?

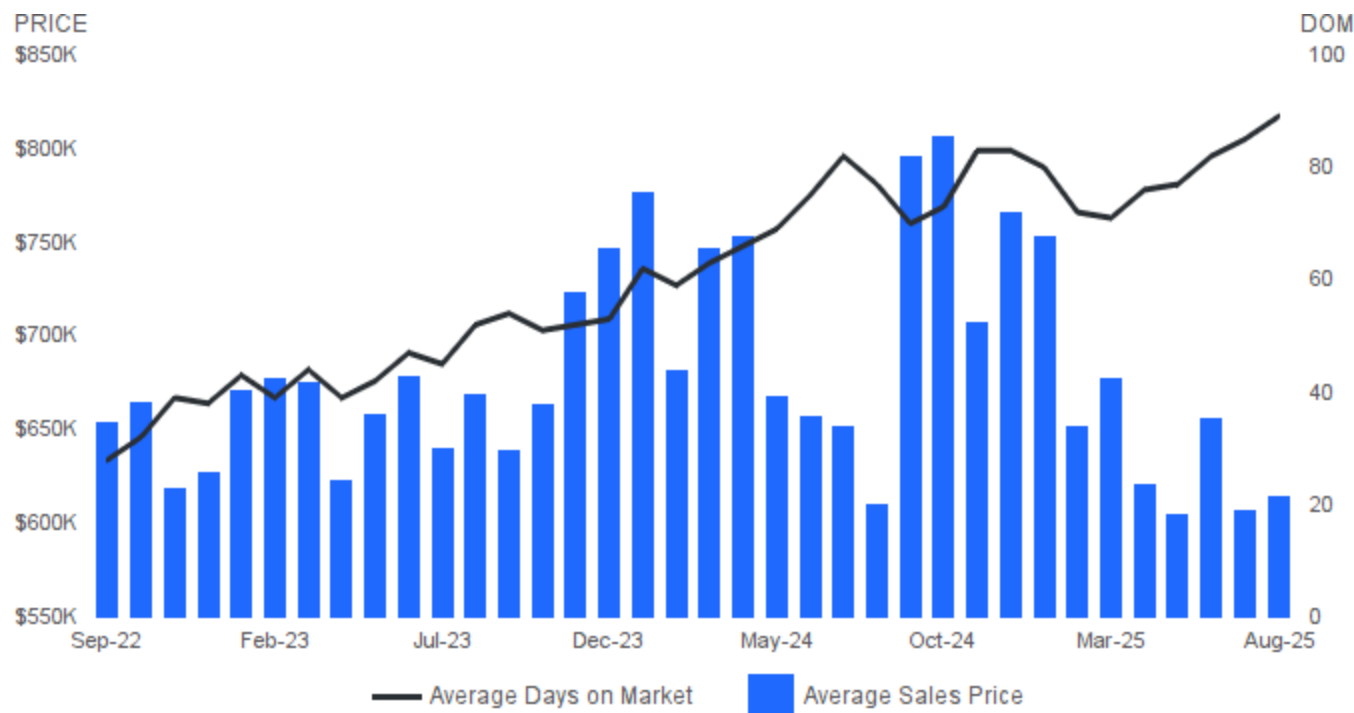
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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.

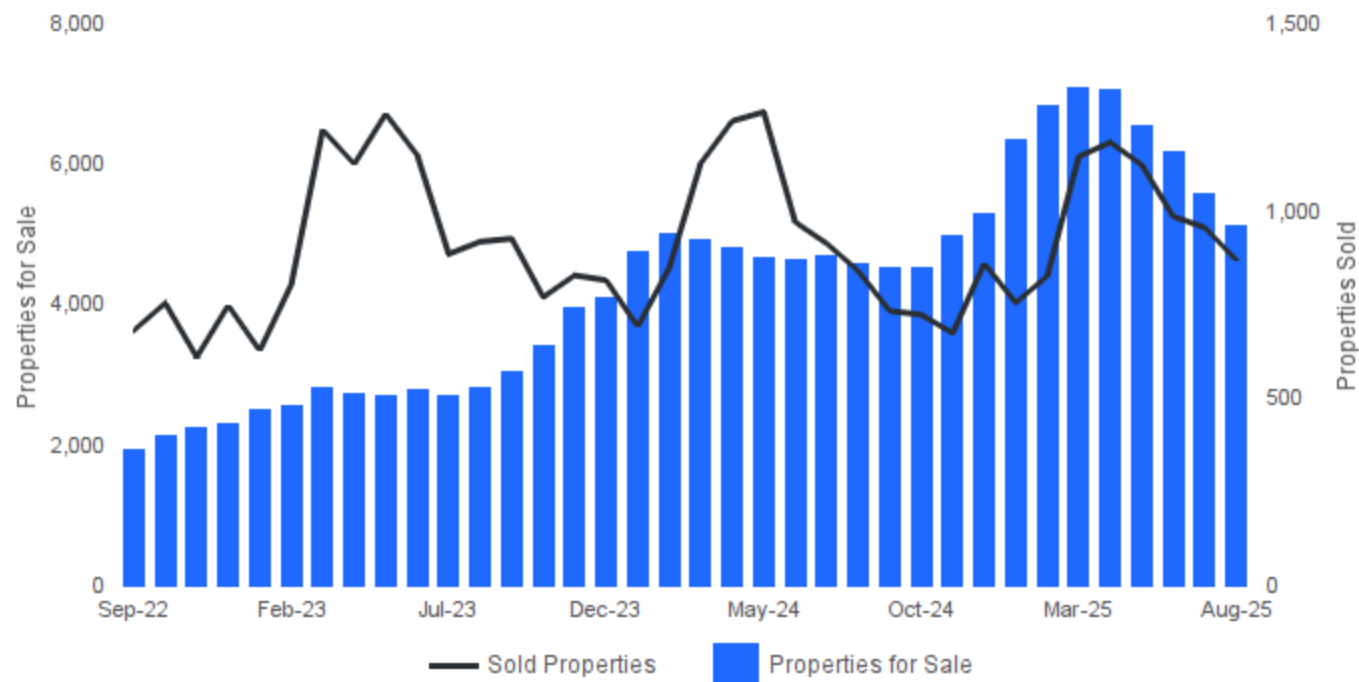
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | All Property Types ?

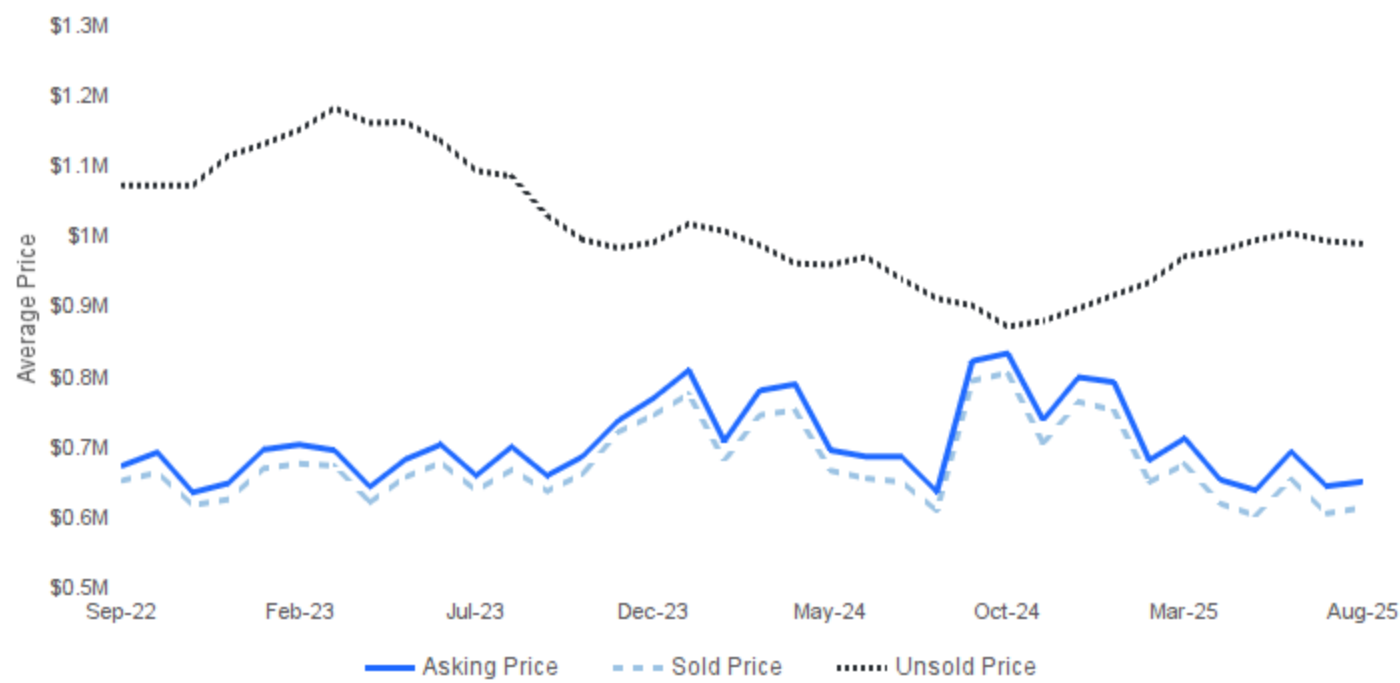
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | All Property Types ?

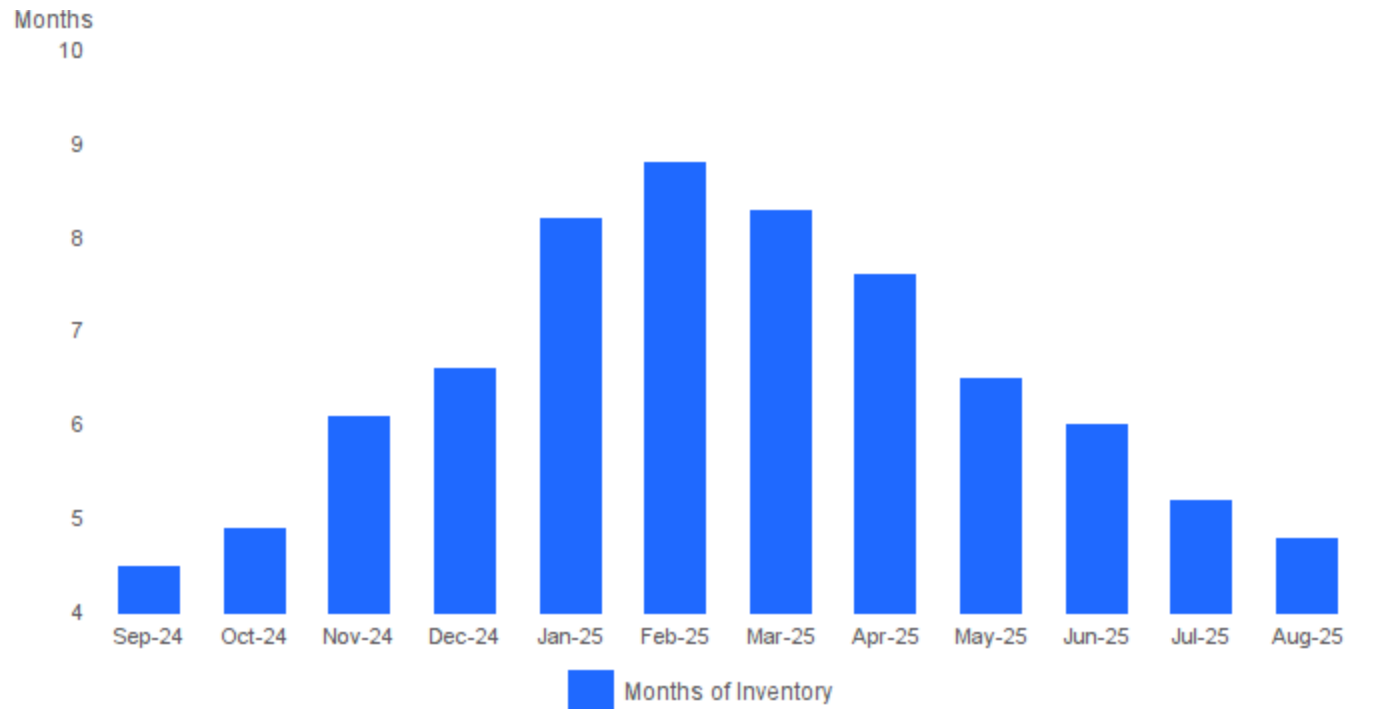
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.



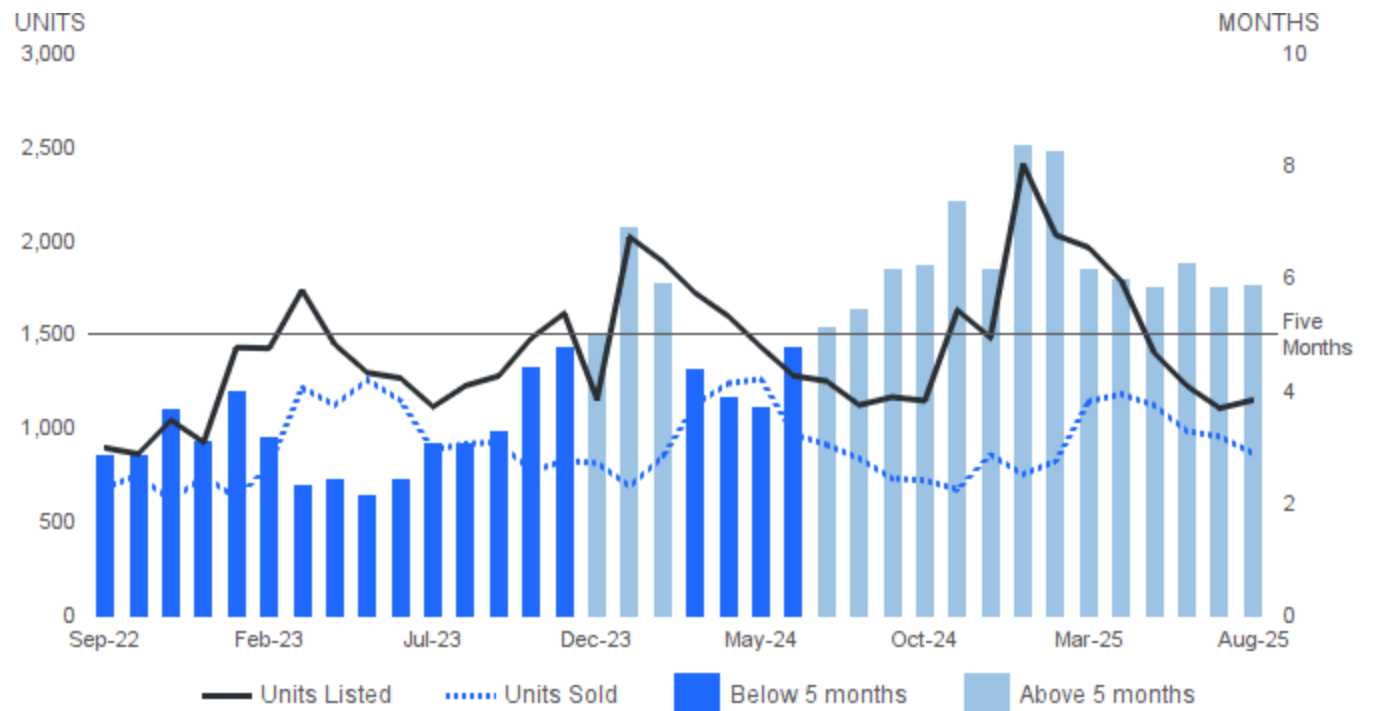
MONTHS SUPPLY OF INVENTORY

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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