

MAY 2025

SARASOTA & SURROUNDING BEACHES FLORIDA SIESTA KEY TO ANNA MARIA ISLANDS

www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,379,275	3	2	10	156	6%
2,000 - 2,999	\$1,792,500	3	3	30	274	11%
3,000 - 3,999	\$2,081,000	4	4	14	212	7%
4,000 - 4,999	\$3,400,000	4	5	2	88	2%
5,000 - 5,999	\$3,150,000	5	5	2	37	5%
6,000+	\$6,112,500	5	6	2	40	5%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

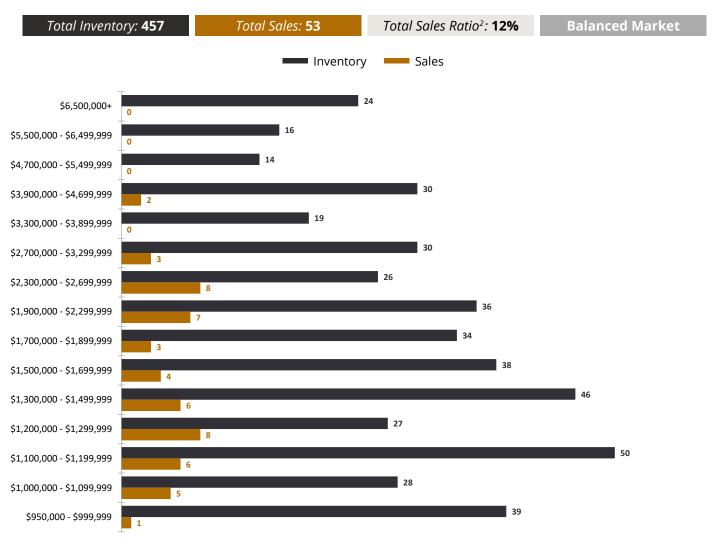


SARASOTA MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **93.60% of list price** in April 2025.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$1,792,500**.
- The median days on market for April 2025 was **34** days, remaining the same from April 2024.

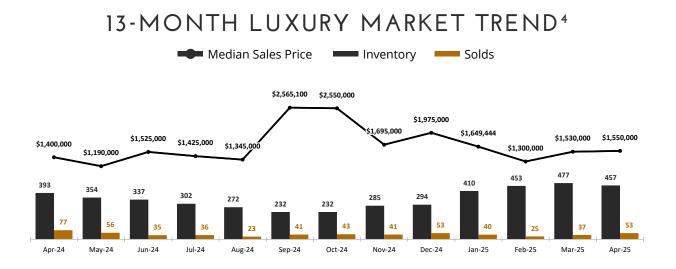
³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,237,500	2	2	10	104	10%
1,500 - 1,999	\$1,250,000	3	2	15	125	12%
2,000 - 2,499	\$1,537,500	3	3	16	84	19%
2,500 - 2,999	\$2,350,000	3	3	7	52	13%
3,000 - 3,499	\$2,650,000	3	4	3	42	7%
3,500+	\$4,487,500	3	4	2	50	4%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



MEDIAN DATA REVIEW | APRIL



SARASOTA MARKET SUMMARY | APRIL 2025

- The attached luxury market is a Balanced Market with a 12% Sales Ratio.
- Homes sold for a median of **93.65% of list price** in April 2025.
- The most active price band is **\$2,300,000-\$2,699,999**, where the sales ratio is **31%**.
- The median luxury sales price for attached homes is **\$1,550,000**.
- The median days on market for April 2025 was **38** days, down from **41** in April 2024.