



SARASOTA &
SURROUNDING
BEACHES
FLORIDA
SIESTA KEY TO ANNA MARIA ISLANDS

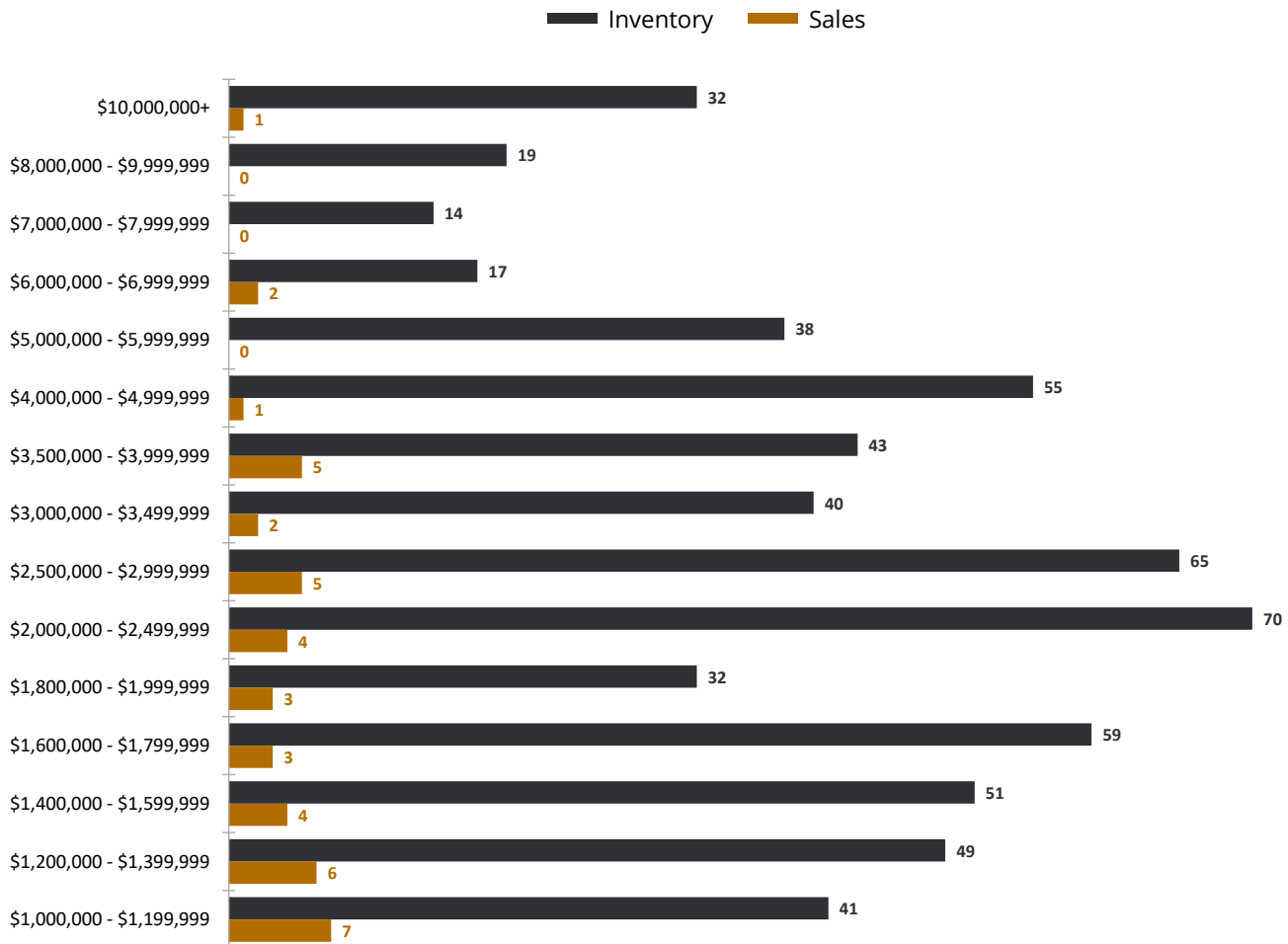
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: 625

Total Sales: 43

Total Sales Ratio²: 7%

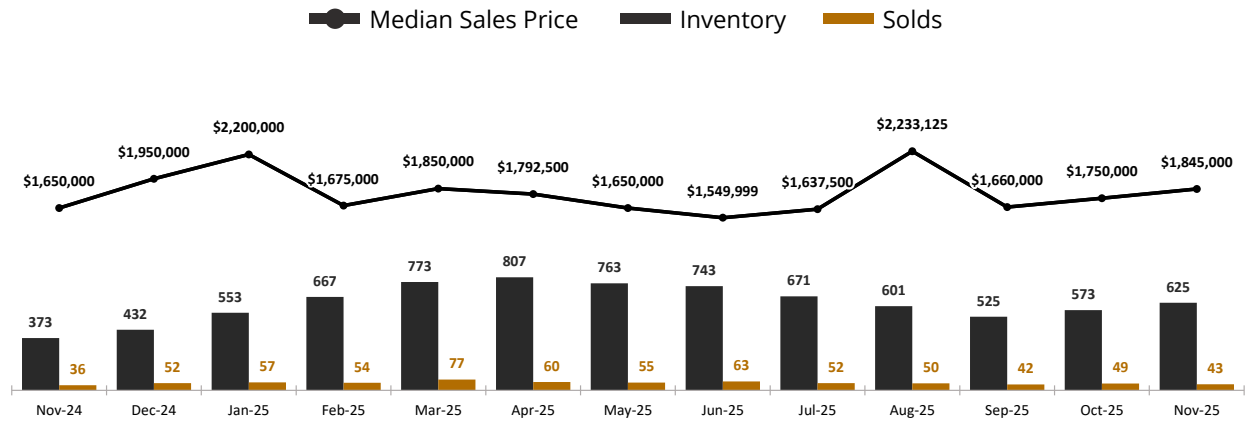
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,150,000	3	2	9	108	8%
2,000 - 2,999	\$1,800,000	3	3	13	195	7%
3,000 - 3,999	\$2,460,000	4	5	12	174	7%
4,000 - 4,999	\$3,850,000	4	6	8	79	10%
5,000 - 5,999	NA	NA	NA	0	31	0%
6,000+	\$17,500,000	7	10	1	38	3%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: **373**
Nov. 2025: **625**

VARIANCE: **68%**

TOTAL SOLDS

Nov. 2024: **36**
Nov. 2025: **43**

VARIANCE: **19%**

SALES PRICE

Nov. 2024: **\$1.65m**
Nov. 2025: **\$1.85m**

VARIANCE: **12%**

SALE PRICE PER SQFT.

Nov. 2024: **\$682**
Nov. 2025: **\$796**

VARIANCE: **17%**

SALE TO LIST PRICE RATIO

Nov. 2024: **92.19%**
Nov. 2025: **93.49%**

VARIANCE: **1%**

DAYS ON MARKET

Nov. 2024: **82**
Nov. 2025: **83**

VARIANCE: **1%**

SARASOTA MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **93.49% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$1,845,000**.
- The median days on market for November 2025 was **83** days, up from **82** in November 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.

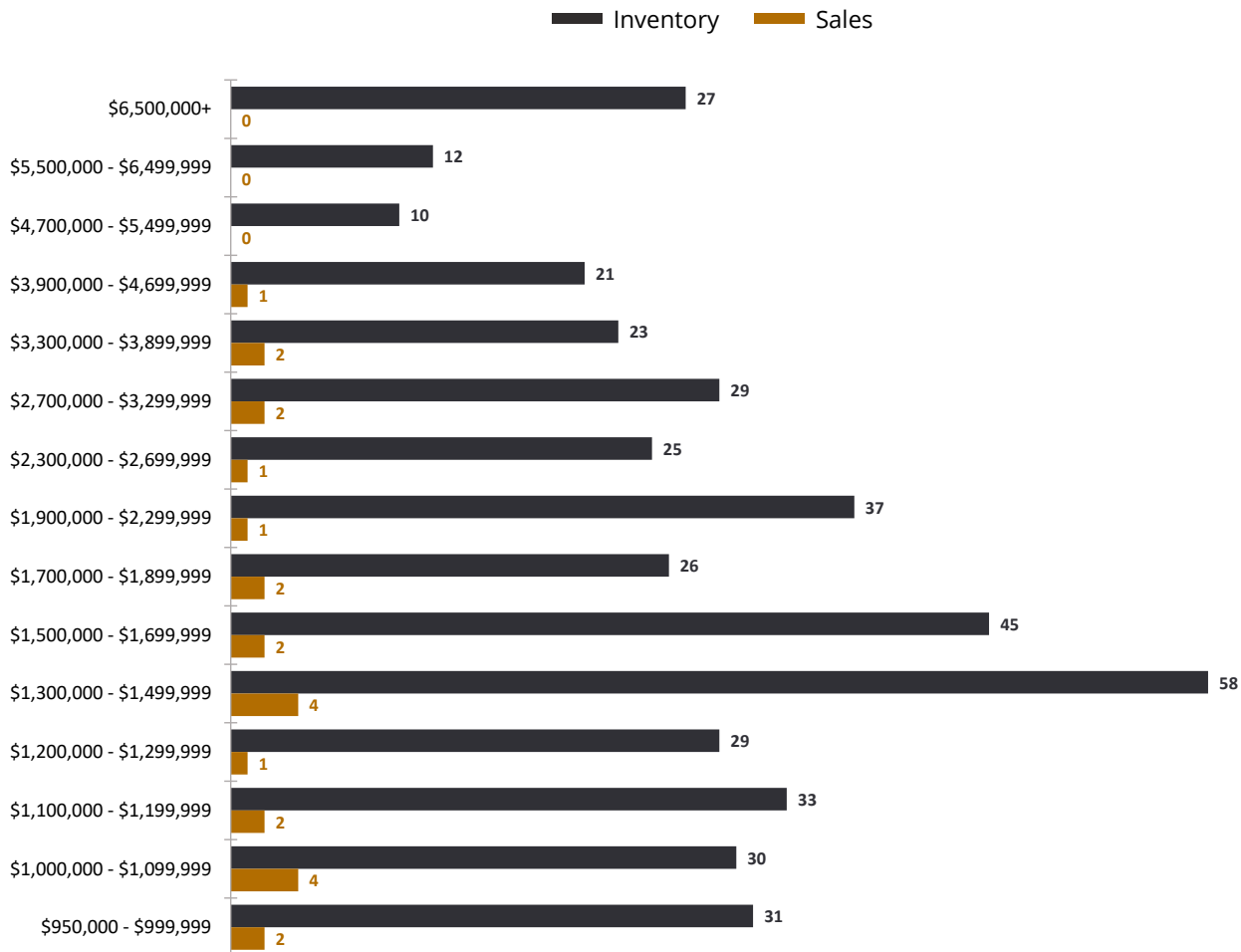
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **436**

Total Sales: **24**

Total Sales Ratio²: **6%**

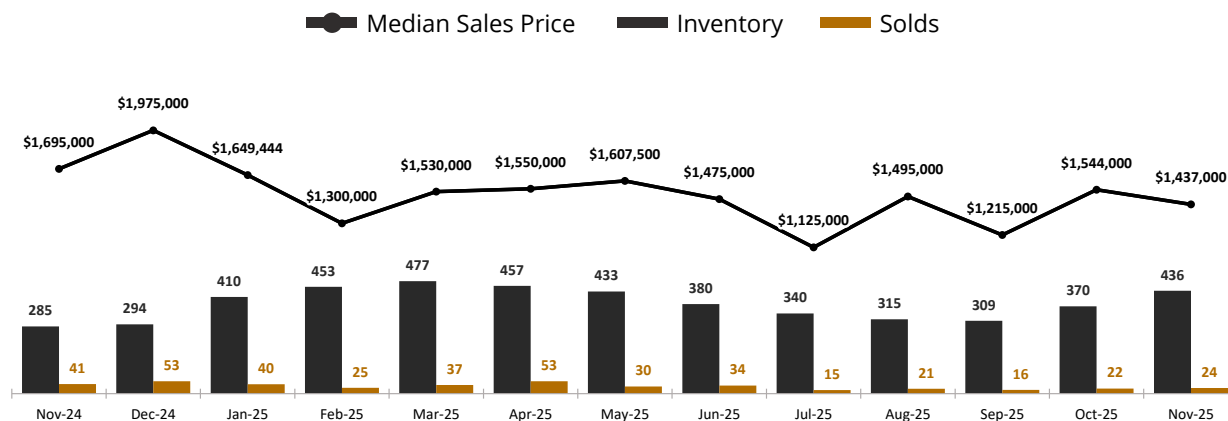
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,345,000	2	2	5	108	5%
1,500 - 1,999	\$1,374,500	2	3	10	120	8%
2,000 - 2,499	\$1,075,000	3	3	3	77	4%
2,500 - 2,999	\$2,875,000	3	4	2	45	4%
3,000 - 3,499	\$3,425,000	3	4	4	35	11%
3,500+	NA	NA	NA	0	51	0%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 285
Nov. 2025: 436

VARIANCE: **53%**

TOTAL SOLDS

Nov. 2024: 41
Nov. 2025: 24

VARIANCE: **-41%**

SALES PRICE

Nov. 2024: \$1.70m
Nov. 2025: \$1.44m

VARIANCE: **-15%**

SALE PRICE PER SQFT.

Nov. 2024: \$980
Nov. 2025: \$887

VARIANCE: **-9%**

SALE TO LIST PRICE RATIO

Nov. 2024: 98.40%
Nov. 2025: 91.67%

VARIANCE: **-7%**

DAYS ON MARKET

Nov. 2024: 65
Nov. 2025: 89

VARIANCE: **37%**

SARASOTA MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **91.67% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **\$1,437,000**.
- The median days on market for November 2025 was **89** days, up from **65** in November 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.