



SARASOTA &
SURROUNDING
BEACHES
FLORIDA
SIESTA KEY TO ANNA MARIA ISLANDS

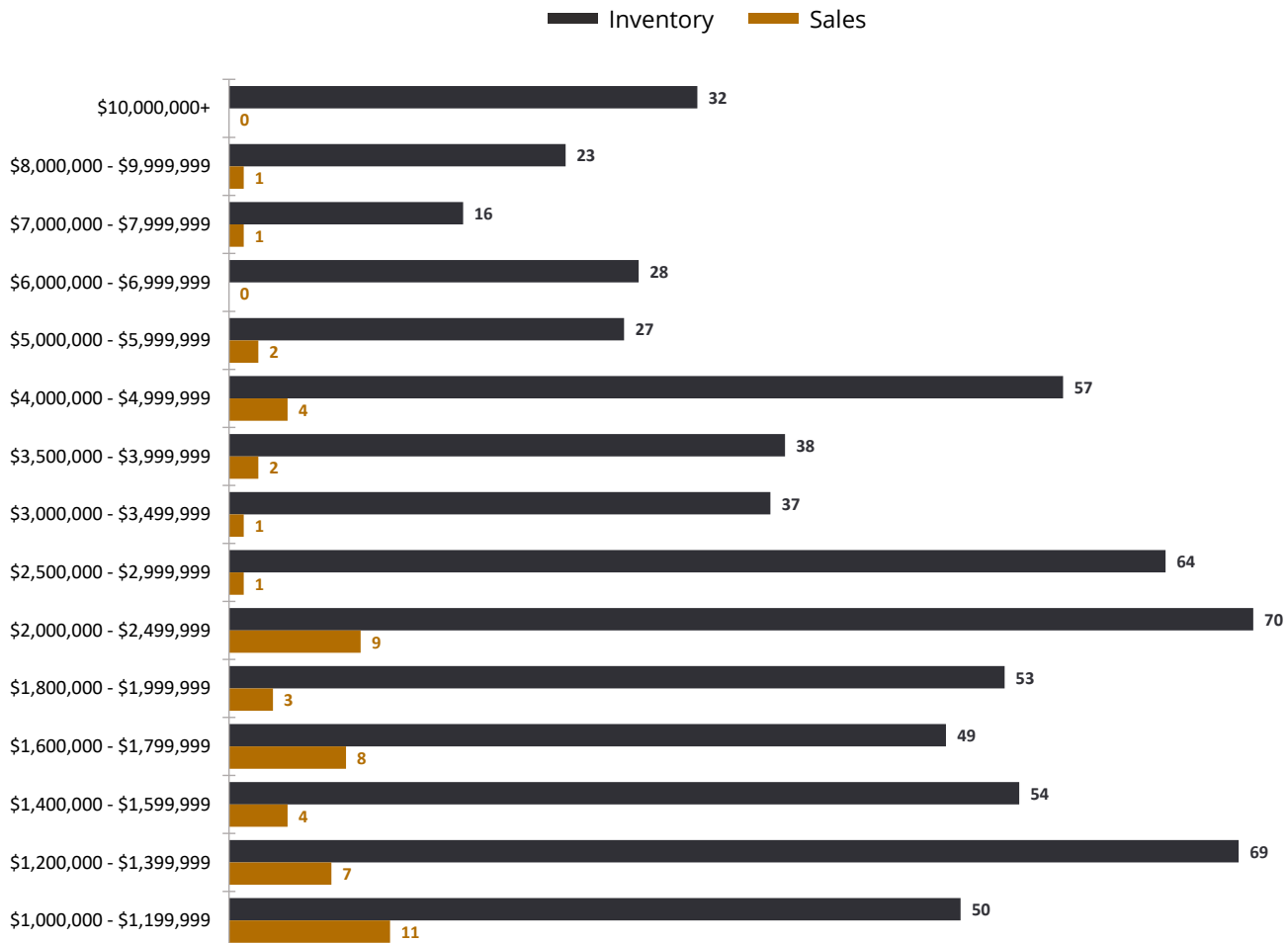
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **667**

Total Sales: **54**

Total Sales Ratio²: **8%**

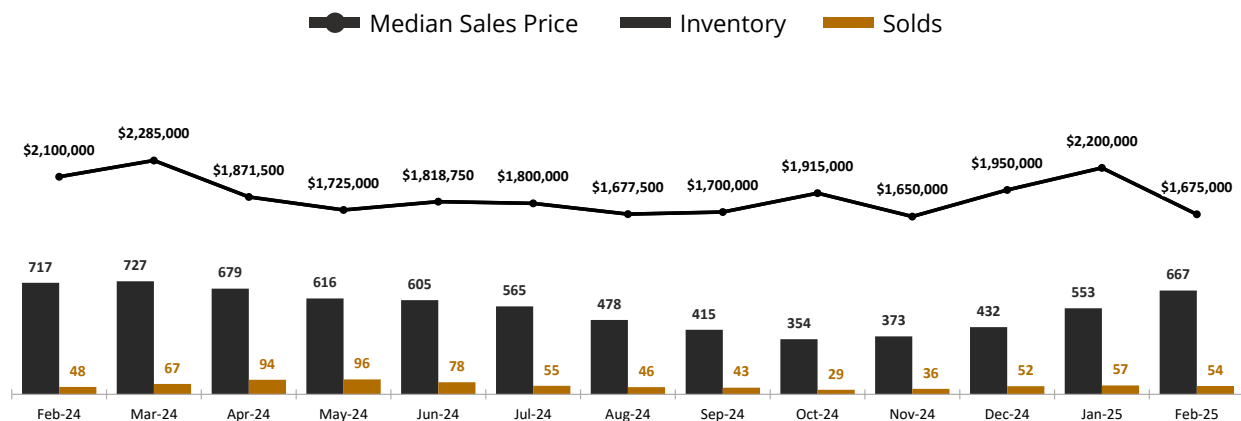
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,400,000	3	3	9	127	7%
2,000 - 2,999	\$1,600,000	4	3	27	242	11%
3,000 - 3,999	\$2,090,250	4	4	10	151	7%
4,000 - 4,999	\$2,137,500	5	5	4	74	5%
5,000 - 5,999	\$5,350,000	4	7	2	32	6%
6,000+	\$5,906,750	5	7	2	41	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2024 **717**
Feb. 2025 **667**

VARIANCE: **-7%**

TOTAL SOLDS

Feb. 2024 **48**
Feb. 2025 **54**

VARIANCE: **13%**

SALES PRICE

Feb. 2024 **\$2.10m**
Feb. 2025 **\$1.68m**

VARIANCE: **-20%**

SALE PRICE PER SQFT.

Feb. 2024 **\$891**
Feb. 2025 **\$648**

VARIANCE: **-27%**

SALE TO LIST PRICE RATIO

Feb. 2024 **93.45%**
Feb. 2025 **94.37%**

VARIANCE: **1%**

DAYS ON MARKET

Feb. 2024 **41**
Feb. 2025 **30**

VARIANCE: **-27%**

SARASOTA MARKET SUMMARY | FEBRUARY 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.37% of list price** in February 2025.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **22%**.
- The median luxury sales price for single-family homes is **\$1,675,000**.
- The median days on market for February 2025 was **30** days, down from **41** in February 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.

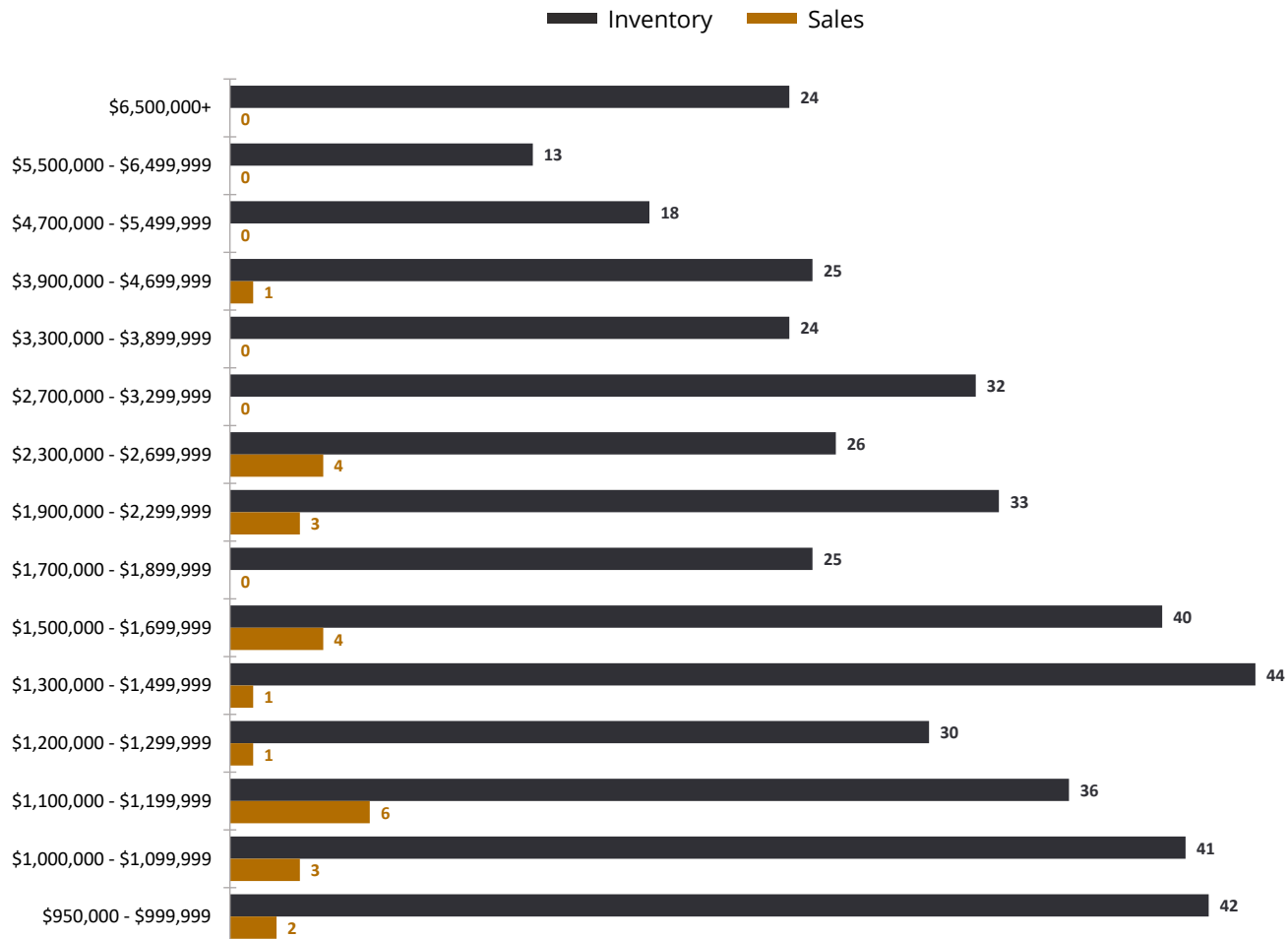
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **453**

Total Sales: **25**

Total Sales Ratio²: **6%**

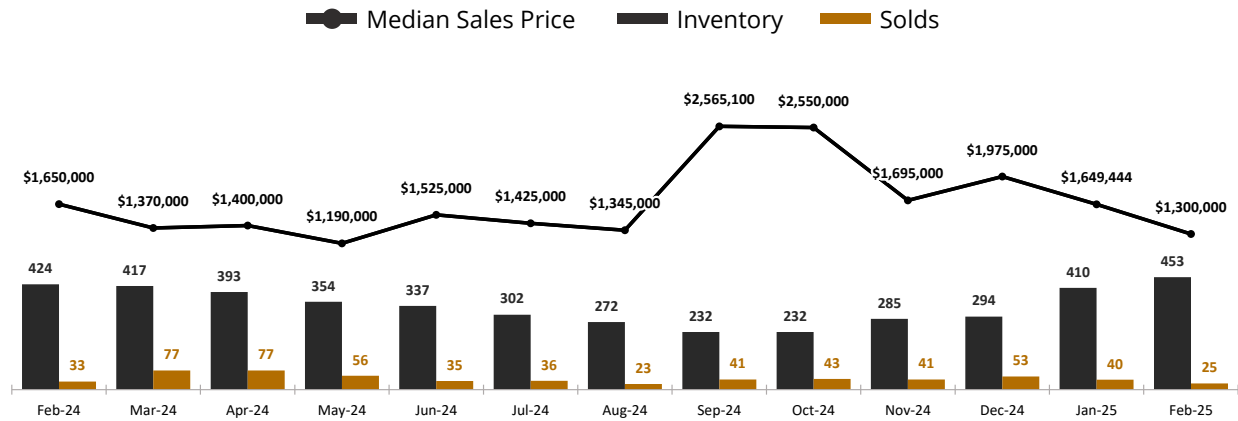
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,074,500	2	2	2	107	2%
1,500 - 1,999	\$1,300,000	2	3	11	123	9%
2,000 - 2,499	\$1,165,000	3	3	5	79	6%
2,500 - 2,999	\$2,475,000	3	3	5	51	10%
3,000 - 3,499	\$2,200,000	5	4	1	39	3%
3,500+	\$4,150,000	3	4	1	54	2%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2024 Feb. 2025
424 **453**

VARIANCE: **7%**

TOTAL SOLDS

Feb. 2024 Feb. 2025
33 **25**

VARIANCE: **-24%**

SALES PRICE

Feb. 2024 Feb. 2025
\$1.65m **\$1.30m**

VARIANCE: **-21%**

SALE PRICE PER SQFT.

Feb. 2024 Feb. 2025
\$819 **\$707**

VARIANCE: **-14%**

SALE TO LIST PRICE RATIO

Feb. 2024 Feb. 2025
97.52% **94.34%**

VARIANCE: **-3%**

DAYS ON MARKET

Feb. 2024 Feb. 2025
13 **28**

VARIANCE: **115%**

SARASOTA MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **94.34% of list price** in February 2025.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$1,300,000**.
- The median days on market for February 2025 was **28** days, up from **13** in February 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.