

THE ZARGHAMI REPORT

# 4Q22

SNAPSHOT

## SARASOTA OVERVIEW

Market data for homes with a Sarasota, Longboat Key or Lakewood Ranch address.

# \$521,020

MEDIAN SALE PRICE

▲ 16%

🏠 \$606k  
🏢 \$401k

# \$724,040

AVERAGE SALE PRICE

▲ 11%

🏠 \$826k  
🏢 \$589k

🏠 Stats for single family homes

🏢 Stats for condos, townhomes and villas

**SOLD!**

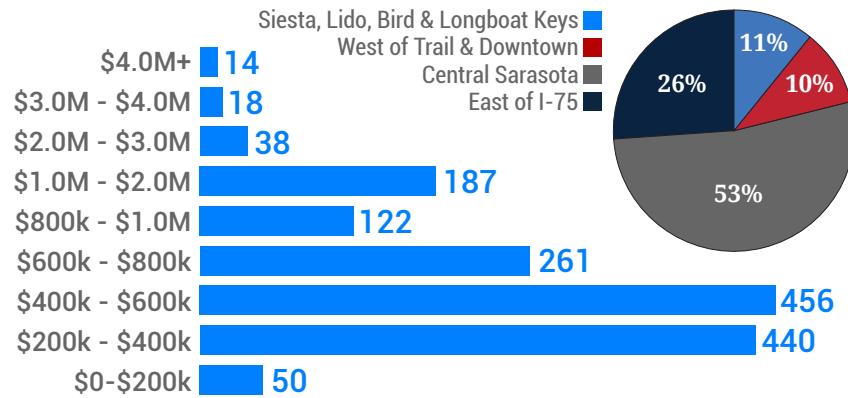
# 1,586

TRANSACTIONS

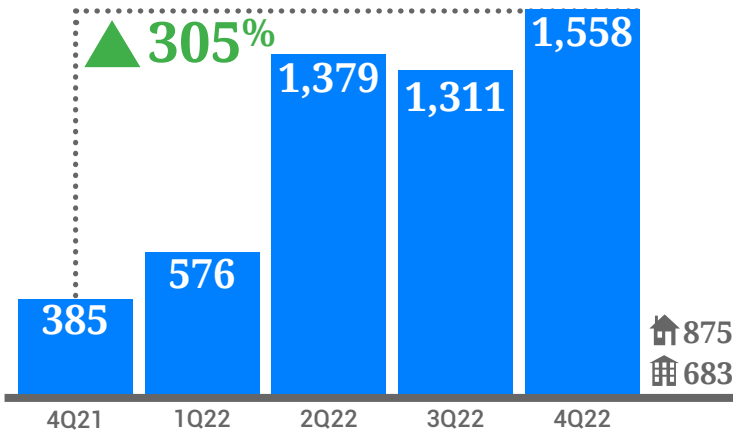
▼ 34%

🏠 914  
🏢 672

## HOME SALES



## INVENTORY



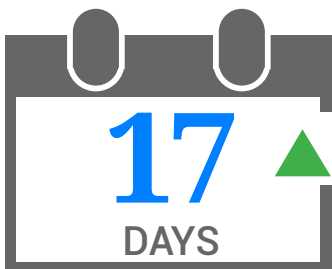
**2.8**  
MONTHS SUPPLY

FAVORS SELLERS

🏠 2.6    🏢 3.1

FAVORS BUYERS

## DAYS ON MARKET



▲ 247%

🏠 20  
🏢 17

## WHAT DO THESE NUMBERS MEAN FOR YOU?

For more detailed information, check out the full report at [ZarghamiReport.com](http://ZarghamiReport.com) or call us at **941-900-4855** for a personalized analysis of your specific situation.

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## SARASOTA LUXURY

Market data for homes with a Sarasota, Longboat Key or Lakewood Ranch address that sold for \$750,000 or more.

# \$1,108,236

MEDIAN SALE PRICE

▼ 2%

🏠 \$1.1M  
🏢 \$1.3M

# \$1,487,965

AVERAGE SALE PRICE

▼ 2%

🏠 \$1.5M  
🏢 \$1.6M

🏠 Stats for single family homes

🏢 Stats for condos, townhomes and villas

## SOLD!

# 439

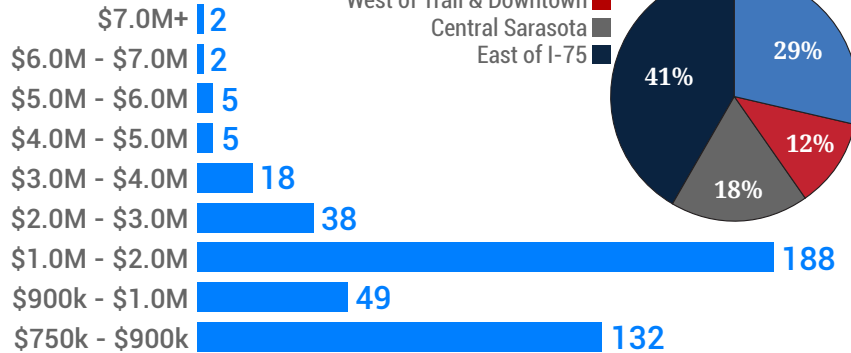
TRANSACTIONS

▼ 15%

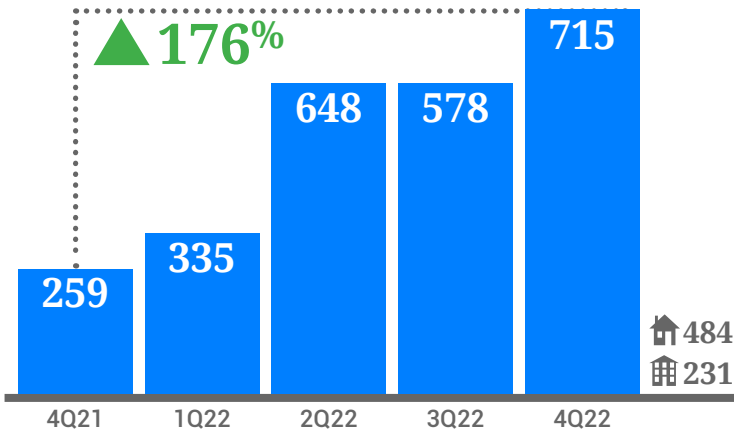
🏠 319  
🏢 120

## HOME SALES

Siesta, Lido, Bird & Longboat Keys  
West of Trail & Downtown  
Central Sarasota  
East of I-75



▲ 176%



## INVENTORY

# 4.5

MONTHS SUPPLY

🏠 4.1 🏢 5.8

FAVORS SELLERS

FAVORS BUYERS

## DAYS ON MARKET

# 17

DAYS

▲ 127%

🏠 20  
🏢 16

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## SARASOTA KEYS

Market data for homes on Siesta Key, Lido Key, Bird Key, and Longboat Key.

# \$1,136,250

MEDIAN SALE PRICE

▲ 34%

🏠 \$2.5M  
🏡 \$932k

# \$1,694,322

AVERAGE SALE PRICE

▲ 24%

🏠 \$3.3M  
🏡 \$1.2M

🏠 Stats for single family homes

🏡 Stats for condos, townhomes and villas

### SOLD!

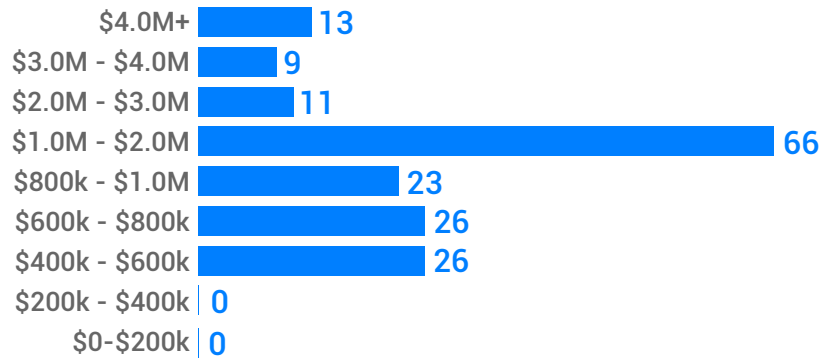
# 175

TRANSACTIONS

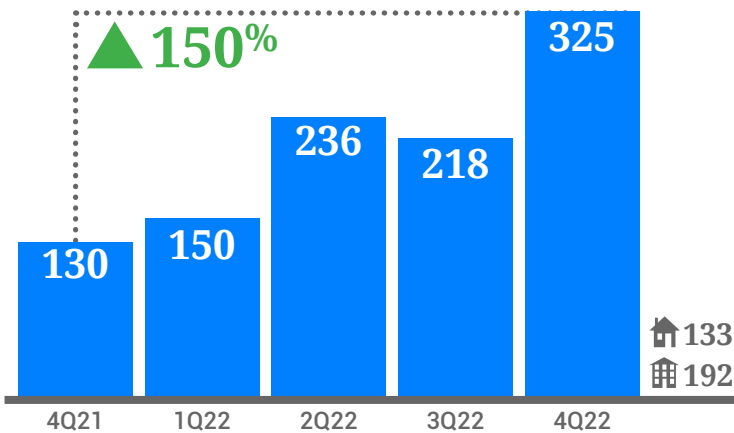
▼ 48%

🏠 40  
🏡 135

## HOME SALES



▲ 150%



## INVENTORY

# 4.9

MONTHS SUPPLY

🏠 7.5    🏡 4.0

FAVORS SELLERS

FAVORS BUYERS

## DAYS ON MARKET



# 18

DAYS

▲ 104%

🏠 35  
🏡 17

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## WEST SARASOTA

Market data for homes in downtown Sarasota and west of Tamiami Trail.

# \$598,574

MEDIAN SALE PRICE

▼ 8%

🏠 \$763k  
🏡 \$517k

# \$884,758

AVERAGE SALE PRICE

▼ 8%

🏠 \$1.2M  
🏡 \$804k

🏠 Stats for single family homes

🏡 Stats for condos, townhomes and villas

### SOLD!

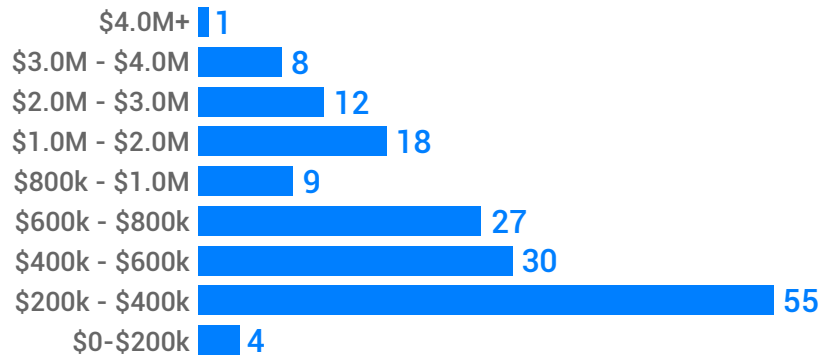
# 164

TRANSACTIONS

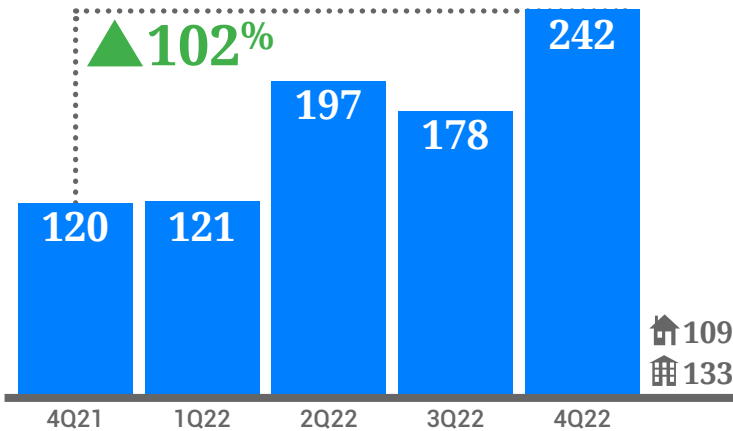
▼ 25%

🏠 45  
🏡 119

## HOME SALES



▲ 102%



## INVENTORY

# 4.8

MONTHS SUPPLY

🏠 5.5   🏡 4.3

FAVORS SELLERS

FAVORS BUYERS

## DAYS ON MARKET

# 29

DAYS

▲ 175%

🏠 28  
🏡 27

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## CENTRAL SARASOTA

Market data for homes located between Tamiami Trail and I-75.

# \$413,079

MEDIAN SALE PRICE

▲ 13%

🏠 \$515k  
🏡 \$310k

# \$462,693

AVERAGE SALE PRICE

▲ 14%

🏠 \$553k  
🏡 \$325k

🏠 Stats for single family homes

🏡 Stats for condos, townhomes and villas

## SOLD!

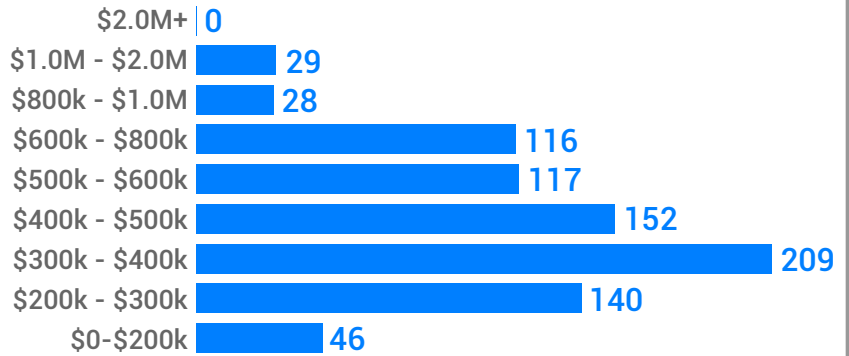
# 837

TRANSACTIONS

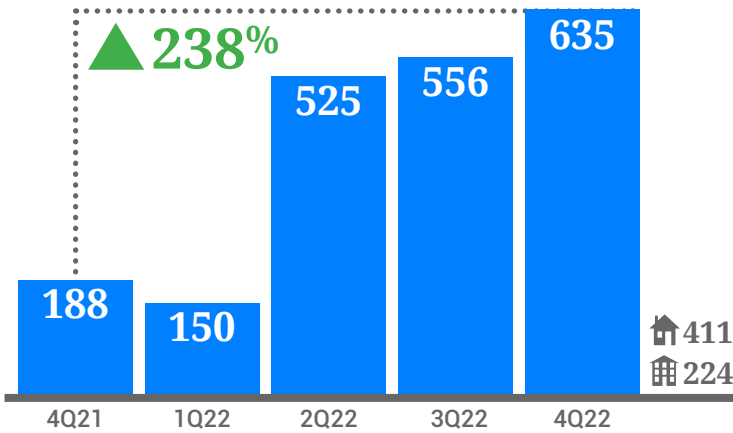
▼ 35%

🏠 505  
🏡 332

## HOME SALES



▲ 238%



## INVENTORY

# 2.1

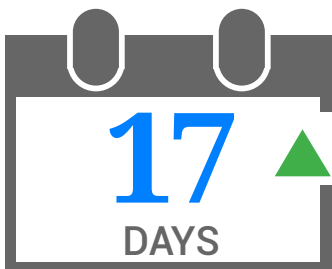
MONTHS SUPPLY

FAVORS SELLERS

🏠 2.2   🏡 2.0

FAVORS BUYERS

## DAYS ON MARKET



# 17

DAYS

▲ 247%

🏠 20  
🏡 17

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## EAST SARASOTA

Market data for homes located east of I-75 and in Lakewood Ranch.

# \$672,793

MEDIAN SALE PRICE

▲ 22%

🏠 \$771k  
🏡 \$433k

# \$810,858

AVERAGE SALE PRICE

▲ 25%

🏠 \$904k  
🏡 \$466k

🏠 Stats for single family homes

🏡 Stats for condos, townhomes and villas

SOLD!

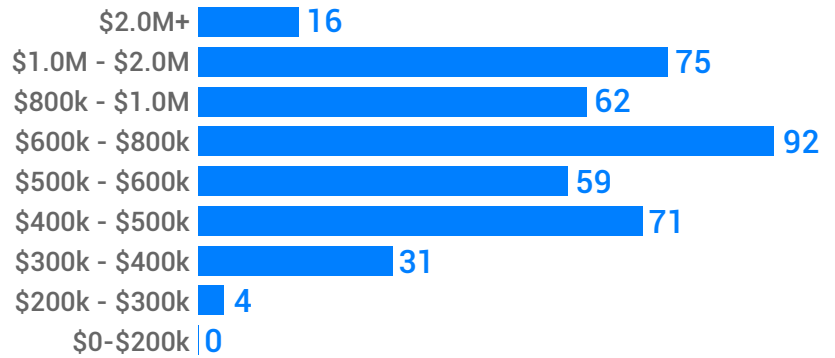
# 410

TRANSACTIONS

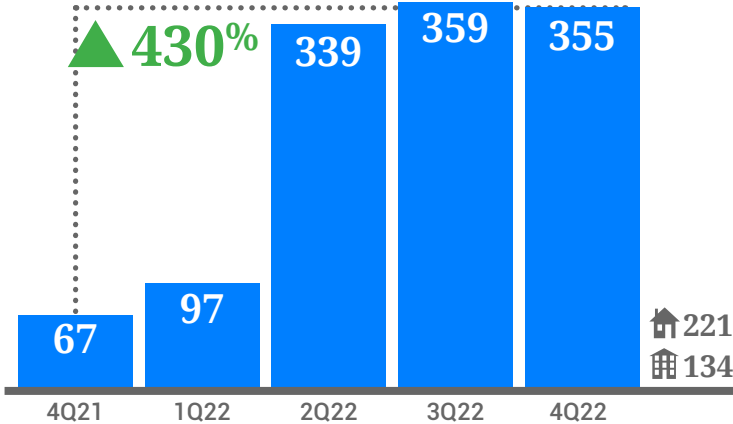
▼ 25%

🏠 324  
🏡 86

## HOME SALES



## INVENTORY



2.6  
MONTHS  
SUPPLY

🏠 2.0    🏡 5.1

FAVORS  
SELLERS

FAVORS  
BUYERS

## DAYS ON MARKET



▲ 260%

🏠 17  
🏡 19

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## BRADENTON

Market data for all of Bradenton excluding Lakewood Ranch.

# \$390,113

MEDIAN SALE PRICE

▲ 17%

🏠 \$470k  
🏢 \$277k

# \$459,577

AVERAGE SALE PRICE

▲ 17%

🏠 \$553k  
🏢 \$303k

🏠 Stats for single family homes

🏢 Stats for condos, townhomes and villas

## SOLD!

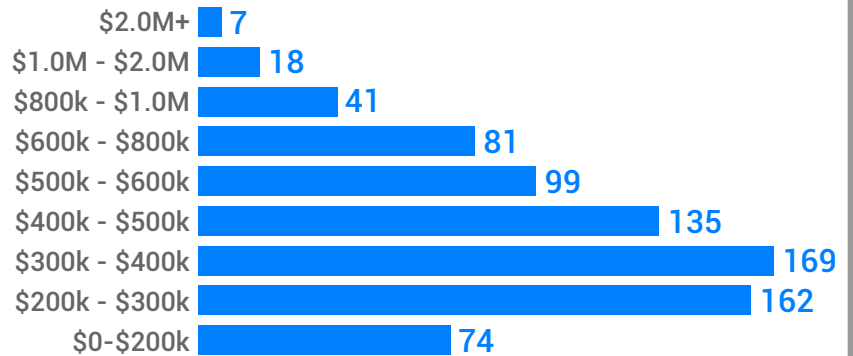
# 786

TRANSACTIONS

▼ 32%

🏠 491  
🏢 295

## HOME SALES



## INVENTORY

688

▲ 262%

413

275

2.5  
MONTHS  
SUPPLY

🏠 2.4 🏢 2.8

FAVORS  
SELLERS

FAVORS  
BUYERS

## DAYS ON MARKET

# 21

DAYS

▲ 244%

🏠 24  
🏢 15

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## VENICE, OSPREY & NOKOMIS

Market data for all of Venice, Osprey and Nokomis.

# \$497,975

MEDIAN SALE PRICE

▲ 19%

🏠 \$563k  
🏡 \$376k

# \$583,980

AVERAGE SALE PRICE

▲ 16%

🏠 \$650k  
🏡 \$422k

🏠 Stats for single family homes

🏡 Stats for condos, townhomes and villas

## SOLD!

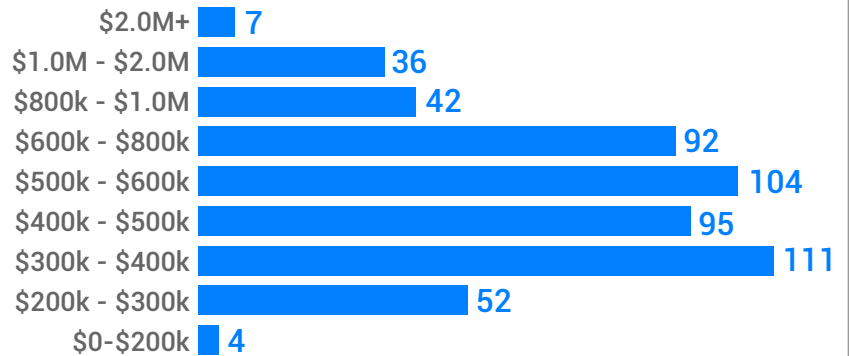
# 543

TRANSACTIONS

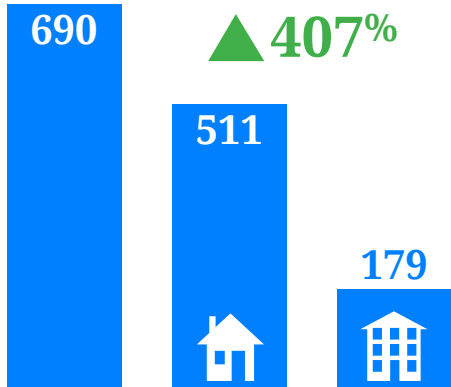
▼ 41%

🏠 385  
🏡 158

## HOME SALES



## INVENTORY



▲ 407%

# 3.4

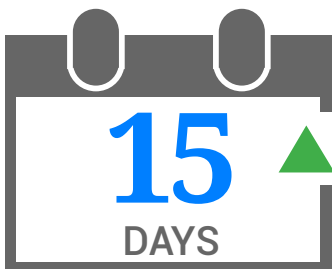
MONTHS SUPPLY

🏠 3.6   🏡 2.9

FAVORS SELLERS

FAVORS BUYERS

## DAYS ON MARKET



# 15

DAYS

▲ 238%

🏠 15  
🏡 15

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