

Sarasota 34236

ZIP code · FL · Florida > Sarasota County > Sarasota

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+27.8%

1-YR CHANGE

488

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100



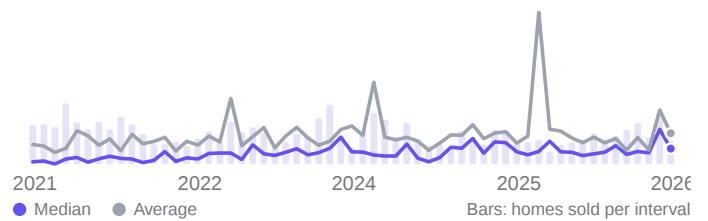
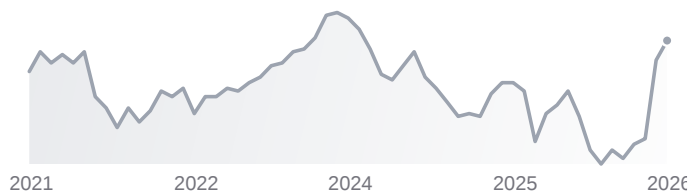
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$1.3M · Average \$1.8M

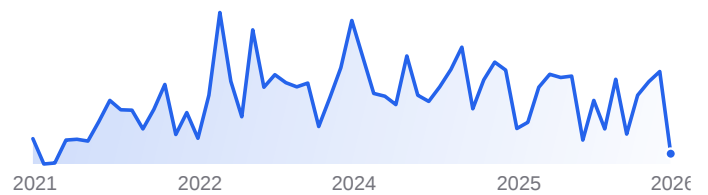
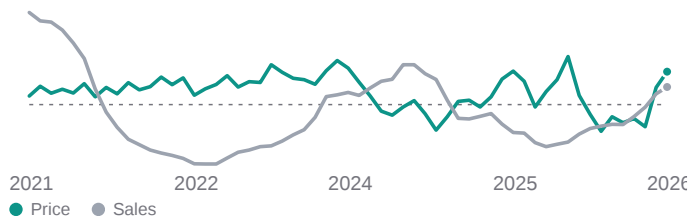


Growth (year over year)

Price +27.8% · Sales +14.8%

Price per square foot

\$603/ft²

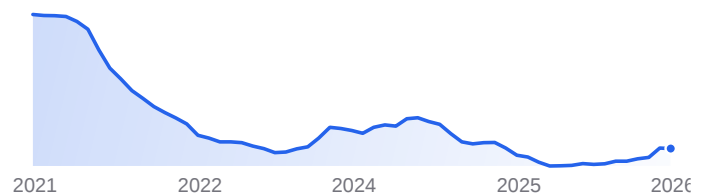


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

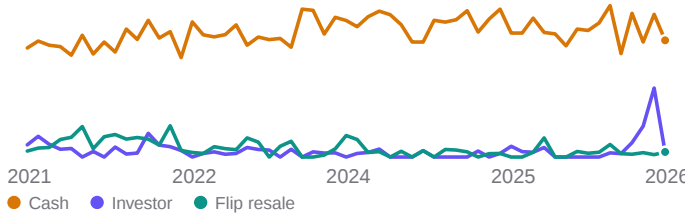
5.8%



BUYERS & OUTCOMES

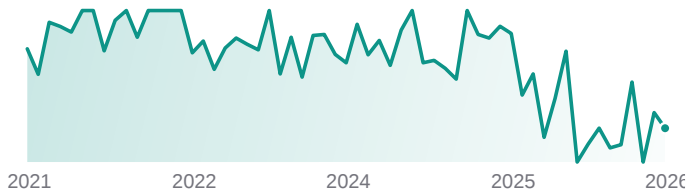
Buyer mix

Cash 68% · Investor 2.9% · Flip resale 2.9%



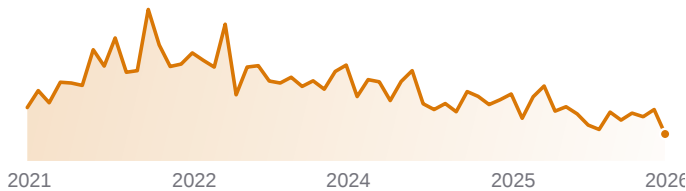
Sellers who sold at a gain

79%

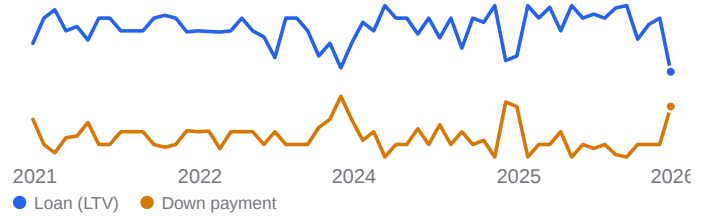


Median annualized return at resale

+2.8%

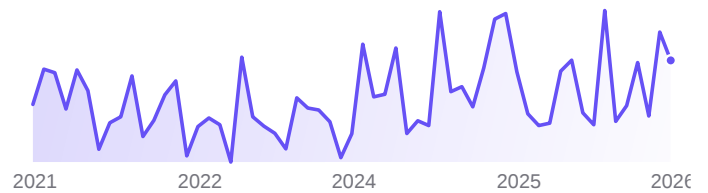


Financing (share of purchase price) Loan (LTV) 54% · Down payment 40%



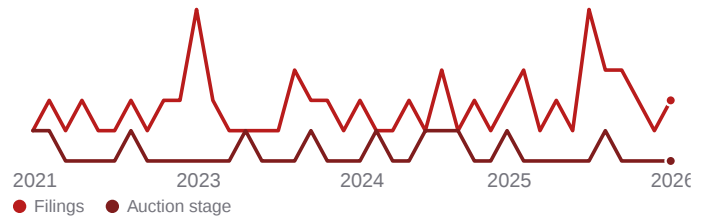
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,366
Median value (AVM)	\$1M
Median size	1,498 ft²
Median bedrooms	2
Median year built	1985
Single family	21%
Condos	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.7%
Owner occupied	60%
Company owned	37%
Median loan-to-value	0%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	15,527
Density	1,890 / mi²
Median household income	\$102K
Average household income	\$155K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	19
Homes occupied	73%
Bachelor's or higher	31%
Poverty rate	11.1%
Unemployment	0.7%
Average temp	73°F
Annual precip	53 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.