

Lakewood Ranch Area (ZIP 34202) Residential Sales Market Summary 2018–2025

The Lakewood Ranch residential real estate market experienced substantial appreciation and evolving market conditions between 2018 and 2025, including a period of accelerated sales activity during the pandemic-era housing surge, followed by a more recent return toward more balanced market conditions.

Pricing Trends

- In 2018, the average closed sale price was approximately \$563,950.
- The market reached peak average sale prices above \$1.2 million in 2023–2025.
- Although the pace of appreciation has moderated from the peak pandemic-era market, values remain substantially above pre-2020 levels.
- Median pricing also increased significantly throughout the reporting period.

Year	Average Sale Price
2018	\$563,950
2019	\$589,873
2020	\$667,039
2021	\$810,529
2022	\$1,072,328
2023	\$1,235,677
2024	\$1,247,952
2025	\$1,199,636

Price Per Square Foot

- Average sale price per square foot increased substantially throughout the period reviewed.
- The strongest pricing growth occurred during 2021–2023.
- The 2025 average remains historically elevated compared to pre-pandemic benchmarks.

Year	Avg. SP/SF
2018	\$201.60
2019	\$209.88

2020	\$226.07
2021	\$283.15
2022	\$374.16
2023	\$412.91
2024	\$411.04
2025	\$384.23

Average Days on Market (ADOM)

- Marketing times declined sharply during the seller-driven market conditions of 2021–2022.
- The market has gradually normalized since that period, with longer marketing times returning in 2024 and 2025.
- Despite increasing days on market, current conditions remain healthier than many pre-pandemic benchmarks.

Year	Average ADOM
2018	98
2019	97
2020	73
2021	22
2022	19
2023	42
2024	72
2025	83

Sales Activity

- Transaction activity accelerated significantly during 2020 and 2021.
- Sales volume moderated beginning in 2022 as interest rates increased and affordability pressures emerged.
- Annual sales activity has stabilized at lower levels since the peak pandemic-era market.

Year	Closed Sales
2018	675

2019	704
2020	862
2021	852
2022	627
2023	581
2024	555
2025	554

Overall Market Observation

Overall, the data reflects a market that experienced exceptional appreciation and historically low marketing times during the 2021–2022 period, followed by a gradual return toward more balanced conditions. Although transaction volume has moderated from peak activity levels, Lakewood Ranch continues to maintain property values substantially above pre-pandemic benchmarks, reflecting the area’s continued desirability, strong amenities, newer housing inventory, and sustained buyer demand.

Data Source: Stellar MLS. See attached supporting data.
Summary includes AI-assisted narrative analysis.

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May 15, 2026