

Comparative Market Summary

University Park Country Club vs. Lakewood Ranch Area (ZIP 34202) 2018–2025

When comparing University Park Country Club (“UPCC”) to the broader Lakewood Ranch ZIP 34202 market, both areas experienced substantial appreciation during the 2018–2025 period. However, the data suggests that the broader Lakewood Ranch market ultimately outperformed UPCC in several key pricing metrics during the post-pandemic years, while UPCC demonstrated greater stability, maturity, and consistency as an established luxury community.

Average Sale Price Growth

Both markets experienced dramatic appreciation during the pandemic-era housing surge.

Year	UPCC Avg. Sale Price	Lakewood Ranch Avg. Sale Price
2018	~\$543,000	~\$564,000
Peak Year	~\$1.11M (2023)	~\$1.25M (2024)
2025	~\$906,000	~\$1.20M

Price Per Square Foot

Lakewood Ranch consistently commanded higher average price-per-square-foot metrics during the later years of the study period.

Year	UPCC Avg. SP/SF	Lakewood Ranch Avg. SP/SF
2018	~\$200/SF	~\$202/SF
Peak	~\$395/SF (2024)	~\$413/SF (2023)
2025	~\$353/SF	~\$384/SF

Market Velocity (ADOM)

UPCC demonstrated particularly strong market velocity during portions of the seller-driven market cycle.

Year	UPCC ADOM	Lakewood Ranch ADOM
2021	31	22
2022	12	19

2025	79	83
------	----	----

Sales Activity

Lakewood Ranch recorded substantially higher transaction volume due to its larger geographic footprint and housing inventory.

Year	UPCC Closed Sales	Lakewood Ranch Closed Sales
2020	89	862
2021	88	852
2025	54	554

Overall Comparative Observation

The broader Lakewood Ranch / 34202 market appears to have achieved stronger overall appreciation and higher pricing metrics during the 2018–2025 period, particularly in average sale price and price per square foot. However, University Park Country Club demonstrated important strengths including market resilience, enduring desirability, strong buyer demand during peak market years, and continued value retention despite its more mature housing inventory. Both communities performed very strongly over the study period, though Lakewood Ranch benefited more directly from the migration and new-construction trends that characterized the Florida housing market during the pandemic-era surge.

Data Source: Stellar MLS market statistics, 2018–2025.

AI-assisted narrative summary and comparative analysis prepared for discussion purposes.

Bernadette Caswell, Broker Associate

Michael Saunders & Company

May 15, 2026