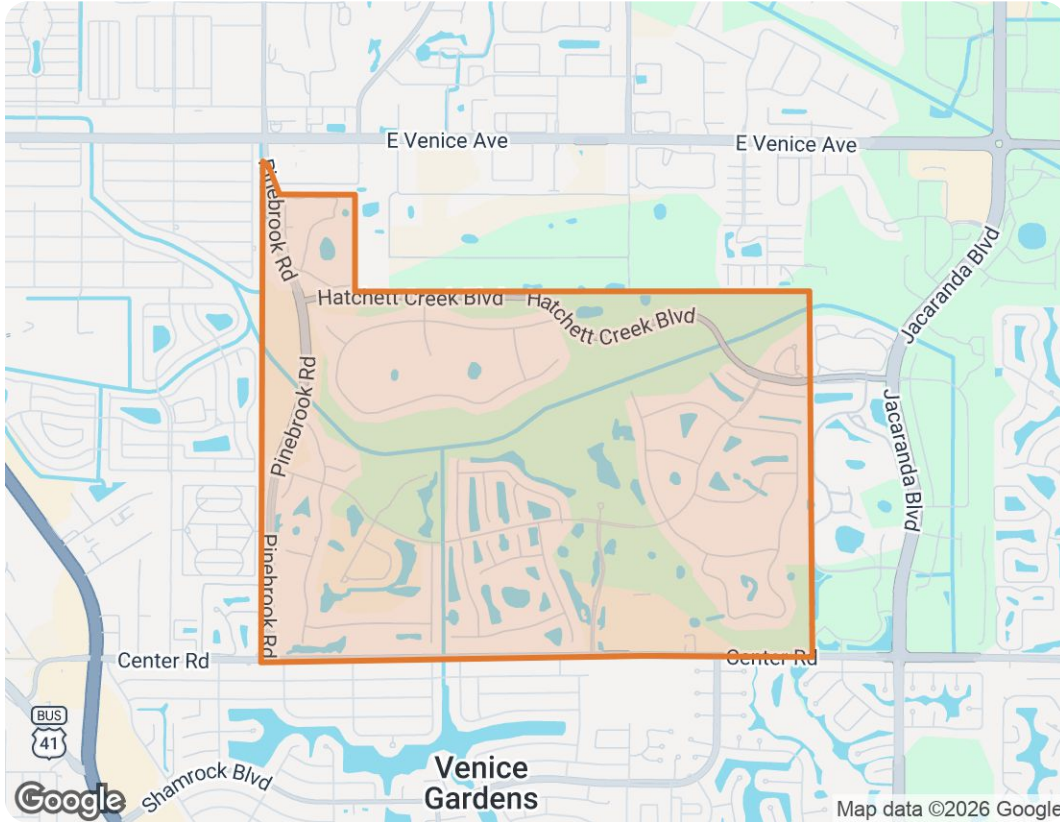


Pelican Pointe in Sarasota County, FL



David Barr

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Berkshire Hathaway HomeServices Florida Realty

7231 S. Tamiami Trail

Sarasota, FL 34233

Housing

Housing Facts & Stats

	Pelican Pointe	Sarasota County	Florida	USA
Median Estimated Home Value	\$631K	\$440K	\$401K	\$373K
Est. Home Value 12-Mo. Change	-5.7%	-4.6%	-3.7%	-0.1%
Median List Price	\$454K	\$462K	\$406K	–
List Price 1-Month Change	-8.9%	+0.7%	+1.5%	–
List Price 12-Month Change	-13.4%	+3%	-2%	–
Median Home Age	25	35	36	44
Own	100%	76%	68%	65%
Rent	–	24%	32%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$2.73B	\$49.35B	\$384.62B
% Change in permits (for all buildings)	–	+15%	-3%	+6%
% Change in \$ value (for all buildings)	–	+12%	-3%	+5%

Pelican Pointe in Sarasota County, FL

Market Trends for Pelican Pointe in Sarasota County, FL

Single Family + Condo/Townhouse/Apt.

June 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2

↓ 14.16% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

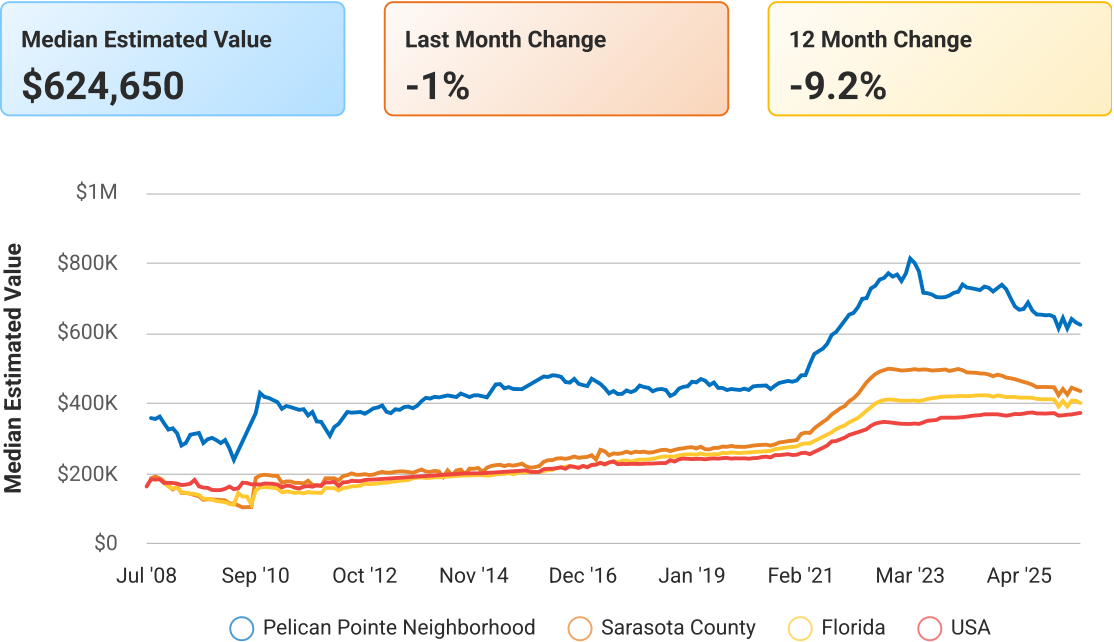
June 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



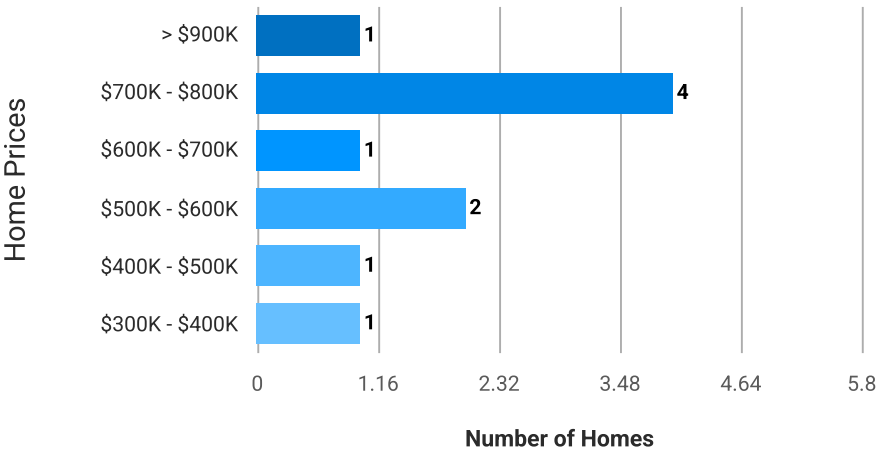
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

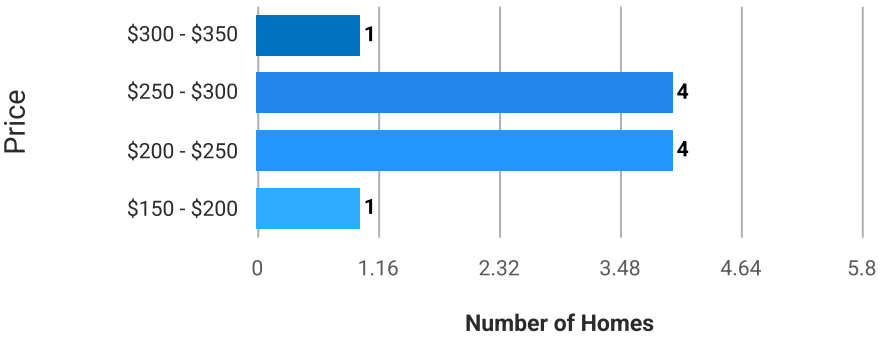


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

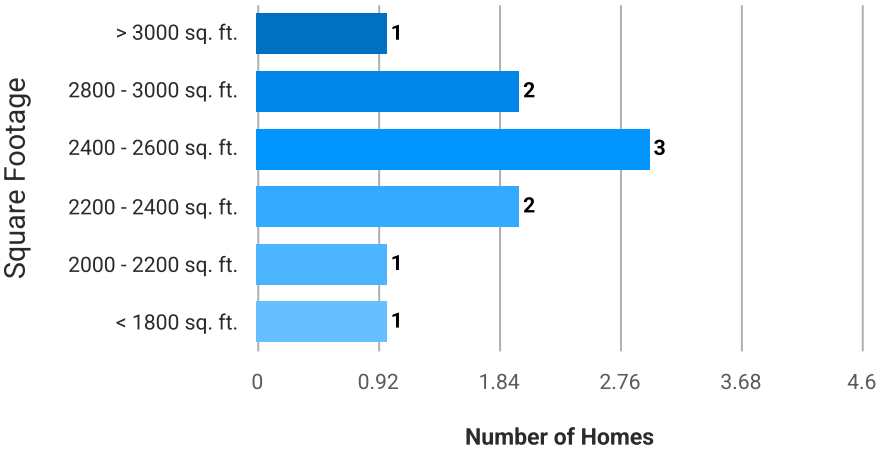


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

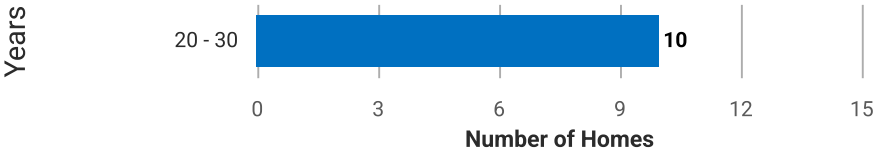


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



Pelican Pointe in Sarasota County, FL

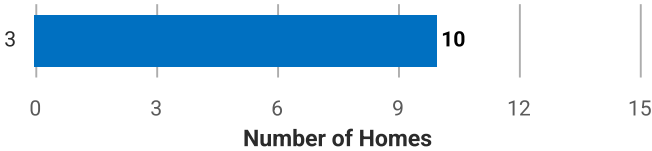
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

Bedrooms



People

People Facts & Stats

	Pelican Pointe	Sarasota County	Florida	USA
Population	2K	449K	22.42M	334.92M
Population Density per Sq Mi	1.94K	808	418	95
Pop Change since 2020	+2.6%	+10.5%	+6.9%	+2.5%
Median Age	74	57	43	39
Male / Female Ratio	45%	48%	49%	50%

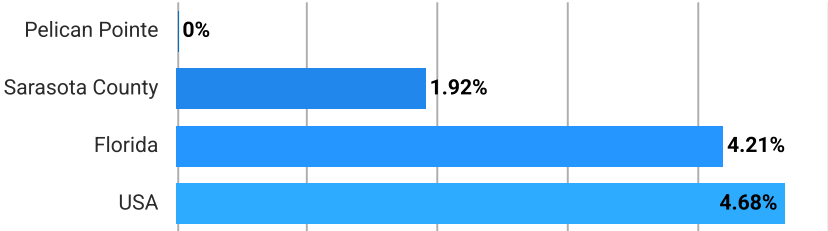
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

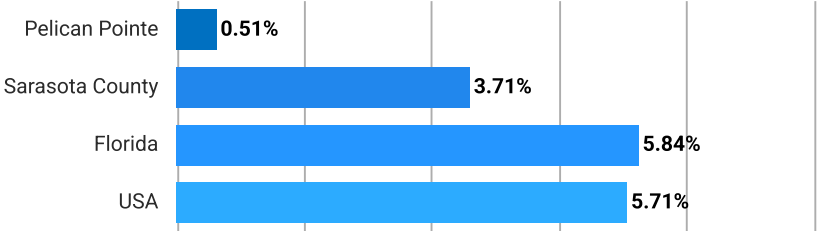
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

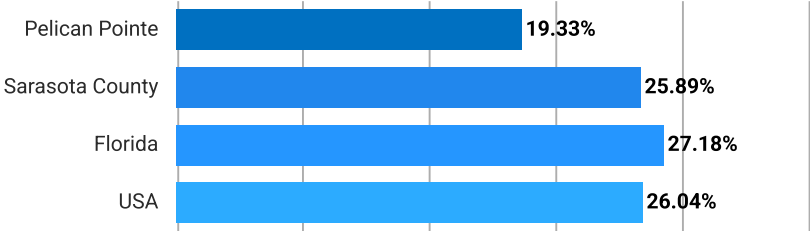
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



Pelican Pointe in Sarasota County, FL

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



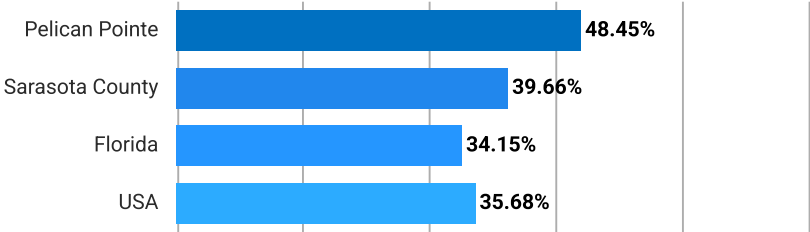
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



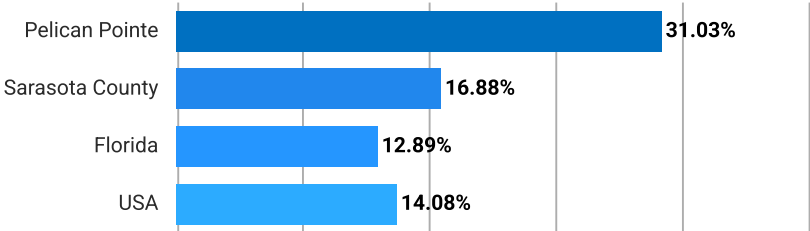
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

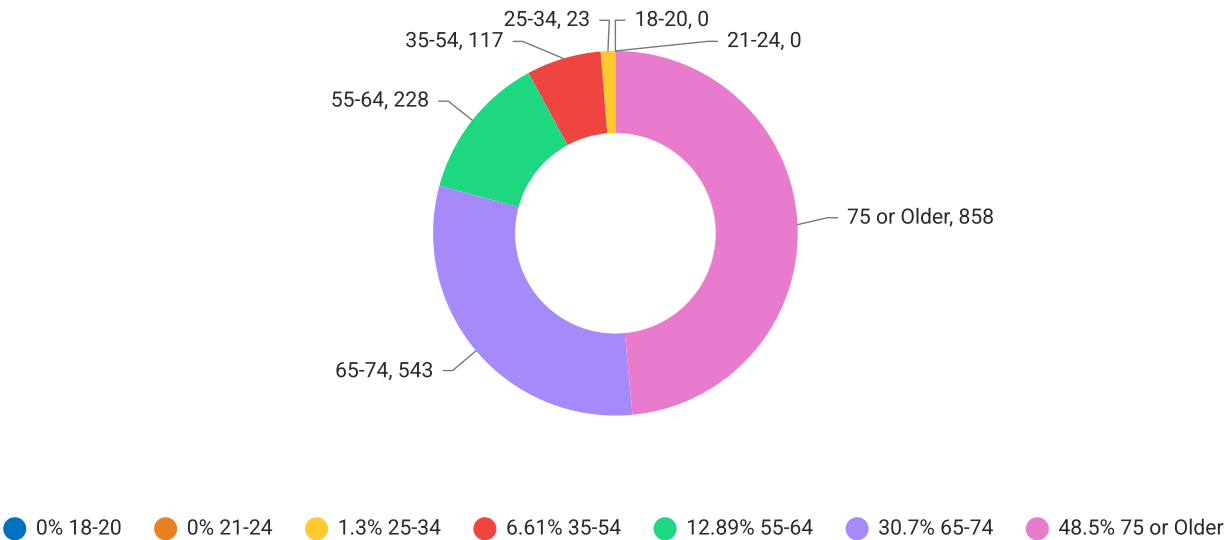


Population of Adults by Age Group in Pelican Pointe

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Households With Children in Pelican Pointe

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

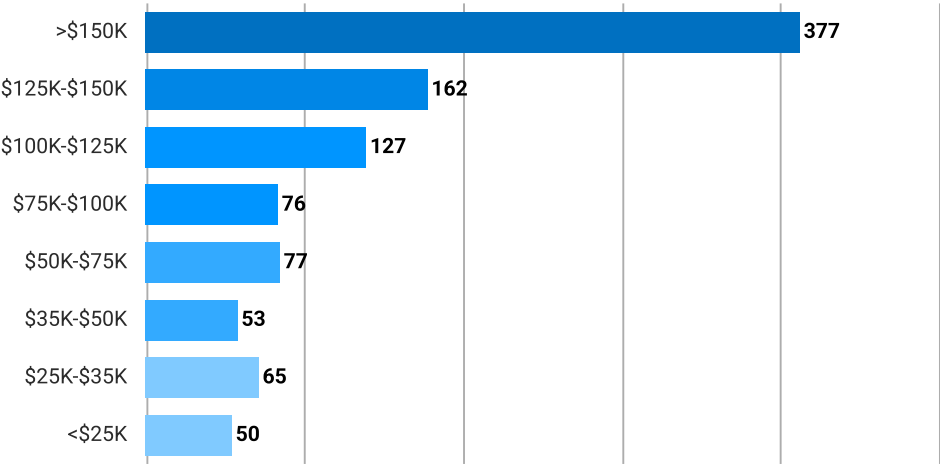


Household Income Brackets in Pelican Pointe

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

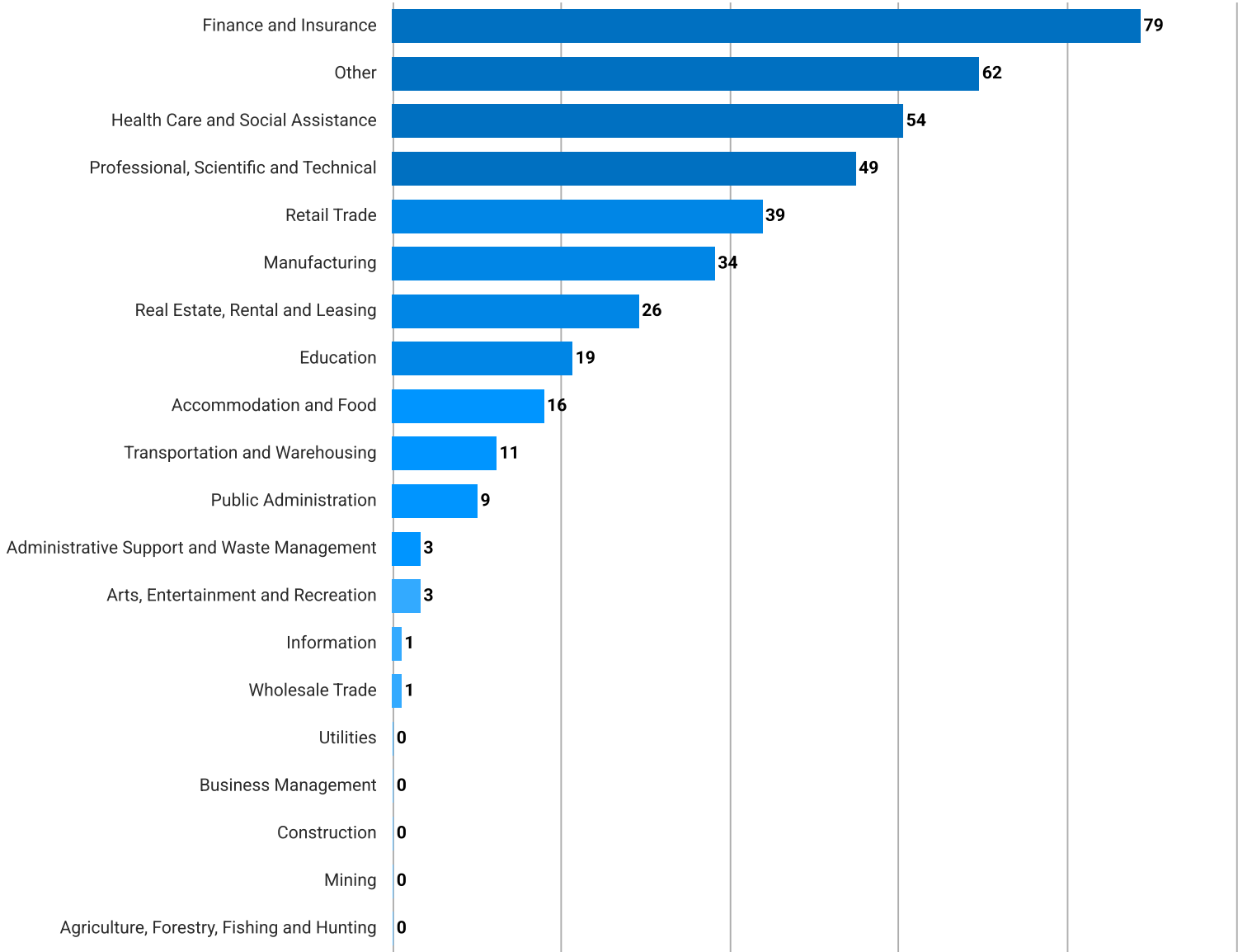


Occupational Categories in Pelican Pointe

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

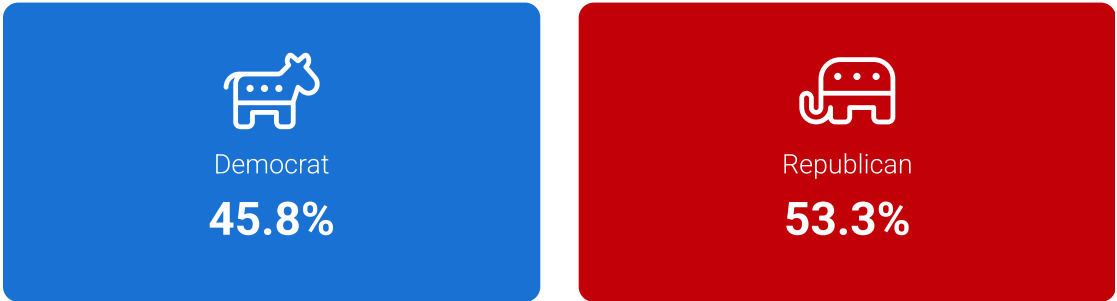


Presidential Voting Pattern in Pelican Pointe

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

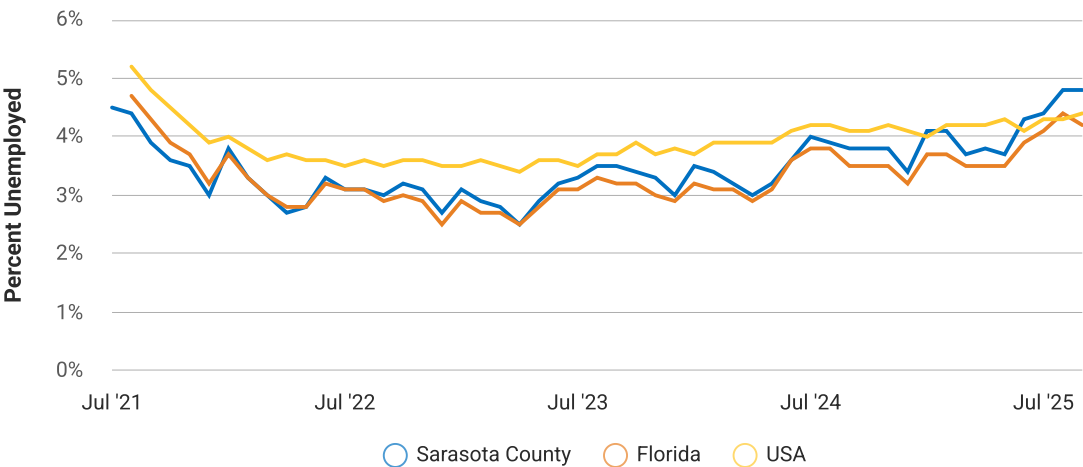
	Pelican Pointe	Sarasota County	Florida	USA
Income Per Capita	\$93,796	\$55,430	\$41,055	\$43,289
Median Household Income	\$123,794	\$80,633	\$71,711	\$78,538
Unemployment Rate	–	4.8%	4.2%	4.4%
Number Unemployed	–	10K	477K	7.61M
Number Employed	–	192K	10.76M	163.66M
Number in Labor Force	–	202K	11.24M	171.26M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

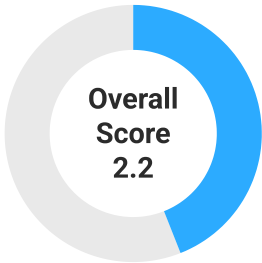
Quality of Life Facts & Stats

	Pelican Pointe	Sarasota County	Florida	USA
Elevation (in feet)	14	29	59	–
Annual Rainfall (in inches)	45	57.81	56.45	–
Annual Snowfall (in inches)	0	0	0.06	–
Days of Full Sun (per year)	98	98	98	–
Travel Time to Work (in minutes)	–	24	28	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	–	91	2,466
Brownfield Sites	No	Yes	Yes	No

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score. Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely
Update Frequency: Quarterly

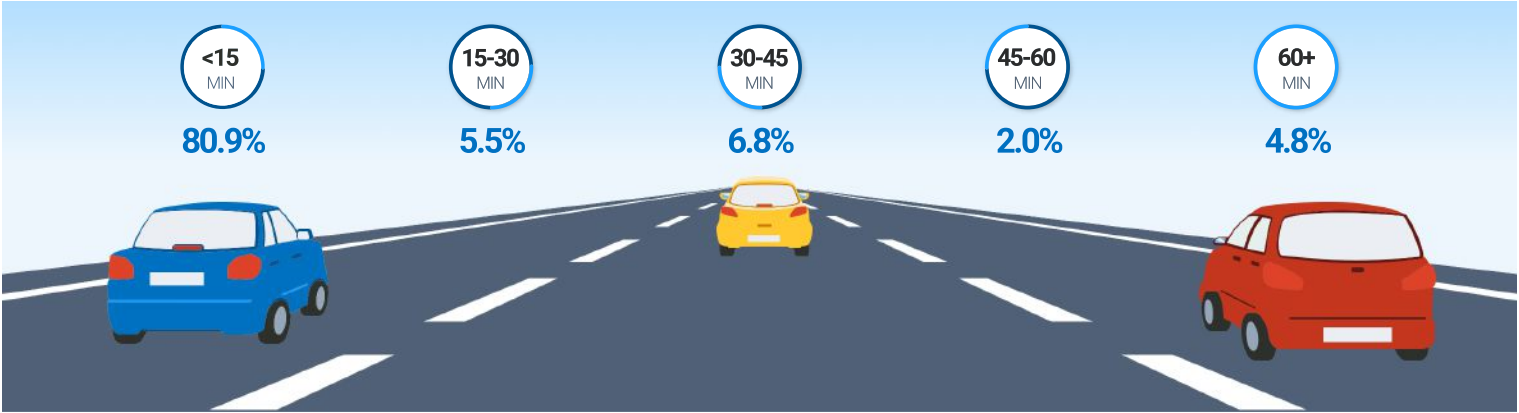


Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

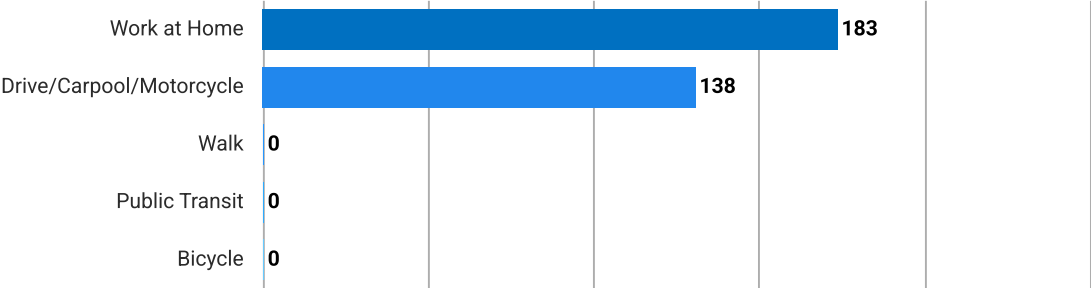


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



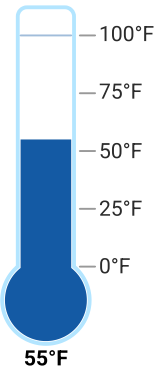
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

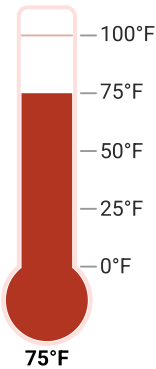
Source: NOAA

Update Frequency: Annually

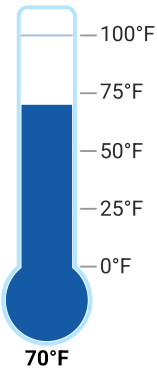
Avg. January Min. Temp



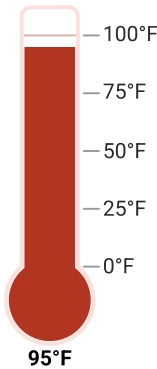
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Micro Neighborhoods near Pelican Pointe in Sarasota County, FL

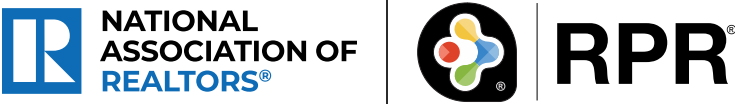
Kent Acres in Venice, FL Median Estimate Home Value Number of Homes Total Population – 12 1,451	Auburn Woods in Venice, FL Median Estimate Home Value Number of Homes Total Population – 2 1,451	The Villas at Venice in Venice, FL Median Estimate Home Value Number of Homes Total Population \$372,180 25 1,451
South Preserve at Waterside Village in Sarasota County, FL Median Estimate Home Value Number of Homes Total Population \$258,440 104 1,142	The Villas of Waterside Village in Sarasota County, FL Median Estimate Home Value Number of Homes Total Population \$329,350 34 1,142	San Lino in Venice, FL Median Estimate Home Value Number of Homes Total Population \$312,460 132 1,636

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Pelican Pointe in Sarasota County, FL

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 RPR 7/24/2026

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