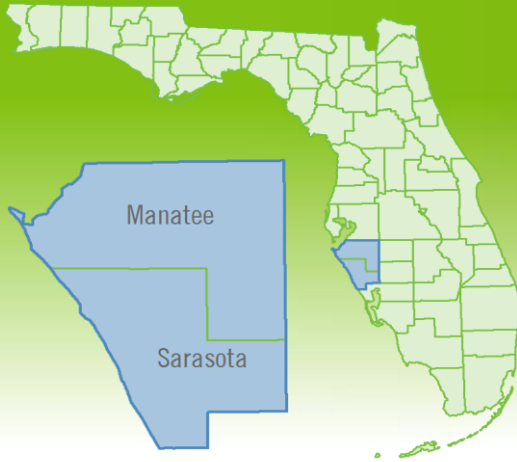


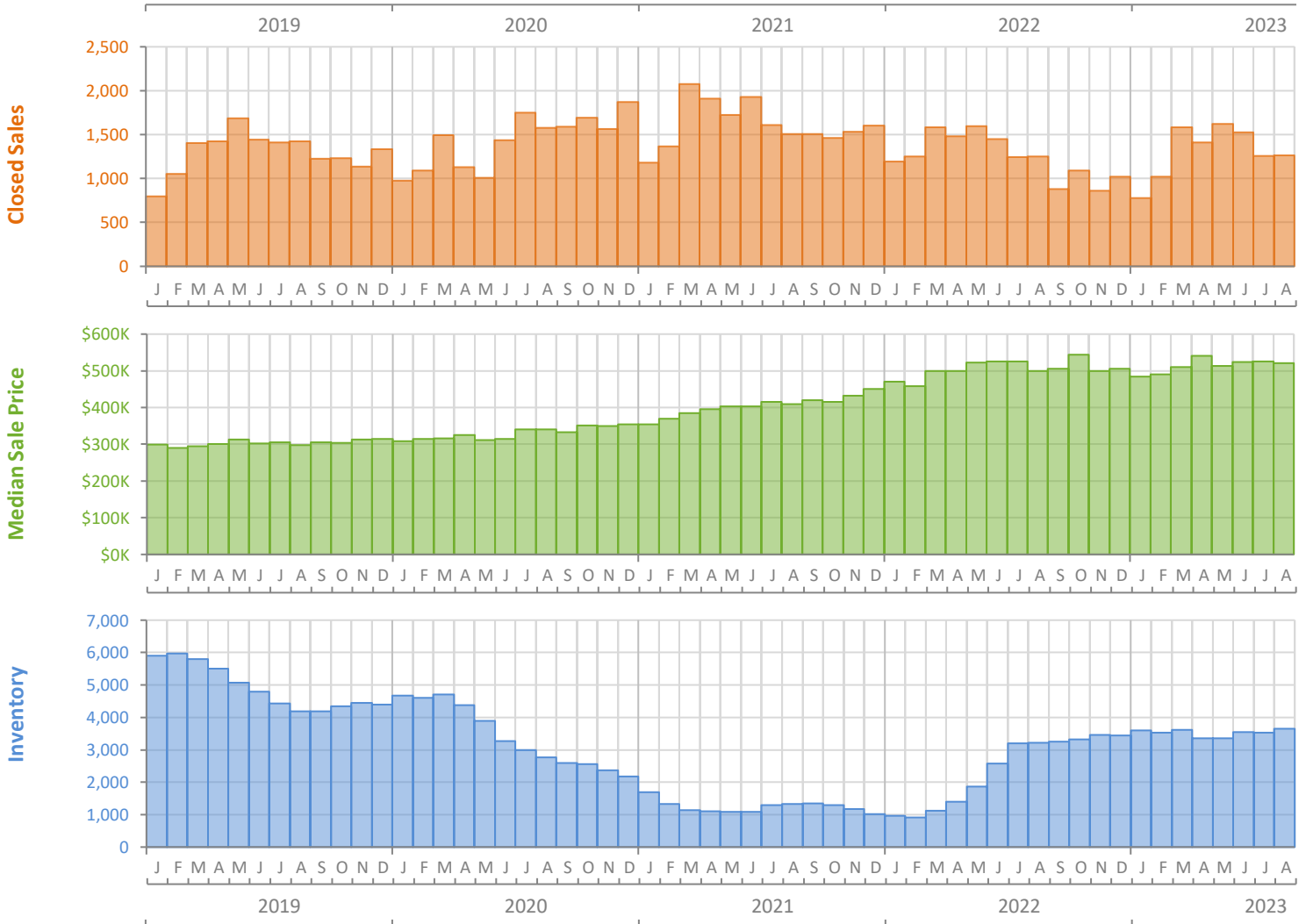
# Monthly Market Summary - August 2023

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



	August 2023	August 2022	Percent Change Year-over-Year
Closed Sales	1,261	1,254	0.6%
Paid in Cash	486	483	0.6%
Median Sale Price	\$520,190	\$500,000	4.0%
Average Sale Price	\$723,442	\$666,364	8.6%
Dollar Volume	\$912.3 Million	\$835.6 Million	9.2%
Med. Pct. of Orig. List Price Received	96.4%	98.0%	-1.6%
Median Time to Contract	32 Days	14 Days	128.6%
Median Time to Sale	79 Days	56 Days	41.1%
New Pending Sales	1,144	1,264	-9.5%
New Listings	1,591	1,555	2.3%
Pending Inventory	1,946	1,962	-0.8%
Inventory (Active Listings)	3,652	3,219	13.5%
Months Supply of Inventory	3.1	2.3	34.8%

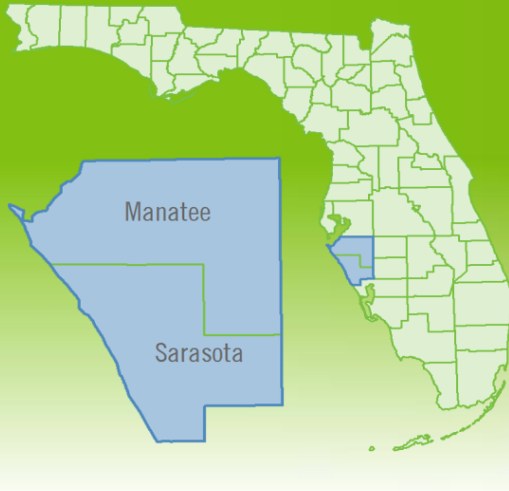


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, September 21, 2023. Next data release is Thursday, October 19, 2023.

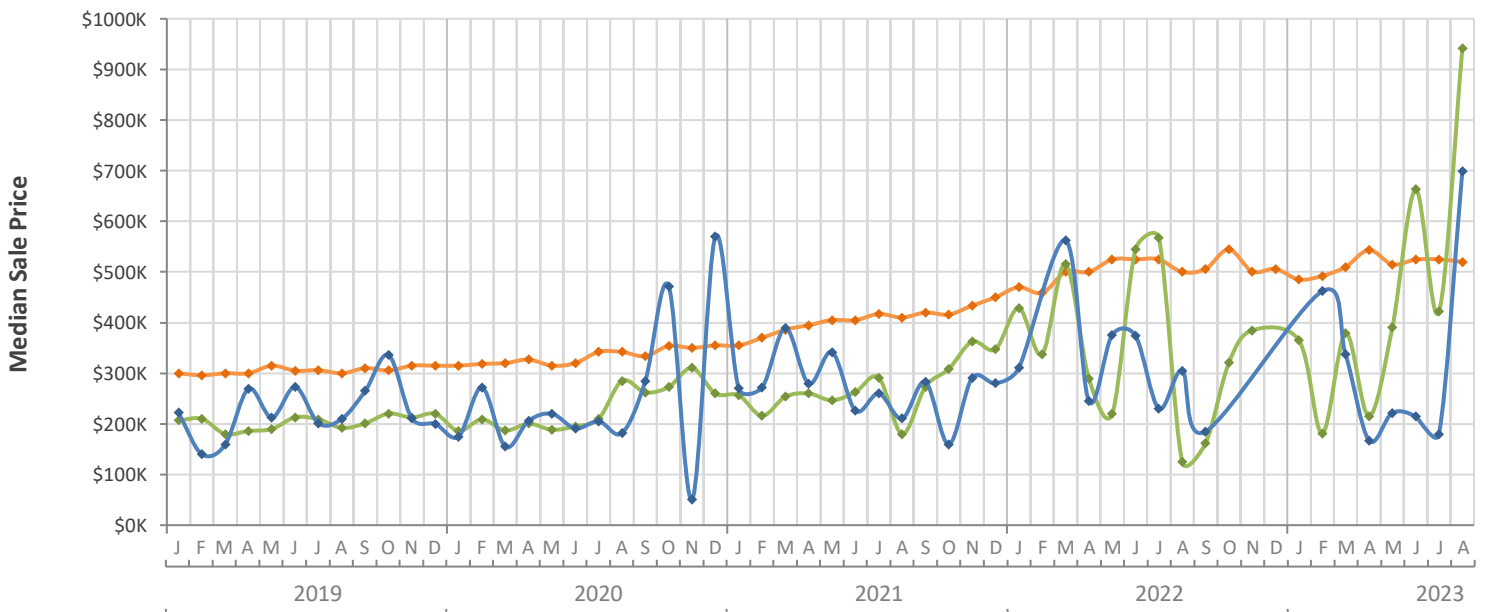
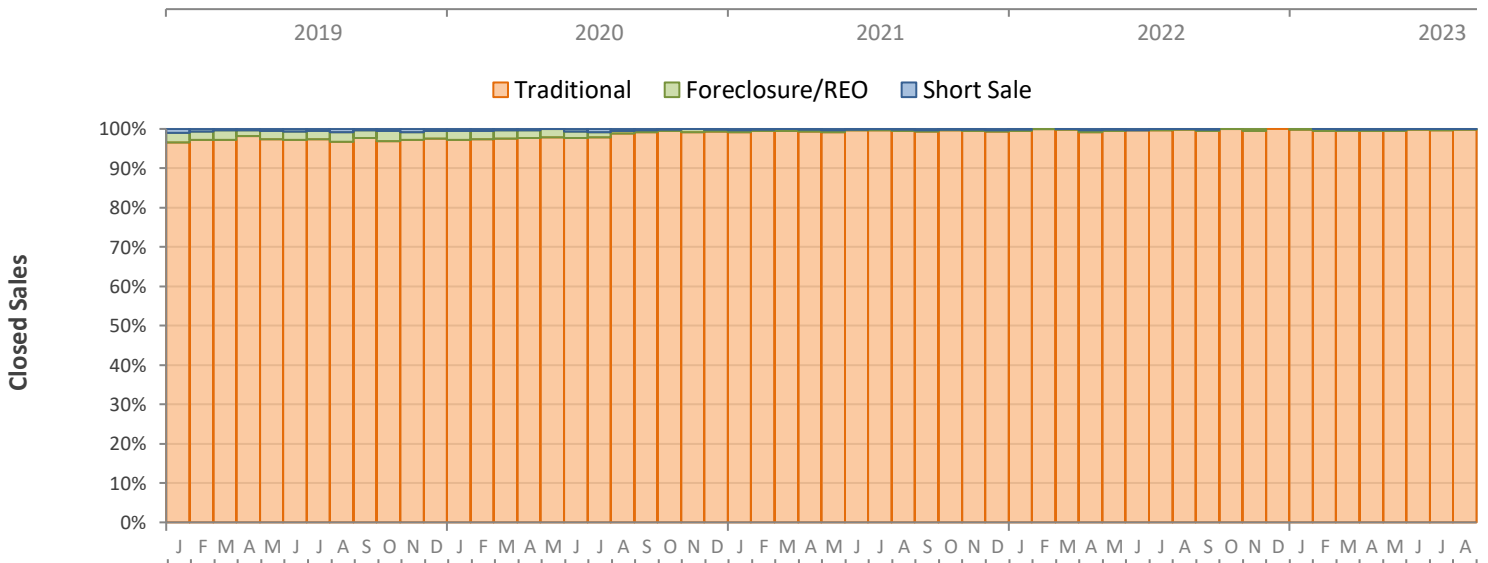
# Monthly Distressed Market - August 2023

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		August 2023	August 2022	Percent Change Year-over-Year
Traditional	Closed Sales	1,258	1,251	0.6%
	Median Sale Price	\$520,000	\$500,000	4.0%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	\$941,150	\$125,000	652.9%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$699,000	\$305,000	129.2%



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