

# Monthly Market Summary - July 2023

## Townhouses and Condos

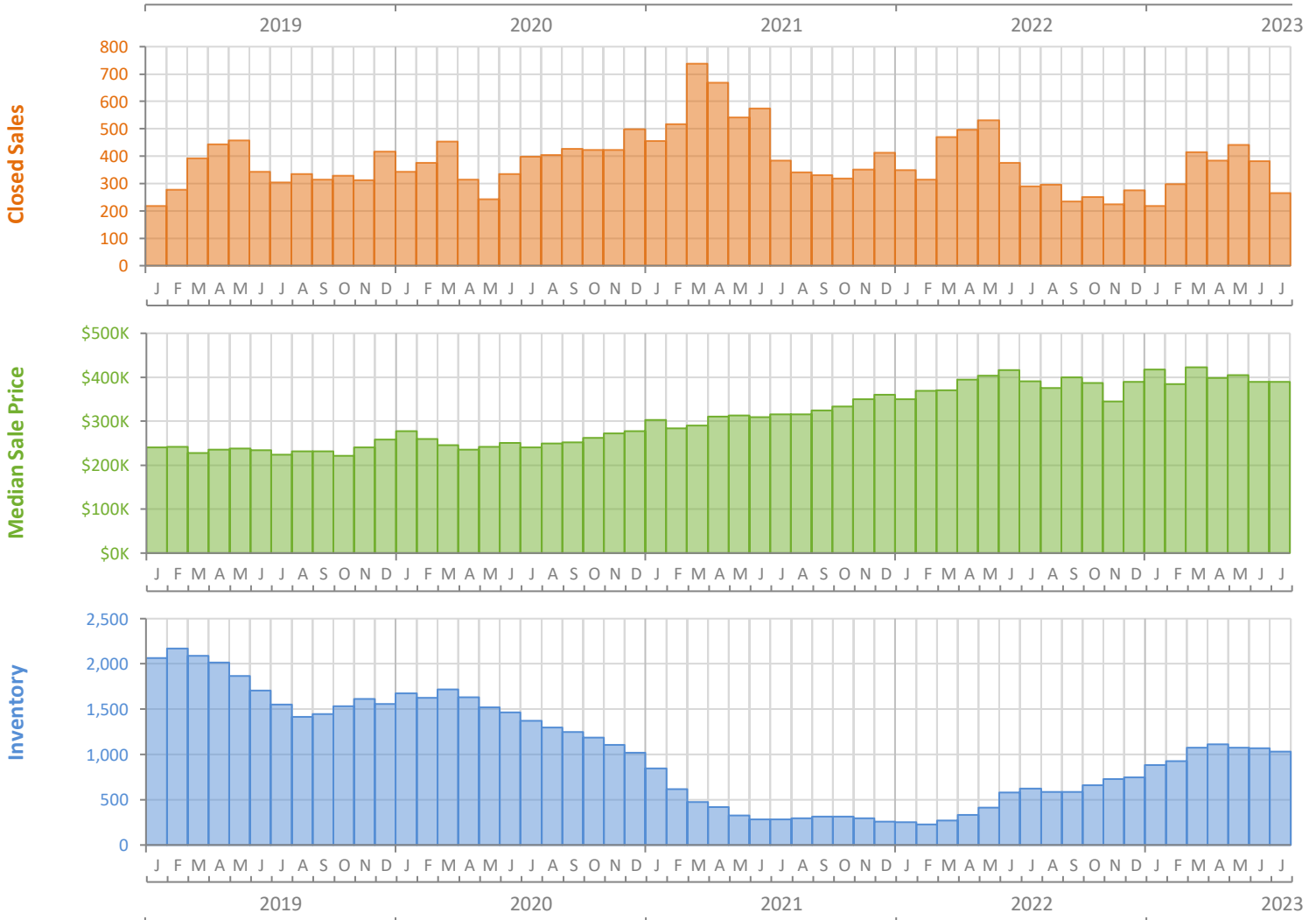
### Sarasota County



**FloridaRealtors®**  
The Voice for Real Estate® in Florida



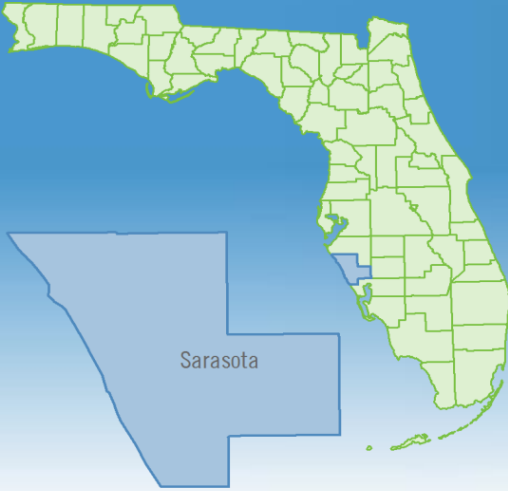
	July 2023	July 2022	Percent Change Year-over-Year
Closed Sales	266	289	-8.0%
Paid in Cash	148	188	-21.3%
Median Sale Price	\$389,500	\$390,990	-0.4%
Average Sale Price	\$523,922	\$537,132	-2.5%
Dollar Volume	\$139.4 Million	\$155.2 Million	-10.2%
Med. Pct. of Orig. List Price Received	95.3%	99.2%	-3.9%
Median Time to Contract	36 Days	10 Days	260.0%
Median Time to Sale	77 Days	45 Days	71.1%
New Pending Sales	288	280	2.9%
New Listings	331	377	-12.2%
Pending Inventory	633	582	8.8%
Inventory (Active Listings)	1,033	626	65.0%
Months Supply of Inventory	3.4	1.6	112.5%



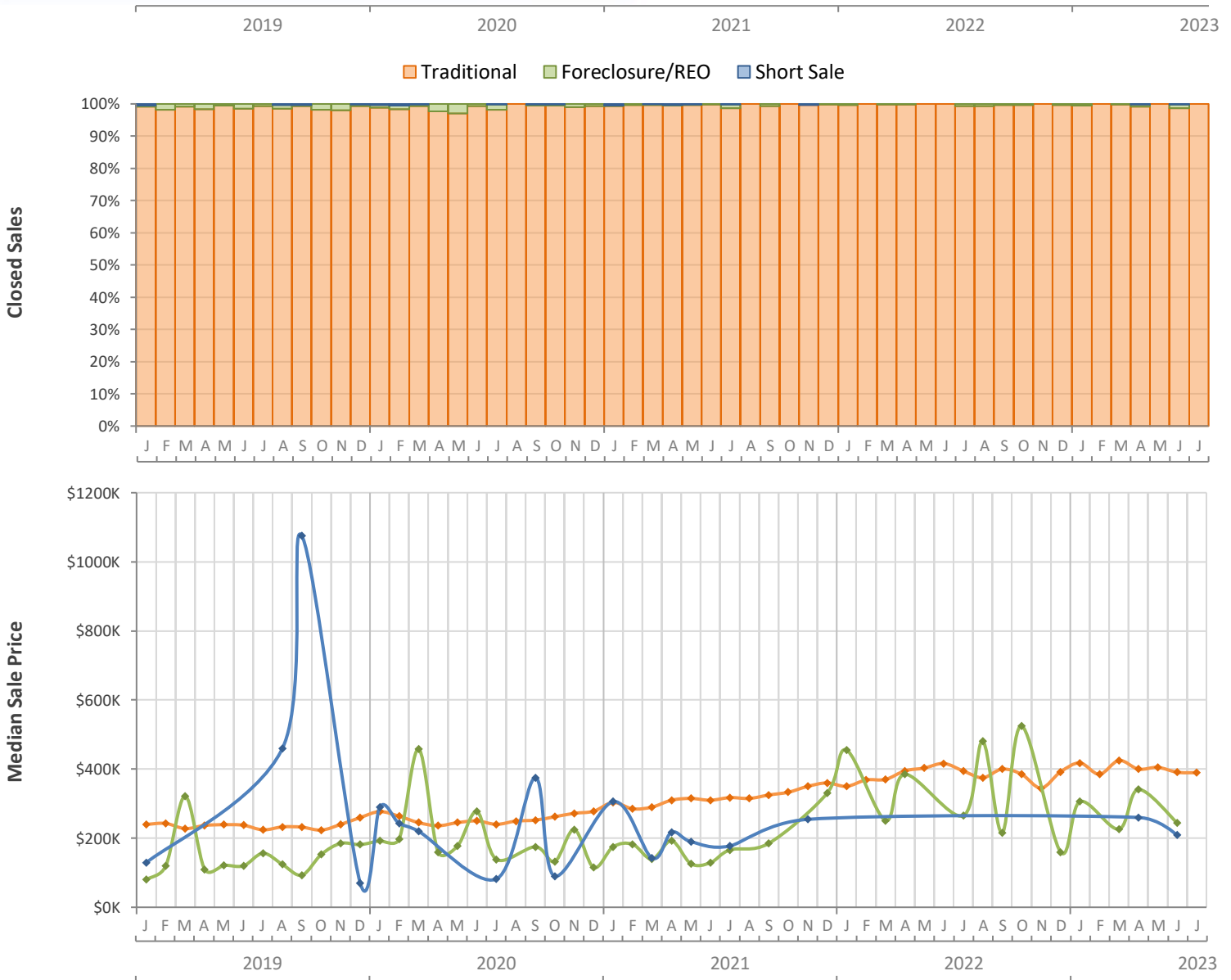
# Monthly Distressed Market - July 2023

## Townhouses and Condos

### Sarasota County



		July 2023	July 2022	Percent Change Year-over-Year
Traditional	Closed Sales	266	287	-7.3%
	Median Sale Price	\$389,500	\$394,500	-1.3%
Foreclosure/REO	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$265,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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 Tuesday, August 22, 2023. Next data release is Thursday, September 21, 2023.