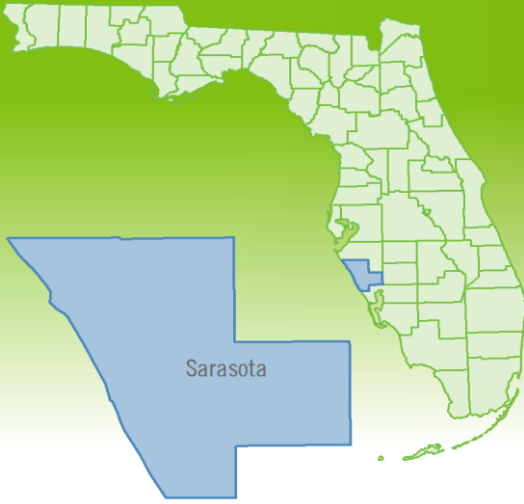


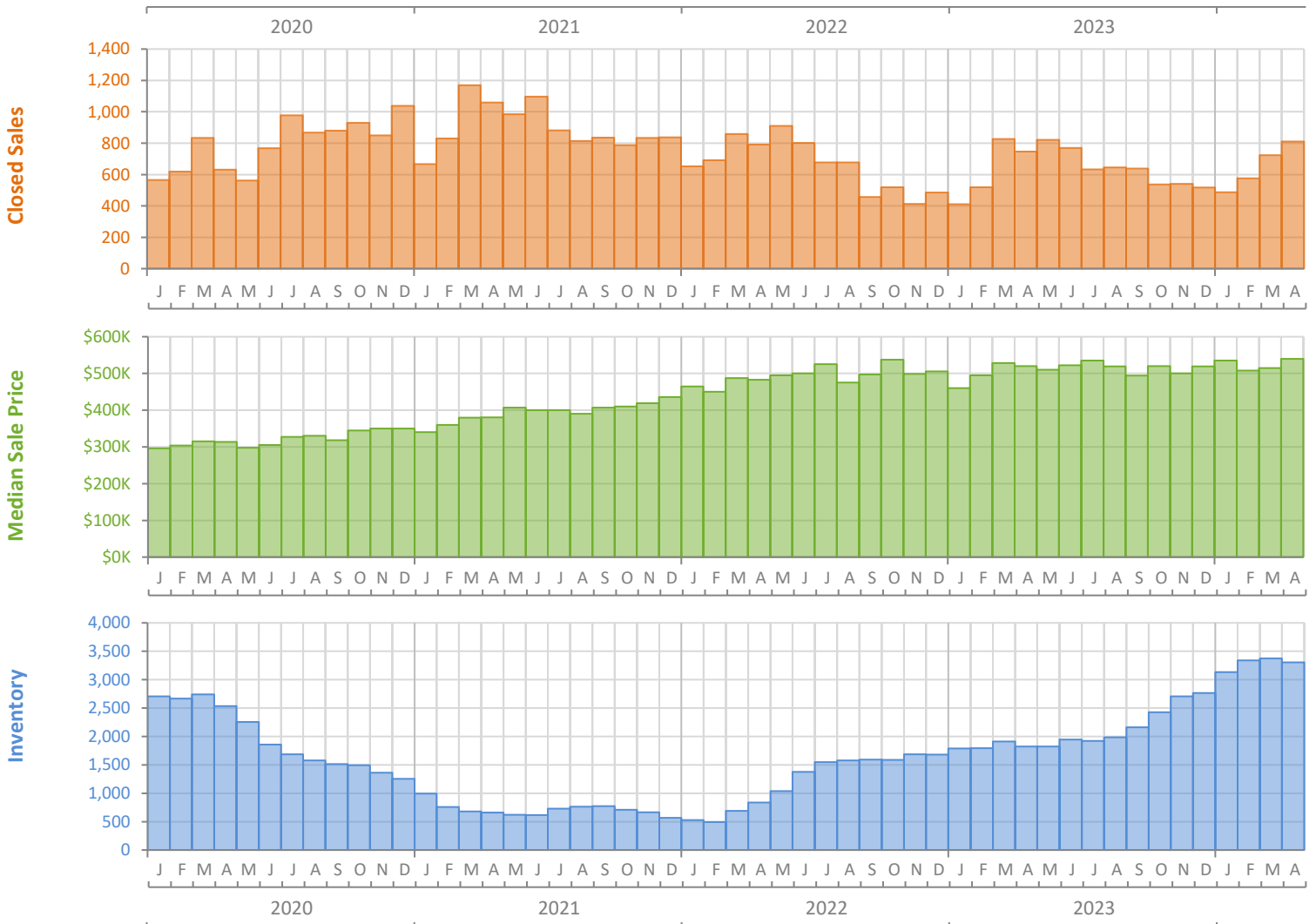
Monthly Market Summary - April 2024

Single-Family Homes

Sarasota County



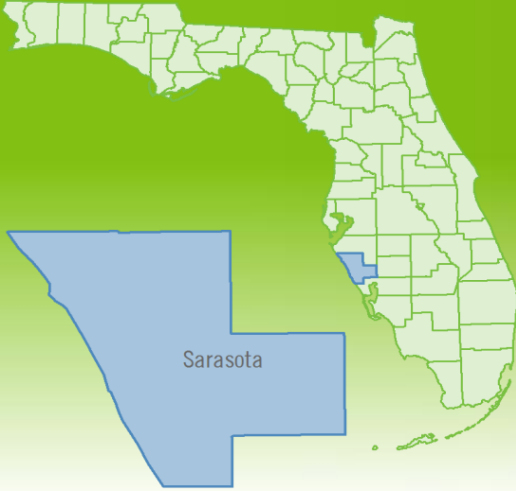
	April 2024	April 2023	Percent Change Year-over-Year
Closed Sales	811	747	8.6%
Paid in Cash	394	336	17.3%
Median Sale Price	\$540,000	\$520,000	3.8%
Average Sale Price	\$781,092	\$651,850	19.8%
Dollar Volume	\$633.5 Million	\$486.9 Million	30.1%
Med. Pct. of Orig. List Price Received	94.6%	95.7%	-1.1%
Median Time to Contract	40 Days	21 Days	90.5%
Median Time to Sale	81 Days	63 Days	28.6%
New Pending Sales	779	768	1.4%
New Listings	991	845	17.3%
Pending Inventory	1,074	1,323	-18.8%
Inventory (Active Listings)	3,305	1,824	81.2%
Months Supply of Inventory	5.1	2.9	75.9%



Monthly Distressed Market - April 2024

Single-Family Homes

Sarasota County



		April 2024	April 2023	Percent Change Year-over-Year
Traditional	Closed Sales	809	741	9.2%
	Median Sale Price	\$540,800	\$520,000	4.0%
Foreclosure/REO	Closed Sales	2	4	-50.0%
	Median Sale Price	\$212,300	\$182,500	16.3%
Short Sale	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$167,500	N/A

