

Monthly Market Summary - December 2024

Single-Family Homes

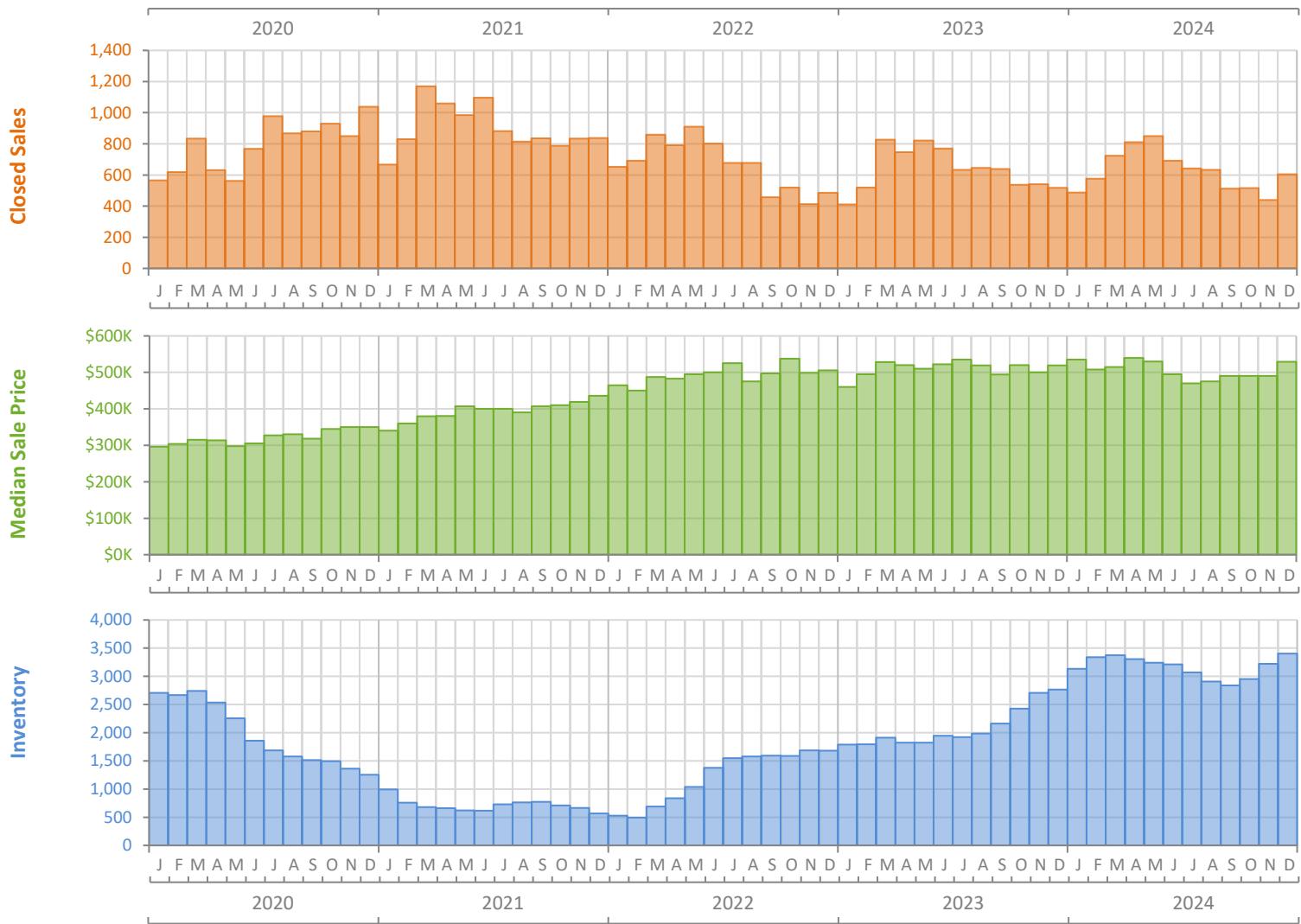
Sarasota County



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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	604	518	16.6%
Paid in Cash	266	229	16.2%
Median Sale Price	\$528,700	\$519,000	1.9%
Average Sale Price	\$736,508	\$713,029	3.3%
Dollar Volume	\$444.9 Million	\$369.3 Million	20.4%
Med. Pct. of Orig. List Price Received	94.8%	95.6%	-0.8%
Median Time to Contract	43 Days	37 Days	16.2%
Median Time to Sale	82 Days	75 Days	9.3%
New Pending Sales	516	426	21.1%
New Listings	920	667	37.9%
Pending Inventory	652	644	1.2%
Inventory (Active Listings)	3,404	2,764	23.2%
Months Supply of Inventory	5.5	4.4	25.0%



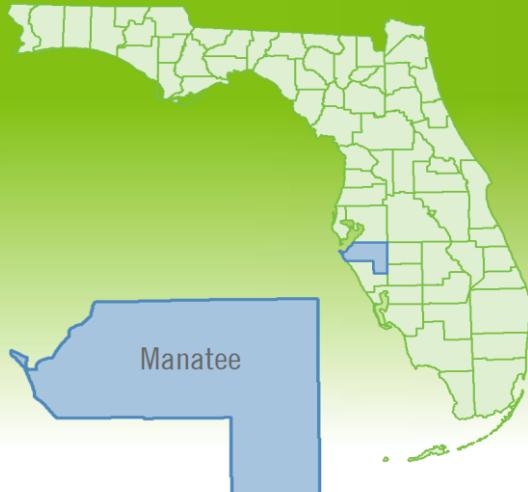
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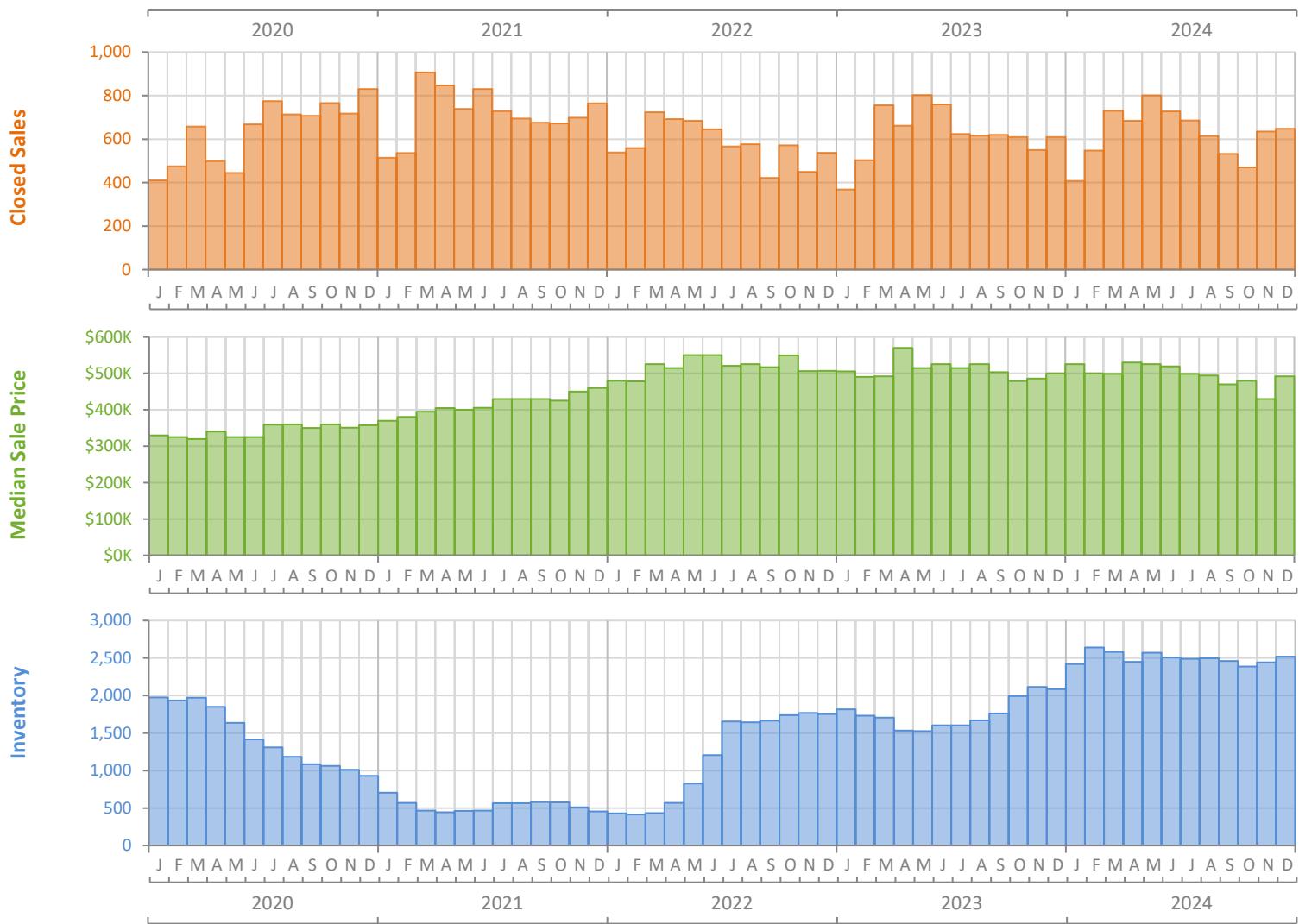
Manatee County



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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	648	610	6.2%
Paid in Cash	204	222	-8.1%
Median Sale Price	\$492,045	\$499,900	-1.6%
Average Sale Price	\$675,263	\$694,847	-2.8%
Dollar Volume	\$437.6 Million	\$423.9 Million	3.2%
Med. Pct. of Orig. List Price Received	94.6%	97.0%	-2.5%
Median Time to Contract	56 Days	35 Days	60.0%
Median Time to Sale	101 Days	83 Days	21.7%
New Pending Sales	501	448	11.8%
New Listings	735	616	19.3%
Pending Inventory	645	614	5.0%
Inventory (Active Listings)	2,518	2,084	20.8%
Months Supply of Inventory	4.0	3.3	21.2%



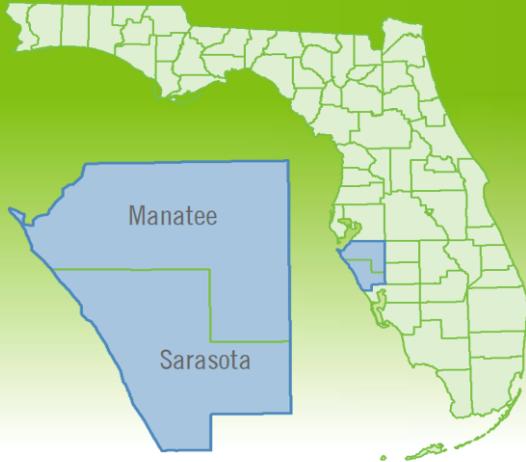
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Single-Family Homes

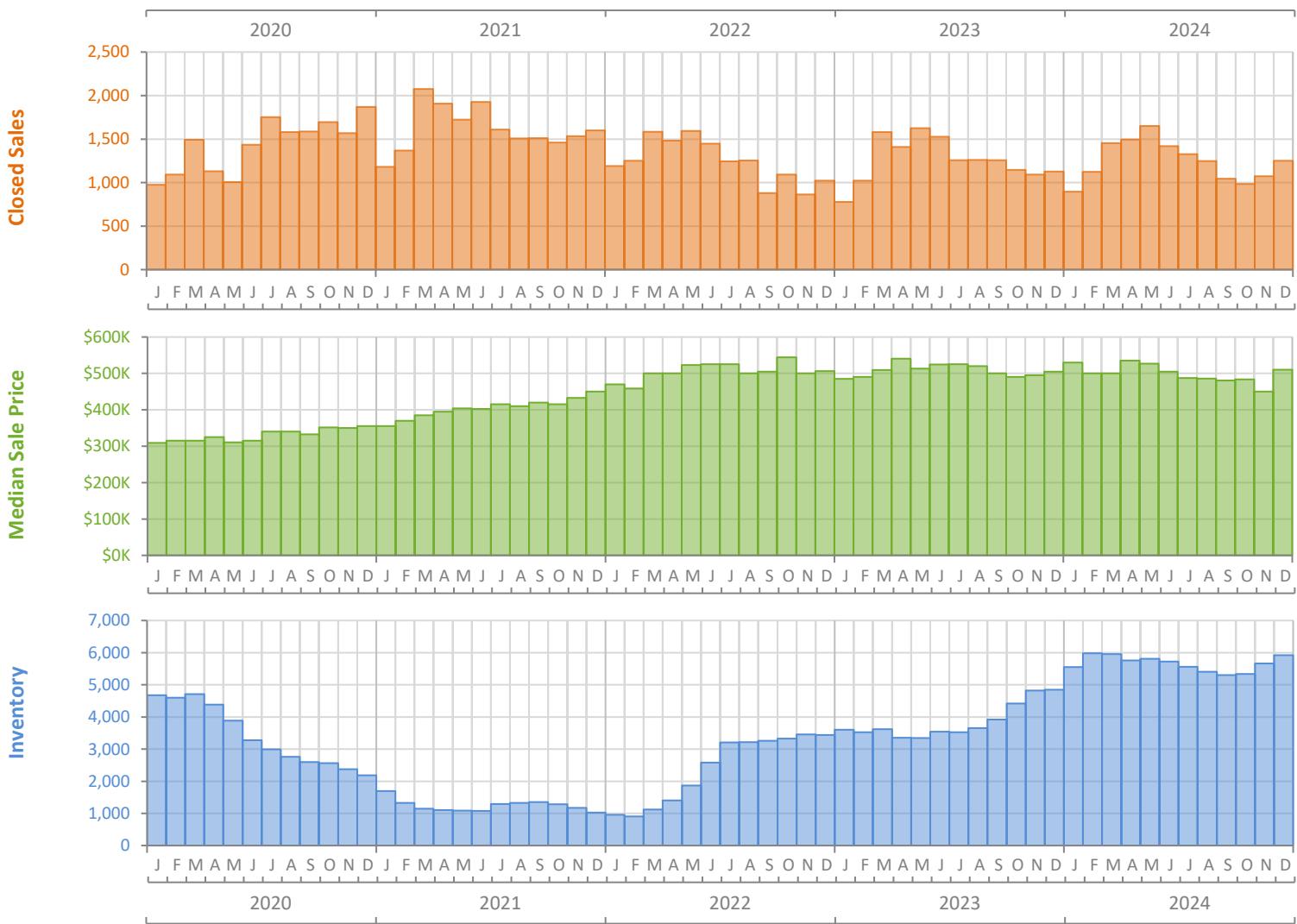
North Port-Sarasota-Bradenton MSA



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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	1,252	1,128	11.0%
Paid in Cash	470	451	4.2%
Median Sale Price	\$510,000	\$504,990	1.0%
Average Sale Price	\$704,759	\$703,188	0.2%
Dollar Volume	\$882.4 Million	\$793.2 Million	11.2%
Med. Pct. of Orig. List Price Received	94.7%	96.2%	-1.6%
Median Time to Contract	49 Days	36 Days	36.1%
Median Time to Sale	89 Days	78 Days	14.1%
New Pending Sales	1,017	874	16.4%
New Listings	1,655	1,283	29.0%
Pending Inventory	1,297	1,258	3.1%
Inventory (Active Listings)	5,922	4,848	22.2%
Months Supply of Inventory	4.7	3.9	20.5%



Monthly Market Summary - December 2024

Townhouses and Condos

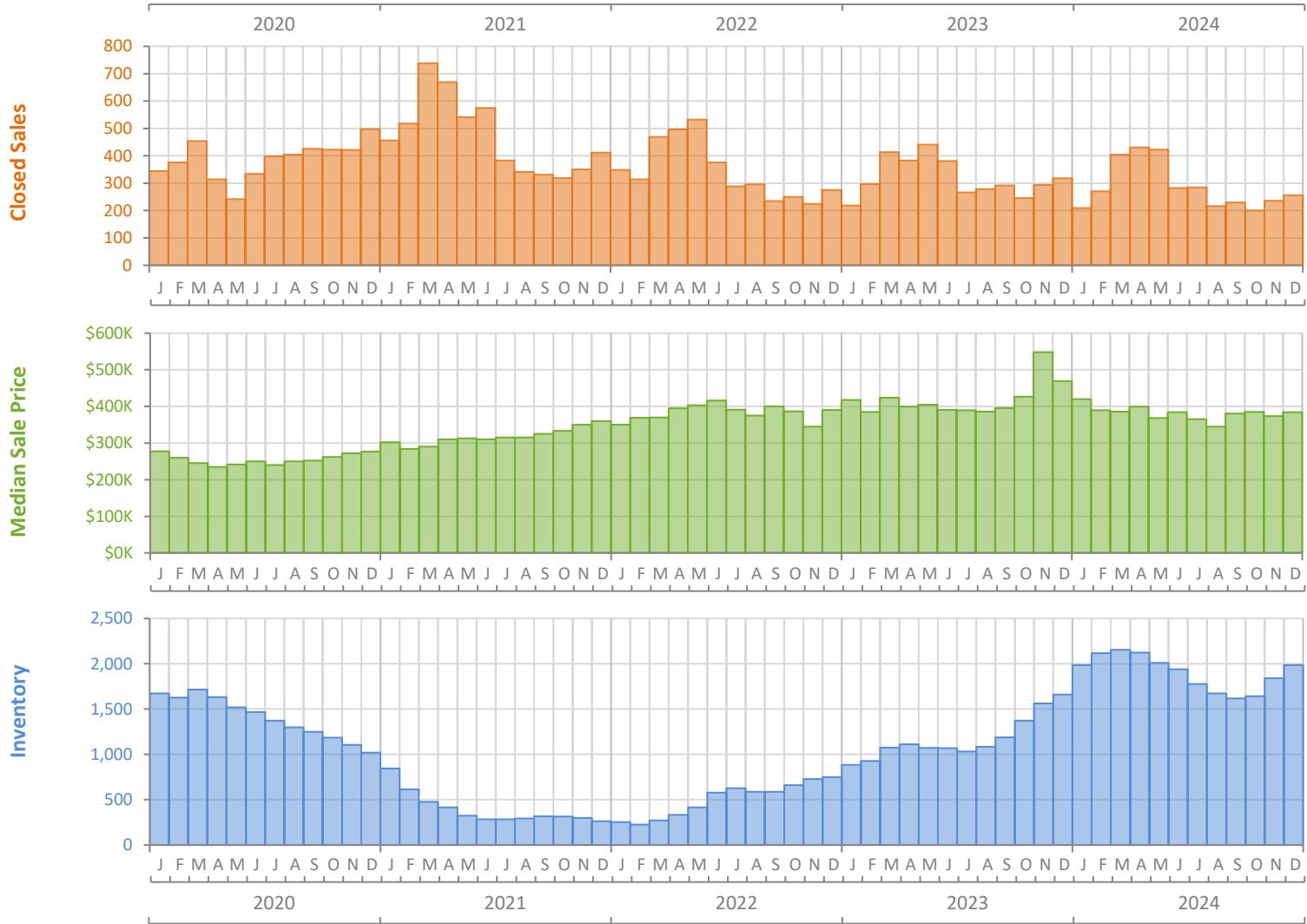
Sarasota County



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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	256	318	-19.5%
Paid in Cash	173	226	-23.5%
Median Sale Price	\$384,250	\$468,933	-18.1%
Average Sale Price	\$843,042	\$787,762	7.0%
Dollar Volume	\$215.8 Million	\$250.5 Million	-13.8%
Med. Pct. of Orig. List Price Received	93.7%	97.0%	-3.4%
Median Time to Contract	67 Days	23 Days	191.3%
Median Time to Sale	109 Days	64 Days	70.3%
New Pending Sales	206	252	-18.3%
New Listings	503	440	14.3%
Pending Inventory	435	449	-3.1%
Inventory (Active Listings)	1,987	1,662	19.6%
Months Supply of Inventory	6.9	5.2	32.7%



Monthly Market Summary - December 2024

Townhouses and Condos

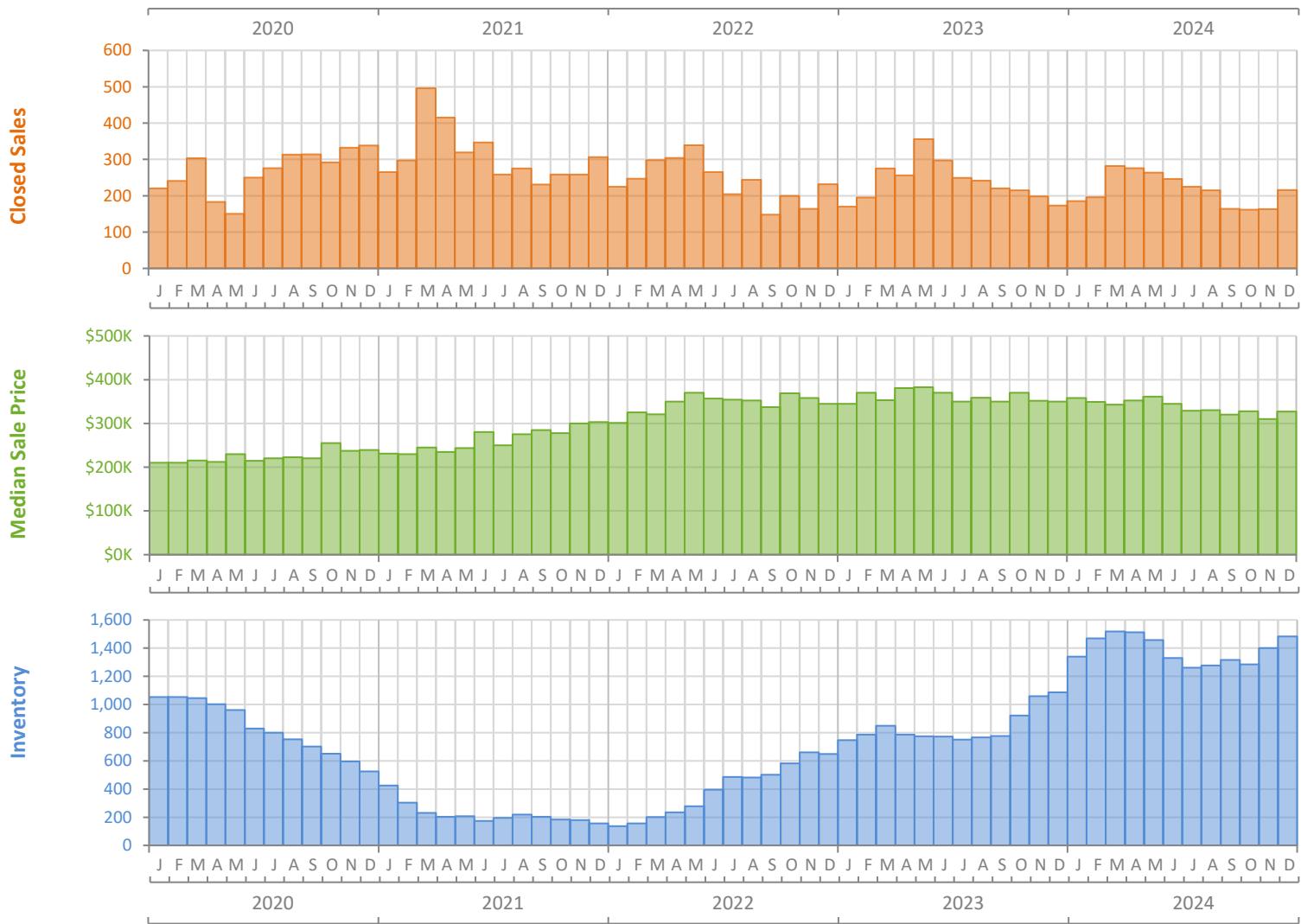
Manatee County



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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	216	173	24.9%
Paid in Cash	108	95	13.7%
Median Sale Price	\$327,000	\$350,000	-6.6%
Average Sale Price	\$361,827	\$378,260	-4.3%
Dollar Volume	\$78.2 Million	\$65.4 Million	19.4%
Med. Pct. of Orig. List Price Received	94.8%	95.4%	-0.6%
Median Time to Contract	56 Days	38 Days	47.4%
Median Time to Sale	110 Days	76 Days	44.7%
New Pending Sales	193	164	17.7%
New Listings	353	246	43.5%
Pending Inventory	248	248	0.0%
Inventory (Active Listings)	1,483	1,087	36.4%
Months Supply of Inventory	6.9	4.6	50.0%



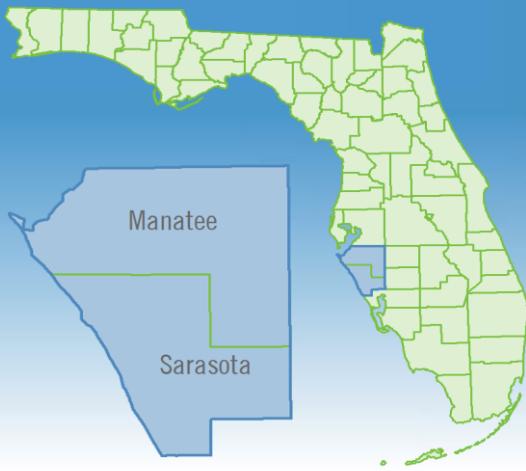
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Townhouses and Condos

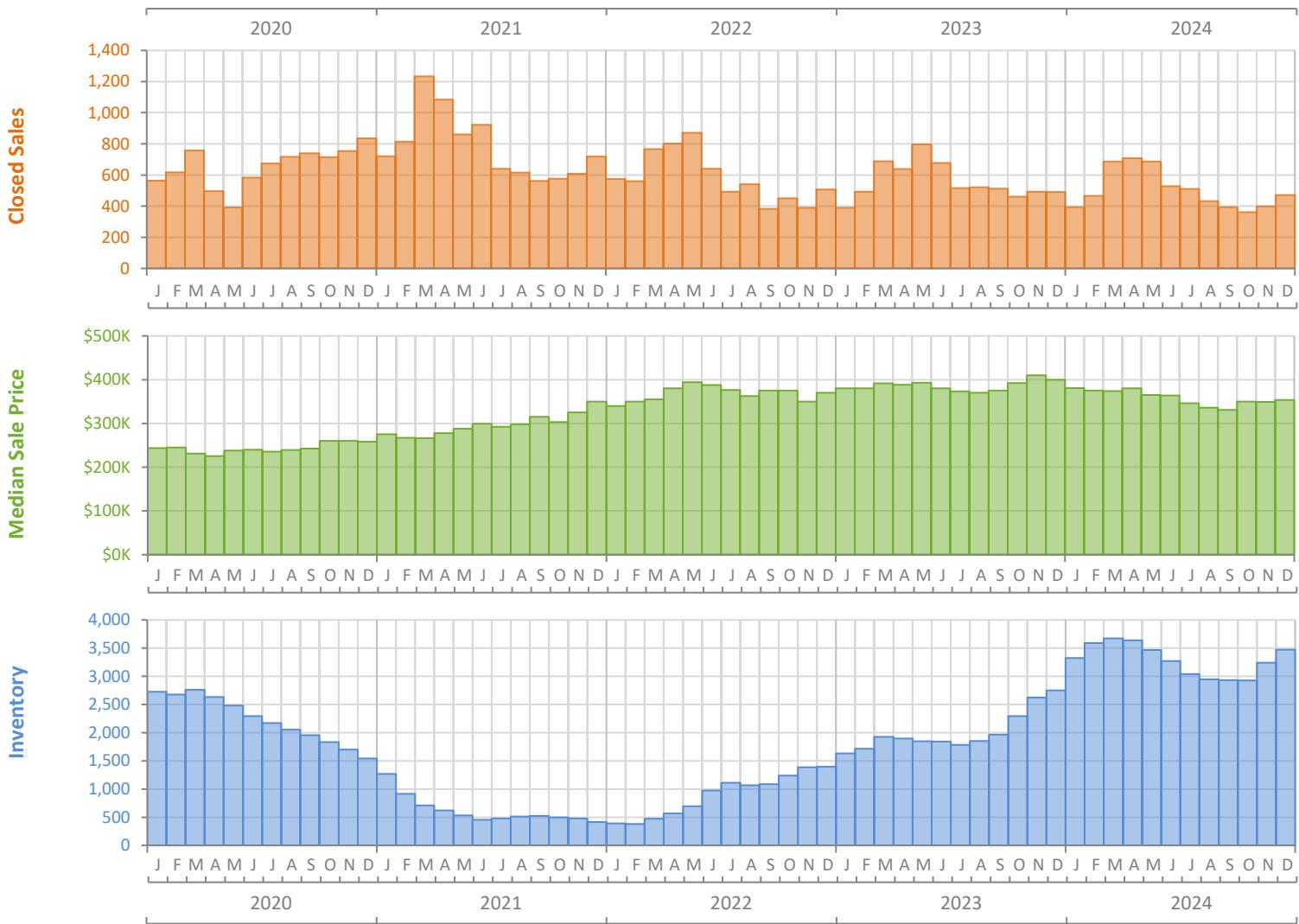
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	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	472	491	-3.9%
Paid in Cash	281	321	-12.5%
Median Sale Price	\$353,500	\$400,000	-11.6%
Average Sale Price	\$622,825	\$643,477	-3.2%
Dollar Volume	\$294.0 Million	\$315.9 Million	-7.0%
Med. Pct. of Orig. List Price Received	94.1%	96.5%	-2.5%
Median Time to Contract	59 Days	27 Days	118.5%
Median Time to Sale	109 Days	67 Days	62.7%
New Pending Sales	399	416	-4.1%
New Listings	856	686	24.8%
Pending Inventory	683	697	-2.0%
Inventory (Active Listings)	3,470	2,749	26.2%
Months Supply of Inventory	6.9	4.9	40.8%





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RASM MARKET STATISTICS

EXPANDED REPORTS

Sarasota and Manatee Counties

DECEMBER 2024

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Monthly Distressed Market - December 2024

Single-Family Homes

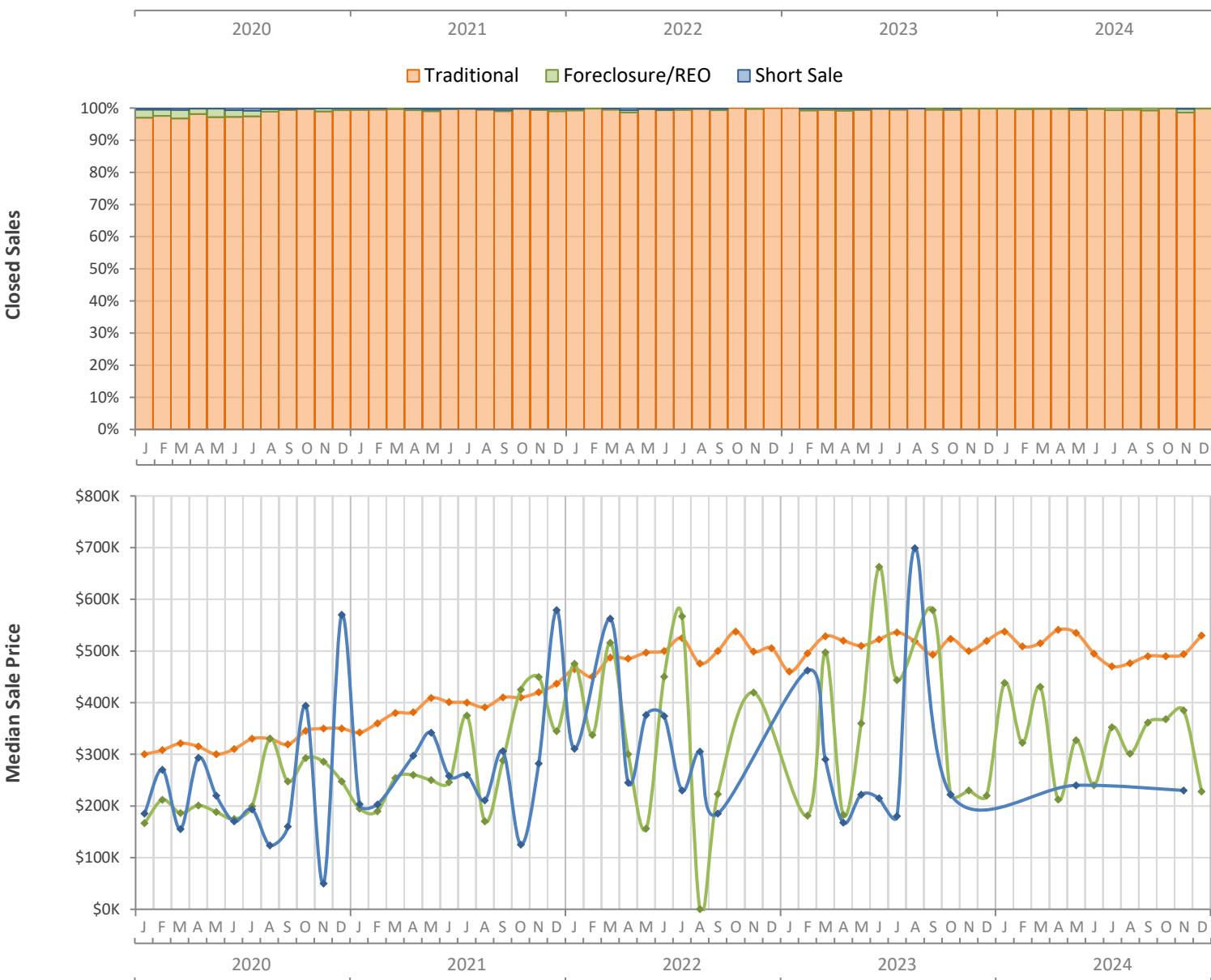
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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	603	517	16.6%
	Median Sale Price	\$529,900	\$519,500	2.0%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$228,000	\$220,000	3.6%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



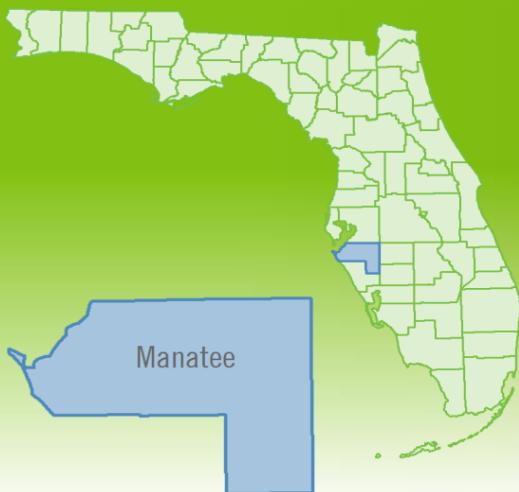
Monthly Distressed Market - December 2024

Single-Family Homes

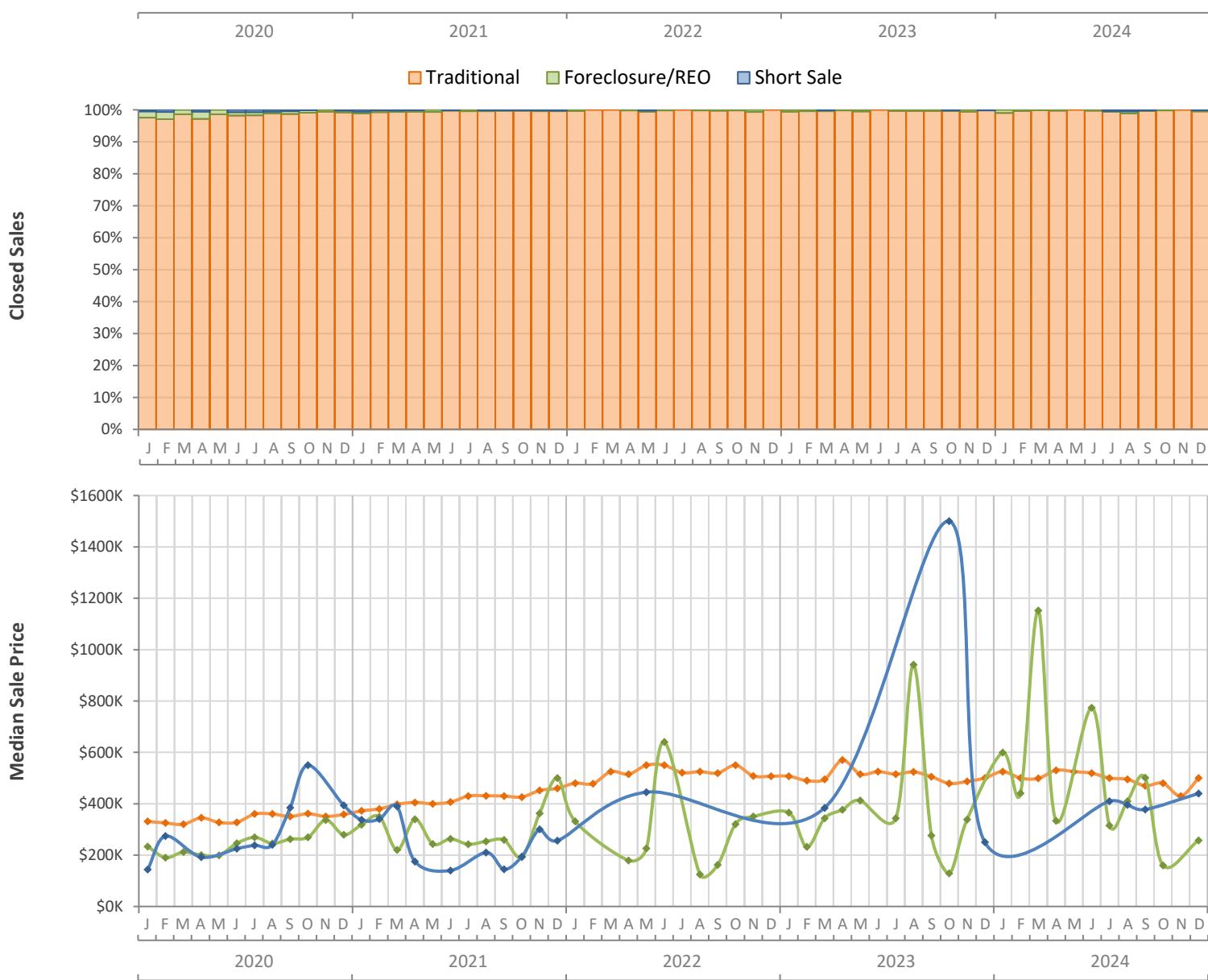
Manatee County



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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	645	609	5.9%
	Median Sale Price	\$499,509	\$499,900	-0.1%
Foreclosure/REO	Closed Sales	2	0	N/A
	Median Sale Price	\$257,500	(No Sales)	N/A
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$440,000	\$250,000	76.0%



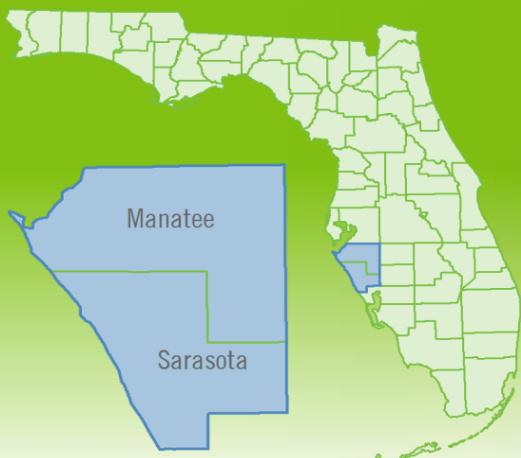
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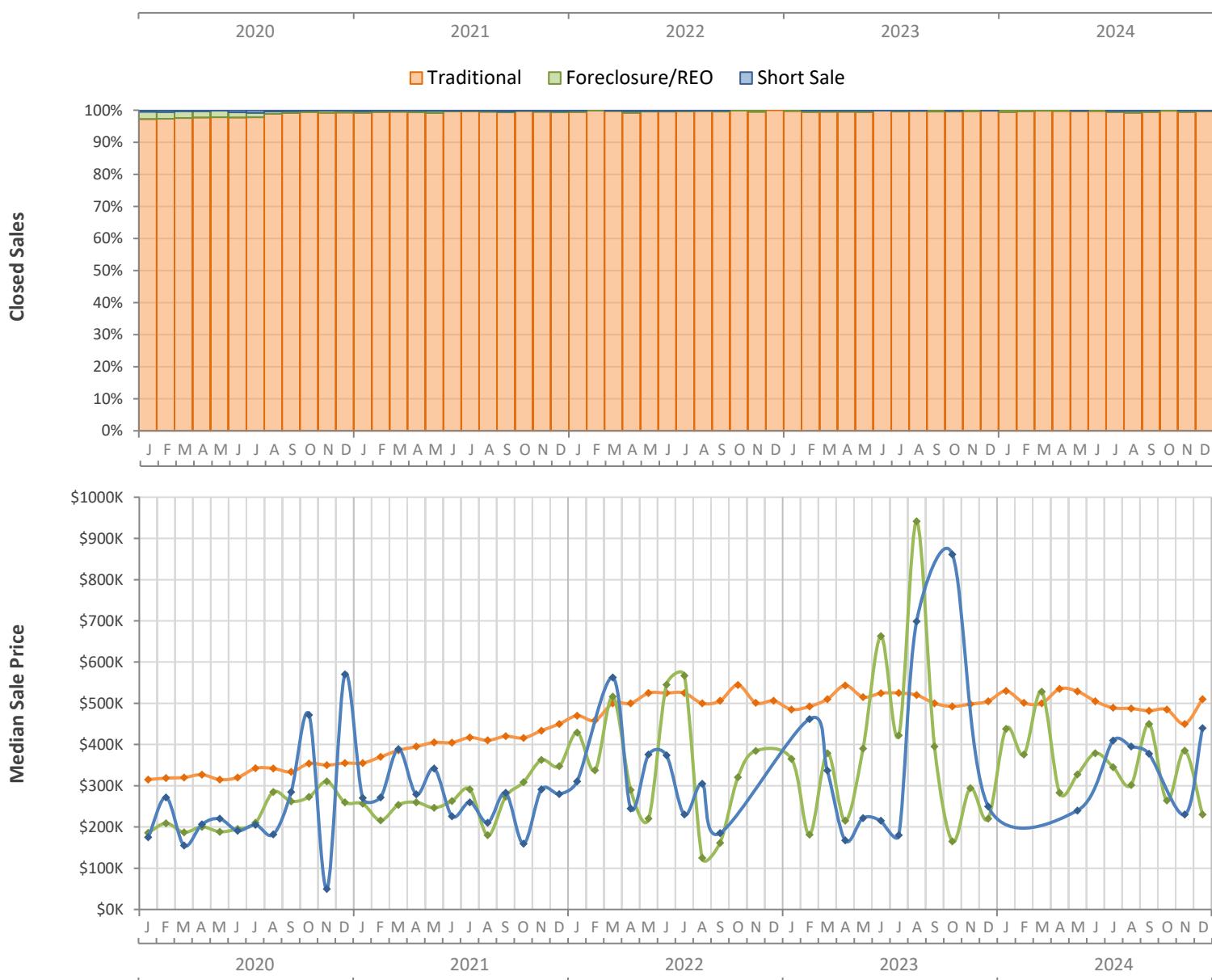
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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,248	1,126	10.8%
	Median Sale Price	\$510,000	\$505,000	1.0%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	\$230,000	\$220,000	4.5%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$440,000	\$250,000	76.0%



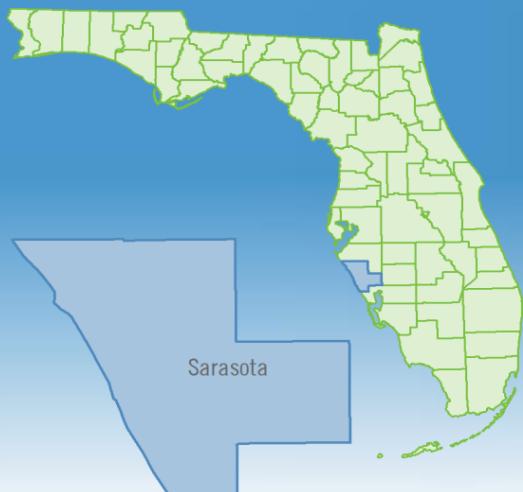
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Townhouses and Condos

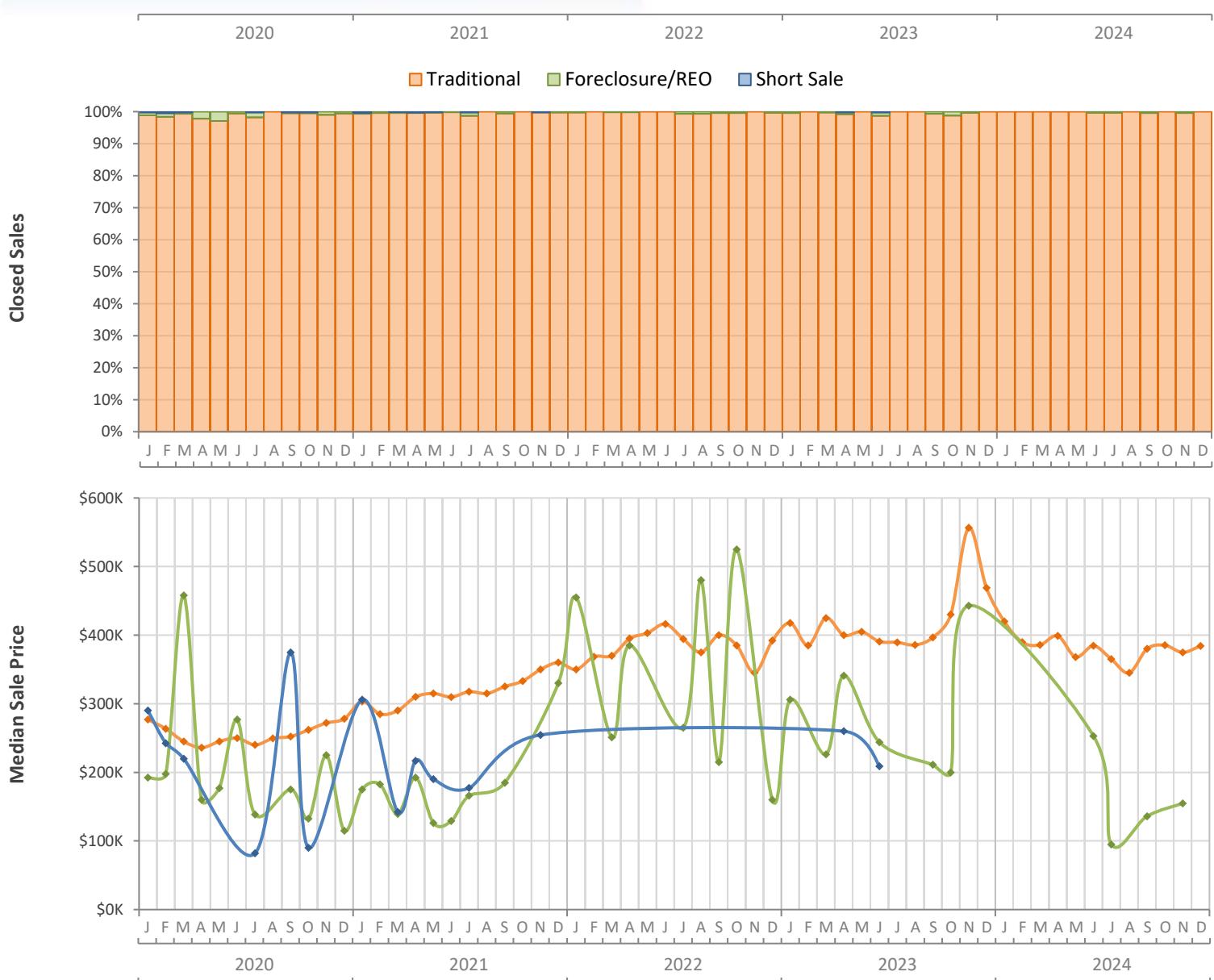
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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	256	318	-19.5%
	Median Sale Price	\$384,250	\$468,933	-18.1%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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Townhouses and Condos

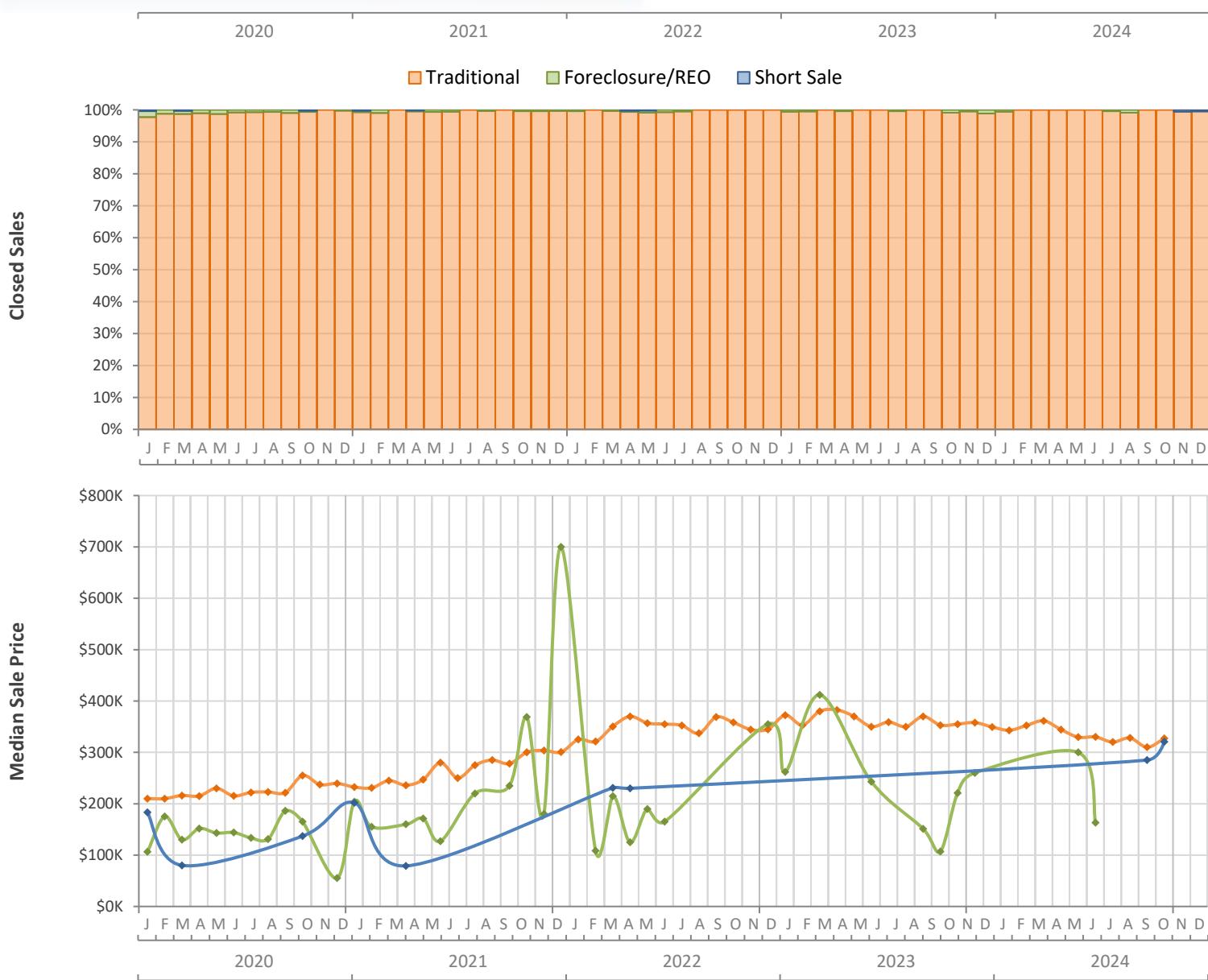
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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	215	171	25.7%
	Median Sale Price	\$327,000	\$355,000	-7.9%
Foreclosure/REO	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$221,000	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$320,552	(No Sales)	N/A



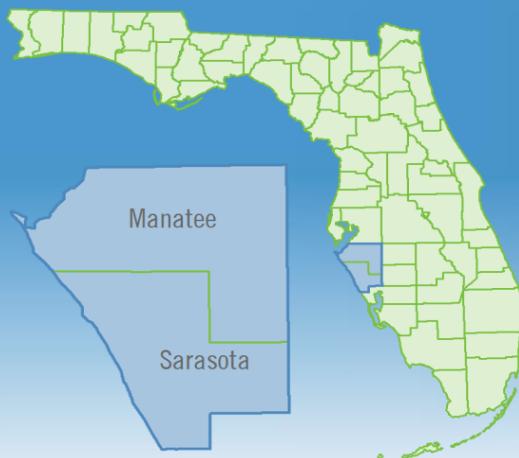
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		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	471	489	-3.7%
	Median Sale Price	\$354,000	\$400,000	-11.5%
Foreclosure/REO	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$221,000	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$320,552	(No Sales)	N/A

