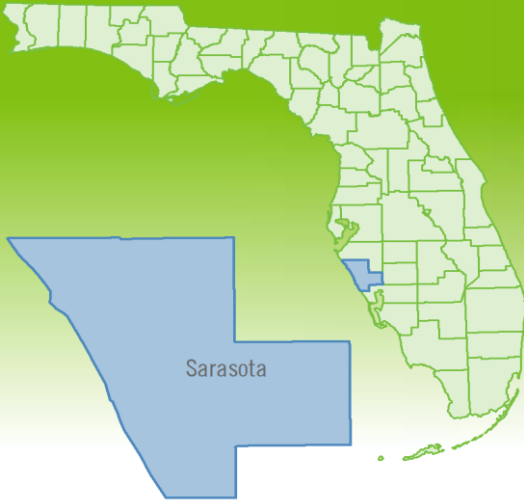


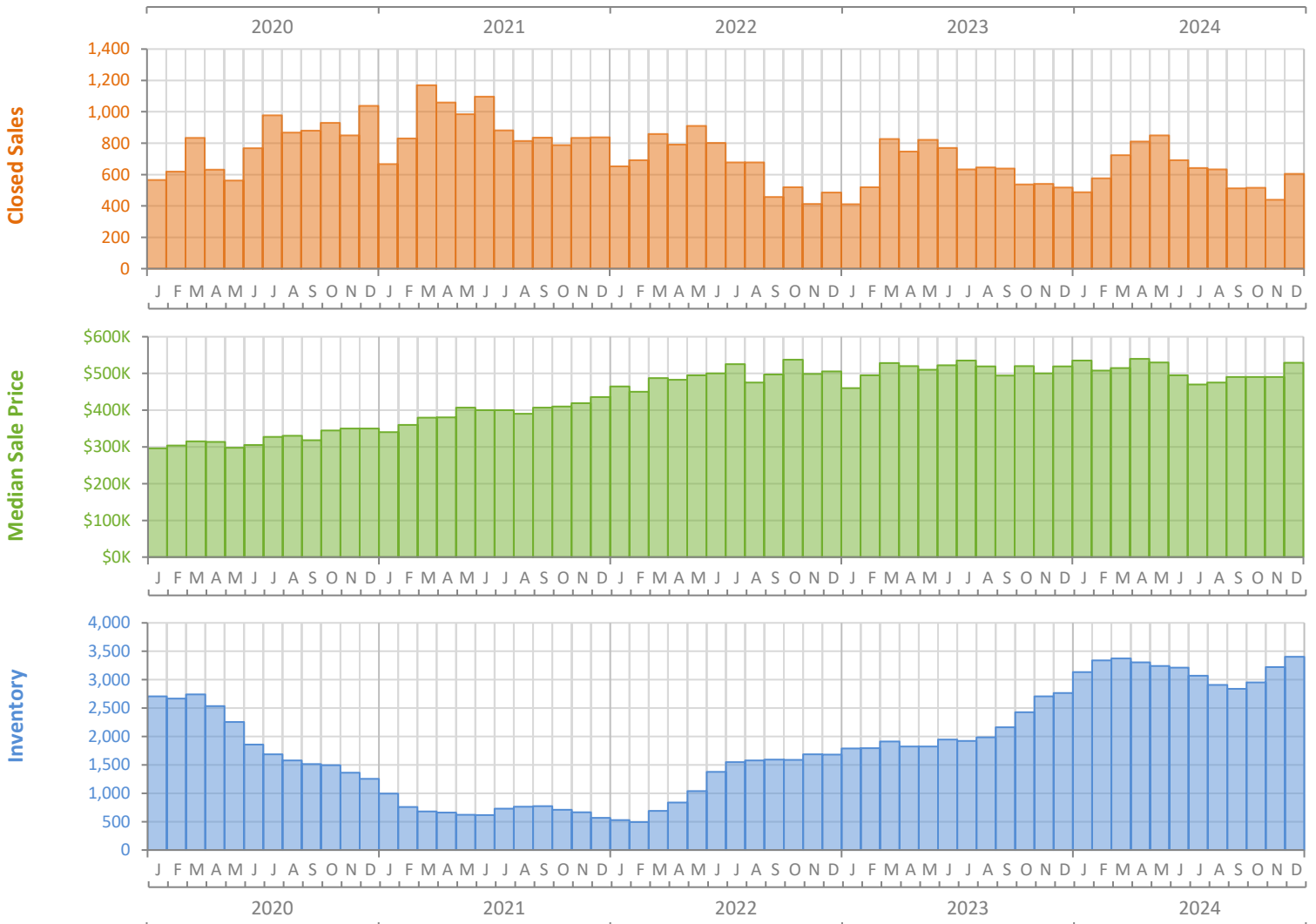
# Monthly Market Summary - December 2024

## Single-Family Homes

### Sarasota County



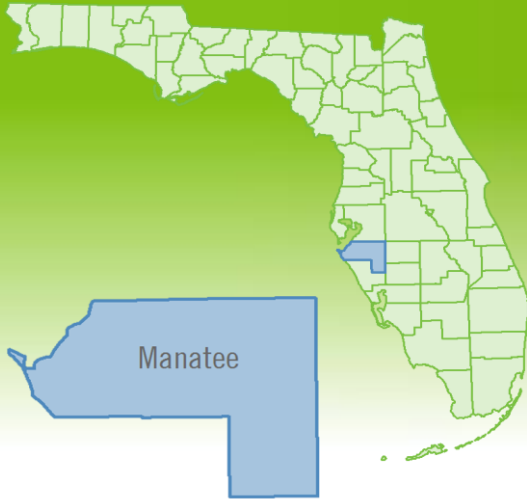
	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	604	518	16.6%
Paid in Cash	266	229	16.2%
Median Sale Price	\$528,700	\$519,000	1.9%
Average Sale Price	\$736,508	\$713,029	3.3%
Dollar Volume	\$444.9 Million	\$369.3 Million	20.4%
Med. Pct. of Orig. List Price Received	94.8%	95.6%	-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%



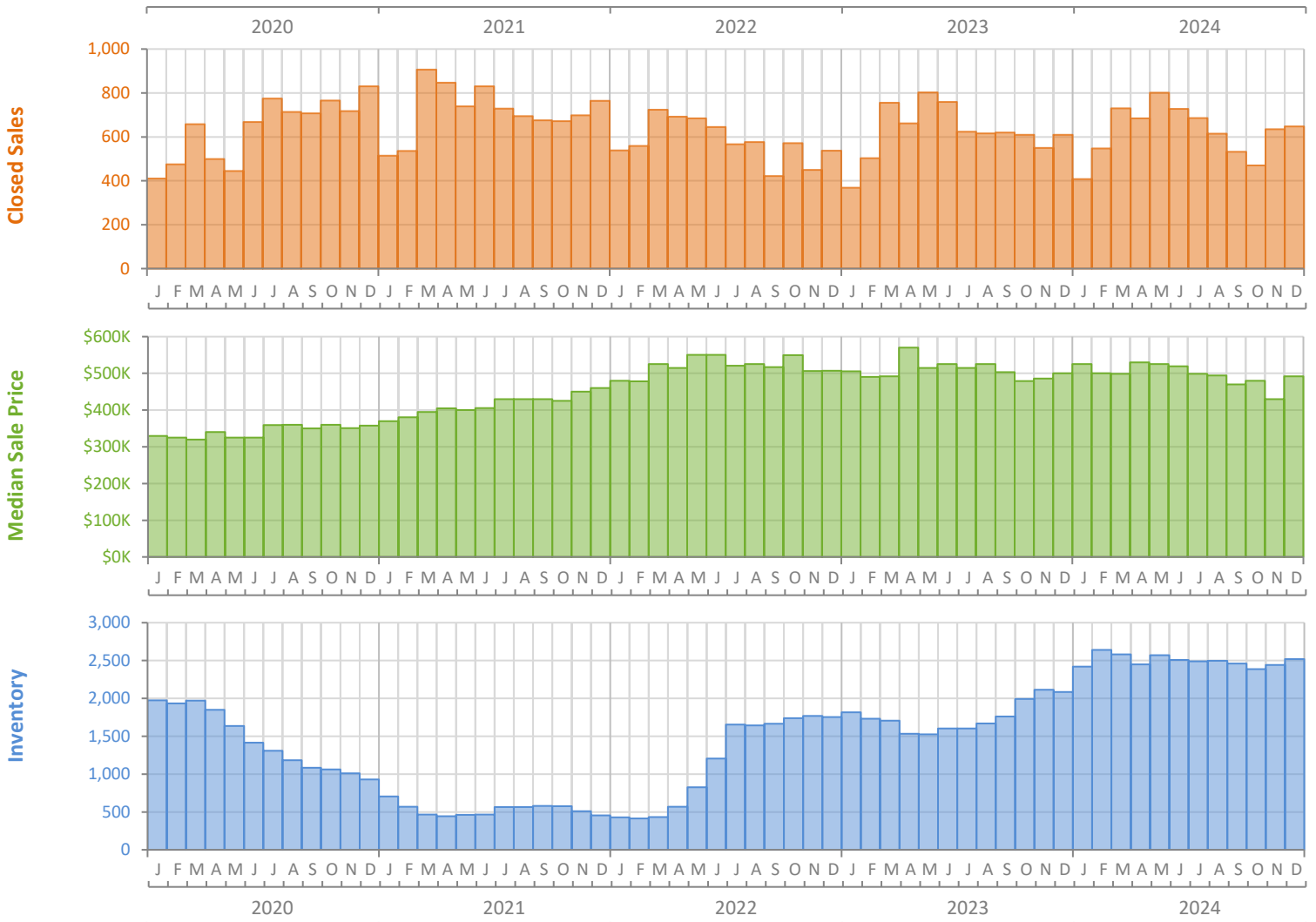
# Monthly Market Summary - December 2024

## Single-Family Homes

### Manatee County



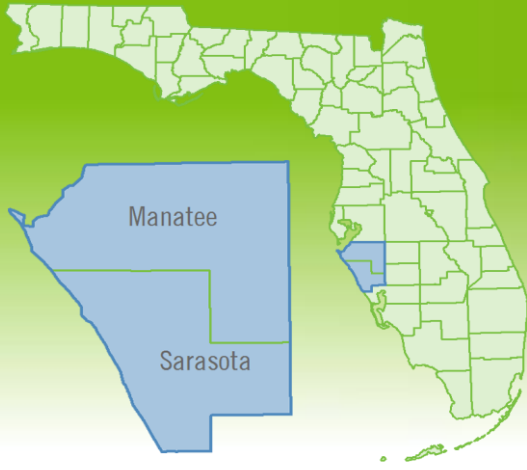
	December 2024	December 2023	Percent Change Year-over-Year
Closed Sales	648	610	6.2%
Paid in Cash	204	222	-8.1%
Median Sale Price	\$492,045	\$499,900	-1.6%
Average Sale Price	\$675,263	\$694,847	-2.8%
Dollar Volume	\$437.6 Million	\$423.9 Million	3.2%
Med. Pct. of Orig. List Price Received	94.6%	97.0%	-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%



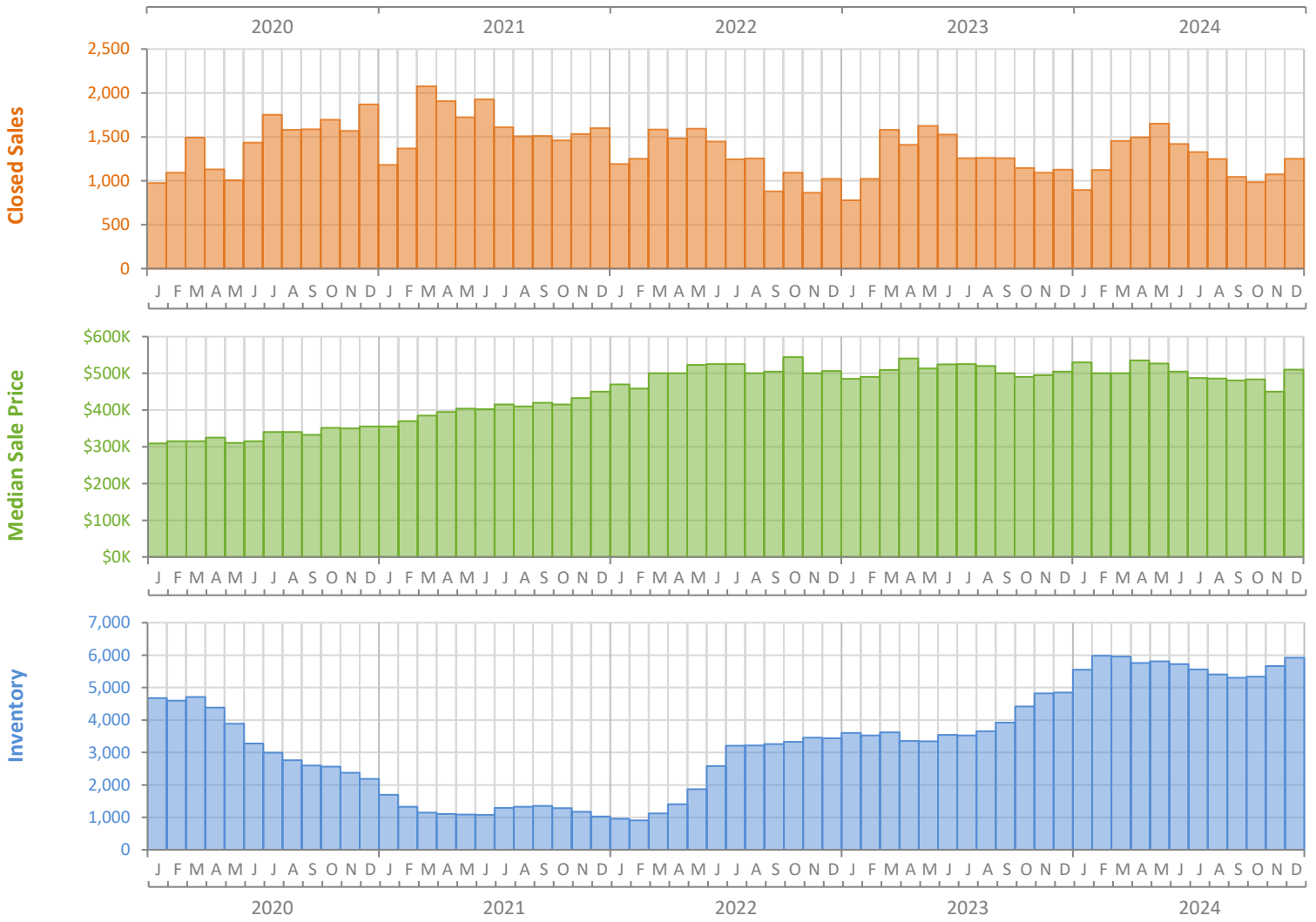
# Monthly Market Summary - December 2024

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



	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%



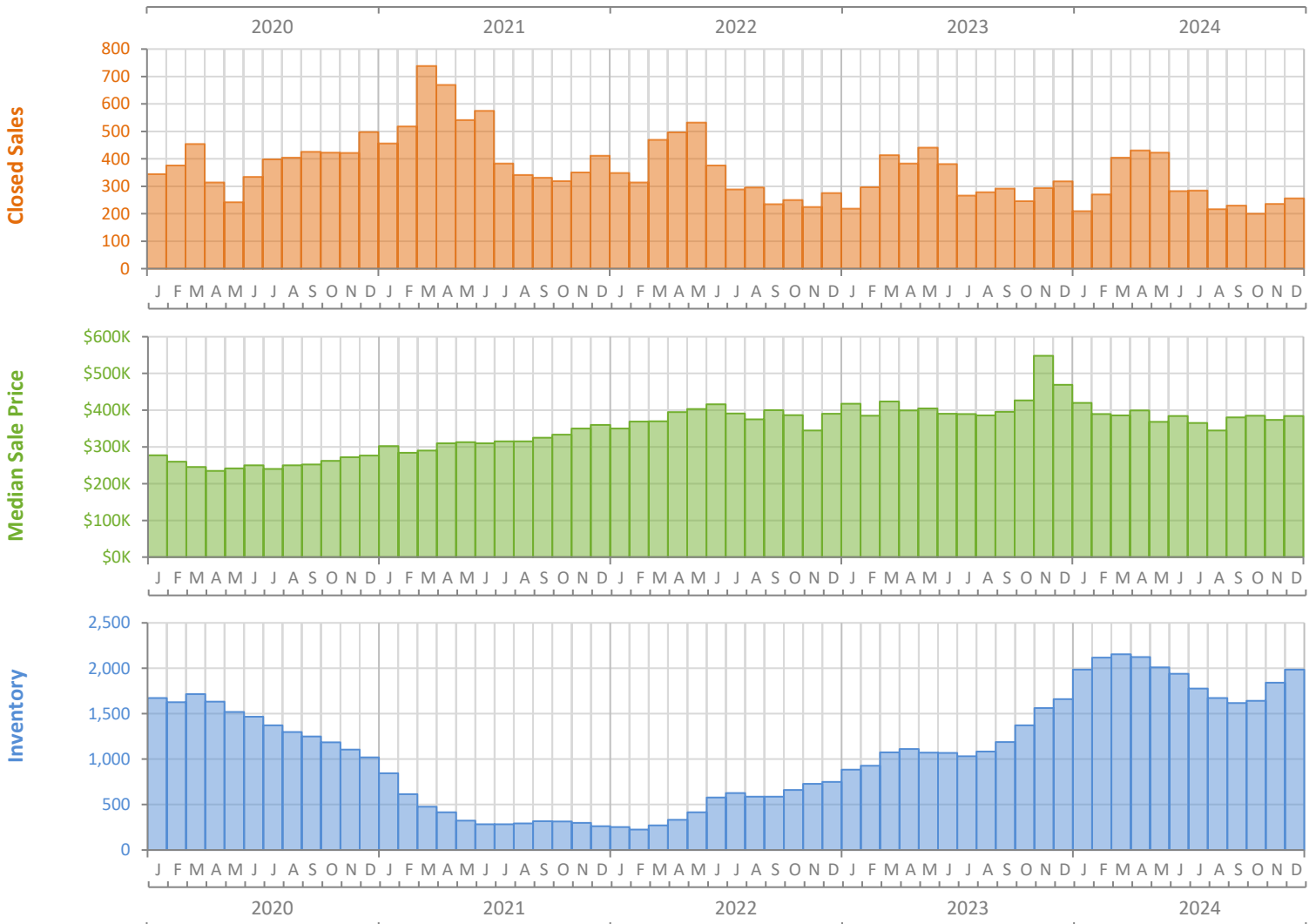
# Monthly Market Summary - December 2024

## Townhouses and Condos

### Sarasota County



	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%



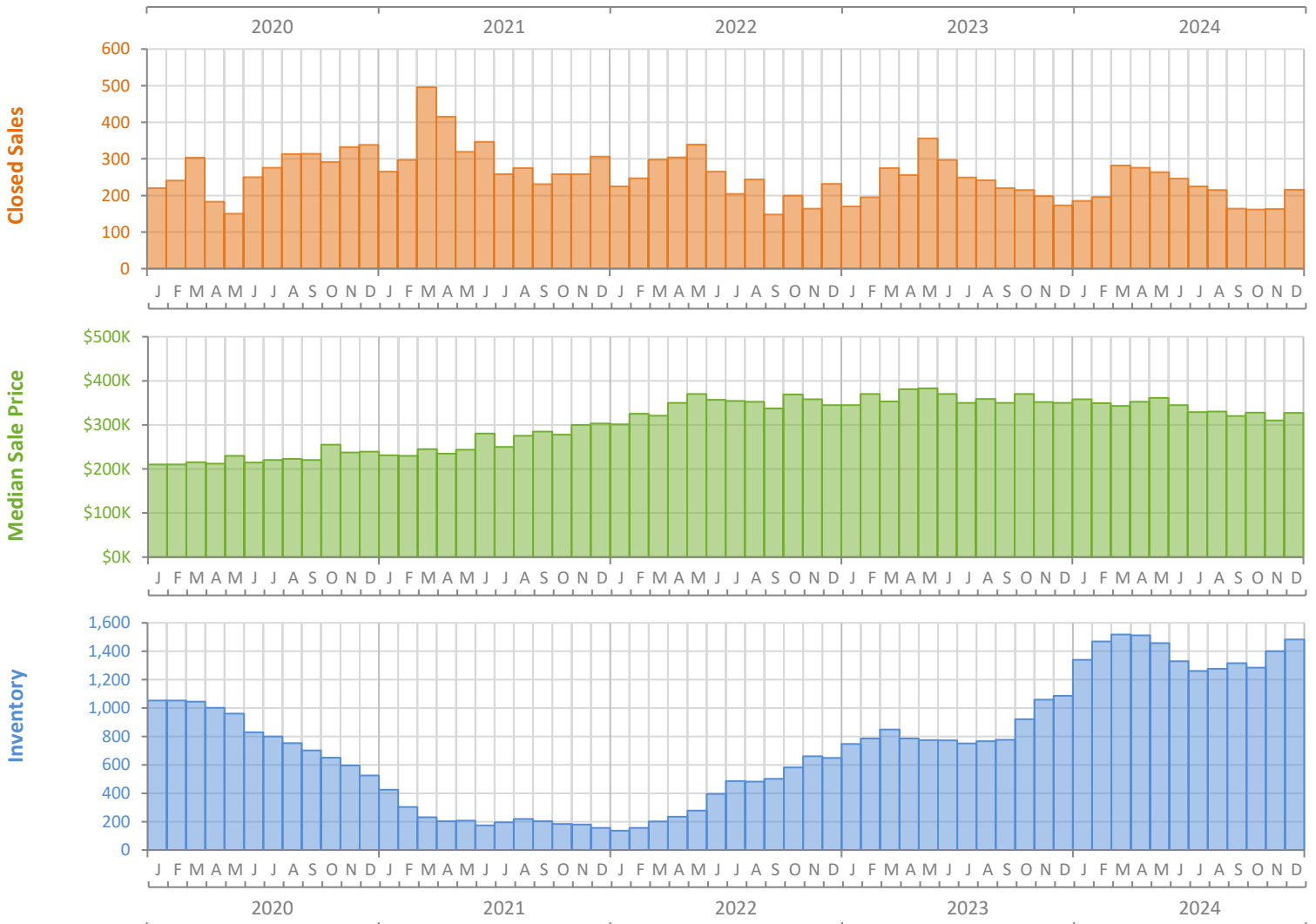
# Monthly Market Summary - December 2024

## Townhouses and Condos

### Manatee County



	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%



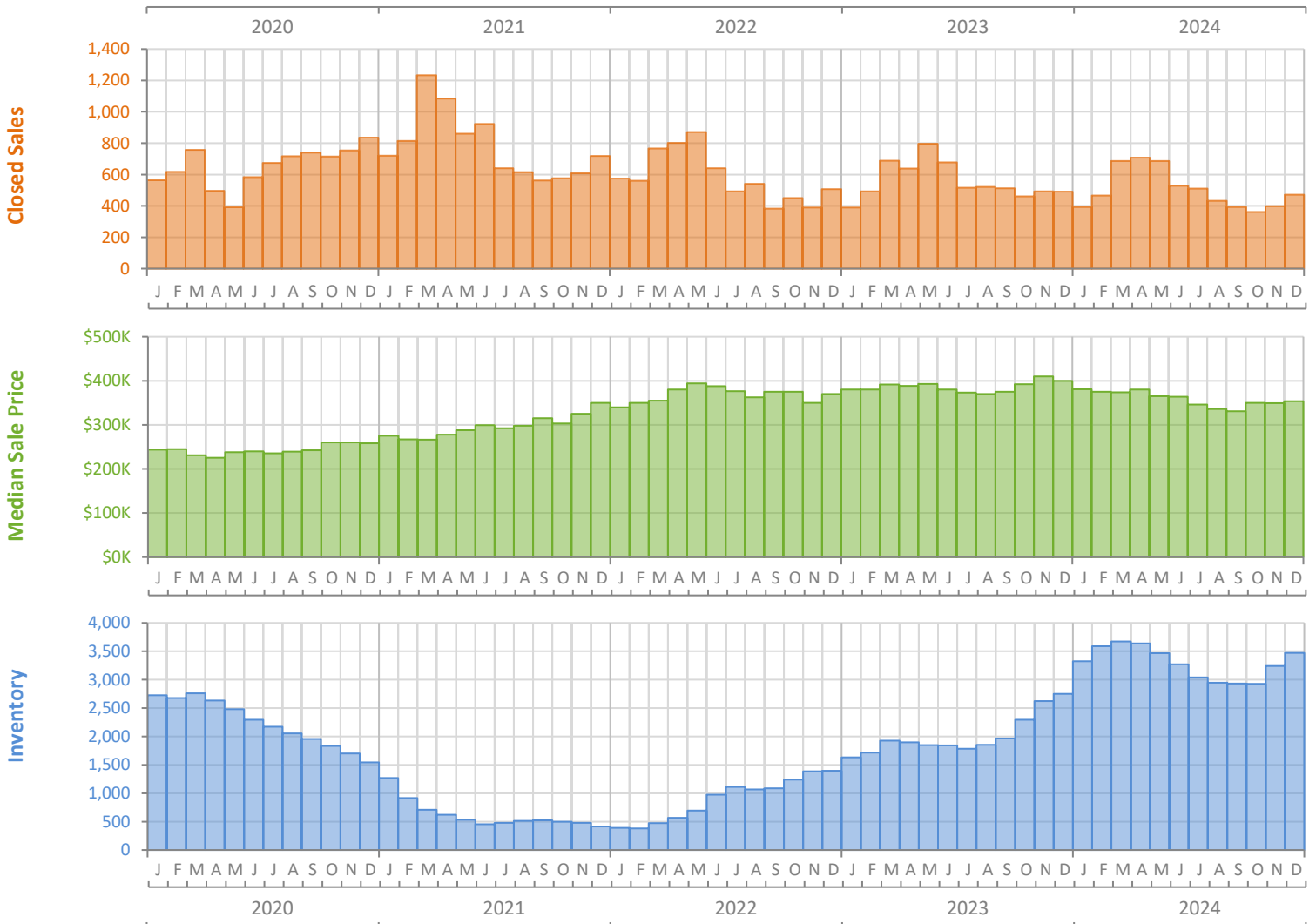
# Monthly Market Summary - December 2024

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



	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

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## **EXPANDED REPORTS**

Sarasota and Manatee Counties

**DECEMBER 2024**

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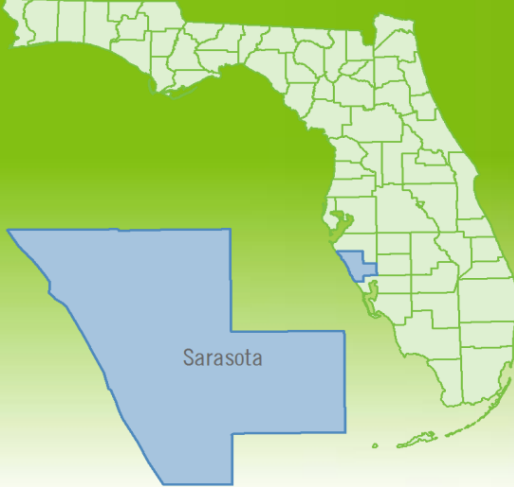
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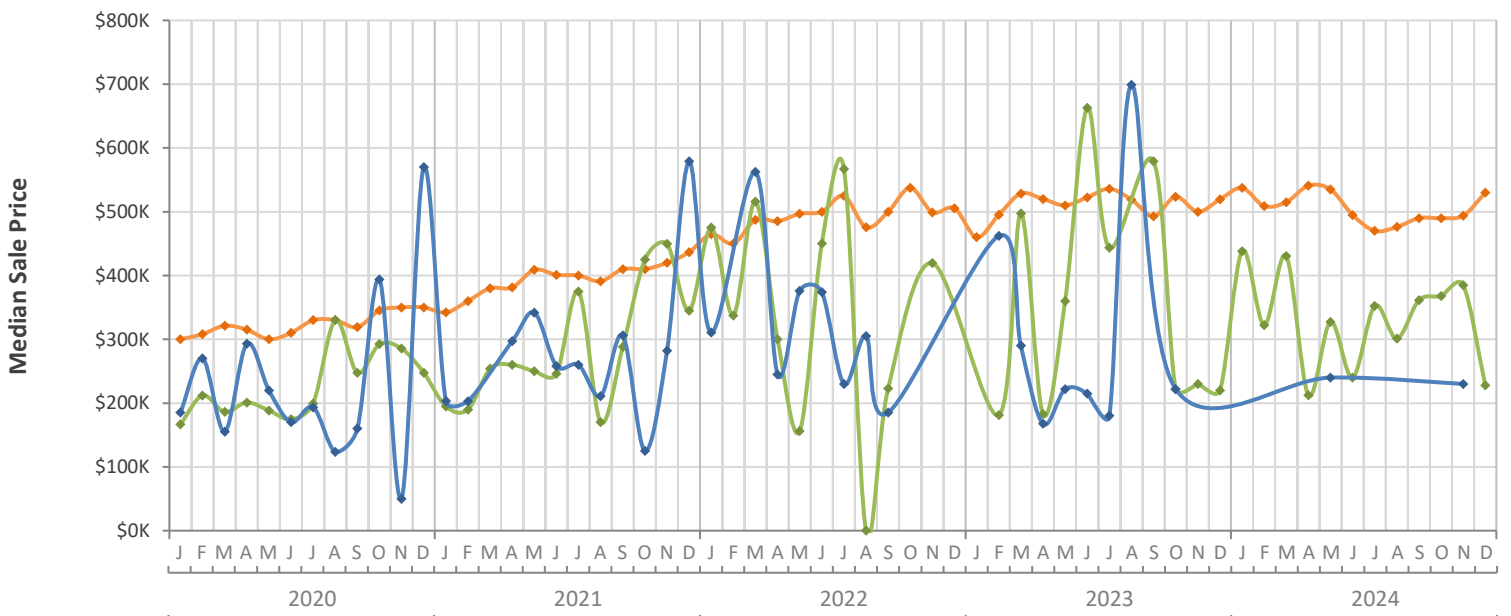
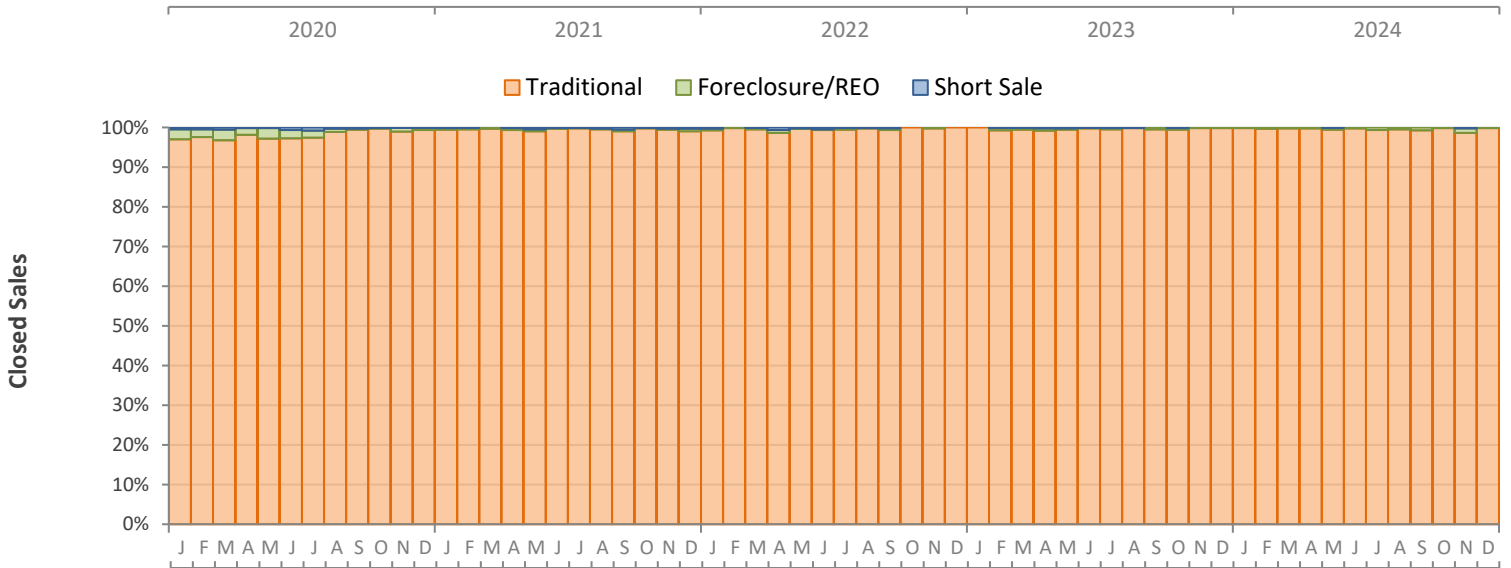
# Monthly Distressed Market - December 2024

## Single-Family Homes

### Sarasota County



		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

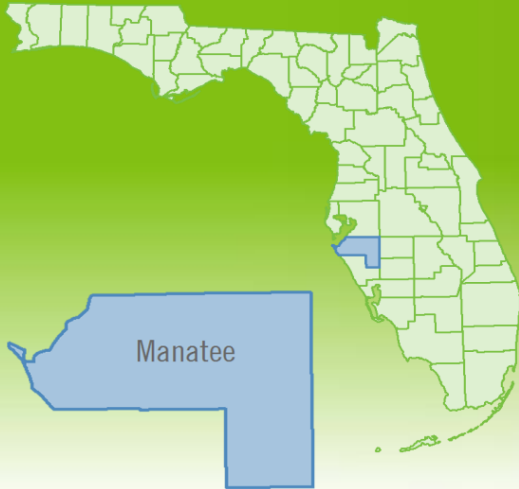




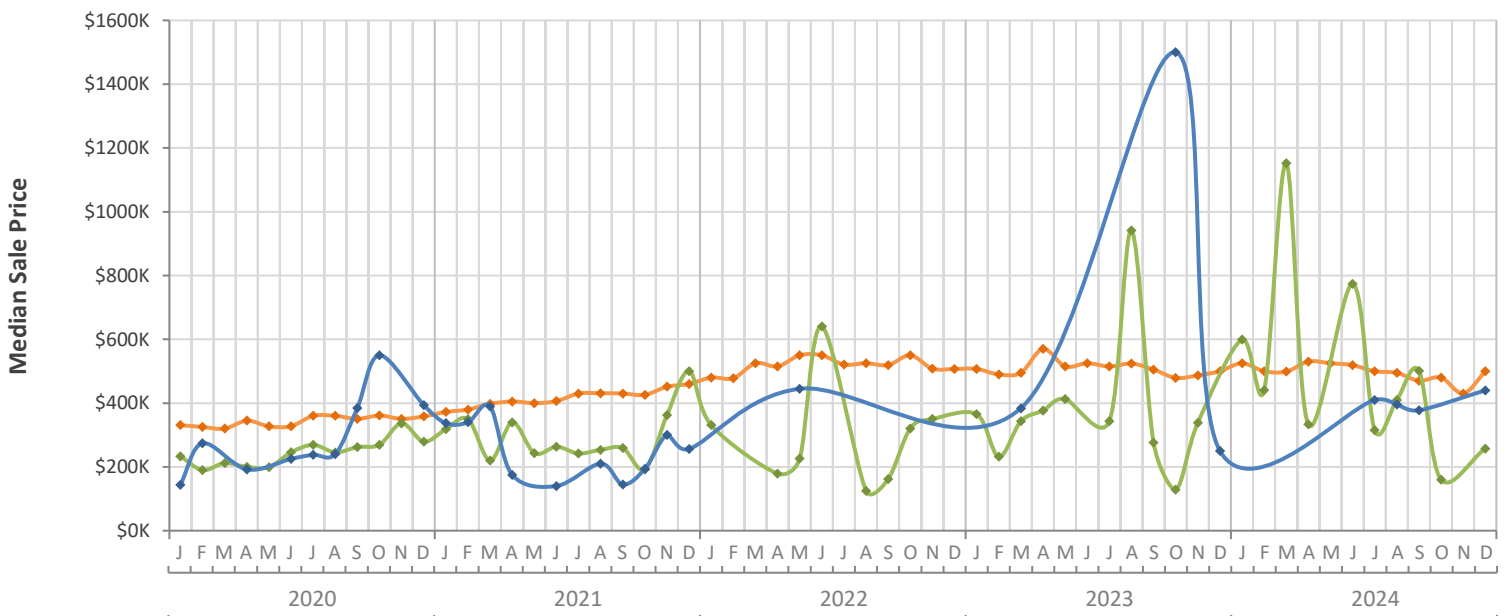
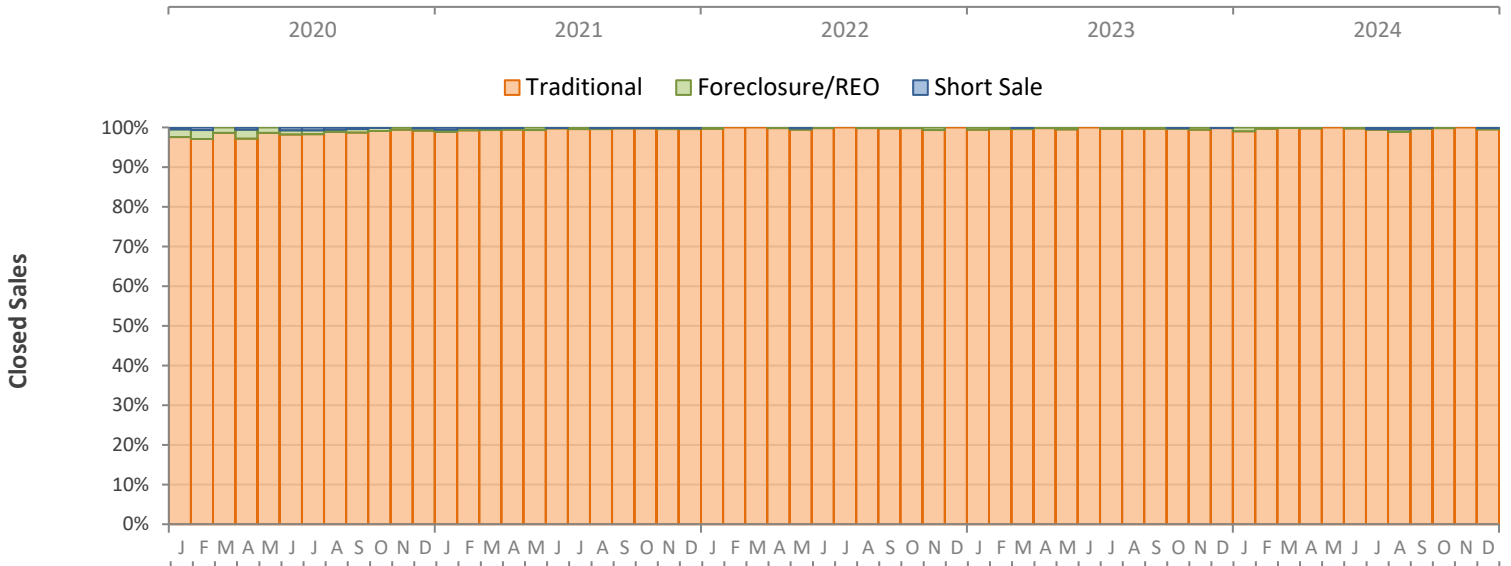
# Monthly Distressed Market - December 2024

## Single-Family Homes

### Manatee County



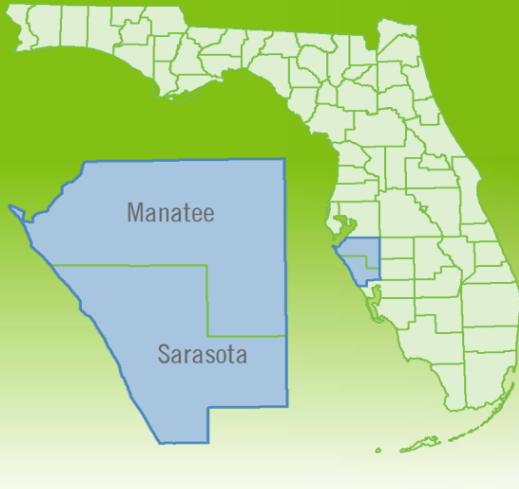
		December 2024	December 2023	Percent Change Year-over-Year
Traditional	Closed Sales	645	609	5.9%
	Median Sale Price	\$499,509	\$499,900	-0.1%
Foreclosure/REO	Closed Sales	2	0	N/A
	Median Sale Price	\$257,500	(No Sales)	N/A
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$440,000	\$250,000	76.0%



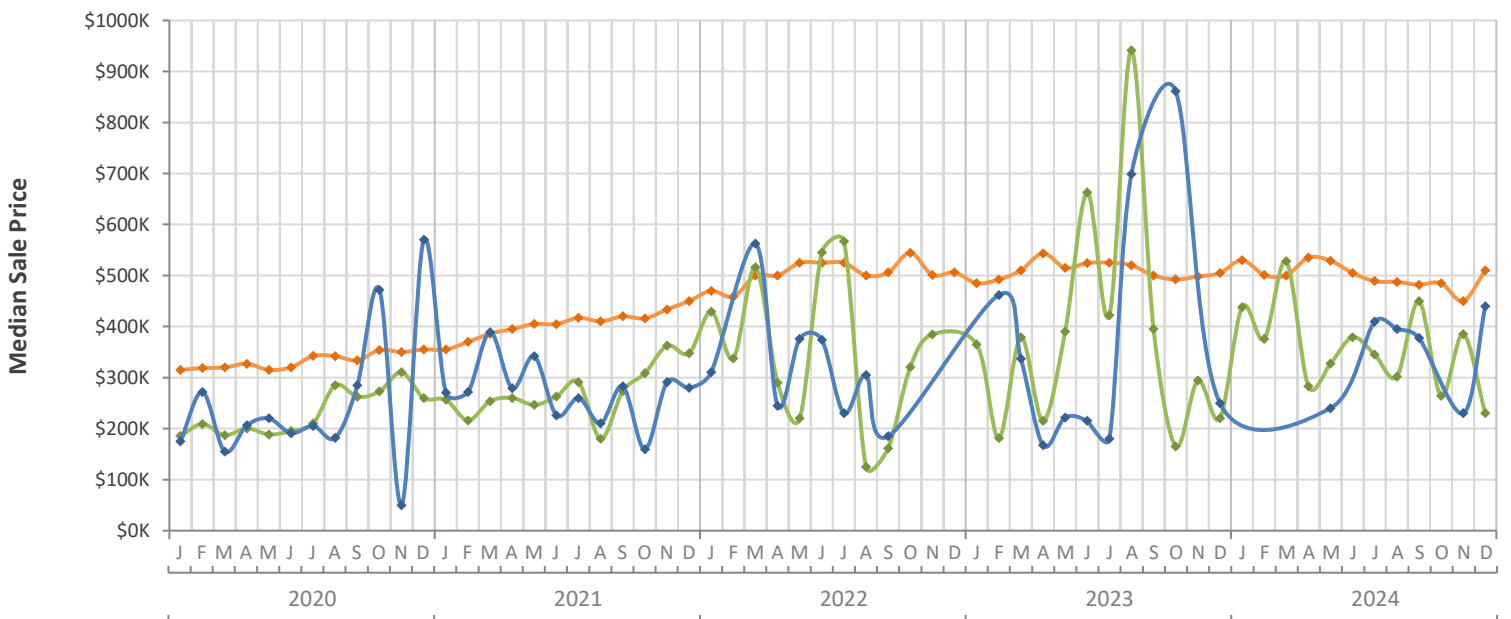
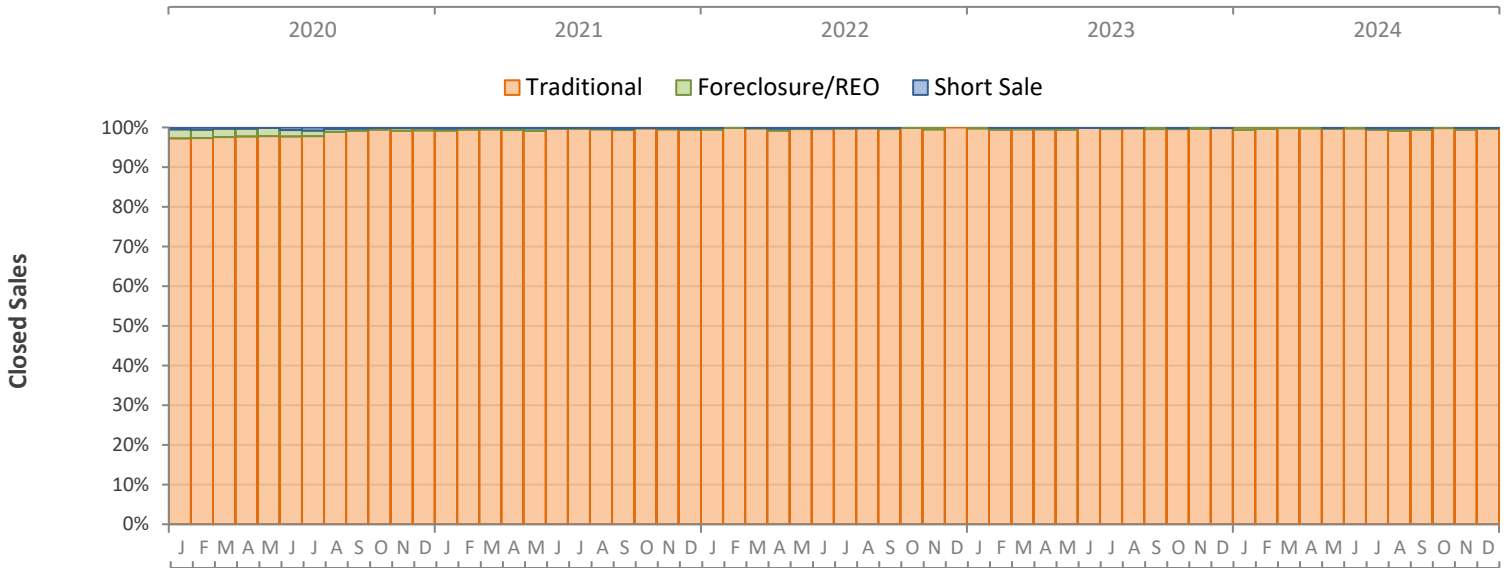
# Monthly Distressed Market - December 2024

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		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%



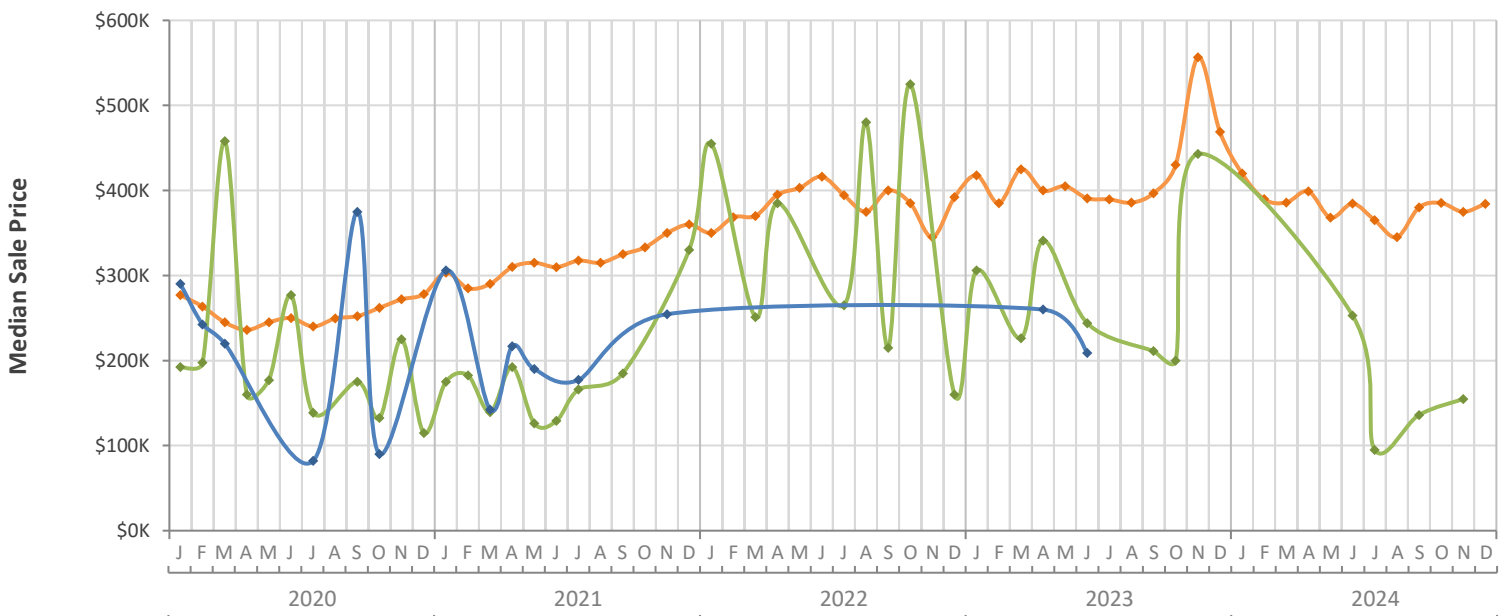
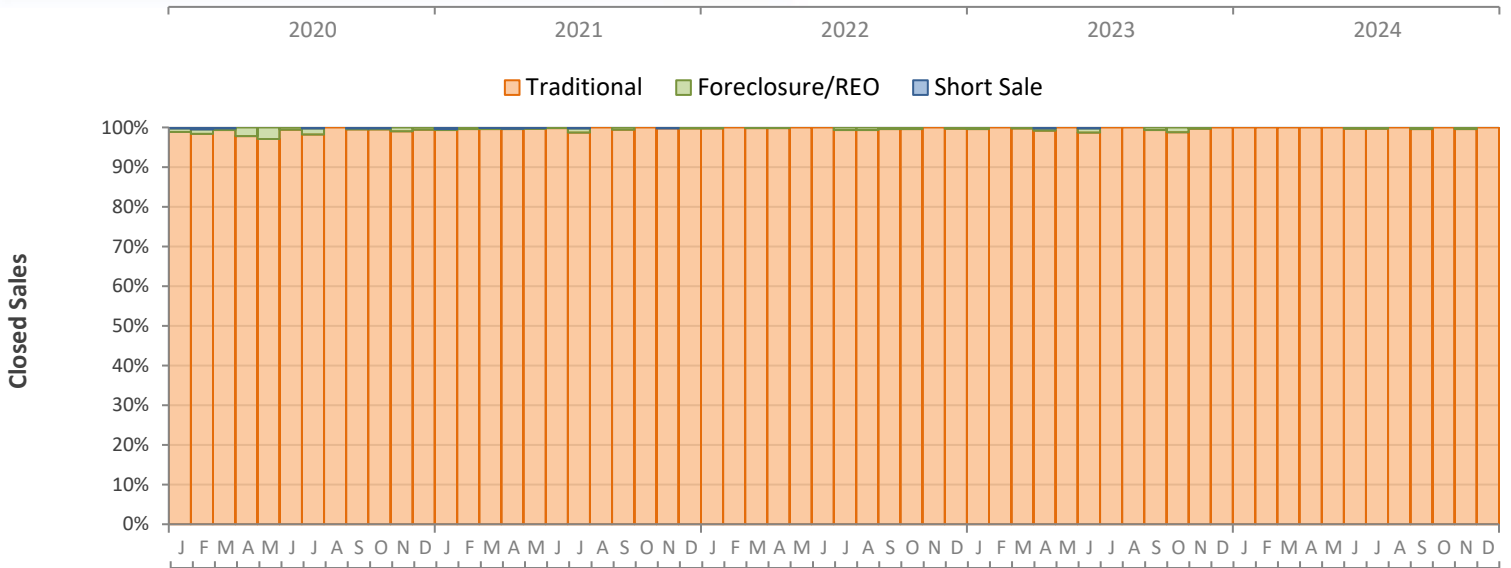
# Monthly Distressed Market - December 2024

## Townhouses and Condos

### Sarasota County



		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



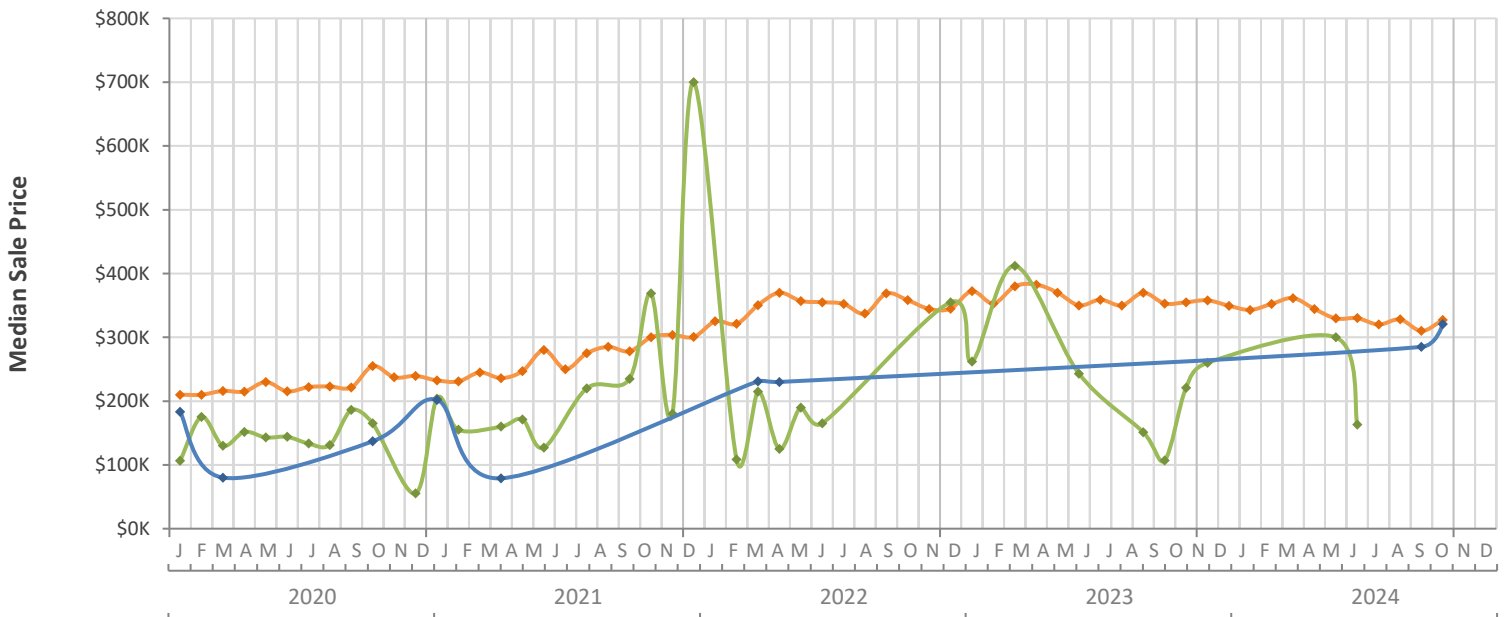
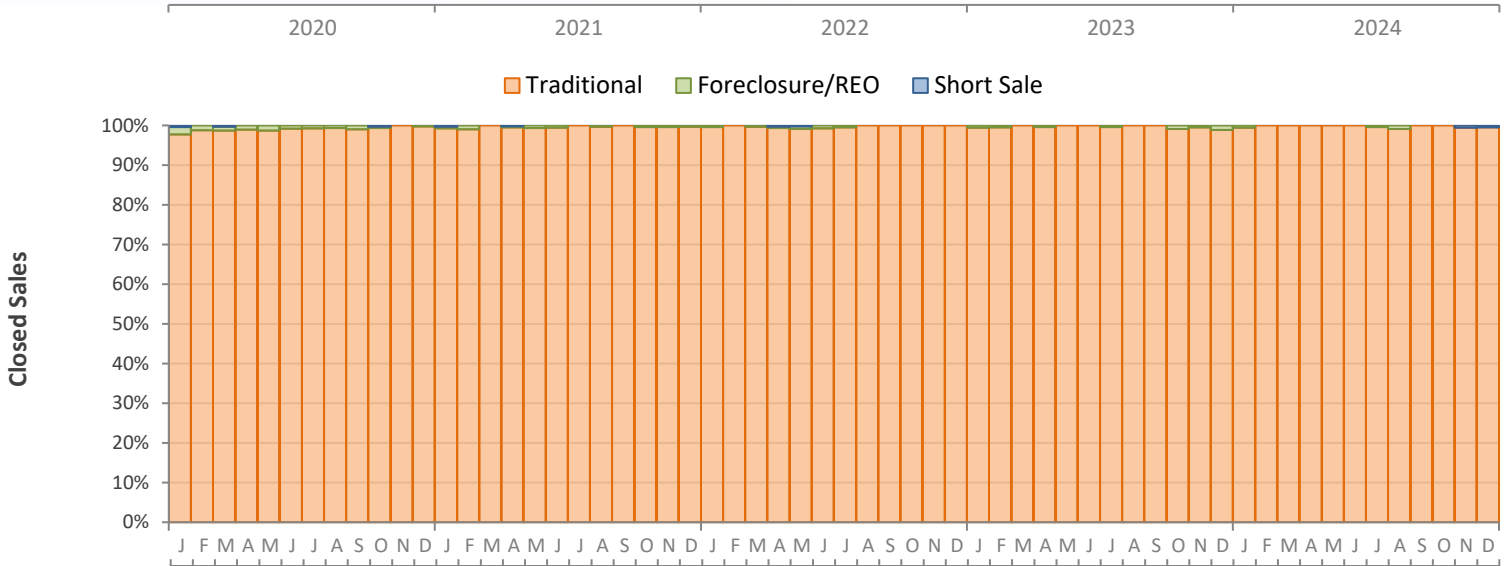
# Monthly Distressed Market - December 2024

## Townhouses and Condos

### Manatee County



		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

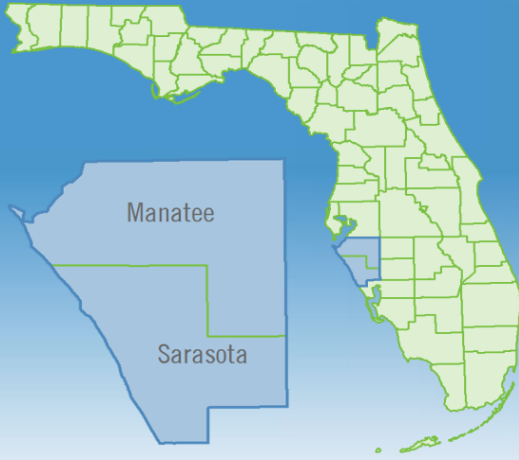


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Friday, January 24, 2025. Next data release is Friday, February 21, 2025.

# Monthly Distressed Market - December 2024

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



		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

