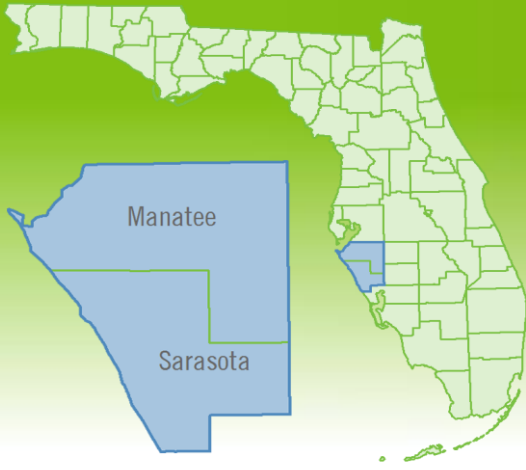


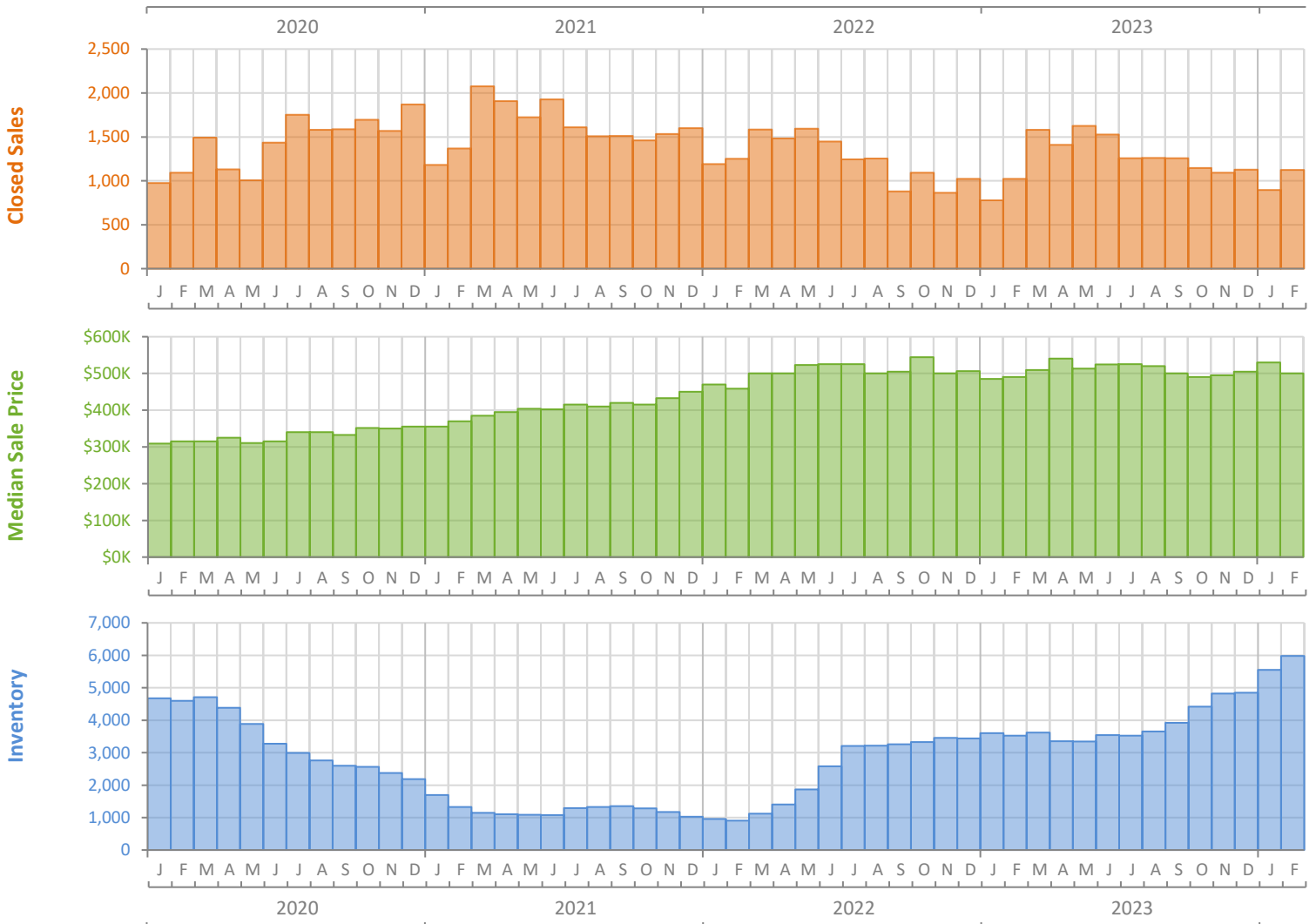
# Monthly Market Summary - February 2024

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



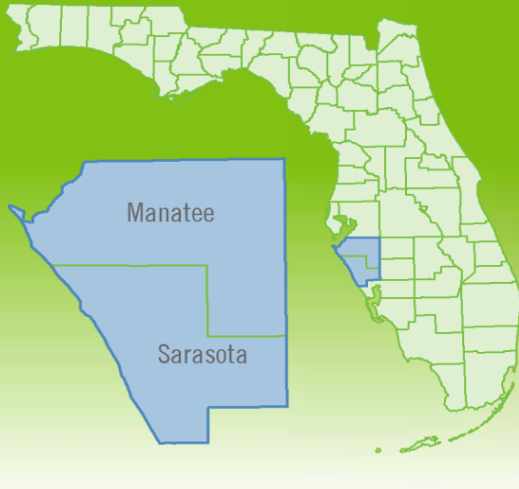
	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	1,124	1,023	9.9%
Paid in Cash	472	407	16.0%
Median Sale Price	\$500,000	\$490,000	2.0%
Average Sale Price	\$718,831	\$648,921	10.8%
Dollar Volume	\$808.0 Million	\$663.8 Million	21.7%
Med. Pct. of Orig. List Price Received	95.4%	95.7%	-0.3%
Median Time to Contract	47 Days	27 Days	74.1%
Median Time to Sale	90 Days	75 Days	20.0%
New Pending Sales	1,434	1,418	1.1%
New Listings	2,165	1,529	41.6%
Pending Inventory	2,008	2,514	-20.1%
Inventory (Active Listings)	5,978	3,525	69.6%
Months Supply of Inventory	4.7	3.0	56.7%



# Monthly Distressed Market - February 2024

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,120	1,017	10.1%
	Median Sale Price	\$501,314	\$492,290	1.8%
Foreclosure/REO	Closed Sales	4	5	-20.0%
	Median Sale Price	\$375,500	\$181,125	107.3%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$462,000	N/A

