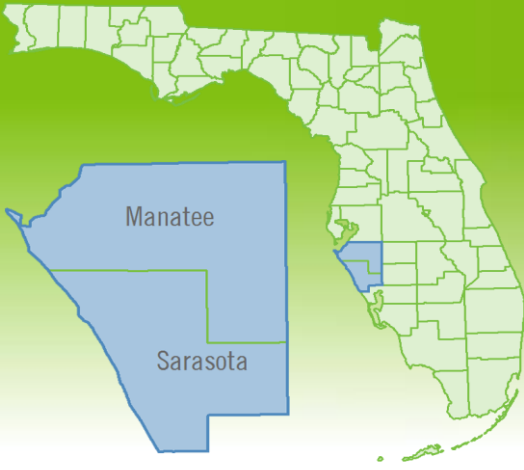


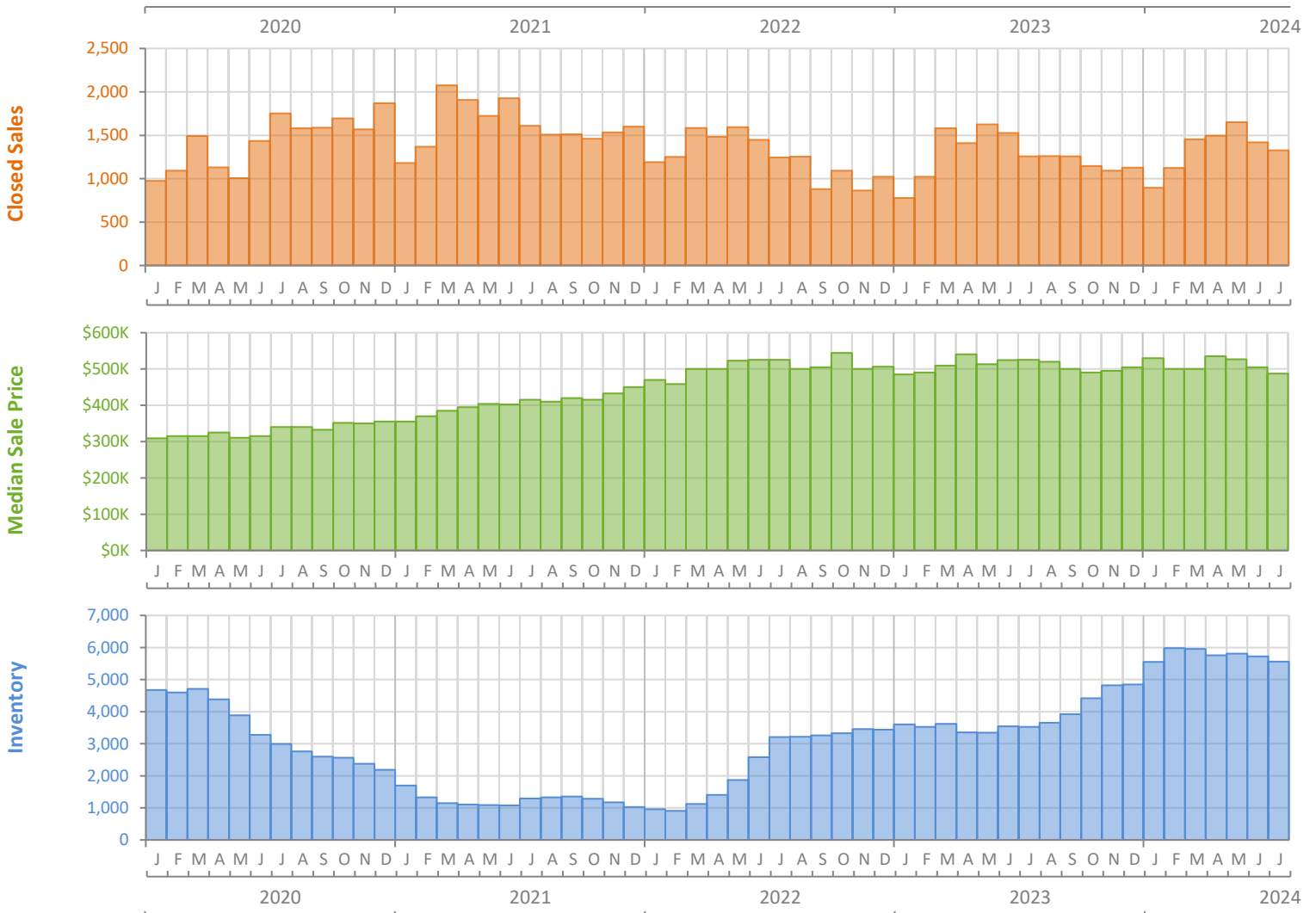
Monthly Market Summary - July 2024

Single-Family Homes

North Port-Sarasota-Bradenton MSA



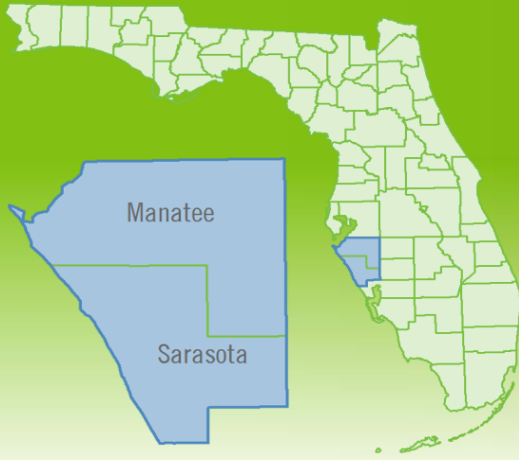
	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	1,328	1,257	5.6%
Paid in Cash	455	470	-3.2%
Median Sale Price	\$487,000	\$525,000	-7.2%
Average Sale Price	\$669,589	\$667,768	0.3%
Dollar Volume	\$889.2 Million	\$839.4 Million	5.9%
Med. Pct. of Orig. List Price Received	94.6%	96.7%	-2.2%
Median Time to Contract	52 Days	27 Days	92.6%
Median Time to Sale	97 Days	77 Days	26.0%
New Pending Sales	1,219	1,186	2.8%
New Listings	1,570	1,439	9.1%
Pending Inventory	1,682	2,039	-17.5%
Inventory (Active Listings)	5,556	3,526	57.6%
Months Supply of Inventory	4.4	3.0	46.7%



Monthly Distressed Market - July 2024

Single-Family Homes

North Port-Sarasota-Bradenton MSA



		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,320	1,252	5.4%
	Median Sale Price	\$489,000	\$525,000	-6.9%
Foreclosure/REO	Closed Sales	5	4	25.0%
	Median Sale Price	\$345,000	\$421,890	-18.2%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$409,900	\$180,000	127.7%

