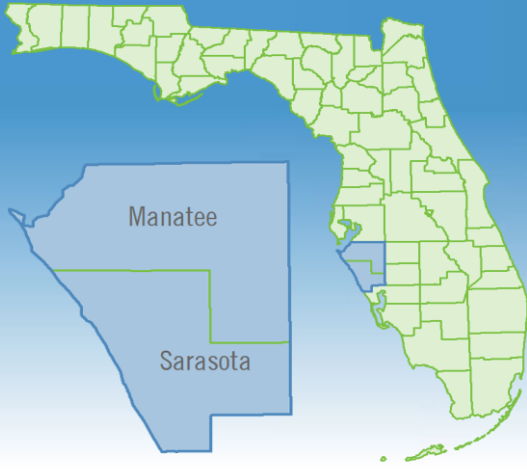


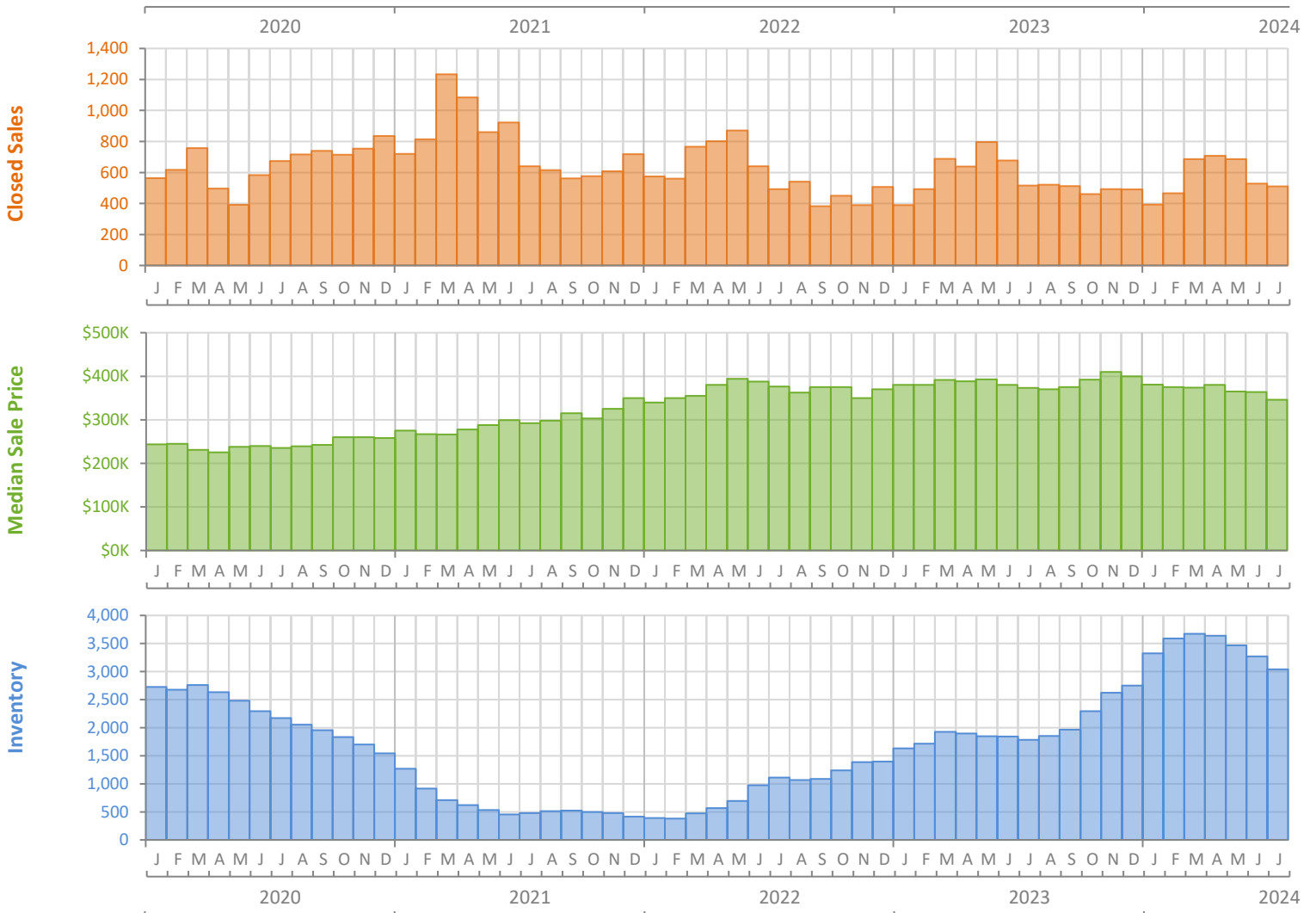
# Monthly Market Summary - July 2024

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



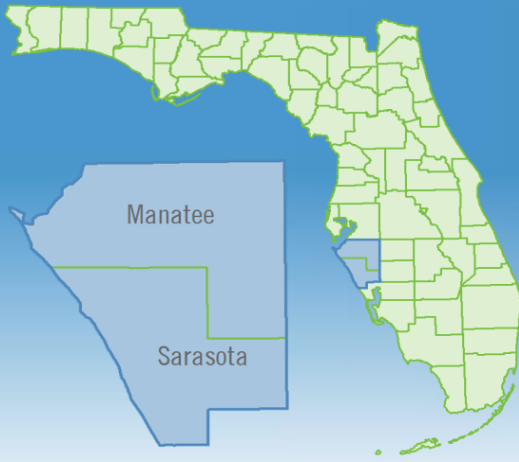
	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	510	515	-1.0%
Paid in Cash	286	257	11.3%
Median Sale Price	\$345,995	\$372,985	-7.2%
Average Sale Price	\$456,930	\$458,499	-0.3%
Dollar Volume	\$233.0 Million	\$236.1 Million	-1.3%
Med. Pct. of Orig. List Price Received	92.0%	95.5%	-3.7%
Median Time to Contract	70 Days	40 Days	75.0%
Median Time to Sale	121 Days	83 Days	45.8%
New Pending Sales	443	539	-17.8%
New Listings	636	612	3.9%
Pending Inventory	794	1,044	-23.9%
Inventory (Active Listings)	3,038	1,783	70.4%
Months Supply of Inventory	5.6	3.3	69.7%



# Monthly Distressed Market - July 2024

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	508	514	-1.2%
	Median Sale Price	\$347,250	\$372,988	-6.9%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	\$197,450	\$243,000	-18.7%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

