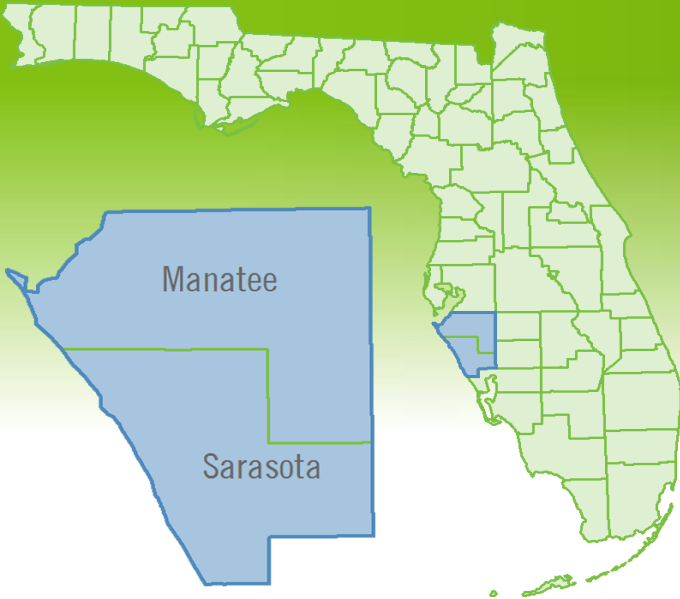


Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA



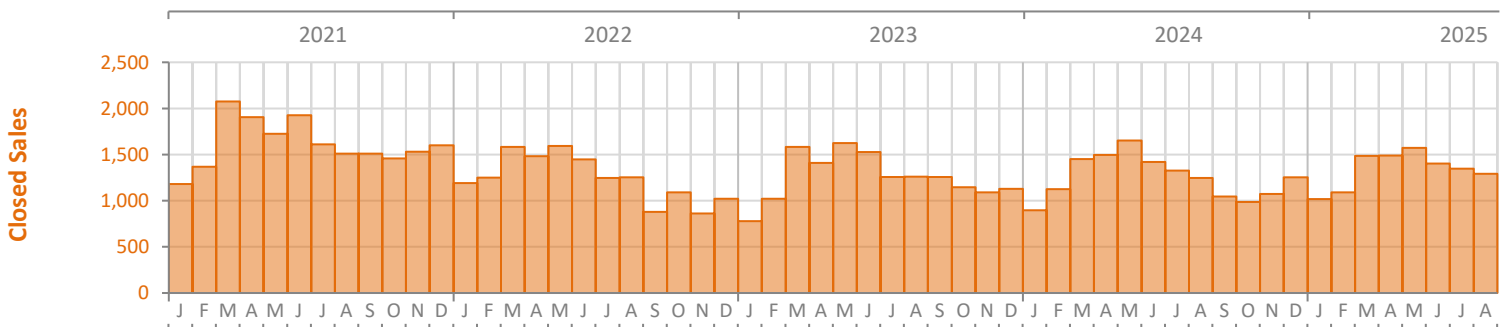
Summary Statistics	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	1,291	1,248	3.4%
Paid in Cash	418	418	0.0%
Median Sale Price	\$474,700	\$485,995	-2.3%
Average Sale Price	\$674,528	\$633,760	6.4%
Dollar Volume	\$870.8 Million	\$790.9 Million	10.1%
Median Percent of Original List Price Received	93.4%	94.6%	-1.3%
Median Time to Contract	61 Days	50 Days	22.0%
Median Time to Sale	104 Days	97 Days	7.2%
New Pending Sales	1,295	1,121	15.5%
New Listings	1,499	1,536	-2.4%
Pending Inventory	1,749	1,547	13.1%
Inventory (Active Listings)	6,121	5,403	13.3%
Months Supply of Inventory	4.9	4.3	14.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	10,697	0.8%
August 2025	1,291	3.4%
July 2025	1,347	1.4%
June 2025	1,404	-1.1%
May 2025	1,574	-4.7%
April 2025	1,489	-0.5%
March 2025	1,485	2.2%
February 2025	1,089	-3.1%
January 2025	1,018	13.7%
December 2024	1,252	11.0%
November 2024	1,074	-1.6%
October 2024	985	-14.1%
September 2024	1,045	-16.9%
August 2024	1,248	-1.0%



Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA

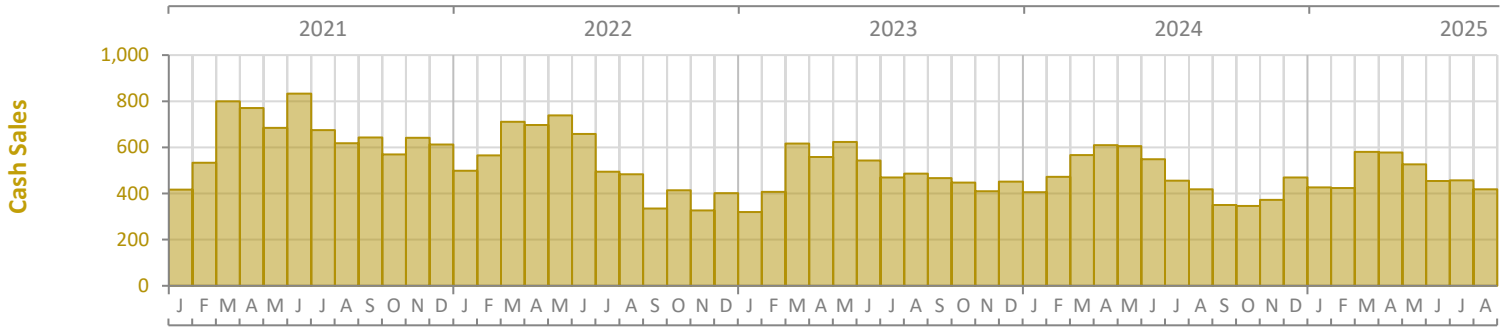


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	3,865	-5.3%
August 2025	418	0.0%
July 2025	457	0.4%
June 2025	454	-17.3%
May 2025	527	-13.0%
April 2025	578	-5.2%
March 2025	581	2.7%
February 2025	424	-10.2%
January 2025	426	4.9%
December 2024	470	4.2%
November 2024	372	-9.3%
October 2024	346	-22.6%
September 2024	350	-25.1%
August 2024	418	-14.0%

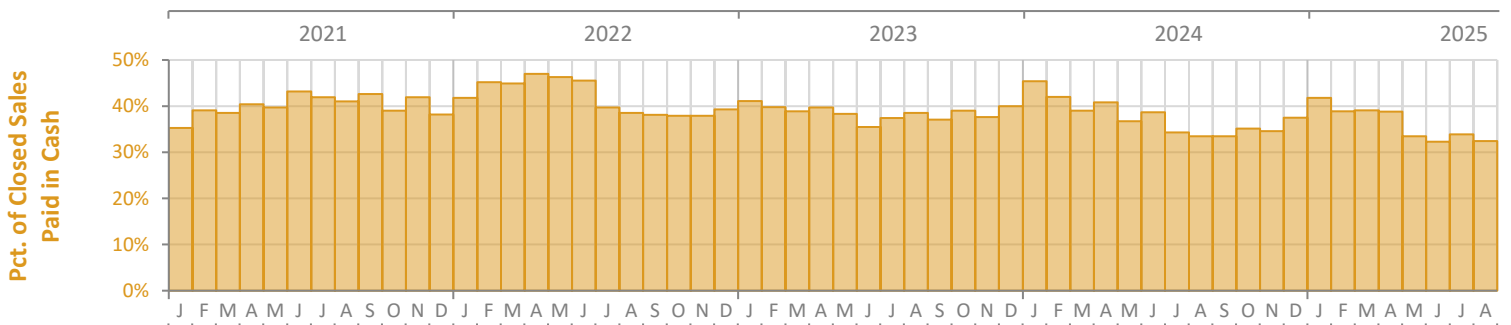


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	36.1%	-6.2%
August 2025	32.4%	-3.3%
July 2025	33.9%	-1.2%
June 2025	32.3%	-16.5%
May 2025	33.5%	-8.7%
April 2025	38.8%	-4.9%
March 2025	39.1%	0.3%
February 2025	38.9%	-7.4%
January 2025	41.8%	-7.9%
December 2024	37.5%	-6.3%
November 2024	34.6%	-8.0%
October 2024	35.1%	-10.0%
September 2024	33.5%	-9.7%
August 2024	33.5%	-13.0%



Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA

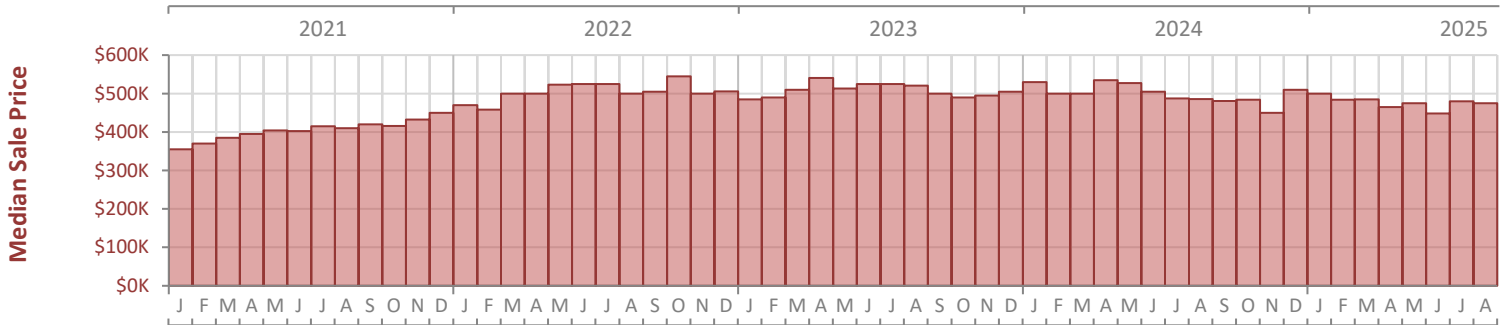


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$475,000	-6.9%
August 2025	\$474,700	-2.3%
July 2025	\$480,000	-1.4%
June 2025	\$448,500	-11.2%
May 2025	\$475,000	-9.9%
April 2025	\$465,000	-13.1%
March 2025	\$485,000	-3.0%
February 2025	\$483,688	-3.3%
January 2025	\$500,000	-5.7%
December 2024	\$510,000	1.0%
November 2024	\$449,945	-9.1%
October 2024	\$483,843	-1.3%
September 2024	\$480,460	-3.9%
August 2024	\$485,995	-6.6%

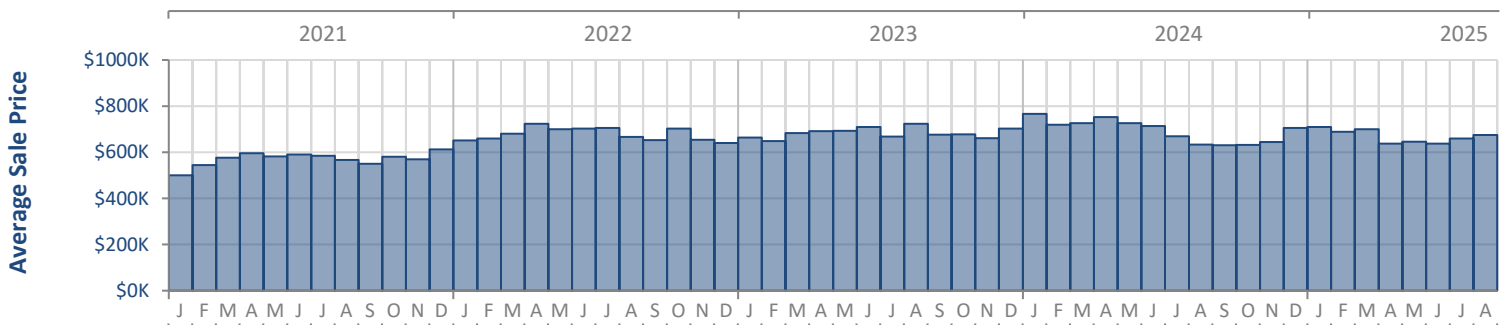


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$666,642	-6.5%
August 2025	\$674,528	6.4%
July 2025	\$660,020	-1.4%
June 2025	\$637,925	-10.6%
May 2025	\$645,155	-11.2%
April 2025	\$637,820	-15.2%
March 2025	\$699,340	-3.6%
February 2025	\$688,193	-4.3%
January 2025	\$709,632	-7.4%
December 2024	\$704,759	0.2%
November 2024	\$644,167	-2.6%
October 2024	\$631,480	-6.8%
September 2024	\$629,818	-6.9%
August 2024	\$633,760	-12.4%



Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA

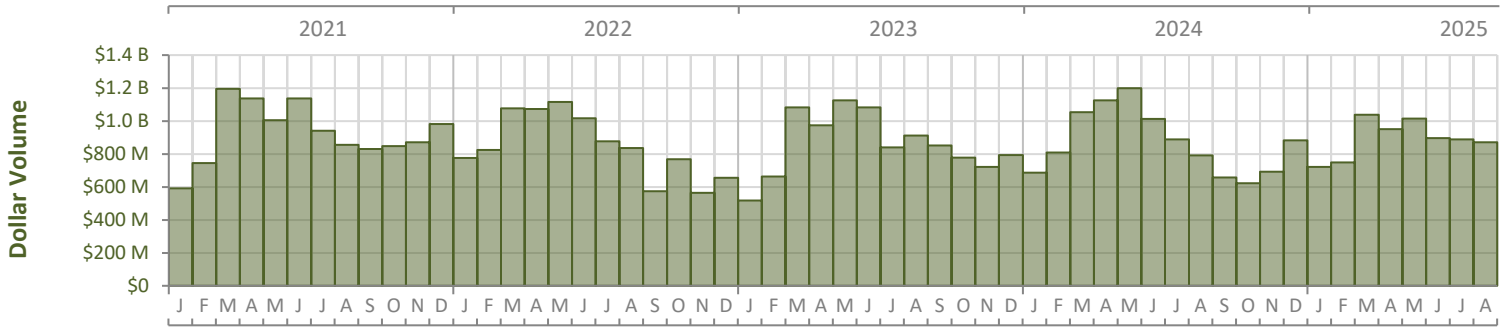


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$7.1 Billion	-5.8%
August 2025	\$870.8 Million	10.1%
July 2025	\$889.0 Million	0.0%
June 2025	\$895.6 Million	-11.6%
May 2025	\$1.0 Billion	-15.4%
April 2025	\$949.7 Million	-15.6%
March 2025	\$1.0 Billion	-1.5%
February 2025	\$749.4 Million	-7.2%
January 2025	\$722.4 Million	5.3%
December 2024	\$882.4 Million	11.2%
November 2024	\$691.8 Million	-4.1%
October 2024	\$622.0 Million	-20.0%
September 2024	\$658.2 Million	-22.7%
August 2024	\$790.9 Million	-13.3%

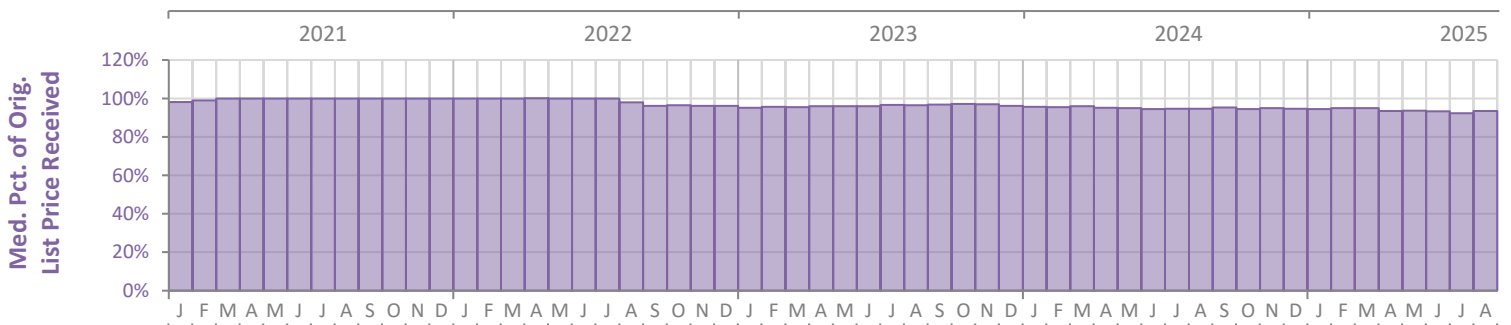


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.9%	-1.4%
August 2025	93.4%	-1.3%
July 2025	92.3%	-2.4%
June 2025	93.3%	-1.2%
May 2025	93.7%	-1.4%
April 2025	93.5%	-1.8%
March 2025	94.9%	-1.0%
February 2025	95.0%	-0.4%
January 2025	94.4%	-1.3%
December 2024	94.7%	-1.6%
November 2024	94.9%	-2.1%
October 2024	94.4%	-2.9%
September 2024	95.3%	-1.5%
August 2024	94.6%	-1.9%

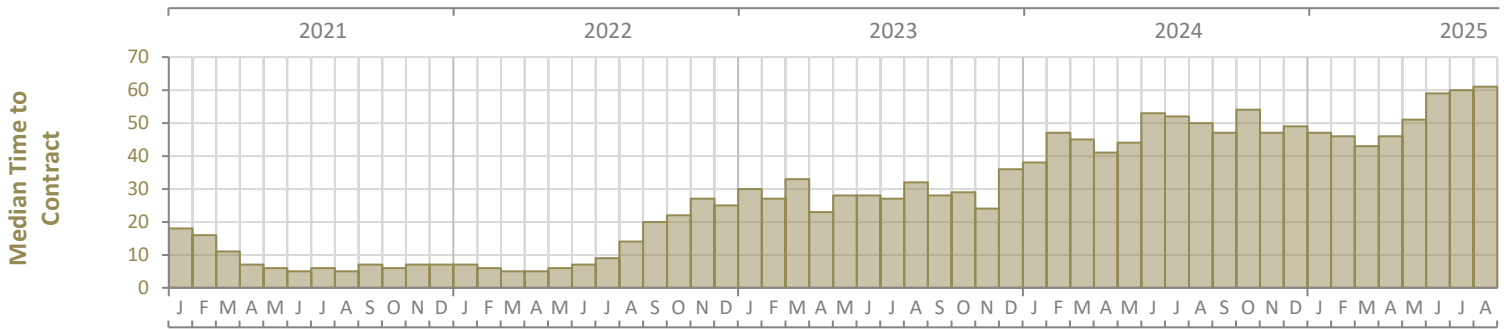


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	55 Days	12.2%
August 2025	61 Days	22.0%
July 2025	60 Days	15.4%
June 2025	59 Days	11.3%
May 2025	51 Days	15.9%
April 2025	46 Days	12.2%
March 2025	43 Days	-4.4%
February 2025	46 Days	-2.1%
January 2025	47 Days	23.7%
December 2024	49 Days	36.1%
November 2024	47 Days	95.8%
October 2024	54 Days	86.2%
September 2024	47 Days	67.9%
August 2024	50 Days	56.3%

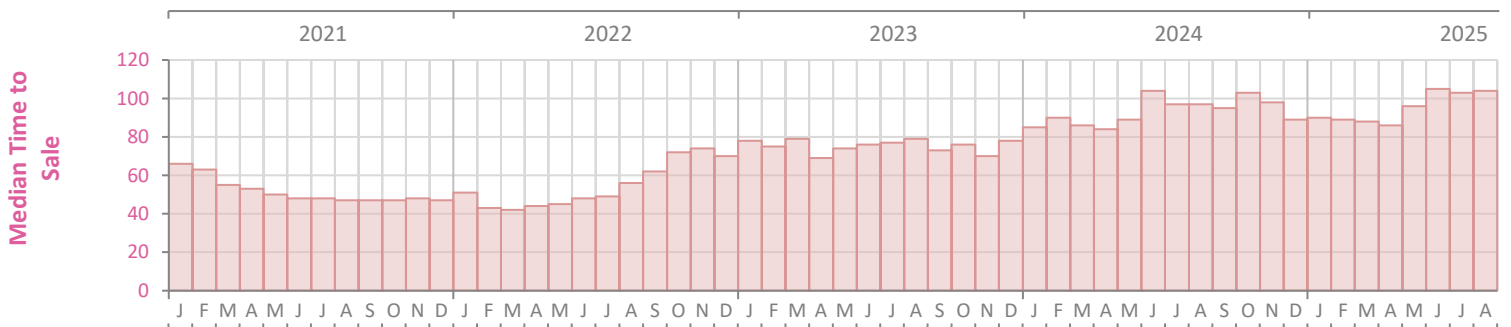


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	99 Days	4.2%
August 2025	104 Days	7.2%
July 2025	103 Days	6.2%
June 2025	105 Days	1.0%
May 2025	96 Days	7.9%
April 2025	86 Days	2.4%
March 2025	88 Days	2.3%
February 2025	89 Days	-1.1%
January 2025	90 Days	5.9%
December 2024	89 Days	14.1%
November 2024	98 Days	40.0%
October 2024	103 Days	35.5%
September 2024	95 Days	30.1%
August 2024	97 Days	22.8%

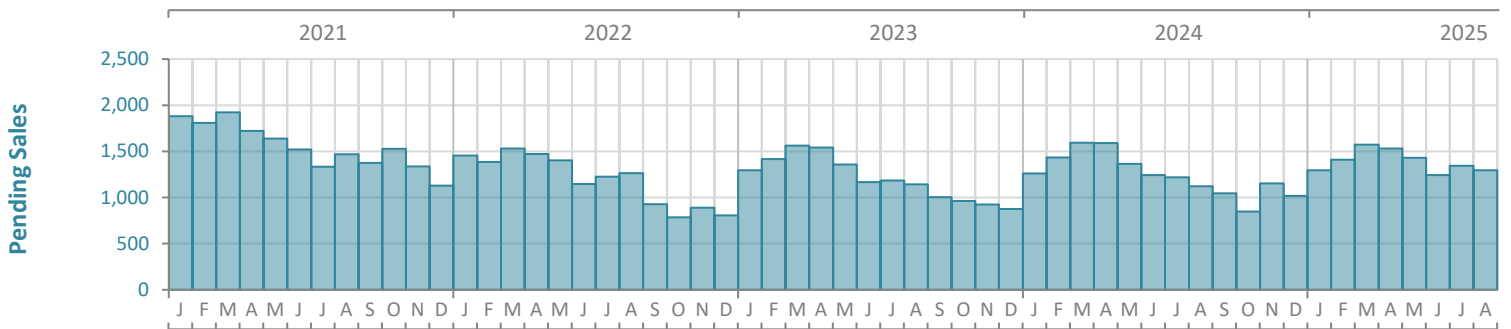


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	11,122	2.8%
August 2025	1,295	15.5%
July 2025	1,345	10.3%
June 2025	1,242	-0.1%
May 2025	1,429	4.8%
April 2025	1,532	-3.6%
March 2025	1,574	-1.3%
February 2025	1,411	-1.6%
January 2025	1,294	2.7%
December 2024	1,017	16.4%
November 2024	1,153	24.9%
October 2024	849	-11.8%
September 2024	1,047	4.4%
August 2024	1,121	-2.0%

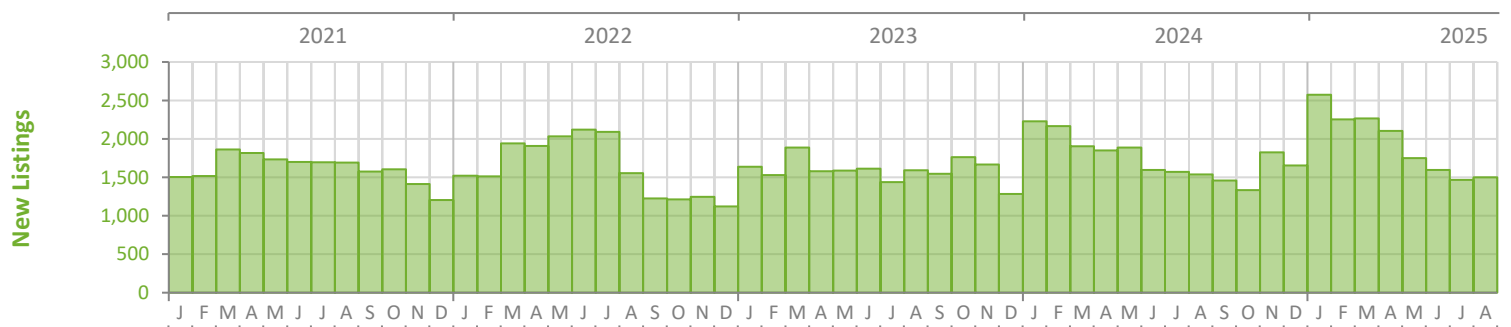


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	15,512	5.3%
August 2025	1,499	-2.4%
July 2025	1,469	-6.4%
June 2025	1,597	-0.1%
May 2025	1,752	-7.1%
April 2025	2,103	13.7%
March 2025	2,266	19.1%
February 2025	2,253	4.1%
January 2025	2,573	15.4%
December 2024	1,655	29.0%
November 2024	1,824	9.4%
October 2024	1,334	-24.3%
September 2024	1,458	-5.6%
August 2024	1,536	-3.5%



Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA

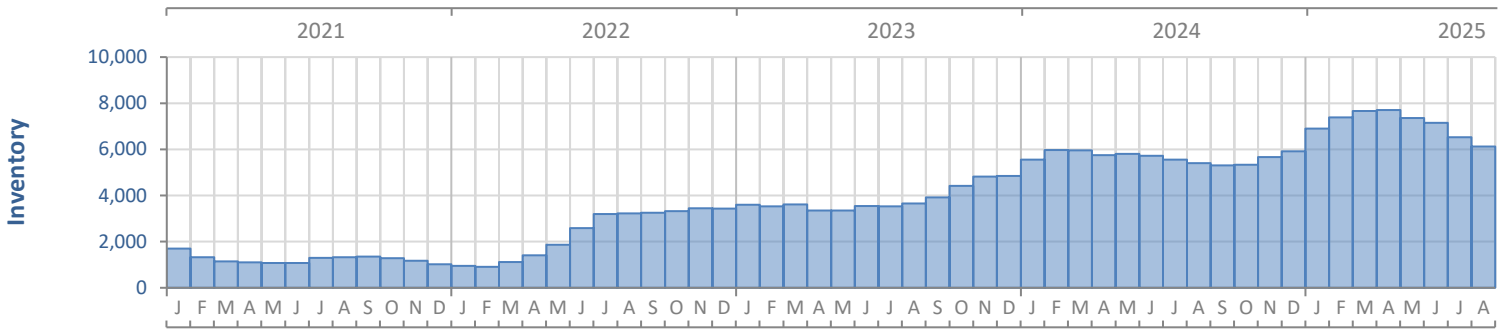


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	7,102	24.2%
August 2025	6,121	13.3%
July 2025	6,533	17.6%
June 2025	7,151	25.0%
May 2025	7,356	26.6%
April 2025	7,699	33.8%
March 2025	7,668	28.8%
February 2025	7,389	23.6%
January 2025	6,899	24.2%
December 2024	5,922	22.2%
November 2024	5,662	17.4%
October 2024	5,337	20.8%
September 2024	5,302	35.3%
August 2024	5,403	47.9%

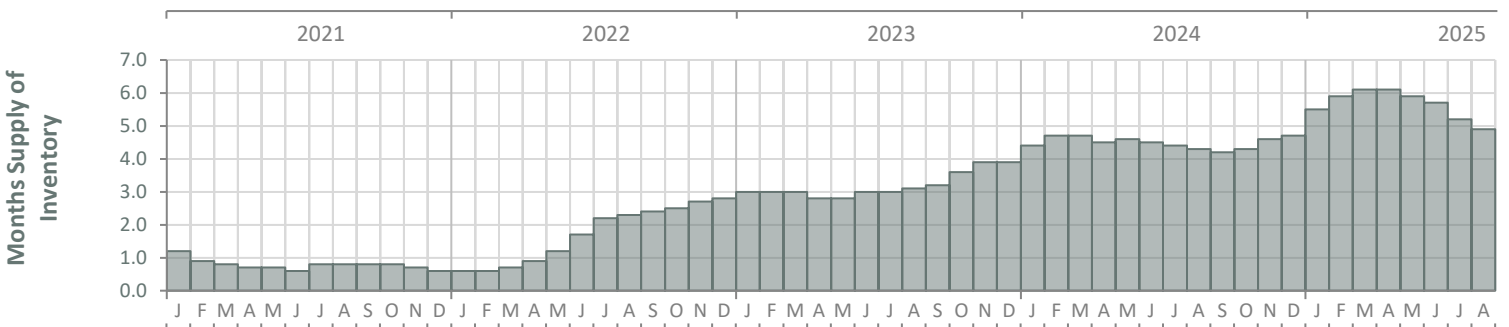


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.7	26.7%
August 2025	4.9	14.0%
July 2025	5.2	18.2%
June 2025	5.7	26.7%
May 2025	5.9	28.3%
April 2025	6.1	35.6%
March 2025	6.1	29.8%
February 2025	5.9	25.5%
January 2025	5.5	25.0%
December 2024	4.7	20.5%
November 2024	4.6	17.9%
October 2024	4.3	19.4%
September 2024	4.2	31.3%
August 2024	4.3	38.7%



Monthly Market Detail - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA

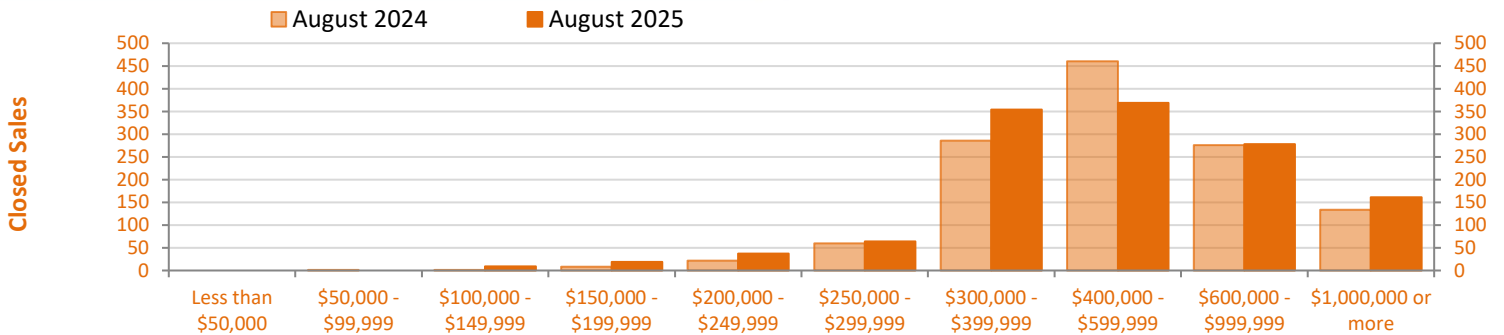


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	9	800.0%
\$150,000 - \$199,999	19	137.5%
\$200,000 - \$249,999	37	68.2%
\$250,000 - \$299,999	64	6.7%
\$300,000 - \$399,999	354	23.8%
\$400,000 - \$599,999	369	-19.8%
\$600,000 - \$999,999	278	0.7%
\$1,000,000 or more	161	20.1%

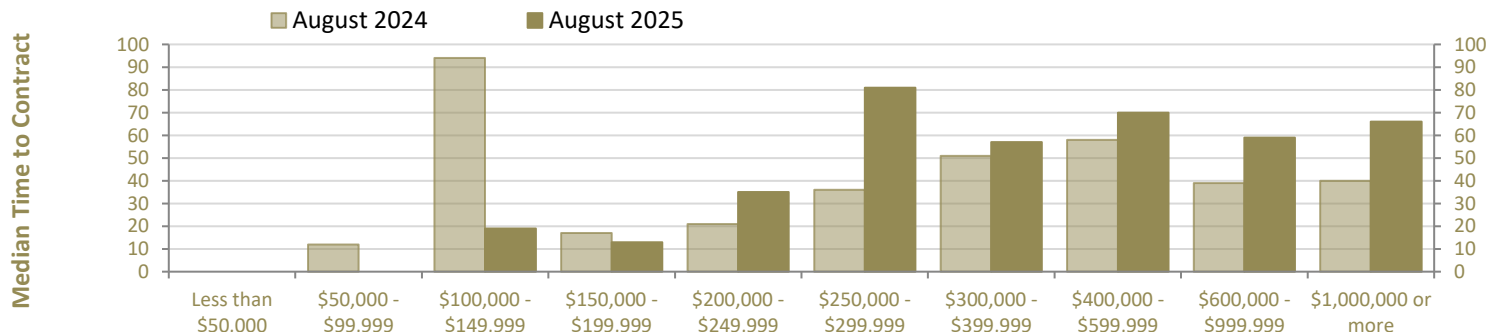


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	19 Days	-79.8%
\$150,000 - \$199,999	13 Days	-23.5%
\$200,000 - \$249,999	35 Days	66.7%
\$250,000 - \$299,999	81 Days	125.0%
\$300,000 - \$399,999	57 Days	11.8%
\$400,000 - \$599,999	70 Days	20.7%
\$600,000 - \$999,999	59 Days	51.3%
\$1,000,000 or more	66 Days	65.0%

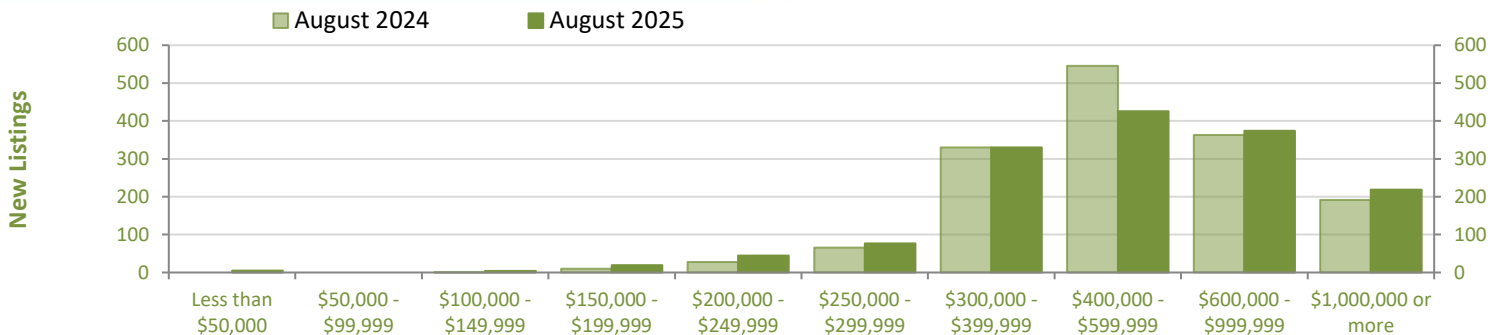


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	5	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	4	300.0%
\$150,000 - \$199,999	19	90.0%
\$200,000 - \$249,999	45	60.7%
\$250,000 - \$299,999	77	16.7%
\$300,000 - \$399,999	330	0.0%
\$400,000 - \$599,999	426	-22.0%
\$600,000 - \$999,999	374	3.0%
\$1,000,000 or more	219	14.1%

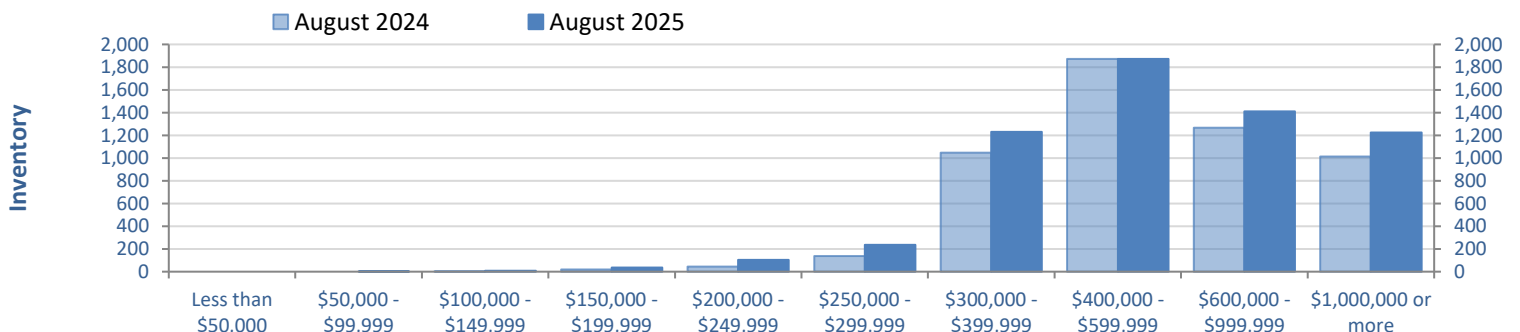


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

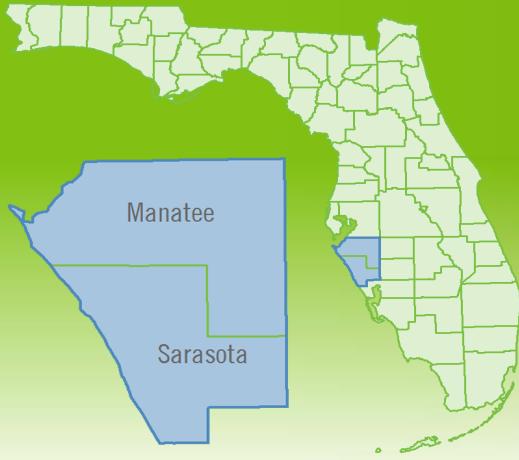
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	2	N/A
\$100,000 - \$149,999	9	350.0%
\$150,000 - \$199,999	37	105.6%
\$200,000 - \$249,999	103	123.9%
\$250,000 - \$299,999	235	70.3%
\$300,000 - \$399,999	1,229	17.5%
\$400,000 - \$599,999	1,871	-0.1%
\$600,000 - \$999,999	1,410	11.4%
\$1,000,000 or more	1,225	20.8%



Monthly Distressed Market - August 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,282	1,238	3.6%
	Median Sale Price	\$474,995	\$487,313	-2.5%
Foreclosure/REO	Closed Sales	4	7	-42.9%
	Median Sale Price	\$337,000	\$302,000	11.6%
Short Sale	Closed Sales	5	3	66.7%
	Median Sale Price	\$363,000	\$395,185	-8.1%

