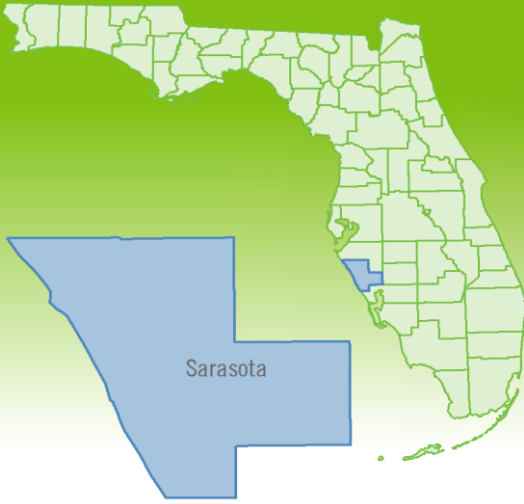


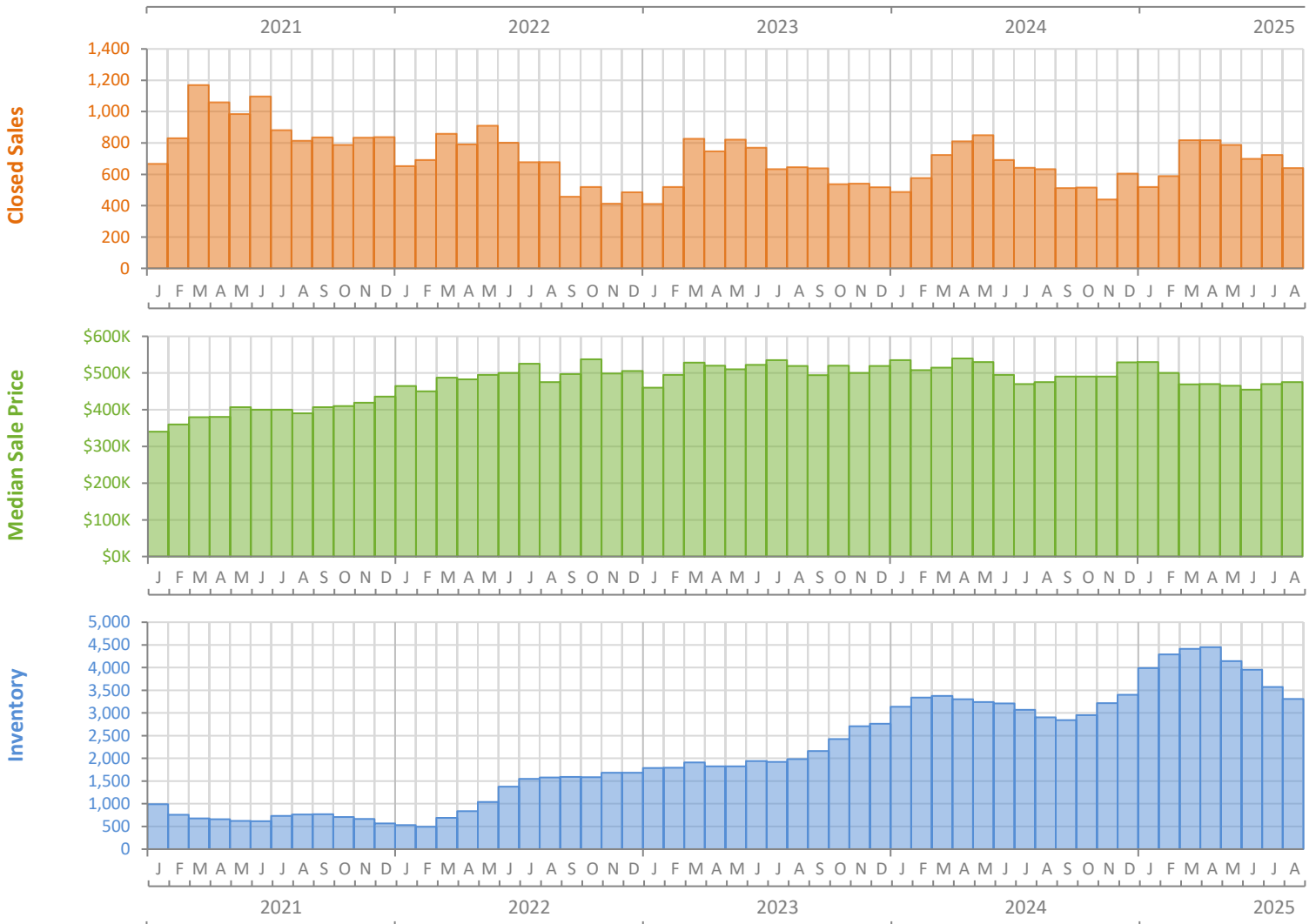
# Monthly Market Summary - August 2025

## Single-Family Homes

### Sarasota County



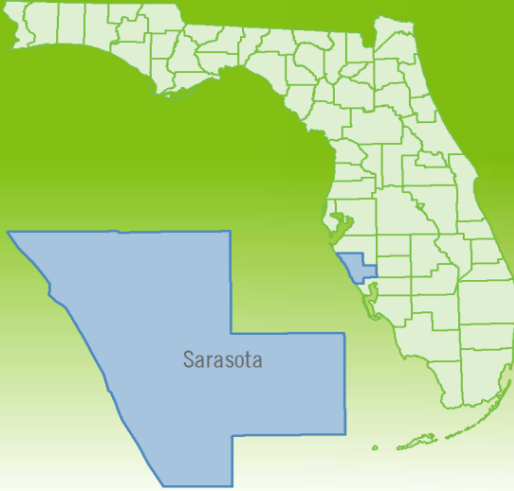
	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	641	633	1.3%
Paid in Cash	233	229	1.7%
Median Sale Price	\$475,000	\$475,000	0.0%
Average Sale Price	\$683,604	\$657,050	4.0%
Dollar Volume	\$438.2 Million	\$415.9 Million	5.4%
Med. Pct. of Orig. List Price Received	92.3%	93.7%	-1.5%
Median Time to Contract	69 Days	45 Days	53.3%
Median Time to Sale	109 Days	89 Days	22.5%
New Pending Sales	658	575	14.4%
New Listings	736	739	-0.4%
Pending Inventory	849	747	13.7%
Inventory (Active Listings)	3,307	2,907	13.8%
Months Supply of Inventory	5.2	4.6	13.0%



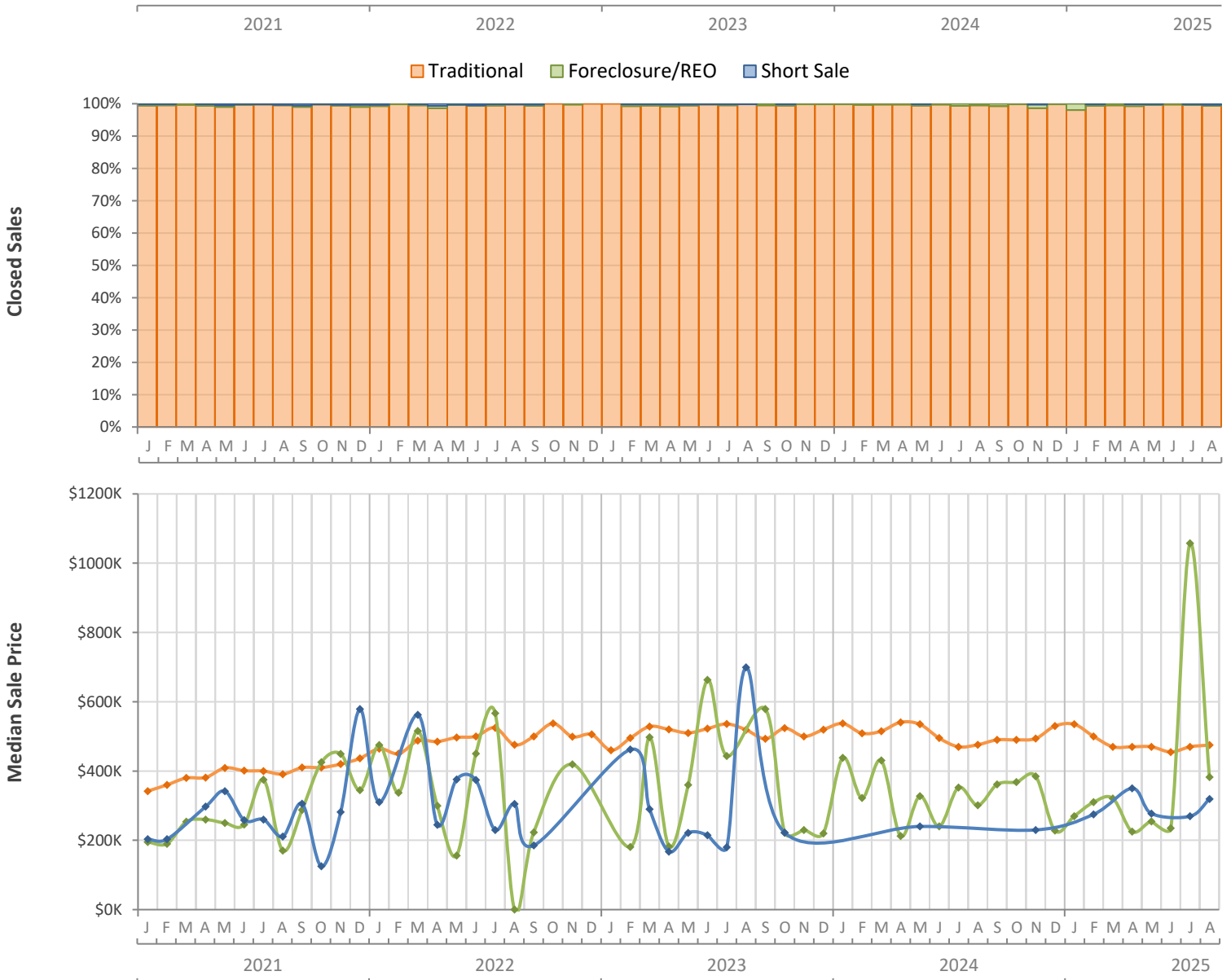
# Monthly Distressed Market - August 2025

## Single-Family Homes

### Sarasota County



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	637	630	1.1%
	Median Sale Price	\$475,000	\$476,000	-0.2%
Foreclosure/REO	Closed Sales	2	3	-33.3%
	Median Sale Price	\$382,500	\$301,118	27.0%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$319,000	(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 Tuesday, September 23, 2025. Next data release is Thursday, October 23, 2025.