

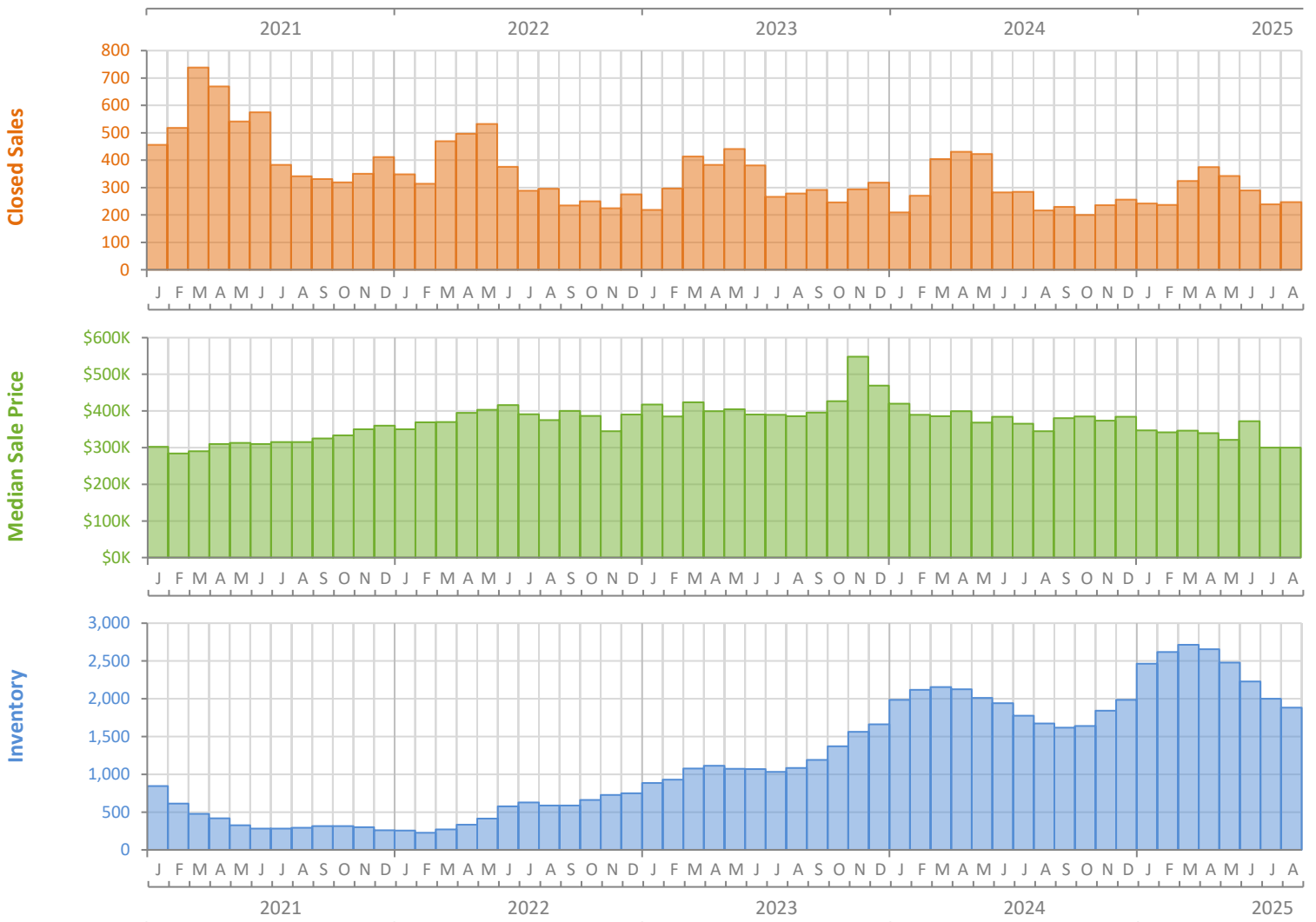
Monthly Market Summary - August 2025

Townhouses and Condos

Sarasota County



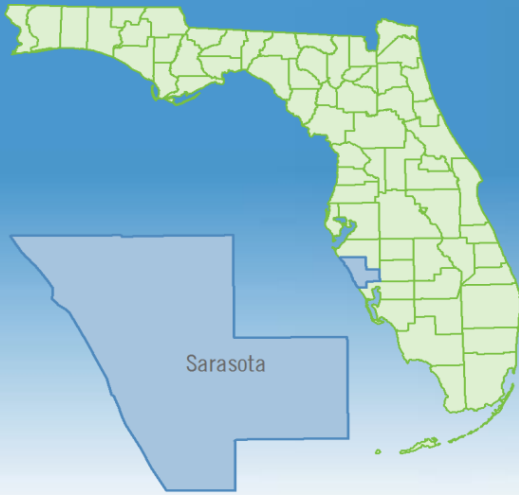
	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	247	217	13.8%
Paid in Cash	153	127	20.5%
Median Sale Price	\$300,000	\$345,000	-13.0%
Average Sale Price	\$421,681	\$481,706	-12.5%
Dollar Volume	\$104.2 Million	\$104.5 Million	-0.4%
Med. Pct. of Orig. List Price Received	88.5%	91.6%	-3.4%
Median Time to Contract	87 Days	72 Days	20.8%
Median Time to Sale	132 Days	117 Days	12.8%
New Pending Sales	261	183	42.6%
New Listings	335	297	12.8%
Pending Inventory	472	469	0.6%
Inventory (Active Listings)	1,882	1,672	12.6%
Months Supply of Inventory	7.0	5.5	27.3%



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		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	244	217	12.4%
	Median Sale Price	\$306,000	\$345,000	-11.3%
Foreclosure/REO	Closed Sales	2	0	N/A
	Median Sale Price	\$88,750	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$125,000	(No Sales)	N/A

