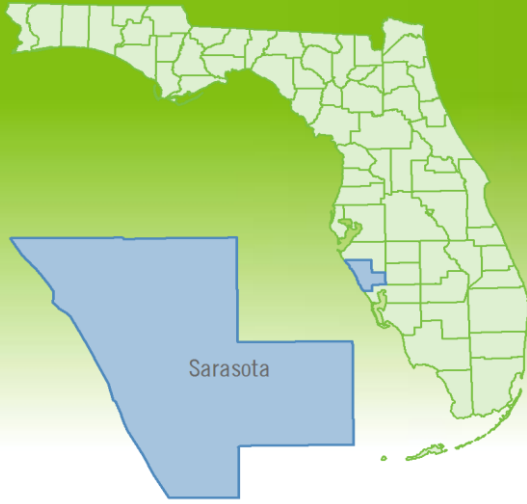


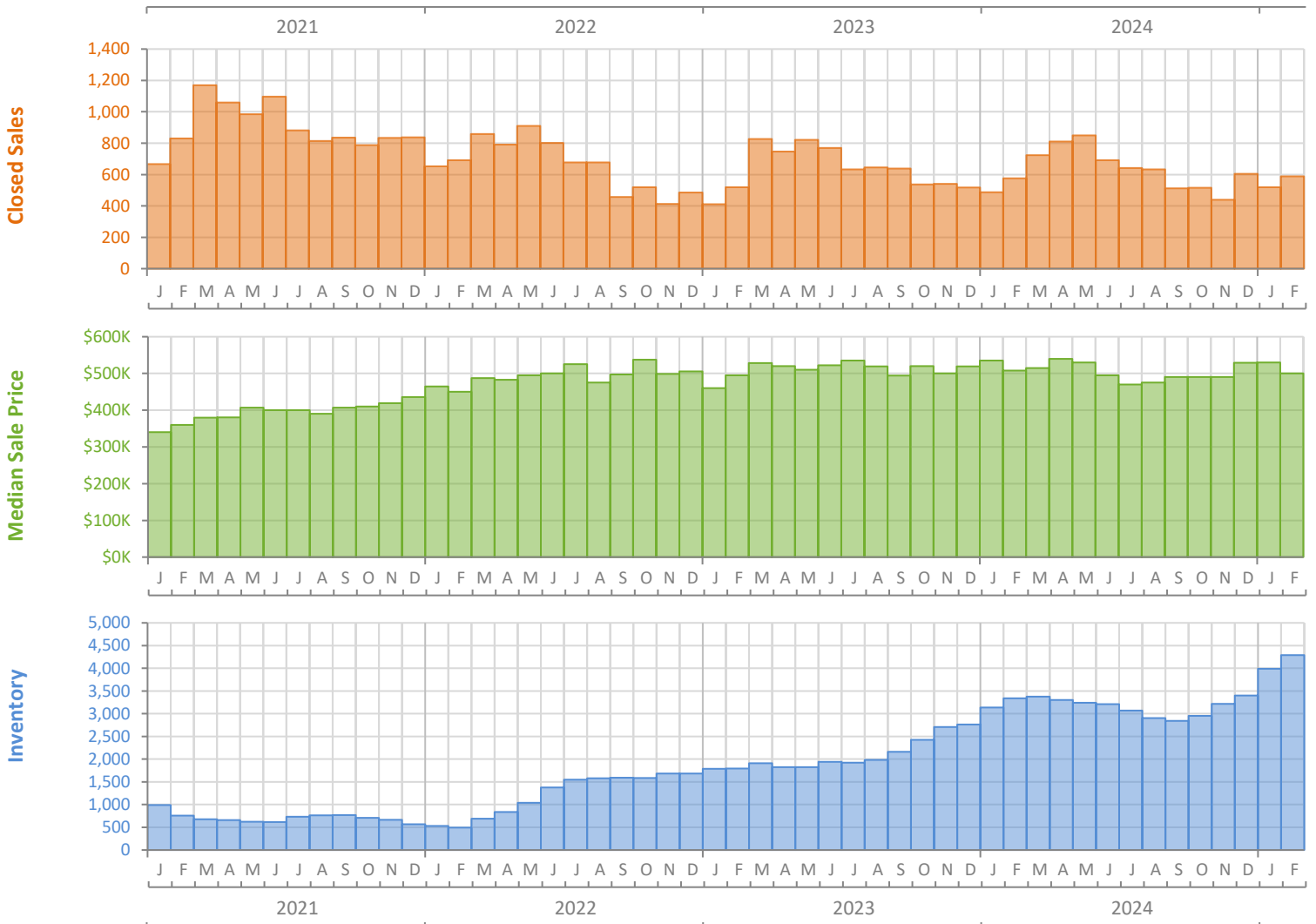
Monthly Market Summary - February 2025

Single-Family Homes

Sarasota County



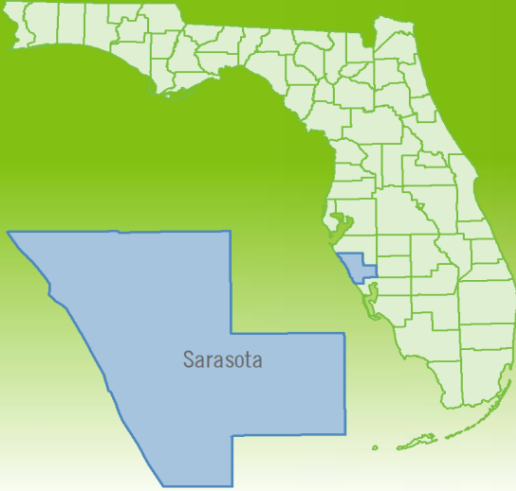
	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	589	577	2.1%
Paid in Cash	258	281	-8.2%
Median Sale Price	\$499,990	\$507,500	-1.5%
Average Sale Price	\$714,923	\$715,286	-0.1%
Dollar Volume	\$421.1 Million	\$412.7 Million	2.0%
Med. Pct. of Orig. List Price Received	94.5%	95.4%	-0.9%
Median Time to Contract	46 Days	40 Days	15.0%
Median Time to Sale	86 Days	81 Days	6.2%
New Pending Sales	768	753	2.0%
New Listings	1,283	1,126	13.9%
Pending Inventory	1,017	1,010	0.7%
Inventory (Active Listings)	4,292	3,337	28.6%
Months Supply of Inventory	6.8	5.2	30.8%



Monthly Distressed Market - February 2025

Single-Family Homes

Sarasota County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	585	575	1.7%
	Median Sale Price	\$499,995	\$509,000	-1.8%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	\$310,000	\$322,000	-3.7%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$275,000	(No Sales)	N/A

