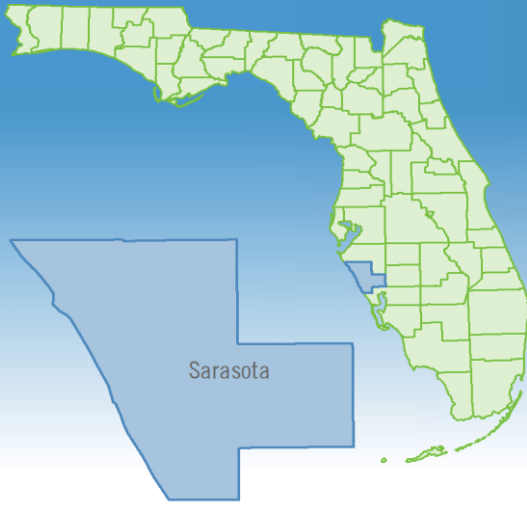


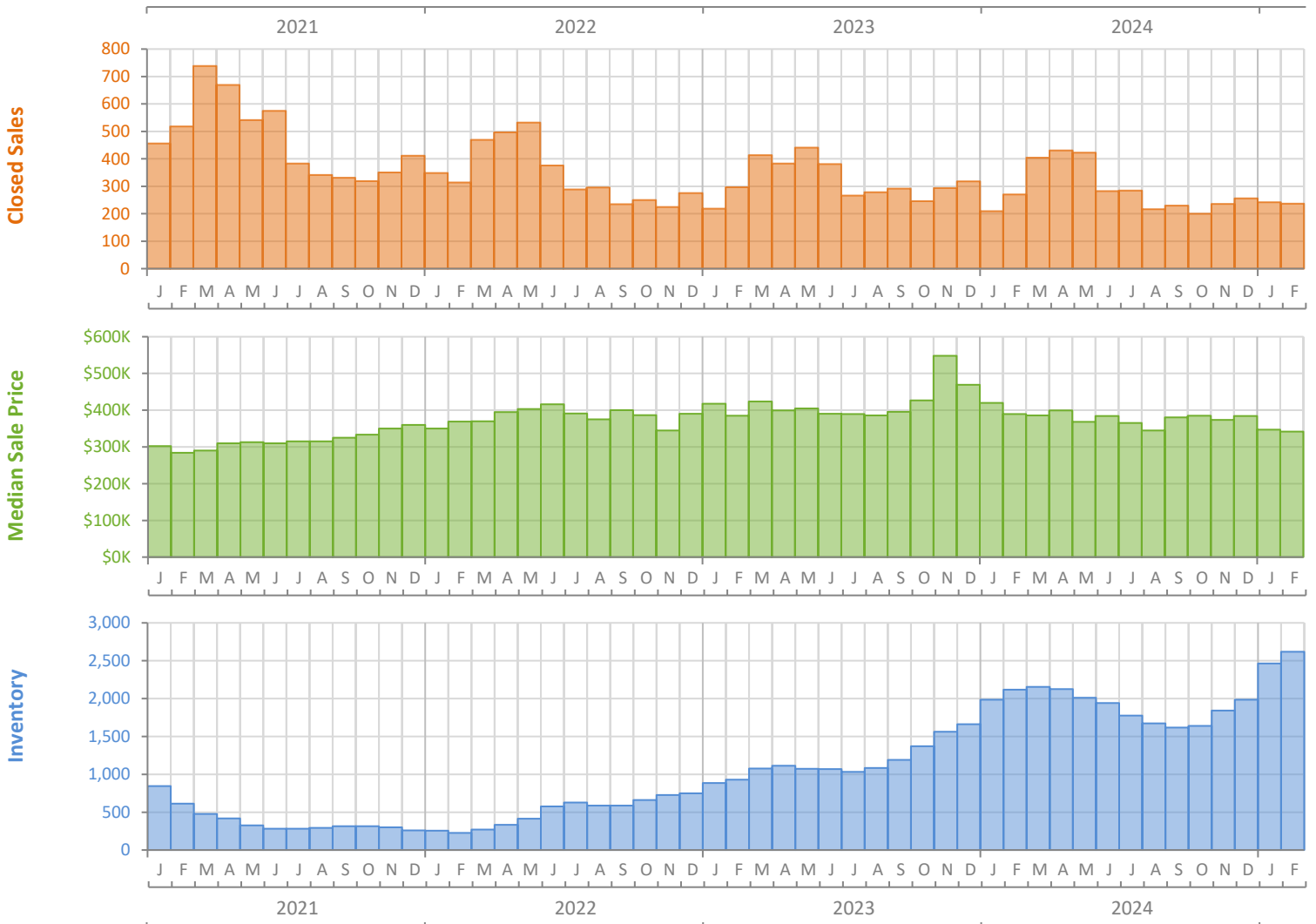
Monthly Market Summary - February 2025

Townhouses and Condos

Sarasota County



	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	237	270	-12.2%
Paid in Cash	170	199	-14.6%
Median Sale Price	\$342,000	\$389,750	-12.3%
Average Sale Price	\$463,689	\$590,937	-21.5%
Dollar Volume	\$109.9 Million	\$159.6 Million	-31.1%
Med. Pct. of Orig. List Price Received	93.6%	95.1%	-1.6%
Median Time to Contract	44 Days	42 Days	4.8%
Median Time to Sale	85 Days	82 Days	3.7%
New Pending Sales	374	432	-13.4%
New Listings	628	651	-3.5%
Pending Inventory	608	736	-17.4%
Inventory (Active Listings)	2,618	2,119	23.5%
Months Supply of Inventory	9.1	6.7	35.8%



Monthly Distressed Market - February 2025

Townhouses and Condos

Sarasota County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	237	270	-12.2%
	Median Sale Price	\$342,000	\$389,750	-12.3%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

