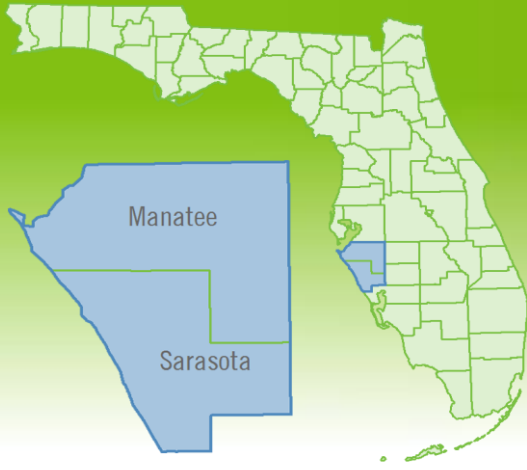


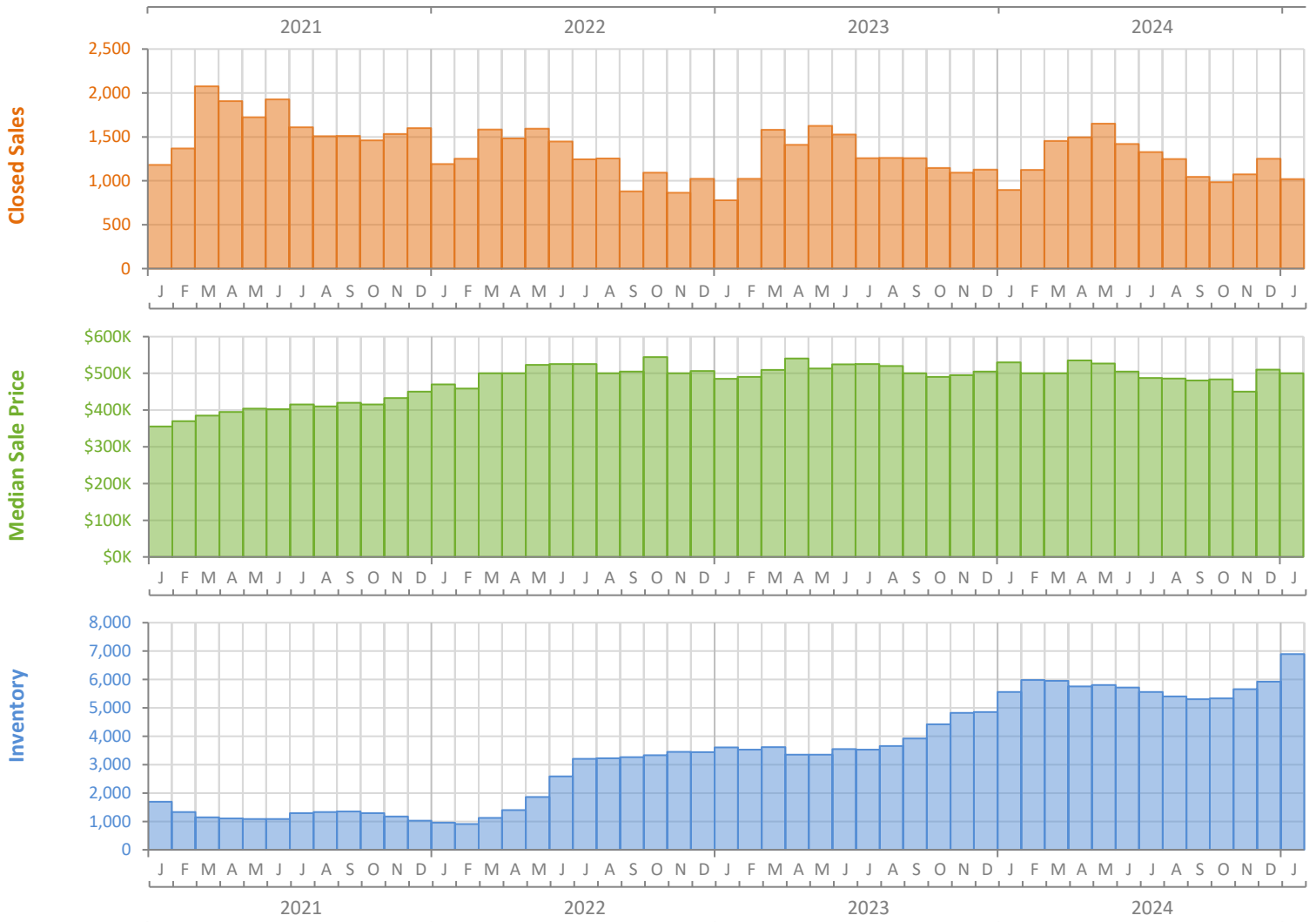
# Monthly Market Summary - January 2025

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



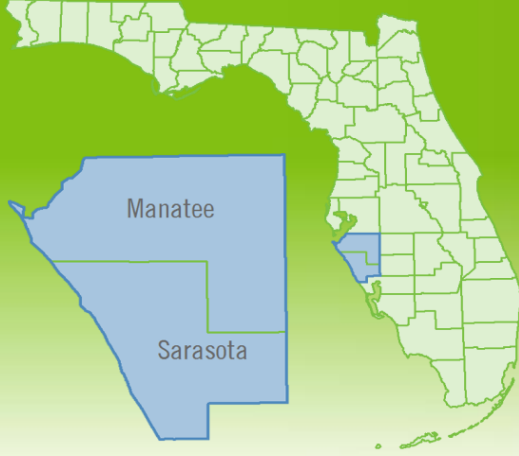
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	1,018	895	13.7%
Paid in Cash	426	406	4.9%
Median Sale Price	\$500,000	\$530,000	-5.7%
Average Sale Price	\$709,632	\$766,431	-7.4%
Dollar Volume	\$722.4 Million	\$686.0 Million	5.3%
Med. Pct. of Orig. List Price Received	94.4%	95.6%	-1.3%
Median Time to Contract	47 Days	38 Days	23.7%
Median Time to Sale	90 Days	85 Days	5.9%
New Pending Sales	1,294	1,260	2.7%
New Listings	2,573	2,229	15.4%
Pending Inventory	1,579	1,651	-4.4%
Inventory (Active Listings)	6,899	5,555	24.2%
Months Supply of Inventory	5.5	4.4	25.0%



# Monthly Distressed Market - January 2025

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,007	890	13.1%
	Median Sale Price	\$505,995	\$530,000	-4.5%
Foreclosure/REO	Closed Sales	11	5	120.0%
	Median Sale Price	\$279,900	\$438,000	-36.1%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

