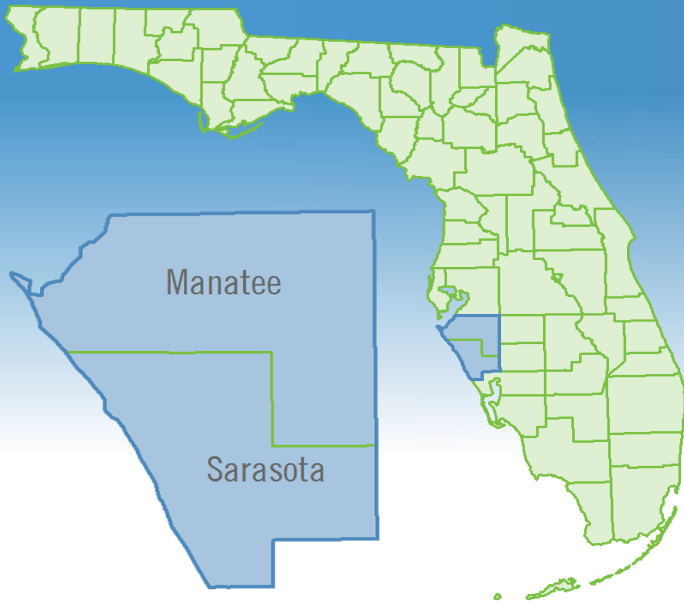


Monthly Market Detail - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



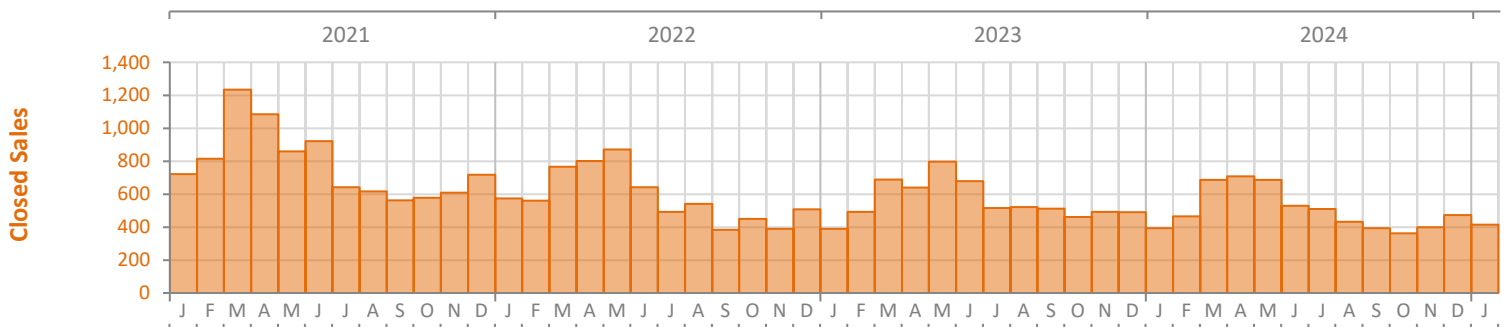
Summary Statistics	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	414	394	5.1%
Paid in Cash	264	264	0.0%
Median Sale Price	\$340,000	\$380,573	-10.7%
Average Sale Price	\$597,426	\$590,715	1.1%
Dollar Volume	\$247.3 Million	\$232.7 Million	6.3%
Median Percent of Original List Price Received	92.8%	95.2%	-2.5%
Median Time to Contract	58 Days	43 Days	34.9%
Median Time to Sale	96 Days	84 Days	14.3%
New Pending Sales	530	574	-7.7%
New Listings	1,399	1,266	10.5%
Pending Inventory	793	876	-9.5%
Inventory (Active Listings)	4,177	3,325	25.6%
Months Supply of Inventory	8.3	6.0	38.3%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	414	5.1%
January 2025	414	5.1%
December 2024	472	-3.9%
November 2024	399	-18.9%
October 2024	362	-21.5%
September 2024	394	-23.0%
August 2024	432	-17.1%
July 2024	510	-1.0%
June 2024	529	-22.0%
May 2024	687	-13.8%
April 2024	707	10.6%
March 2024	686	-0.4%
February 2024	466	-5.3%
January 2024	394	1.3%



Monthly Market Detail - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA

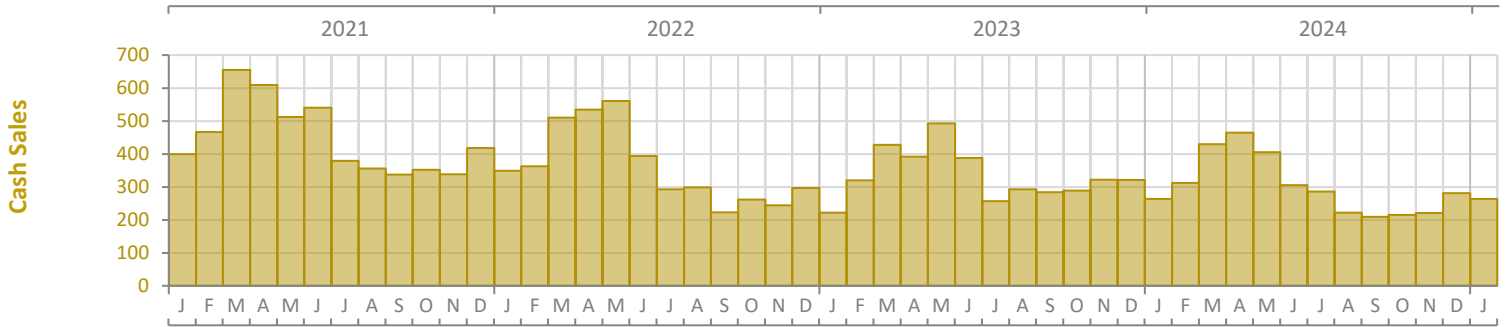


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	264	0.0%
January 2025	264	0.0%
December 2024	281	-12.5%
November 2024	221	-31.4%
October 2024	215	-25.6%
September 2024	209	-26.4%
August 2024	222	-24.2%
July 2024	286	11.3%
June 2024	305	-21.4%
May 2024	405	-17.8%
April 2024	465	18.6%
March 2024	430	0.5%
February 2024	312	-2.5%
January 2024	264	18.9%

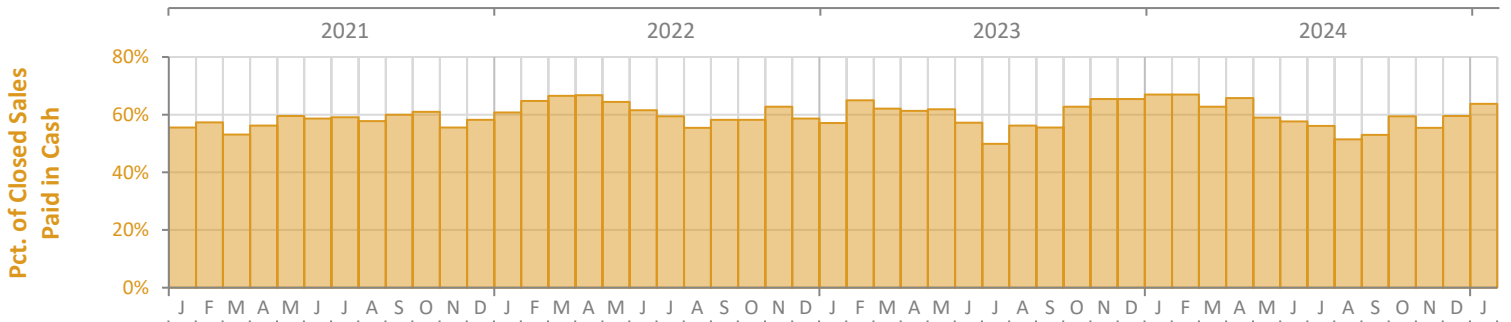


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	63.8%	-4.8%
January 2025	63.8%	-4.8%
December 2024	59.5%	-9.0%
November 2024	55.4%	-15.3%
October 2024	59.4%	-5.3%
September 2024	53.0%	-4.5%
August 2024	51.4%	-8.5%
July 2024	56.1%	12.4%
June 2024	57.7%	0.9%
May 2024	59.0%	-4.7%
April 2024	65.8%	7.3%
March 2024	62.7%	1.0%
February 2024	67.0%	3.1%
January 2024	67.0%	17.3%

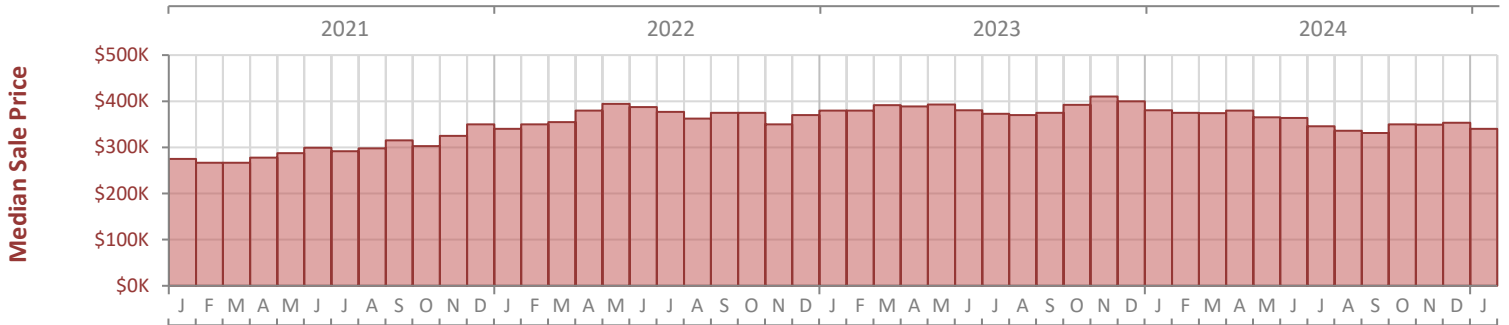


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$340,000	-10.7%
January 2025	\$340,000	-10.7%
December 2024	\$353,500	-11.6%
November 2024	\$349,000	-14.9%
October 2024	\$349,935	-10.8%
September 2024	\$331,000	-11.7%
August 2024	\$336,000	-9.2%
July 2024	\$345,995	-7.2%
June 2024	\$363,520	-4.5%
May 2024	\$365,000	-7.1%
April 2024	\$380,000	-2.2%
March 2024	\$373,900	-4.5%
February 2024	\$375,000	-1.3%
January 2024	\$380,573	0.2%

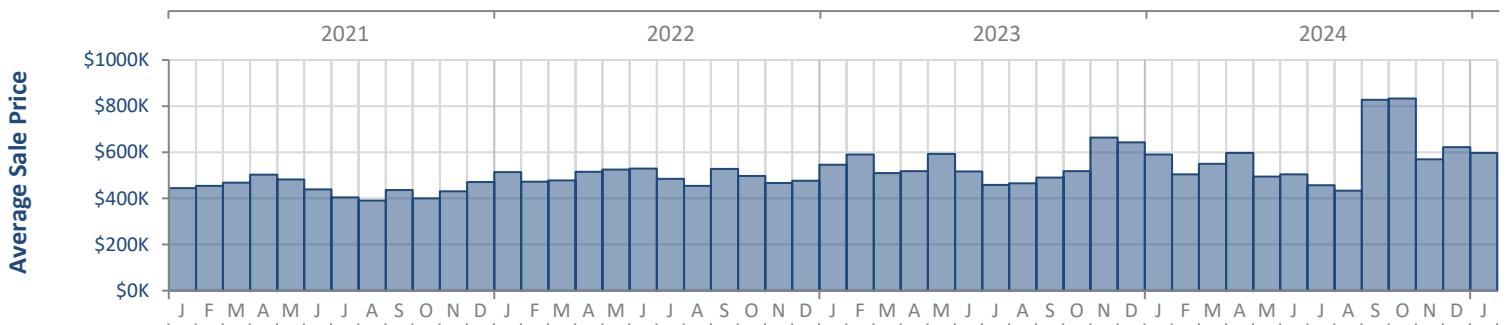


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$597,426	1.1%
January 2025	\$597,426	1.1%
December 2024	\$622,825	-3.2%
November 2024	\$569,783	-14.1%
October 2024	\$833,635	61.1%
September 2024	\$827,948	68.7%
August 2024	\$434,040	-6.8%
July 2024	\$456,930	-0.3%
June 2024	\$504,461	-2.3%
May 2024	\$494,635	-16.5%
April 2024	\$596,564	15.2%
March 2024	\$550,620	8.0%
February 2024	\$504,539	-14.5%
January 2024	\$590,715	8.2%



Monthly Market Detail - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA

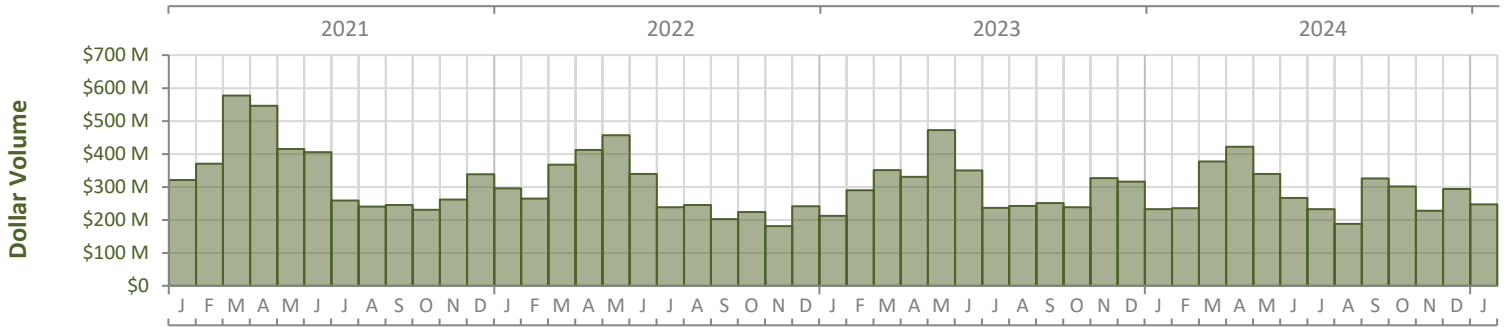


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$247.3 Million	6.3%
January 2025	\$247.3 Million	6.3%
December 2024	\$294.0 Million	-7.0%
November 2024	\$227.3 Million	-30.3%
October 2024	\$301.8 Million	26.5%
September 2024	\$326.2 Million	29.9%
August 2024	\$187.5 Million	-22.7%
July 2024	\$233.0 Million	-1.3%
June 2024	\$266.9 Million	-23.8%
May 2024	\$339.8 Million	-28.1%
April 2024	\$421.8 Million	27.5%
March 2024	\$377.7 Million	7.5%
February 2024	\$235.1 Million	-19.0%
January 2024	\$232.7 Million	9.6%

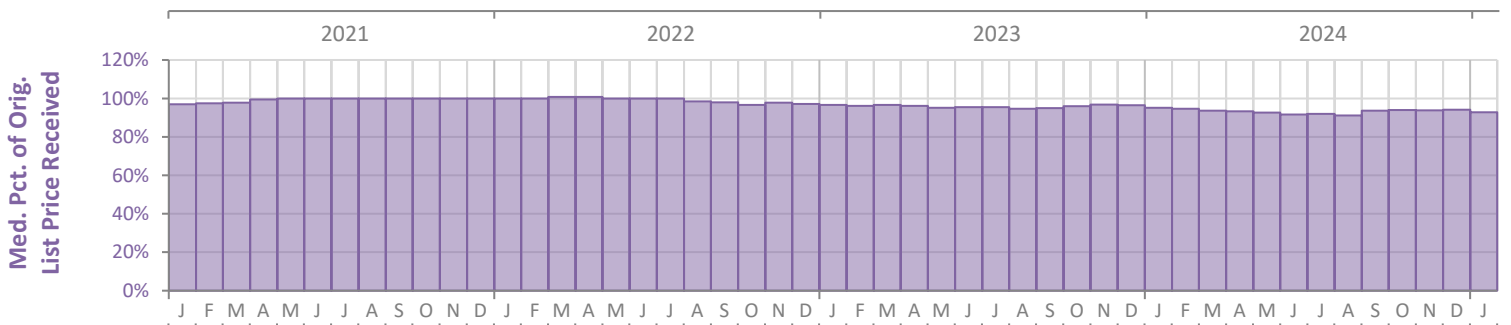


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.8%	-2.5%
January 2025	92.8%	-2.5%
December 2024	94.1%	-2.5%
November 2024	93.8%	-3.1%
October 2024	93.9%	-2.2%
September 2024	93.6%	-1.5%
August 2024	91.1%	-3.8%
July 2024	92.0%	-3.7%
June 2024	91.7%	-3.9%
May 2024	92.7%	-2.6%
April 2024	93.3%	-2.9%
March 2024	93.7%	-3.0%
February 2024	94.6%	-1.7%
January 2024	95.2%	-1.6%

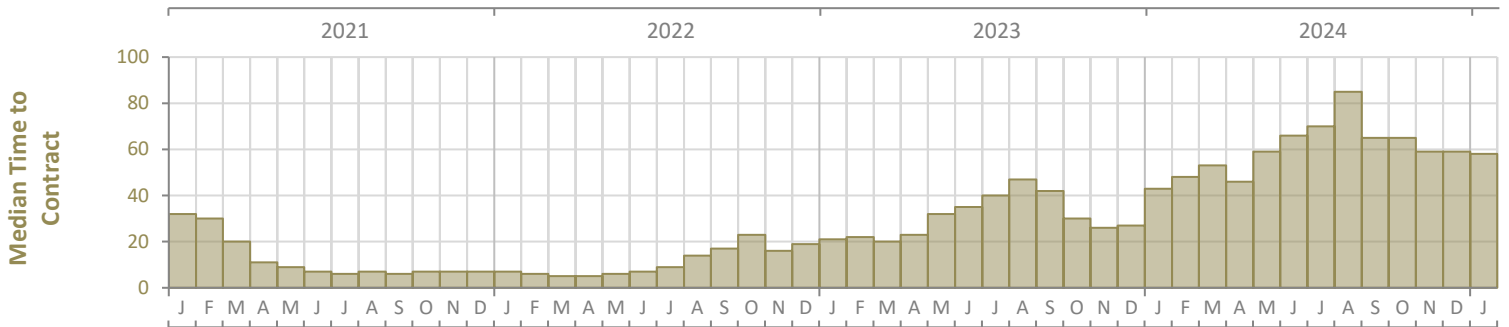


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	58 Days	34.9%
January 2025	58 Days	34.9%
December 2024	59 Days	118.5%
November 2024	59 Days	126.9%
October 2024	65 Days	116.7%
September 2024	65 Days	54.8%
August 2024	85 Days	80.9%
July 2024	70 Days	75.0%
June 2024	66 Days	88.6%
May 2024	59 Days	84.4%
April 2024	46 Days	100.0%
March 2024	53 Days	165.0%
February 2024	48 Days	118.2%
January 2024	43 Days	104.8%

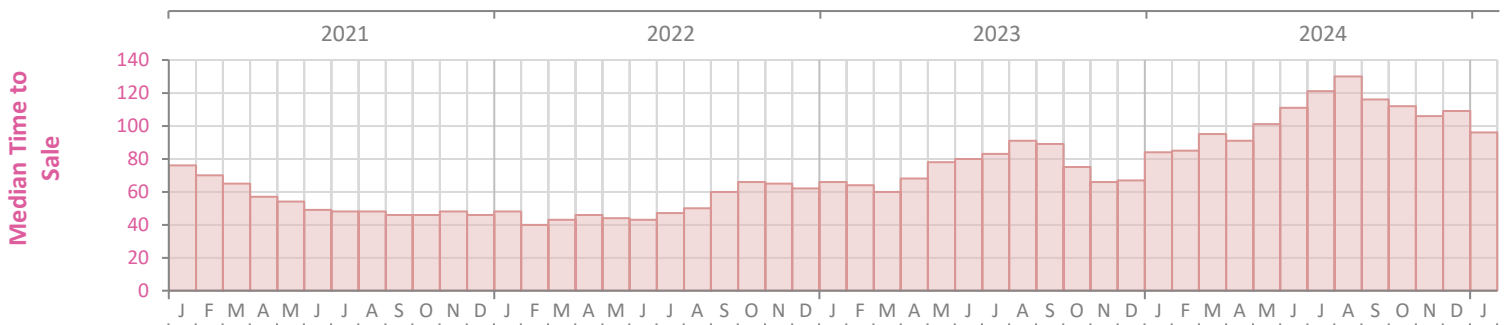


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	96 Days	14.3%
January 2025	96 Days	14.3%
December 2024	109 Days	62.7%
November 2024	106 Days	60.6%
October 2024	112 Days	49.3%
September 2024	116 Days	30.3%
August 2024	130 Days	42.9%
July 2024	121 Days	45.8%
June 2024	111 Days	38.8%
May 2024	101 Days	29.5%
April 2024	91 Days	33.8%
March 2024	95 Days	58.3%
February 2024	85 Days	32.8%
January 2024	84 Days	27.3%



Monthly Market Detail - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA

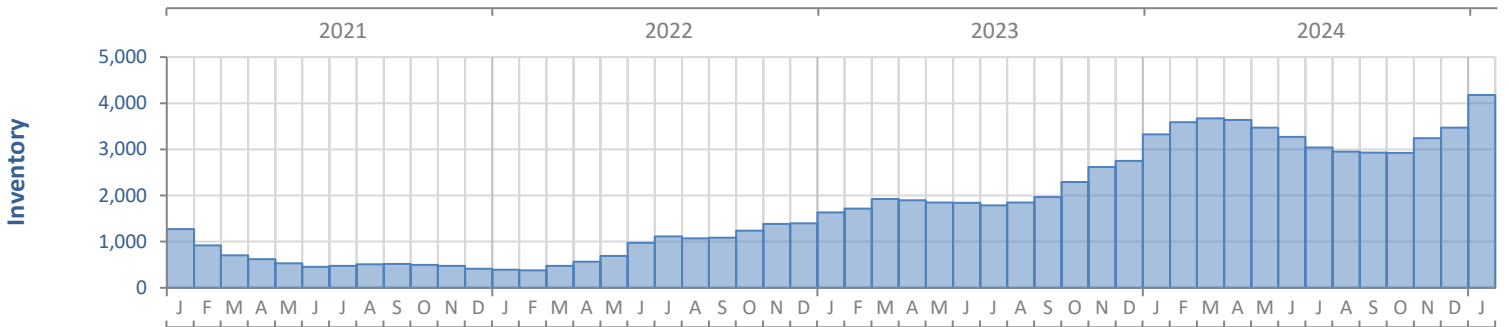


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,177	25.6%
January 2025	4,177	25.6%
December 2024	3,470	26.2%
November 2024	3,243	23.7%
October 2024	2,926	27.7%
September 2024	2,933	49.2%
August 2024	2,948	59.4%
July 2024	3,038	70.4%
June 2024	3,271	77.7%
May 2024	3,468	87.8%
April 2024	3,636	91.6%
March 2024	3,672	90.9%
February 2024	3,588	109.2%
January 2024	3,325	103.6%

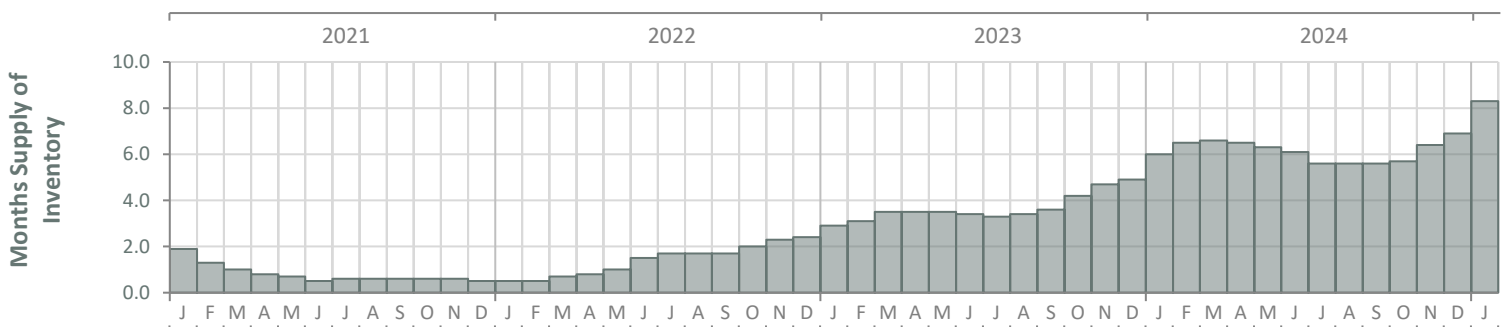


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	8.3	38.3%
January 2025	8.3	38.3%
December 2024	6.9	40.8%
November 2024	6.4	36.2%
October 2024	5.7	35.7%
September 2024	5.6	55.6%
August 2024	5.6	64.7%
July 2024	5.6	69.7%
June 2024	6.1	79.4%
May 2024	6.3	80.0%
April 2024	6.5	85.7%
March 2024	6.6	88.6%
February 2024	6.5	109.7%
January 2024	6.0	106.9%

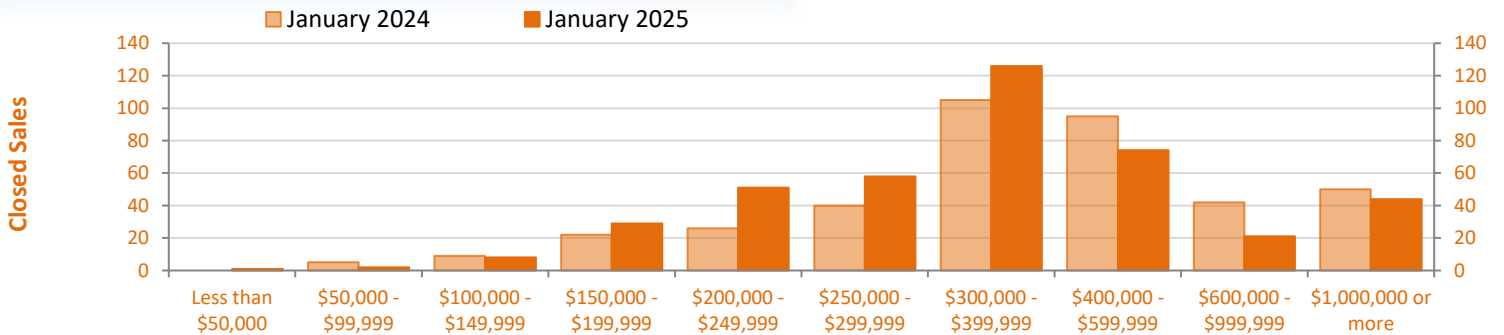


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	2	-60.0%
\$100,000 - \$149,999	8	-11.1%
\$150,000 - \$199,999	29	31.8%
\$200,000 - \$249,999	51	96.2%
\$250,000 - \$299,999	58	45.0%
\$300,000 - \$399,999	126	20.0%
\$400,000 - \$599,999	74	-22.1%
\$600,000 - \$999,999	21	-50.0%
\$1,000,000 or more	44	-12.0%

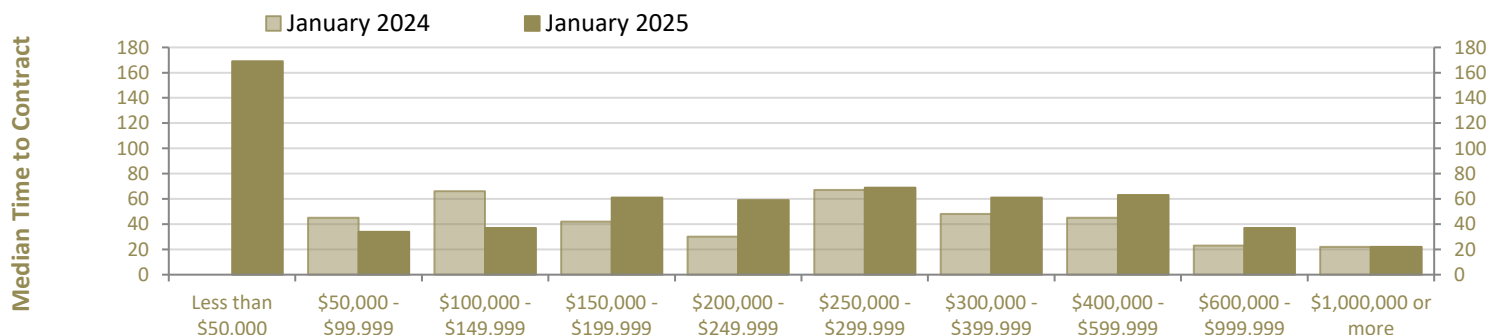


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	169 Days	N/A
\$50,000 - \$99,999	34 Days	-24.4%
\$100,000 - \$149,999	37 Days	-43.9%
\$150,000 - \$199,999	61 Days	45.2%
\$200,000 - \$249,999	59 Days	96.7%
\$250,000 - \$299,999	69 Days	3.0%
\$300,000 - \$399,999	61 Days	27.1%
\$400,000 - \$599,999	63 Days	40.0%
\$600,000 - \$999,999	37 Days	60.9%
\$1,000,000 or more	22 Days	0.0%

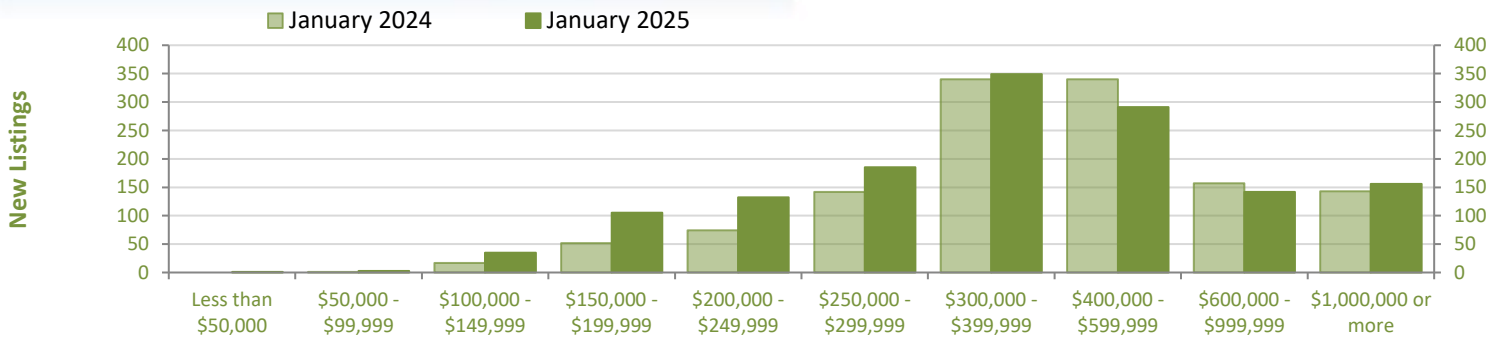


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	35	105.9%
\$150,000 - \$199,999	105	101.9%
\$200,000 - \$249,999	132	78.4%
\$250,000 - \$299,999	185	30.3%
\$300,000 - \$399,999	349	2.6%
\$400,000 - \$599,999	291	-14.4%
\$600,000 - \$999,999	142	-9.6%
\$1,000,000 or more	156	9.1%

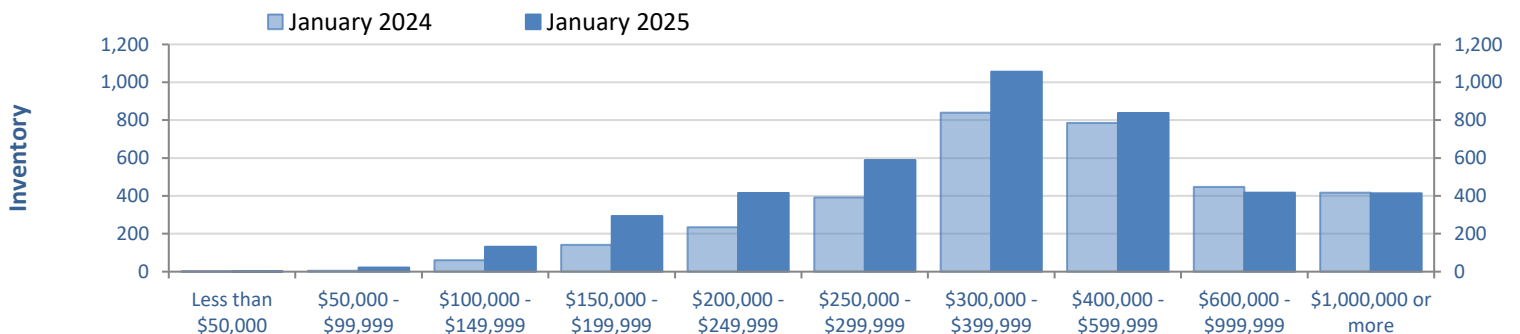


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	100.0%
\$50,000 - \$99,999	22	340.0%
\$100,000 - \$149,999	132	116.4%
\$150,000 - \$199,999	294	107.0%
\$200,000 - \$249,999	415	76.6%
\$250,000 - \$299,999	589	50.3%
\$300,000 - \$399,999	1,056	25.9%
\$400,000 - \$599,999	837	6.6%
\$600,000 - \$999,999	417	-6.9%
\$1,000,000 or more	413	-1.0%



Monthly Distressed Market - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	413	393	5.1%
	Median Sale Price	\$340,000	\$381,145	-10.8%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$372,751	\$260,000	43.4%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

