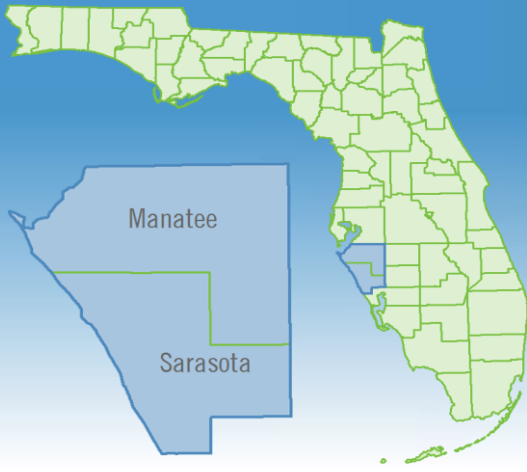


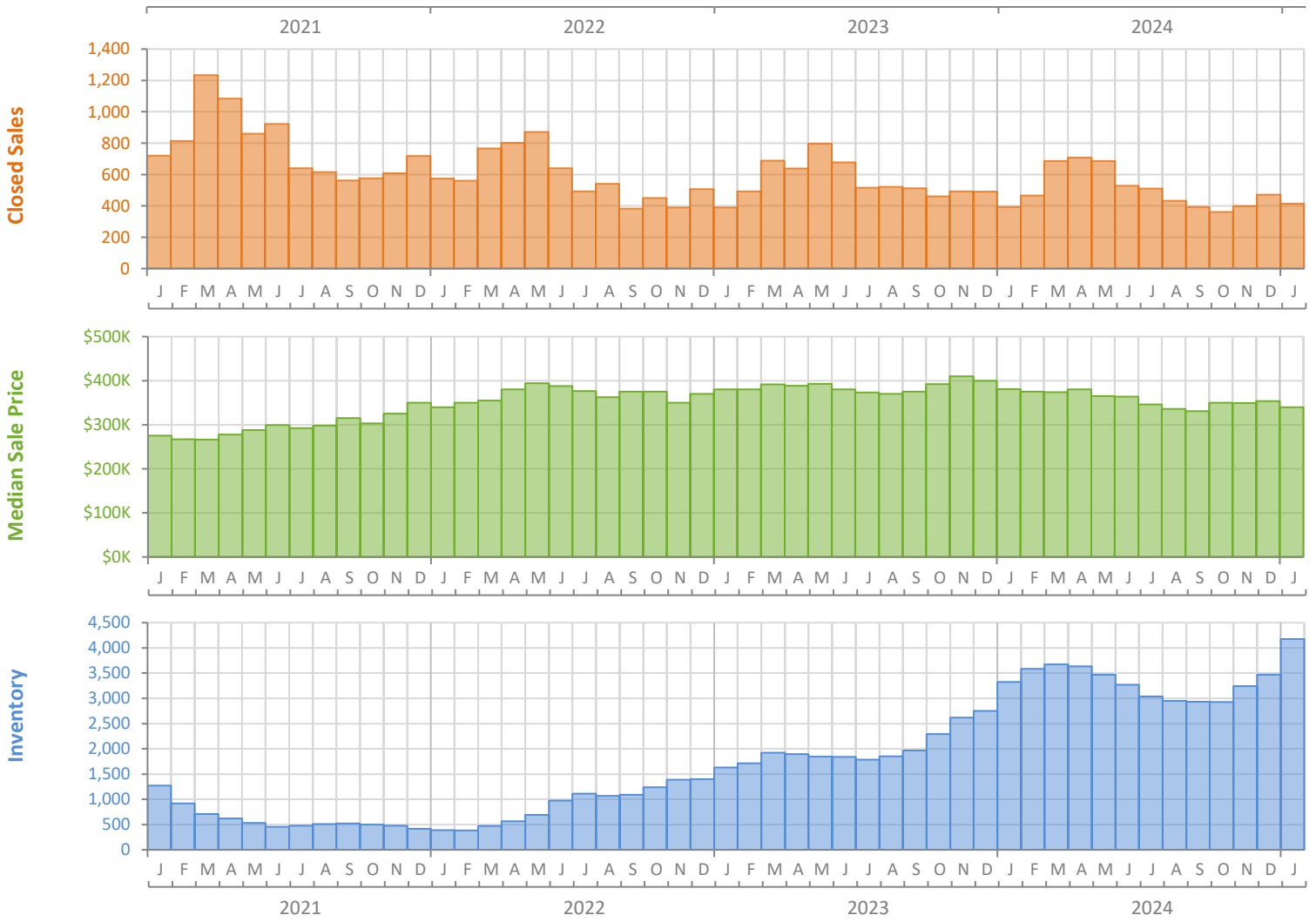
Monthly Market Summary - January 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



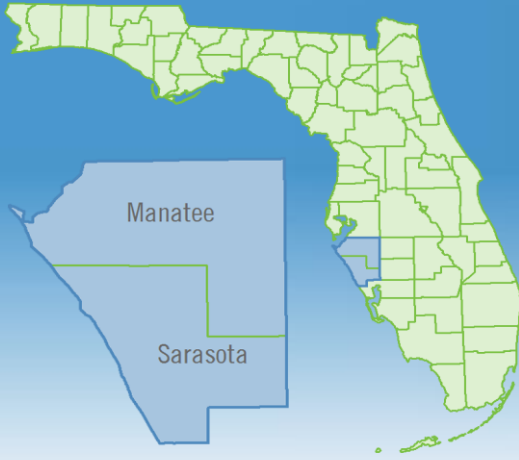
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	414	394	5.1%
Paid in Cash	264	264	0.0%
Median Sale Price	\$340,000	\$380,573	-10.7%
Average Sale Price	\$597,426	\$590,715	1.1%
Dollar Volume	\$247.3 Million	\$232.7 Million	6.3%
Med. Pct. of Orig. List Price Received	92.8%	95.2%	-2.5%
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%



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

