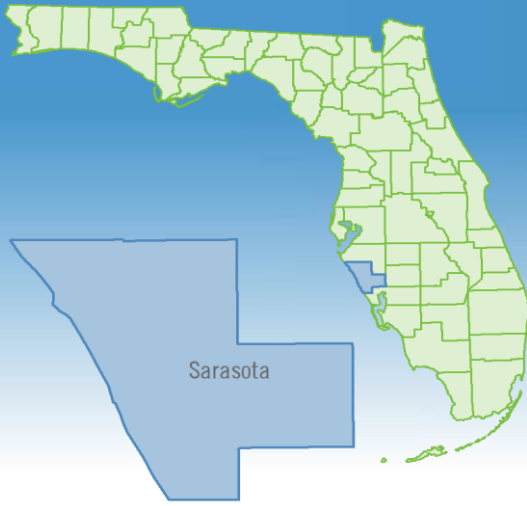


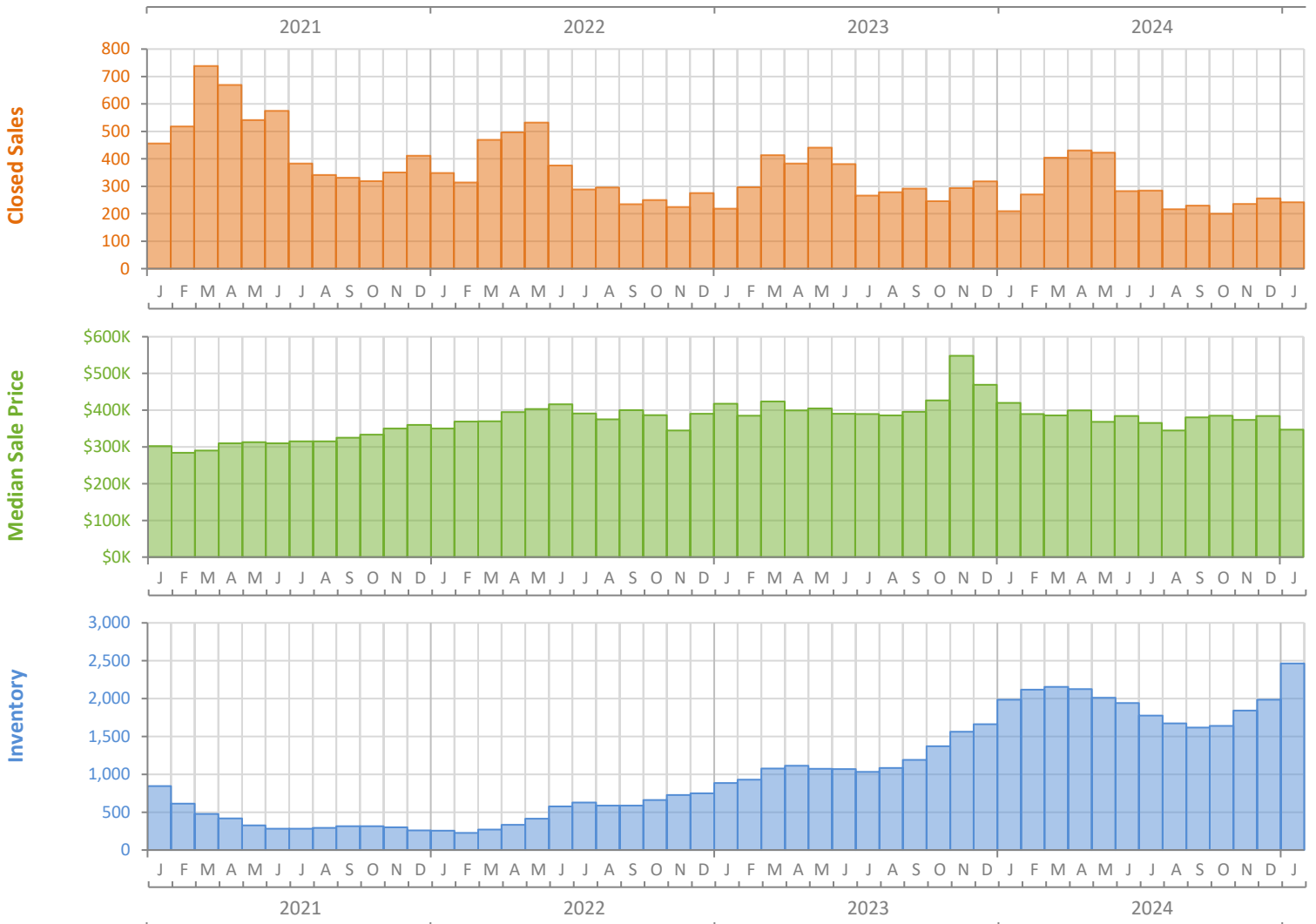
# Monthly Market Summary - January 2025

## Townhouses and Condos

### Sarasota County



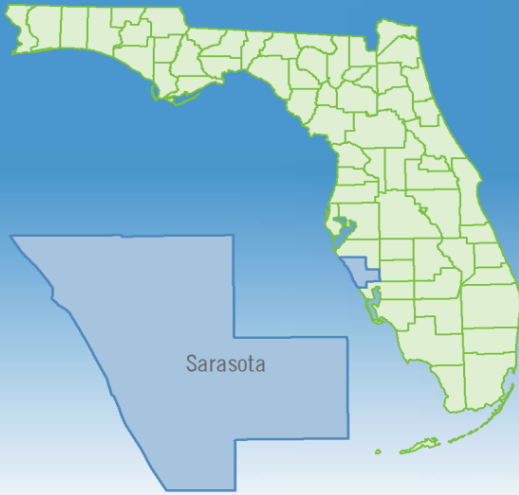
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	242	209	15.8%
Paid in Cash	164	149	10.1%
Median Sale Price	\$347,000	\$420,000	-17.4%
Average Sale Price	\$732,448	\$722,730	1.3%
Dollar Volume	\$177.3 Million	\$151.1 Million	17.3%
Med. Pct. of Orig. List Price Received	92.5%	95.5%	-3.1%
Median Time to Contract	53 Days	35 Days	51.4%
Median Time to Sale	86 Days	79 Days	8.9%
New Pending Sales	277	337	-17.8%
New Listings	849	728	16.6%
Pending Inventory	472	576	-18.1%
Inventory (Active Listings)	2,463	1,985	24.1%
Months Supply of Inventory	8.5	6.2	37.1%



# Monthly Distressed Market - January 2025

## Townhouses and Condos

### Sarasota County



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	241	209	15.3%
	Median Sale Price	\$346,500	\$420,000	-17.5%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$372,751	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

