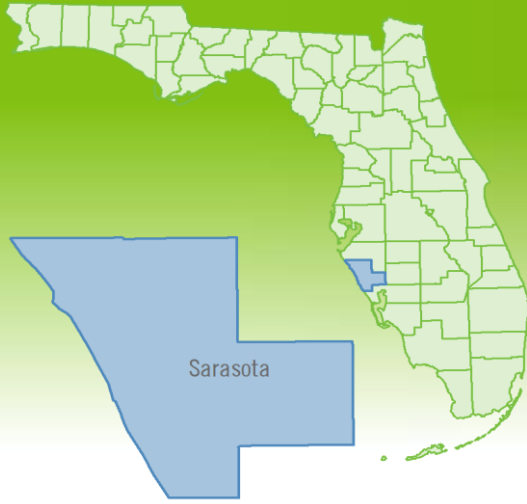


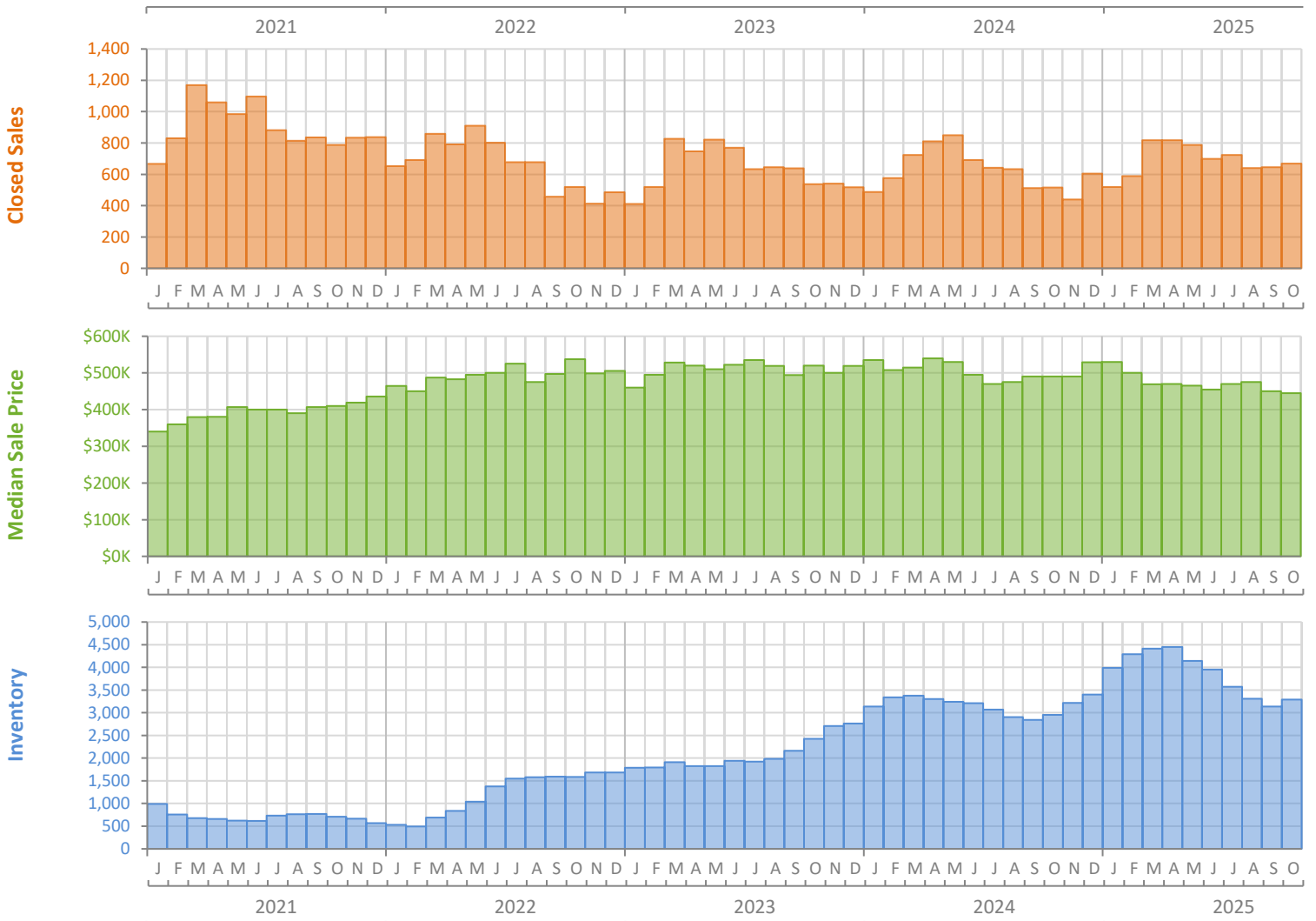
# Monthly Market Summary - October 2025

## Single-Family Homes

### Sarasota County



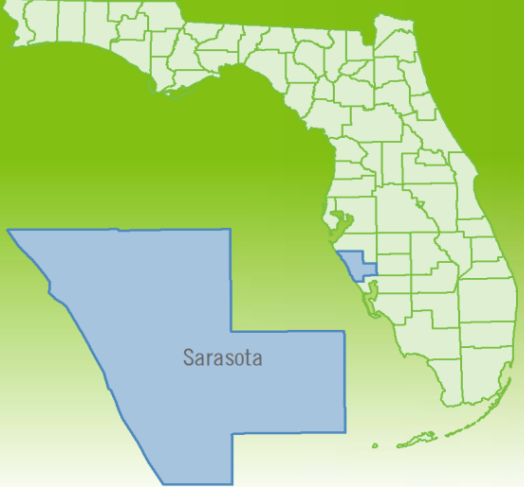
	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	668	515	29.7%
Paid in Cash	270	204	32.4%
Median Sale Price	\$445,000	\$490,000	-9.2%
Average Sale Price	\$639,723	\$650,366	-1.6%
Dollar Volume	\$427.3 Million	\$334.9 Million	27.6%
Med. Pct. of Orig. List Price Received	92.4%	94.0%	-1.7%
Median Time to Contract	61 Days	49 Days	24.5%
Median Time to Sale	106 Days	94 Days	12.8%
New Pending Sales	640	414	54.6%
New Listings	1,004	761	31.9%
Pending Inventory	798	629	26.9%
Inventory (Active Listings)	3,291	2,952	11.5%
Months Supply of Inventory	5.0	4.7	6.4%



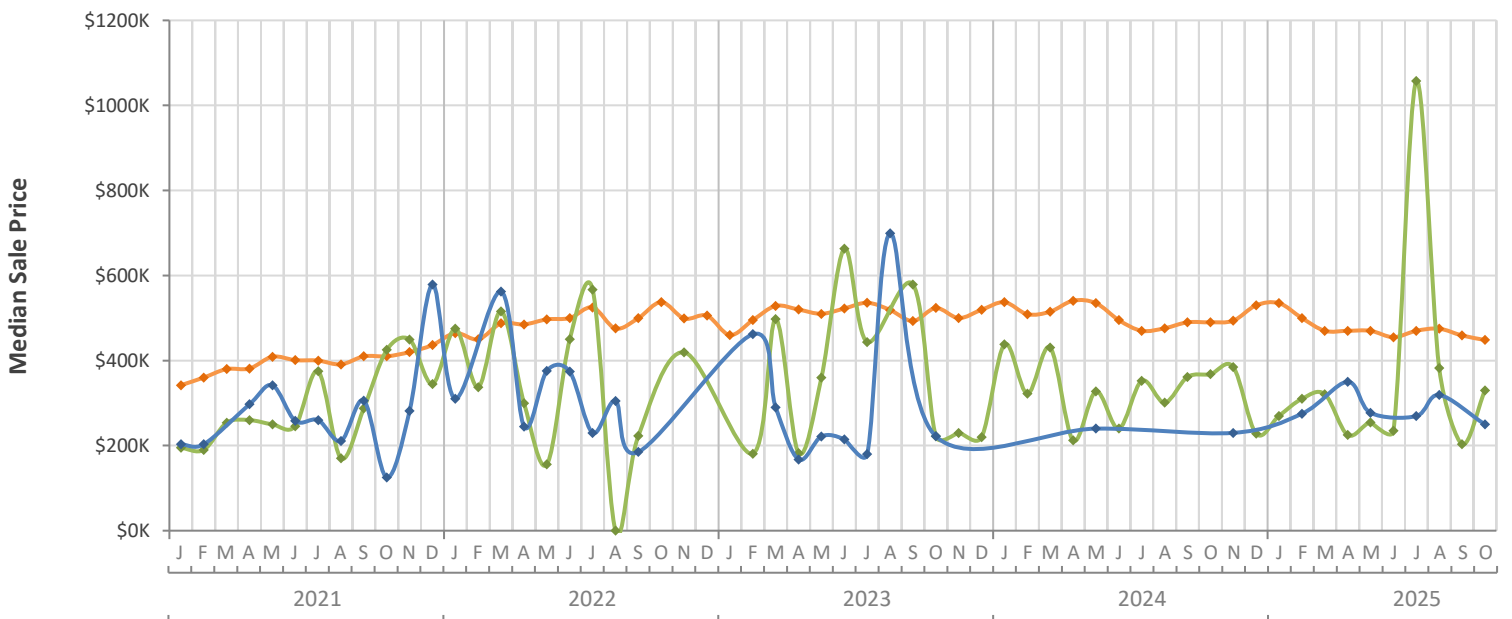
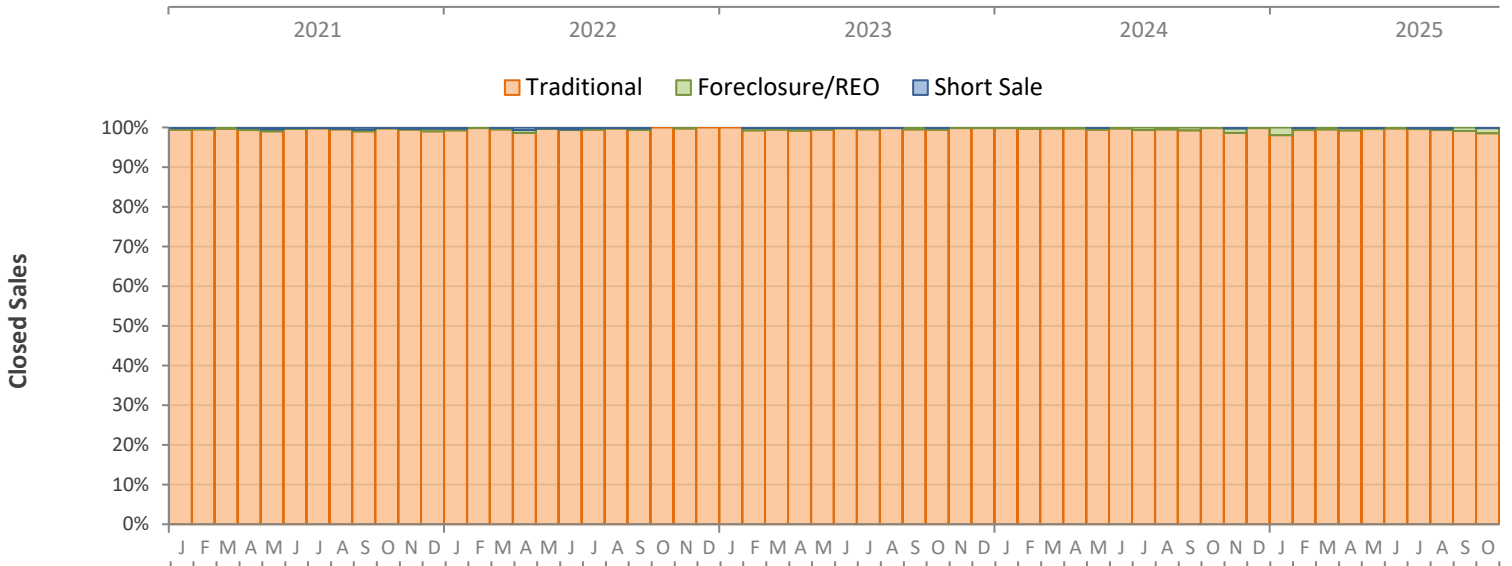
# Monthly Distressed Market - October 2025

## Single-Family Homes

### Sarasota County



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	658	514	28.0%
	Median Sale Price	\$448,395	\$490,000	-8.5%
Foreclosure/REO	Closed Sales	9	1	800.0%
	Median Sale Price	\$330,000	\$368,000	-10.3%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$249,900	(No Sales)	N/A



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, November 20, 2025. Next data release is Friday, December 19, 2025.