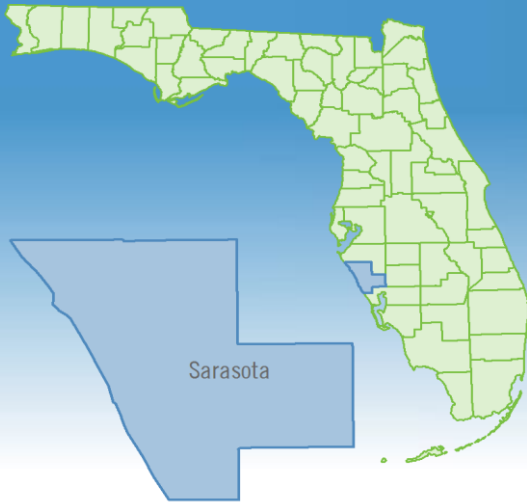


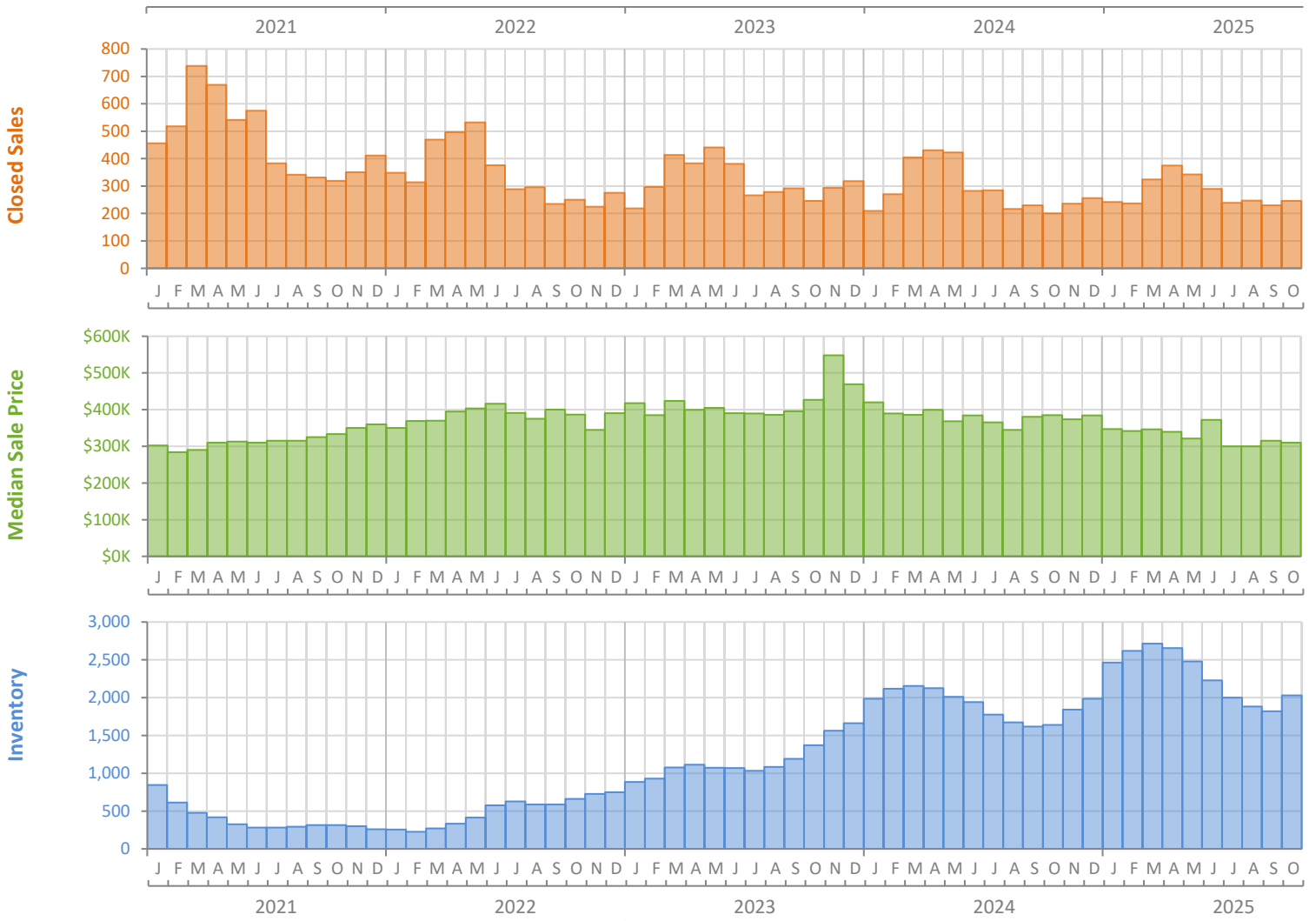
Monthly Market Summary - October 2025

Townhouses and Condos

Sarasota County



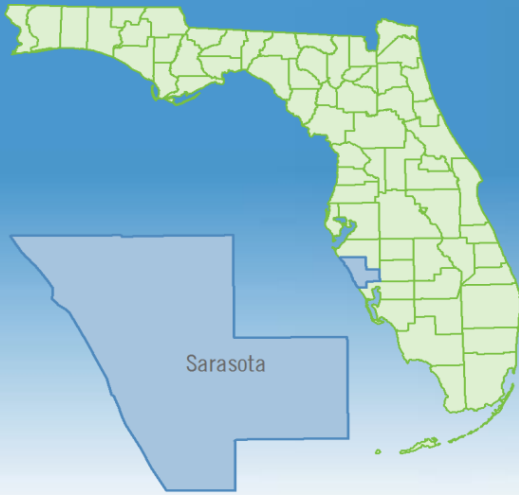
	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	246	200	23.0%
Paid in Cash	156	135	15.6%
Median Sale Price	\$310,000	\$385,277	-19.5%
Average Sale Price	\$470,642	\$1,218,391	-61.4%
Dollar Volume	\$115.8 Million	\$243.7 Million	-52.5%
Med. Pct. of Orig. List Price Received	89.2%	94.4%	-5.5%
Median Time to Contract	101 Days	60 Days	68.3%
Median Time to Sale	141 Days	103 Days	36.9%
New Pending Sales	262	200	31.0%
New Listings	586	366	60.1%
Pending Inventory	483	466	3.6%
Inventory (Active Listings)	2,029	1,641	23.6%
Months Supply of Inventory	7.5	5.5	36.4%



Monthly Distressed Market - October 2025

Townhouses and Condos

Sarasota County



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	242	200	21.0%
	Median Sale Price	\$310,000	\$385,277	-19.5%
Foreclosure/REO	Closed Sales	3	0	N/A
	Median Sale Price	\$310,005	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$165,000	(No Sales)	N/A

