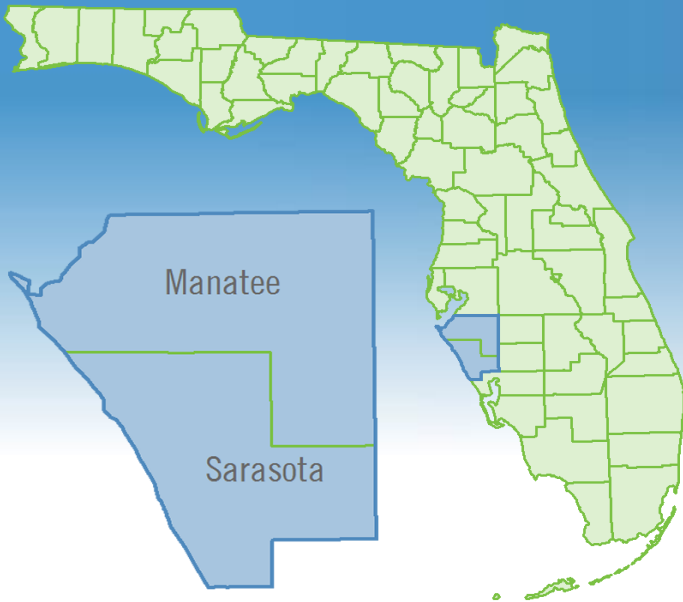


# Quarterly Market Detail - Q4 2025

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



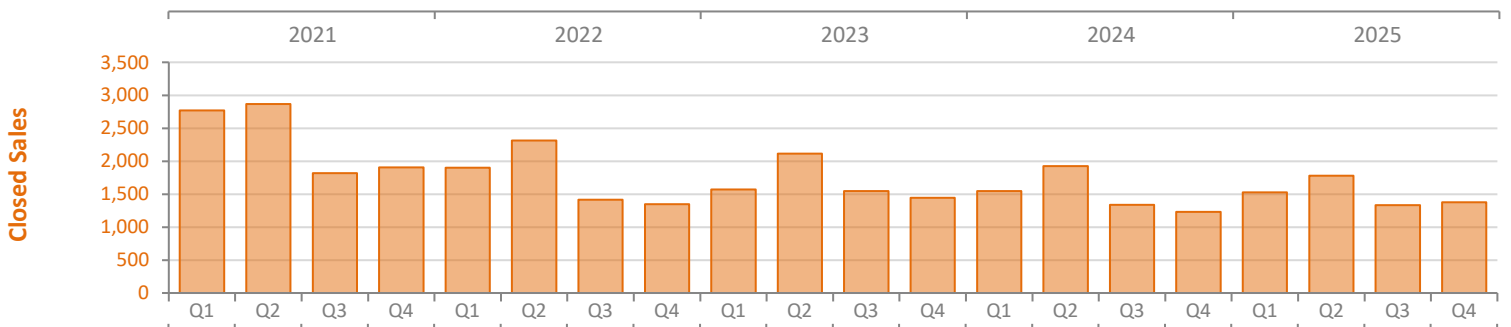
Summary Statistics	Q4 2025	Q4 2024	Percent Change Year-over-Year
Closed Sales	1,377	1,233	11.7%
Paid in Cash	817	717	13.9%
Median Sale Price	\$315,000	\$350,000	-10.0%
Average Sale Price	\$438,032	\$667,553	-34.4%
Dollar Volume	\$603.2 Million	\$823.1 Million	-26.7%
Median Percent of Original List Price Received	91.8%	94.0%	-2.3%
Median Time to Contract	79 Days	65 Days	21.5%
Median Time to Sale	122 Days	112 Days	8.9%
New Pending Sales	1,404	1,202	16.8%
New Listings	2,538	2,417	5.0%
Pending Inventory	696	683	1.9%
Inventory (Active Listings)	3,711	3,470	6.9%
Months Supply of Inventory	7.4	6.9	7.2%

## Closed Sales

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	6,014	-0.4%
<b>Q4 2025</b>	<b>1,377</b>	<b>11.7%</b>
Q3 2025	1,333	-0.2%
Q2 2025	1,778	-7.5%
Q1 2025	1,526	-1.3%
Q4 2024	1,233	-14.6%
Q3 2024	1,336	-13.7%
Q2 2024	1,923	-9.0%
Q1 2024	1,546	-1.5%
Q4 2023	1,444	7.3%
Q3 2023	1,548	9.3%
Q2 2023	2,114	-8.6%
Q1 2023	1,570	-17.5%
Q4 2022	1,346	-29.3%

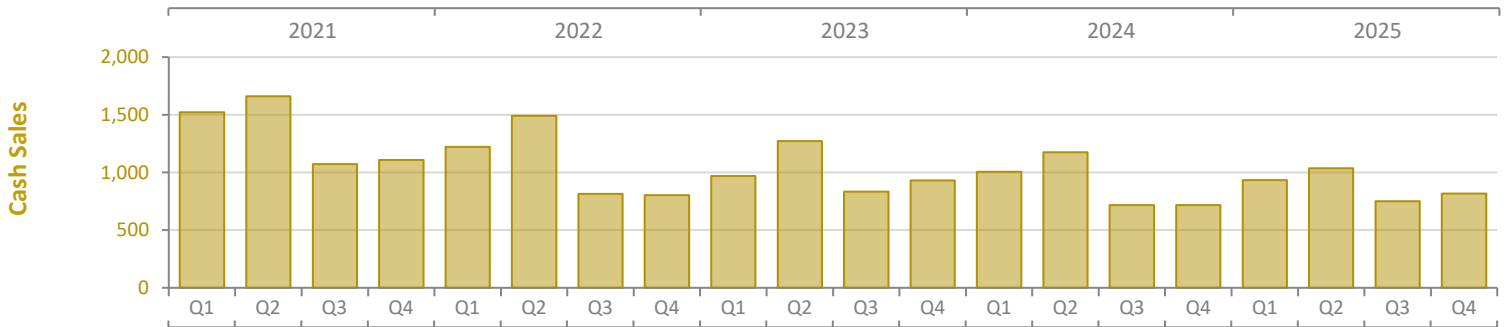


## Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	3,536	-2.2%
<b>Q4 2025</b>	<b>817</b>	<b>13.9%</b>
Q3 2025	751	4.7%
Q2 2025	1,035	-11.9%
Q1 2025	933	-7.3%
Q4 2024	717	-23.1%
Q3 2024	717	-14.0%
Q2 2024	1,175	-7.7%
Q1 2024	1,006	3.7%
Q4 2023	932	16.1%
Q3 2023	834	2.3%
Q2 2023	1,273	-14.6%
Q1 2023	970	-20.6%
Q4 2022	803	-27.5%

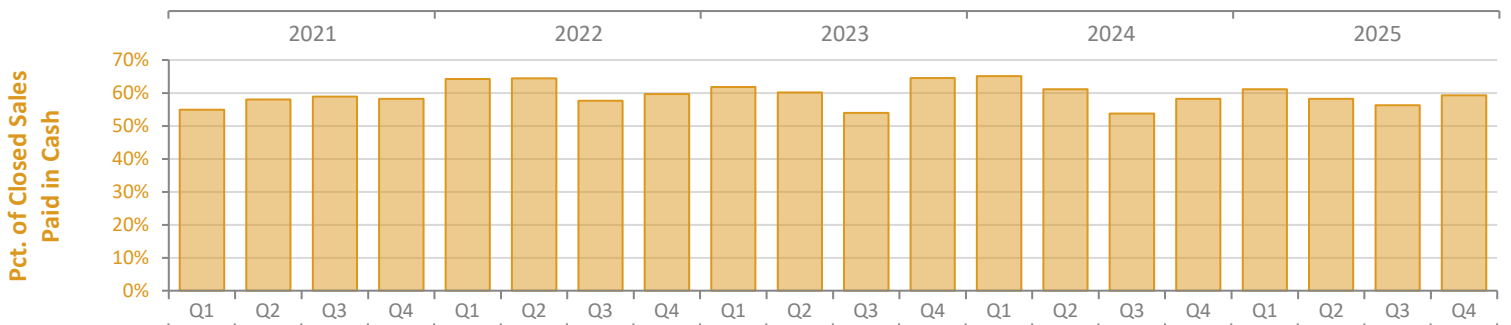


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	58.8%	-1.8%
<b>Q4 2025</b>	<b>59.3%</b>	<b>1.9%</b>
Q3 2025	56.3%	4.8%
Q2 2025	58.2%	-4.7%
Q1 2025	61.1%	-6.1%
Q4 2024	58.2%	-9.8%
Q3 2024	53.7%	-0.4%
Q2 2024	61.1%	1.5%
Q1 2024	65.1%	5.3%
Q4 2023	64.5%	8.0%
Q3 2023	53.9%	-6.4%
Q2 2023	60.2%	-6.5%
Q1 2023	61.8%	-3.7%
Q4 2022	59.7%	2.6%

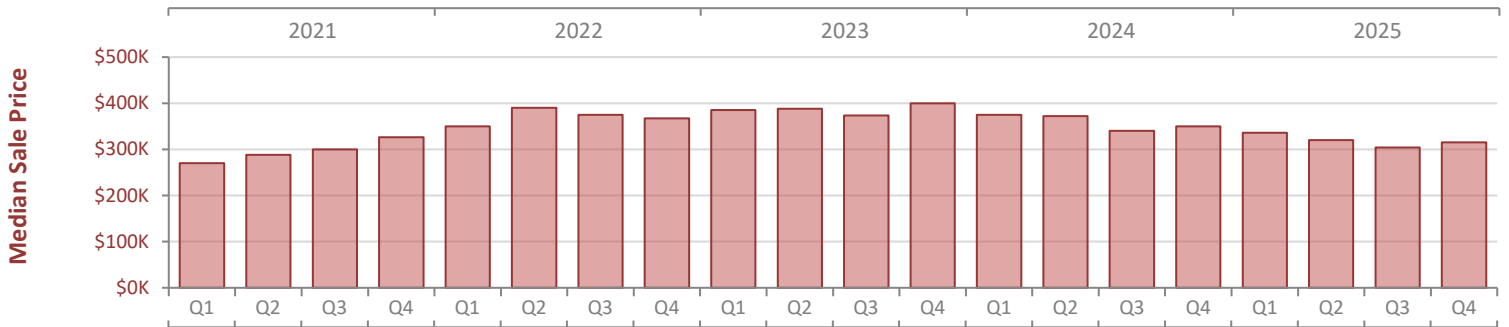


## Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$320,000	-11.1%
<b>Q4 2025</b>	<b>\$315,000</b>	<b>-10.0%</b>
Q3 2025	\$303,900	-10.6%
Q2 2025	\$320,000	-14.0%
Q1 2025	\$336,375	-10.3%
Q4 2024	\$350,000	-12.5%
Q3 2024	\$340,000	-8.9%
Q2 2024	\$371,995	-4.1%
Q1 2024	\$375,000	-2.6%
Q4 2023	\$400,000	8.8%
Q3 2023	\$373,256	-0.5%
Q2 2023	\$387,745	-0.6%
Q1 2023	\$385,000	10.0%
Q4 2022	\$367,500	12.7%

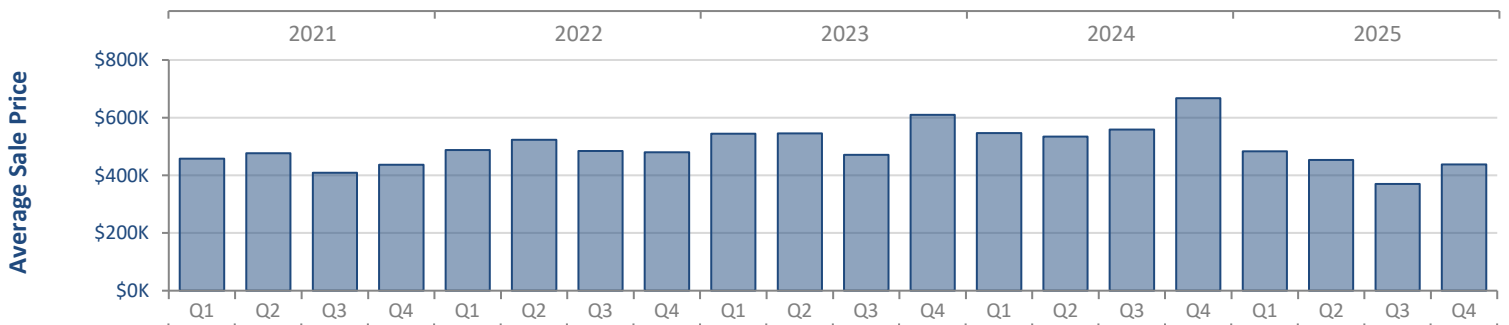


## Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$438,992	-23.0%
<b>Q4 2025</b>	<b>\$438,032</b>	<b>-34.4%</b>
Q3 2025	\$370,502	-33.7%
Q2 2025	\$453,406	-15.2%
Q1 2025	\$482,890	-11.7%
Q4 2024	\$667,553	9.4%
Q3 2024	\$558,945	18.5%
Q2 2024	\$534,813	-2.0%
Q1 2024	\$546,948	0.6%
Q4 2023	\$610,078	27.0%
Q3 2023	\$471,501	-2.7%
Q2 2023	\$545,566	4.4%
Q1 2023	\$543,948	11.6%
Q4 2022	\$480,201	10.0%



# Quarterly Market Detail - Q4 2025

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA

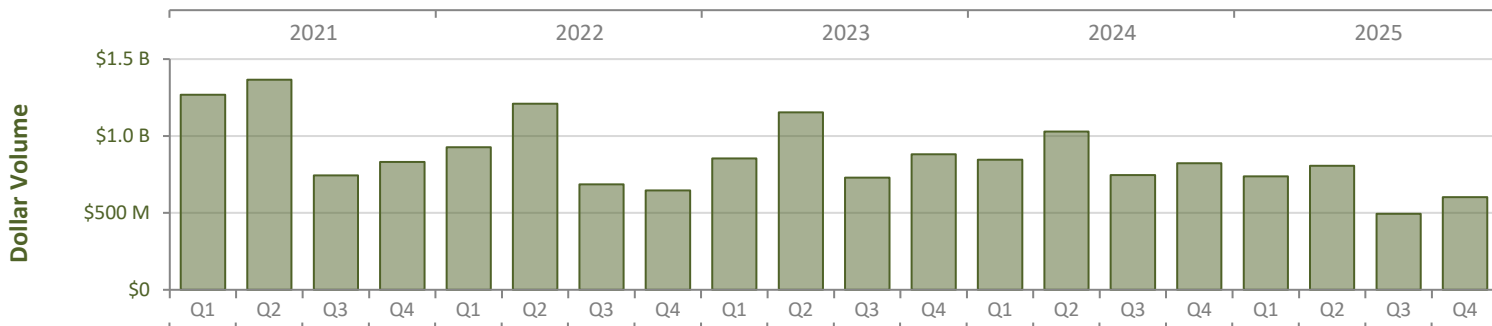


## Dollar Volume

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

**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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$2.6 Billion	-23.3%
<b>Q4 2025</b>	<b>\$603.2 Million</b>	<b>-26.7%</b>
Q3 2025	\$493.9 Million	-33.9%
Q2 2025	\$806.2 Million	-21.6%
Q1 2025	\$736.9 Million	-12.9%
Q4 2024	\$823.1 Million	-6.6%
Q3 2024	\$746.8 Million	2.3%
Q2 2024	\$1.0 Billion	-10.8%
Q1 2024	\$845.6 Million	-1.0%
Q4 2023	\$881.0 Million	36.3%
Q3 2023	\$729.9 Million	6.4%
Q2 2023	\$1.2 Billion	-4.6%
Q1 2023	\$854.0 Million	-7.9%
Q4 2022	\$646.4 Million	-22.2%

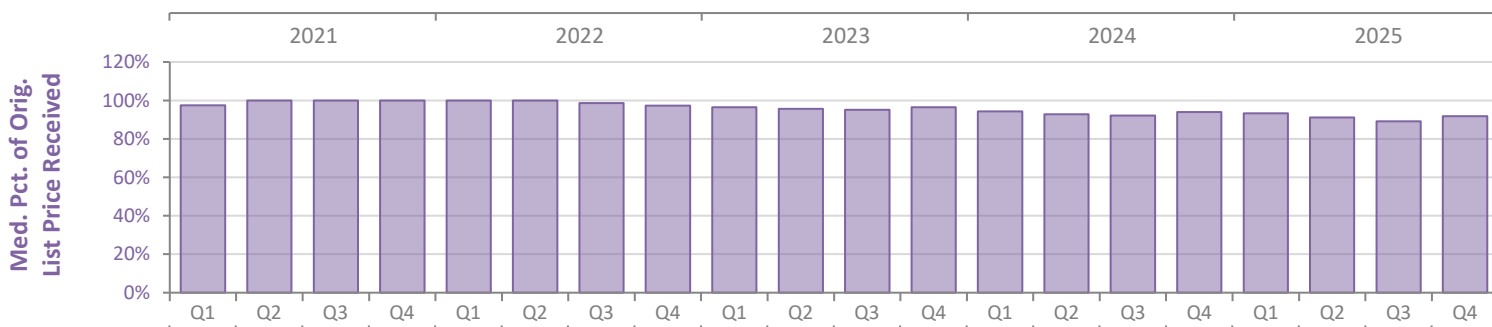


## Median Percent of Original List Price Received

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

**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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	91.5%	-2.0%
<b>Q4 2025</b>	<b>91.8%</b>	<b>-2.3%</b>
Q3 2025	89.2%	-3.1%
Q2 2025	91.1%	-1.8%
Q1 2025	93.3%	-1.1%
Q4 2024	94.0%	-2.6%
Q3 2024	92.1%	-3.2%
Q2 2024	92.8%	-2.9%
Q1 2024	94.3%	-2.3%
Q4 2023	96.5%	-0.8%
Q3 2023	95.1%	-3.5%
Q2 2023	95.6%	-4.4%
Q1 2023	96.5%	-3.5%
Q4 2022	97.3%	-2.7%

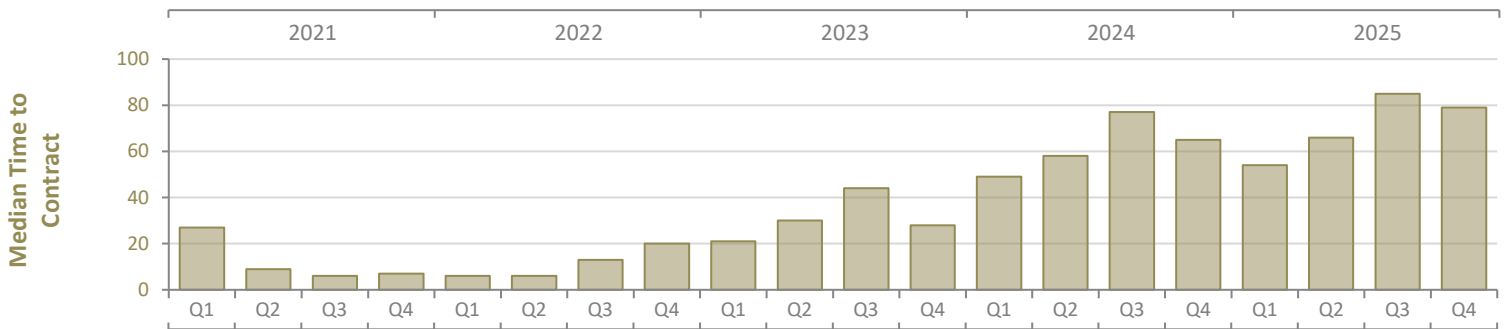


## Median Time to Contract

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

**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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	72 Days	16.1%
<b>Q4 2025</b>	<b>79 Days</b>	<b>21.5%</b>
Q3 2025	85 Days	10.4%
Q2 2025	66 Days	13.8%
Q1 2025	54 Days	10.2%
Q4 2024	65 Days	132.1%
Q3 2024	77 Days	75.0%
Q2 2024	58 Days	93.3%
Q1 2024	49 Days	133.3%
Q4 2023	28 Days	40.0%
Q3 2023	44 Days	238.5%
Q2 2023	30 Days	400.0%
Q1 2023	21 Days	250.0%
Q4 2022	20 Days	185.7%

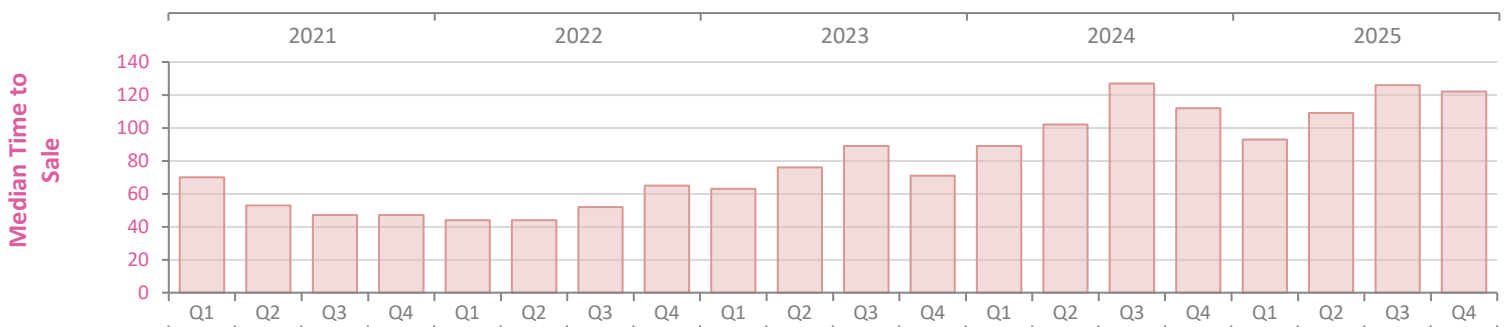


## Median Time to Sale

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

**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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	113 Days	6.6%
<b>Q4 2025</b>	<b>122 Days</b>	<b>8.9%</b>
Q3 2025	126 Days	-0.8%
Q2 2025	109 Days	6.9%
Q1 2025	93 Days	4.5%
Q4 2024	112 Days	57.7%
Q3 2024	127 Days	42.7%
Q2 2024	102 Days	34.2%
Q1 2024	89 Days	41.3%
Q4 2023	71 Days	9.2%
Q3 2023	89 Days	71.2%
Q2 2023	76 Days	72.7%
Q1 2023	63 Days	43.2%
Q4 2022	65 Days	38.3%

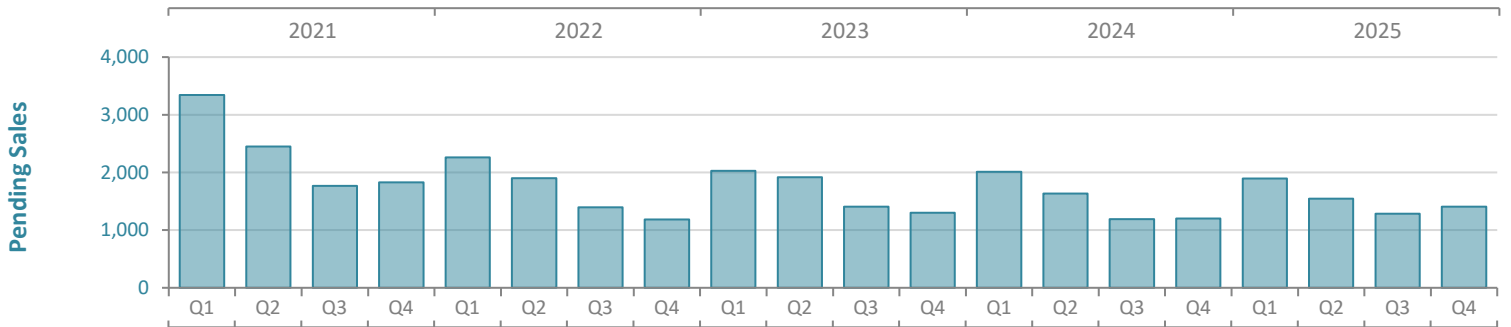


## New Pending Sales

The number of listed properties that went under contract during the quarter

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	6,127	1.5%
<b>Q4 2025</b>	<b>1,404</b>	<b>16.8%</b>
Q3 2025	1,283	7.7%
Q2 2025	1,547	-5.4%
Q1 2025	1,893	-5.8%
Q4 2024	1,202	-7.5%
Q3 2024	1,191	-15.3%
Q2 2024	1,636	-14.7%
Q1 2024	2,009	-0.9%
Q4 2023	1,300	10.0%
Q3 2023	1,406	0.6%
Q2 2023	1,918	0.8%
Q1 2023	2,027	-10.4%
Q4 2022	1,182	-35.4%

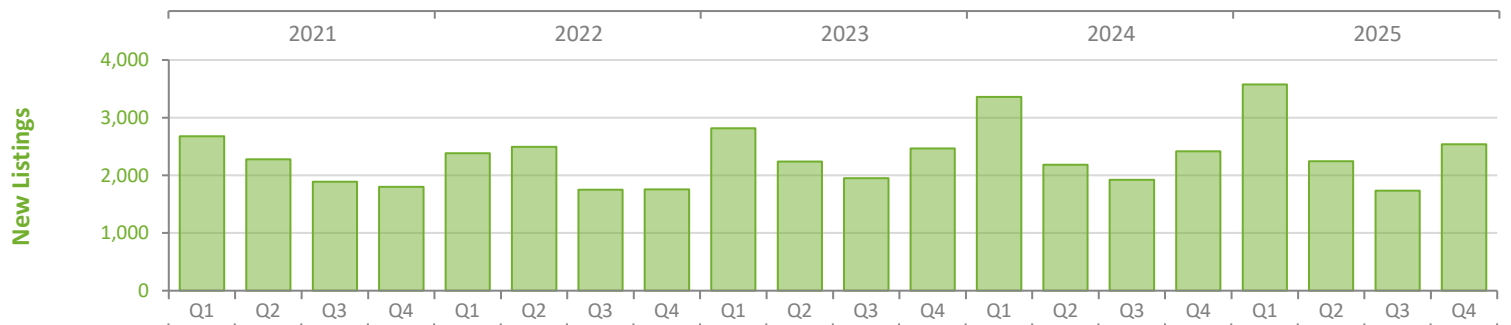


## New Listings

The number of properties put onto the market during the quarter

**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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	10,094	2.1%
<b>Q4 2025</b>	<b>2,538</b>	<b>5.0%</b>
Q3 2025	1,733	-9.8%
Q2 2025	2,247	2.8%
Q1 2025	3,576	6.4%
Q4 2024	2,417	-2.1%
Q3 2024	1,922	-1.4%
Q2 2024	2,186	-2.4%
Q1 2024	3,362	19.4%
Q4 2023	2,469	40.4%
Q3 2023	1,950	11.4%
Q2 2023	2,239	-10.2%
Q1 2023	2,815	18.1%
Q4 2022	1,758	-2.4%

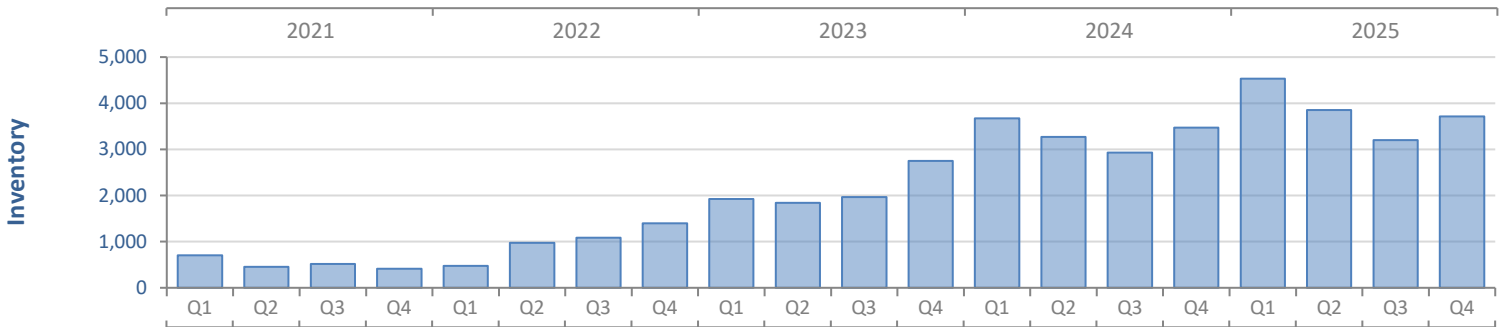


## Inventory (Active Listings)

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

**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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	3,875	17.7%
<b>Q4 2025</b>	<b>3,711</b>	<b>6.9%</b>
Q3 2025	3,204	9.2%
Q2 2025	3,852	17.8%
Q1 2025	4,530	23.4%
Q4 2024	3,470	26.2%
Q3 2024	2,933	49.2%
Q2 2024	3,271	77.7%
Q1 2024	3,672	90.9%
Q4 2023	2,749	96.8%
Q3 2023	1,966	80.7%
Q2 2023	1,841	89.4%
Q1 2023	1,924	306.8%
Q4 2022	1,397	235.8%

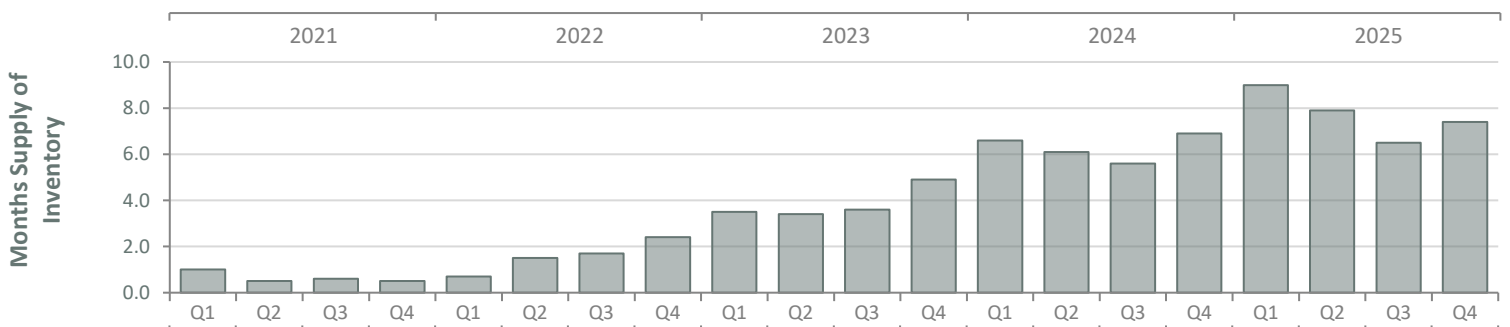


## Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	7.8	25.8%
<b>Q4 2025</b>	<b>7.4</b>	<b>7.2%</b>
Q3 2025	6.5	16.1%
Q2 2025	7.9	29.5%
Q1 2025	9.0	36.4%
Q4 2024	6.9	40.8%
Q3 2024	5.6	55.6%
Q2 2024	6.1	79.4%
Q1 2024	6.6	88.6%
Q4 2023	4.9	104.2%
Q3 2023	3.6	111.8%
Q2 2023	3.4	126.7%
Q1 2023	3.5	400.0%
Q4 2022	2.4	380.0%

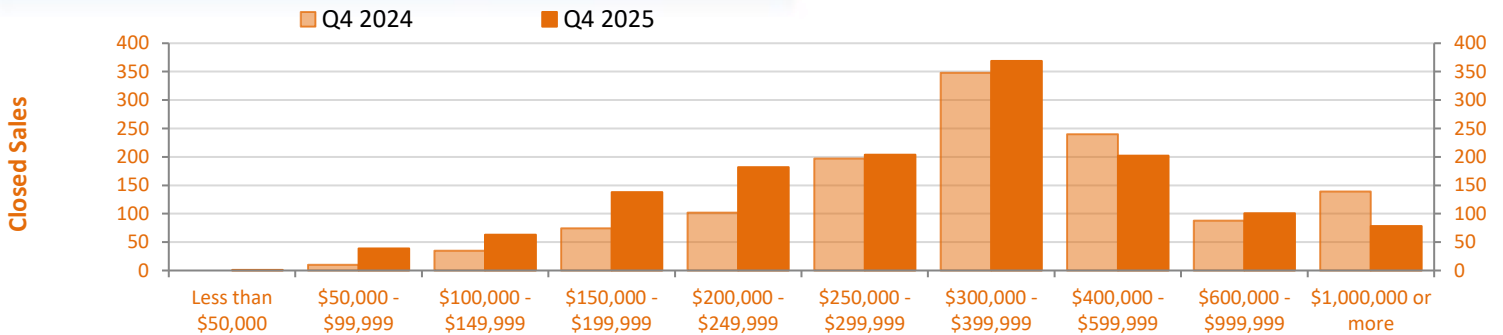


## Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	39	290.0%
\$100,000 - \$149,999	63	80.0%
\$150,000 - \$199,999	138	86.5%
\$200,000 - \$249,999	182	78.4%
\$250,000 - \$299,999	204	3.6%
\$300,000 - \$399,999	369	6.0%
\$400,000 - \$599,999	202	-15.8%
\$600,000 - \$999,999	101	14.8%
\$1,000,000 or more	78	-43.9%

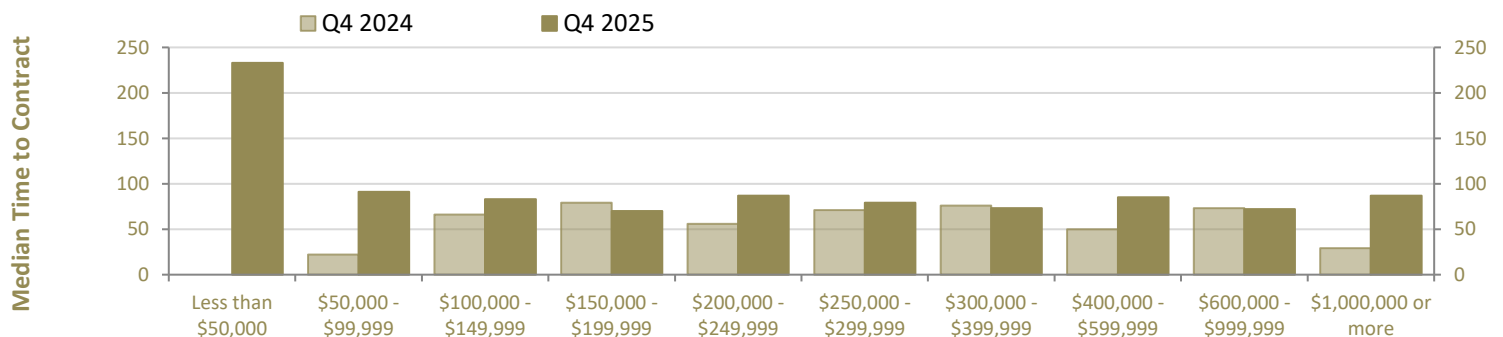


## Median Time to Contract by Sale Price

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

**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 quarter. 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	233 Days	N/A
\$50,000 - \$99,999	91 Days	313.6%
\$100,000 - \$149,999	83 Days	25.8%
\$150,000 - \$199,999	70 Days	-11.4%
\$200,000 - \$249,999	87 Days	55.4%
\$250,000 - \$299,999	79 Days	11.3%
\$300,000 - \$399,999	73 Days	-3.9%
\$400,000 - \$599,999	85 Days	70.0%
\$600,000 - \$999,999	72 Days	-1.4%
\$1,000,000 or more	87 Days	200.0%



## New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

**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	4	100.0%
\$50,000 - \$99,999	38	192.3%
\$100,000 - \$149,999	88	69.2%
\$150,000 - \$199,999	197	69.8%
\$200,000 - \$249,999	268	18.6%
\$250,000 - \$299,999	332	2.8%
\$300,000 - \$399,999	610	-9.6%
\$400,000 - \$599,999	442	-20.6%
\$600,000 - \$999,999	279	36.1%
\$1,000,000 or more	280	12.9%

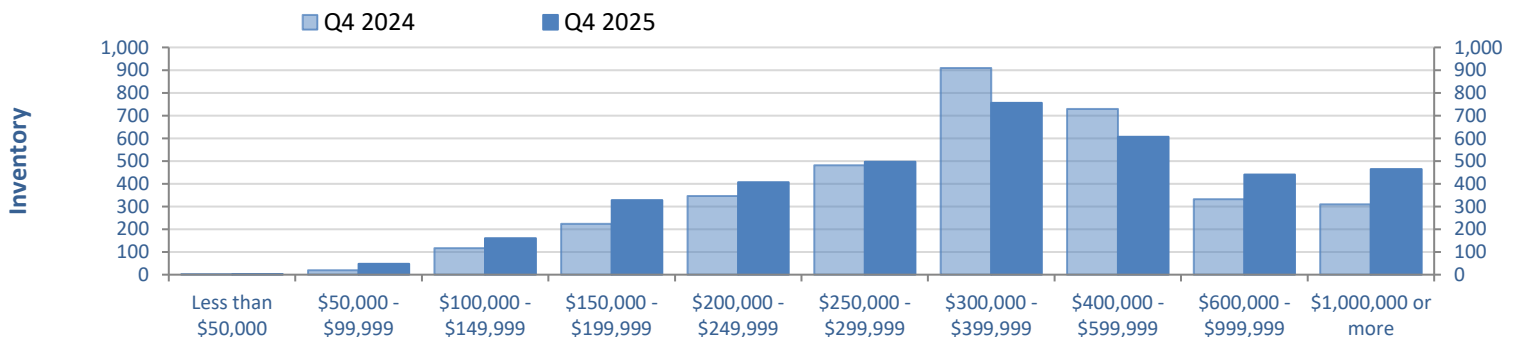


## Inventory by Current Listing Price

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

**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 quarter, and hold this number to compare with the same quarter 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.

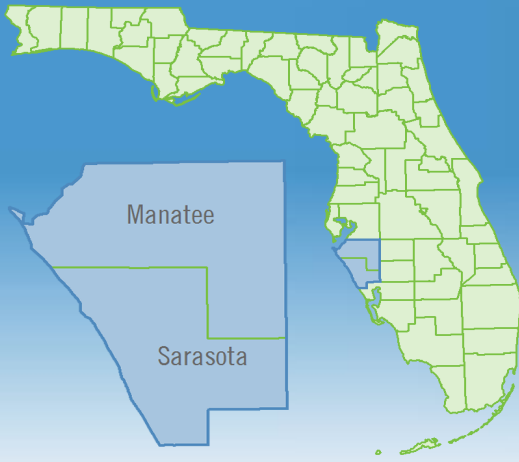
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	3	50.0%
\$50,000 - \$99,999	48	140.0%
\$100,000 - \$149,999	160	37.9%
\$150,000 - \$199,999	328	46.4%
\$200,000 - \$249,999	407	17.6%
\$250,000 - \$299,999	497	3.1%
\$300,000 - \$399,999	756	-16.9%
\$400,000 - \$599,999	607	-16.7%
\$600,000 - \$999,999	440	32.5%
\$1,000,000 or more	465	50.5%



# Quarterly Distressed Market - Q4 2025

## Townhouses and Condos

### North Port-Sarasota-Bradenton MSA



		Q4 2025	Q4 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,368	1,230	11.2%
	Median Sale Price	\$315,000	\$350,000	-10.0%
Foreclosure/REO	Closed Sales	5	1	400.0%
	Median Sale Price	\$183,868	\$154,700	18.9%
Short Sale	Closed Sales	4	2	100.0%
	Median Sale Price	\$242,000	\$302,776	-20.1%

