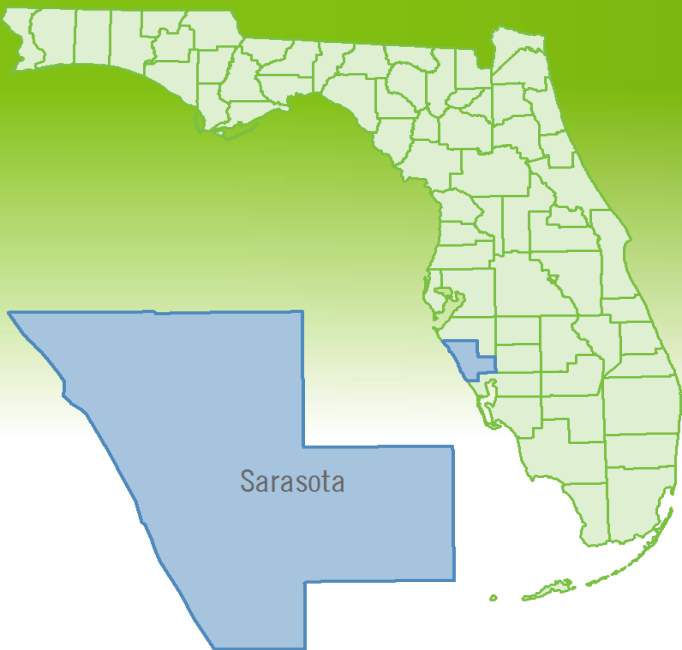


Quarterly Market Detail - Q4 2025

Single-Family Homes

Sarasota County



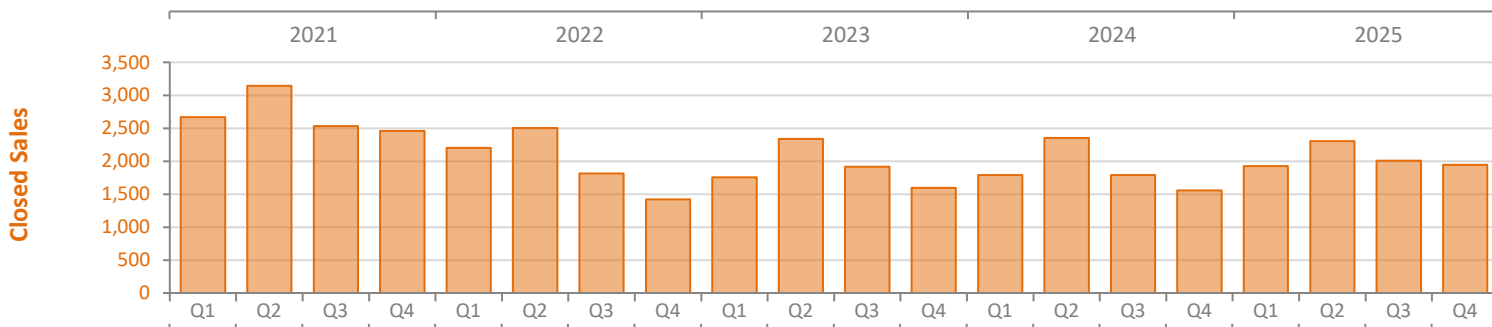
Summary Statistics	Q4 2025	Q4 2024	Percent Change Year-over-Year
Closed Sales	1,943	1,558	24.7%
Paid in Cash	786	657	19.6%
Median Sale Price	\$464,495	\$499,990	-7.1%
Average Sale Price	\$668,440	\$700,125	-4.5%
Dollar Volume	\$1.3 Billion	\$1.1 Billion	19.1%
Median Percent of Original List Price Received	93.1%	94.5%	-1.5%
Median Time to Contract	57 Days	54 Days	5.6%
Median Time to Sale	98 Days	93 Days	5.4%
New Pending Sales	1,761	1,446	21.8%
New Listings	2,507	2,652	-5.5%
Pending Inventory	640	652	-1.8%
Inventory (Active Listings)	3,211	3,404	-5.7%
Months Supply of Inventory	4.7	5.5	-14.5%

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	8,183	9.3%
Q4 2025	1,943	24.7%
Q3 2025	2,010	12.4%
Q2 2025	2,304	-2.1%
Q1 2025	1,926	7.8%
Q4 2024	1,558	-2.4%
Q3 2024	1,788	-6.7%
Q2 2024	2,353	0.6%
Q1 2024	1,787	1.7%
Q4 2023	1,597	12.5%
Q3 2023	1,916	5.6%
Q2 2023	2,338	-6.6%
Q1 2023	1,757	-20.2%
Q4 2022	1,419	-42.3%

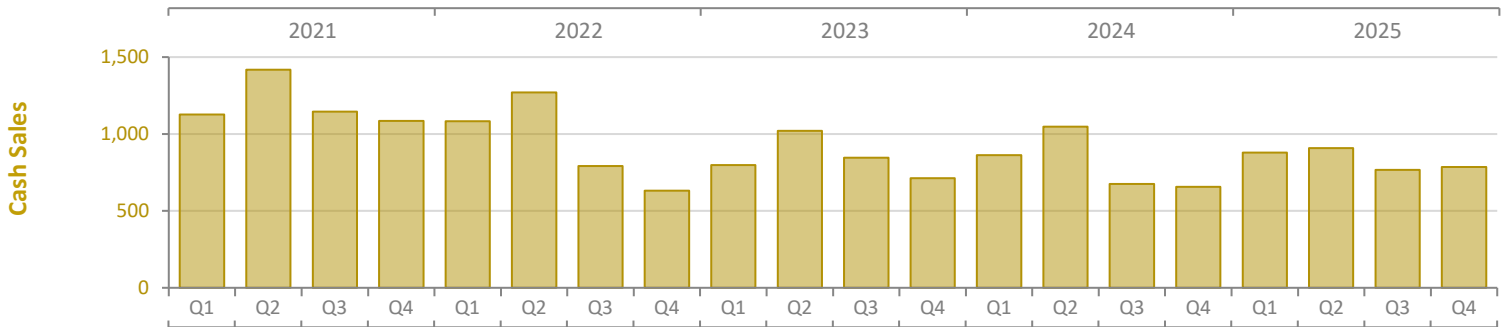


Cash Sales

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	3,342	3.1%
Q4 2025	786	19.6%
Q3 2025	767	13.5%
Q2 2025	909	-13.2%
Q1 2025	880	2.0%
Q4 2024	657	-7.9%
Q3 2024	676	-20.1%
Q2 2024	1,047	2.5%
Q1 2024	863	8.3%
Q4 2023	713	13.0%
Q3 2023	846	7.0%
Q2 2023	1,021	-19.6%
Q1 2023	797	-26.5%
Q4 2022	631	-41.9%

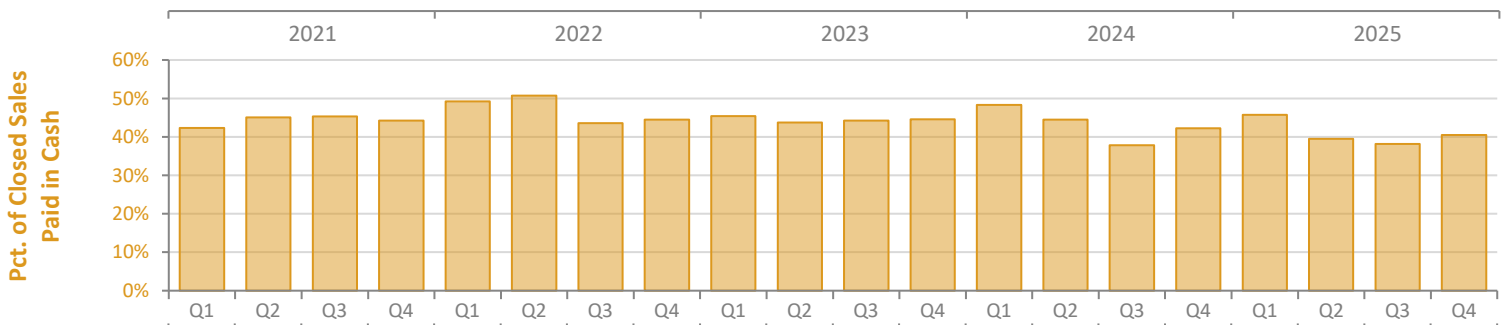


Cash Sales as a Percentage of Closed Sales

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	40.8%	-5.8%
Q4 2025	40.5%	-4.0%
Q3 2025	38.2%	1.1%
Q2 2025	39.5%	-11.2%
Q1 2025	45.7%	-5.4%
Q4 2024	42.2%	-5.4%
Q3 2024	37.8%	-14.5%
Q2 2024	44.5%	1.8%
Q1 2024	48.3%	6.4%
Q4 2023	44.6%	0.2%
Q3 2023	44.2%	1.4%
Q2 2023	43.7%	-13.8%
Q1 2023	45.4%	-7.7%
Q4 2022	44.5%	0.7%

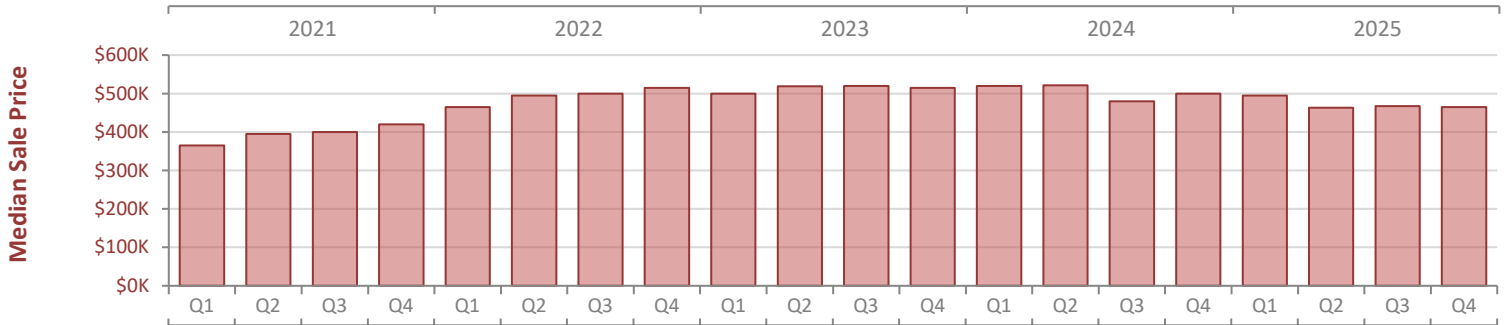


Median Sale Price

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	\$474,700	-6.0%
Q4 2025	\$464,495	-7.1%
Q3 2025	\$467,500	-2.6%
Q2 2025	\$463,495	-11.1%
Q1 2025	\$495,000	-4.8%
Q4 2024	\$499,990	-2.9%
Q3 2024	\$480,000	-7.7%
Q2 2024	\$521,584	0.5%
Q1 2024	\$520,000	4.0%
Q4 2023	\$515,000	0.0%
Q3 2023	\$520,000	4.0%
Q2 2023	\$518,803	4.8%
Q1 2023	\$500,000	7.5%
Q4 2022	\$515,000	22.6%

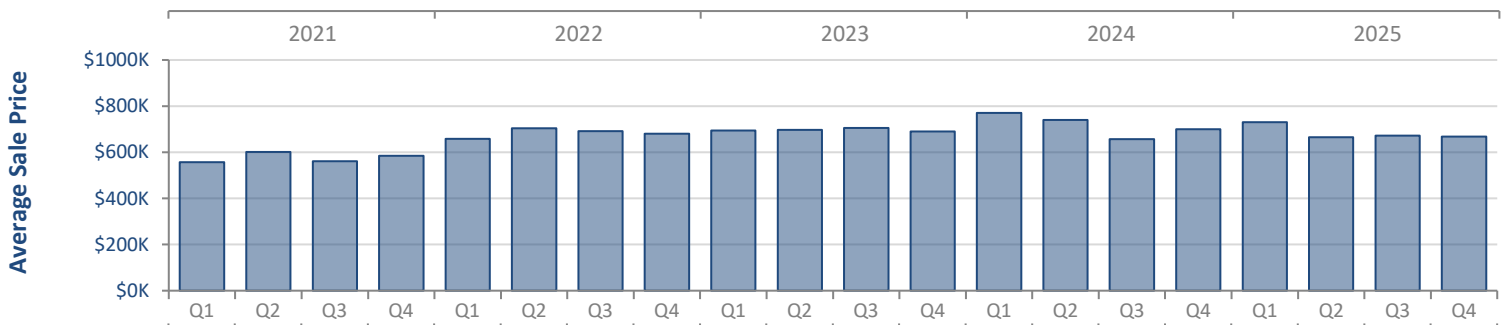


Average Sale Price

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	\$682,999	-5.0%
Q4 2025	\$668,440	-4.5%
Q3 2025	\$671,920	2.2%
Q2 2025	\$664,804	-10.2%
Q1 2025	\$731,014	-5.1%
Q4 2024	\$700,125	1.4%
Q3 2024	\$657,497	-6.8%
Q2 2024	\$740,446	6.2%
Q1 2024	\$769,970	11.0%
Q4 2023	\$690,545	1.5%
Q3 2023	\$705,135	1.9%
Q2 2023	\$697,087	-1.0%
Q1 2023	\$693,722	5.4%
Q4 2022	\$680,405	16.4%

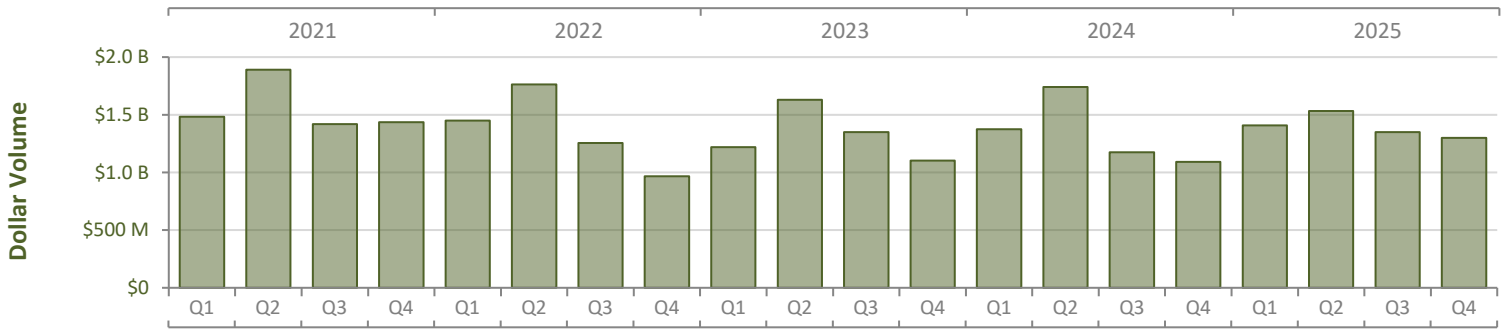


Dollar Volume

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	\$5.6 Billion	3.8%
Q4 2025	\$1.3 Billion	19.1%
Q3 2025	\$1.4 Billion	14.9%
Q2 2025	\$1.5 Billion	-12.1%
Q1 2025	\$1.4 Billion	2.3%
Q4 2024	\$1.1 Billion	-1.1%
Q3 2024	\$1.2 Billion	-13.0%
Q2 2024	\$1.7 Billion	6.9%
Q1 2024	\$1.4 Billion	12.9%
Q4 2023	\$1.1 Billion	14.2%
Q3 2023	\$1.4 Billion	7.6%
Q2 2023	\$1.6 Billion	-7.6%
Q1 2023	\$1.2 Billion	-15.9%
Q4 2022	\$965.5 Million	-32.8%

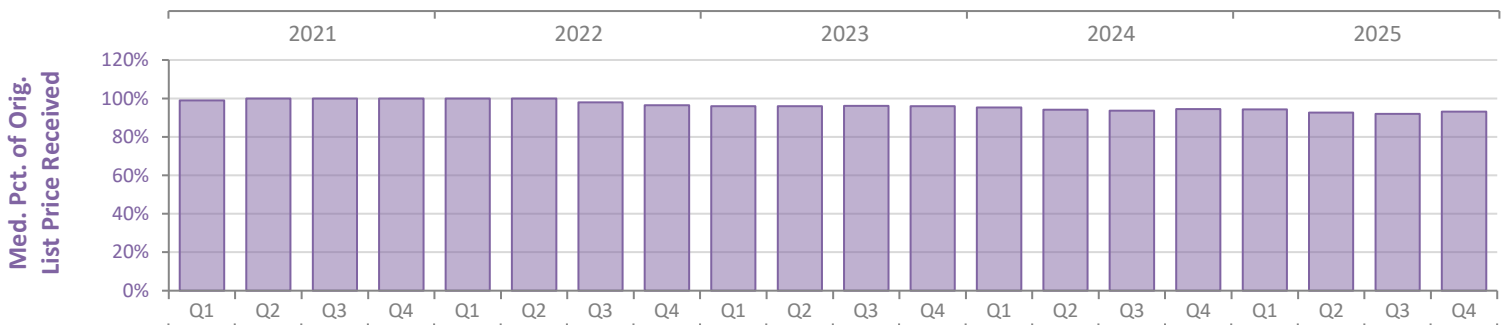


Median Percent of Original List Price Received

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	93.0%	-1.5%
Q4 2025	93.1%	-1.5%
Q3 2025	91.9%	-1.8%
Q2 2025	92.7%	-1.5%
Q1 2025	94.3%	-1.0%
Q4 2024	94.5%	-1.6%
Q3 2024	93.6%	-2.6%
Q2 2024	94.1%	-2.0%
Q1 2024	95.3%	-0.7%
Q4 2023	96.0%	-0.4%
Q3 2023	96.1%	-1.8%
Q2 2023	96.0%	-4.0%
Q1 2023	96.0%	-4.0%
Q4 2022	96.4%	-3.6%

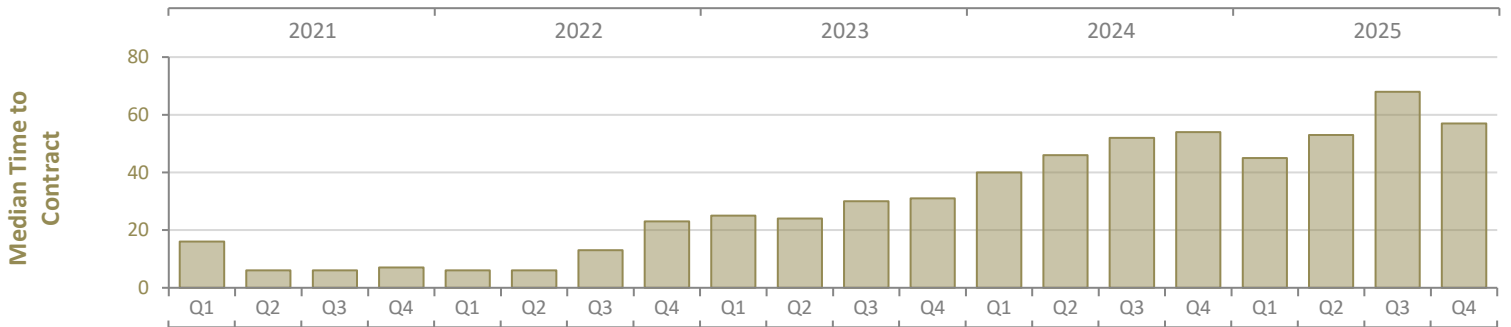


Median Time to Contract

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	57 Days	16.3%
Q4 2025	57 Days	5.6%
Q3 2025	68 Days	30.8%
Q2 2025	53 Days	15.2%
Q1 2025	45 Days	12.5%
Q4 2024	54 Days	74.2%
Q3 2024	52 Days	73.3%
Q2 2024	46 Days	91.7%
Q1 2024	40 Days	60.0%
Q4 2023	31 Days	34.8%
Q3 2023	30 Days	130.8%
Q2 2023	24 Days	300.0%
Q1 2023	25 Days	316.7%
Q4 2022	23 Days	228.6%

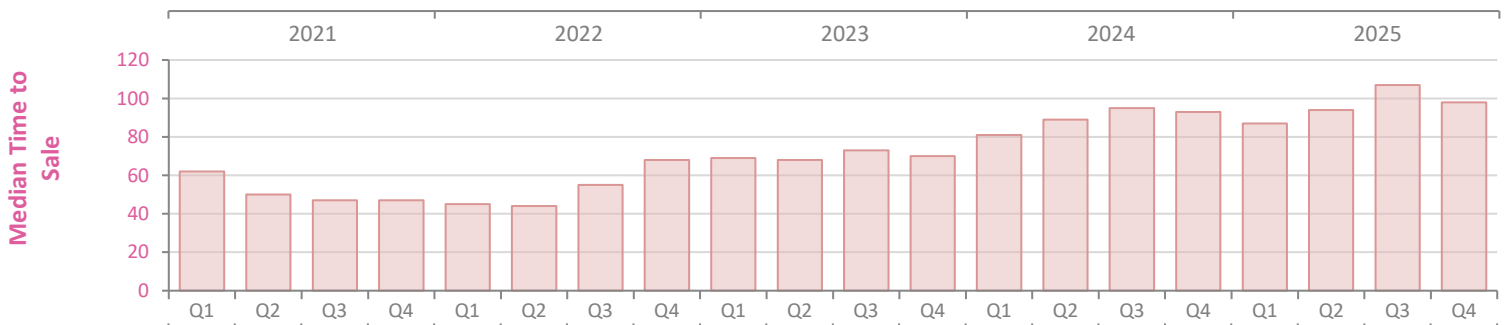


Median Time to Sale

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	99 Days	8.8%
Q4 2025	98 Days	5.4%
Q3 2025	107 Days	12.6%
Q2 2025	94 Days	5.6%
Q1 2025	87 Days	7.4%
Q4 2024	93 Days	32.9%
Q3 2024	95 Days	30.1%
Q2 2024	89 Days	30.9%
Q1 2024	81 Days	17.4%
Q4 2023	70 Days	2.9%
Q3 2023	73 Days	32.7%
Q2 2023	68 Days	54.5%
Q1 2023	69 Days	53.3%
Q4 2022	68 Days	44.7%

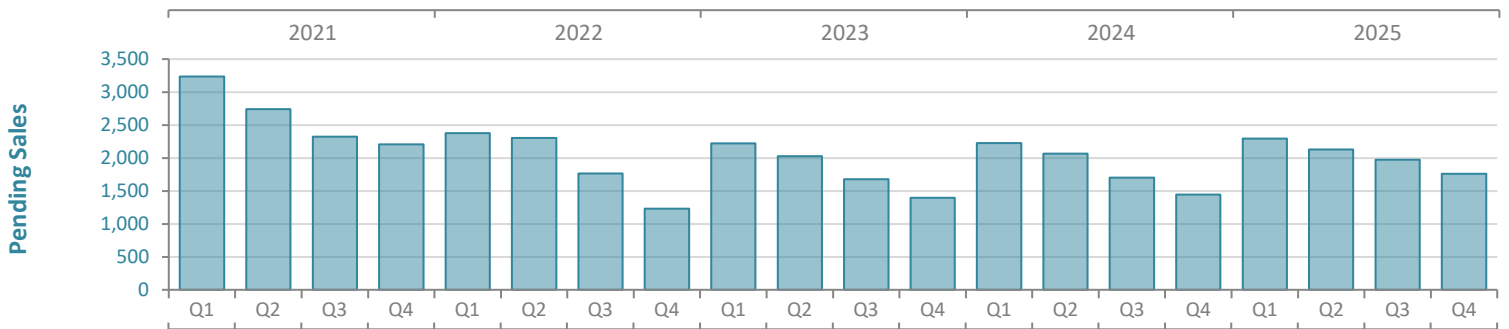


New Pending Sales

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	8,161	9.7%
Q4 2025	1,761	21.8%
Q3 2025	1,974	15.8%
Q2 2025	2,131	3.1%
Q1 2025	2,295	3.2%
Q4 2024	1,446	3.7%
Q3 2024	1,704	1.7%
Q2 2024	2,066	2.0%
Q1 2024	2,224	0.2%
Q4 2023	1,394	13.2%
Q3 2023	1,676	-5.1%
Q2 2023	2,025	-12.1%
Q1 2023	2,220	-6.5%
Q4 2022	1,231	-44.2%

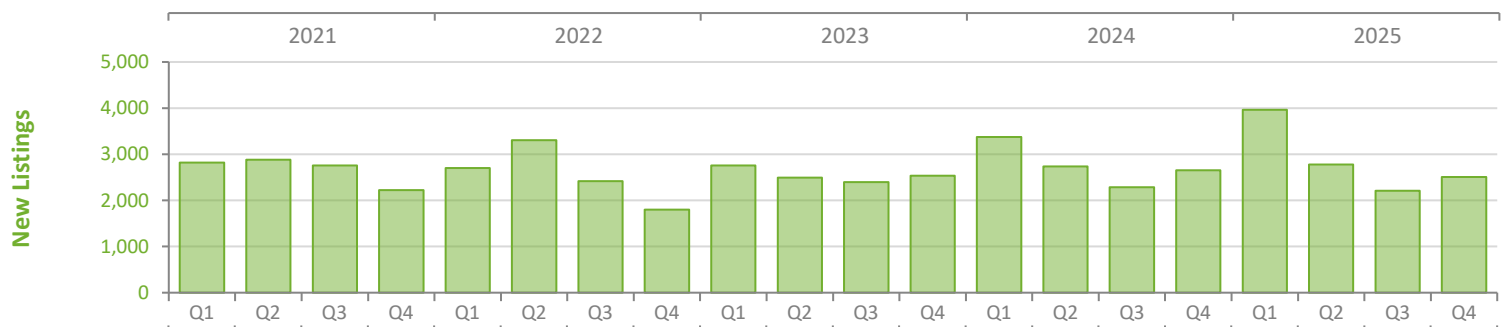


New Listings

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	11,457	3.6%
Q4 2025	2,507	-5.5%
Q3 2025	2,210	-3.4%
Q2 2025	2,779	1.5%
Q1 2025	3,961	17.3%
Q4 2024	2,652	4.6%
Q3 2024	2,287	-4.5%
Q2 2024	2,739	9.8%
Q1 2024	3,377	22.6%
Q4 2023	2,536	40.7%
Q3 2023	2,395	-0.8%
Q2 2023	2,494	-24.6%
Q1 2023	2,754	1.8%
Q4 2022	1,803	-19.0%

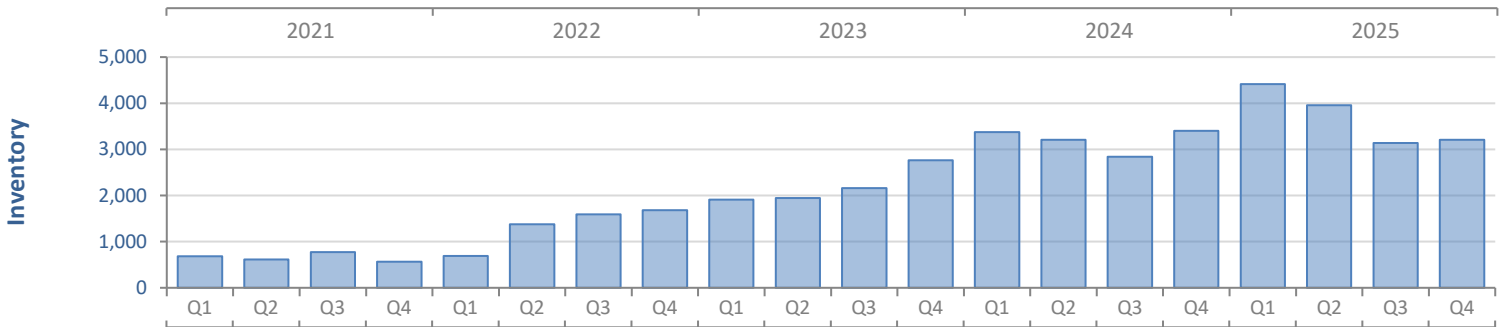


Inventory (Active Listings)

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)	3,751	18.5%
Q4 2025	3,211	-5.7%
Q3 2025	3,137	10.4%
Q2 2025	3,955	23.2%
Q1 2025	4,412	30.8%
Q4 2024	3,404	23.2%
Q3 2024	2,841	31.6%
Q2 2024	3,211	65.3%
Q1 2024	3,374	76.6%
Q4 2023	2,764	64.3%
Q3 2023	2,159	35.7%
Q2 2023	1,943	41.1%
Q1 2023	1,911	177.0%
Q4 2022	1,682	196.1%

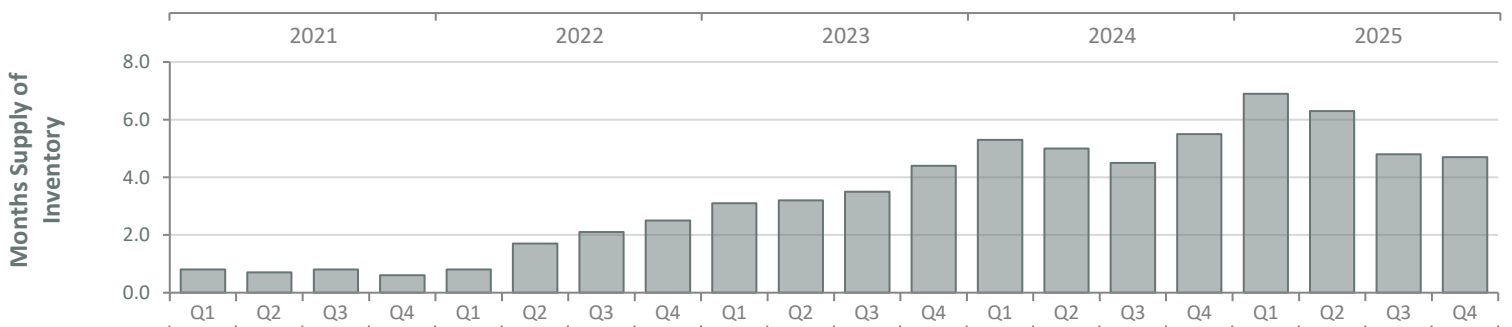


Months Supply of Inventory

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)	5.8	16.0%
Q4 2025	4.7	-14.5%
Q3 2025	4.8	6.7%
Q2 2025	6.3	26.0%
Q1 2025	6.9	30.2%
Q4 2024	5.5	25.0%
Q3 2024	4.5	28.6%
Q2 2024	5.0	56.3%
Q1 2024	5.3	71.0%
Q4 2023	4.4	76.0%
Q3 2023	3.5	66.7%
Q2 2023	3.2	88.2%
Q1 2023	3.1	287.5%
Q4 2022	2.5	316.7%

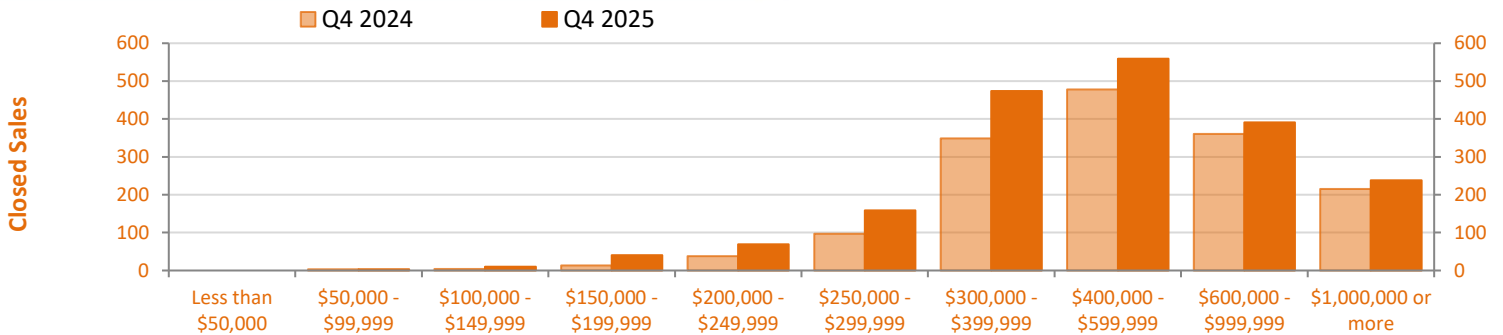


Closed Sales by Sale Price

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	0	N/A
\$50,000 - \$99,999	3	0.0%
\$100,000 - \$149,999	10	150.0%
\$150,000 - \$199,999	40	207.7%
\$200,000 - \$249,999	69	81.6%
\$250,000 - \$299,999	159	63.9%
\$300,000 - \$399,999	474	35.8%
\$400,000 - \$599,999	559	16.9%
\$600,000 - \$999,999	391	8.3%
\$1,000,000 or more	238	10.7%

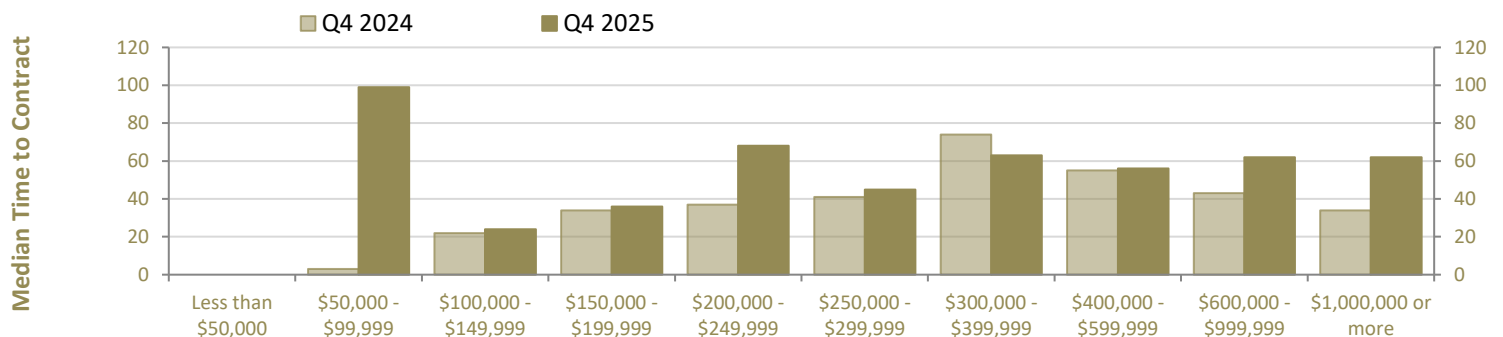


Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$50,000 - \$99,999	99 Days	3200.0%
\$100,000 - \$149,999	24 Days	9.1%
\$150,000 - \$199,999	36 Days	5.9%
\$200,000 - \$249,999	68 Days	83.8%
\$250,000 - \$299,999	45 Days	9.8%
\$300,000 - \$399,999	63 Days	-14.9%
\$400,000 - \$599,999	56 Days	1.8%
\$600,000 - \$999,999	62 Days	44.2%
\$1,000,000 or more	62 Days	82.4%

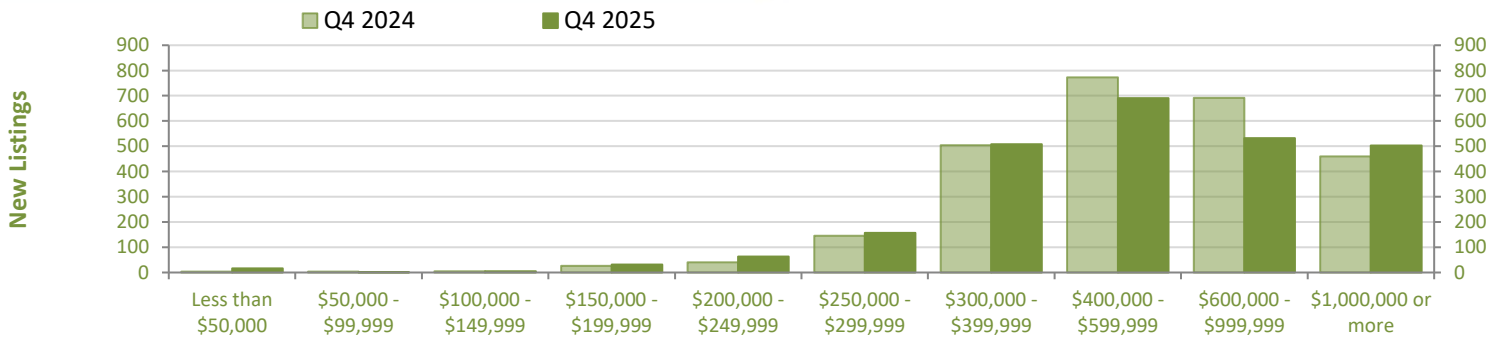


New Listings by Initial Listing Price

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	16	433.3%
\$50,000 - \$99,999	1	-66.7%
\$100,000 - \$149,999	5	0.0%
\$150,000 - \$199,999	31	19.2%
\$200,000 - \$249,999	63	57.5%
\$250,000 - \$299,999	157	7.5%
\$300,000 - \$399,999	508	0.8%
\$400,000 - \$599,999	691	-10.6%
\$600,000 - \$999,999	532	-23.1%
\$1,000,000 or more	503	9.3%

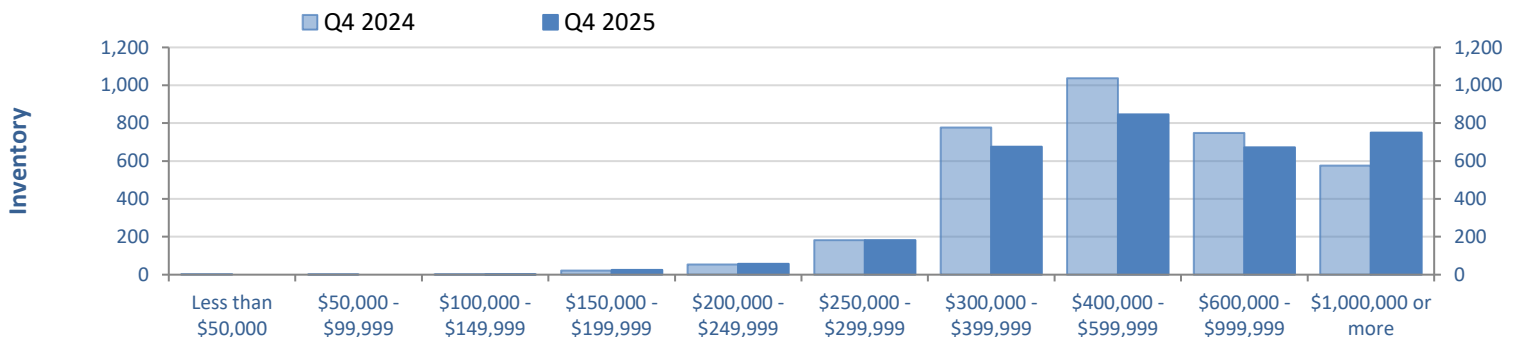


Inventory by Current Listing Price

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.

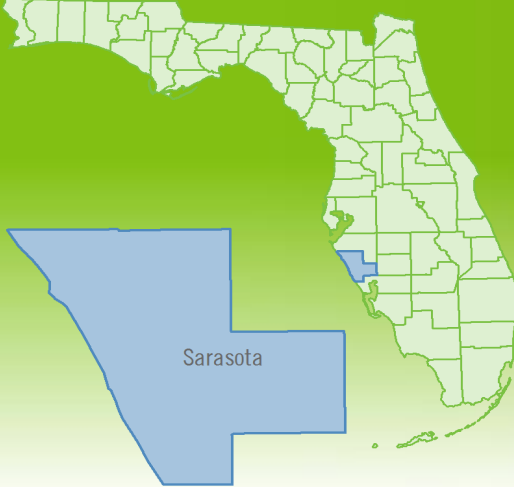
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	2	100.0%
\$150,000 - \$199,999	25	13.6%
\$200,000 - \$249,999	57	5.6%
\$250,000 - \$299,999	182	-0.5%
\$300,000 - \$399,999	676	-13.0%
\$400,000 - \$599,999	847	-18.4%
\$600,000 - \$999,999	672	-10.3%
\$1,000,000 or more	750	30.2%



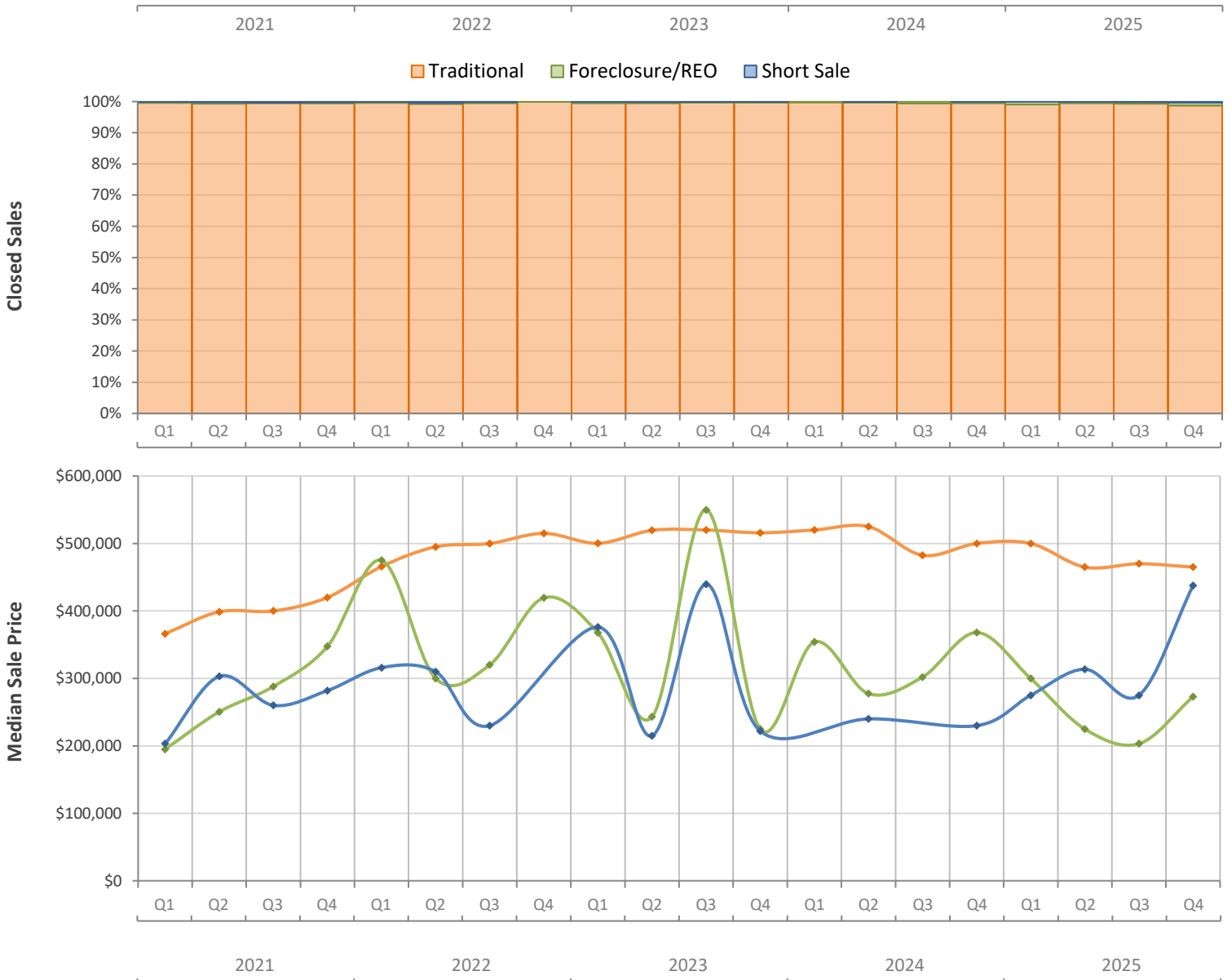
Quarterly Distressed Market - Q4 2025

Single-Family Homes

Sarasota County



		Q4 2025	Q4 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,919	1,550	23.8%
	Median Sale Price	\$465,000	\$500,000	-7.0%
Foreclosure/REO	Closed Sales	18	7	157.1%
	Median Sale Price	\$272,875	\$368,000	-25.8%
Short Sale	Closed Sales	6	1	500.0%
	Median Sale Price	\$437,500	\$230,000	90.2%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Friday, January 16, 2026. Next data release is Friday, April 17, 2026.