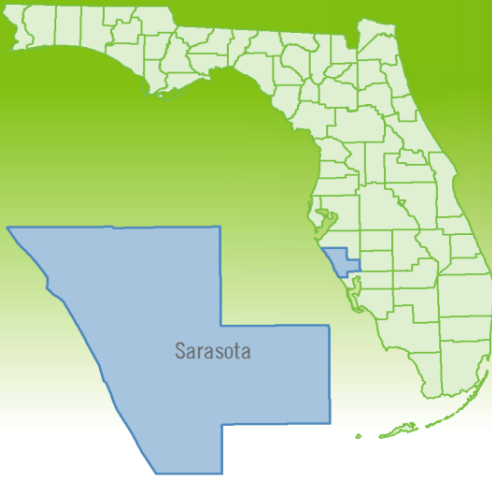


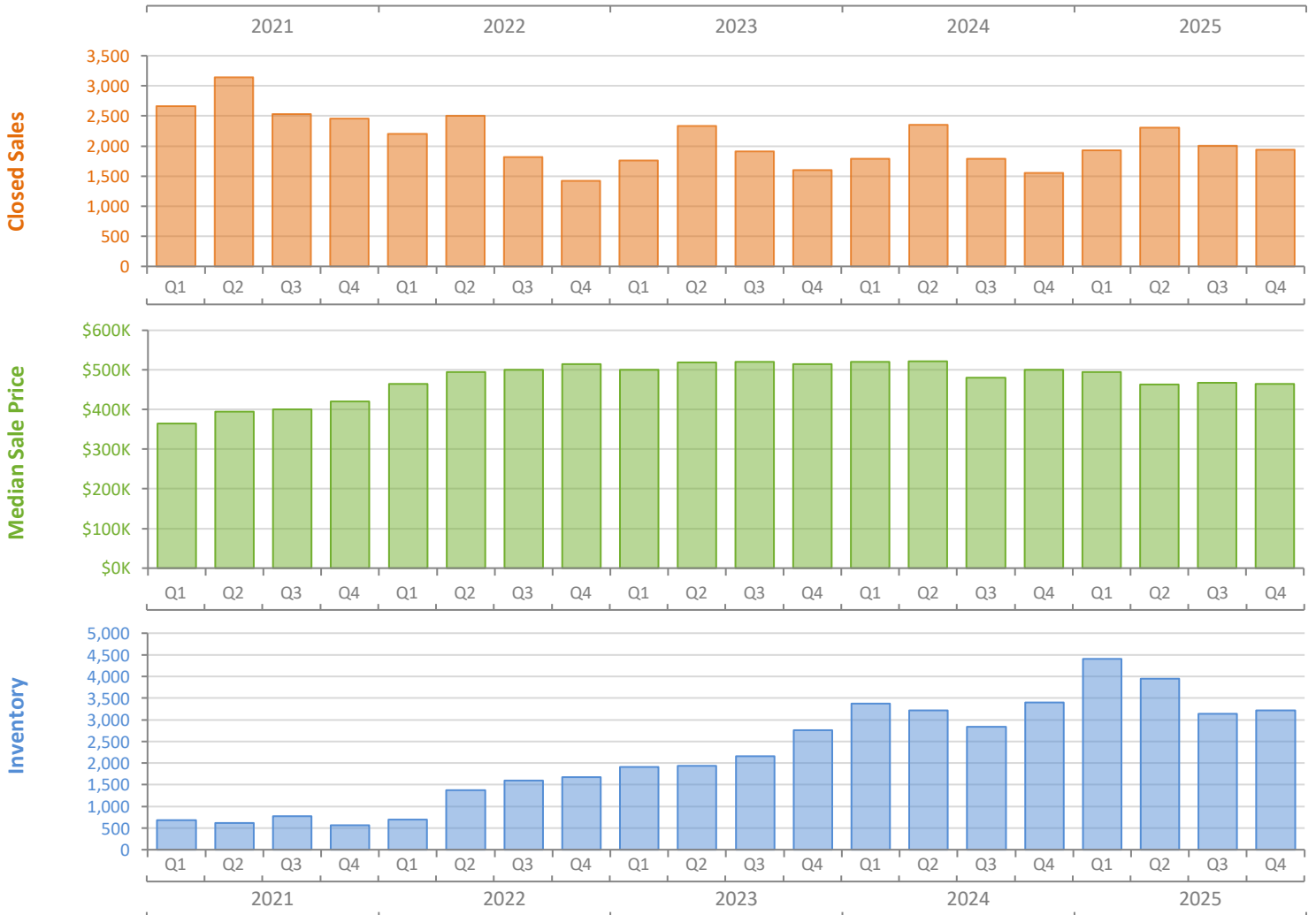
# Quarterly Market Summary - Q4 2025

## Single-Family Homes

### Sarasota County



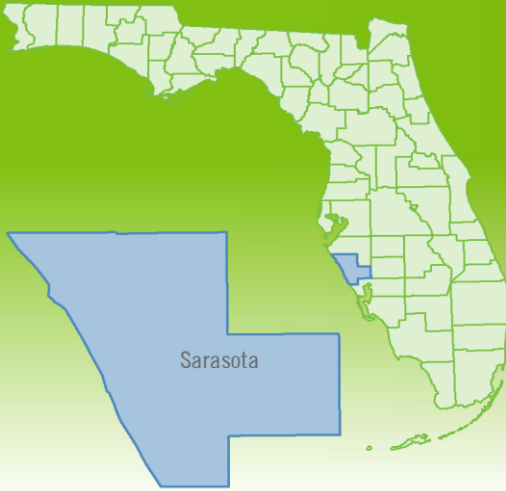
	Q4 2025	Q4 2024	Percent Change Year-over-Year
Closed Sales	1,943	1,558	24.7%
Paid in Cash	786	657	19.6%
Median Sale Price	\$464,495	\$499,990	-7.1%
Average Sale Price	\$668,440	\$700,125	-4.5%
Dollar Volume	\$1.3 Billion	\$1.1 Billion	19.1%
Med. Pct. of Orig. List Price Received	93.1%	94.5%	-1.5%
Median 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%



# 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%

