

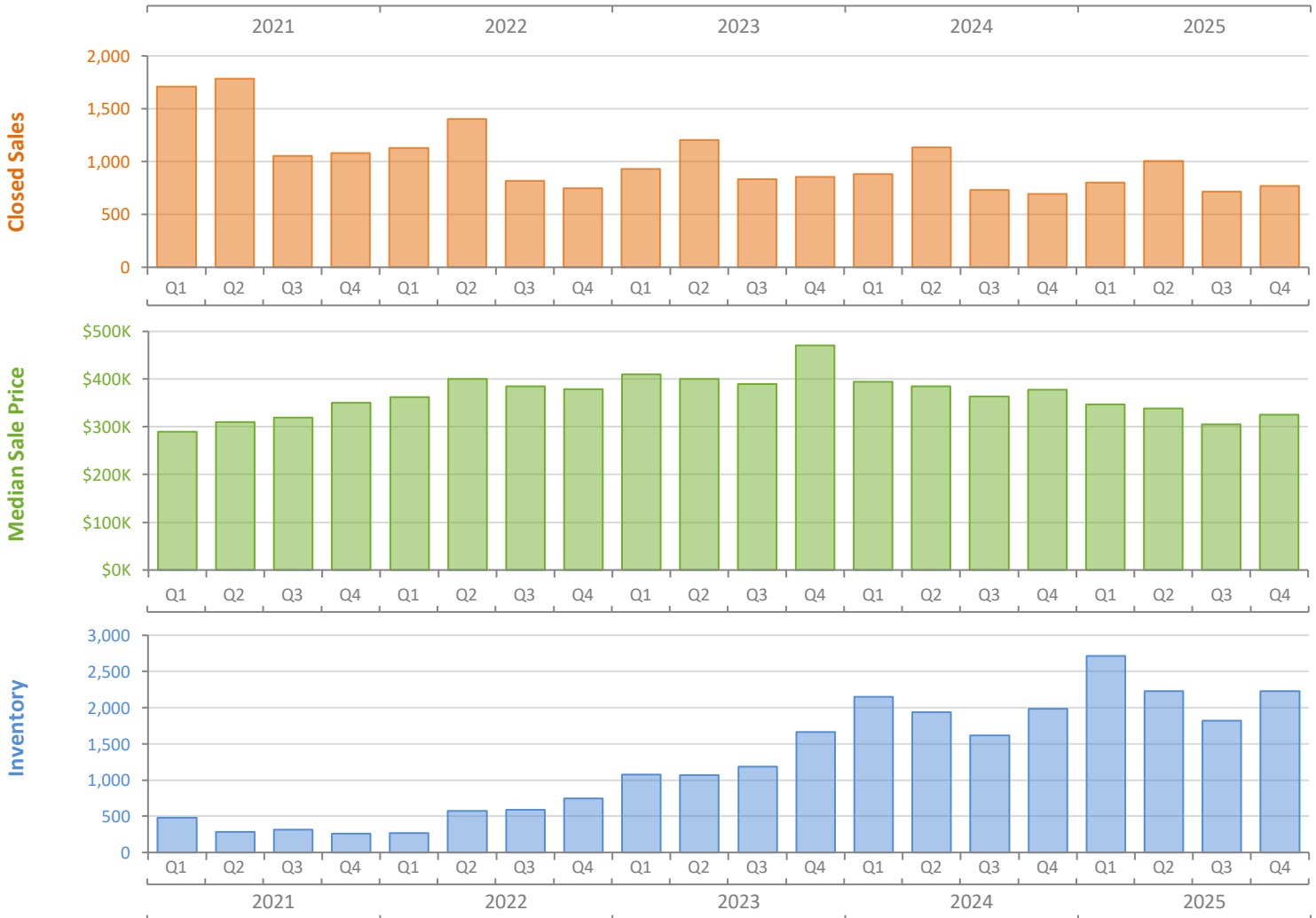
Quarterly Market Summary - Q4 2025

Townhouses and Condos

Sarasota County



	Q4 2025	Q4 2024	Percent Change Year-over-Year
Closed Sales	769	692	11.1%
Paid in Cash	488	450	8.4%
Median Sale Price	\$325,000	\$377,720	-14.0%
Average Sale Price	\$514,945	\$911,264	-43.5%
Dollar Volume	\$396.0 Million	\$630.6 Million	-37.2%
Med. Pct. of Orig. List Price Received	91.1%	93.8%	-2.9%
Median Time to Contract	76 Days	67 Days	13.4%
Median Time to Sale	118 Days	115 Days	2.6%
New Pending Sales	774	642	20.6%
New Listings	1,496	1,413	5.9%
Pending Inventory	461	435	6.0%
Inventory (Active Listings)	2,231	1,987	12.3%
Months Supply of Inventory	8.1	6.9	17.4%



Quarterly Distressed Market - Q4 2025

Townhouses and Condos

Sarasota County



		Q4 2025	Q4 2024	Percent Change Year-over-Year
Traditional	Closed Sales	763	691	10.4%
	Median Sale Price	\$325,000	\$378,810	-14.2%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	\$310,005	\$154,700	100.4%
Short Sale	Closed Sales	3	0	N/A
	Median Sale Price	\$174,000	(No Sales)	N/A

