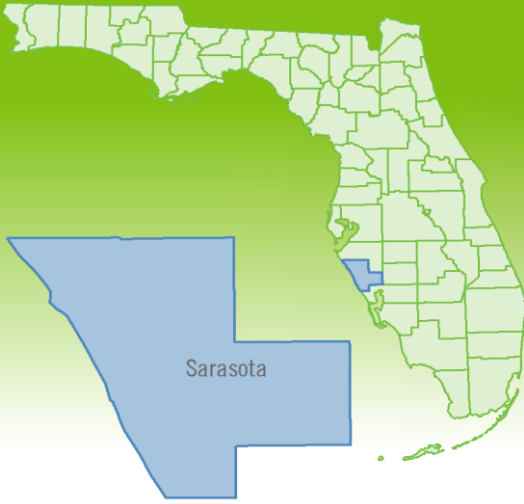


Yearly Market Summary - 2025

Single-Family Homes

Sarasota County



	2025	2024	Percent Change Year-over-Year
Closed Sales	8,183	7,486	9.3%
Paid in Cash	3,342	3,243	3.1%
Median Sale Price	\$474,700	\$505,000	-6.0%
Average Sale Price	\$682,999	\$719,290	-5.0%
Dollar Volume	\$5.6 Billion	\$5.4 Billion	3.8%
Med. Pct. of Orig. List Price Received	93.0%	94.4%	-1.5%
Median Time to Contract	57 Days	49 Days	16.3%
Median Time to Sale	99 Days	91 Days	8.8%
New Pending Sales	8,161	7,440	9.7%
New Listings	11,457	11,055	3.6%
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%

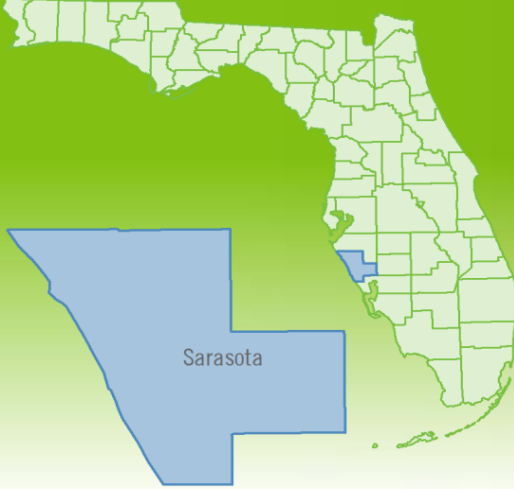


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Friday, January 16, 2026. Next yearly data release is TBD.

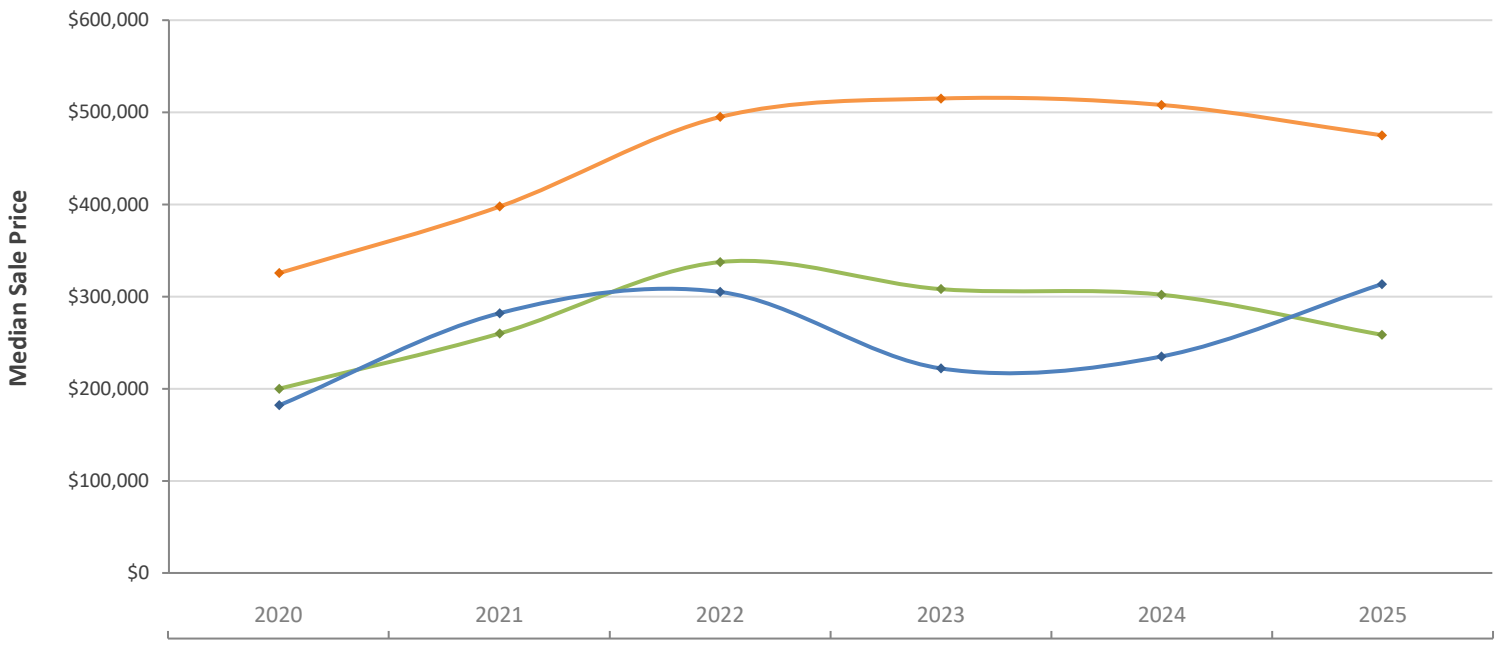
Yearly Distressed Market - 2025

Single-Family Homes

Sarasota County



		2025	2024	Percent Change Year-over-Year
Traditional	Closed Sales	8,117	7,453	8.9%
	Median Sale Price	\$475,000	\$508,000	-6.5%
Foreclosure/REO	Closed Sales	54	31	74.2%
	Median Sale Price	\$258,450	\$302,000	-14.4%
Short Sale	Closed Sales	12	2	500.0%
	Median Sale Price	\$313,600	\$235,000	33.4%



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