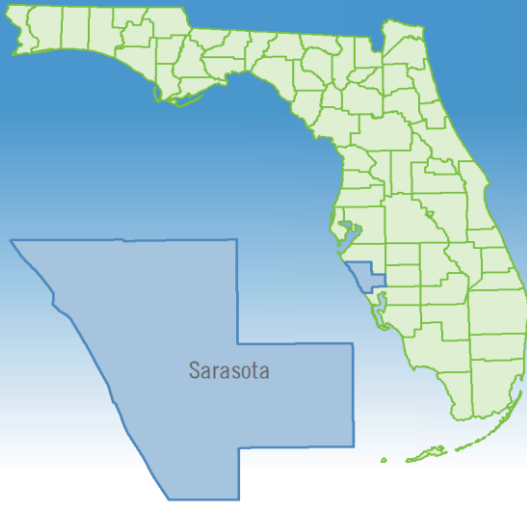


Yearly Market Summary - 2025

Townhouses and Condos

Sarasota County



	2025	2024	Percent Change Year-over-Year
Closed Sales	3,295	3,444	-4.3%
Paid in Cash	2,133	2,279	-6.4%
Median Sale Price	\$325,000	\$383,500	-15.3%
Average Sale Price	\$514,980	\$703,003	-26.7%
Dollar Volume	\$1.7 Billion	\$2.4 Billion	-29.9%
Med. Pct. of Orig. List Price Received	90.5%	93.3%	-3.0%
Median Time to Contract	71 Days	60 Days	18.3%
Median Time to Sale	112 Days	105 Days	6.7%
New Pending Sales	3,367	3,388	-0.6%
New Listings	5,808	5,634	3.1%
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%

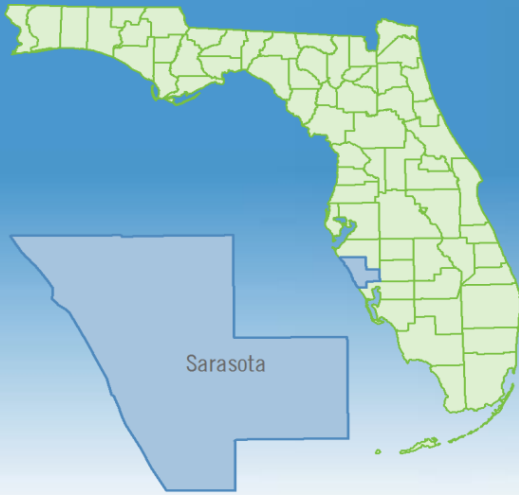


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Friday, January 16, 2026. Next yearly data release is TBD.

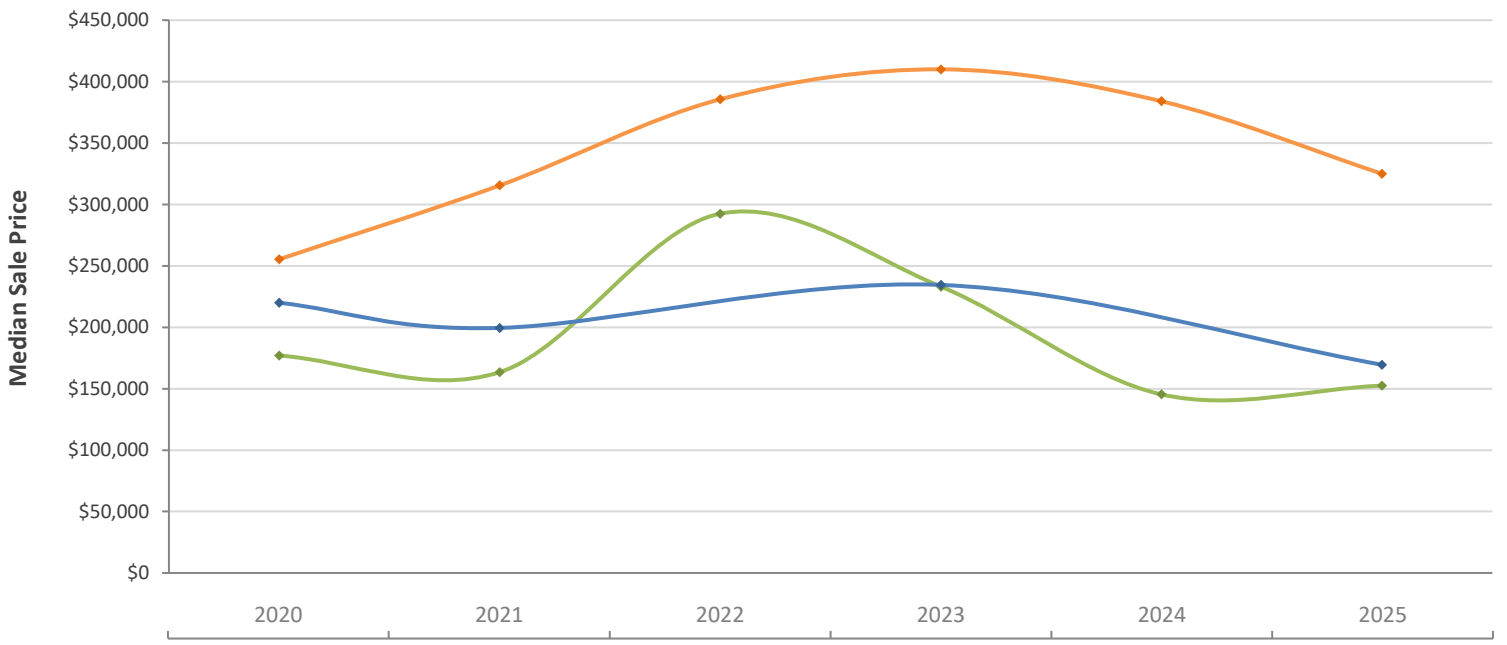
Yearly Distressed Market - 2025

Townhouses and Condos

Sarasota County



		2025	2024	Percent Change Year-over-Year
Traditional	Closed Sales	3,282	3,440	-4.6%
	Median Sale Price	\$325,000	\$383,999	-15.4%
Foreclosure/REO	Closed Sales	9	4	125.0%
	Median Sale Price	\$152,500	\$145,350	4.9%
Short Sale	Closed Sales	4	0	N/A
	Median Sale Price	\$169,500	(No Sales)	N/A



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