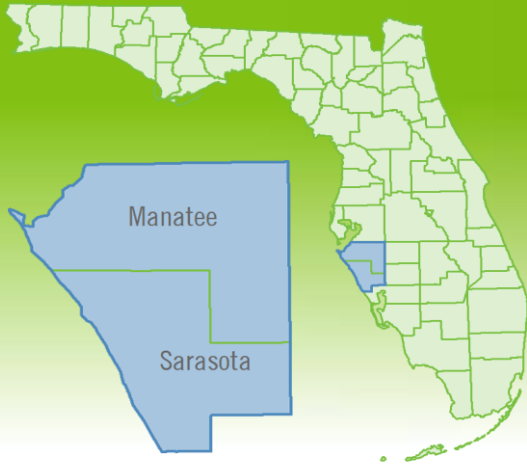


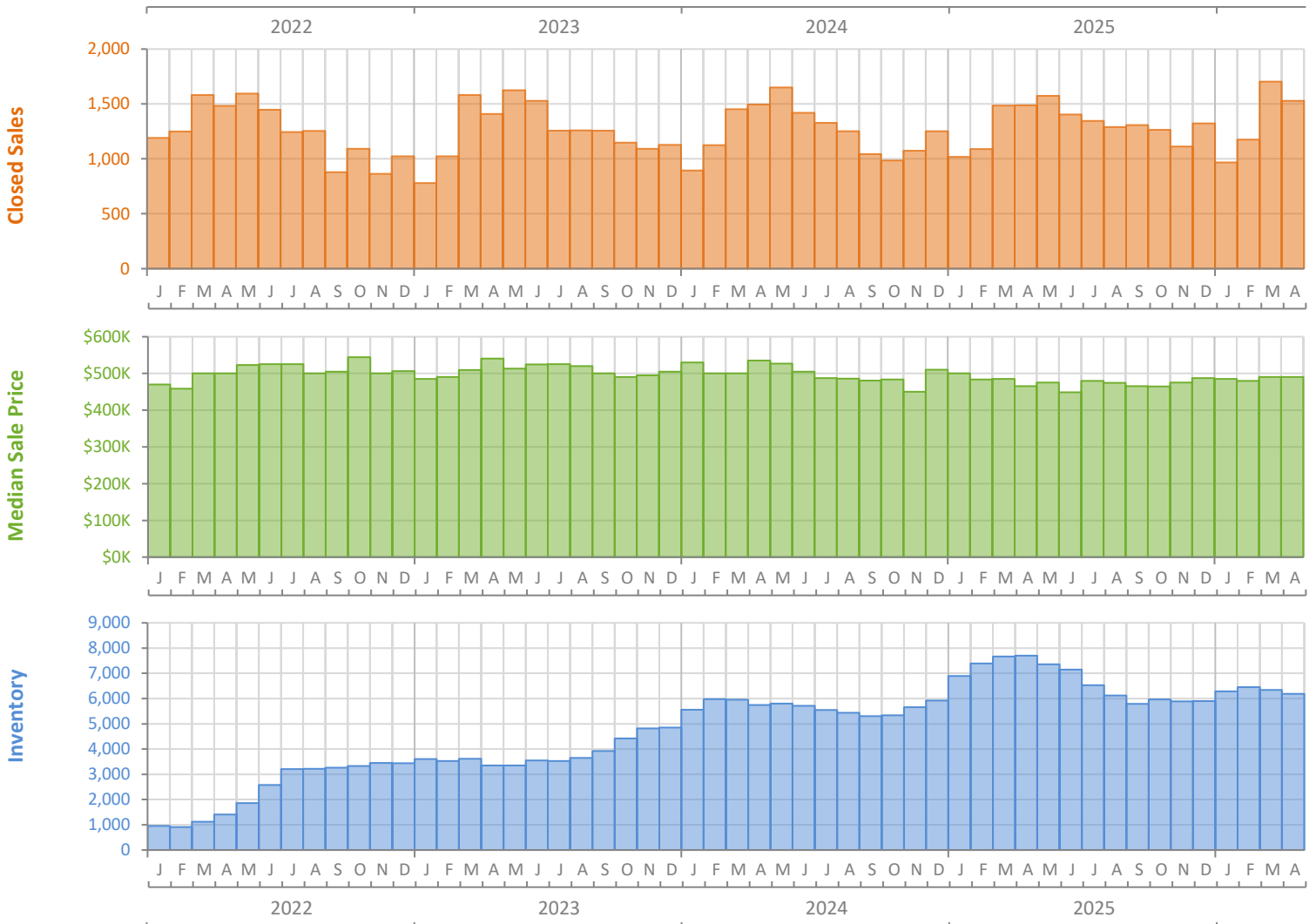
Monthly Market Summary - April 2026

Single-Family Homes

North Port-Sarasota-Bradenton MSA



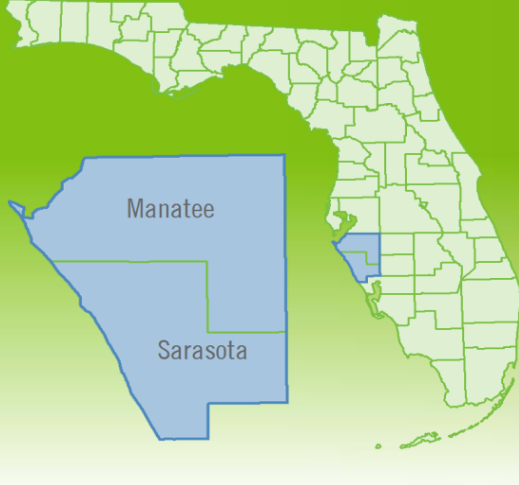
	April 2026	April 2025	Percent Change Year-over-Year
Closed Sales	1,528	1,489	2.6%
Paid in Cash	593	578	2.6%
Median Sale Price	\$490,000	\$465,000	5.4%
Average Sale Price	\$789,517	\$637,820	23.8%
Dollar Volume	\$1.2 Billion	\$949.7 Million	27.0%
Med. Pct. of Orig. List Price Received	94.4%	93.5%	1.0%
Median Time to Contract	45 Days	46 Days	-2.2%
Median Time to Sale	87 Days	86 Days	1.2%
New Pending Sales	1,695	1,532	10.6%
New Listings	1,946	2,103	-7.5%
Pending Inventory	2,265	2,072	9.3%
Inventory (Active Listings)	6,187	7,699	-19.6%
Months Supply of Inventory	4.6	6.1	-24.6%



Monthly Distressed Market - April 2026

Single-Family Homes

North Port-Sarasota-Bradenton MSA



		April 2026	April 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,513	1,479	2.3%
	Median Sale Price	\$493,000	\$465,000	6.0%
Foreclosure/REO	Closed Sales	11	9	22.2%
	Median Sale Price	\$365,000	\$285,500	27.8%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	\$295,000	\$350,000	-15.7%

