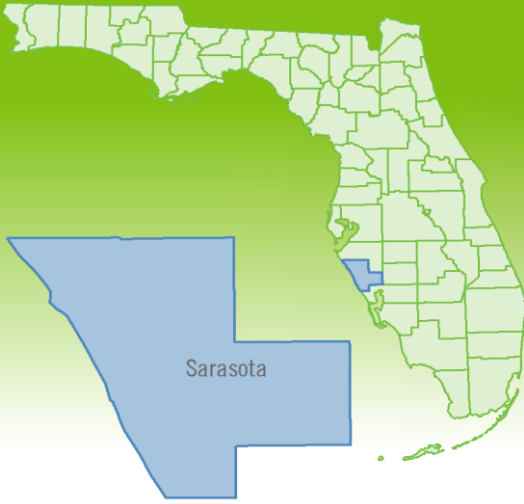


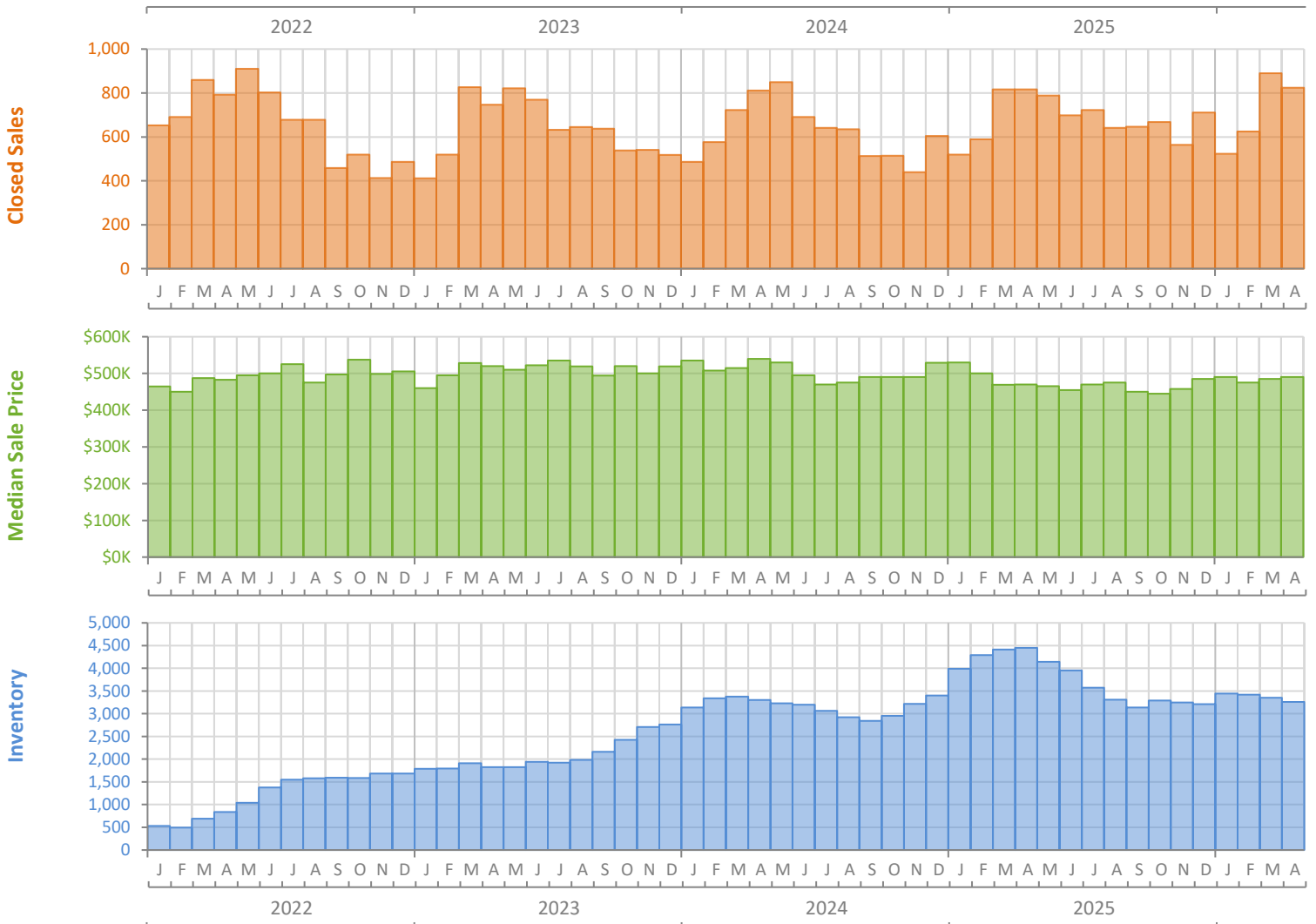
Monthly Market Summary - April 2026

Single-Family Homes

Sarasota County



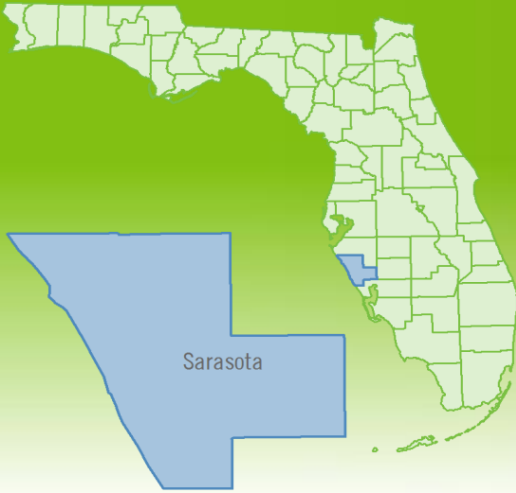
	April 2026	April 2025	Percent Change Year-over-Year
Closed Sales	824	817	0.9%
Paid in Cash	362	377	-4.0%
Median Sale Price	\$490,000	\$470,000	4.3%
Average Sale Price	\$814,685	\$653,747	24.6%
Dollar Volume	\$671.3 Million	\$534.1 Million	25.7%
Med. Pct. of Orig. List Price Received	94.3%	93.1%	1.3%
Median Time to Contract	46 Days	43 Days	7.0%
Median Time to Sale	86 Days	82 Days	4.9%
New Pending Sales	874	747	17.0%
New Listings	989	1,124	-12.0%
Pending Inventory	1,109	987	12.4%
Inventory (Active Listings)	3,258	4,448	-26.8%
Months Supply of Inventory	4.7	7.0	-32.9%



Monthly Distressed Market - April 2026

Single-Family Homes

Sarasota County



		April 2026	April 2025	Percent Change Year-over-Year
Traditional	Closed Sales	814	811	0.4%
	Median Sale Price	\$490,000	\$470,000	4.3%
Foreclosure/REO	Closed Sales	8	5	60.0%
	Median Sale Price	\$329,390	\$225,000	46.4%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$277,500	\$350,000	-20.7%

