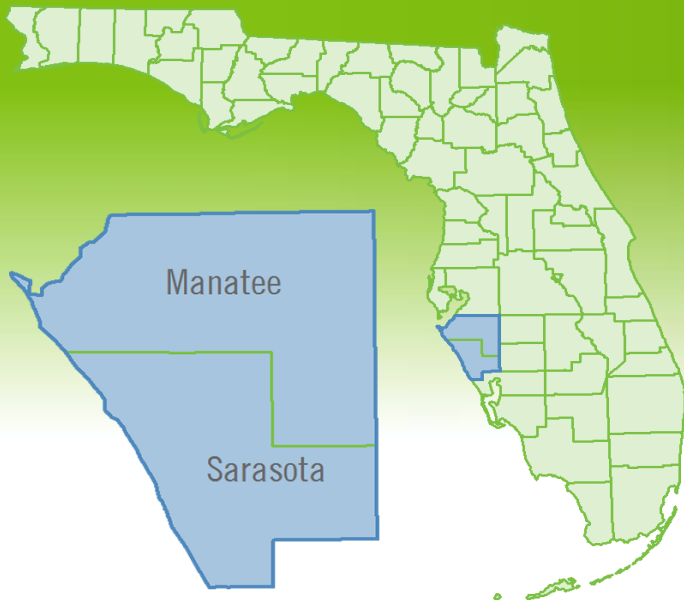


# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



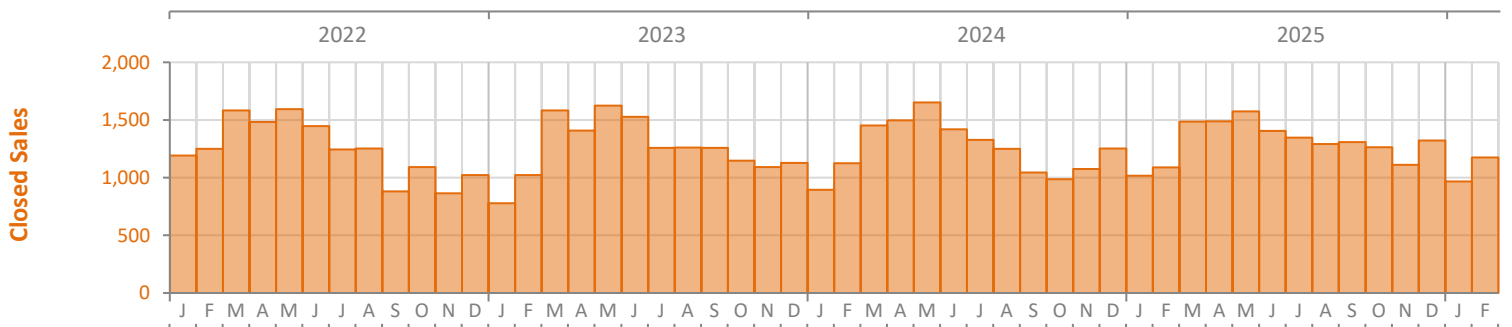
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	1,175	1,089	7.9%
Paid in Cash	470	424	10.8%
Median Sale Price	\$480,000	\$483,688	-0.8%
Average Sale Price	\$707,871	\$688,193	2.9%
Dollar Volume	\$831.7 Million	\$749.4 Million	11.0%
Median Percent of Original List Price Received	93.8%	95.0%	-1.3%
Median Time to Contract	61 Days	46 Days	32.6%
Median Time to Sale	101 Days	89 Days	13.5%
New Pending Sales	1,559	1,411	10.5%
New Listings	2,021	2,253	-10.3%
Pending Inventory	2,169	1,928	12.5%
Inventory (Active Listings)	6,451	7,389	-12.7%
Months Supply of Inventory	4.9	5.9	-16.9%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	2,142	1.7%
<b>February 2026</b>	<b>1,175</b>	<b>7.9%</b>
January 2026	967	-5.0%
December 2025	1,323	5.7%
November 2025	1,112	3.5%
October 2025	1,264	28.3%
September 2025	1,308	25.2%
August 2025	1,291	3.2%
July 2025	1,347	1.5%
June 2025	1,404	-1.1%
May 2025	1,574	-4.7%
April 2025	1,489	-0.5%
March 2025	1,485	2.2%
February 2025	1,089	-3.1%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

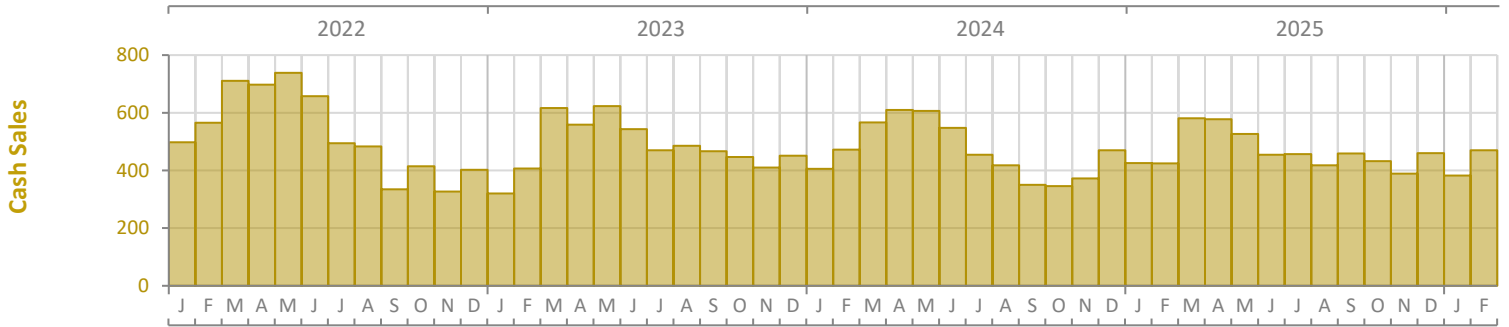


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	852	0.2%
<b>February 2026</b>	<b>470</b>	<b>10.8%</b>
January 2026	382	-10.3%
December 2025	460	-2.1%
November 2025	389	4.6%
October 2025	432	24.9%
September 2025	459	31.1%
August 2025	418	0.0%
July 2025	457	0.7%
June 2025	454	-17.2%
May 2025	527	-13.0%
April 2025	578	-5.2%
March 2025	581	2.7%
February 2025	424	-10.2%

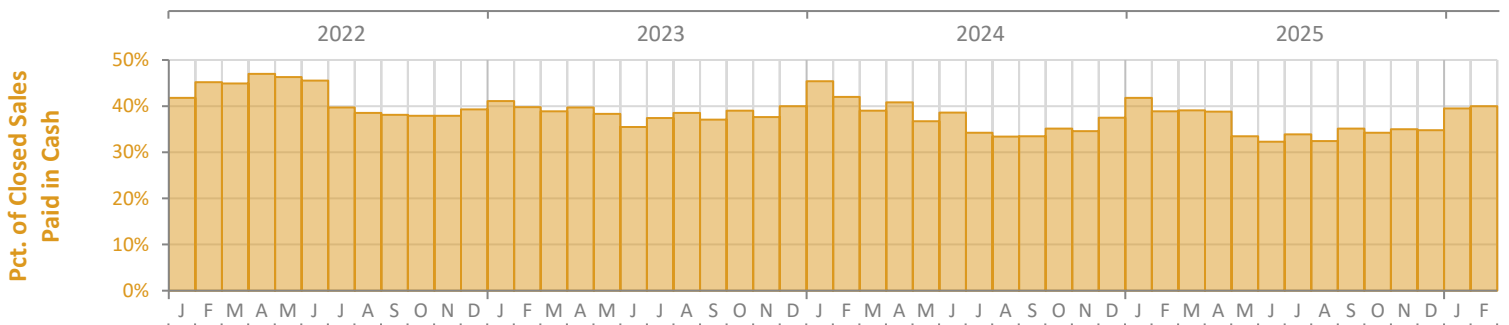


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	39.8%	-1.2%
<b>February 2026</b>	<b>40.0%</b>	<b>2.8%</b>
January 2026	39.5%	-5.5%
December 2025	34.8%	-7.2%
November 2025	35.0%	1.2%
October 2025	34.2%	-2.6%
September 2025	35.1%	4.8%
August 2025	32.4%	-3.0%
July 2025	33.9%	-0.9%
June 2025	32.3%	-16.3%
May 2025	33.5%	-8.7%
April 2025	38.8%	-4.9%
March 2025	39.1%	0.3%
February 2025	38.9%	-7.4%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

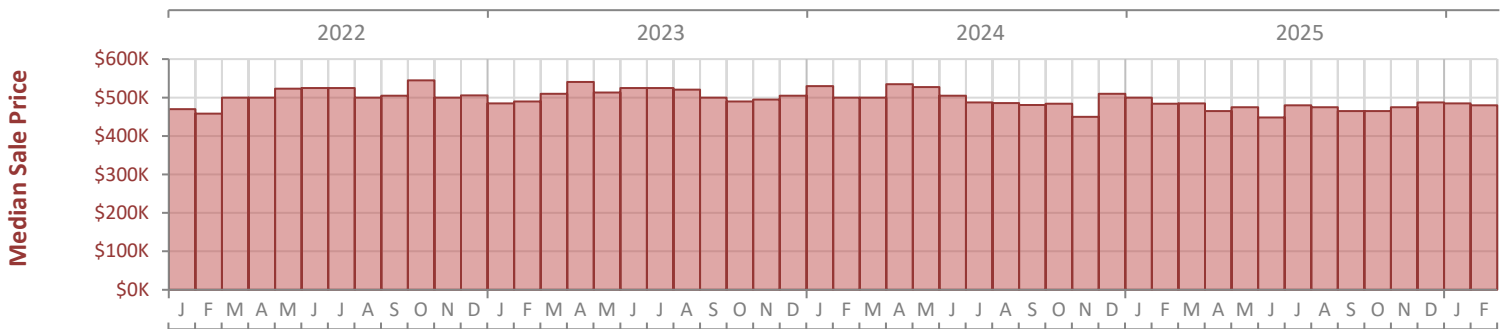


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$485,000	-2.0%
<b>February 2026</b>	<b>\$480,000</b>	<b>-0.8%</b>
January 2026	\$485,000	-3.0%
December 2025	\$487,250	-4.5%
November 2025	\$475,000	5.6%
October 2025	\$464,625	-4.0%
September 2025	\$465,000	-3.2%
August 2025	\$474,700	-2.3%
July 2025	\$480,000	-1.4%
June 2025	\$448,500	-11.2%
May 2025	\$475,000	-9.9%
April 2025	\$465,000	-13.1%
March 2025	\$485,000	-3.0%
February 2025	\$483,688	-3.3%

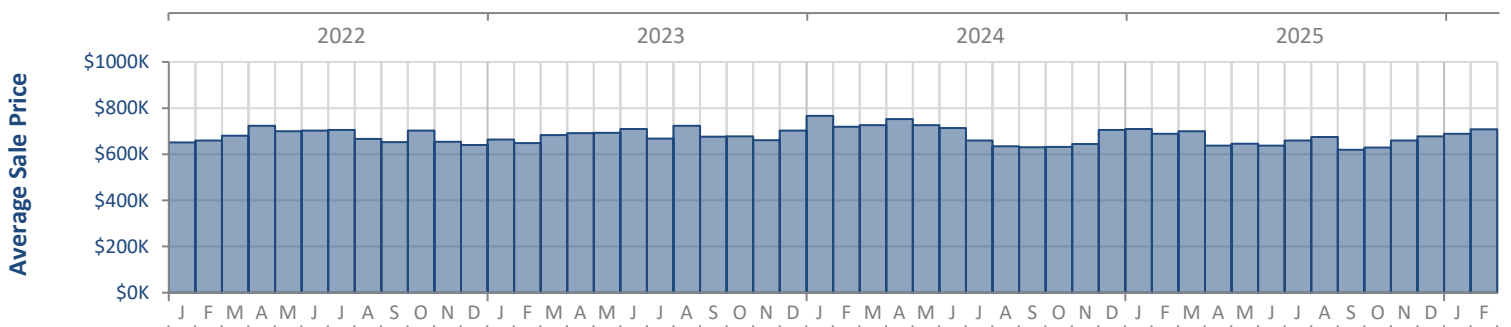


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$699,316	0.1%
<b>February 2026</b>	<b>\$707,871</b>	<b>2.9%</b>
January 2026	\$688,921	-2.9%
December 2025	\$676,964	-3.9%
November 2025	\$659,773	2.4%
October 2025	\$628,934	-0.4%
September 2025	\$619,149	-1.7%
August 2025	\$674,528	6.3%
July 2025	\$660,020	0.1%
June 2025	\$637,925	-10.6%
May 2025	\$645,155	-11.2%
April 2025	\$637,820	-15.2%
March 2025	\$699,340	-3.6%
February 2025	\$688,193	-4.3%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

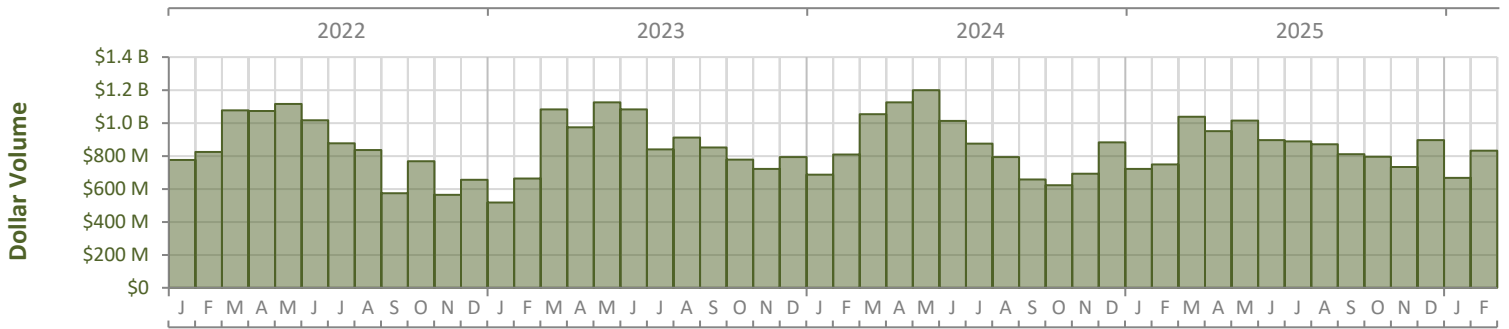


## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$1.5 Billion	1.8%
<b>February 2026</b>	<b>\$831.7 Million</b>	<b>11.0%</b>
January 2026	\$666.2 Million	-7.8%
December 2025	\$895.6 Million	1.5%
November 2025	\$733.7 Million	6.0%
October 2025	\$795.0 Million	27.8%
September 2025	\$809.8 Million	23.0%
August 2025	\$870.8 Million	9.7%
July 2025	\$889.0 Million	1.6%
June 2025	\$895.6 Million	-11.6%
May 2025	\$1.0 Billion	-15.4%
April 2025	\$949.7 Million	-15.6%
March 2025	\$1.0 Billion	-1.5%
February 2025	\$749.4 Million	-7.2%

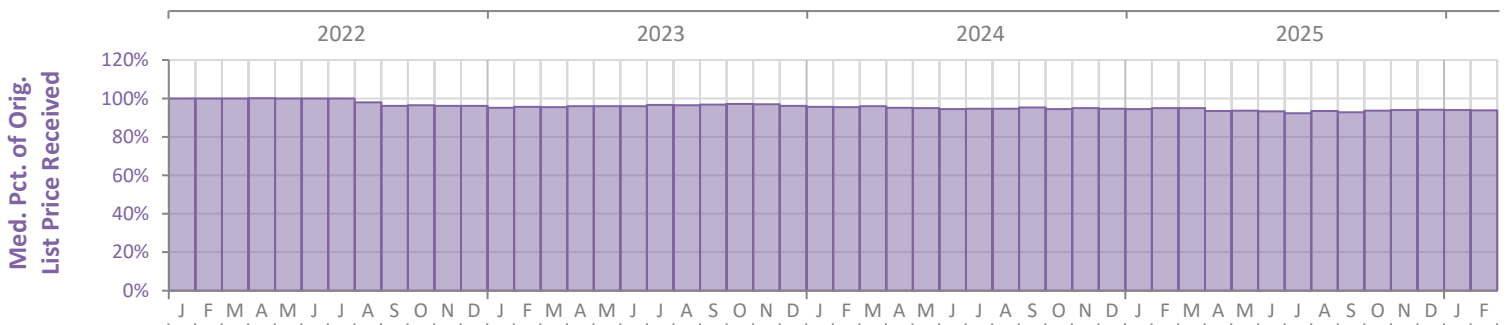


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.0%	-0.7%
<b>February 2026</b>	<b>93.8%</b>	<b>-1.3%</b>
January 2026	94.0%	-0.4%
December 2025	94.1%	-0.6%
November 2025	93.9%	-1.1%
October 2025	93.7%	-0.7%
September 2025	92.8%	-2.6%
August 2025	93.4%	-1.3%
July 2025	92.3%	-2.4%
June 2025	93.3%	-1.2%
May 2025	93.7%	-1.4%
April 2025	93.5%	-1.8%
March 2025	94.9%	-1.0%
February 2025	95.0%	-0.4%

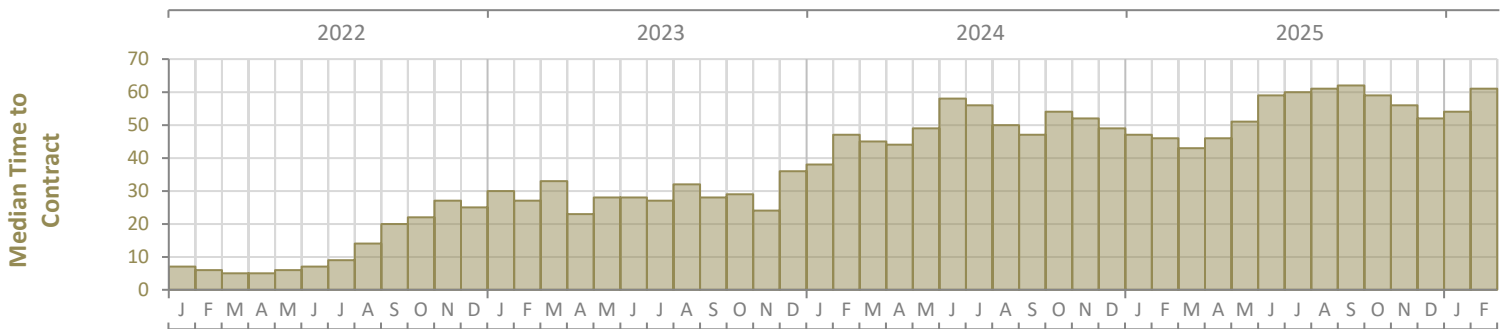


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	60 Days	25.0%
<b>February 2026</b>	<b>61 Days</b>	<b>32.6%</b>
January 2026	54 Days	14.9%
December 2025	52 Days	6.1%
November 2025	56 Days	7.7%
October 2025	59 Days	9.3%
September 2025	62 Days	31.9%
August 2025	61 Days	22.0%
July 2025	60 Days	7.1%
June 2025	59 Days	1.7%
May 2025	51 Days	4.1%
April 2025	46 Days	4.5%
March 2025	43 Days	-4.4%
February 2025	46 Days	-2.1%

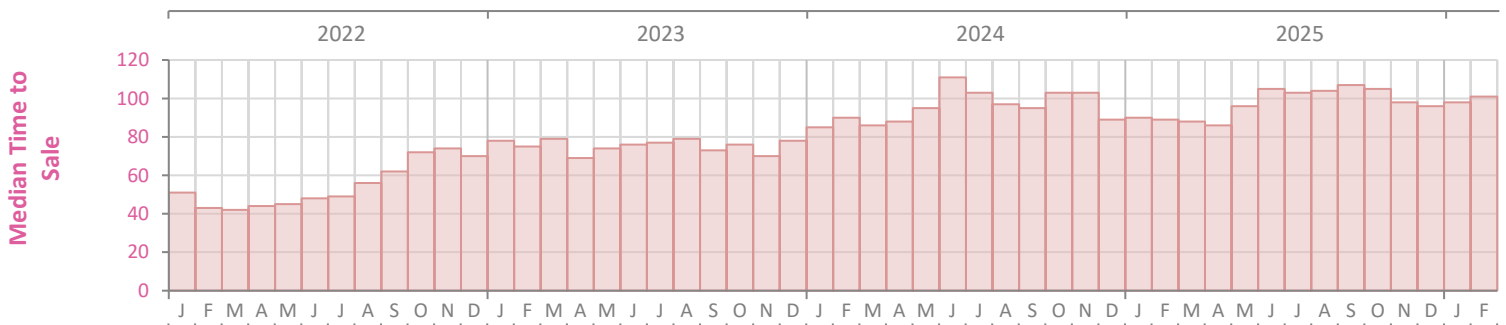


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	102 Days	12.1%
<b>February 2026</b>	<b>101 Days</b>	<b>13.5%</b>
January 2026	98 Days	8.9%
December 2025	96 Days	7.9%
November 2025	98 Days	-4.9%
October 2025	105 Days	1.9%
September 2025	107 Days	12.6%
August 2025	104 Days	7.2%
July 2025	103 Days	0.0%
June 2025	105 Days	-5.4%
May 2025	96 Days	1.1%
April 2025	86 Days	-2.3%
March 2025	88 Days	2.3%
February 2025	89 Days	-1.1%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

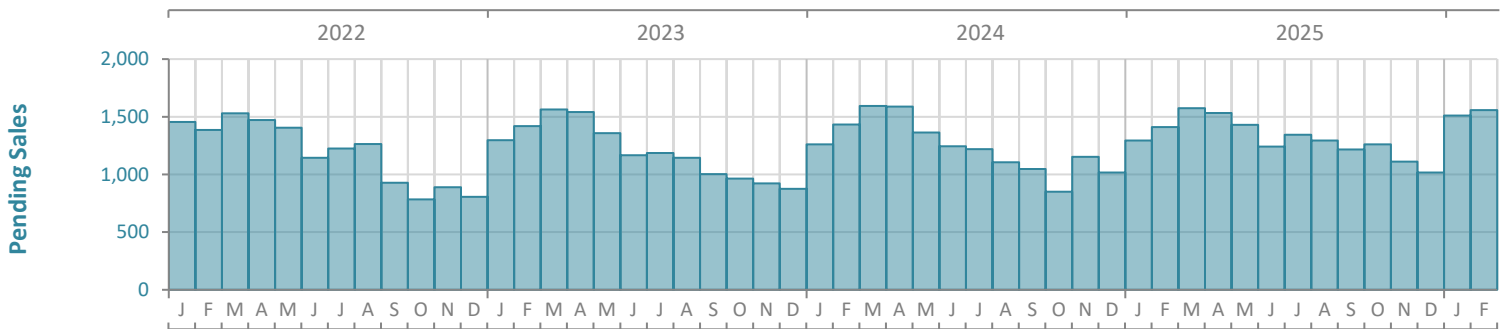


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	3,071	13.5%
<b>February 2026</b>	<b>1,559</b>	<b>10.5%</b>
January 2026	1,512	16.8%
December 2025	1,017	0.0%
November 2025	1,110	-3.7%
October 2025	1,262	48.6%
September 2025	1,217	16.2%
August 2025	1,295	17.1%
July 2025	1,345	10.2%
June 2025	1,242	-0.1%
May 2025	1,429	4.8%
April 2025	1,532	-3.6%
March 2025	1,574	-1.3%
February 2025	1,411	-1.6%

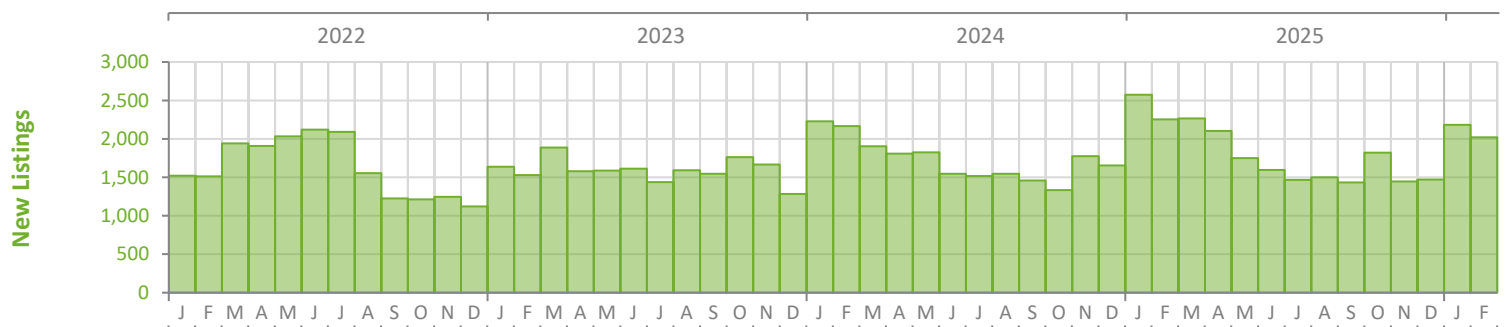


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	4,205	-12.9%
<b>February 2026</b>	<b>2,021</b>	<b>-10.3%</b>
January 2026	2,184	-15.1%
December 2025	1,472	-11.1%
November 2025	1,448	-18.3%
October 2025	1,820	36.4%
September 2025	1,435	-1.6%
August 2025	1,499	-3.0%
July 2025	1,469	-3.1%
June 2025	1,597	3.4%
May 2025	1,752	-3.9%
April 2025	2,103	16.3%
March 2025	2,266	19.1%
February 2025	2,253	4.1%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

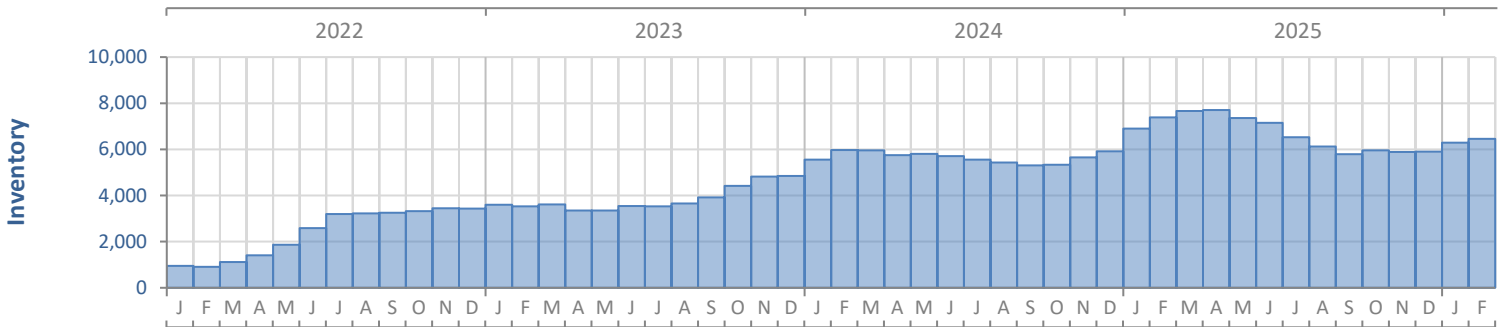


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	6,369	-10.8%
<b>February 2026</b>	<b>6,451</b>	<b>-12.7%</b>
January 2026	6,287	-8.9%
December 2025	5,898	-0.4%
November 2025	5,892	4.1%
October 2025	5,962	11.7%
September 2025	5,793	9.3%
August 2025	6,121	12.6%
July 2025	6,533	17.7%
June 2025	7,151	25.2%
May 2025	7,356	26.8%
April 2025	7,699	33.9%
March 2025	7,668	28.8%
February 2025	7,389	23.6%

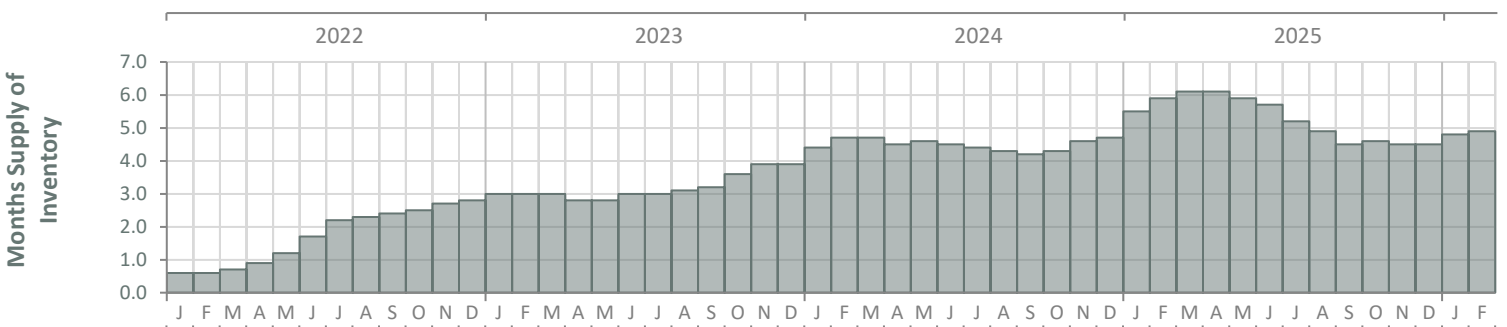


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.9	-14.0%
<b>February 2026</b>	<b>4.9</b>	<b>-16.9%</b>
January 2026	4.8	-12.7%
December 2025	4.5	-4.3%
November 2025	4.5	-2.2%
October 2025	4.6	7.0%
September 2025	4.5	7.1%
August 2025	4.9	14.0%
July 2025	5.2	18.2%
June 2025	5.7	26.7%
May 2025	5.9	28.3%
April 2025	6.1	35.6%
March 2025	6.1	29.8%
February 2025	5.9	25.5%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

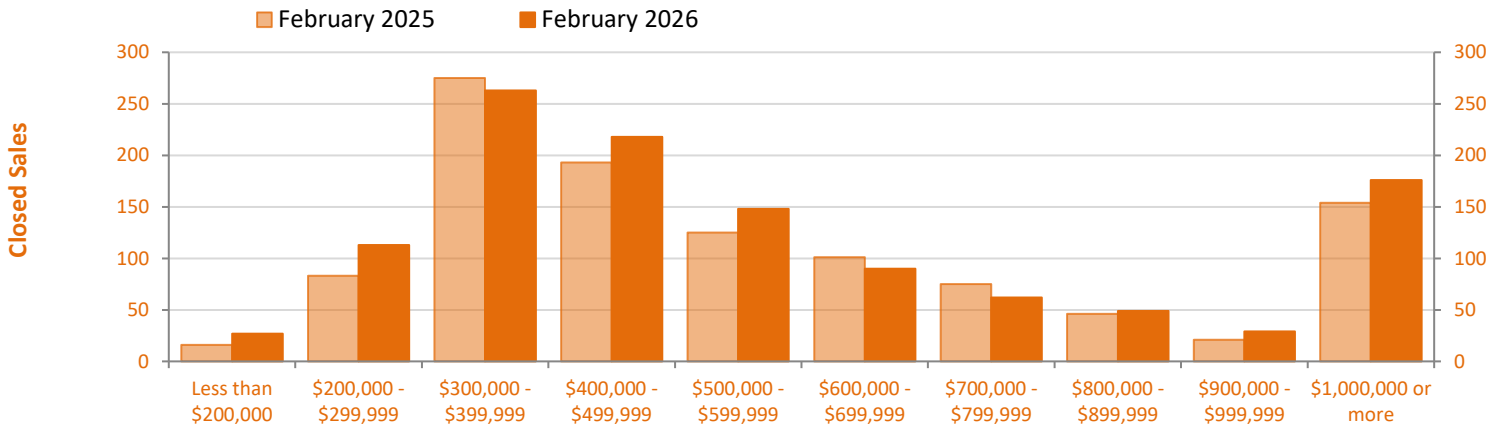


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

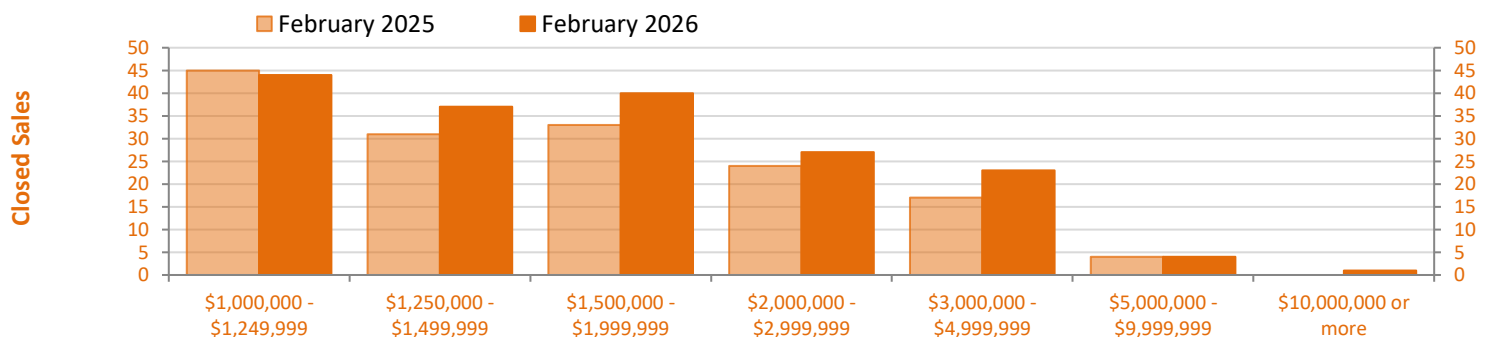
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	27	68.8%
\$200,000 - \$299,999	113	36.1%
\$300,000 - \$399,999	263	-4.4%
\$400,000 - \$499,999	218	13.0%
\$500,000 - \$599,999	148	18.4%
\$600,000 - \$699,999	90	-10.9%
\$700,000 - \$799,999	62	-17.3%
\$800,000 - \$899,999	49	6.5%
\$900,000 - \$999,999	29	38.1%
\$1,000,000 or more	176	14.3%



## Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	44	-2.2%
\$1,250,000 - \$1,499,999	37	19.4%
\$1,500,000 - \$1,999,999	40	21.2%
\$2,000,000 - \$2,999,999	27	12.5%
\$3,000,000 - \$4,999,999	23	35.3%
\$5,000,000 - \$9,999,999	4	0.0%
\$10,000,000 or more	1	N/A

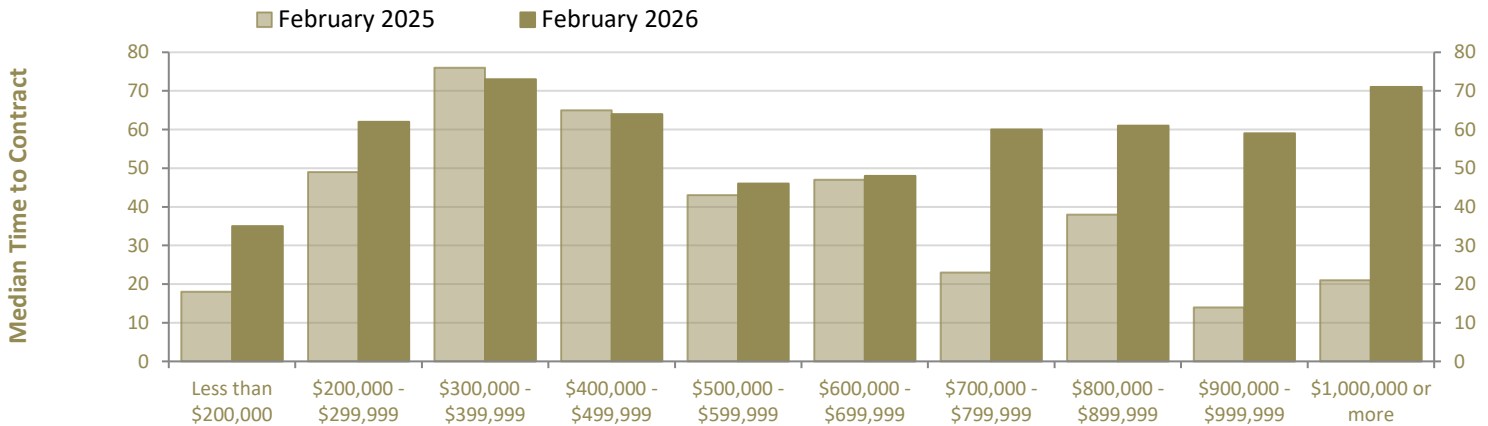


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

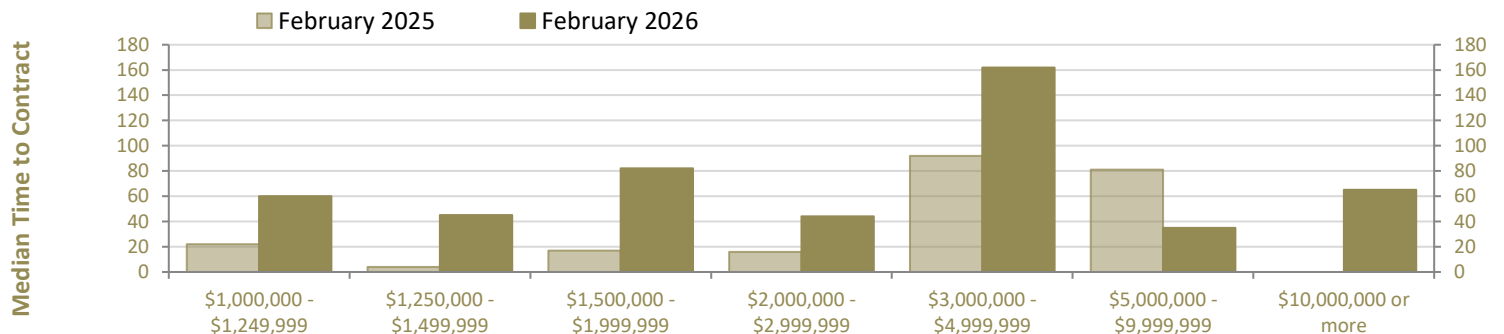
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	35 Days	94.4%
\$200,000 - \$299,999	62 Days	26.5%
\$300,000 - \$399,999	73 Days	-3.9%
\$400,000 - \$499,999	64 Days	-1.5%
\$500,000 - \$599,999	46 Days	7.0%
\$600,000 - \$699,999	48 Days	2.1%
\$700,000 - \$799,999	60 Days	160.9%
\$800,000 - \$899,999	61 Days	60.5%
\$900,000 - \$999,999	59 Days	321.4%
\$1,000,000 or more	71 Days	238.1%



## Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	60 Days	172.7%
\$1,250,000 - \$1,499,999	45 Days	1025.0%
\$1,500,000 - \$1,999,999	82 Days	382.4%
\$2,000,000 - \$2,999,999	44 Days	175.0%
\$3,000,000 - \$4,999,999	162 Days	76.1%
\$5,000,000 - \$9,999,999	35 Days	-56.8%
\$10,000,000 or more	65 Days	N/A



## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

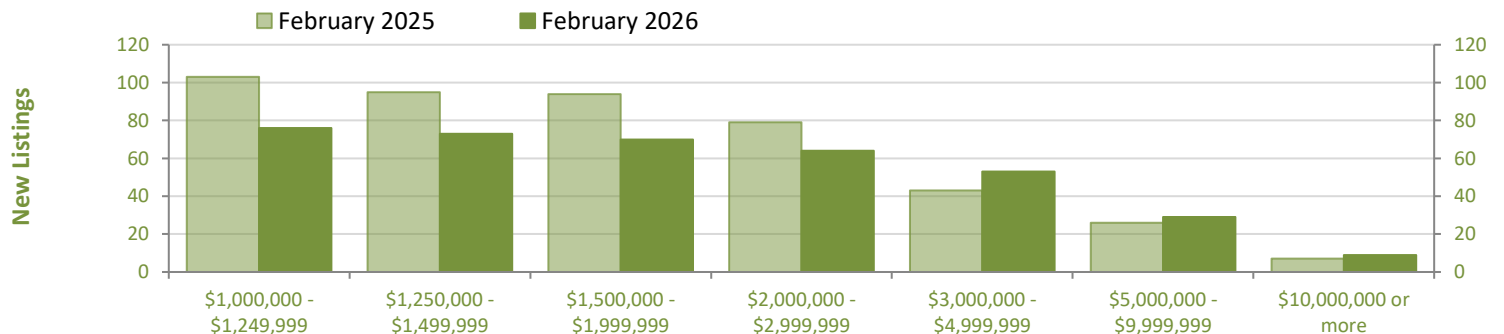
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	41	46.4%
\$200,000 - \$299,999	112	-9.7%
\$300,000 - \$399,999	405	-5.6%
\$400,000 - \$499,999	371	-5.8%
\$500,000 - \$599,999	261	-3.7%
\$600,000 - \$699,999	174	-9.8%
\$700,000 - \$799,999	130	-19.3%
\$800,000 - \$899,999	96	-21.3%
\$900,000 - \$999,999	57	-32.1%
\$1,000,000 or more	374	-16.3%



## Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	76	-26.2%
\$1,250,000 - \$1,499,999	73	-23.2%
\$1,500,000 - \$1,999,999	70	-25.5%
\$2,000,000 - \$2,999,999	64	-19.0%
\$3,000,000 - \$4,999,999	53	23.3%
\$5,000,000 - \$9,999,999	29	11.5%
\$10,000,000 or more	9	28.6%



# Monthly Market Detail - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA

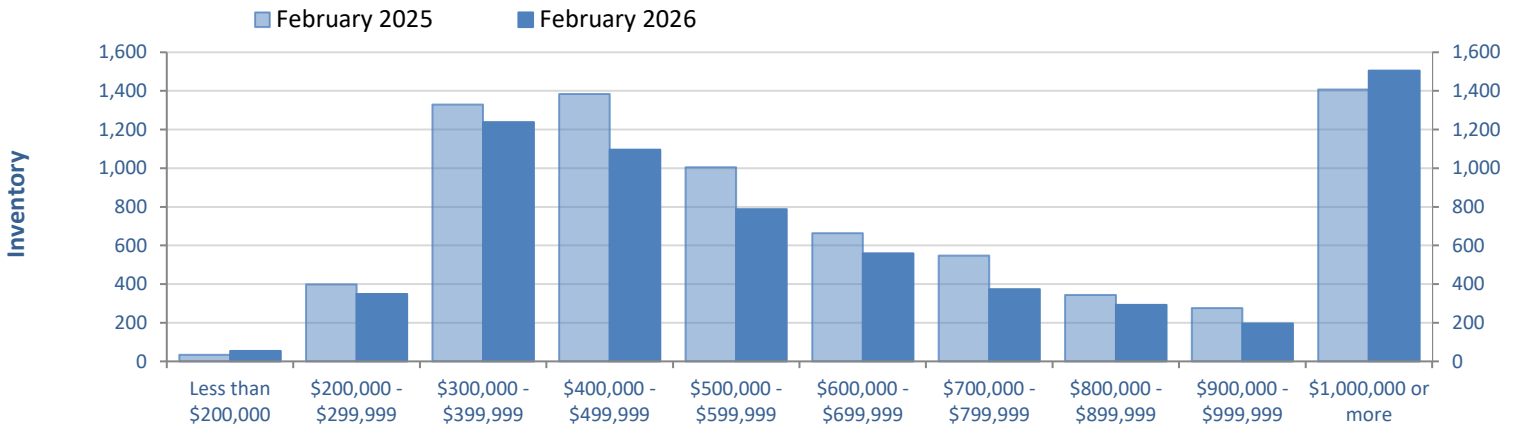


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

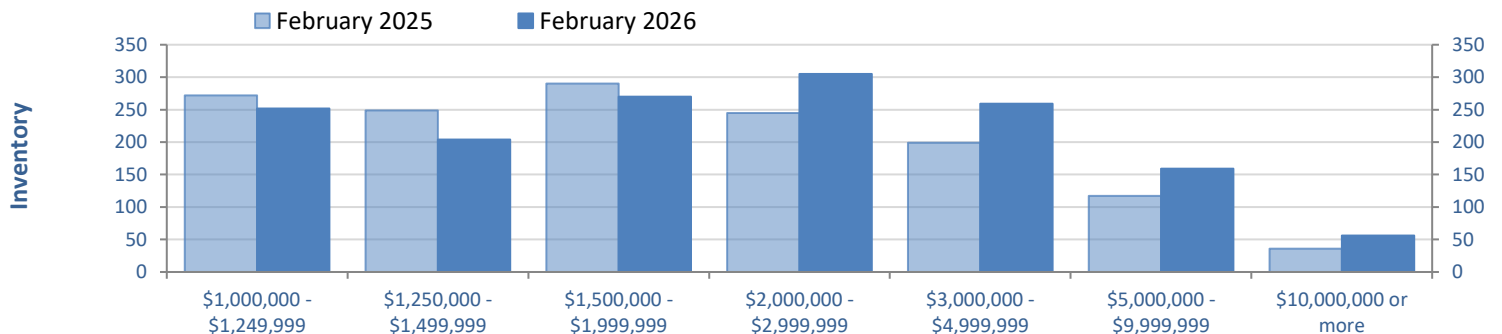
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	54	58.8%
\$200,000 - \$299,999	348	-12.6%
\$300,000 - \$399,999	1,239	-6.8%
\$400,000 - \$499,999	1,096	-20.8%
\$500,000 - \$599,999	788	-21.5%
\$600,000 - \$699,999	559	-15.7%
\$700,000 - \$799,999	374	-31.8%
\$800,000 - \$899,999	292	-15.1%
\$900,000 - \$999,999	196	-29.0%
\$1,000,000 or more	1,505	6.9%



## Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

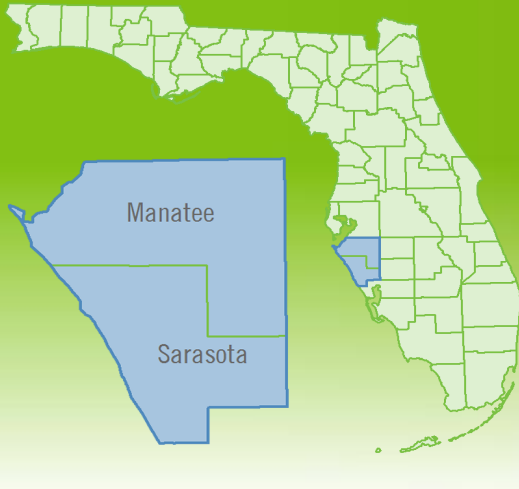
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	252	-7.4%
\$1,250,000 - \$1,499,999	204	-18.1%
\$1,500,000 - \$1,999,999	270	-6.9%
\$2,000,000 - \$2,999,999	305	24.5%
\$3,000,000 - \$4,999,999	259	30.2%
\$5,000,000 - \$9,999,999	159	35.9%
\$10,000,000 or more	56	55.6%



# Monthly Distressed Market - February 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,161	1,079	7.6%
	Median Sale Price	\$483,598	\$485,000	-0.3%
Foreclosure/REO	Closed Sales	10	6	66.7%
	Median Sale Price	\$247,600	\$312,450	-20.8%
Short Sale	Closed Sales	4	4	0.0%
	Median Sale Price	\$325,000	\$317,056	2.5%

