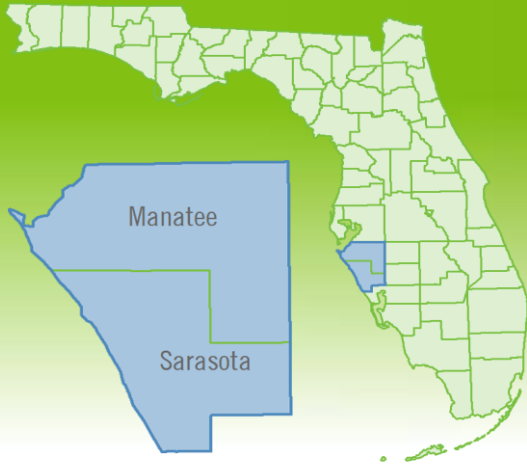


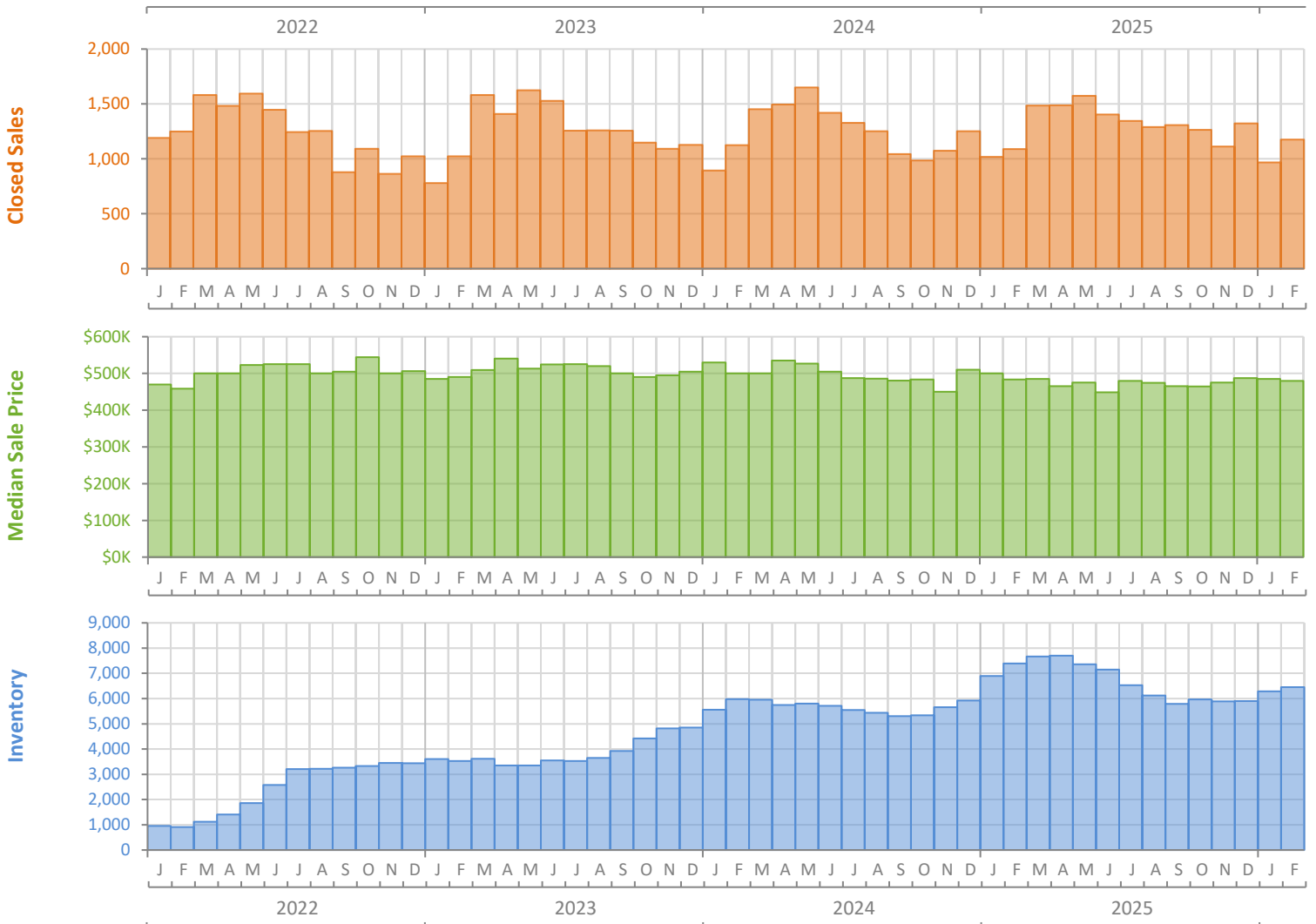
Monthly Market Summary - February 2026

Single-Family Homes

North Port-Sarasota-Bradenton MSA



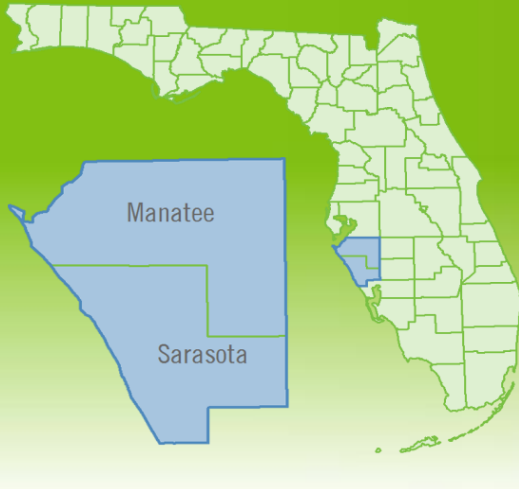
	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	1,175	1,089	7.9%
Paid in Cash	470	424	10.8%
Median Sale Price	\$480,000	\$483,688	-0.8%
Average Sale Price	\$707,871	\$688,193	2.9%
Dollar Volume	\$831.7 Million	\$749.4 Million	11.0%
Med. Pct. of Orig. List Price Received	93.8%	95.0%	-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%



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%

