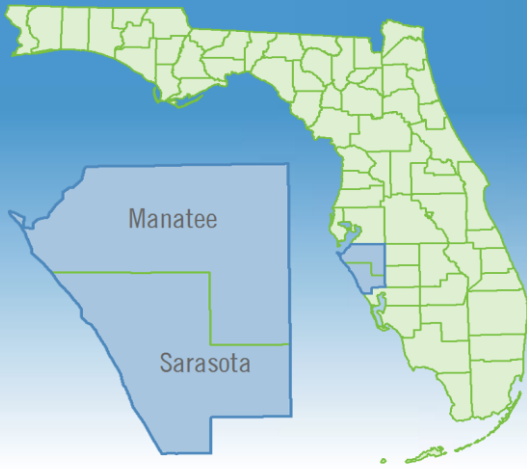


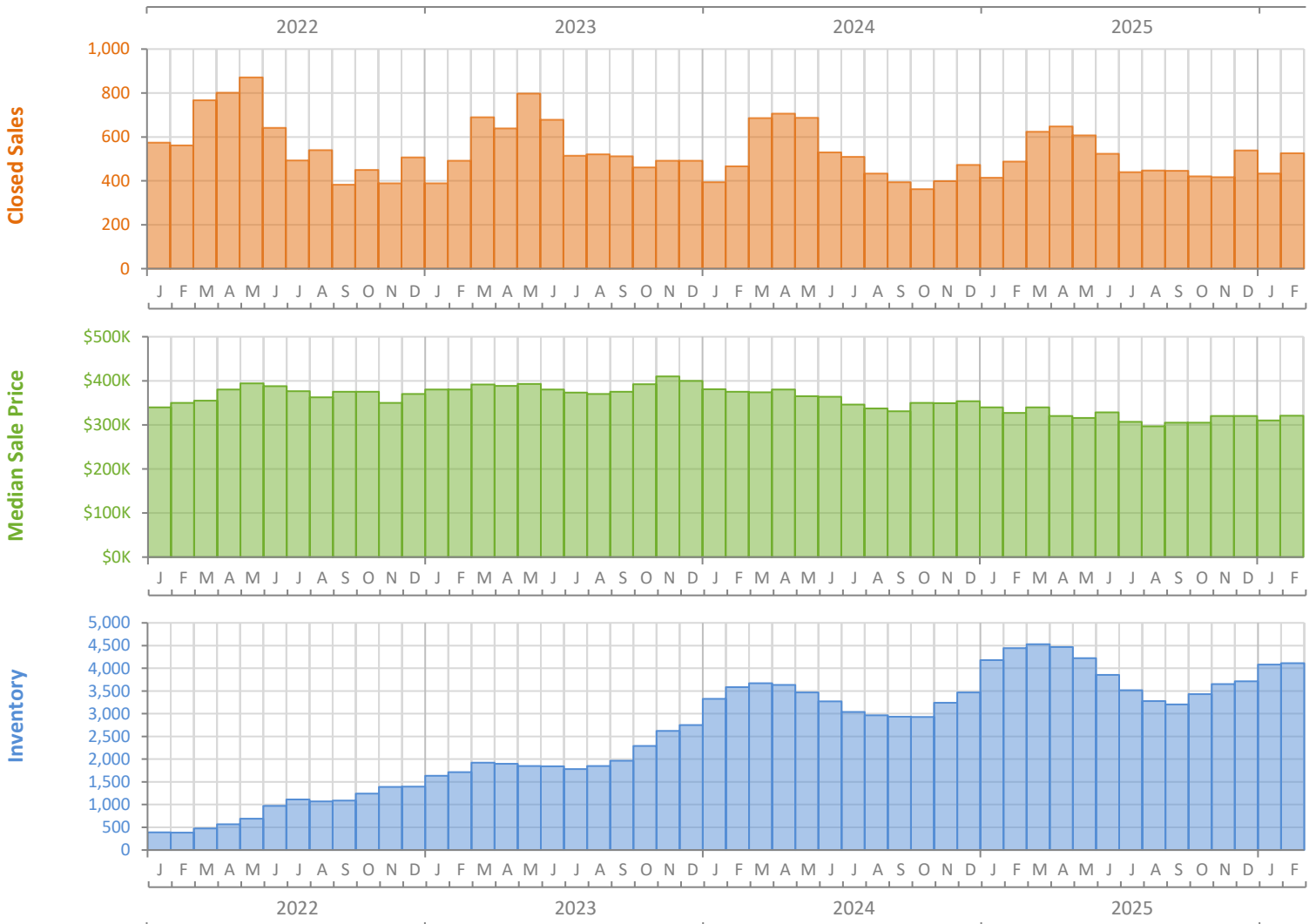
Monthly Market Summary - February 2026

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



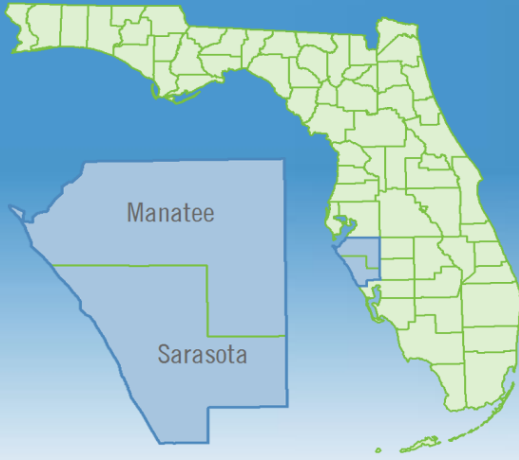
	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	526	488	7.8%
Paid in Cash	349	291	19.9%
Median Sale Price	\$320,500	\$326,900	-2.0%
Average Sale Price	\$462,472	\$408,972	13.1%
Dollar Volume	\$243.3 Million	\$199.6 Million	21.9%
Med. Pct. of Orig. List Price Received	92.4%	94.8%	-2.5%
Median Time to Contract	70 Days	48 Days	45.8%
Median Time to Sale	107 Days	86 Days	24.4%
New Pending Sales	762	649	17.4%
New Listings	938	1,107	-15.3%
Pending Inventory	1,126	944	19.3%
Inventory (Active Listings)	4,113	4,446	-7.5%
Months Supply of Inventory	8.1	8.8	-8.0%



Monthly Distressed Market - February 2026

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	525	488	7.6%
	Median Sale Price	\$321,000	\$326,900	-1.8%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$62,475	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

