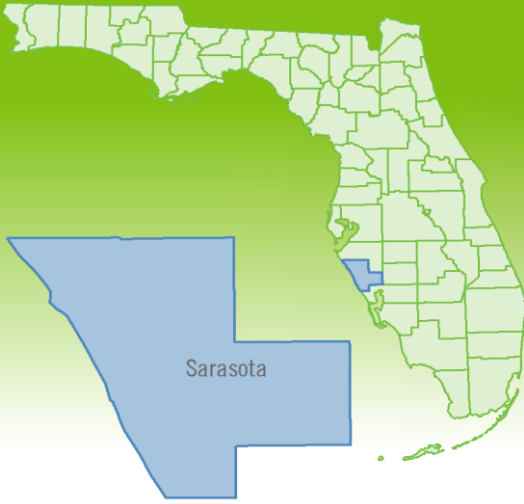


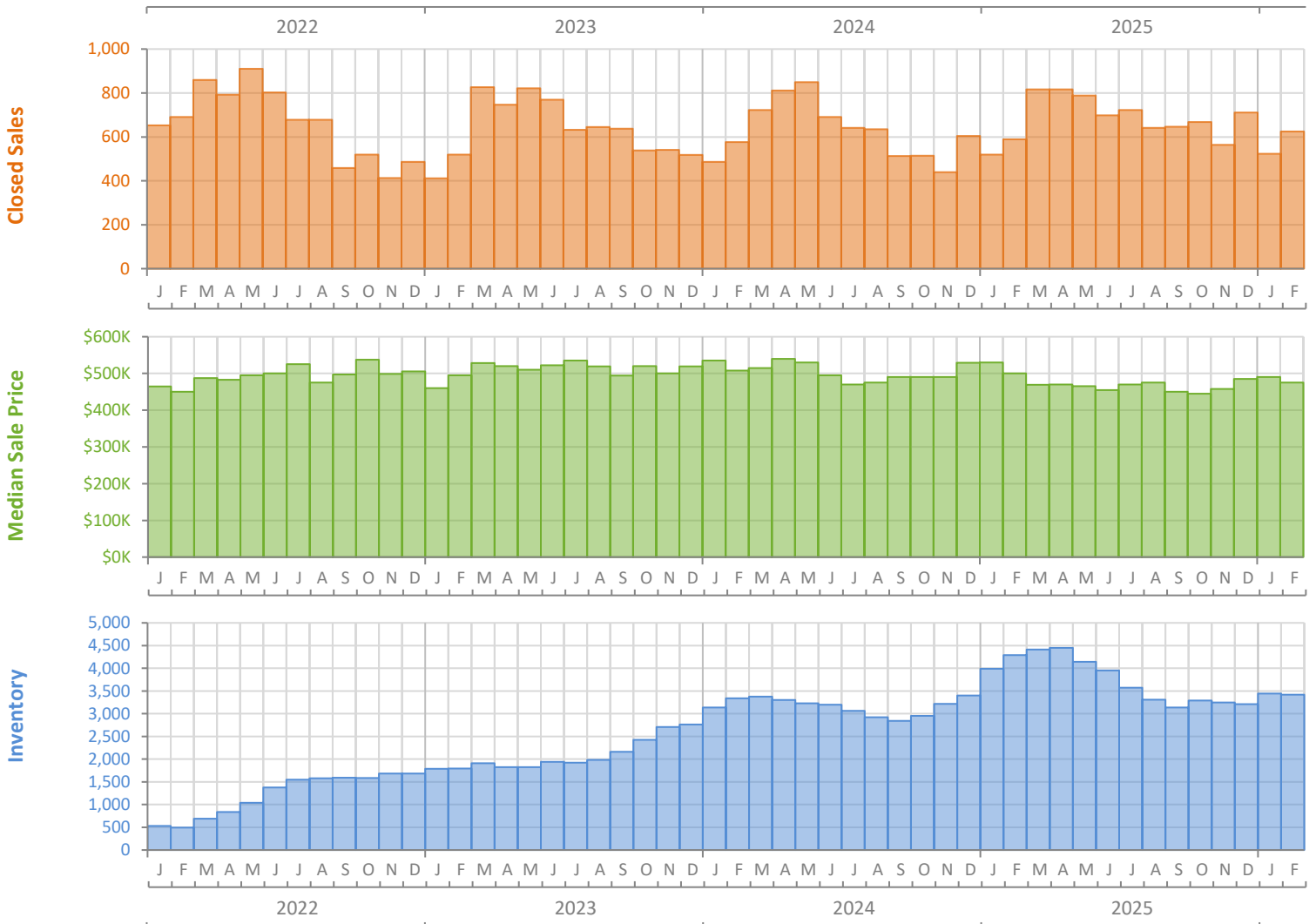
Monthly Market Summary - February 2026

Single-Family Homes

Sarasota County



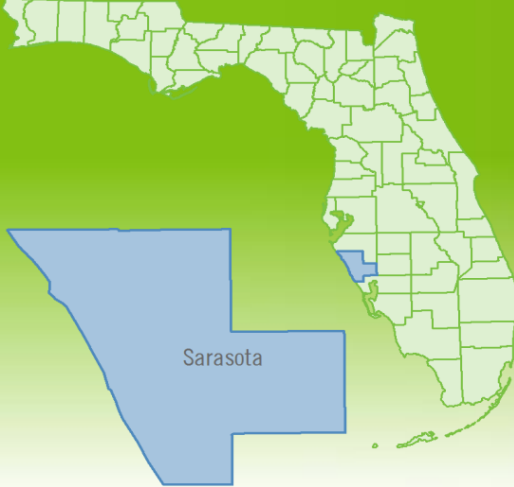
	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	625	589	6.1%
Paid in Cash	294	258	14.0%
Median Sale Price	\$475,000	\$499,990	-5.0%
Average Sale Price	\$738,588	\$714,923	3.3%
Dollar Volume	\$461.6 Million	\$421.1 Million	9.6%
Med. Pct. of Orig. List Price Received	93.8%	94.5%	-0.7%
Median Time to Contract	59 Days	46 Days	28.3%
Median Time to Sale	94 Days	86 Days	9.3%
New Pending Sales	845	768	10.0%
New Listings	1,005	1,283	-21.7%
Pending Inventory	1,107	1,017	8.8%
Inventory (Active Listings)	3,420	4,292	-20.3%
Months Supply of Inventory	5.0	6.8	-26.5%



Monthly Distressed Market - February 2026

Single-Family Homes

Sarasota County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	616	585	5.3%
	Median Sale Price	\$475,000	\$499,995	-5.0%
Foreclosure/REO	Closed Sales	6	3	100.0%
	Median Sale Price	\$275,000	\$310,000	-11.3%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$310,000	\$275,000	12.7%

