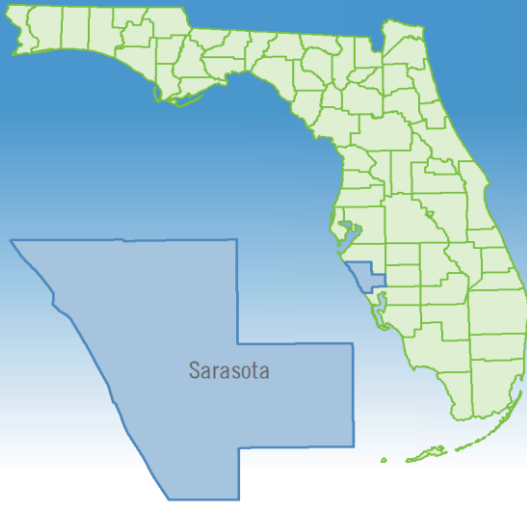


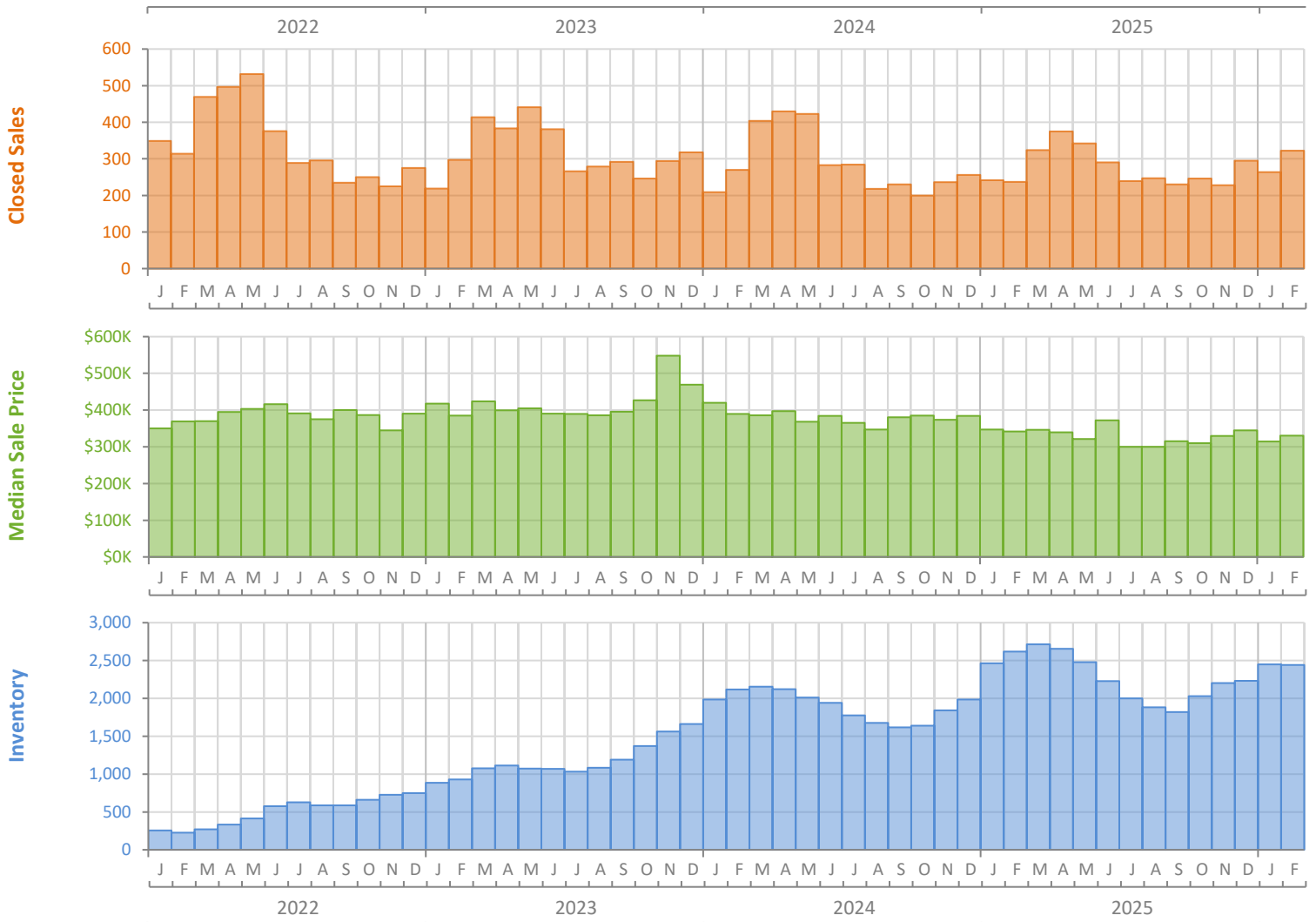
Monthly Market Summary - February 2026

Townhouses and Condos

Sarasota County



	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	322	237	35.9%
Paid in Cash	219	170	28.8%
Median Sale Price	\$330,000	\$342,000	-3.5%
Average Sale Price	\$521,637	\$463,689	12.5%
Dollar Volume	\$168.0 Million	\$109.9 Million	52.8%
Med. Pct. of Orig. List Price Received	92.1%	93.6%	-1.6%
Median Time to Contract	76 Days	44 Days	72.7%
Median Time to Sale	109 Days	85 Days	28.2%
New Pending Sales	470	374	25.7%
New Listings	555	628	-11.6%
Pending Inventory	728	608	19.7%
Inventory (Active Listings)	2,443	2,618	-6.7%
Months Supply of Inventory	8.6	9.1	-5.5%



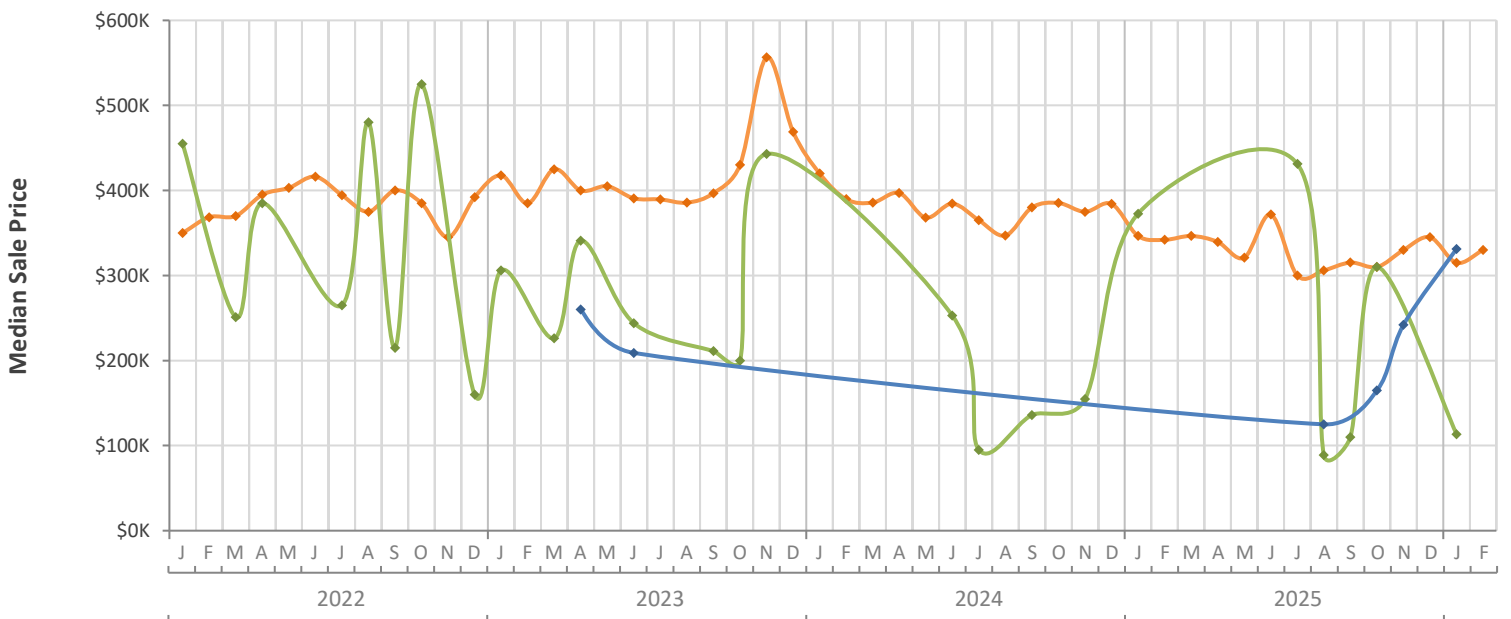
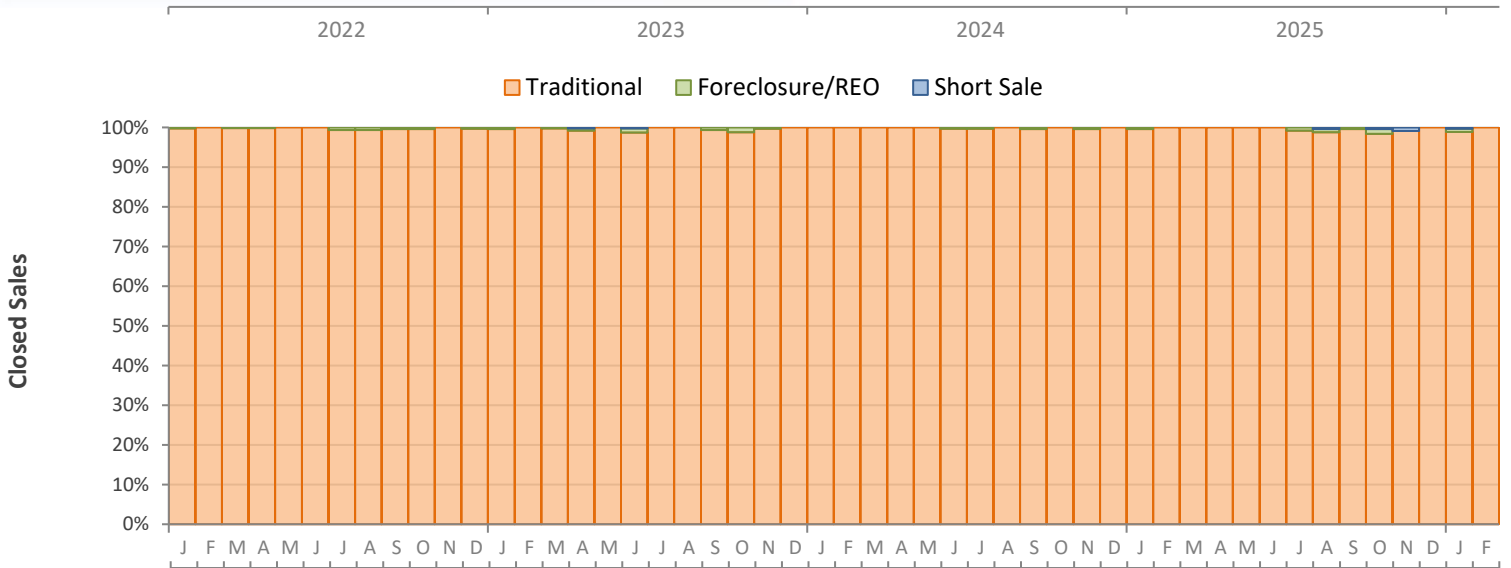
Monthly Distressed Market - February 2026

Townhouses and Condos

Sarasota County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	322	237	35.9%
	Median Sale Price	\$330,000	\$342,000	-3.5%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Monday, March 16, 2026. Next data release is Friday, April 17, 2026.