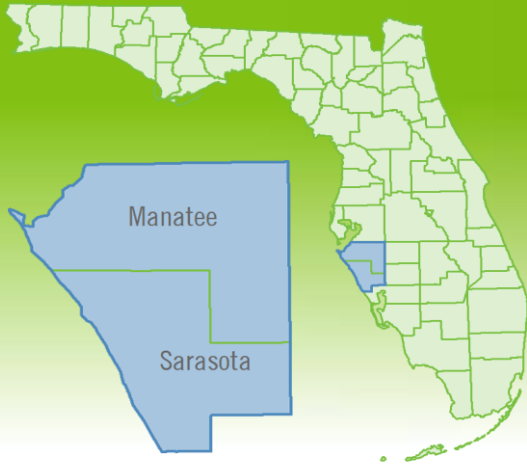


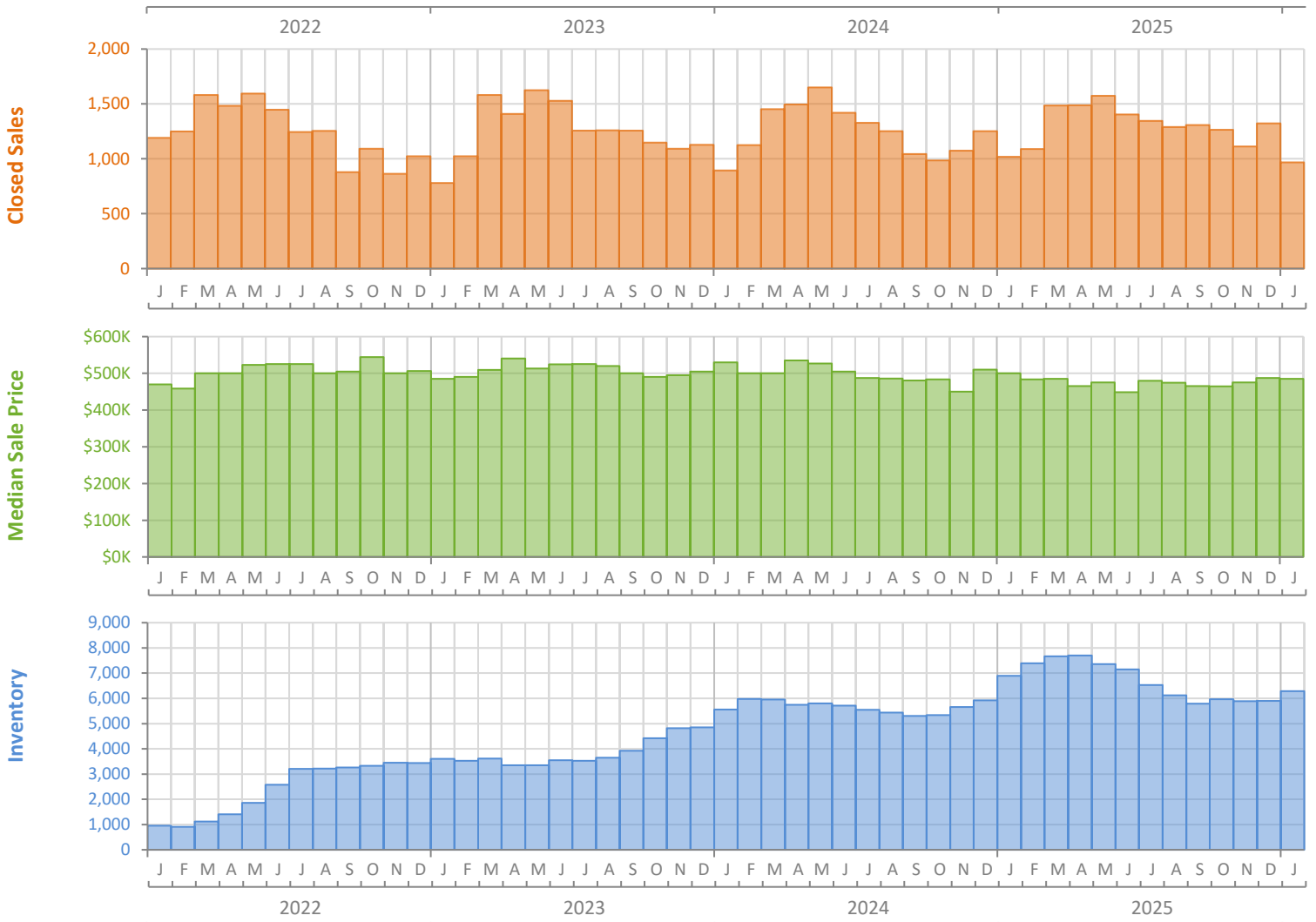
Monthly Market Summary - January 2026

Single-Family Homes

North Port-Sarasota-Bradenton MSA



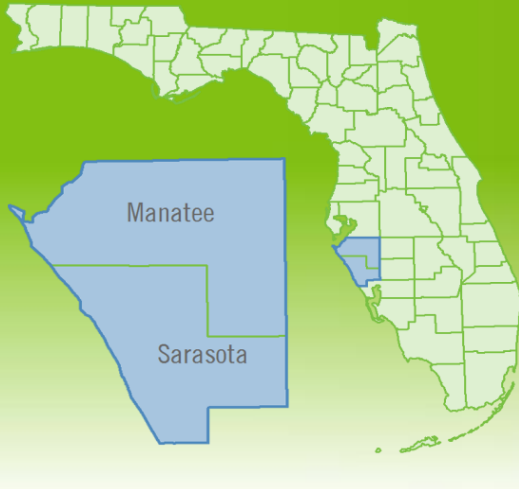
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	967	1,018	-5.0%
Paid in Cash	382	426	-10.3%
Median Sale Price	\$485,000	\$500,000	-3.0%
Average Sale Price	\$688,921	\$709,632	-2.9%
Dollar Volume	\$666.2 Million	\$722.4 Million	-7.8%
Med. Pct. of Orig. List Price Received	94.0%	94.4%	-0.4%
Median Time to Contract	54 Days	47 Days	14.9%
Median Time to Sale	98 Days	90 Days	8.9%
New Pending Sales	1,512	1,294	16.8%
New Listings	2,184	2,573	-15.1%
Pending Inventory	1,831	1,579	16.0%
Inventory (Active Listings)	6,287	6,899	-8.9%
Months Supply of Inventory	4.8	5.5	-12.7%



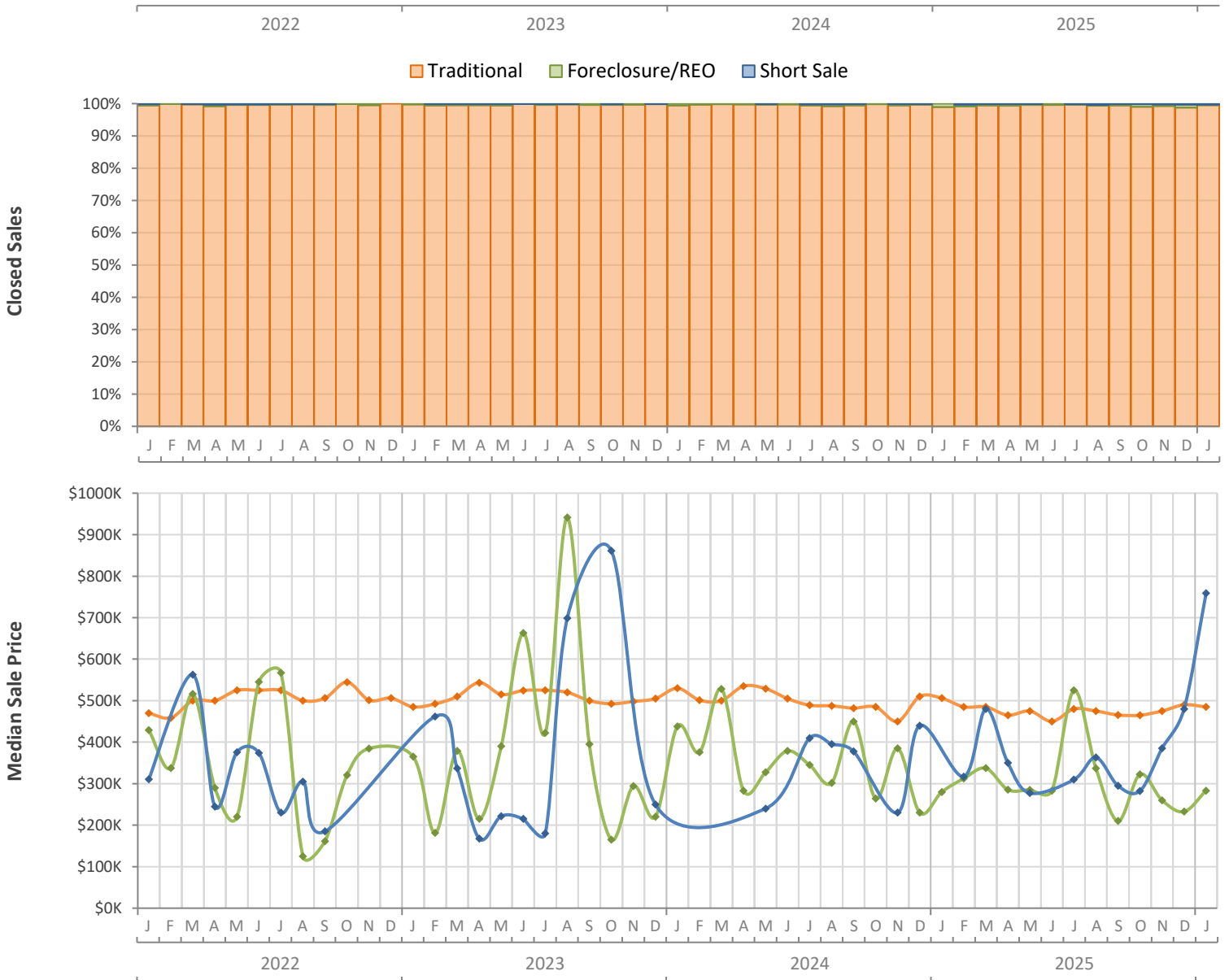
Monthly Distressed Market - January 2026

Single-Family Homes

North Port-Sarasota-Bradenton MSA



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	962	1,007	-4.5%
	Median Sale Price	\$485,000	\$505,995	-4.1%
Foreclosure/REO	Closed Sales	2	11	-81.8%
	Median Sale Price	\$283,250	\$279,900	1.2%
Short Sale	Closed Sales	3	0	N/A
	Median Sale Price	\$759,000	(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 Tuesday, February 17, 2026. Next data release is Monday, March 16, 2026.