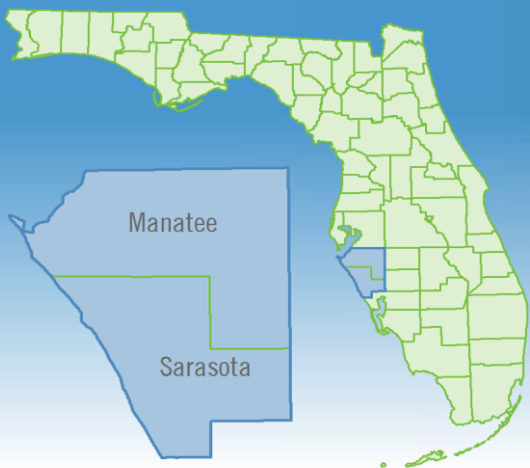


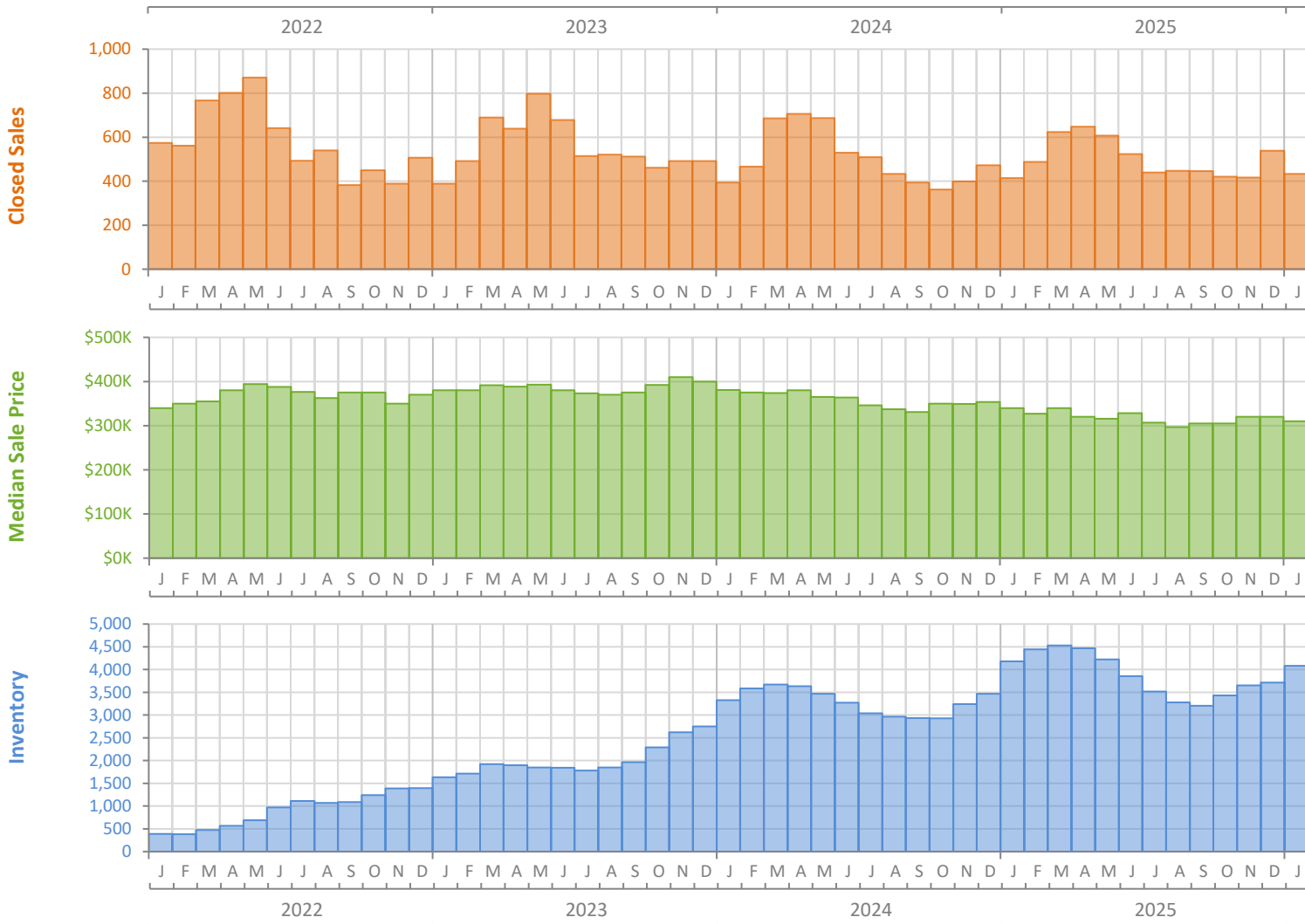
Monthly Market Summary - January 2026

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



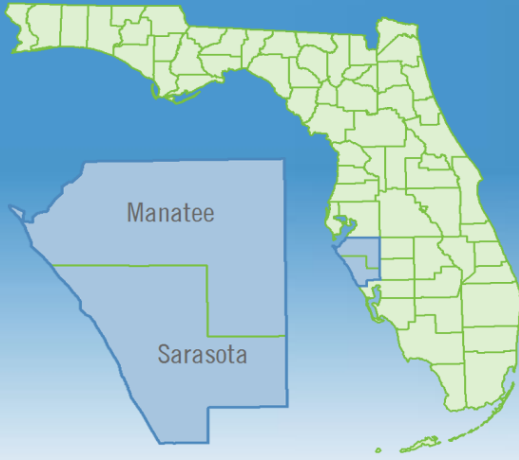
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	433	414	4.6%
Paid in Cash	286	264	8.3%
Median Sale Price	\$310,000	\$340,000	-8.8%
Average Sale Price	\$445,769	\$597,426	-25.4%
Dollar Volume	\$193.0 Million	\$247.3 Million	-22.0%
Med. Pct. of Orig. List Price Received	92.0%	92.8%	-0.9%
Median Time to Contract	65 Days	58 Days	12.1%
Median Time to Sale	110 Days	96 Days	14.6%
New Pending Sales	652	530	23.0%
New Listings	1,241	1,399	-11.3%
Pending Inventory	900	793	13.5%
Inventory (Active Listings)	4,080	4,177	-2.3%
Months Supply of Inventory	8.1	8.3	-2.4%



Monthly Distressed Market - January 2026

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	429	413	3.9%
	Median Sale Price	\$310,000	\$340,000	-8.8%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	\$92,000	\$372,751	-75.3%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$331,300	(No Sales)	N/A

