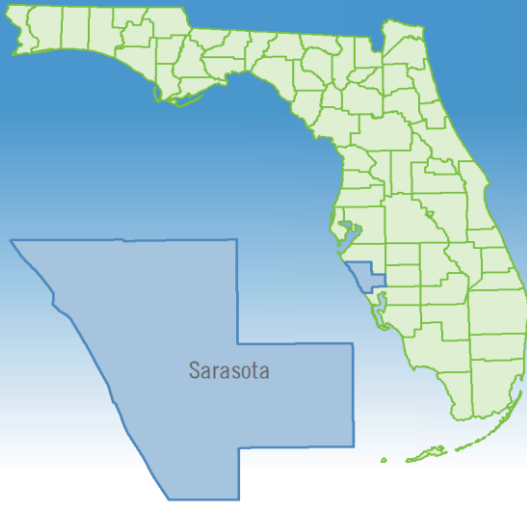


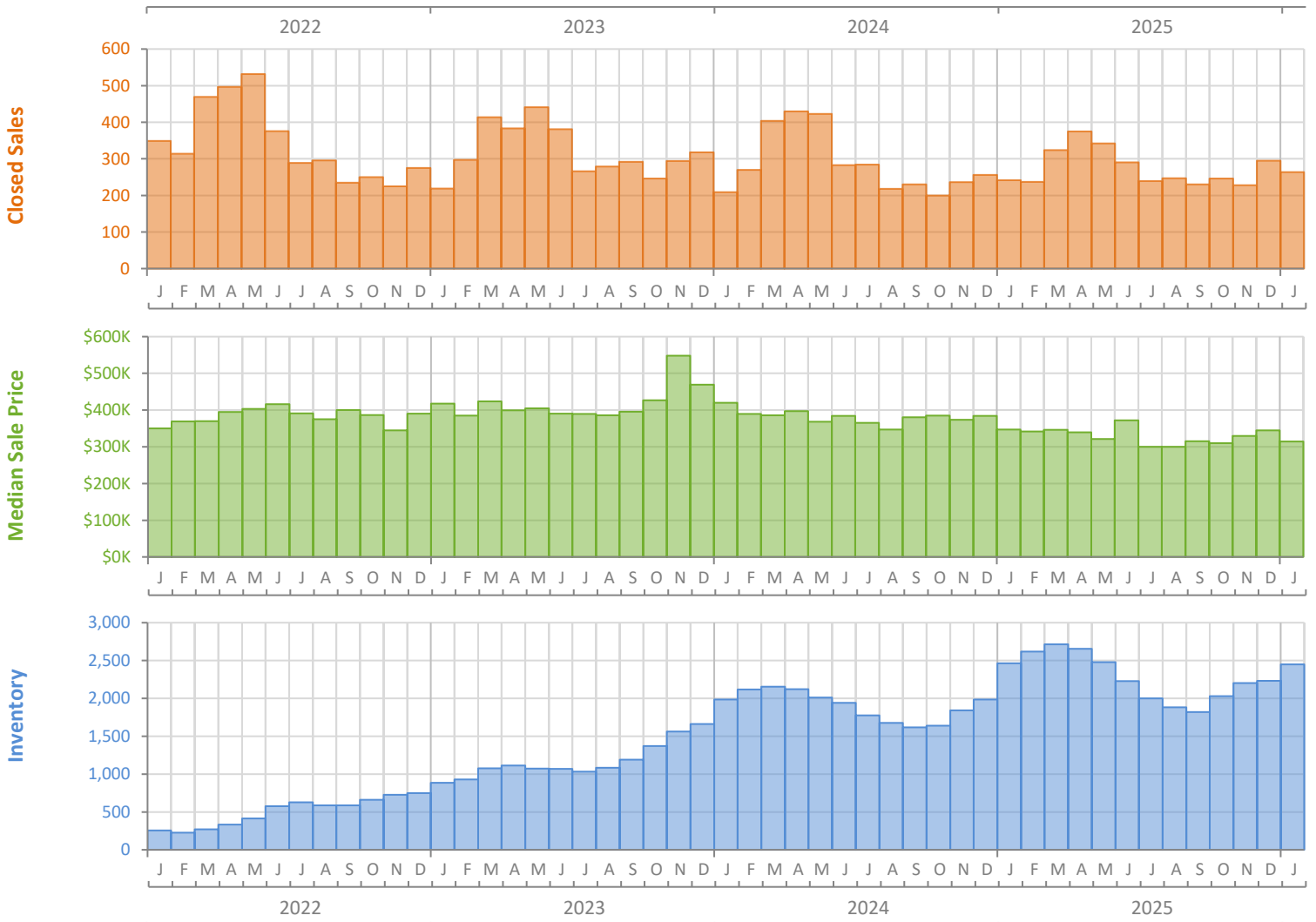
Monthly Market Summary - January 2026

Townhouses and Condos

Sarasota County



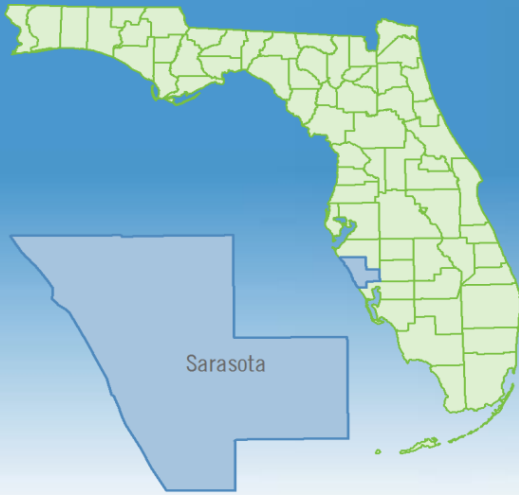
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	264	242	9.1%
Paid in Cash	182	164	11.0%
Median Sale Price	\$314,175	\$347,000	-9.5%
Average Sale Price	\$496,265	\$732,448	-32.2%
Dollar Volume	\$131.0 Million	\$177.3 Million	-26.1%
Med. Pct. of Orig. List Price Received	92.2%	92.5%	-0.3%
Median Time to Contract	66 Days	53 Days	24.5%
Median Time to Sale	110 Days	86 Days	27.9%
New Pending Sales	391	277	41.2%
New Listings	753	849	-11.3%
Pending Inventory	585	472	23.9%
Inventory (Active Listings)	2,449	2,463	-0.6%
Months Supply of Inventory	8.9	8.5	4.7%



Monthly Distressed Market - January 2026

Townhouses and Condos

Sarasota County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	261	241	8.3%
	Median Sale Price	\$315,000	\$346,500	-9.1%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	\$113,500	\$372,751	-69.6%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$331,300	(No Sales)	N/A

