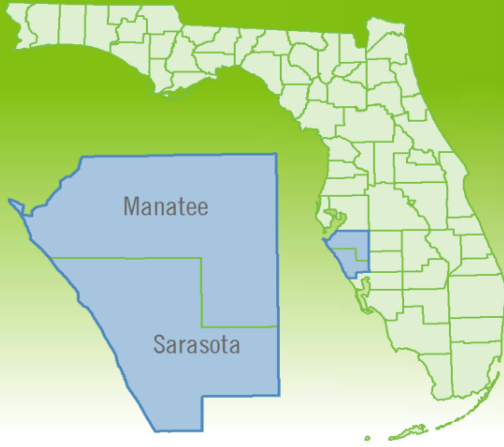


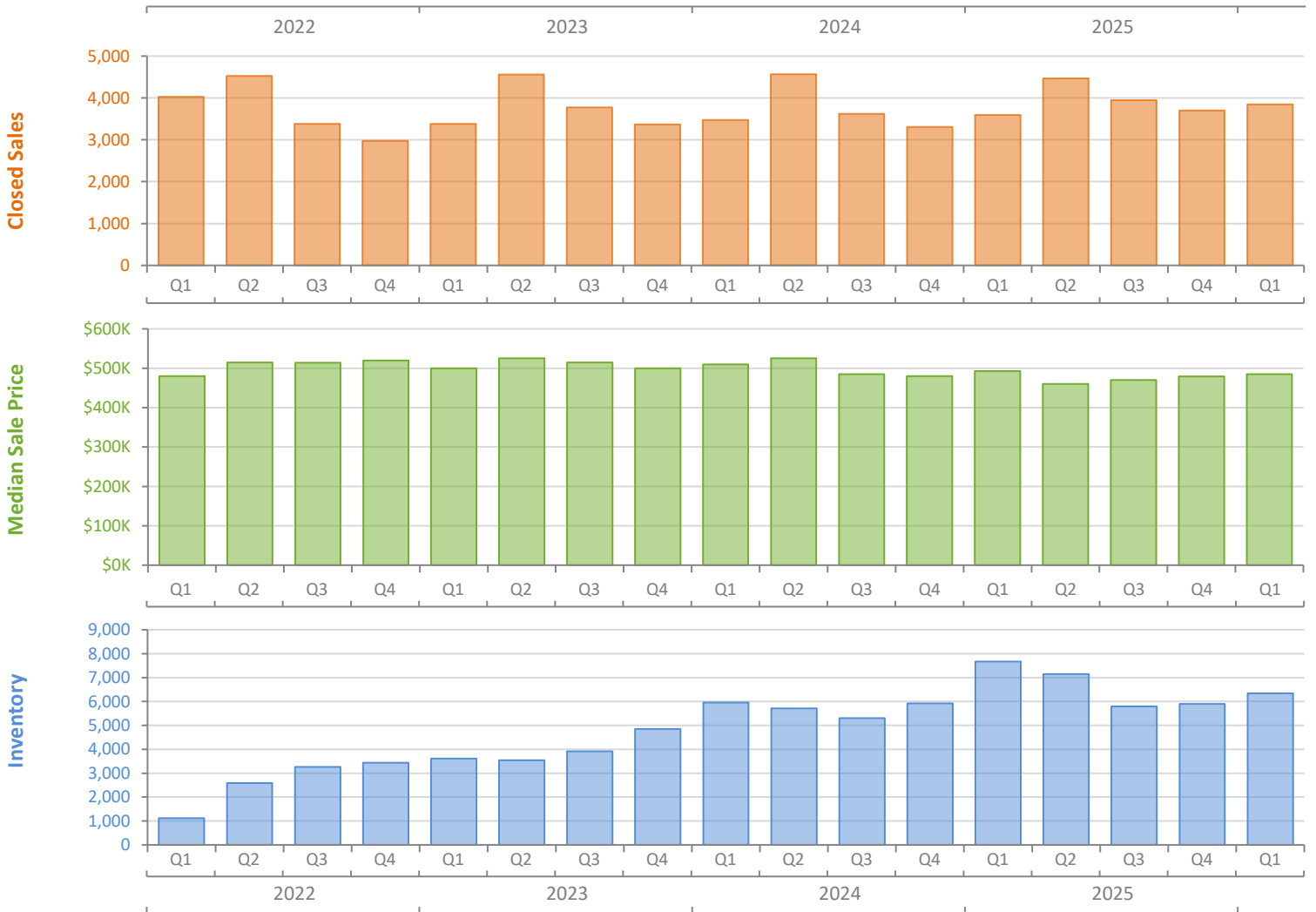
# Quarterly Market Summary - Q1 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



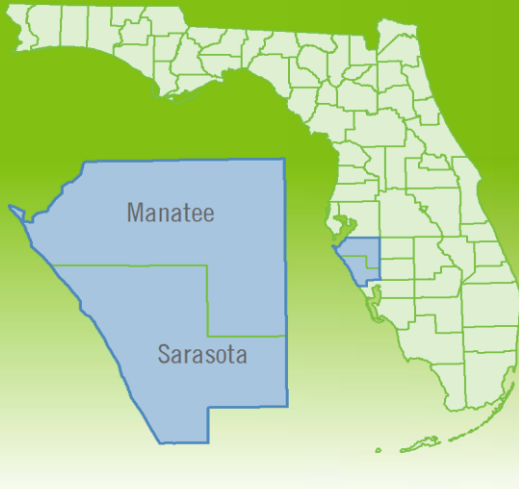
	Q1 2026	Q1 2025	Percent Change Year-over-Year
Closed Sales	3,846	3,592	7.1%
Paid in Cash	1,482	1,431	3.6%
Median Sale Price	\$485,230	\$493,000	-1.6%
Average Sale Price	\$697,001	\$698,877	-0.3%
Dollar Volume	\$2.7 Billion	\$2.5 Billion	6.8%
Med. Pct. of Orig. List Price Received	94.0%	94.8%	-0.8%
Median Time to Contract	57 Days	46 Days	23.9%
Median Time to Sale	101 Days	91 Days	11.0%
New Pending Sales	4,797	4,279	12.1%
New Listings	6,154	7,092	-13.2%
Pending Inventory	2,146	2,016	6.4%
Inventory (Active Listings)	6,342	7,668	-17.3%
Months Supply of Inventory	4.8	6.1	-21.3%



# Quarterly Distressed Market - Q1 2026

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		Q1 2026	Q1 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,818	3,562	7.2%
	Median Sale Price	\$489,000	\$495,000	-1.2%
Foreclosure/REO	Closed Sales	18	25	-28.0%
	Median Sale Price	\$290,000	\$317,625	-8.7%
Short Sale	Closed Sales	10	5	100.0%
	Median Sale Price	\$340,000	\$358,212	-5.1%

