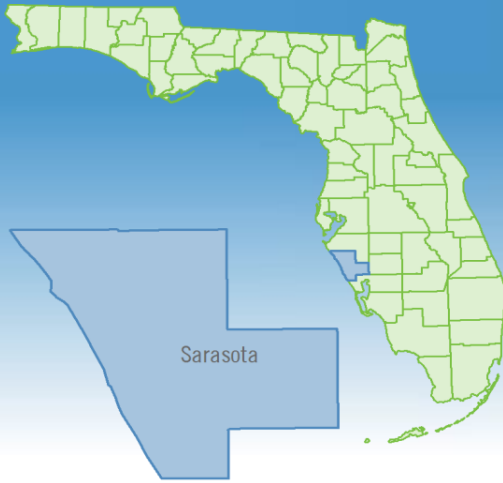


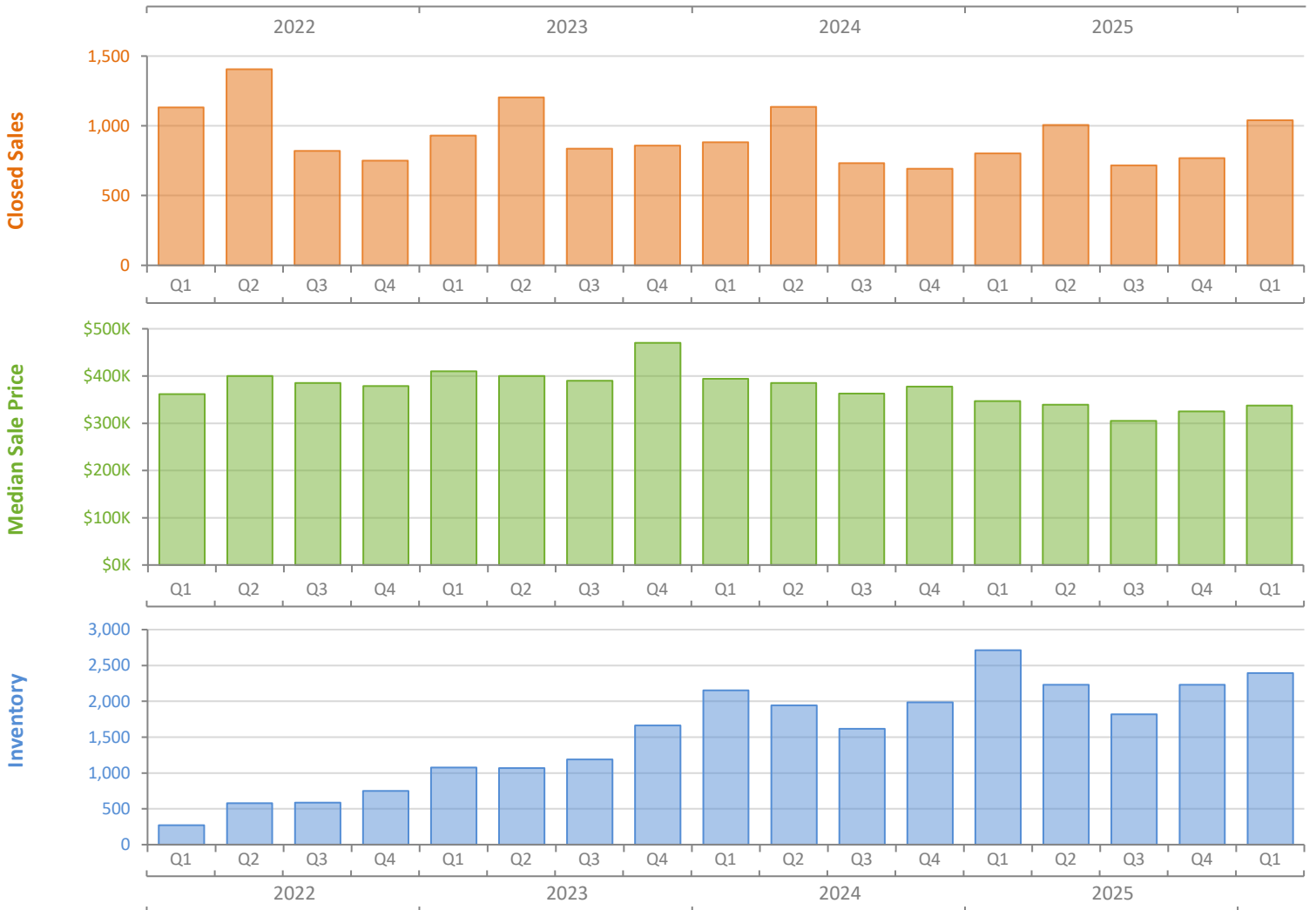
# Quarterly Market Summary - Q1 2026

## Townhouses and Condos

### Sarasota County



	Q1 2026	Q1 2025	Percent Change Year-over-Year
Closed Sales	1,041	803	29.6%
Paid in Cash	699	556	25.7%
Median Sale Price	\$337,250	\$347,000	-2.8%
Average Sale Price	\$531,174	\$582,111	-8.8%
Dollar Volume	\$553.0 Million	\$467.4 Million	18.3%
Med. Pct. of Orig. List Price Received	92.2%	92.5%	-0.3%
Median Time to Contract	70 Days	50 Days	40.0%
Median Time to Sale	109 Days	87 Days	25.3%
New Pending Sales	1,363	1,023	33.2%
New Listings	1,871	2,111	-11.4%
Pending Inventory	765	660	15.9%
Inventory (Active Listings)	2,392	2,714	-11.9%
Months Supply of Inventory	8.1	9.7	-16.5%



# Quarterly Distressed Market - Q1 2026

## Townhouses and Condos

### Sarasota County



		Q1 2026	Q1 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,035	802	29.1%
	Median Sale Price	\$339,450	\$346,500	-2.0%
Foreclosure/REO	Closed Sales	5	1	400.0%
	Median Sale Price	\$152,000	\$372,751	-59.2%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$331,300	(No Sales)	N/A

