Quarterly Market Summary - Q3 2026
Single-Family Homes
North Port-Sarasota-Bradenton MSA

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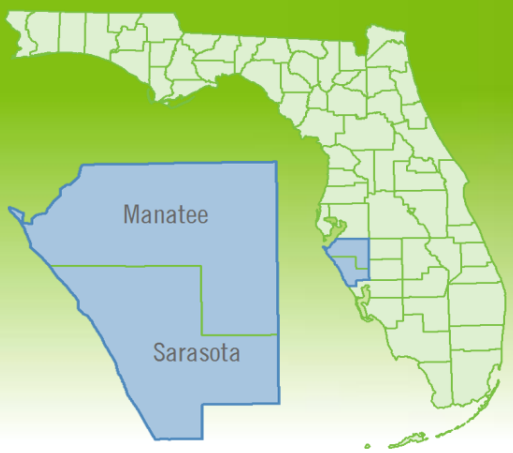
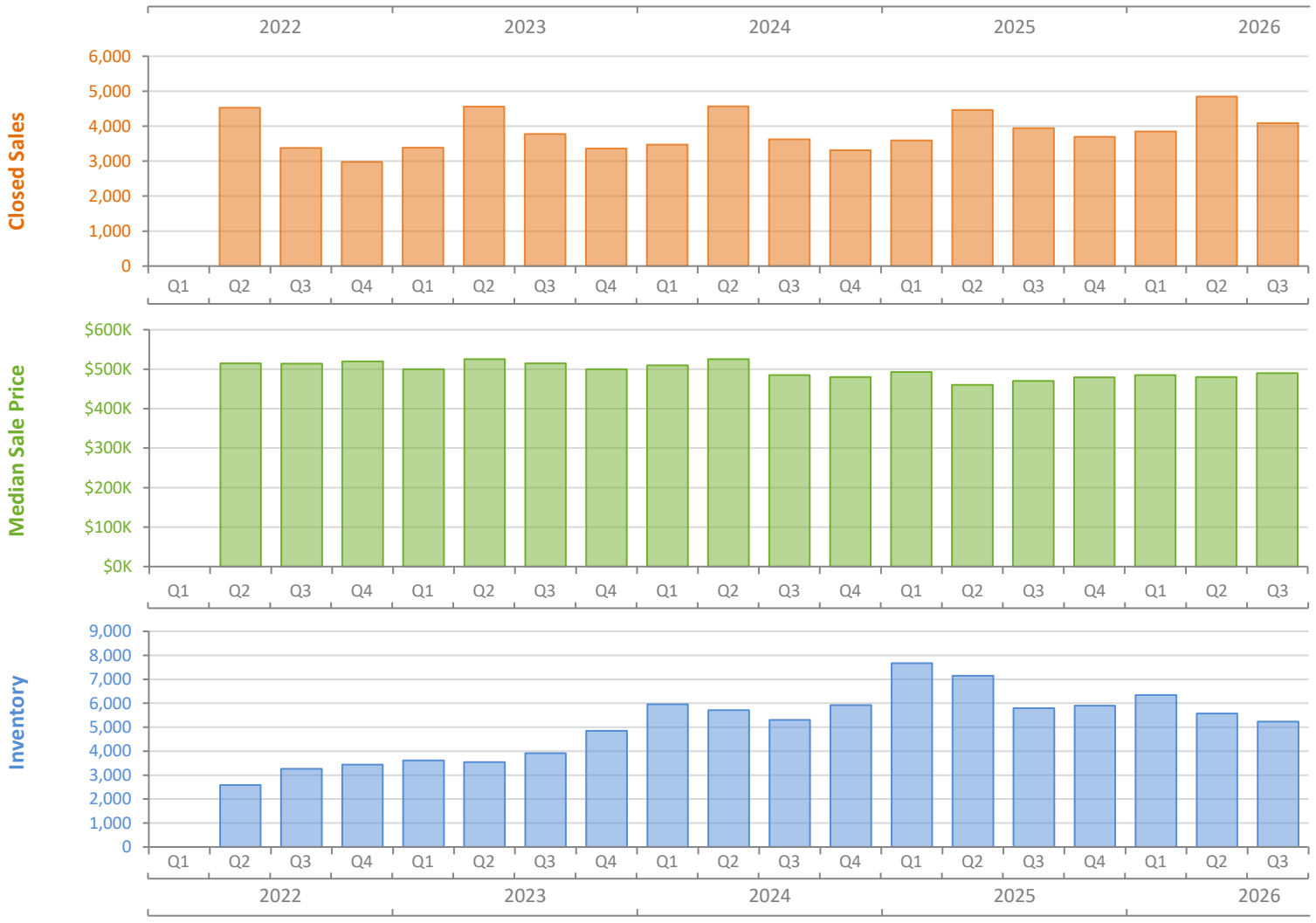


	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	4,088	3,946	3.6%
Paid in Cash	1,333	1,334	-0.1%
Median Sale Price	$490,000	$470,000	4.3%
Average Sale Price	$733,393	$651,219	12.6%
Dollar Volume	$3.0 Billion	$2.6 Billion	16.7%
Med. Pct. of Orig. List Price Received	95.0%	92.9%	2.3%
Median Time to Contract	50 Days	63 Days	-20.6%
Median Time to Sale	96 Days	106 Days	-9.4%
New Pending Sales	3,885	3,857	0.7%
New Listings	4,651	4,403	5.6%
Pending Inventory	1,642	1,620	1.4%
Inventory (Active Listings)	5,239	5,793	-9.6%
Months Supply of Inventory	3.8	4.5	-15.6%



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 Friday, October 16, 2026. Next data release is TBD.

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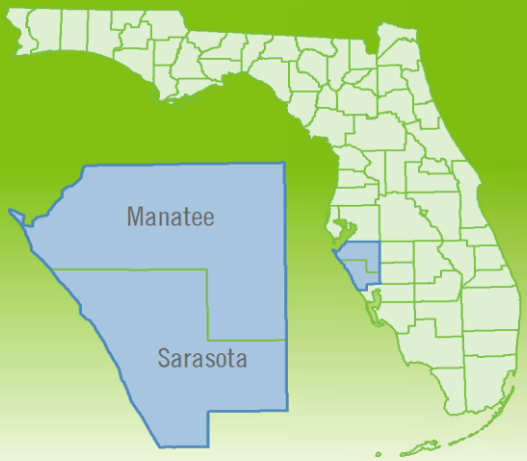
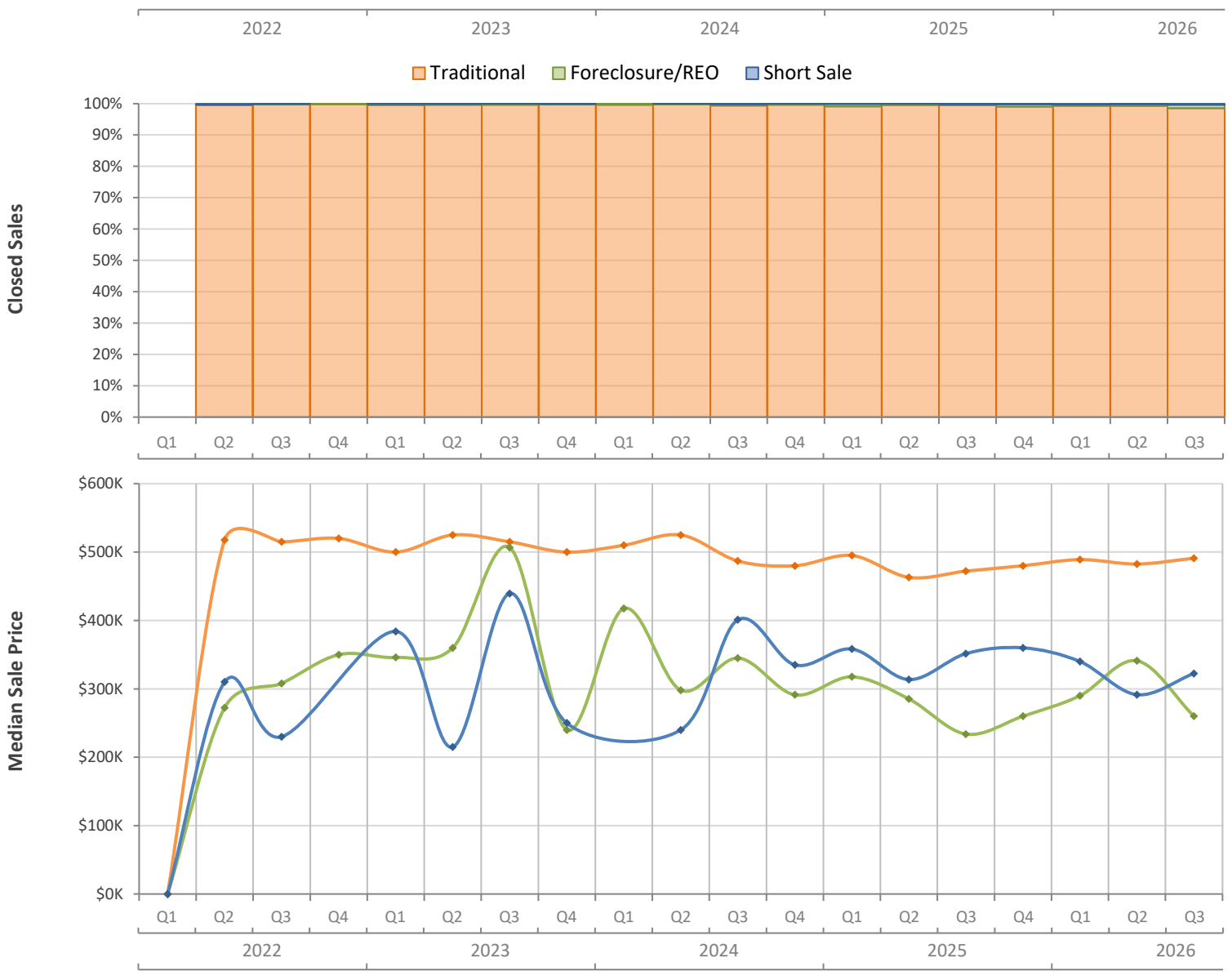


		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	4,029	3,924	2.7%
	Median Sale Price	$491,000	$472,145	4.0%
Foreclosure/REO	Closed Sales	45	14	221.4%
	Median Sale Price	$259,900	$233,838	11.1%
Short Sale	Closed Sales	14	8	75.0%
	Median Sale Price	$322,500	$351,500	-8.3%



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