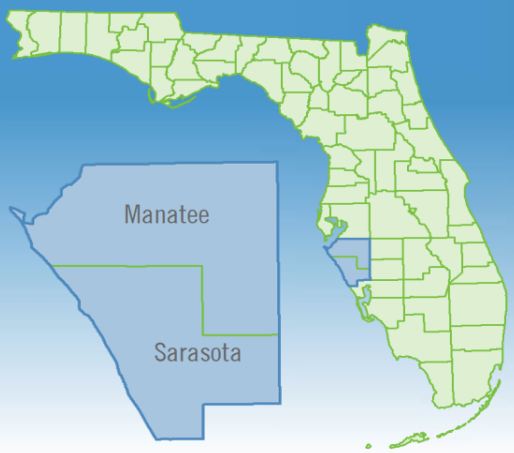
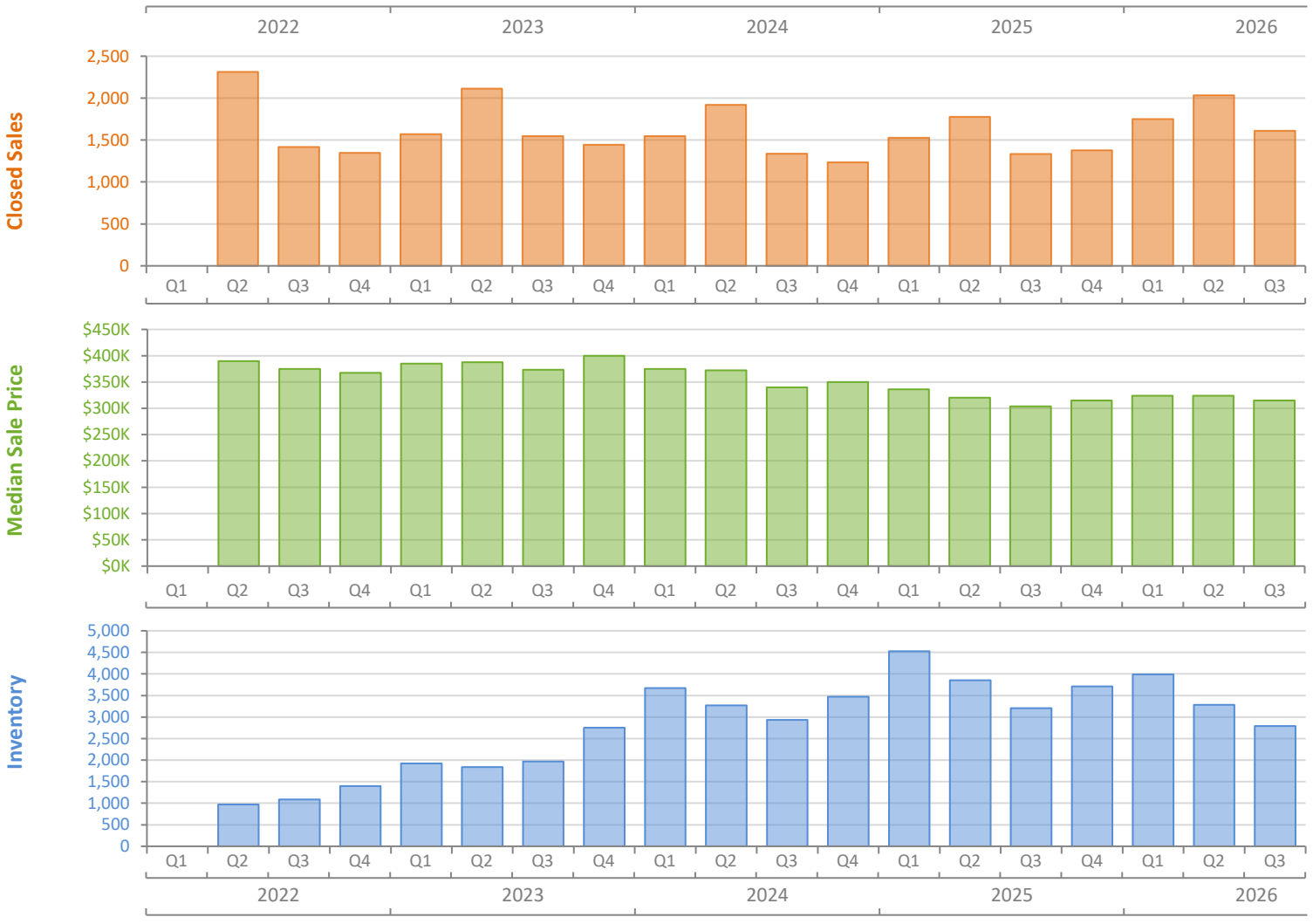
Quarterly Market Summary - Q3 2026
Townhouses and Condos
North Port-Sarasota-Bradenton MSA

FloridaRealtors®
The Voice for Real Estate® in Florida



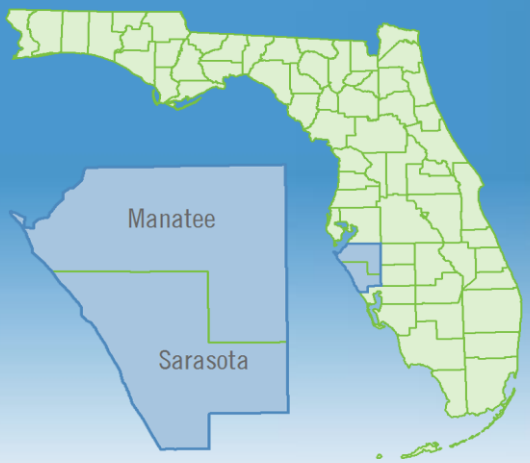
	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	1,611	1,333	20.9%
Paid in Cash	900	751	19.8%
Median Sale Price	$315,000	$303,900	3.7%
Average Sale Price	$557,334	$370,502	50.4%
Dollar Volume	$897.9 Million	$493.9 Million	81.8%
Med. Pct. of Orig. List Price Received	92.3%	89.2%	3.5%
Median Time to Contract	80 Days	85 Days	-5.9%
Median Time to Sale	124 Days	126 Days	-1.6%
New Pending Sales	1,509	1,283	17.6%
New Listings	1,825	1,733	5.3%
Pending Inventory	807	686	17.6%
Inventory (Active Listings)	2,792	3,204	-12.9%
Months Supply of Inventory	4.9	6.5	-24.6%



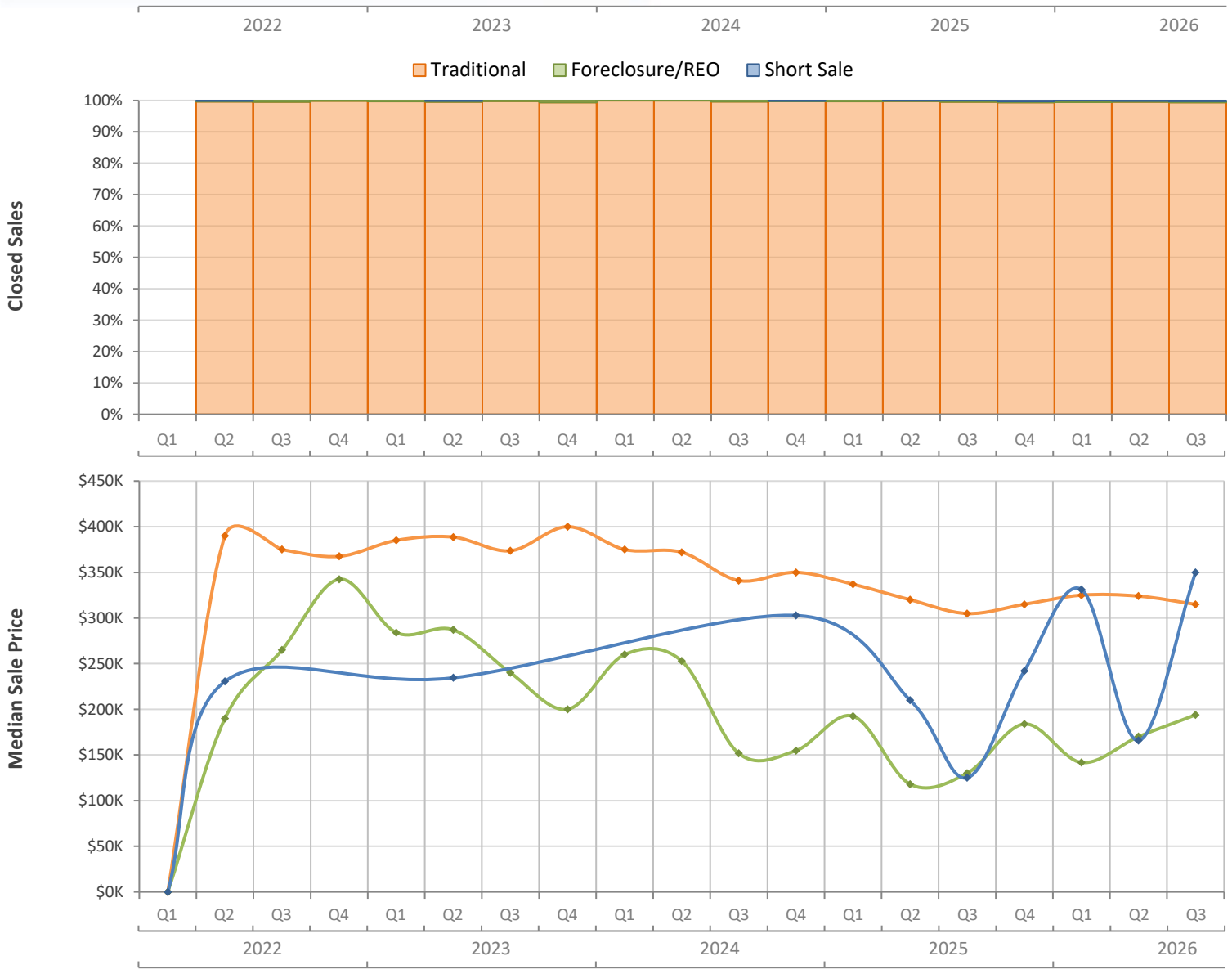
Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Friday, October 16, 2026. Next data release is TBD.

Quarterly Distressed Market - Q3 2026
Townhouses and Condos
North Port-Sarasota-Bradenton MSA

FloridaRealtors®
The Voice for Real Estate® in Florida



		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,601	1,327	20.6%
	Median Sale Price	$315,000	$304,900	3.3%
Foreclosure/REO	Closed Sales	7	5	40.0%
	Median Sale Price	$193,850	$130,000	49.1%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	$350,000	$125,000	180.0%



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.