Quarterly Market Summary - Q3 2026
Townhouses and Condos
Sarasota County

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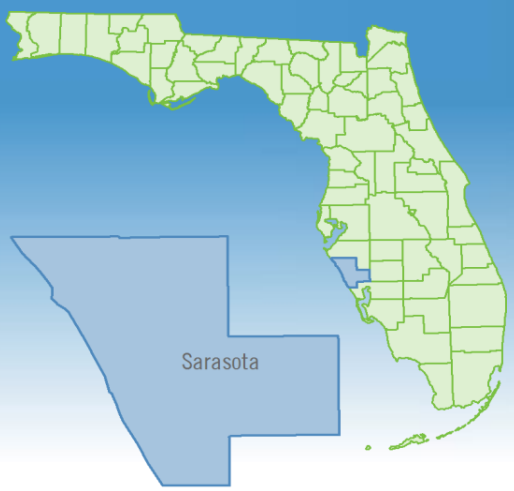
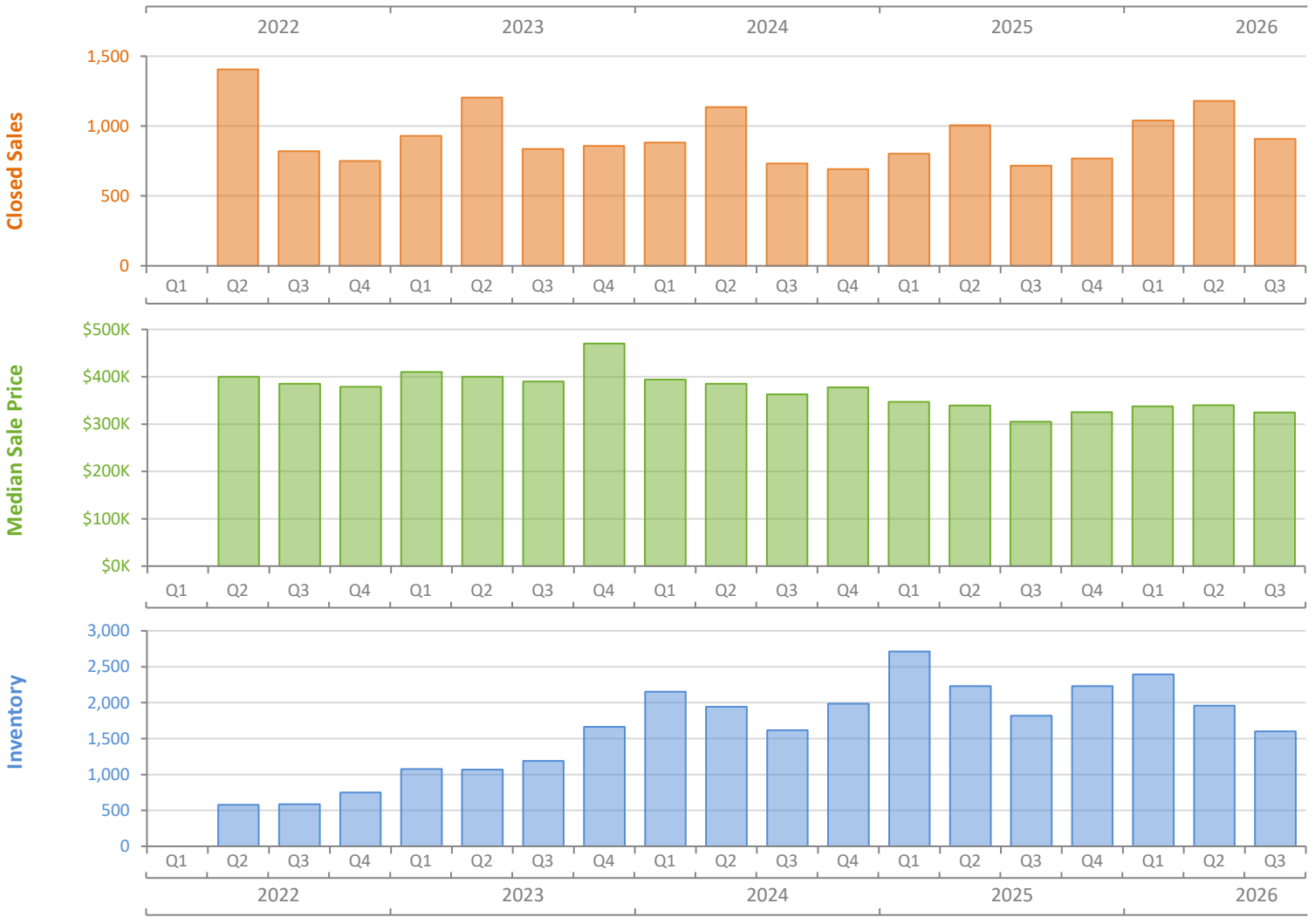


	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	908	716	26.8%
Paid in Cash	553	436	26.8%
Median Sale Price	$324,380	$305,000	6.4%
Average Sale Price	$718,721	$405,504	77.2%
Dollar Volume	$652.6 Million	$290.3 Million	124.8%
Med. Pct. of Orig. List Price Received	92.0%	88.4%	4.1%
Median Time to Contract	86 Days	87 Days	-1.1%
Median Time to Sale	133 Days	129 Days	3.1%
New Pending Sales	870	725	20.0%
New Listings	988	973	1.5%
Pending Inventory	562	476	18.1%
Inventory (Active Listings)	1,601	1,820	-12.0%
Months Supply of Inventory	4.9	6.8	-27.9%



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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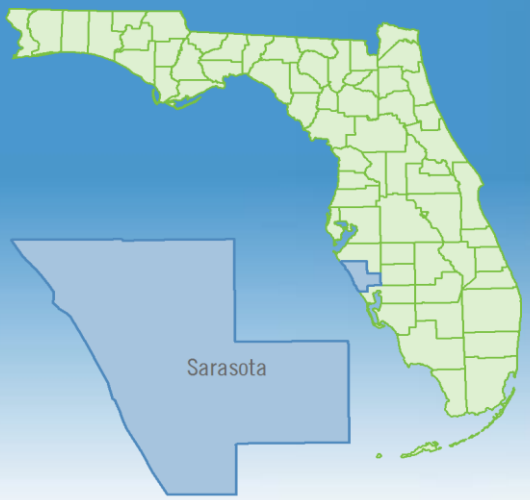
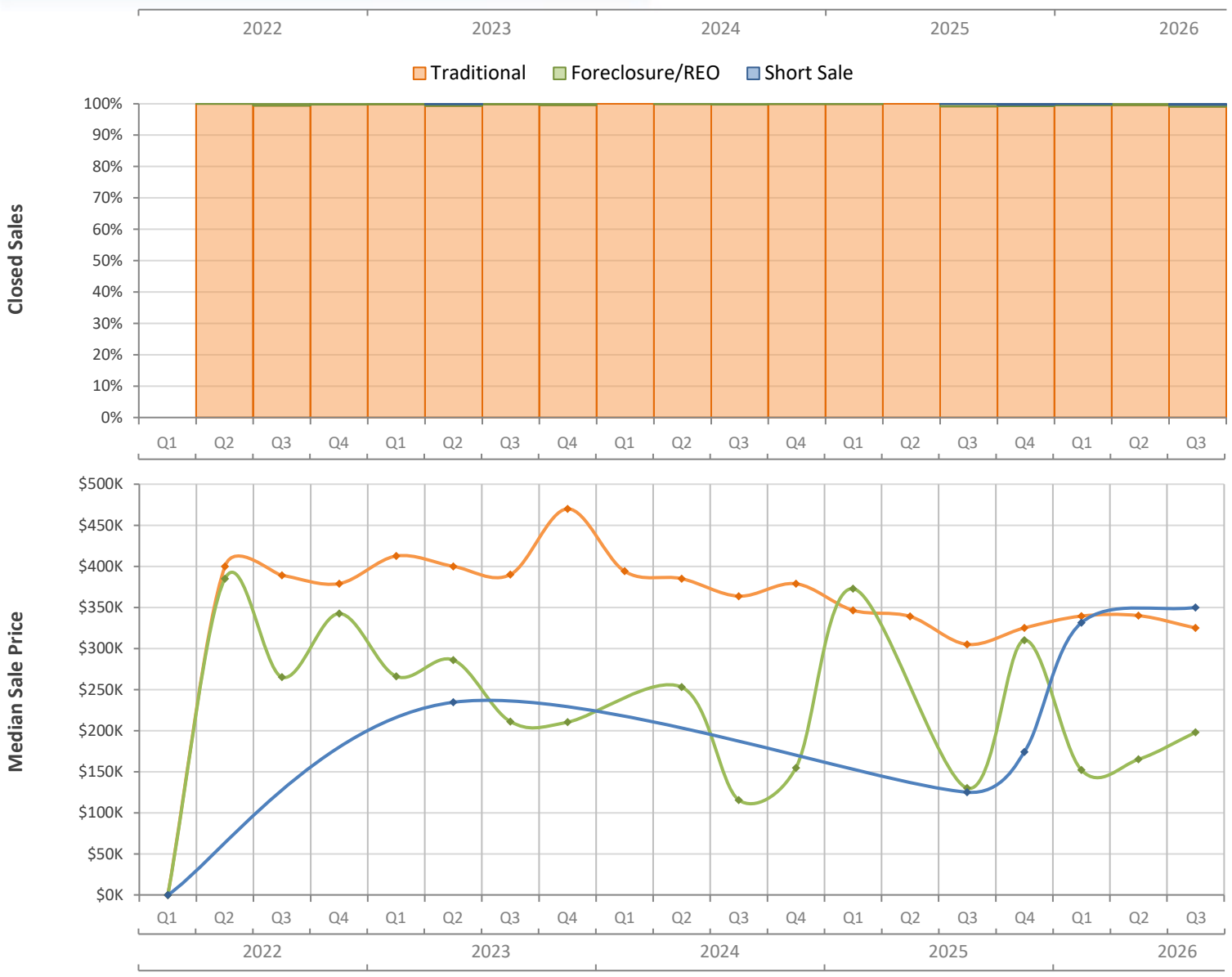


		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	899	710	26.6%
	Median Sale Price	$324,950	$305,000	6.5%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	$197,925	$130,000	52.3%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	$350,000	$125,000	180.0%



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