Monthly Market Summary - September 2026
Townhouses and Condos
Sarasota County

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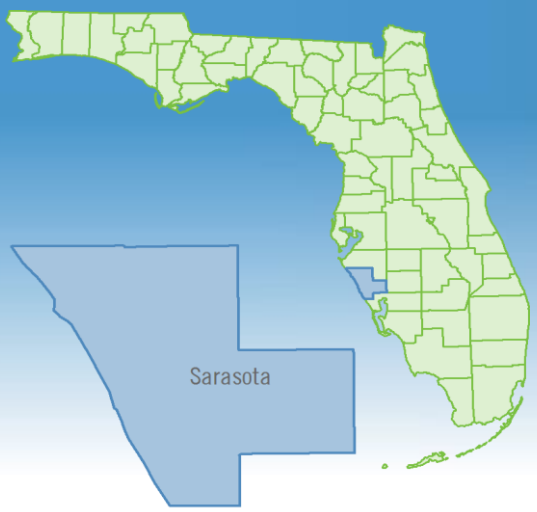
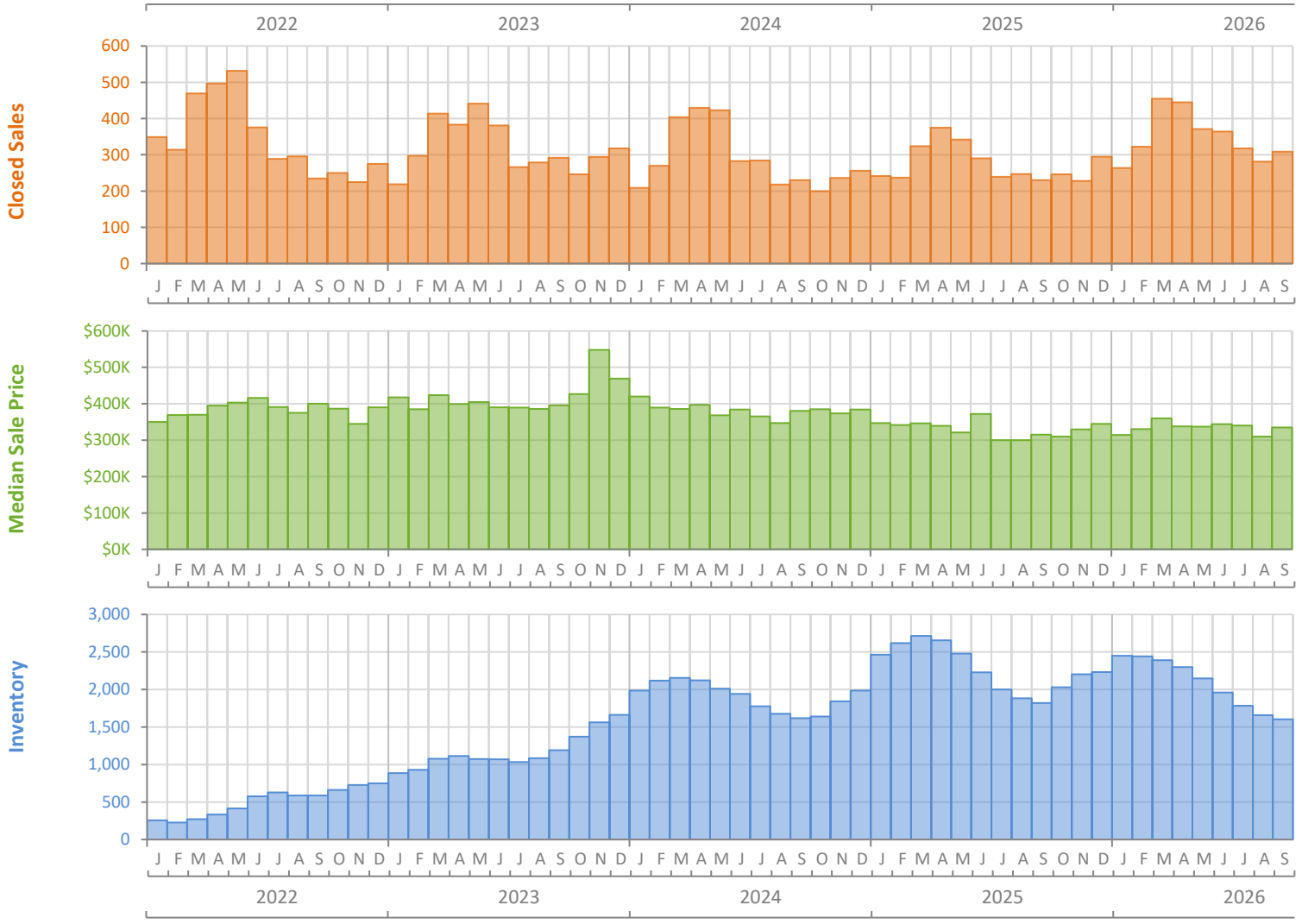


	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	309	230	34.3%
Paid in Cash	195	138	41.3%
Median Sale Price	$335,000	$315,000	6.3%
Average Sale Price	$1,082,129	$419,617	157.9%
Dollar Volume	$334.4 Million	$96.5 Million	246.5%
Med. Pct. of Orig. List Price Received	93.0%	88.3%	5.3%
Median Time to Contract	77 Days	108 Days	-28.7%
Median Time to Sale	131 Days	139 Days	-5.8%
New Pending Sales	291	244	19.3%
New Listings	363	338	7.4%
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 Monday, November 16, 2026.

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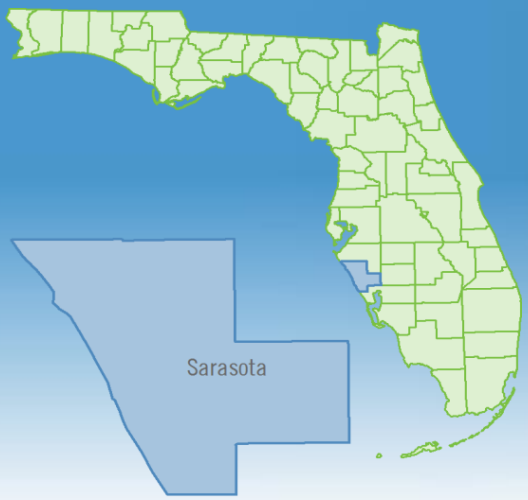

		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	309	229	34.9%
	Median Sale Price	$335,000	$315,250	6.3%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	$110,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

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