

# Monthly Market Summary - April 2021

## Single-Family Homes

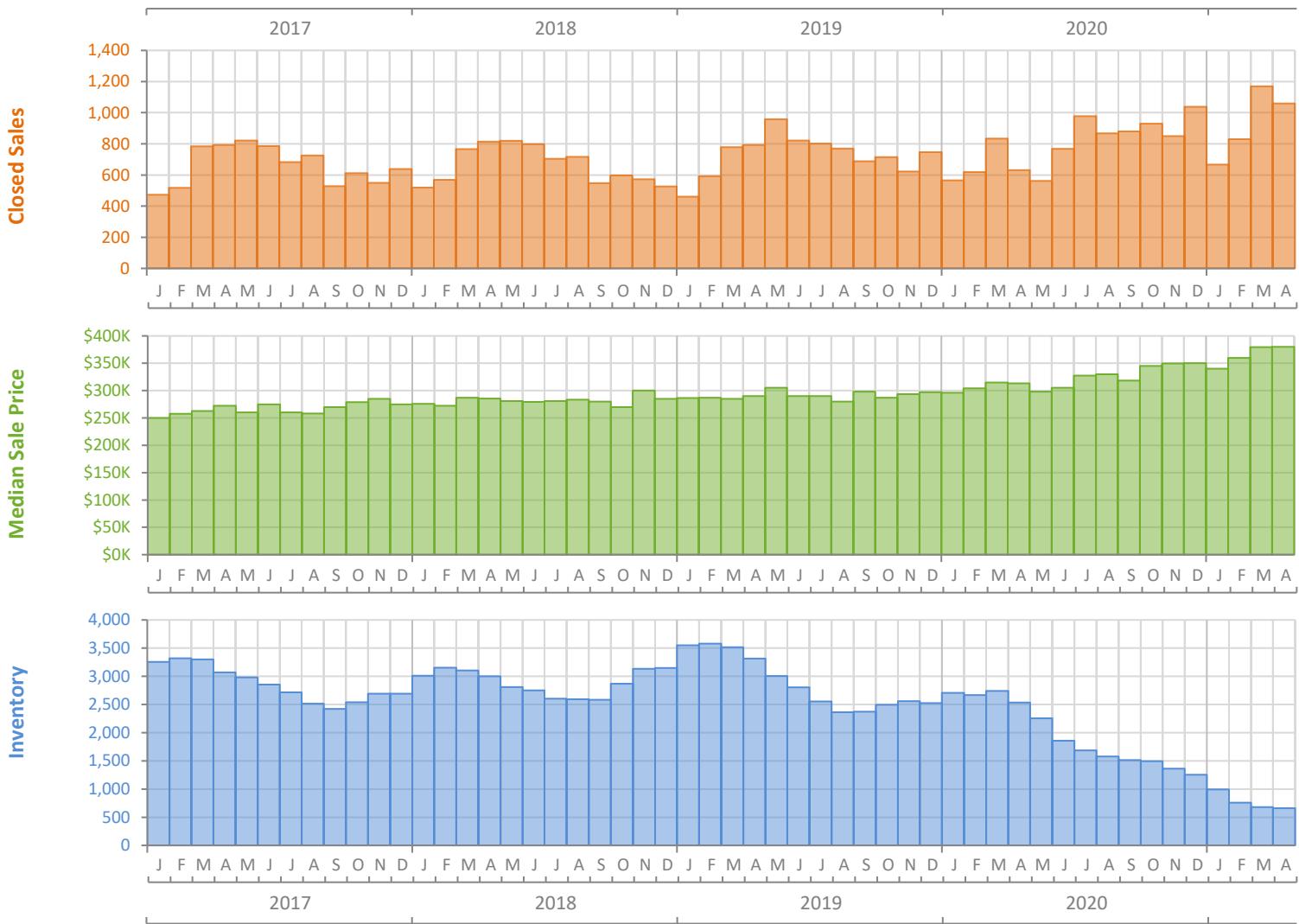
### Sarasota County



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	April 2021	April 2020	Percent Change Year-over-Year
Closed Sales	1,060	632	67.7%
Paid in Cash	450	199	126.1%
Median Sale Price	\$380,000	\$313,250	21.3%
Average Sale Price	\$609,799	\$435,531	40.0%
Dollar Volume	\$646.4 Million	\$275.3 Million	134.8%
Med. Pct. of Orig. List Price Received	100.0%	96.5%	3.6%
Median Time to Contract	8 Days	33 Days	-75.8%
Median Time to Sale	54 Days	77 Days	-29.9%
New Pending Sales	989	544	81.8%
New Listings	1,020	550	85.5%
Pending Inventory	1,621	858	88.9%
Inventory (Active Listings)	660	2,532	-73.9%
Months Supply of Inventory	0.7	3.5	-80.0%



# Monthly Distressed Market - April 2021

## Single-Family Homes

### Sarasota County



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		April 2021	April 2020	Percent Change Year-over-Year
Traditional	Closed Sales	1,053	620	69.8%
	Median Sale Price	\$381,250	\$315,000	21.0%
Foreclosure/REO	Closed Sales	5	11	-54.5%
	Median Sale Price	\$260,000	\$201,000	29.4%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$297,150	\$293,000	1.4%

