

Yearly Market Summary - 2021

Single-Family Homes

Sarasota County



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	2021	2020	Percent Change Year-over-Year
Closed Sales	10,798	9,521	13.4%
Paid in Cash	4,776	3,194	49.5%
Median Sale Price	\$395,945	\$325,000	21.8%
Average Sale Price	\$576,936	\$461,144	25.1%
Dollar Volume	\$6.2 Billion	\$4.4 Billion	41.9%
Med. Pct. of Orig. List Price Received	100.0%	97.0%	3.1%
Median Time to Contract	7 Days	30 Days	-76.7%
Median Time to Sale	51 Days	77 Days	-33.8%
New Pending Sales	10,502	10,139	3.6%
New Listings	10,684	10,302	3.7%
Pending Inventory	998	1,123	-11.1%
Inventory (Active Listings)	568	1,253	-54.7%
Months Supply of Inventory	0.6	1.6	-62.5%



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		2021	2020	Percent Change Year-over-Year
Traditional	Closed Sales	10,736	9,354	14.8%
	Median Sale Price	\$397,750	\$325,500	22.2%
Foreclosure/REO	Closed Sales	35	132	-73.5%
	Median Sale Price	\$260,000	\$200,000	30.0%
Short Sale	Closed Sales	27	35	-22.9%
	Median Sale Price	\$282,000	\$182,000	54.9%

