

# Monthly Market Summary - February 2023

## Single-Family Homes

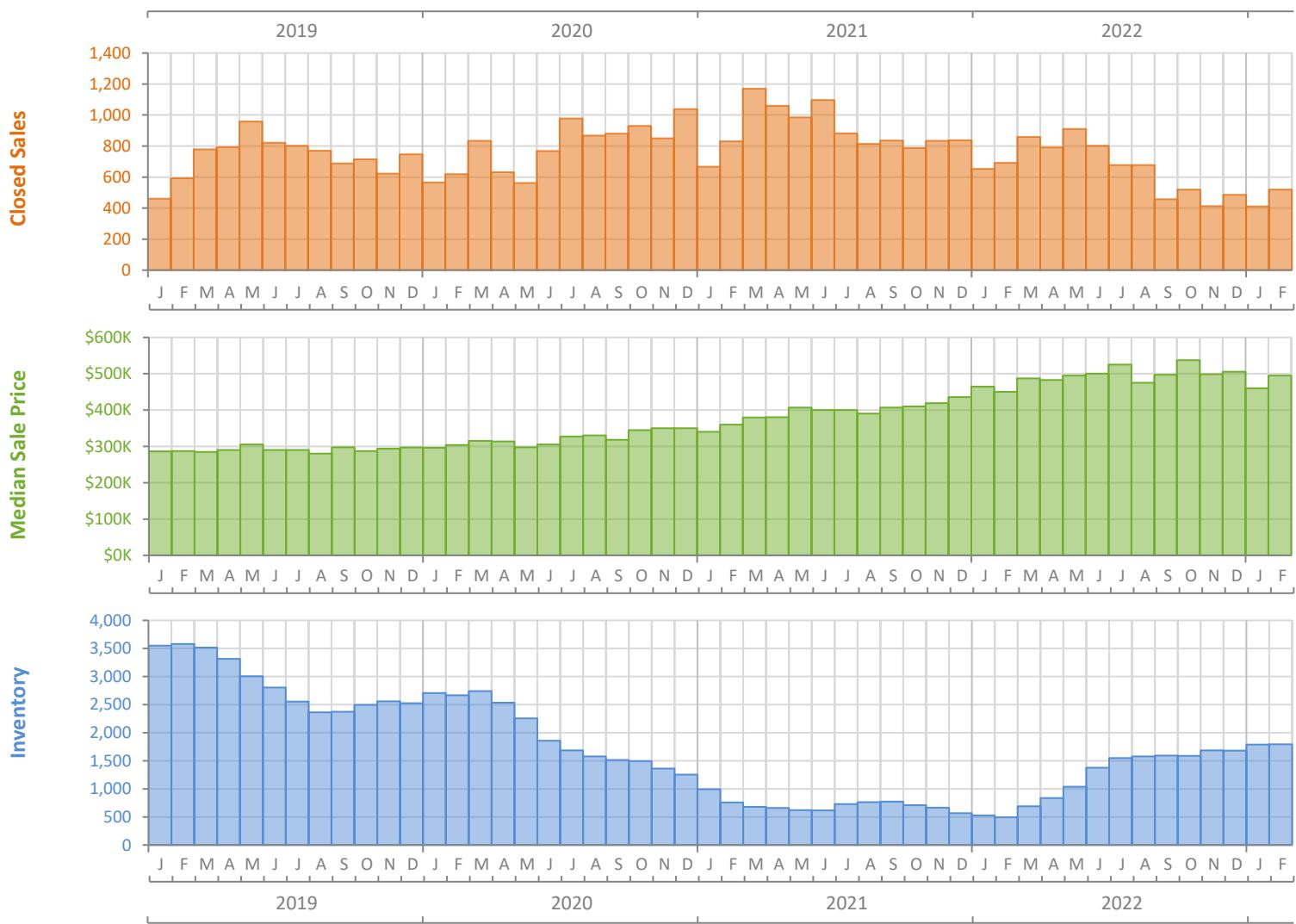
### Sarasota County



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	February 2023	February 2022	Percent Change Year-over-Year
Closed Sales	520	691	-24.7%
Paid in Cash	233	346	-32.7%
Median Sale Price	\$495,000	\$449,900	10.0%
Average Sale Price	\$657,973	\$632,075	4.1%
Dollar Volume	\$342.1 Million	\$436.8 Million	-21.7%
Med. Pct. of Orig. List Price Received	96.0%	100.0%	-4.0%
Median Time to Contract	21 Days	6 Days	250.0%
Median Time to Sale	63 Days	43 Days	46.5%
New Pending Sales	751	751	0.0%
New Listings	852	788	8.1%
Pending Inventory	1,303	1,223	6.5%
Inventory (Active Listings)	1,793	492	264.4%
Months Supply of Inventory	2.9	0.6	383.3%



# Monthly Distressed Market - February 2023

## Single-Family Homes

### Sarasota County



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		February 2023	February 2022	Percent Change Year-over-Year
Traditional	Closed Sales	516	690	-25.2%
	Median Sale Price	\$495,130	\$449,950	10.0%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	\$181,125	\$337,500	-46.3%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$462,000	(No Sales)	N/A

