

Monthly Market Summary - April 2023

Townhouses and Condos

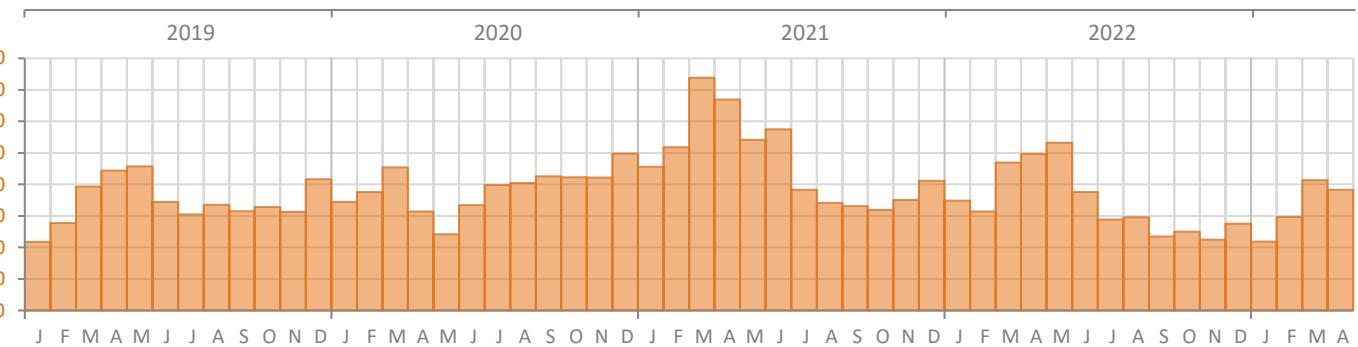
Sarasota County



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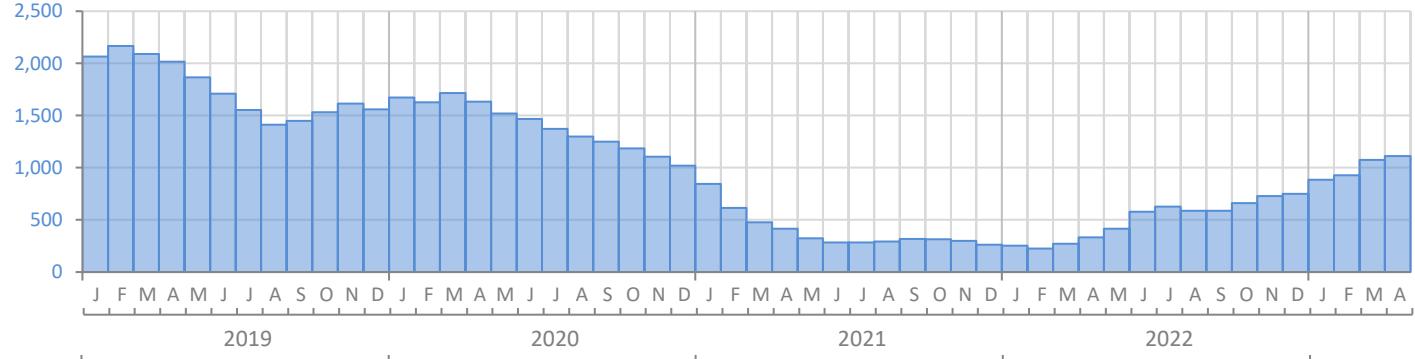
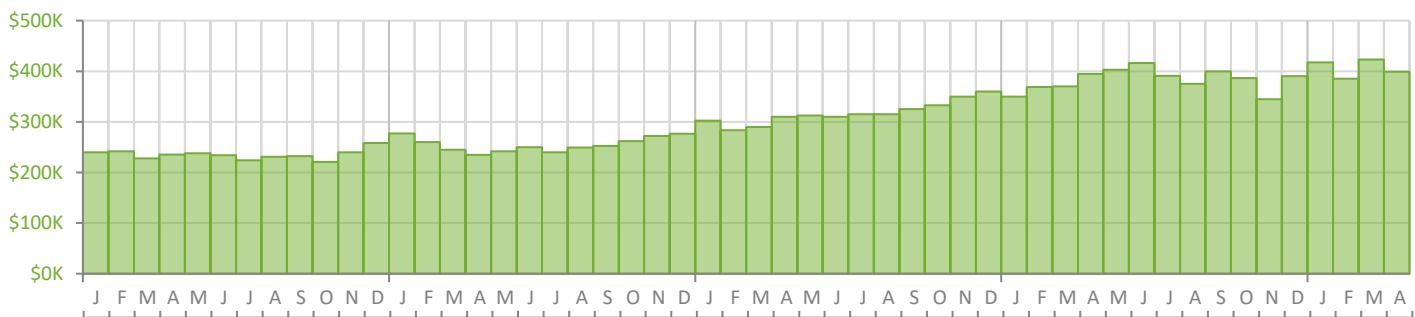
	April 2023	April 2022	Percent Change Year-over-Year
Closed Sales	383	497	-22.9%
Paid in Cash	238	341	-30.2%
Median Sale Price	\$399,000	\$395,000	1.0%
Average Sale Price	\$561,621	\$584,968	-4.0%
Dollar Volume	\$215.1 Million	\$290.7 Million	-26.0%
Med. Pct. of Orig. List Price Received	96.4%	100.7%	-4.3%
Median Time to Contract	22 Days	5 Days	340.0%
Median Time to Sale	67 Days	47 Days	42.6%
New Pending Sales	452	423	6.9%
New Listings	536	504	6.3%
Pending Inventory	809	822	-1.6%
Inventory (Active Listings)	1,112	333	233.9%
Months Supply of Inventory	3.5	0.8	337.5%



Closed Sales

Median Sale Price

Inventory



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		April 2023	April 2022	Percent Change Year-over-Year
Traditional	Closed Sales	380	496	-23.4%
	Median Sale Price	\$399,950	\$395,000	1.3%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	\$341,000	\$385,000	-11.4%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$260,000	(No Sales)	N/A

2019 2020 2021 2022

■ Traditional ■ Foreclosure/REO ■ Short Sale

