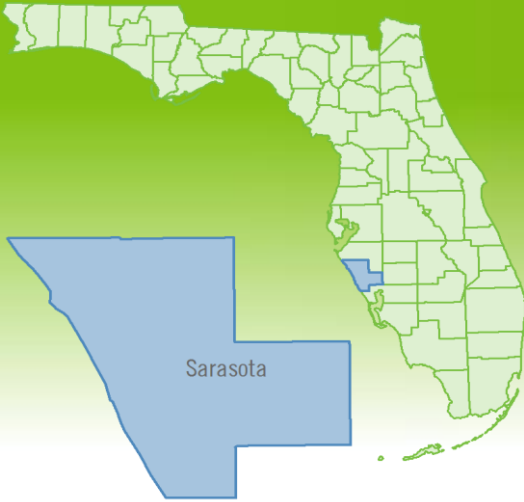


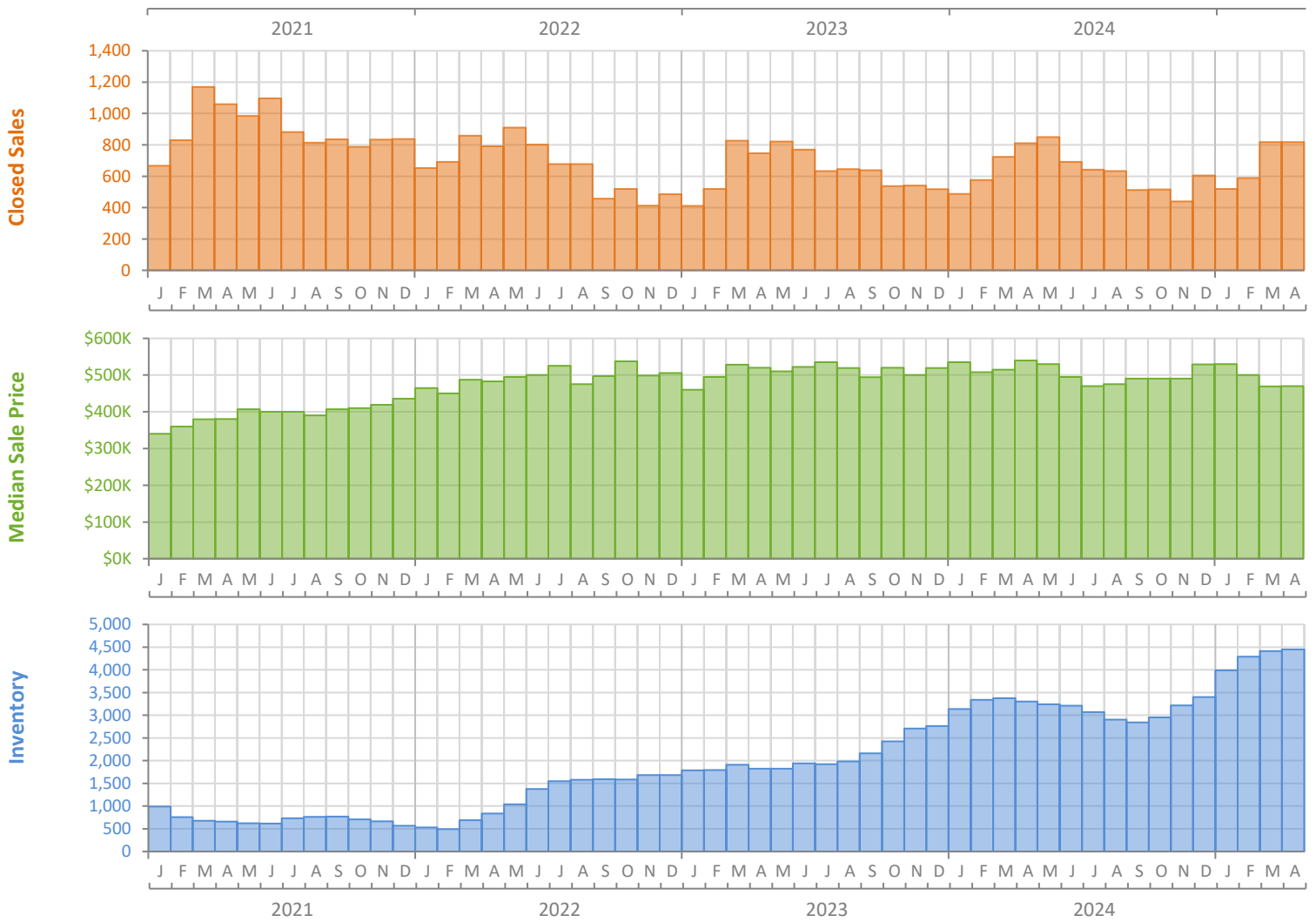
Monthly Market Summary - April 2025

Single-Family Homes

Sarasota County



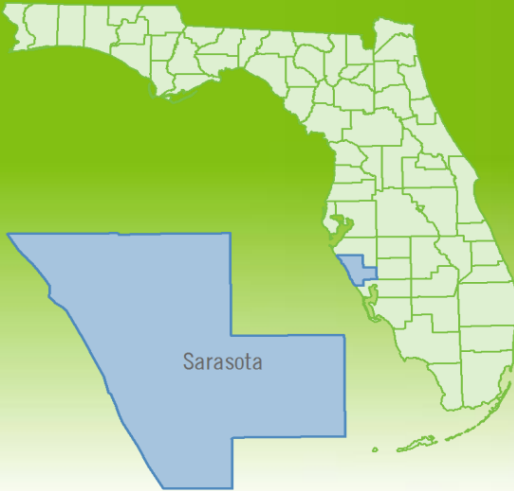
	April 2025	April 2024	Percent Change Year-over-Year
Closed Sales	817	811	0.7%
Paid in Cash	377	394	-4.3%
Median Sale Price	\$470,000	\$540,000	-13.0%
Average Sale Price	\$653,747	\$781,092	-16.3%
Dollar Volume	\$534.1 Million	\$633.5 Million	-15.7%
Med. Pct. of Orig. List Price Received	93.1%	94.6%	-1.6%
Median Time to Contract	43 Days	40 Days	7.5%
Median Time to Sale	82 Days	81 Days	1.2%
New Pending Sales	747	779	-4.1%
New Listings	1,124	991	13.4%
Pending Inventory	987	1,074	-8.1%
Inventory (Active Listings)	4,448	3,305	34.6%
Months Supply of Inventory	7.0	5.1	37.3%



Monthly Distressed Market - April 2025

Single-Family Homes

Sarasota County



		April 2025	April 2024	Percent Change Year-over-Year
Traditional	Closed Sales	811	809	0.2%
	Median Sale Price	\$470,000	\$540,800	-13.1%
Foreclosure/REO	Closed Sales	5	2	150.0%
	Median Sale Price	\$225,000	\$212,300	6.0%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$350,000	(No Sales)	N/A

