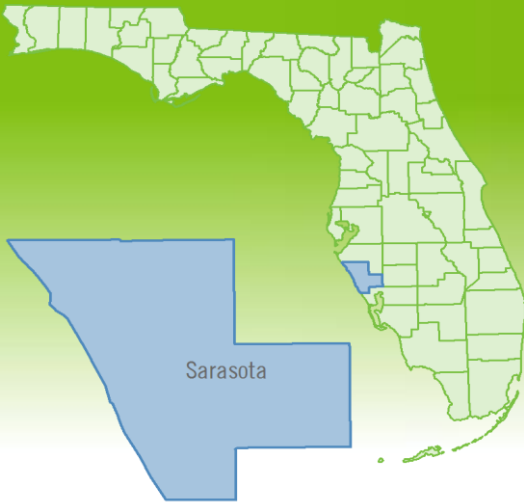


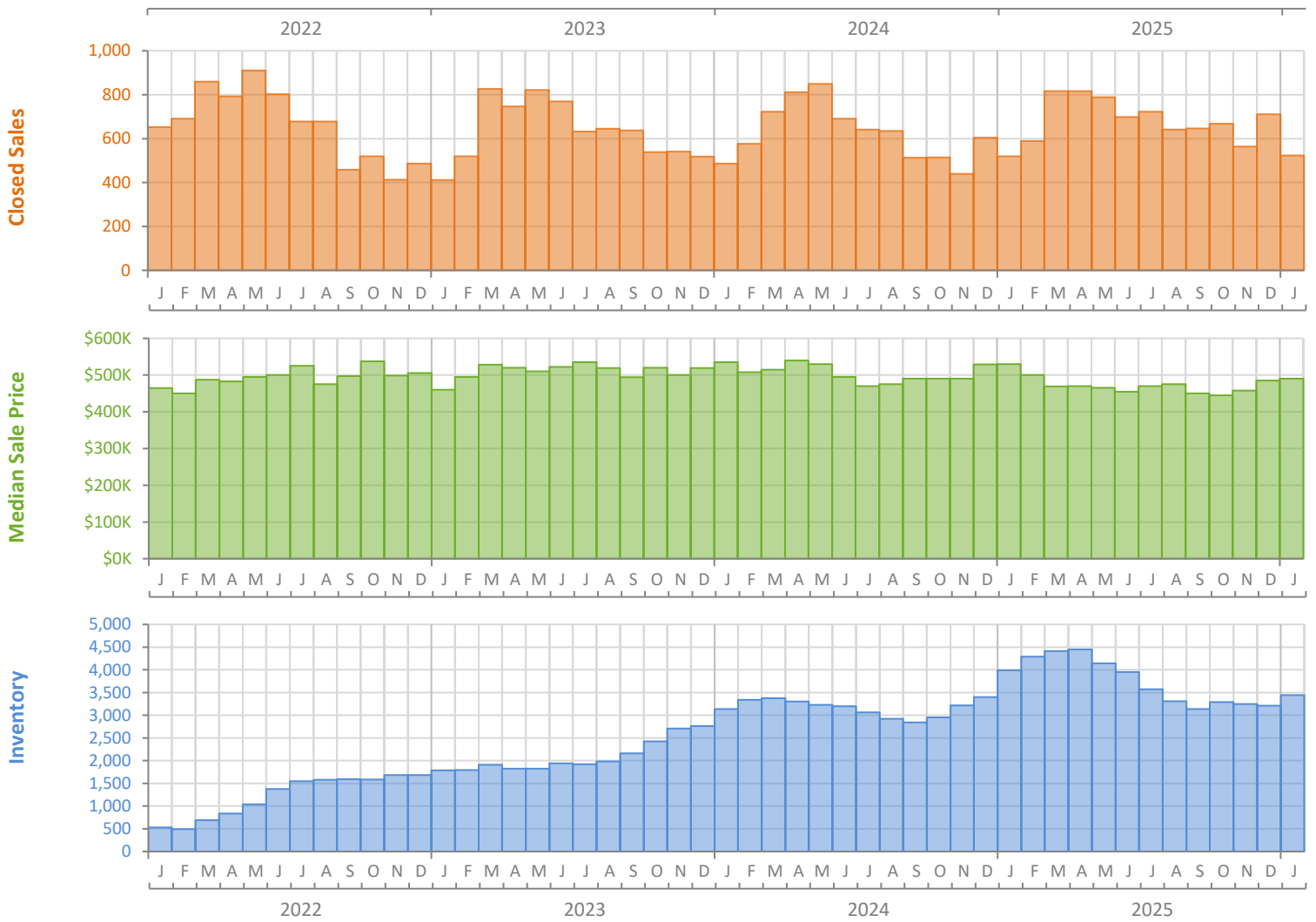
Monthly Market Summary - January 2026

Single-Family Homes

Sarasota County



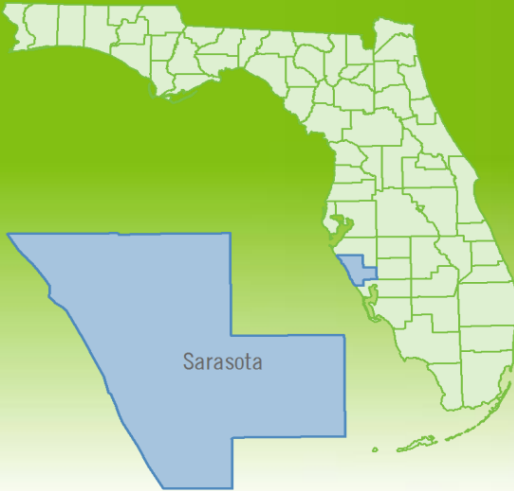
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	523	520	0.6%
Paid in Cash	238	257	-7.4%
Median Sale Price	\$490,000	\$529,750	-7.5%
Average Sale Price	\$724,234	\$754,675	-4.0%
Dollar Volume	\$378.8 Million	\$392.4 Million	-3.5%
Med. Pct. of Orig. List Price Received	93.7%	94.1%	-0.4%
Median Time to Contract	48 Days	45 Days	6.7%
Median Time to Sale	96 Days	85 Days	12.9%
New Pending Sales	803	690	16.4%
New Listings	1,166	1,452	-19.7%
Pending Inventory	912	822	10.9%
Inventory (Active Listings)	3,444	3,992	-13.7%
Months Supply of Inventory	5.0	6.4	-21.9%



Monthly Distressed Market - January 2026

Single-Family Homes

Sarasota County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	520	510	2.0%
	Median Sale Price	\$497,000	\$535,000	-7.1%
Foreclosure/REO	Closed Sales	2	10	-80.0%
	Median Sale Price	\$283,250	\$269,950	4.9%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$123,500	(No Sales)	N/A

