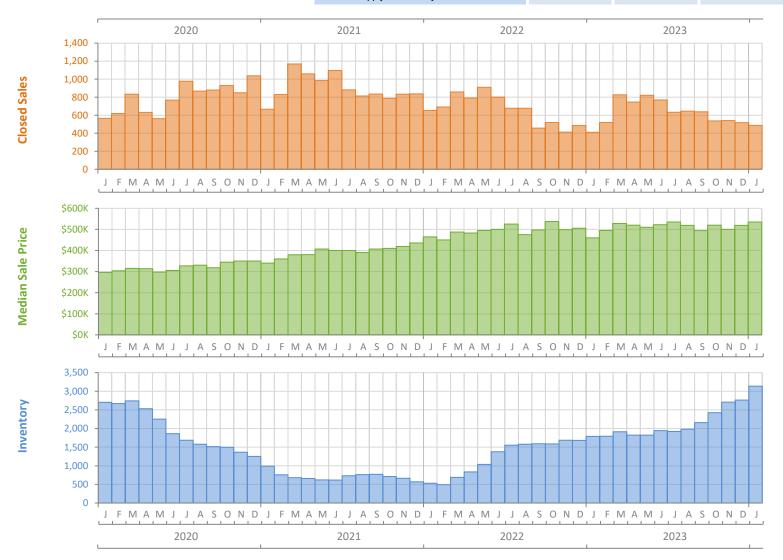
## Monthly Market Summary - January 2024 Single-Family Homes Sarasota County





|  | January 2024    | January 2023    | Percent Change<br>Year-over-Year |
|--|-----------------|-----------------|----------------------------------|
| Closed Sales                           | 487             | 411             | 18.5%                            |
| Paid in Cash                           | 260             | 188             | 38.3%                            |
| Median Sale Price                      | \$535,000       | \$459,999       | 16.3%                            |
| Average Sale Price                     | \$792,062       | \$674,468       | 17.4%                            |
| Dollar Volume                          | \$385.7 Million | \$277.2 Million | 39.2%                            |
| Med. Pct. of Orig. List Price Received | 95.2%           | 95.2%           | 0.0%                             |
| Median Time to Contract                | 40 Days         | 29 Days         | 37.9%                            |
| Median Time to Sale                    | 83 Days         | 74 Days         | 12.2%                            |
| New Pending Sales                      | 655             | 666             | -1.7%                            |
| New Listings                           | 1,196           | 858             | 39.4%                            |
| Pending Inventory                      | 815             | 1,057           | -22.9%                           |
| Inventory (Active Listings)            | 3,135           | 1,787           | 75.4%                            |
| Months Supply of Inventory             | 4.9             | 2.8             | 75.0%                            |



## Monthly Distressed Market - January 2024 Single-Family Homes Sarasota County





**Closed Sales** 

Median Sale Price

\$100K

\$0K

|                 |                   | January 2024 | January 2023 | Percent Change<br>Year-over-Year |
|-----------------|-------------------|--------------|--------------|----------------------------------|
| Traditional     | Closed Sales      | 486          | 411          | 18.2%                            |
|                 | Median Sale Price | \$537,250    | \$459,999    | 16.8%                            |
| Foreclosure/REO | Closed Sales      | 1            | 0            | N/A                              |
|                 | Median Sale Price | \$438,000    | (No Sales)   | N/A                              |
| Short Sale      | Closed Sales      | 0            | 0            | N/A                              |
|                 | Median Sale Price | (No Sales)   | (No Sales)   | N/A                              |

F M A M J

2023

2020 2021 2022 2023 ■ Traditional ■ Foreclosure/REO ■ Short Sale 100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0% S O N D S O N D F M A M J \$800K \$700K \$600K \$500K \$400K \$300K \$200K

ONDJ

 $\mathsf{F} \; \mathsf{M} \; \mathsf{A} \; \mathsf{M} \; \mathsf{J} \; \mathsf{J} \; \mathsf{A} \; \mathsf{S} \; \mathsf{O} \; \mathsf{N} \; \mathsf{D} \; \mathsf{J}$ 

2022

 $\mathsf{F}\ \mathsf{M}\ \mathsf{A}\ \mathsf{M}\ \mathsf{J}\ \mathsf{J}\ \mathsf{A}\ \mathsf{S}$ 

2021

N D

2020