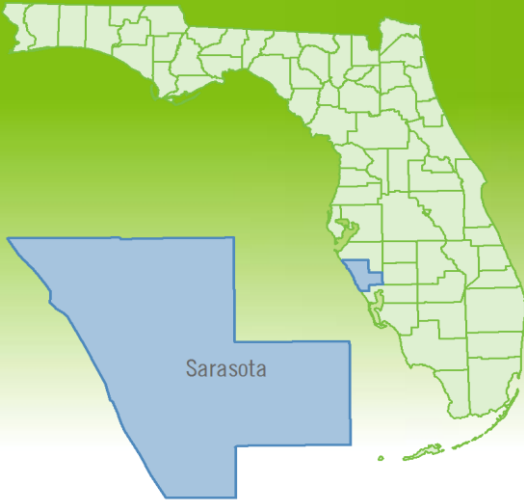


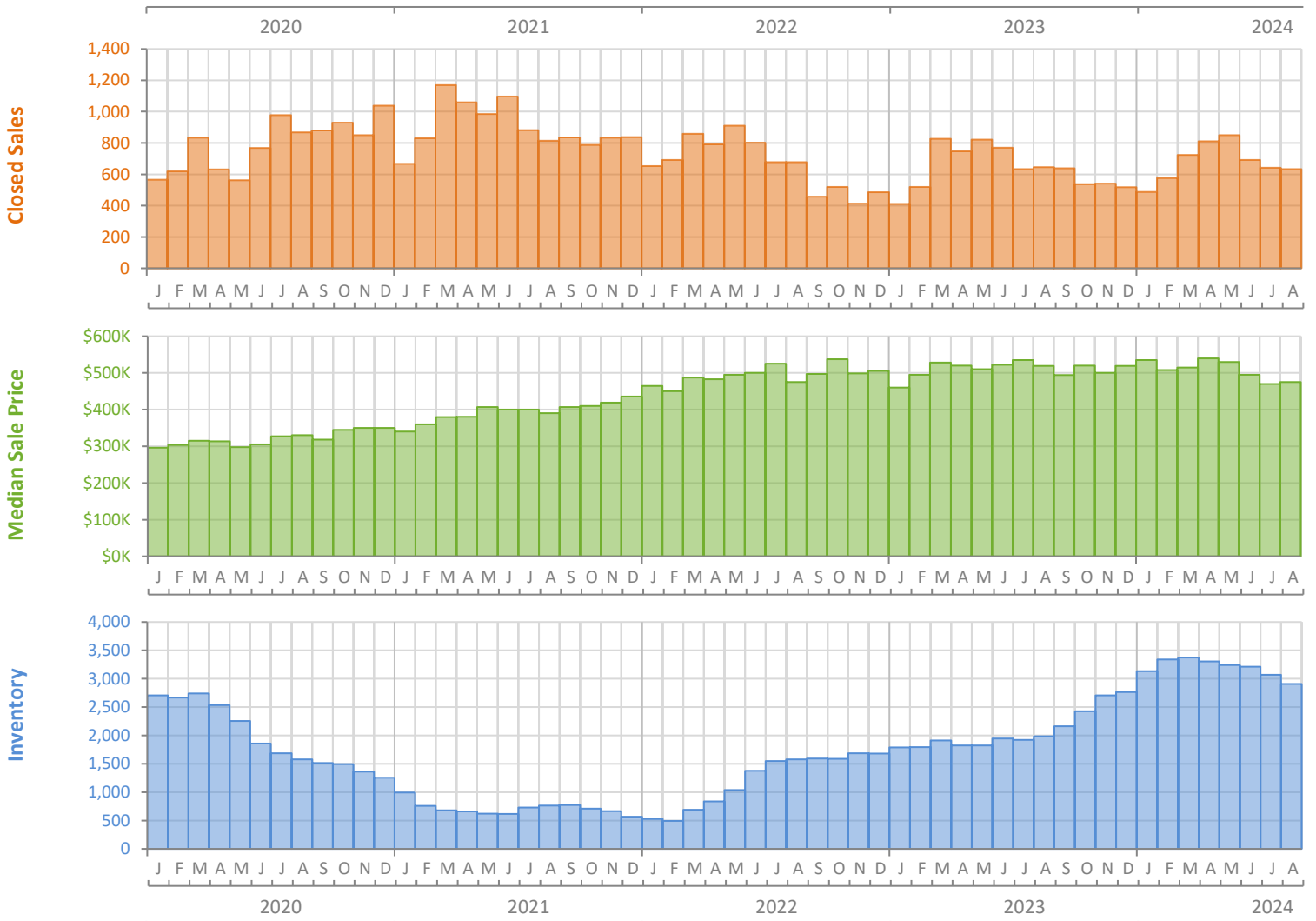
Monthly Market Summary - August 2024

Single-Family Homes

Sarasota County



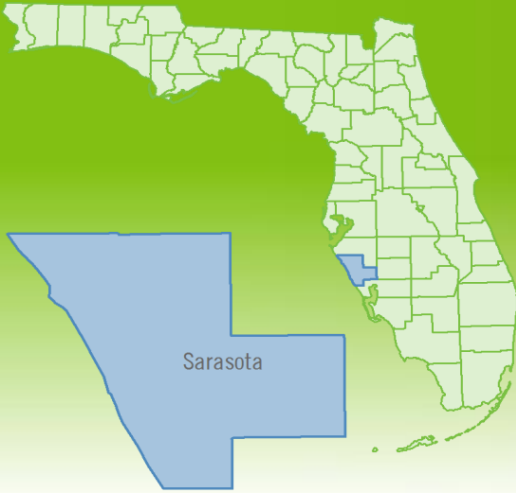
	August 2024	August 2023	Percent Change Year-over-Year
Closed Sales	633	645	-1.9%
Paid in Cash	229	294	-22.1%
Median Sale Price	\$475,000	\$519,000	-8.5%
Average Sale Price	\$657,050	\$730,826	-10.1%
Dollar Volume	\$415.9 Million	\$471.4 Million	-11.8%
Med. Pct. of Orig. List Price Received	93.7%	95.8%	-2.2%
Median Time to Contract	45 Days	31 Days	45.2%
Median Time to Sale	89 Days	75 Days	18.7%
New Pending Sales	575	583	-1.4%
New Listings	739	822	-10.1%
Pending Inventory	747	923	-19.1%
Inventory (Active Listings)	2,907	1,983	46.6%
Months Supply of Inventory	4.6	3.3	39.4%



Monthly Distressed Market - August 2024

Single-Family Homes

Sarasota County



		August 2024	August 2023	Percent Change Year-over-Year
Traditional	Closed Sales	630	644	-2.2%
	Median Sale Price	\$476,000	\$519,000	-8.3%
Foreclosure/REO	Closed Sales	3	0	N/A
	Median Sale Price	\$301,118	(No Sales)	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$699,000	N/A

