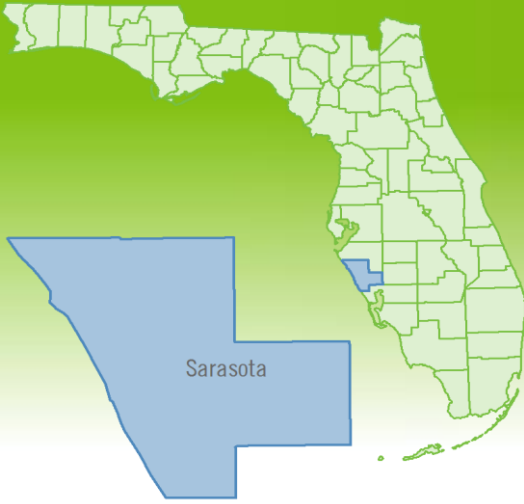


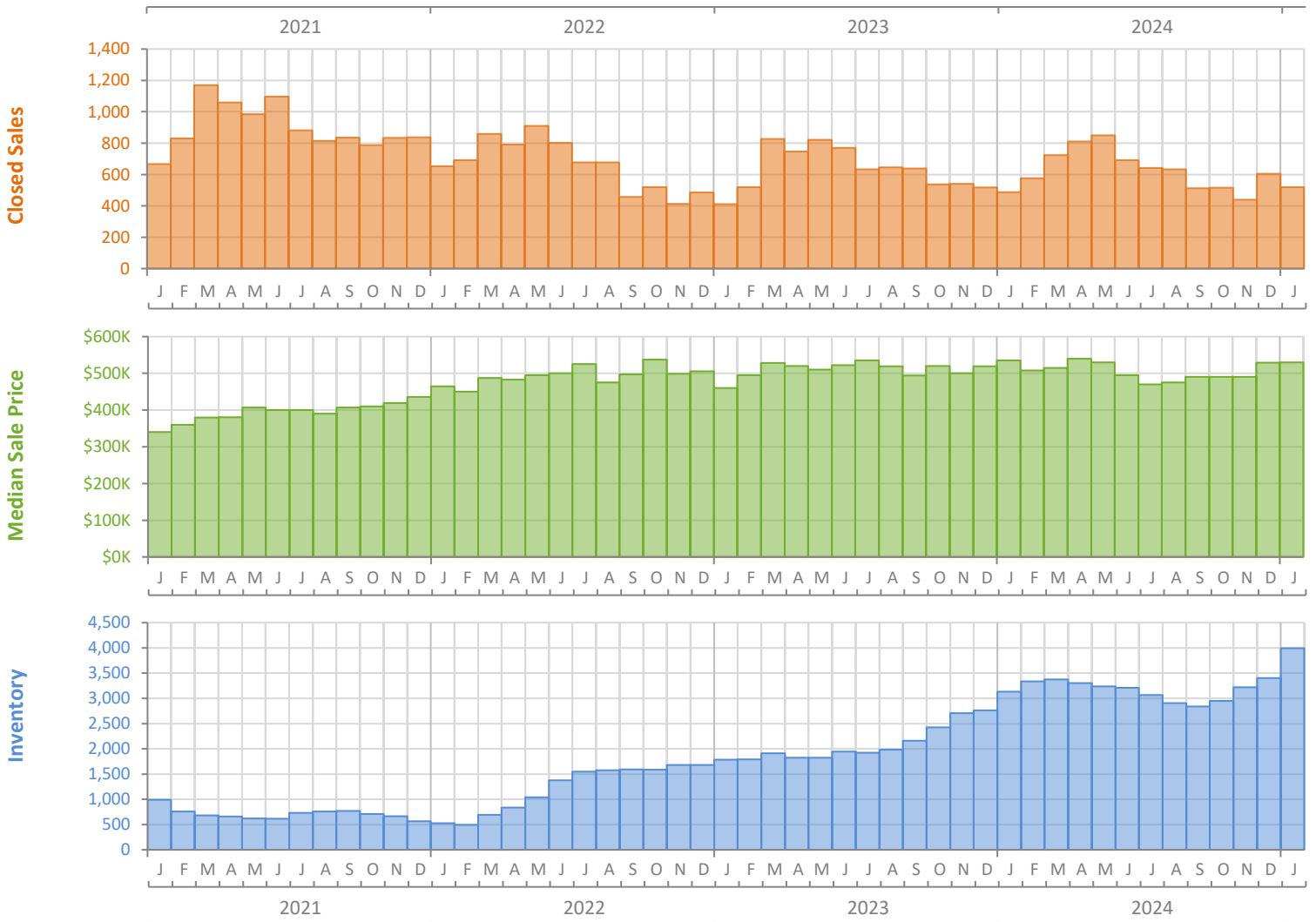
# Monthly Market Summary - January 2025

## Single-Family Homes

### Sarasota County



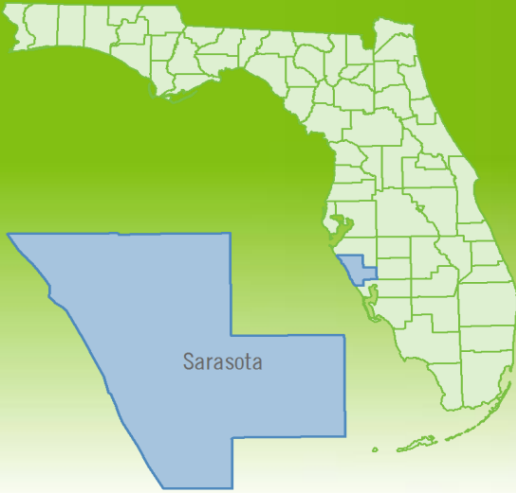
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	520	487	6.8%
Paid in Cash	257	260	-1.2%
Median Sale Price	\$529,750	\$535,000	-1.0%
Average Sale Price	\$754,675	\$792,062	-4.7%
Dollar Volume	\$392.4 Million	\$385.7 Million	1.7%
Med. Pct. of Orig. List Price Received	94.1%	95.2%	-1.2%
Median Time to Contract	45 Days	40 Days	12.5%
Median Time to Sale	85 Days	83 Days	2.4%
New Pending Sales	690	655	5.3%
New Listings	1,452	1,196	21.4%
Pending Inventory	822	815	0.9%
Inventory (Active Listings)	3,992	3,135	27.3%
Months Supply of Inventory	6.4	4.9	30.6%



# Monthly Distressed Market - January 2025

## Single-Family Homes

### Sarasota County



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	510	486	4.9%
	Median Sale Price	\$535,000	\$537,250	-0.4%
Foreclosure/REO	Closed Sales	10	1	900.0%
	Median Sale Price	\$269,950	\$438,000	-38.4%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

