

Monthly Market Summary - November 2025

Single-Family Homes

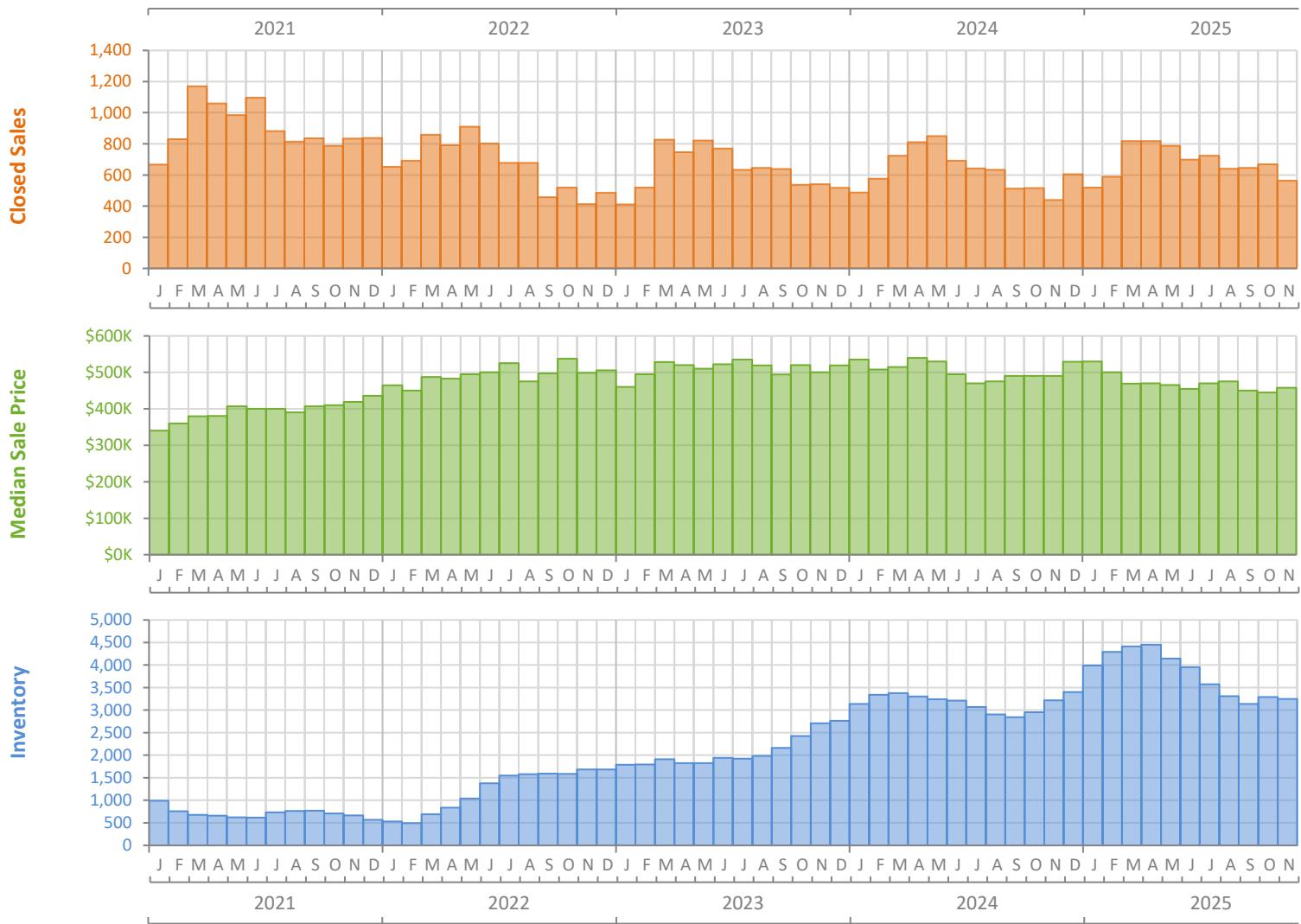
Sarasota County



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	November 2025	November 2024	Percent Change Year-over-Year
Closed Sales	564	439	28.5%
Paid in Cash	241	187	28.9%
Median Sale Price	\$457,495	\$490,000	-6.6%
Average Sale Price	\$665,717	\$708,439	-6.0%
Dollar Volume	\$375.5 Million	\$311.0 Million	20.7%
Med. Pct. of Orig. List Price Received	93.3%	94.6%	-1.4%
Median Time to Contract	54 Days	53 Days	1.9%
Median Time to Sale	94 Days	94 Days	0.0%
New Pending Sales	597	516	15.7%
New Listings	755	971	-22.2%
Pending Inventory	826	721	14.6%
Inventory (Active Listings)	3,245	3,220	0.8%
Months Supply of Inventory	4.8	5.2	-7.7%



Monthly Distressed Market - November 2025

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		November 2025	November 2024	Percent Change Year-over-Year
Traditional	Closed Sales	560	433	29.3%
	Median Sale Price	\$457,495	\$493,750	-7.3%
Foreclosure/REO	Closed Sales	2	5	-60.0%
	Median Sale Price	\$375,000	\$385,000	-2.6%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$348,500	\$230,000	51.5%

2021 2022 2023 2024 2025

■ Traditional ■ Foreclosure/REO ■ Short Sale

Closed Sales



Median Sale Price

