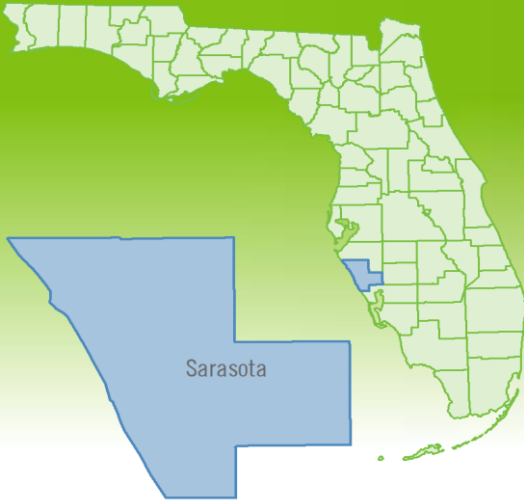


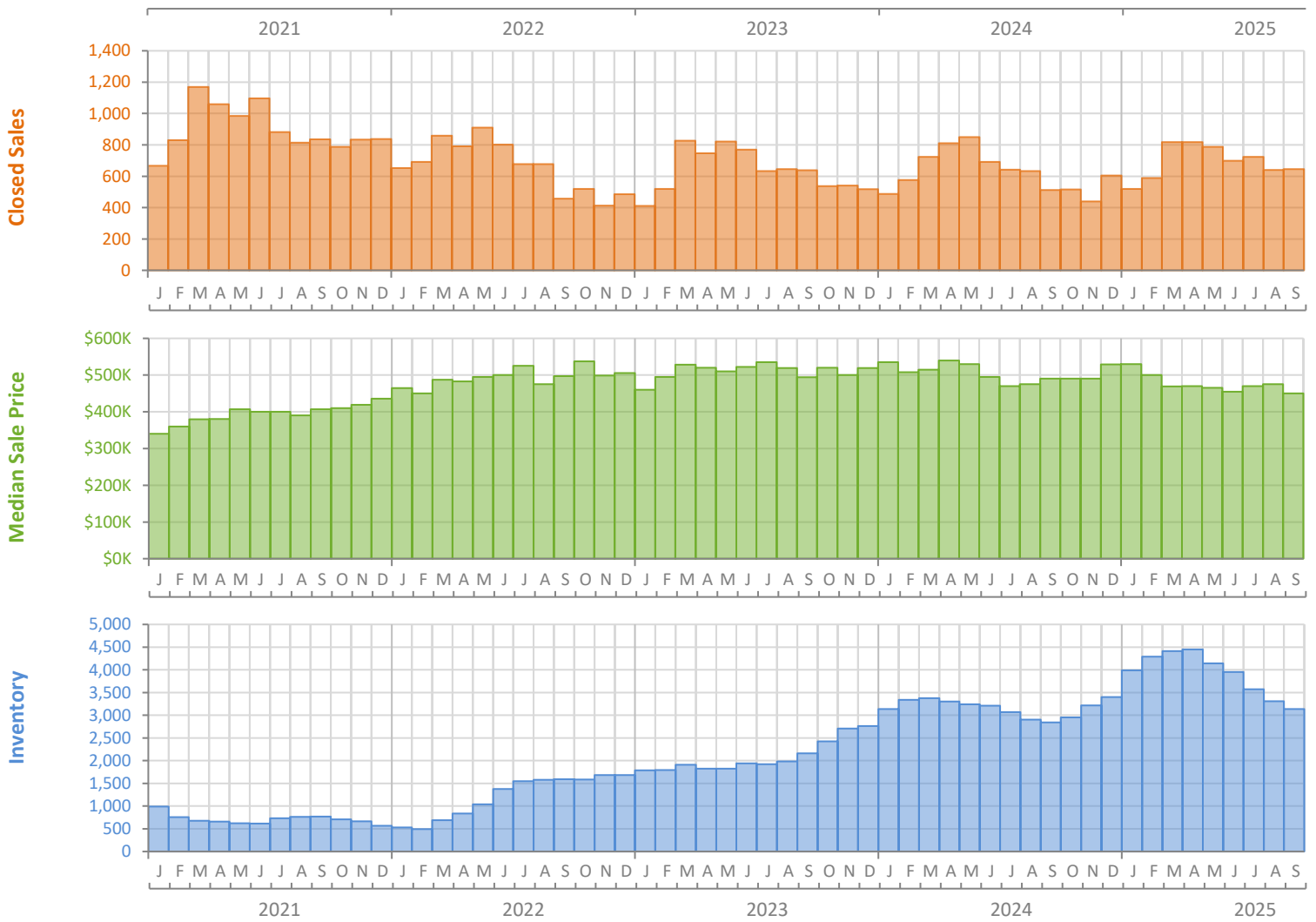
Monthly Market Summary - September 2025

Single-Family Homes

Sarasota County



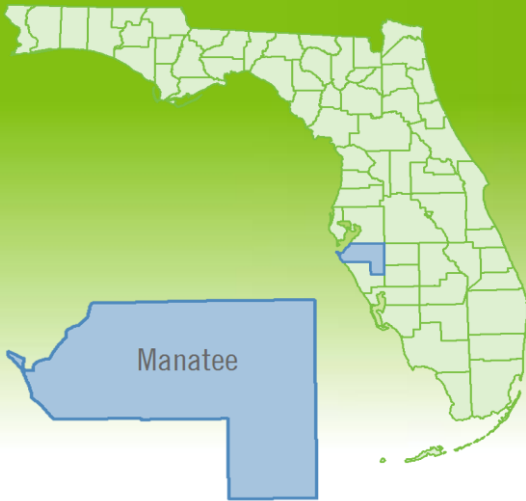
	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	646	513	25.9%
Paid in Cash	261	209	24.9%
Median Sale Price	\$450,000	\$490,000	-8.2%
Average Sale Price	\$645,845	\$631,569	2.3%
Dollar Volume	\$417.2 Million	\$324.0 Million	28.8%
Med. Pct. of Orig. List Price Received	92.2%	94.0%	-1.9%
Median Time to Contract	64 Days	48 Days	33.3%
Median Time to Sale	105 Days	92 Days	14.1%
New Pending Sales	637	518	23.0%
New Listings	754	749	0.7%
Pending Inventory	826	758	9.0%
Inventory (Active Listings)	3,137	2,841	10.4%
Months Supply of Inventory	4.8	4.5	6.7%



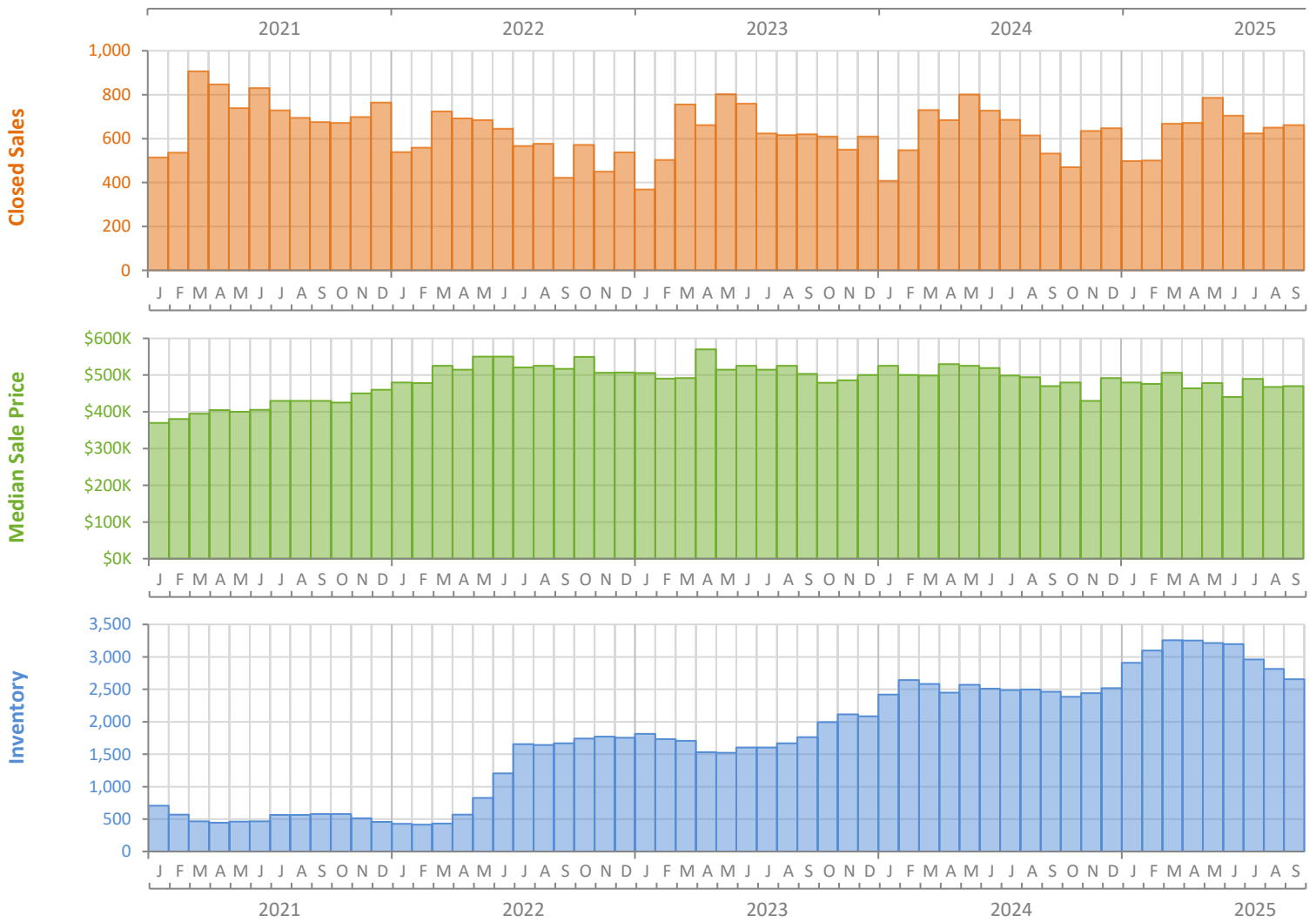
Monthly Market Summary - September 2025

Single-Family Homes

Manatee County



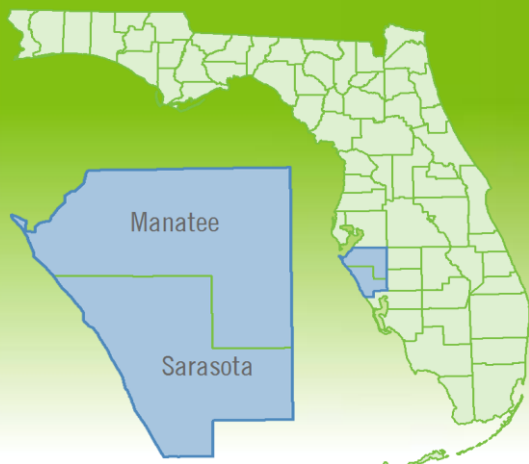
	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	662	532	24.4%
Paid in Cash	198	141	40.4%
Median Sale Price	\$470,000	\$470,000	0.0%
Average Sale Price	\$593,139	\$628,128	-5.6%
Dollar Volume	\$392.7 Million	\$334.2 Million	17.5%
Med. Pct. of Orig. List Price Received	93.3%	96.0%	-2.8%
Median Time to Contract	60 Days	47 Days	27.7%
Median Time to Sale	109 Days	99 Days	10.1%
New Pending Sales	580	529	9.6%
New Listings	681	709	-3.9%
Pending Inventory	794	810	-2.0%
Inventory (Active Listings)	2,656	2,461	7.9%
Months Supply of Inventory	4.2	3.9	7.7%



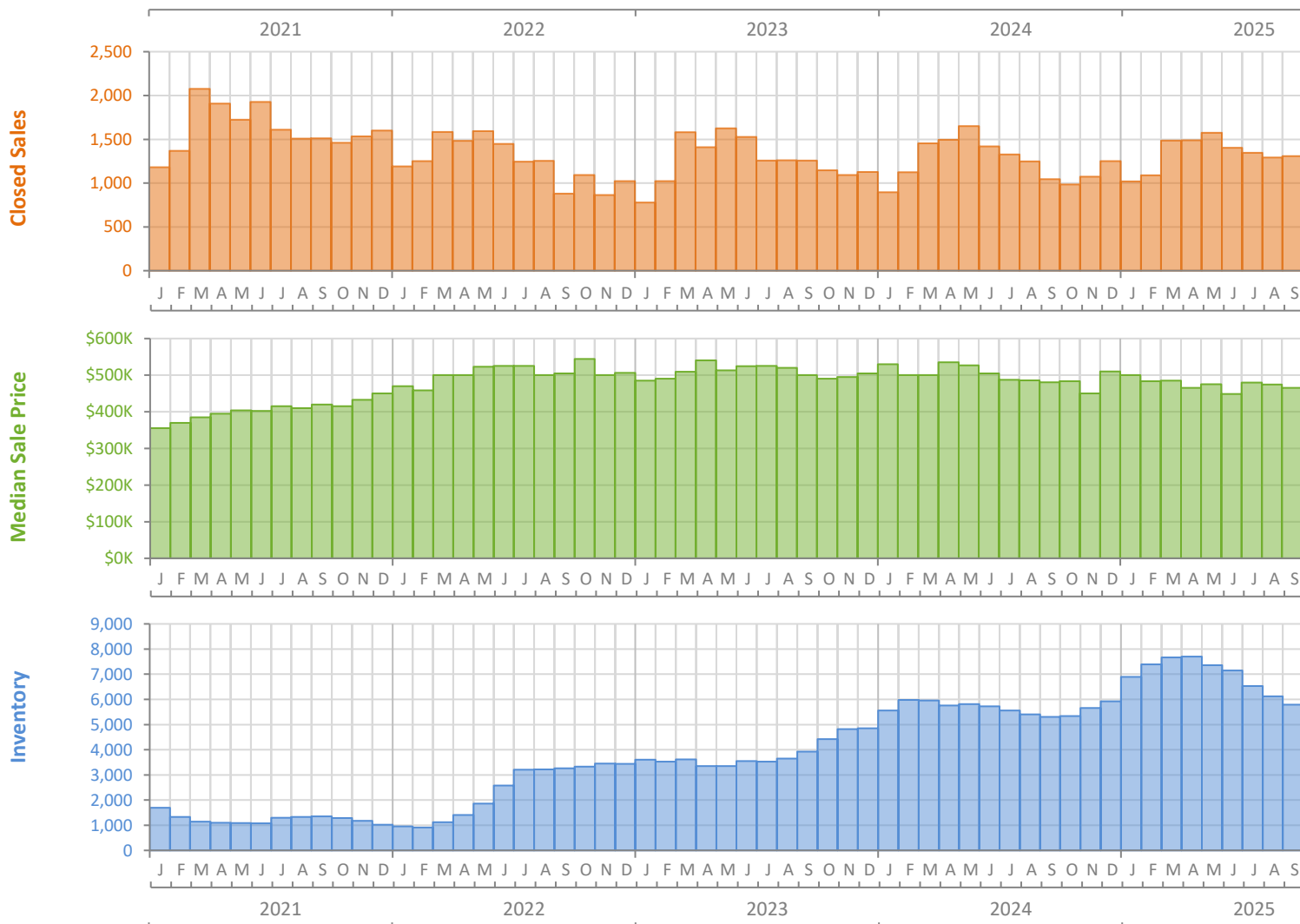
Monthly Market Summary - September 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA



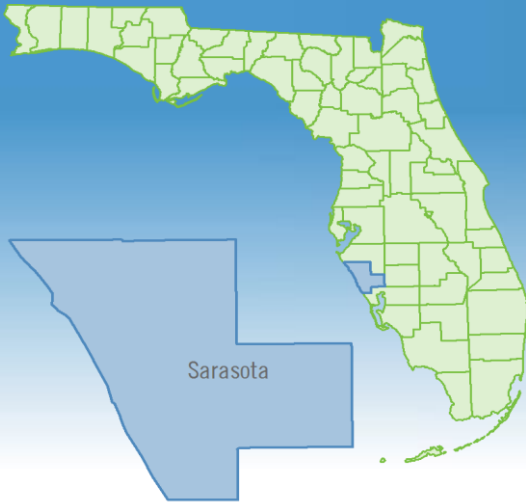
	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	1,308	1,045	25.2%
Paid in Cash	459	350	31.1%
Median Sale Price	\$465,000	\$480,460	-3.2%
Average Sale Price	\$619,149	\$629,818	-1.7%
Dollar Volume	\$809.8 Million	\$658.2 Million	23.0%
Med. Pct. of Orig. List Price Received	92.8%	95.3%	-2.6%
Median Time to Contract	62 Days	47 Days	31.9%
Median Time to Sale	107 Days	95 Days	12.6%
New Pending Sales	1,217	1,047	16.2%
New Listings	1,435	1,458	-1.6%
Pending Inventory	1,620	1,568	3.3%
Inventory (Active Listings)	5,793	5,302	9.3%
Months Supply of Inventory	4.5	4.2	7.1%



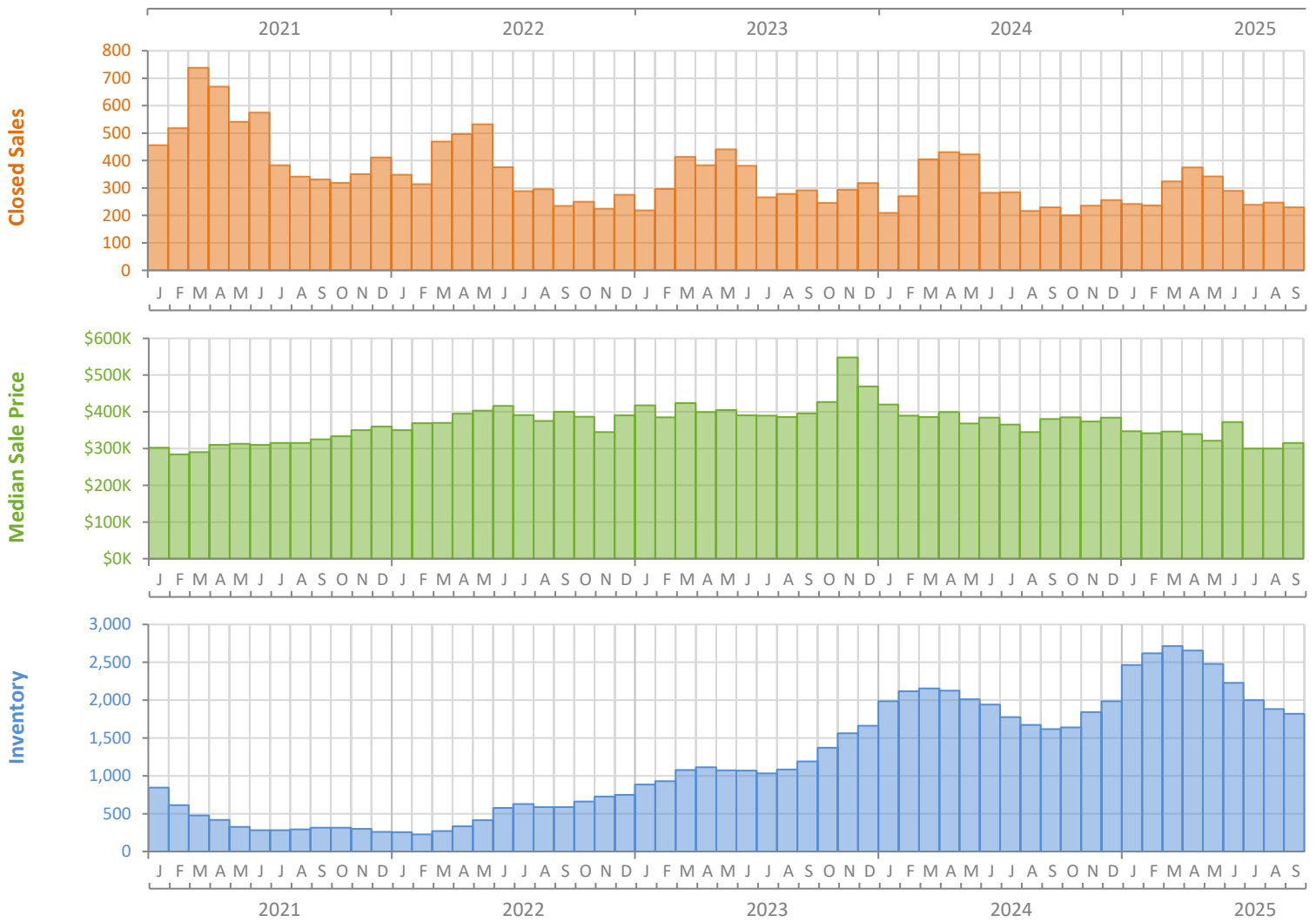
Monthly Market Summary - September 2025

Townhouses and Condos

Sarasota County



	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	230	230	0.0%
Paid in Cash	138	137	0.7%
Median Sale Price	\$315,000	\$380,000	-17.1%
Average Sale Price	\$419,617	\$1,167,673	-64.1%
Dollar Volume	\$96.5 Million	\$268.6 Million	-64.1%
Med. Pct. of Orig. List Price Received	88.3%	93.5%	-5.6%
Median Time to Contract	108 Days	57 Days	89.5%
Median Time to Sale	139 Days	108 Days	28.7%
New Pending Sales	244	229	6.6%
New Listings	338	366	-7.7%
Pending Inventory	476	474	0.4%
Inventory (Active Listings)	1,820	1,617	12.6%
Months Supply of Inventory	6.8	5.4	25.9%



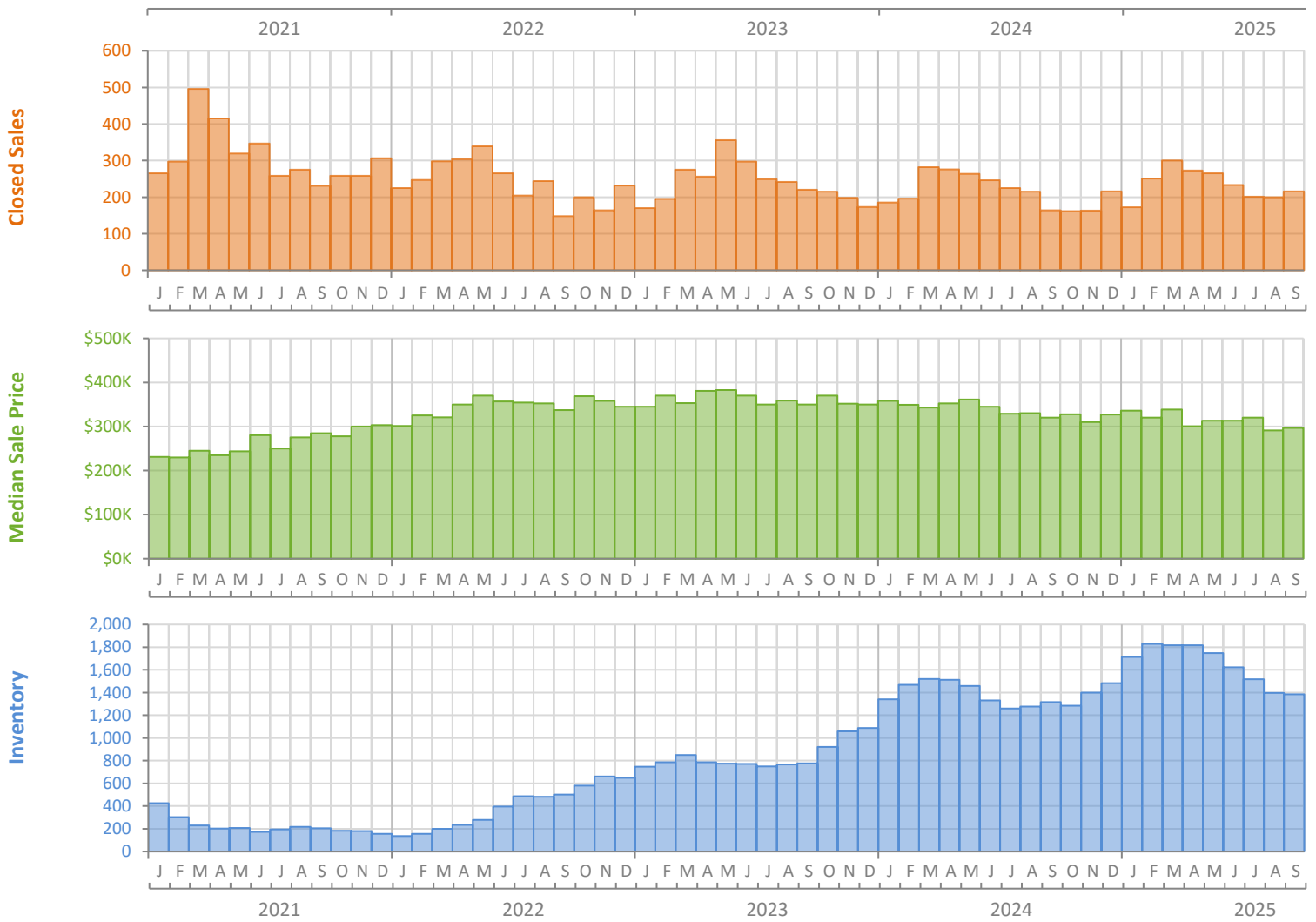
Monthly Market Summary - September 2025

Townhouses and Condos

Manatee County



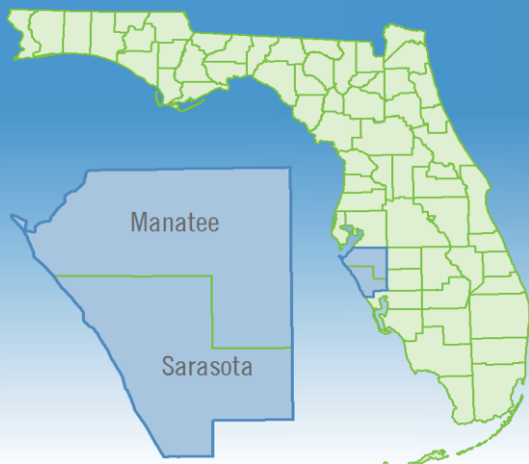
	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	216	164	31.7%
Paid in Cash	112	72	55.6%
Median Sale Price	\$296,500	\$319,990	-7.3%
Average Sale Price	\$306,864	\$351,505	-12.7%
Dollar Volume	\$66.3 Million	\$57.6 Million	15.0%
Med. Pct. of Orig. List Price Received	89.8%	93.6%	-4.1%
Median Time to Contract	92 Days	73 Days	26.0%
Median Time to Sale	130 Days	125 Days	4.0%
New Pending Sales	167	161	3.7%
New Listings	264	323	-18.3%
Pending Inventory	210	259	-18.9%
Inventory (Active Listings)	1,384	1,316	5.2%
Months Supply of Inventory	6.3	6.0	5.0%



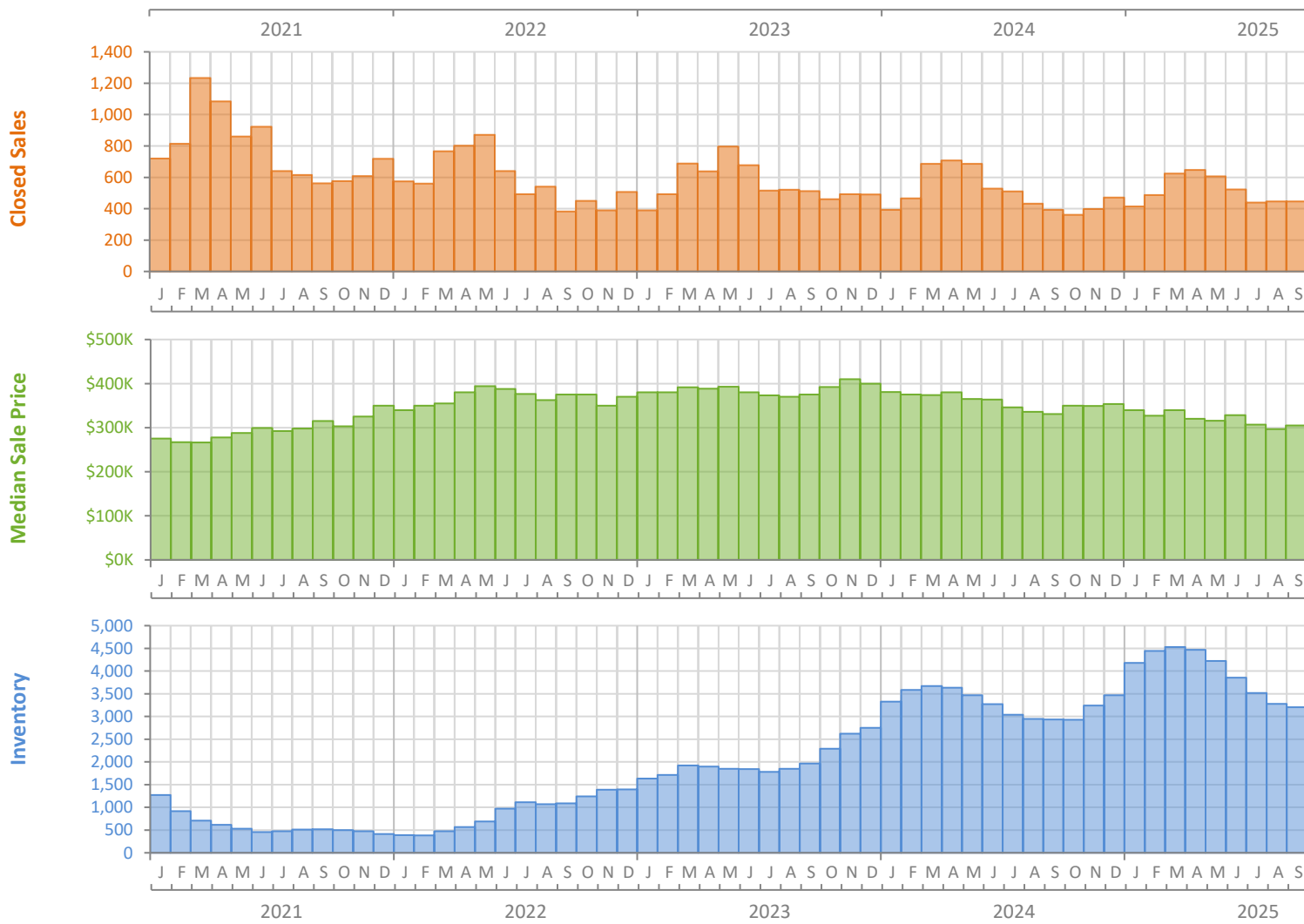
Monthly Market Summary - September 2025

Townhouses and Condos

North Port-Sarasota-Bradenton MSA



	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	446	394	13.2%
Paid in Cash	250	209	19.6%
Median Sale Price	\$305,000	\$331,000	-7.9%
Average Sale Price	\$364,887	\$827,948	-55.9%
Dollar Volume	\$162.7 Million	\$326.2 Million	-50.1%
Med. Pct. of Orig. List Price Received	88.6%	93.6%	-5.3%
Median Time to Contract	97 Days	65 Days	49.2%
Median Time to Sale	132 Days	116 Days	13.8%
New Pending Sales	411	390	5.4%
New Listings	602	689	-12.6%
Pending Inventory	686	733	-6.4%
Inventory (Active Listings)	3,204	2,933	9.2%
Months Supply of Inventory	6.5	5.6	16.1%





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RASM MARKET STATISTICS

EXPANDED REPORTS

Sarasota and Manatee Counties

SEPTEMBER 2025

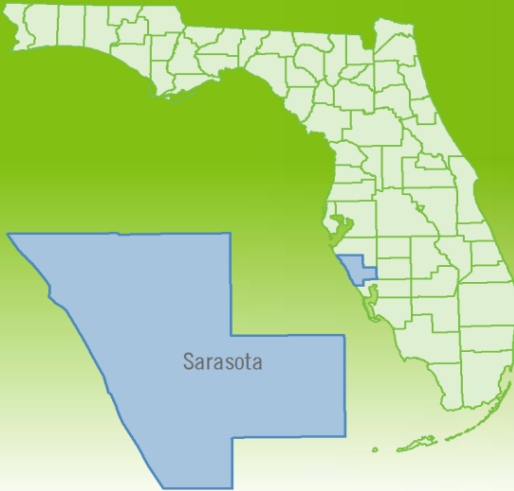
Reach Further With The Market.

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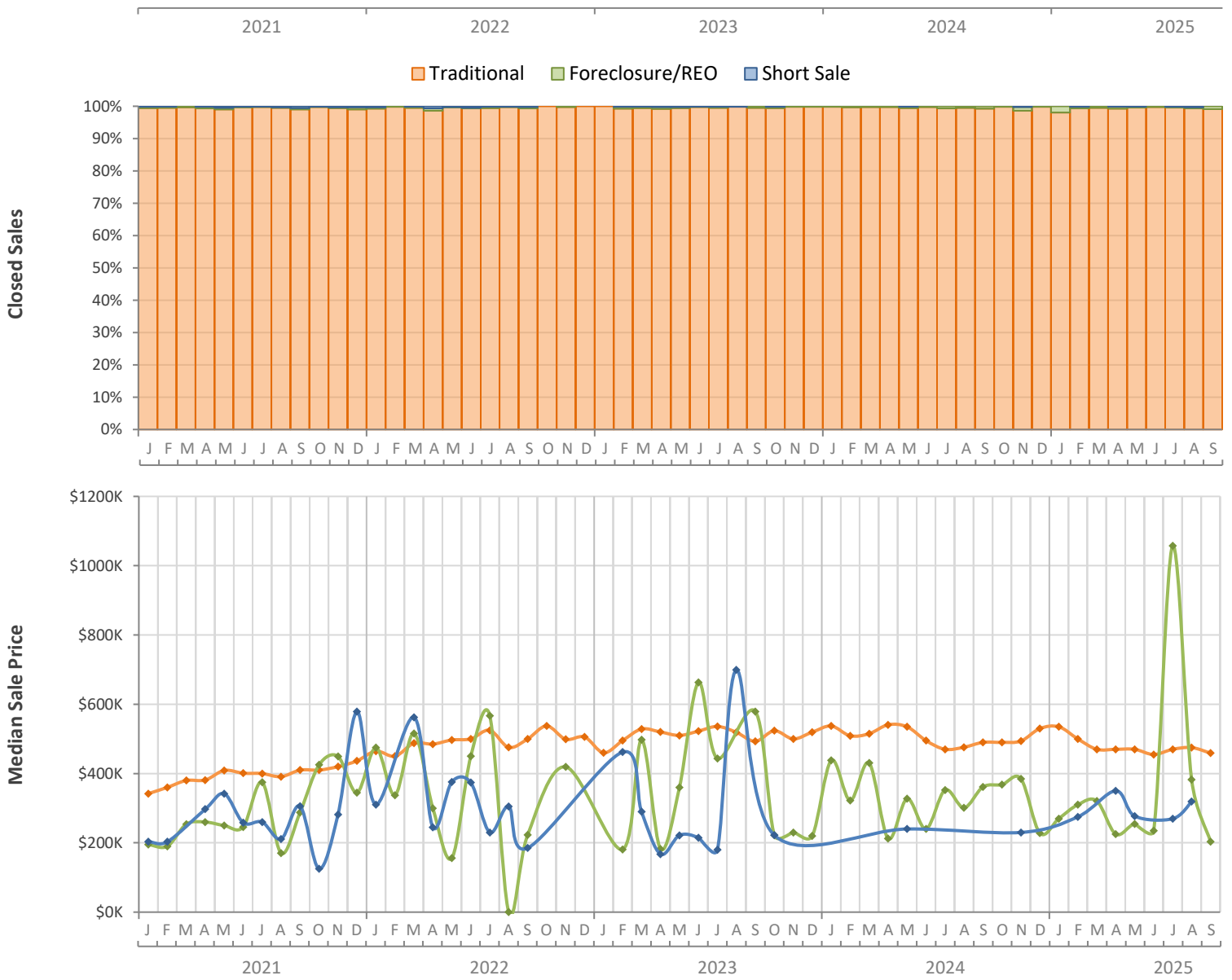
Monthly Distressed Market - September 2025

Single-Family Homes

Sarasota County



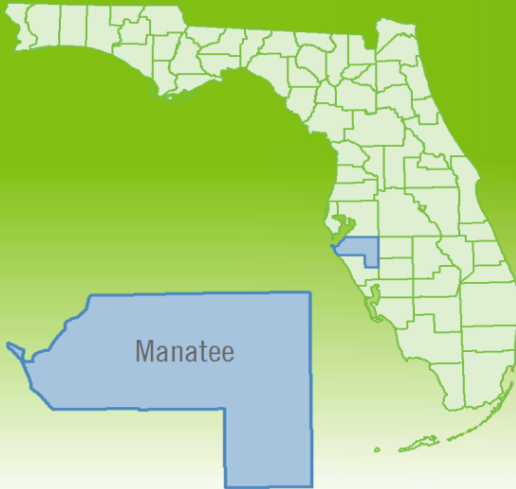
		September 2025	September 2024	Percent Change Year-over-Year
Traditional	Closed Sales	640	509	25.7%
	Median Sale Price	\$459,000	\$490,000	-6.3%
Foreclosure/REO	Closed Sales	6	4	50.0%
	Median Sale Price	\$203,175	\$361,450	-43.8%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



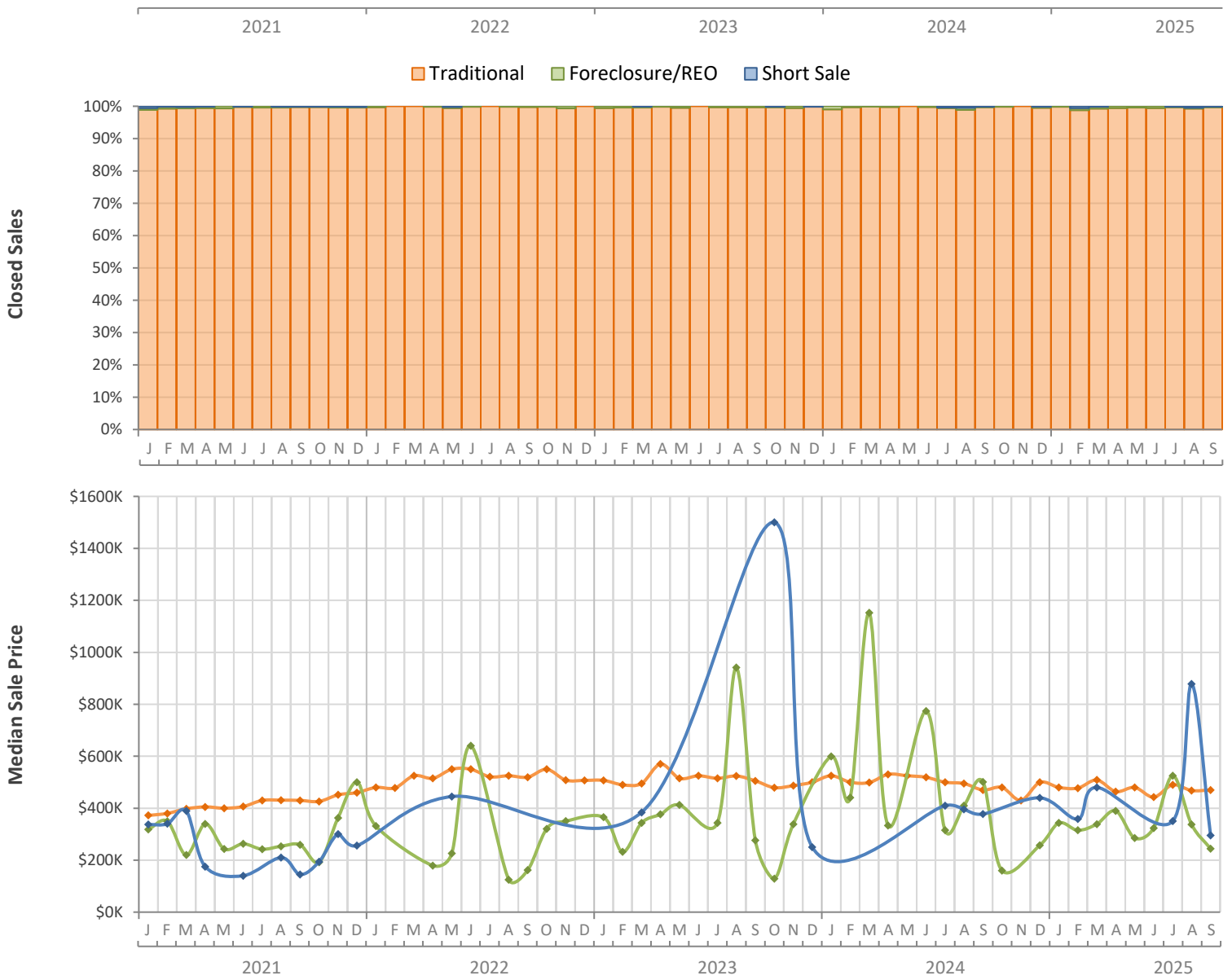
Monthly Distressed Market - September 2025

Single-Family Homes

Manatee County



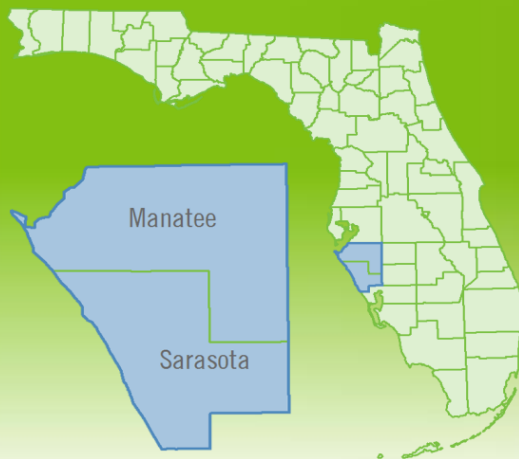
		September 2025	September 2024	Percent Change Year-over-Year
Traditional	Closed Sales	660	530	24.5%
	Median Sale Price	\$470,000	\$470,000	0.0%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$244,176	\$500,850	-51.2%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$295,000	\$377,500	-21.9%



Monthly Distressed Market - September 2025

Single-Family Homes

North Port-Sarasota-Bradenton MSA



		September 2025	September 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,300	1,039	25.1%
	Median Sale Price	\$465,500	\$482,000	-3.4%
Foreclosure/REO	Closed Sales	7	5	40.0%
	Median Sale Price	\$210,000	\$449,900	-53.3%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$295,000	\$377,500	-21.9%

