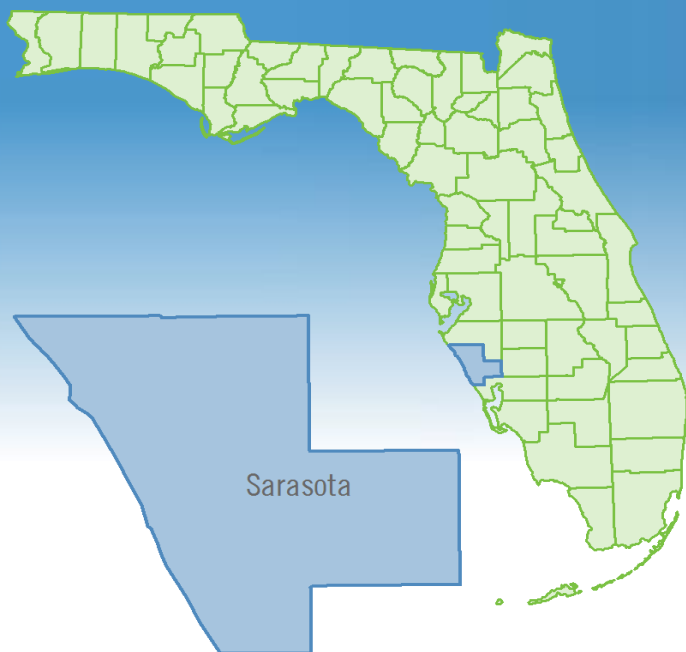


Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County



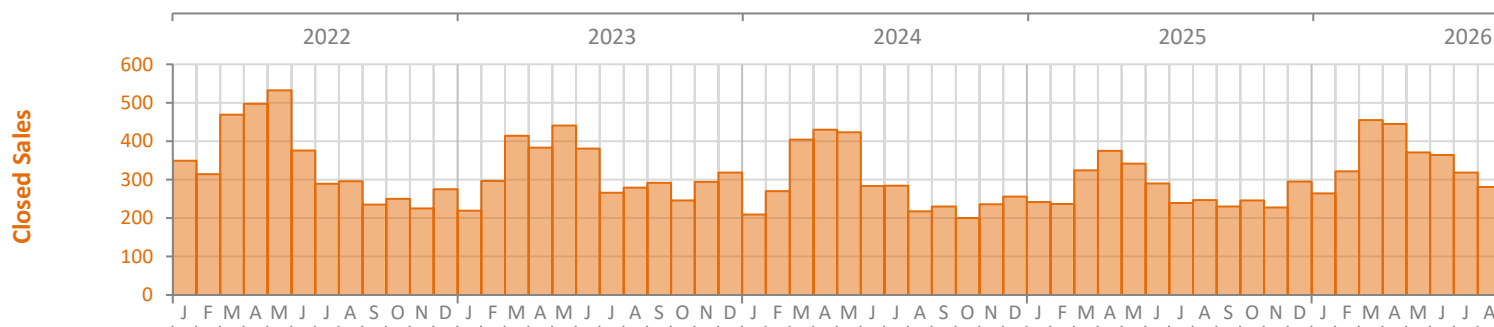
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	281	247	13.8%
Paid in Cash	168	153	9.8%
Median Sale Price	\$310,000	\$300,000	3.3%
Average Sale Price	\$441,558	\$421,681	4.7%
Dollar Volume	\$124.1 Million	\$104.2 Million	19.1%
Median Percent of Original List Price Received	91.6%	88.5%	3.5%
Median Time to Contract	83 Days	87 Days	-4.6%
Median Time to Sale	124 Days	132 Days	-6.1%
New Pending Sales	298	261	14.2%
New Listings	341	335	1.8%
Pending Inventory	587	472	24.4%
Inventory (Active Listings)	1,659	1,882	-11.8%
Months Supply of Inventory	5.2	7.0	-25.7%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	2,820	22.8%
August 2026	281	13.8%
July 2026	318	33.1%
June 2026	364	25.5%
May 2026	371	8.5%
April 2026	445	18.7%
March 2026	455	40.4%
February 2026	322	35.9%
January 2026	264	9.1%
December 2025	295	15.2%
November 2025	228	-3.4%
October 2025	246	23.0%
September 2025	230	0.0%
August 2025	247	13.3%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

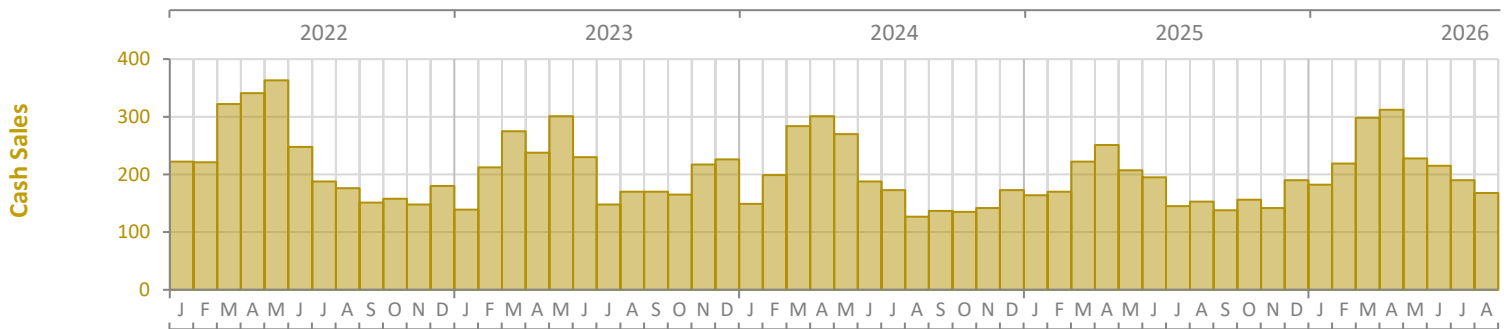


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	1,812	20.2%
August 2026	168	9.8%
July 2026	190	31.0%
June 2026	215	10.3%
May 2026	228	10.1%
April 2026	312	24.3%
March 2026	298	34.2%
February 2026	219	28.8%
January 2026	182	11.0%
December 2025	190	9.8%
November 2025	142	0.0%
October 2025	156	15.6%
September 2025	138	0.7%
August 2025	153	20.5%

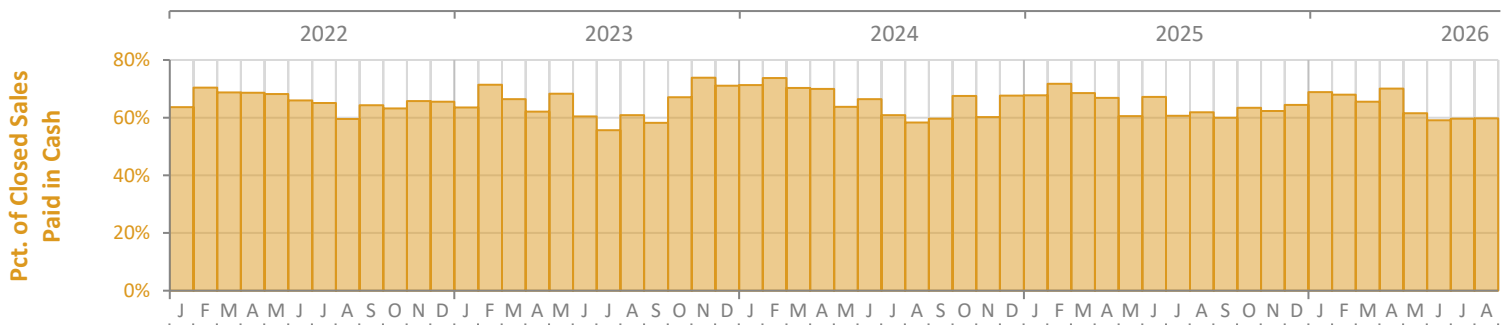


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	64.3%	-2.0%
August 2026	59.8%	-3.4%
July 2026	59.7%	-1.6%
June 2026	59.1%	-12.1%
May 2026	61.5%	1.7%
April 2026	70.1%	4.8%
March 2026	65.5%	-4.4%
February 2026	68.0%	-5.2%
January 2026	68.9%	1.6%
December 2025	64.4%	-4.7%
November 2025	62.3%	3.5%
October 2025	63.4%	-6.1%
September 2025	60.0%	0.7%
August 2025	61.9%	6.2%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

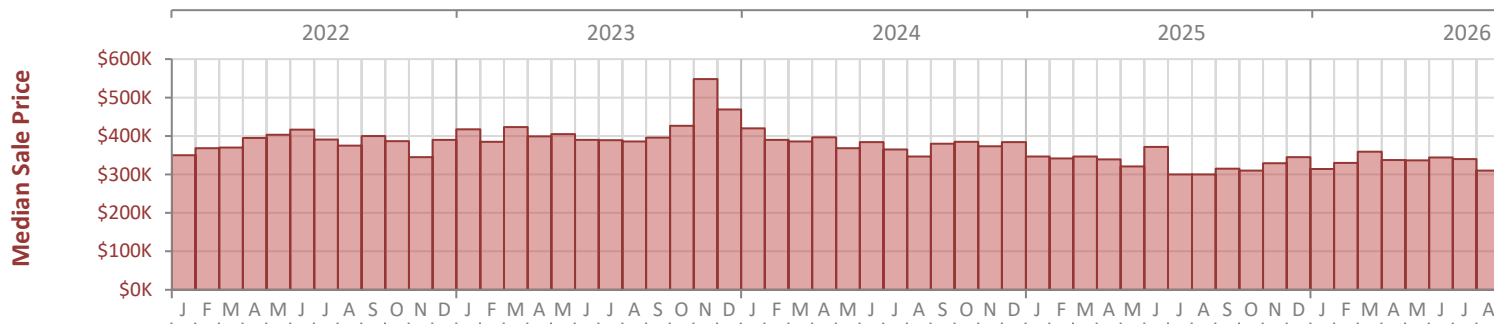


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$335,000	2.2%
August 2026	\$310,000	3.3%
July 2026	\$340,000	13.3%
June 2026	\$343,750	-7.5%
May 2026	\$336,829	4.9%
April 2026	\$337,500	-0.6%
March 2026	\$359,500	3.8%
February 2026	\$330,000	-3.5%
January 2026	\$314,175	-9.5%
December 2025	\$345,000	-10.2%
November 2025	\$329,500	-11.8%
October 2025	\$310,000	-19.5%
September 2025	\$315,000	-17.1%
August 2025	\$300,000	-13.5%

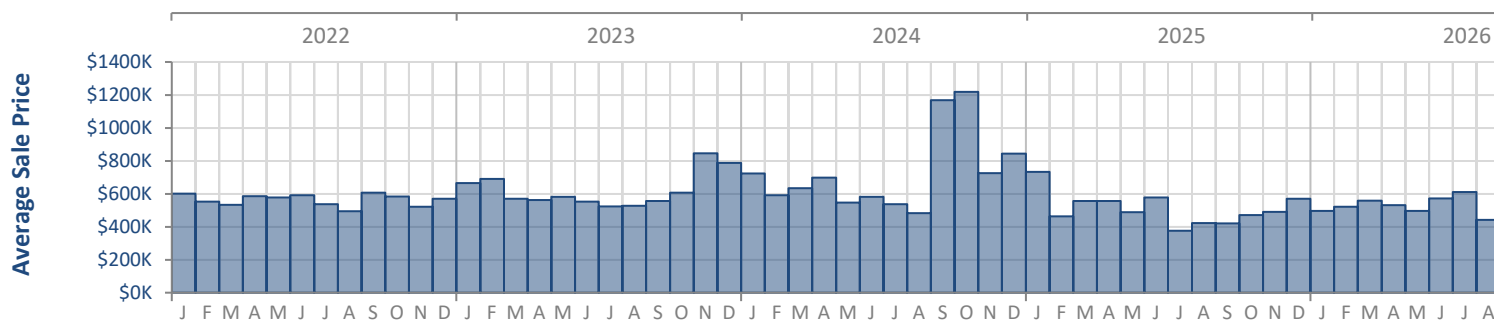


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

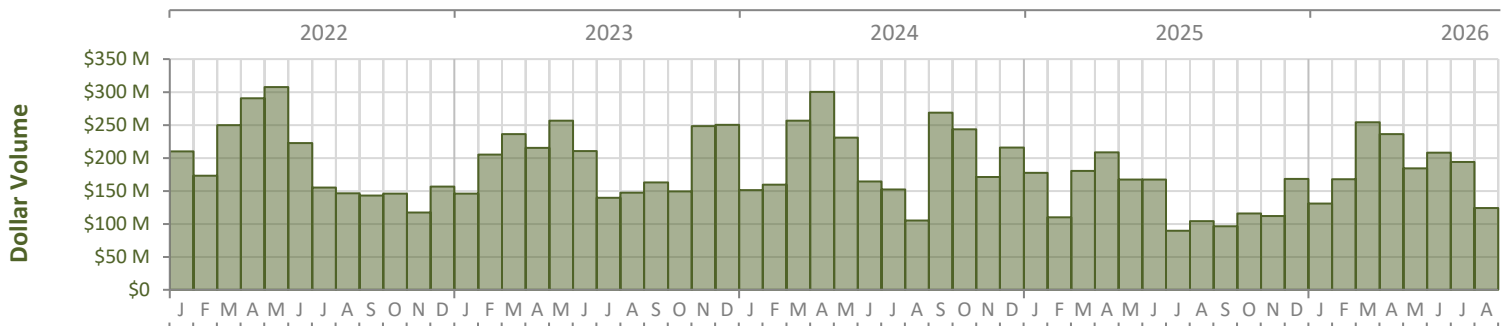
Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$531,734	1.4%
August 2026	\$441,558	4.7%
July 2026	\$610,513	62.7%
June 2026	\$571,877	-1.0%
May 2026	\$496,451	1.6%
April 2026	\$530,268	-4.6%
March 2026	\$558,178	0.3%
February 2026	\$521,637	12.5%
January 2026	\$496,265	-32.2%
December 2025	\$570,164	-32.4%
November 2025	\$491,300	-32.2%
October 2025	\$470,642	-61.4%
September 2025	\$419,617	-64.1%
August 2025	\$421,681	-12.5%



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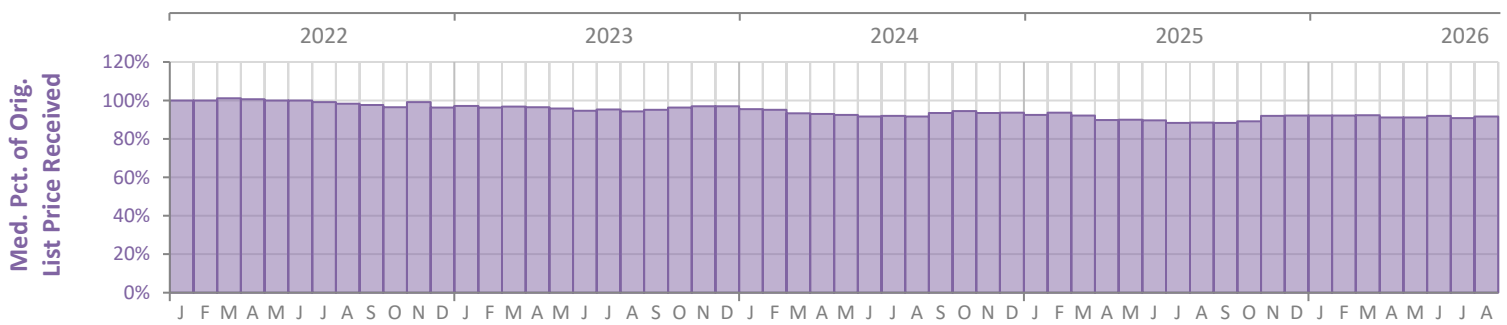
The sum of the sale prices for all sales which closed during the month

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$1.5 Billion	24.5%
August 2026	\$124.1 Million	19.1%
July 2026	\$194.1 Million	116.5%
June 2026	\$208.2 Million	24.3%
May 2026	\$184.2 Million	10.2%
April 2026	\$236.0 Million	13.2%
March 2026	\$254.0 Million	40.9%
February 2026	\$168.0 Million	52.8%
January 2026	\$131.0 Million	-26.1%
December 2025	\$168.2 Million	-22.1%
November 2025	\$112.0 Million	-34.5%
October 2025	\$115.8 Million	-52.5%
September 2025	\$96.5 Million	-64.1%
August 2025	\$104.2 Million	-0.9%



The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	91.7%	1.3%
August 2026	91.6%	3.5%
July 2026	90.8%	2.8%
June 2026	92.0%	2.6%
May 2026	91.2%	1.3%
April 2026	91.1%	1.4%
March 2026	92.3%	0.1%
February 2026	92.1%	-1.6%
January 2026	92.2%	-0.3%
December 2025	92.2%	-1.6%
November 2025	92.0%	-1.6%
October 2025	89.2%	-5.5%
September 2025	88.3%	-5.6%
August 2025	88.5%	-3.5%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

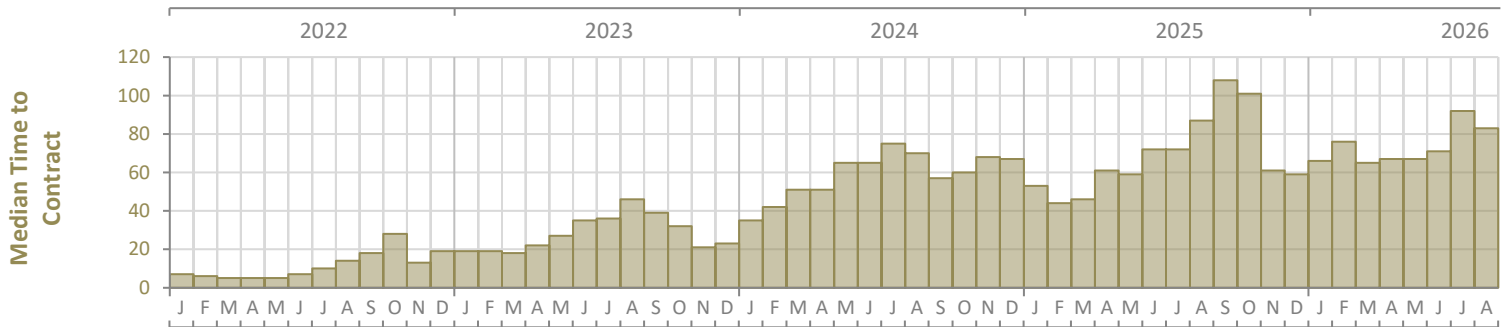


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	81 Days	24.6%
August 2026	83 Days	-4.6%
July 2026	92 Days	27.8%
June 2026	71 Days	-1.4%
May 2026	67 Days	13.6%
April 2026	67 Days	9.8%
March 2026	65 Days	41.3%
February 2026	76 Days	72.7%
January 2026	66 Days	24.5%
December 2025	59 Days	-11.9%
November 2025	61 Days	-10.3%
October 2025	101 Days	68.3%
September 2025	108 Days	89.5%
August 2025	87 Days	24.3%

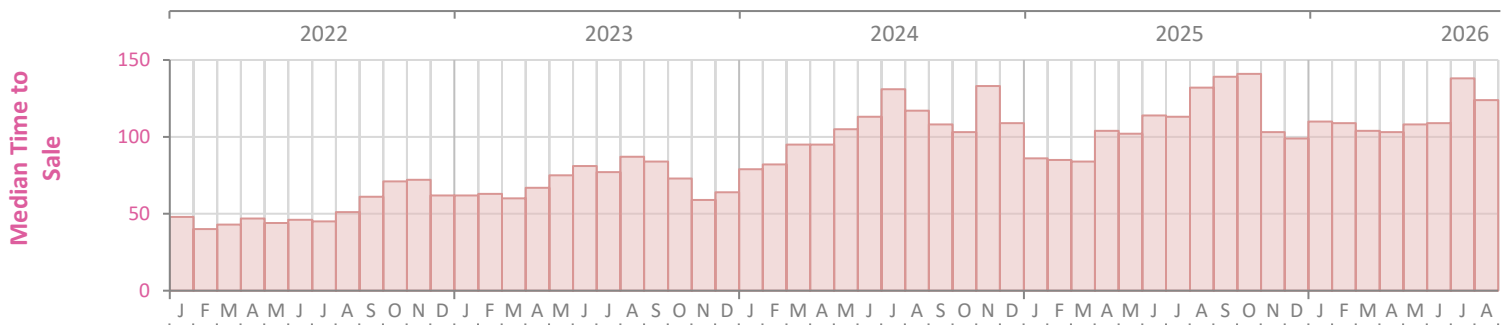


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	123 Days	15.0%
August 2026	124 Days	-6.1%
July 2026	138 Days	22.1%
June 2026	109 Days	-4.4%
May 2026	108 Days	5.9%
April 2026	103 Days	-1.0%
March 2026	104 Days	23.8%
February 2026	109 Days	28.2%
January 2026	110 Days	27.9%
December 2025	99 Days	-9.2%
November 2025	103 Days	-22.6%
October 2025	141 Days	36.9%
September 2025	139 Days	28.7%
August 2025	132 Days	12.8%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

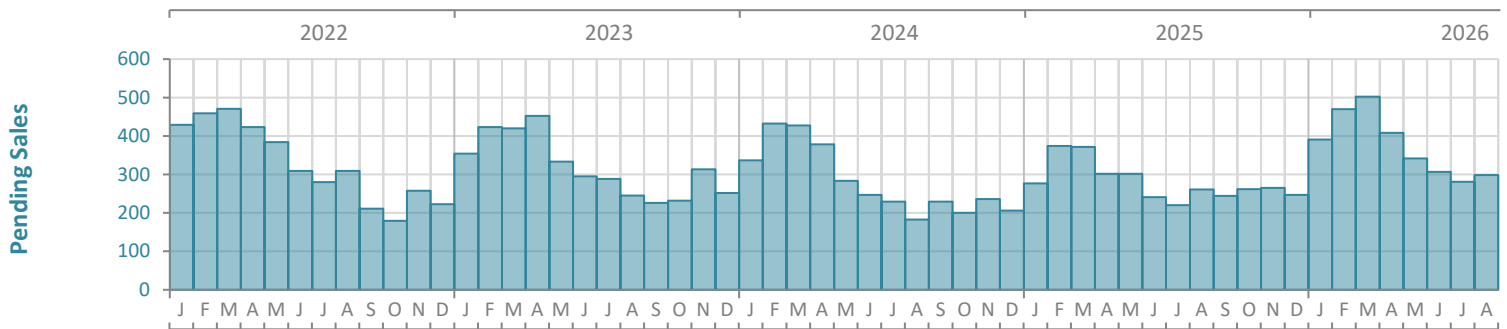


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,999	27.7%
August 2026	298	14.2%
July 2026	281	27.7%
June 2026	307	27.4%
May 2026	342	13.2%
April 2026	408	35.1%
March 2026	502	34.9%
February 2026	470	25.7%
January 2026	391	41.2%
December 2025	247	19.9%
November 2025	265	12.3%
October 2025	262	31.0%
September 2025	244	6.6%
August 2025	261	42.6%

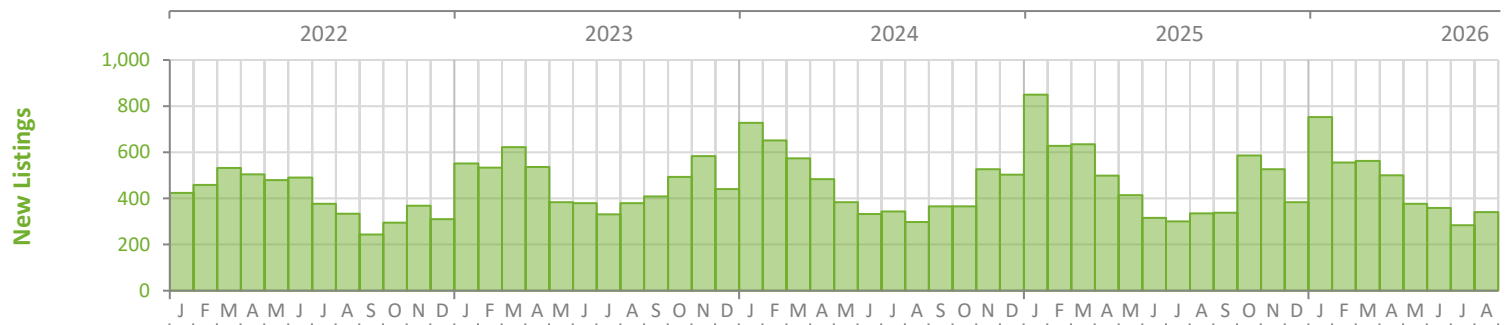


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	3,732	-6.1%
August 2026	341	1.8%
July 2026	284	-5.3%
June 2026	359	14.0%
May 2026	377	-8.9%
April 2026	500	0.2%
March 2026	563	-11.2%
February 2026	555	-11.6%
January 2026	753	-11.3%
December 2025	383	-23.9%
November 2025	527	0.0%
October 2025	586	60.1%
September 2025	338	-7.7%
August 2025	335	12.4%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

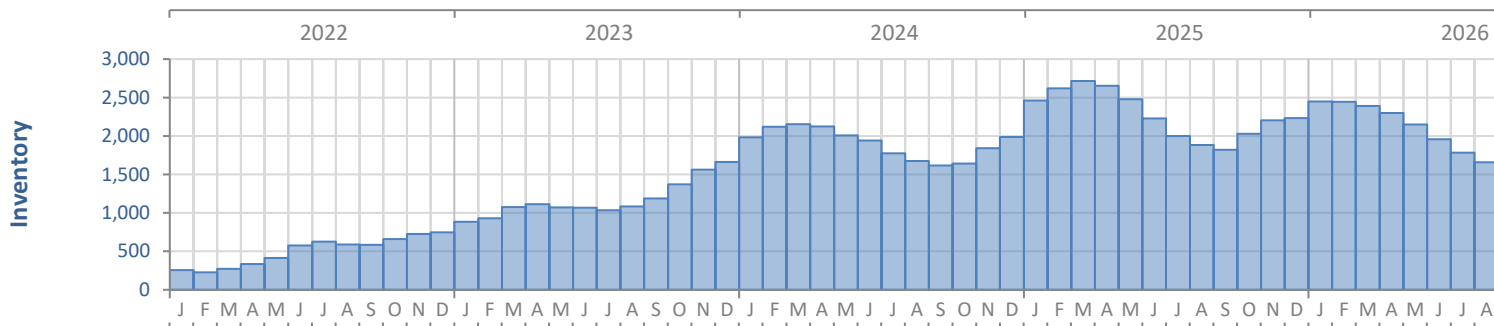


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,142	-10.0%
August 2026	1,659	-11.8%
July 2026	1,782	-10.9%
June 2026	1,959	-12.1%
May 2026	2,149	-13.2%
April 2026	2,300	-13.3%
March 2026	2,392	-11.9%
February 2026	2,443	-6.7%
January 2026	2,449	-0.6%
December 2025	2,231	12.3%
November 2025	2,203	19.6%
October 2025	2,029	23.6%
September 2025	1,820	12.6%
August 2025	1,882	12.2%

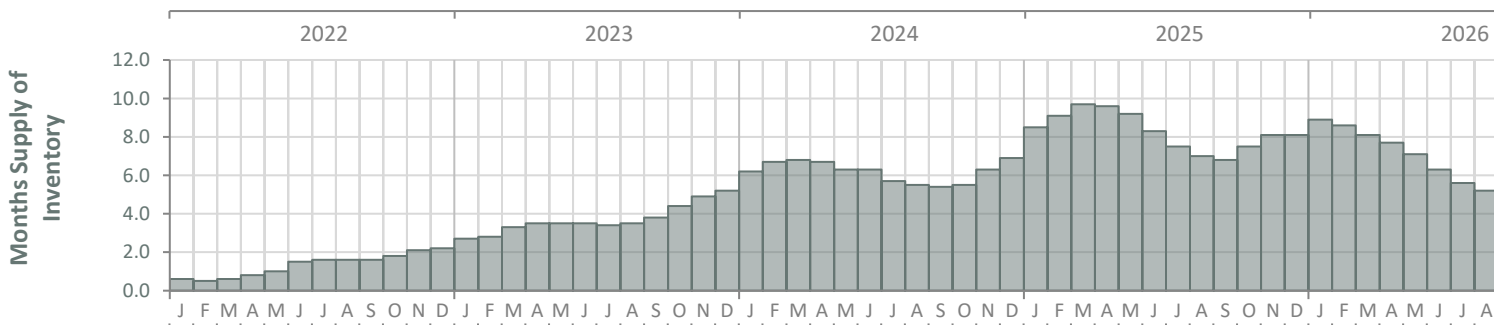


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	7.2	-16.3%
August 2026	5.2	-25.7%
July 2026	5.6	-25.3%
June 2026	6.3	-24.1%
May 2026	7.1	-22.8%
April 2026	7.7	-19.8%
March 2026	8.1	-16.5%
February 2026	8.6	-5.5%
January 2026	8.9	4.7%
December 2025	8.1	17.4%
November 2025	8.1	28.6%
October 2025	7.5	36.4%
September 2025	6.8	25.9%
August 2025	7.0	27.3%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

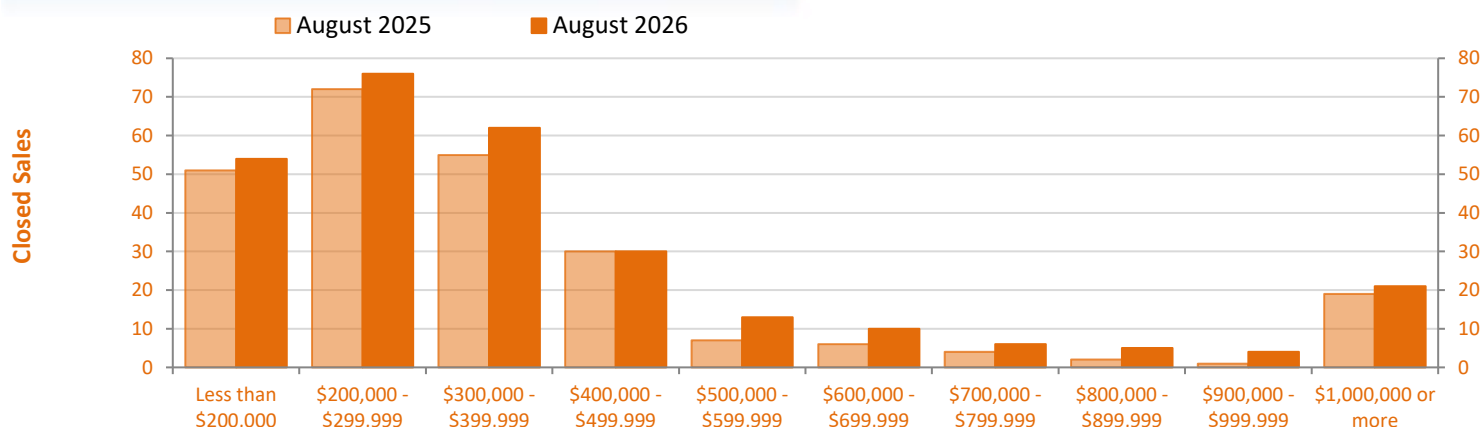


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

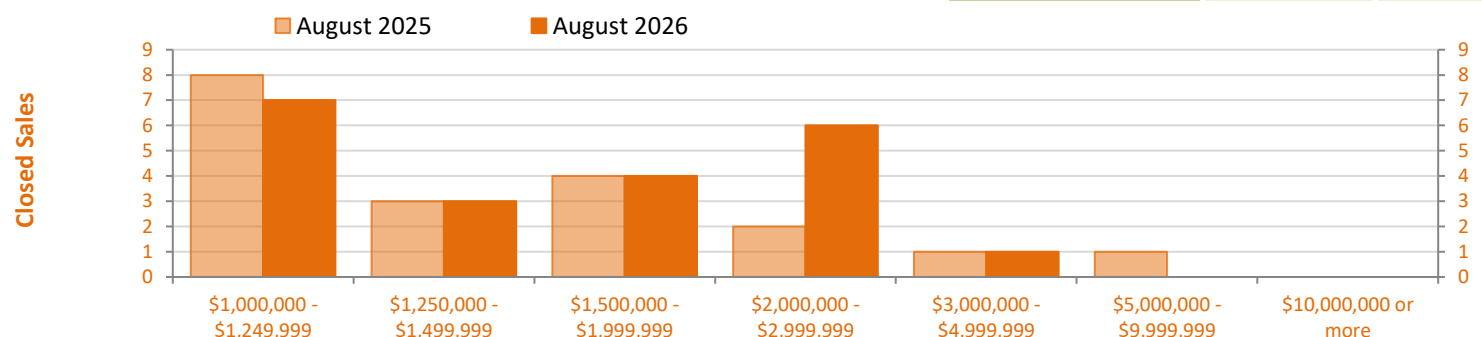
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	54	5.9%
\$200,000 - \$299,999	76	5.6%
\$300,000 - \$399,999	62	12.7%
\$400,000 - \$499,999	30	0.0%
\$500,000 - \$599,999	13	85.7%
\$600,000 - \$699,999	10	66.7%
\$700,000 - \$799,999	6	50.0%
\$800,000 - \$899,999	5	150.0%
\$900,000 - \$999,999	4	300.0%
\$1,000,000 or more	21	10.5%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	7	-12.5%
\$1,250,000 - \$1,499,999	3	0.0%
\$1,500,000 - \$1,999,999	4	0.0%
\$2,000,000 - \$2,999,999	6	200.0%
\$3,000,000 - \$4,999,999	1	0.0%
\$5,000,000 - \$9,999,999	0	-100.0%
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

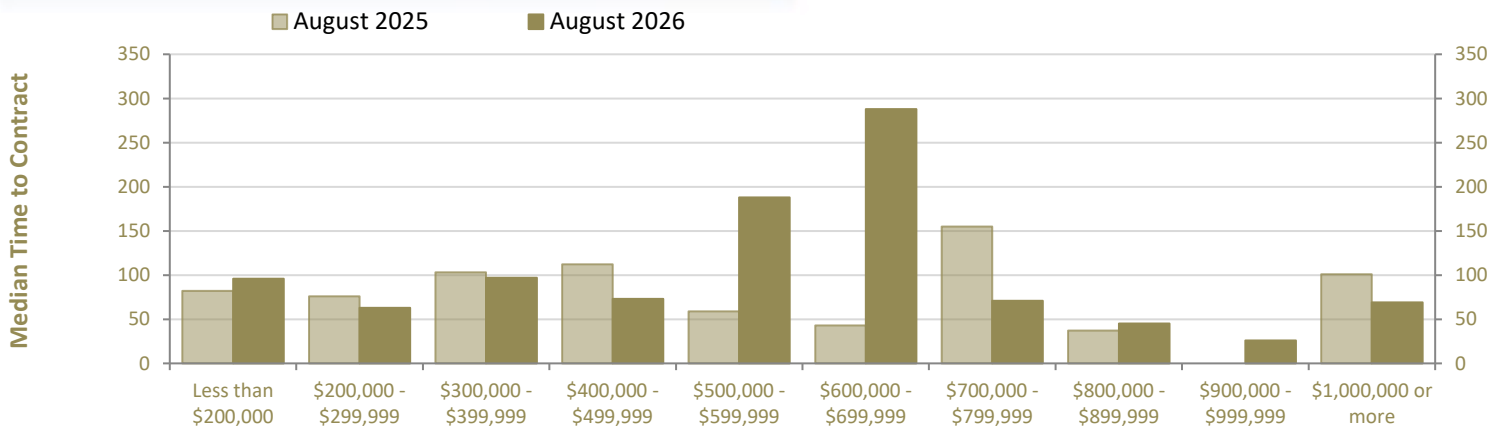


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

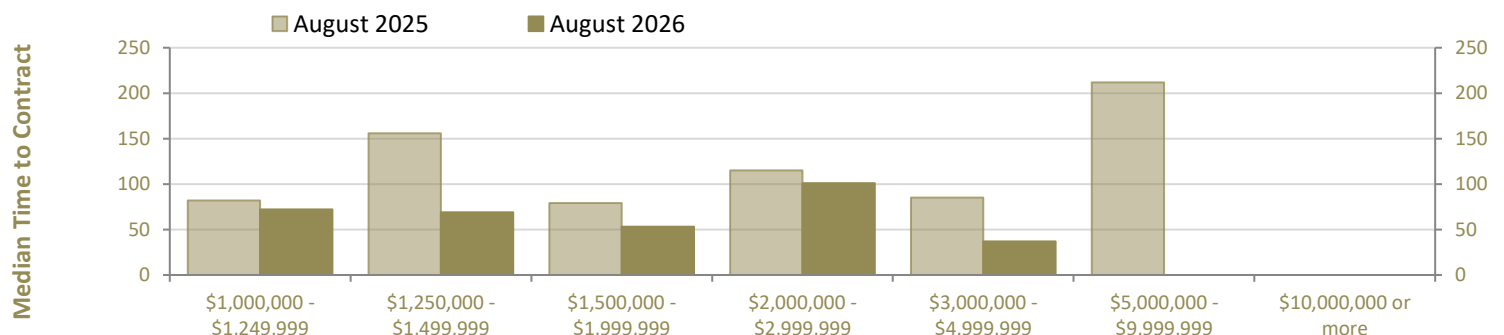
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	96 Days	17.1%
\$200,000 - \$299,999	63 Days	-17.1%
\$300,000 - \$399,999	97 Days	-5.8%
\$400,000 - \$499,999	73 Days	-34.8%
\$500,000 - \$599,999	188 Days	218.6%
\$600,000 - \$699,999	288 Days	569.8%
\$700,000 - \$799,999	71 Days	-54.2%
\$800,000 - \$899,999	45 Days	21.6%
\$900,000 - \$999,999	26 Days	N/A
\$1,000,000 or more	69 Days	-31.7%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	72 Days	-12.2%
\$1,250,000 - \$1,499,999	69 Days	-55.8%
\$1,500,000 - \$1,999,999	53 Days	-32.9%
\$2,000,000 - \$2,999,999	101 Days	-12.2%
\$3,000,000 - \$4,999,999	37 Days	-56.5%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

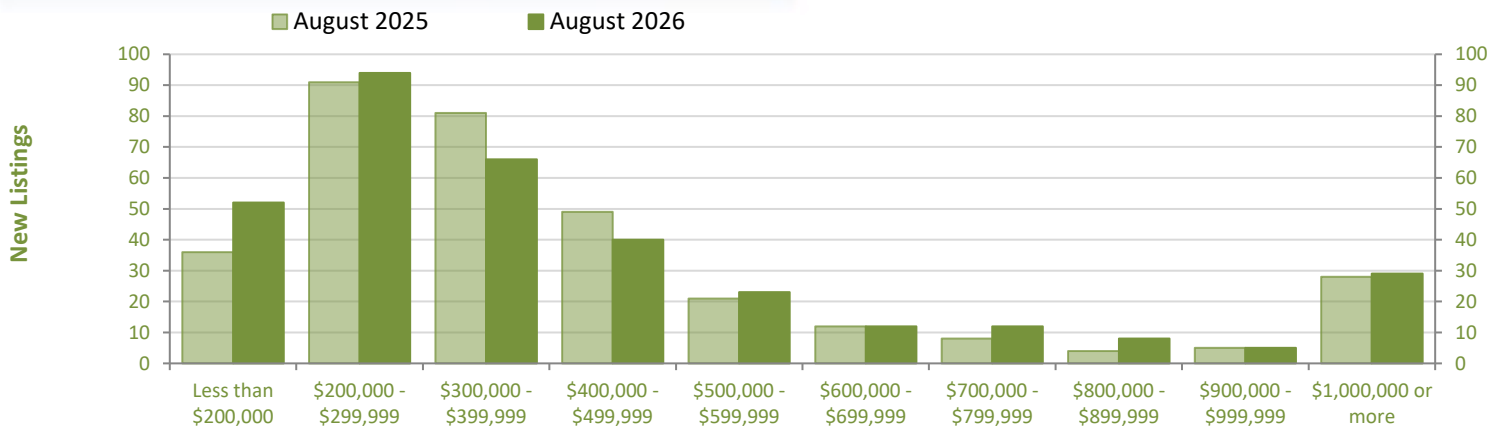


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

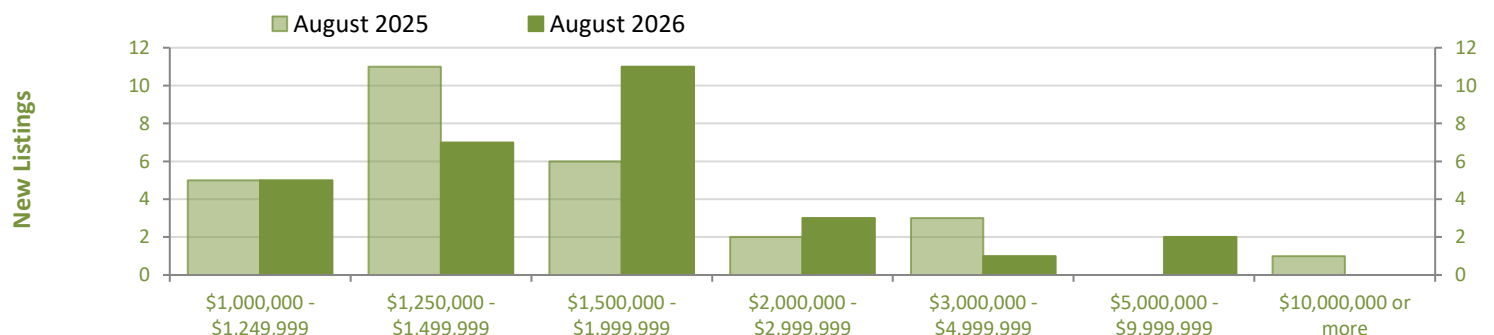
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	52	44.4%
\$200,000 - \$299,999	94	3.3%
\$300,000 - \$399,999	66	-18.5%
\$400,000 - \$499,999	40	-18.4%
\$500,000 - \$599,999	23	9.5%
\$600,000 - \$699,999	12	0.0%
\$700,000 - \$799,999	12	50.0%
\$800,000 - \$899,999	8	100.0%
\$900,000 - \$999,999	5	0.0%
\$1,000,000 or more	29	3.6%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	5	0.0%
\$1,250,000 - \$1,499,999	7	-36.4%
\$1,500,000 - \$1,999,999	11	83.3%
\$2,000,000 - \$2,999,999	3	50.0%
\$3,000,000 - \$4,999,999	1	-66.7%
\$5,000,000 - \$9,999,999	2	N/A
\$10,000,000 or more	0	-100.0%



Monthly Market Detail - August 2026

Townhouses and Condos

Sarasota County

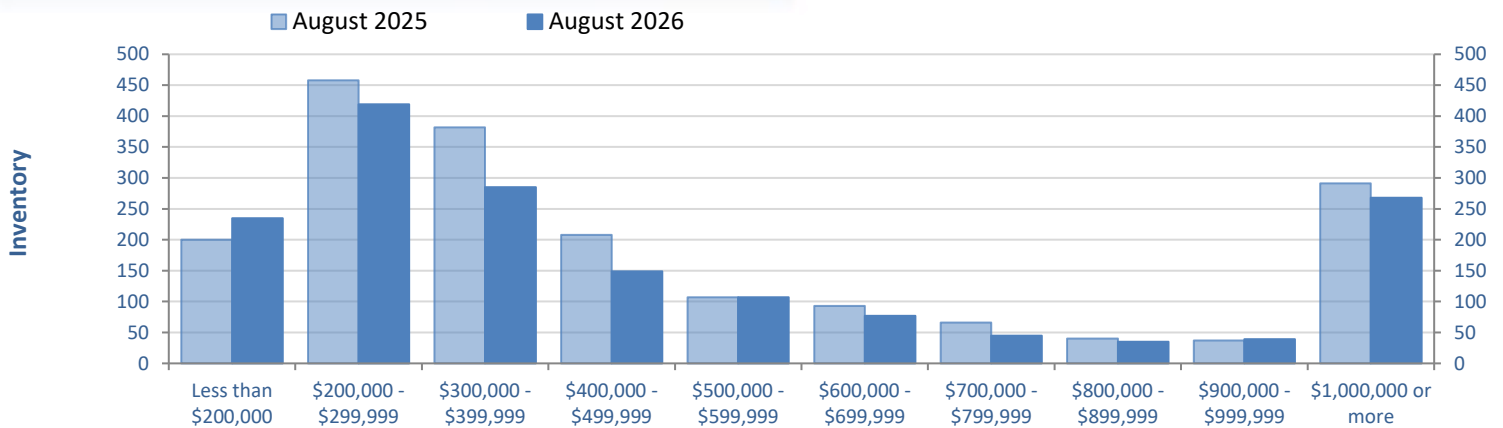


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

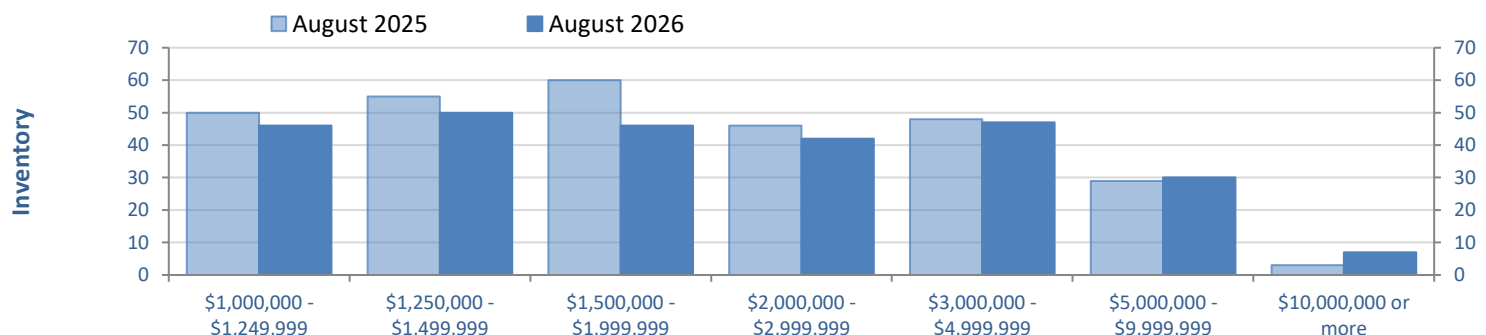
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	235	17.5%
\$200,000 - \$299,999	419	-8.5%
\$300,000 - \$399,999	285	-25.4%
\$400,000 - \$499,999	149	-28.4%
\$500,000 - \$599,999	107	0.0%
\$600,000 - \$699,999	77	-17.2%
\$700,000 - \$799,999	45	-31.8%
\$800,000 - \$899,999	35	-12.5%
\$900,000 - \$999,999	39	5.4%
\$1,000,000 or more	268	-7.9%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

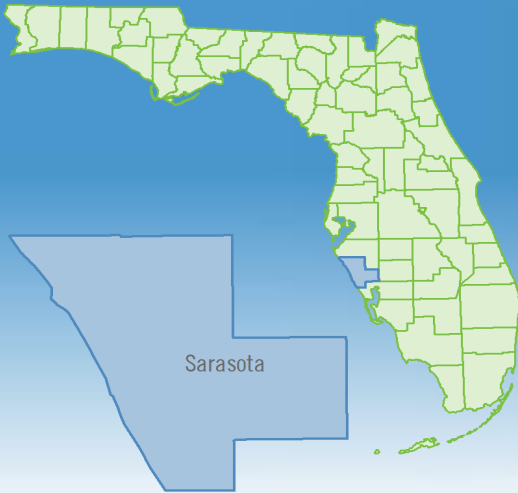
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	46	-8.0%
\$1,250,000 - \$1,499,999	50	-9.1%
\$1,500,000 - \$1,999,999	46	-23.3%
\$2,000,000 - \$2,999,999	42	-8.7%
\$3,000,000 - \$4,999,999	47	-2.1%
\$5,000,000 - \$9,999,999	30	3.4%
\$10,000,000 or more	7	133.3%



Monthly Distressed Market - August 2026

Townhouses and Condos

Sarasota County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	277	244	13.5%
	Median Sale Price	\$310,000	\$306,000	1.3%
Foreclosure/REO	Closed Sales	4	2	100.0%
	Median Sale Price	\$159,425	\$88,750	79.6%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$125,000	N/A

