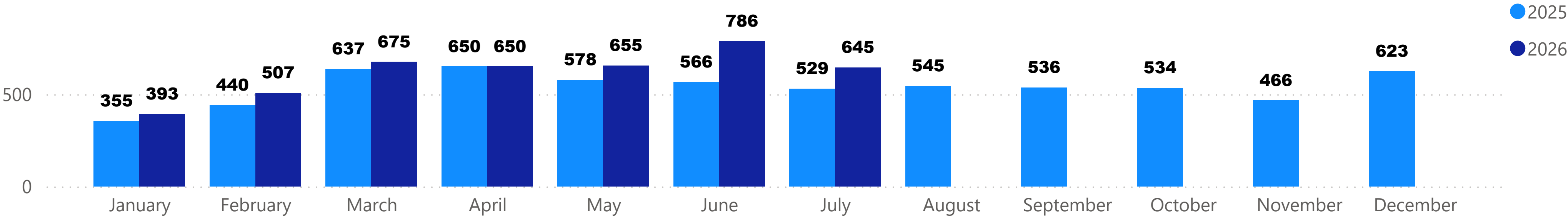




REALTORS® Association of Lake & Sumter Counties
Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999			1			2	1						4
\$ 50,000 - 59,999	1		1			1							3
\$ 60,000 - 69,999				1									1
\$ 70,000 - 79,999	2				1	1	1						5
\$ 80,000 - 89,999	1				1								2
\$ 90,000 - 99,999					1	1	1						3
\$ 100,000 - 119,999	2		5	3	1		2						13
\$ 120,000 - 139,999	4	3	2	2	3	3	4						21
\$ 140,000 - 159,999	3	5	2	4	5	5	7						31
\$ 160,000 - 179,999	5	6	2	2	6	4	3						28
\$ 180,000 - 199,999	1	12	7	5	6	11	12						54
\$ 200,000 - 249,999	48	57	51	53	57	53	54						373
\$ 250,000 - 299,999	61	75	105	102	93	105	96						637
\$ 300,000 - 349,999	60	66	125	115	105	139	99						709
\$ 350,000 - 399,999	54	74	102	99	102	118	75						624
\$ 400,000 - 499,999	57	88	120	109	117	133	122						746
\$ 500,000 - 599,999	39	54	60	73	56	72	70						424
\$ 600,000 - 699,999	22	29	42	32	43	52	37						257
\$ 700,000 - 799,999	11	11	18	19	21	27	19						126
\$ 800,000 - 899,999	6	9	10	12	11	23	14						85
\$ 900,000 - 999,999	6	6	2	5	6	13	13						51
\$ 1,000,000 - and over	10	12	20	14	20	23	15						114
Total	393	507	675	650	655	786	645						4311

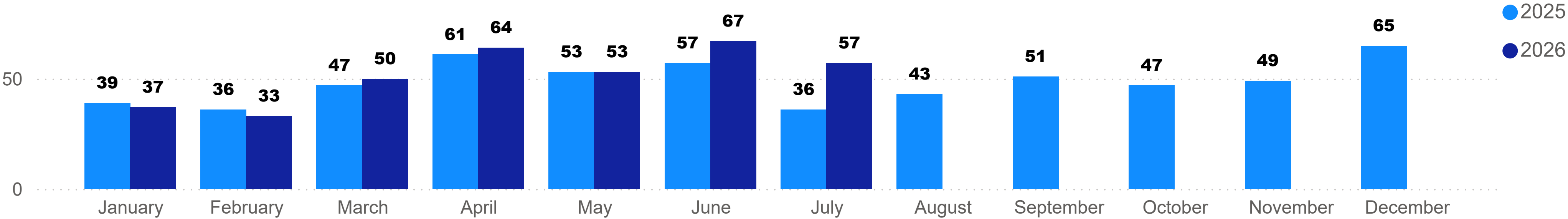




REALTORS® Association of Lake & Sumter Counties
Monthly Sales Trend Indicator 2026

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999							1						1
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999							1						1
\$ 80,000 - 89,999						1	1						2
\$ 90,000 - 99,999	2			1		1							4
\$ 100,000 - 119,999	1	1			1		1						4
\$ 120,000 - 139,999	2	1	1	2	1		1						8
\$ 140,000 - 159,999	2	1		1	2		4						10
\$ 160,000 - 179,999	1	2		1	1	1	1						7
\$ 180,000 - 199,999	1	2	2	1	6	4	1						17
\$ 200,000 - 249,999	4	3	15	21	11	17	9						80
\$ 250,000 - 299,999	6	3	8	7	7	11	13						55
\$ 300,000 - 349,999	14	11	12	8	11	12	8						76
\$ 350,000 - 399,999	3	5	4	13	7	8	13						53
\$ 400,000 - 499,999		2	5	8	4	6	2						27
\$ 500,000 - 599,999			1	1	2	5	1						10
\$ 600,000 - 699,999	1		1										2
\$ 700,000 - 799,999			1			1							2
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
Total	37	33	50	64	53	67	57						361

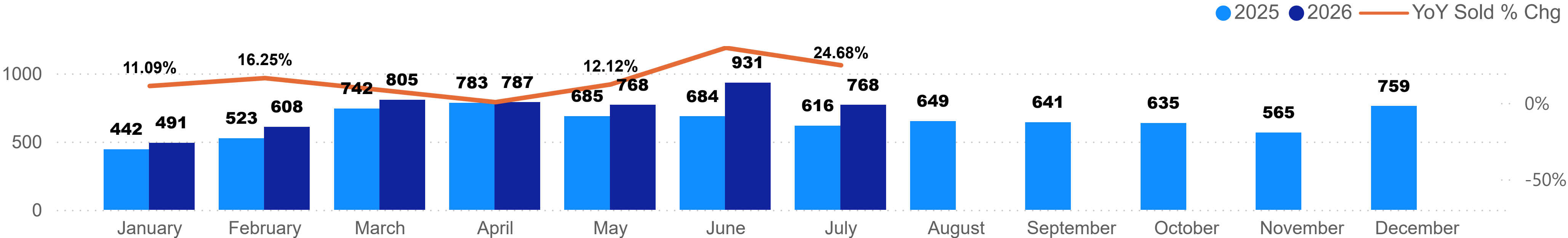




REALTORS® Association of Lake & Sumter Counties
Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	2	1	3	2	2	3	2						15
\$ 50,000 - 59,999	2	2	3			2	3						12
\$ 60,000 - 69,999	1	2	1	1	1		1						7
\$ 70,000 - 79,999	2	1	5	3	5	1	7						24
\$ 80,000 - 89,999	2	2	4	1	3	2	3						17
\$ 90,000 - 99,999	3	3	5	3	3	6	1						24
\$ 100,000 - 119,999	7	5	13	6	8	6	8						53
\$ 120,000 - 139,999	19	13	15	13	11	10	11						92
\$ 140,000 - 159,999	14	16	9	14	14	15	20						102
\$ 160,000 - 179,999	12	15	12	7	13	9	10						78
\$ 180,000 - 199,999	10	19	18	13	16	21	24						121
\$ 200,000 - 249,999	59	68	74	85	78	92	72						528
\$ 250,000 - 299,999	69	86	117	117	103	118	111						721
\$ 300,000 - 349,999	77	79	137	126	117	156	109						801
\$ 350,000 - 399,999	59	82	106	119	111	129	89						695
\$ 400,000 - 499,999	58	93	126	120	124	142	125						788
\$ 500,000 - 599,999	39	54	62	75	58	80	73						441
\$ 600,000 - 699,999	23	29	44	32	43	52	38						261
\$ 700,000 - 799,999	11	11	19	19	21	28	19						128
\$ 800,000 - 899,999	6	9	10	12	11	23	14						85
\$ 900,000 - 999,999	6	6	2	5	6	13	13						51
\$ 1,000,000 - and over	10	12	20	14	20	23	15						114
Total	491	608	805	787	768	931	768						5158



REALTORS® Association of Lake & Sumter Counties

Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0													
1	4	10	4	6	2	6	11						43
2	138	159	189	180	172	202	168						1208
3	228	290	415	393	381	439	381						2527
4	94	114	160	164	170	218	164						1084
5	21	27	28	33	35	56	35						235
6+	6	8	9	11	8	10	9						61
Total	491	608	805	787	768	931	768						5158

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	19	27	25	19	17	23	27						157
2	344	425	548	520	526	577	499						3439
3	93	109	182	195	157	230	184						1150
4	28	36	35	44	57	83	47						330
5	5	9	11	7	9	15	9						65
6+	2	2	4	2	2	3	2						17
Total	491	608	805	787	768	931	768						5158

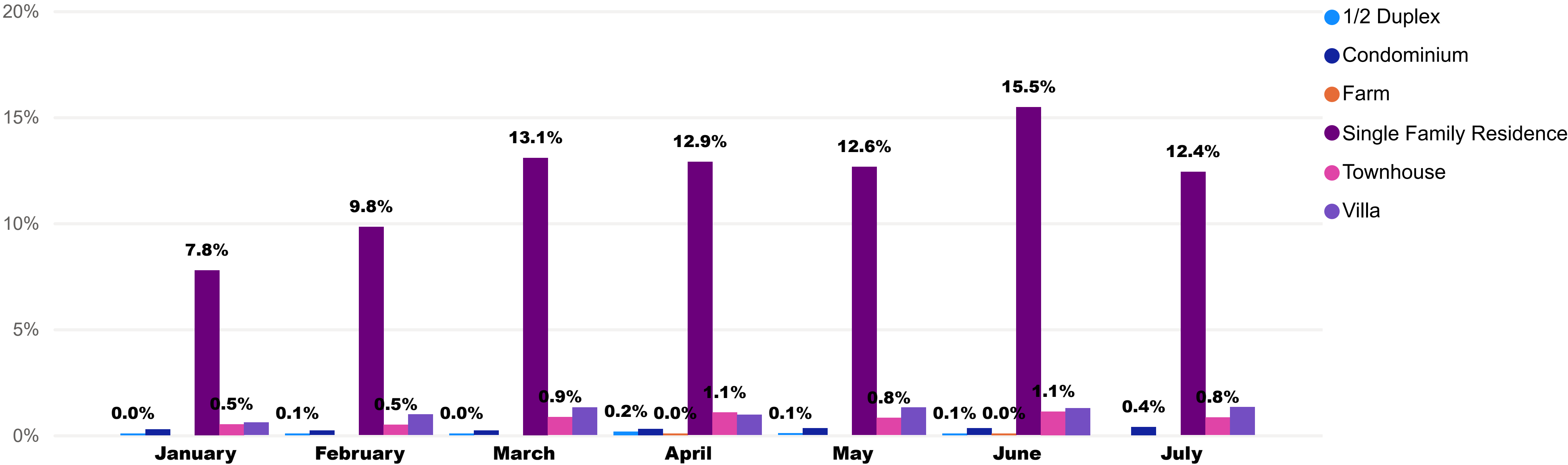


REALTORS® Association of Lake & Sumter Counties
Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	2	3	1	8	4	3							21
Condominium	13	10	10	14	15	15	18						95
Farm				2		1							3
Single Family Residence	365	461	614	605	594	726	583						3948
Townhouse	24	23	40	50	38	52	39						266
Villa	28	46	61	45	61	60	62						363
Total	432	543	726	724	712	857	702						4696

YTD % of Sales by Property Type





REALTORS® Association of Lake & Sumter Counties

Multiple Listing One Month Sales and Inventory Report - July - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	41,350	38,850	94%	64	2
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							2
\$ 70,000 - 79,999	2	0%	77,500	71,150	92%	1	2
\$ 80,000 - 89,999	1	0%	85,000	82,000	96%	130	4
\$ 90,000 - 99,999	1	0%	118,900	95,000	80%	47	4
\$ 100,000 - 119,999	3	0%	121,633	105,833	87%	12	8
\$ 120,000 - 139,999	5	1%	139,760	134,956	97%	43	23
\$ 140,000 - 159,999	11	2%	167,234	148,633	89%	94	10
\$ 160,000 - 179,999	4	1%	182,975	167,225	91%	146	30
\$ 180,000 - 199,999	13	2%	198,115	191,023	96%	121	34
\$ 200,000 - 249,999	63	9%	234,800	228,563	97%	66	175
\$ 250,000 - 299,999	109	16%	281,746	274,681	97%	80	349
\$ 300,000 - 349,999	107	15%	331,992	322,862	97%	64	350
\$ 350,000 - 399,999	88	13%	381,111	373,412	98%	62	338
\$ 400,000 - 499,999	124	18%	455,425	444,387	98%	78	451
\$ 500,000 - 599,999	71	10%	559,277	545,492	98%	64	262
\$ 600,000 - 699,999	37	5%	665,689	650,431	98%	80	142
\$ 700,000 - 799,999	19	3%	776,633	757,486	98%	65	69
\$ 800,000 - 899,999	14	2%	886,052	856,083	97%	28	68
\$ 900,000 - 999,999	13	2%	977,132	941,849	96%	55	27
\$ 1,000,000 - and over	15	2%	1,548,198	1,458,665	94%	87	160
Total	702	100%	434,636	422,114	97%	71	2511

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

REALTORS® Association of Lake & Sumter Counties

Multiple Listing Year to Date Sales and Inventory Report - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	15	0.29%	49,687	40,013	81%	55	2
\$ 50,000 - 59,999	12	0.23%	66,108	55,312	84%	53	1
\$ 60,000 - 69,999	7	0.14%	88,643	63,071	71%	53	2
\$ 70,000 - 79,999	24	0.47%	94,546	72,896	77%	110	2
\$ 80,000 - 89,999	17	0.33%	94,665	83,303	88%	108	4
\$ 90,000 - 99,999	24	0.47%	110,687	94,375	85%	84	4
\$ 100,000 - 119,999	53	1.03%	122,411	109,154	89%	84	8
\$ 120,000 - 139,999	92	1.78%	138,592	130,133	94%	91	23
\$ 140,000 - 159,999	102	1.98%	161,063	149,656	93%	78	10
\$ 160,000 - 179,999	78	1.51%	177,930	169,226	95%	71	30
\$ 180,000 - 199,999	121	2.35%	198,465	189,499	95%	85	34
\$ 200,000 - 249,999	528	10.24%	233,755	226,351	97%	75	175
\$ 250,000 - 299,999	721	13.98%	282,876	274,689	97%	79	349
\$ 300,000 - 349,999	801	15.53%	333,517	324,099	97%	72	350
\$ 350,000 - 399,999	695	13.47%	382,131	373,762	98%	61	338
\$ 400,000 - 499,999	788	15.28%	454,943	443,896	98%	62	451
\$ 500,000 - 599,999	441	8.55%	558,709	543,077	97%	64	262
\$ 600,000 - 699,999	261	5.06%	668,486	647,715	97%	57	142
\$ 700,000 - 799,999	128	2.48%	772,595	748,316	97%	65	69
\$ 800,000 - 899,999	85	1.65%	888,587	850,285	96%	94	68
\$ 900,000 - 999,999	51	0.99%	974,623	939,384	96%	81	27
\$ 1,000,000 - and over	114	2.21%	1,505,242	1,430,749	95%	73	160
Total	5158	100.00%	410,516	397,564	97%	70	2511

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

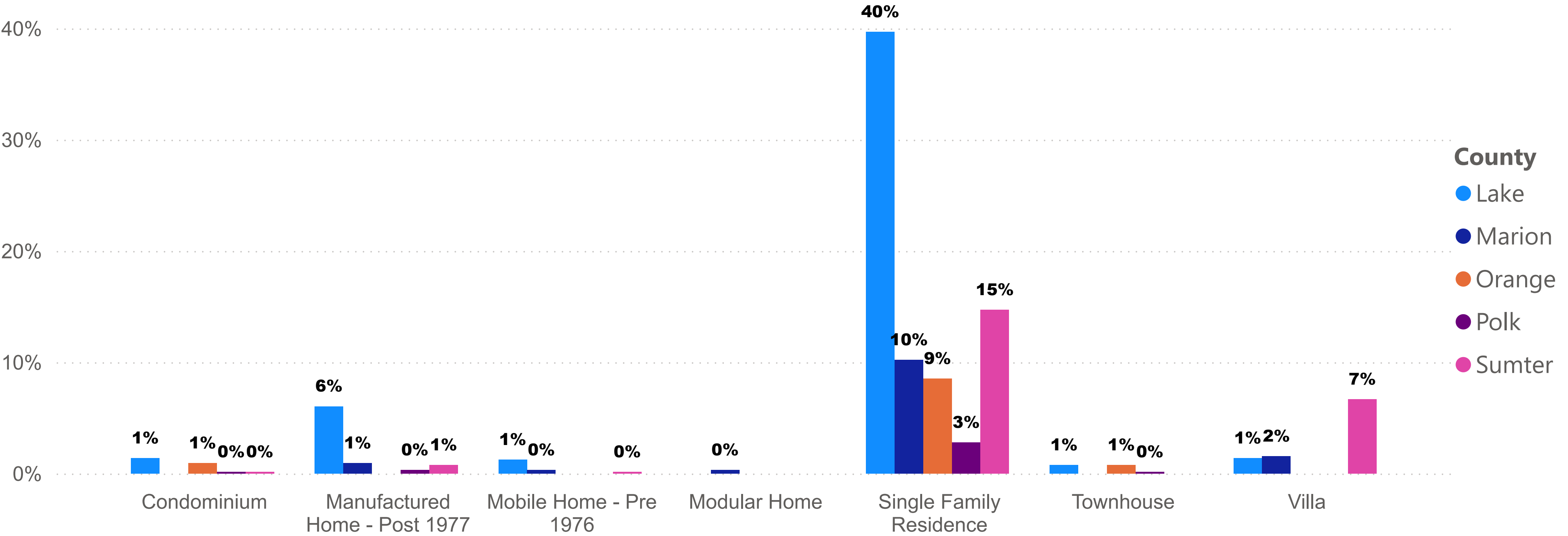
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2022	591	400,457	386,978	97%	24	1835	3.10
09/30/2022	486	404,819	395,602	98%	29	1866	3.84
10/31/2022	475	399,119	388,374	97%	34	2025	4.26
11/30/2022	397	397,310	385,515	97%	39	1890	4.76
12/31/2022	475	401,007	385,736	96%	46	1757	3.70
01/31/2023	346	401,055	388,111	97%	52	1768	5.11
02/28/2023	466	386,296	371,866	96%	59	1709	3.67
03/31/2023	635	417,239	402,849	97%	59	1695	2.67
04/30/2023	617	413,883	401,073	97%	59	1633	2.65
05/31/2023	645	407,811	396,227	97%	56	1625	2.52
06/30/2023	661	427,631	416,026	97%	54	1652	2.50
07/31/2023	586	421,146	410,153	97%	51	1672	2.85
08/31/2023	581	428,954	418,988	98%	55	1635	2.81
09/30/2023	545	438,435	428,136	98%	56	1794	3.29
10/31/2023	526	442,261	430,835	97%	59	1865	3.55
11/30/2023	475	446,842	434,315	97%	65	1922	4.05
12/31/2023	597	466,307	453,236	97%	70	1914	3.21
01/31/2024	381	434,613	419,461	97%	73	1958	5.14
02/29/2024	519	431,929	419,617	97%	71	1946	3.75
03/31/2024	604	443,439	431,762	97%	66	1937	3.21
04/30/2024	658	444,908	433,475	97%	61	2033	3.09
05/31/2024	671	453,781	441,919	97%	67	2077	3.10
06/30/2024	583	460,519	449,511	98%	61	2244	3.85
07/31/2024	575	451,673	439,010	97%	61	2250	3.91
08/31/2024	547	441,490	427,886	97%	58	2302	4.21
09/30/2024	544	446,412	432,338	97%	61	2353	4.33
10/31/2024	543	424,697	413,189	97%	74	2363	4.35
11/30/2024	548	439,494	425,413	97%	68	2399	4.38
12/31/2024	657	465,267	451,596	97%	64	2387	3.63
01/31/2025	395	448,620	433,485	97%	73	2602	6.59
02/28/2025	477	434,246	420,272	97%	79	2665	5.59
03/31/2025	687	454,725	440,394	97%	76	2686	3.91
04/30/2025	712	440,498	425,218	97%	72	2750	3.86
05/31/2025	633	427,391	412,560	97%	68	2786	4.40
06/30/2025	624	443,666	429,126	97%	70	2885	4.62
07/31/2025	569	437,098	421,905	97%	79	2813	4.94
08/31/2025	590	445,806	430,141	96%	81	2823	4.78
09/30/2025	589	440,060	424,371	96%	77	2763	4.69
10/31/2025	582	444,710	427,601	96%	77	2723	4.68
11/30/2025	517	434,573	419,448	97%	83	2678	5.18
12/31/2025	693	450,044	434,962	97%	70	2676	3.86
01/31/2026	432	418,523	403,094	96%	81	2751	6.37
02/28/2026	543	424,667	411,861	97%	90	2759	5.08
03/31/2026	726	436,182	422,277	97%	83	2771	3.82
04/30/2026	724	418,981	407,003	97%	75	2692	3.72
05/31/2026	712	433,535	420,992	97%	74	2609	3.66
06/30/2026	857	448,416	435,009	97%	71	2575	3.00
07/31/2026	702	434,636	422,114	97%	79	2511	3.58

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Lake	Marion	Orange	Polk	Sumter	Total
Condominium	1%		1%	0%	0%	3%
Manufactured Home - Post 1977	6%	1%		0%	1%	8%
Mobile Home - Pre 1976	1%	0%			0%	2%
Modular Home		0%				0%
Single Family Residence	40%	10%	9%	3%	15%	76%
Townhouse	1%		1%	0%		2%
Villa	1%	2%			7%	10%
Total	51%	13%	10%	3%	22%	100%



Board/Association: State Month Year
Lake and Sumter FL July 2026

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.com
Fax: 202-383-7568
Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	1	3		4
\$ 140,000 - 159,999	3	4		7
\$ 160,000 - 179,999		3		3
\$ 180,000 - 199,999	8	4		12
\$ 200,000 - 249,999	29	24	1	54
\$ 250,000 - 299,999	39	50	7	96
\$ 300,000 - 349,999	20	61	18	99
\$ 350,000 - 399,999	5	45	25	75
\$ 400,000 - 499,999	14	58	50	122
\$ 500,000 - 599,999	2	35	33	70
\$ 600,000 - 699,999	2	13	22	37
\$ 700,000 - 799,999	1	5	13	19
\$ 800,000 - 899,999		2	12	14
\$ 900,000 - 999,999	1	3	9	13
\$ 1,000,000 - and over		6	9	15
Total	129	317	199	645

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999		1		1
\$ 140,000 - 159,999	3	1		4
\$ 160,000 - 179,999		1		1
\$ 180,000 - 199,999		1		1
\$ 200,000 - 249,999	3	6		9
\$ 250,000 - 299,999	2	11		13
\$ 300,000 - 349,999	1	4	3	8
\$ 350,000 - 399,999	4	8	1	13
\$ 400,000 - 499,999		1	1	2
\$ 500,000 - 599,999			1	1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	16	35	6	57

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	1
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999		6
\$ 120,000 - 139,999	6	15
\$ 140,000 - 159,999	4	7
\$ 160,000 - 179,999	17	10
\$ 180,000 - 199,999	25	9
\$ 200,000 - 249,999	131	33
\$ 250,000 - 299,999	291	37
\$ 300,000 - 349,999	310	29
\$ 350,000 - 399,999	306	23
\$ 400,000 - 499,999	423	13
\$ 500,000 - 599,999	243	8
\$ 600,000 - 699,999	140	1
\$ 700,000 - 799,999	65	
\$ 800,000 - 899,999	68	
\$ 900,000 - 999,999	24	
\$ 1,000,000 - and over	152	1
Total	2209	203

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	3	1
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	4	1
\$ 140,000 - 159,999	5	
\$ 160,000 - 179,999	7	1
\$ 180,000 - 199,999	11	4
\$ 200,000 - 249,999	66	12
\$ 250,000 - 299,999	96	13
\$ 300,000 - 349,999	122	18
\$ 350,000 - 399,999	116	27
\$ 400,000 - 499,999	151	18
\$ 500,000 - 599,999	121	2
\$ 600,000 - 699,999	84	
\$ 700,000 - 799,999	88	1
\$ 800,000 - 899,999	52	
\$ 900,000 - 999,999	35	
\$ 1,000,000 - and over	28	
Total	992	101

Time On Market Sort	M-SF	M-Condo
0 - 30	286	29
31-60	98	5
61-90	74	8
91-120	63	2
121-over	124	13
Total	645	57

