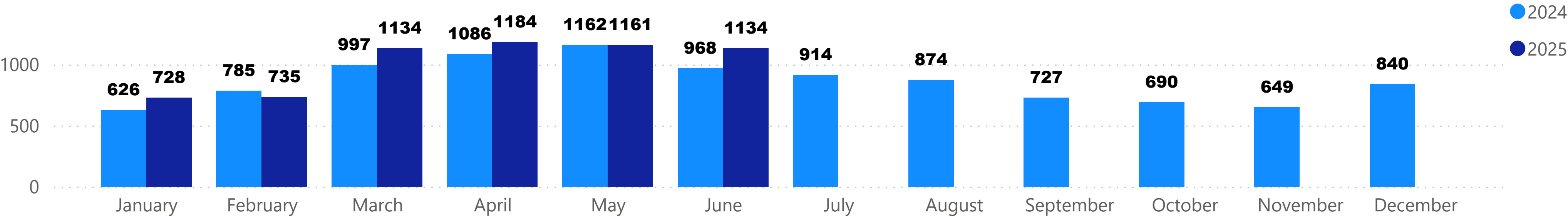




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	1		1							3
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999		1				1							2
\$ 80,000 - 89,999		3	1	2									6
\$ 90,000 - 99,999	1		3			1							5
\$ 100,000 - 119,999		1	4	3	2	3							13
\$ 120,000 - 139,999		6	2	6	5	8							27
\$ 140,000 - 159,999	2	4	7	15	5	7							40
\$ 160,000 - 179,999	13	8	4	5	9	6							45
\$ 180,000 - 199,999	9	6	15	10	6	12							58
\$ 200,000 - 249,999	28	20	35	46	30	40							199
\$ 250,000 - 299,999	35	63	69	99	99	63							428
\$ 300,000 - 349,999	80	84	122	124	149	166							725
\$ 350,000 - 399,999	83	91	155	157	133	160							779
\$ 400,000 - 499,999	119	124	213	223	218	214							1111
\$ 500,000 - 599,999	85	69	132	116	130	104							636
\$ 600,000 - 699,999	61	59	81	106	87	91							485
\$ 700,000 - 799,999	40	43	49	72	57	54							315
\$ 800,000 - 899,999	24	24	43	40	47	41							219
\$ 900,000 - 999,999	26	13	36	35	36	28							174
\$ 1,000,000 - and over	122	114	162	124	148	134							804
Total	728	735	1134	1184	1161	1134							6076

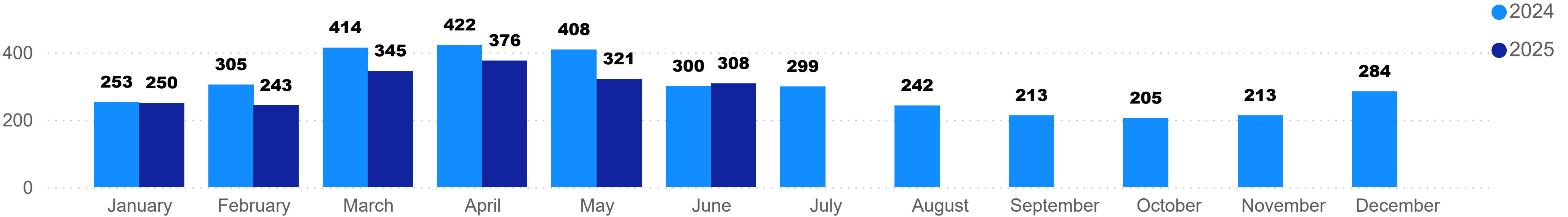




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	2		2		1							6
\$ 50,000 - 59,999					1	1							2
\$ 60,000 - 69,999		1			2	4							7
\$ 70,000 - 79,999	1	2	1		1	1							6
\$ 80,000 - 89,999	2	3	4	2	2	2							15
\$ 90,000 - 99,999		1	2	3	7	1							14
\$ 100,000 - 119,999	4	4	6	5	8	5							32
\$ 120,000 - 139,999	3	6	5	15	8	12							49
\$ 140,000 - 159,999	11	15	12	7	14	10							69
\$ 160,000 - 179,999	8	10	11	7	18	13							67
\$ 180,000 - 199,999	9	9	13	17	7	8							63
\$ 200,000 - 249,999	28	25	39	44	33	37							206
\$ 250,000 - 299,999	35	20	43	42	42	31							213
\$ 300,000 - 349,999	28	23	43	61	51	47							253
\$ 350,000 - 399,999	23	22	30	27	26	27							155
\$ 400,000 - 499,999	20	26	45	33	24	37							185
\$ 500,000 - 599,999	10	12	20	18	10	13							83
\$ 600,000 - 699,999	7	17	8	12	19	12							75
\$ 700,000 - 799,999	3	6	15	9	7	9							49
\$ 800,000 - 899,999	4	10	10	13	8	3							48
\$ 900,000 - 999,999	9	5	2	9	3	5							33
\$ 1,000,000 - and over	44	24	36	50	30	29							213
Total	250	243	345	376	321	308							1843

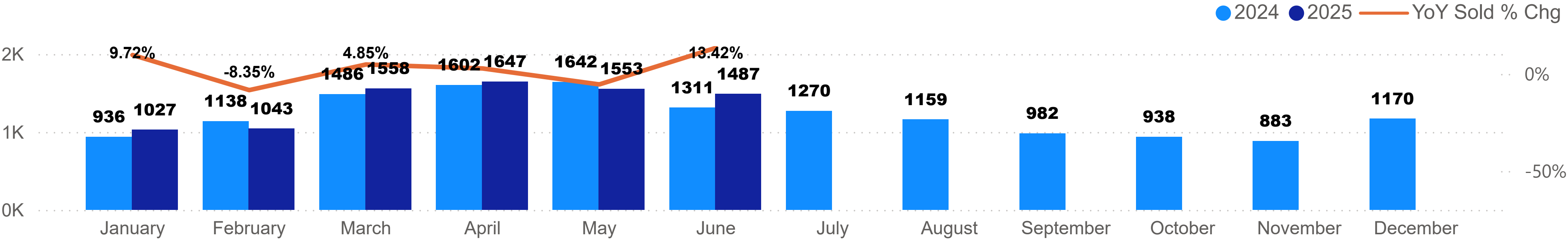




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	4	4	7	8	2	5							30
\$ 50,000 - 59,999	2	1	5	3	2	1							14
\$ 60,000 - 69,999	2	5	2	3	3	2							17
\$ 70,000 - 79,999	3	6	4	2	2	2							19
\$ 80,000 - 89,999	3	7	10	5	6	2							33
\$ 90,000 - 99,999	4	3	7	5	10	5							34
\$ 100,000 - 119,999	7	14	15	14	18	12							80
\$ 120,000 - 139,999	6	16	11	33	21	34							121
\$ 140,000 - 159,999	17	27	28	30	26	22							150
\$ 160,000 - 179,999	26	25	27	22	34	22							156
\$ 180,000 - 199,999	20	20	38	30	21	26							155
\$ 200,000 - 249,999	63	54	79	102	70	81							449
\$ 250,000 - 299,999	77	91	117	149	147	95							676
\$ 300,000 - 349,999	108	108	165	186	202	214							983
\$ 350,000 - 399,999	109	113	187	187	160	187							943
\$ 400,000 - 499,999	139	152	257	259	246	253							1306
\$ 500,000 - 599,999	97	81	154	135	141	117							725
\$ 600,000 - 699,999	68	76	89	119	106	104							562
\$ 700,000 - 799,999	43	49	66	84	64	63							369
\$ 800,000 - 899,999	28	34	53	53	55	44							267
\$ 900,000 - 999,999	35	18	38	44	39	33							207
\$ 1,000,000 - and over	166	139	199	174	178	163							1019
Total	1027	1043	1558	1647	1553	1487							8315



REALTOR® Association of Sarasota & Manatee

Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2	3	4	7	2	14							32
1	24	40	40	55	43	31							233
2	329	322	473	493	434	417							2468
3	475	475	697	763	716	663							3789
4	161	170	291	262	282	292							1458
5	32	29	50	63	73	76							323
6+	6	6	5	5	4	7							33
Total	1029	1045	1560	1648	1554	1500							8336

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2	2	2	4	2	13							25
1	68	70	99	107	86	97							527
2	611	646	935	1004	927	857							4980
3	229	237	382	405	409	409							2071
4	71	45	97	84	86	75							458
5	34	27	32	33	28	38							192
6+	14	18	13	11	16	11							83
Total	1029	1045	1560	1648	1554	1500							8336

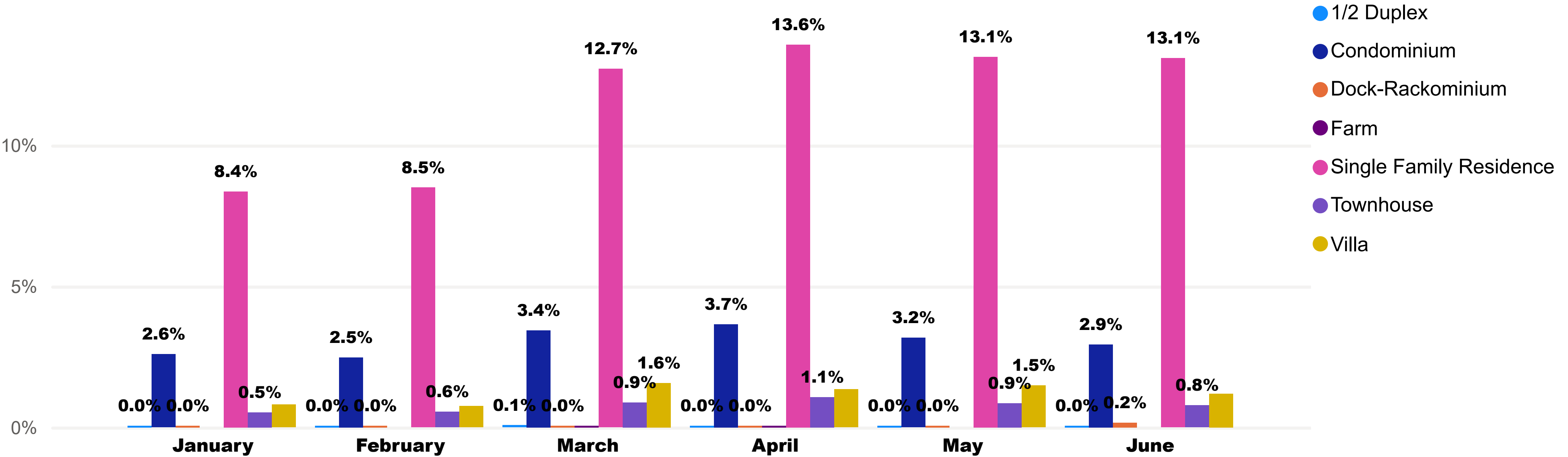


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	1	2	6	3	2	1							15
Condominium	206	197	273	290	252	233							1451
Dock-Rackominium	2	2	2	1	1	13							21
Farm			1	1									2
Single Family Residence	664	675	1009	1077	1043	1039							5507
Townhouse	42	44	70	85	68	62							371
Villa	64	60	125	107	118	95							569
Total	979	980	1486	1564	1484	1443							7936

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

Multiple Listing One Month Sales and Inventory Report - June - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	50,000	45,000	90%	102	4
\$ 50,000 - 59,999	1	0%	60,000	55,000	92%	66	1
\$ 60,000 - 69,999	4	0%	69,750	65,375	94%	43	
\$ 70,000 - 79,999	2	0%	74,250	73,500	99%	150	7
\$ 80,000 - 89,999	2	0%	99,500	84,000	84%	38	19
\$ 90,000 - 99,999	2	0%	106,750	92,500	87%	152	22
\$ 100,000 - 119,999	8	1%	121,737	111,688	92%	166	51
\$ 120,000 - 139,999	21	1%	142,419	130,976	92%	63	65
\$ 140,000 - 159,999	17	1%	165,918	148,729	90%	76	110
\$ 160,000 - 179,999	19	1%	185,477	167,553	90%	101	134
\$ 180,000 - 199,999	20	1%	201,255	186,280	93%	55	177
\$ 200,000 - 249,999	77	5%	239,613	227,215	95%	92	433
\$ 250,000 - 299,999	94	7%	285,866	275,798	96%	64	673
\$ 300,000 - 349,999	213	15%	338,301	326,608	97%	71	746
\$ 350,000 - 399,999	187	13%	385,358	373,716	97%	86	911
\$ 400,000 - 499,999	251	17%	454,595	438,843	97%	86	1281
\$ 500,000 - 599,999	117	8%	566,493	544,328	96%	99	894
\$ 600,000 - 699,999	103	7%	668,601	645,335	97%	64	663
\$ 700,000 - 799,999	63	4%	770,848	738,420	96%	67	538
\$ 800,000 - 899,999	44	3%	879,028	841,784	96%	78	376
\$ 900,000 - 999,999	33	2%	1,023,976	953,231	93%	76	258
\$ 1,000,000 - and over	163	11%	2,265,247	2,072,522	91%	92	1774
Total	1443	100%	654,395	616,773	94%	81	9137

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.



REALTOR® Association of Sarasota & Manatee

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	30	0.36%	47,526	34,666	73%	63	4
\$ 50,000 - 59,999	14	0.17%	75,414	54,221	72%	45	1
\$ 60,000 - 69,999	17	0.20%	76,806	63,353	82%	111	
\$ 70,000 - 79,999	19	0.23%	83,071	73,758	89%	96	7
\$ 80,000 - 89,999	33	0.40%	99,724	83,300	84%	82	19
\$ 90,000 - 99,999	34	0.41%	107,135	93,221	87%	107	22
\$ 100,000 - 119,999	80	0.96%	125,977	110,685	88%	77	51
\$ 120,000 - 139,999	121	1.46%	143,449	128,532	90%	88	65
\$ 140,000 - 159,999	150	1.80%	159,473	148,502	93%	73	110
\$ 160,000 - 179,999	156	1.88%	183,475	168,628	92%	80	134
\$ 180,000 - 199,999	155	1.86%	203,135	187,856	92%	75	177
\$ 200,000 - 249,999	449	5.40%	238,251	225,412	95%	79	433
\$ 250,000 - 299,999	676	8.13%	288,232	275,346	96%	77	673
\$ 300,000 - 349,999	983	11.82%	337,075	324,888	96%	77	746
\$ 350,000 - 399,999	943	11.34%	386,283	373,996	97%	86	911
\$ 400,000 - 499,999	1306	15.71%	457,334	441,807	97%	81	1281
\$ 500,000 - 599,999	725	8.72%	566,831	544,684	96%	80	894
\$ 600,000 - 699,999	562	6.76%	672,568	644,463	96%	72	663
\$ 700,000 - 799,999	369	4.44%	775,149	743,871	96%	67	538
\$ 800,000 - 899,999	267	3.21%	884,987	845,801	96%	66	376
\$ 900,000 - 999,999	207	2.49%	994,711	944,480	95%	68	258
\$ 1,000,000 - and over	1019	12.25%	2,184,454	2,022,947	93%	75	1774
Total	8315	100.00%	656,836	620,924	95%	78	9137

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.

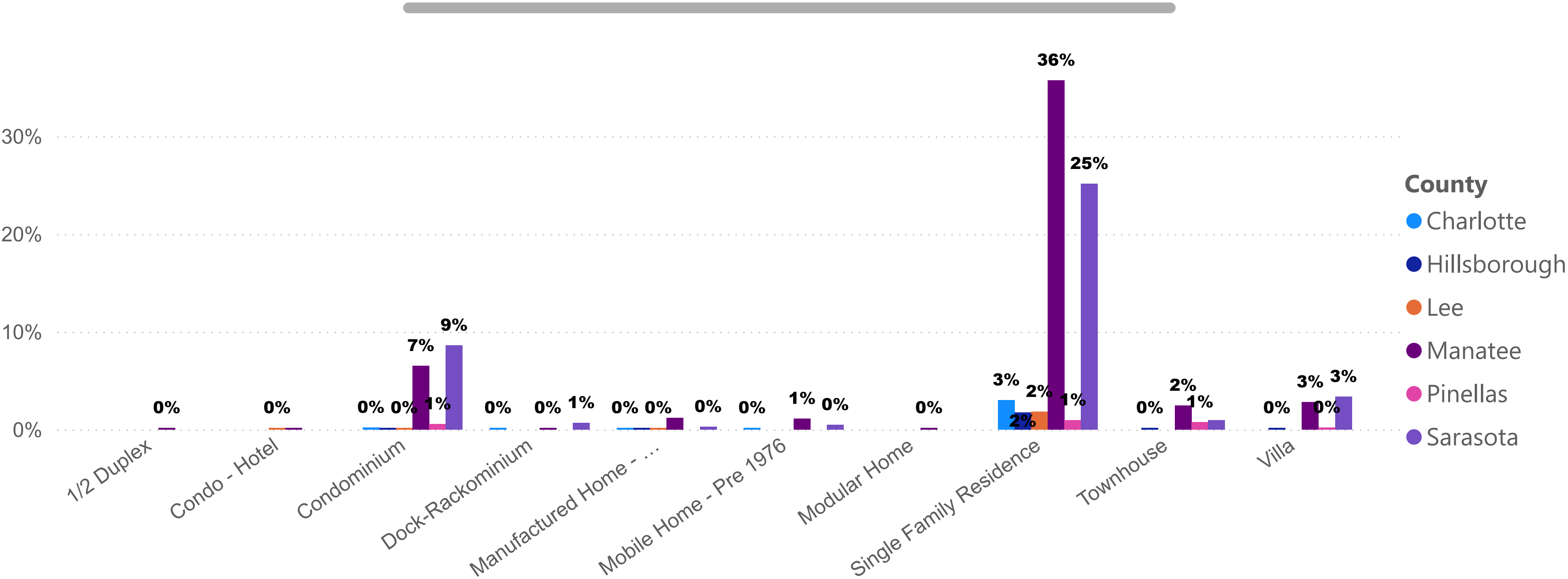
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
07/31/2021	1715	555,714	554,340	100%	18	1805	1.05
08/31/2021	1556	544,021	541,587	100%	22	1808	1.16
09/30/2021	1524	548,140	541,978	99%	22	1861	1.22
10/31/2021	1498	555,096	549,268	99%	20	1683	1.12
11/30/2021	1589	549,044	545,148	99%	19	1662	1.05
12/31/2021	1688	583,671	579,099	99%	21	1461	0.87
01/31/2022	1332	643,509	634,957	99%	21	1381	1.04
02/28/2022	1312	632,538	629,668	100%	22	1397	1.06
03/31/2022	1728	640,251	644,552	101%	18	1652	0.96
04/30/2022	1747	670,571	675,435	101%	15	1976	1.13
05/31/2022	1806	655,926	658,411	100%	15	2460	1.36
06/30/2022	1617	659,271	656,355	100%	14	3211	1.99
07/31/2022	1346	661,167	648,670	98%	16	3502	2.60
08/31/2022	1368	635,071	614,481	97%	21	3531	2.58
09/30/2022	979	631,598	612,068	97%	27	3490	3.56
10/31/2022	1146	687,749	659,387	96%	34	3694	3.22
11/30/2022	906	614,951	595,489	97%	41	3811	4.21
12/31/2022	1113	592,546	570,613	96%	41	3782	3.40
01/31/2023	842	671,261	643,137	96%	46	4089	4.86
02/28/2023	1118	669,540	641,878	96%	48	4138	3.70
03/31/2023	1635	675,053	650,628	96%	48	4369	2.67
04/30/2023	1499	686,662	660,717	96%	45	4182	2.79
05/31/2023	1676	739,440	713,271	96%	46	4196	2.50
06/30/2023	1559	704,023	678,687	96%	51	4331	2.78
07/31/2023	1186	668,405	643,073	96%	48	4323	3.65
08/31/2023	1257	692,321	661,230	96%	52	4375	3.48
09/30/2023	1230	656,898	634,309	97%	51	4676	3.80
10/31/2023	1085	703,151	672,718	96%	55	5327	4.91
11/30/2023	1050	720,805	700,508	97%	51	5900	5.62
12/31/2023	1139	738,566	712,962	97%	54	6074	5.33
01/31/2024	878	801,695	762,511	95%	67	6972	7.94
02/29/2024	1085	730,790	698,069	96%	66	7404	6.82
03/31/2024	1412	758,935	722,442	95%	72	7565	5.36
04/30/2024	1509	795,856	757,661	95%	66	7507	4.97
05/31/2024	1565	752,944	718,413	95%	73	7399	4.73
06/30/2024	1267	764,066	725,056	95%	81	7282	5.75
07/31/2024	1213	673,368	641,478	95%	82	6997	5.77
08/31/2024	1113	643,130	611,507	95%	82	6796	6.11
09/30/2024	936	773,851	746,828	97%	84	6854	7.32
10/31/2024	894	775,557	747,072	96%	84	6778	7.58
11/30/2024	859	750,648	712,599	95%	95	7279	8.47
12/31/2024	1121	789,070	745,137	94%	88	7733	6.90
01/31/2025	977	787,238	745,497	95%	92	9047	9.26
02/28/2025	978	692,963	657,966	95%	89	9737	9.96
03/31/2025	1484	695,384	657,218	95%	84	10128	6.82
04/30/2025	1563	639,809	605,613	95%	87	10150	6.49
05/31/2025	1483	651,434	614,940	94%	85	9682	6.53
06/30/2025	1430	658,918	621,088	94%	89	9137	6.39

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hillsborough	Lee	Manatee	Pinellas	Sarasota
1/2 Duplex				0%		
Condo - Hotel			0%	0%		
Condominium	0%	0%	0%	7%	1%	9%
Dock-Rackominium	0%			0%		1%
Manufactured Home - Post 1977	0%	0%	0%	1%		0%
Mobile Home - Pre 1976	0%			1%		0%
Modular Home				0%		
Single Family Residence	3%	2%	2%	36%	1%	25%
Townhouse		0%		2%	1%	1%
Villa		0%		3%	0%	3%
Total	4%	2%	2%	50%	3%	40%



Board/Association: State Month Year
▲
Sarasota - Manatee FL June 2025

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	2		3
\$ 120,000 - 139,999	5	3		8
\$ 140,000 - 159,999	5	2		7
\$ 160,000 - 179,999	6			6
\$ 180,000 - 199,999	9	3		12
\$ 200,000 - 249,999	24	15	1	40
\$ 250,000 - 299,999	28	34	1	63
\$ 300,000 - 349,999	36	101	29	166
\$ 350,000 - 399,999	30	80	50	160
\$ 400,000 - 499,999	35	104	75	214
\$ 500,000 - 599,999	10	54	40	104
\$ 600,000 - 699,999	12	39	40	91
\$ 700,000 - 799,999		29	25	54
\$ 800,000 - 899,999	1	25	15	41
\$ 900,000 - 999,999		6	22	28
\$ 1,000,000 - and over	8	60	66	134
Total	211	559	364	1134

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				
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	12			12
\$ 140,000 - 159,999	9	1		10
\$ 160,000 - 179,999	10		1	11
\$ 180,000 - 199,999	7	1		8
\$ 200,000 - 249,999	30	3		33
\$ 250,000 - 299,999	19	11		30
\$ 300,000 - 349,999	19	27	1	47
\$ 350,000 - 399,999	10	17		27
\$ 400,000 - 499,999	22	14	1	37
\$ 500,000 - 599,999	10	3		13
\$ 600,000 - 699,999	10	2		12
\$ 700,000 - 799,999	9			9
\$ 800,000 - 899,999	3			3
\$ 900,000 - 999,999	3	2		5
\$ 1,000,000 - and over	13	14	2	29
Total	194	96	5	295

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		3
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		6
\$ 80,000 - 89,999	1	14
\$ 90,000 - 99,999	2	16
\$ 100,000 - 119,999	7	33
\$ 120,000 - 139,999	7	48
\$ 140,000 - 159,999	16	86
\$ 160,000 - 179,999	26	96
\$ 180,000 - 199,999	45	104
\$ 200,000 - 249,999	141	262
\$ 250,000 - 299,999	290	317
\$ 300,000 - 349,999	436	236
\$ 350,000 - 399,999	630	198
\$ 400,000 - 499,999	952	240
\$ 500,000 - 599,999	688	155
\$ 600,000 - 699,999	497	120
\$ 700,000 - 799,999	387	103
\$ 800,000 - 899,999	267	86
\$ 900,000 - 999,999	168	49
\$ 1,000,000 - and over	1328	339
Total	5888	2512

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	3	1
\$ 90,000 - 99,999	2	6
\$ 100,000 - 119,999	3	7
\$ 120,000 - 139,999	4	7
\$ 140,000 - 159,999	5	15
\$ 160,000 - 179,999	7	18
\$ 180,000 - 199,999	19	16
\$ 200,000 - 249,999	39	32
\$ 250,000 - 299,999	89	53
\$ 300,000 - 349,999	161	80
\$ 350,000 - 399,999	196	49
\$ 400,000 - 499,999	262	48
\$ 500,000 - 599,999	165	30
\$ 600,000 - 699,999	136	21
\$ 700,000 - 799,999	90	17
\$ 800,000 - 899,999	57	26
\$ 900,000 - 999,999	46	15
\$ 1,000,000 - and over	206	129
Total	1492	571

Time On Market Sort	M-SF	M-Condo
0 - 30	378	63
31-60	232	52
61-90	163	47
91-120	125	39
121-over	236	94
Total	1134	295

