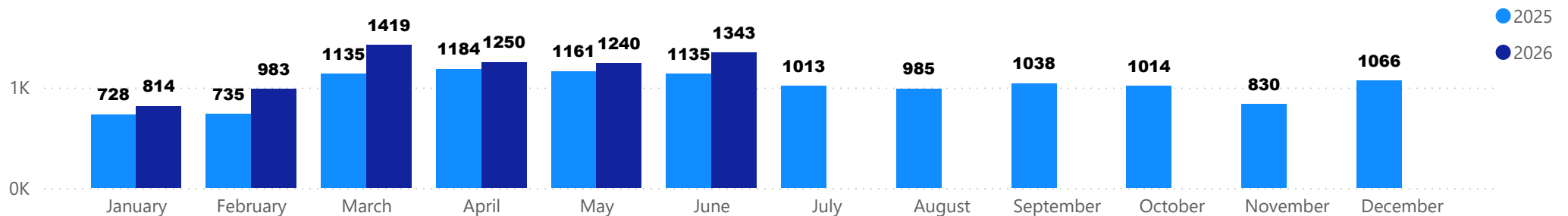




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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	1	1		1							4
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999	2		1		1								4
\$ 80,000 - 89,999		1	1	1	2								5
\$ 90,000 - 99,999	1				2	3							6
\$ 100,000 - 119,999	2	2	1	2	3								10
\$ 120,000 - 139,999	9	1	5	5	6	2							28
\$ 140,000 - 159,999	5	5	5	4	4	5							28
\$ 160,000 - 179,999	4	4	7	7	8	6							36
\$ 180,000 - 199,999	7	13	10	10	10	6							56
\$ 200,000 - 249,999	35	39	41	47	43	55							260
\$ 250,000 - 299,999	61	96	103	87	92	77							516
\$ 300,000 - 349,999	109	116	177	150	152	143							847
\$ 350,000 - 399,999	94	104	181	133	157	145							814
\$ 400,000 - 499,999	131	173	253	215	216	265							1253
\$ 500,000 - 599,999	90	106	158	142	135	151							782
\$ 600,000 - 699,999	54	70	107	101	85	127							544
\$ 700,000 - 799,999	44	44	81	64	65	69							367
\$ 800,000 - 899,999	32	34	50	39	53	67							275
\$ 900,000 - 999,999	18	19	40	31	42	34							184
\$ 1,000,000 - and over	115	153	197	211	164	187							1027
Total	814	983	1419	1250	1240	1343							7049

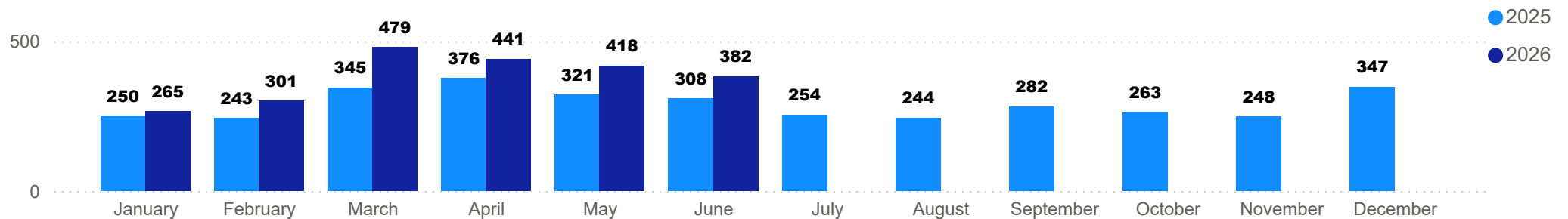




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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			2		1								3
\$ 50,000 - 59,999	3	1	4	1									9
\$ 60,000 - 69,999	1	1	1	1	5	3							12
\$ 70,000 - 79,999	3	1	3	3	3	2							15
\$ 80,000 - 89,999	2	2		2	1	2							9
\$ 90,000 - 99,999	4	5	6	8	5	5							33
\$ 100,000 - 119,999	6	7	9	8	10	7							47
\$ 120,000 - 139,999	15	9	17	8	15	17							81
\$ 140,000 - 159,999	13	7	21	19	14	8							82
\$ 160,000 - 179,999	13	10	19	24	14	12							92
\$ 180,000 - 199,999	10	21	11	18	19	14							93
\$ 200,000 - 249,999	27	40	59	53	51	41							271
\$ 250,000 - 299,999	34	35	69	54	60	55							307
\$ 300,000 - 349,999	23	29	42	44	45	50							233
\$ 350,000 - 399,999	20	22	48	38	31	25							184
\$ 400,000 - 499,999	8	21	31	33	33	28							154
\$ 500,000 - 599,999	12	12	28	37	23	16							128
\$ 600,000 - 699,999	17	19	25	17	16	18							112
\$ 700,000 - 799,999	11	4	8	12	10	18							63
\$ 800,000 - 899,999	7	5	12	12	17	8							61
\$ 900,000 - 999,999	5	7	4	5	4	9							34
\$ 1,000,000 - and over	31	43	60	44	41	44							263
Total	265	301	479	441	418	382							2286



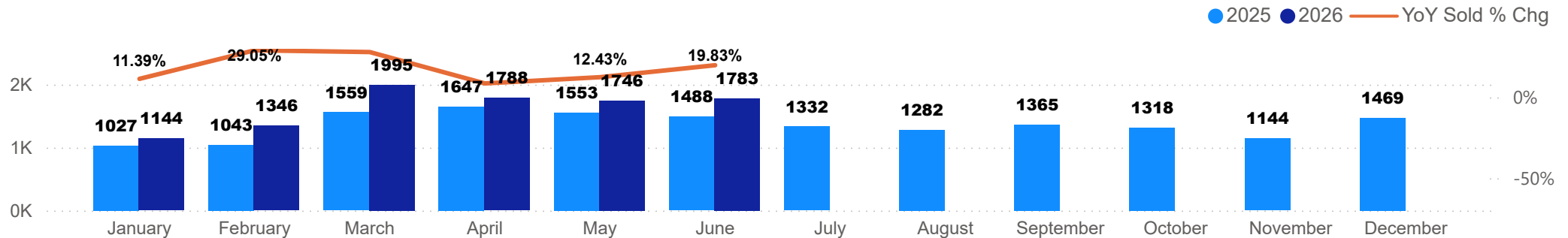


REALTOR® Association of Sarasota & Manatee

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	4	4	6	4	1	3							22
\$ 50,000 - 59,999	7	1	11	3	1	2							25
\$ 60,000 - 69,999	7	4	3	5	9	4							32
\$ 70,000 - 79,999	7	6	6	9	10	5							43
\$ 80,000 - 89,999	5	5	8	10	8	3							39
\$ 90,000 - 99,999	8	5	9	15	11	12							60
\$ 100,000 - 119,999	12	18	19	16	25	11							101
\$ 120,000 - 139,999	30	16	34	30	31	25							166
\$ 140,000 - 159,999	28	17	34	35	27	21							162
\$ 160,000 - 179,999	24	17	36	40	27	25							169
\$ 180,000 - 199,999	22	39	32	30	38	24							185
\$ 200,000 - 249,999	68	91	110	111	109	102							591
\$ 250,000 - 299,999	96	135	177	149	155	135							847
\$ 300,000 - 349,999	133	146	220	194	201	194							1088
\$ 350,000 - 399,999	116	128	229	172	189	174							1008
\$ 400,000 - 499,999	139	197	287	248	250	293							1414
\$ 500,000 - 599,999	103	119	187	180	158	168							915
\$ 600,000 - 699,999	71	89	132	119	101	145							657
\$ 700,000 - 799,999	56	48	89	76	74	87							430
\$ 800,000 - 899,999	39	39	62	51	70	76							337
\$ 900,000 - 999,999	23	26	44	36	46	43							218
\$ 1,000,000 - and over	146	196	260	255	205	231							1293
Total	1144	1346	1995	1788	1746	1783							9802





REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	4	5	4	2	7	4							26
1	44	35	54	38	55	42							268
2	342	438	628	568	504	455							2935
3	505	576	829	802	779	812							4303
4	211	239	396	306	327	381							1860
5	34	48	76	69	67	78							372
6+	7	9	11	5	11	15							58
Total	1147	1350	1998	1790	1750	1787							9822

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3	4	3	2	4	4							20
1	81	71	116	100	106	82							556
2	645	824	1156	1053	1031	966							5675
3	310	301	515	429	450	517							2522
4	76	94	150	123	108	155							706
5	21	35	39	56	33	44							228
6+	11	21	19	27	18	19							115
Total	1147	1350	1998	1790	1750	1787							9822

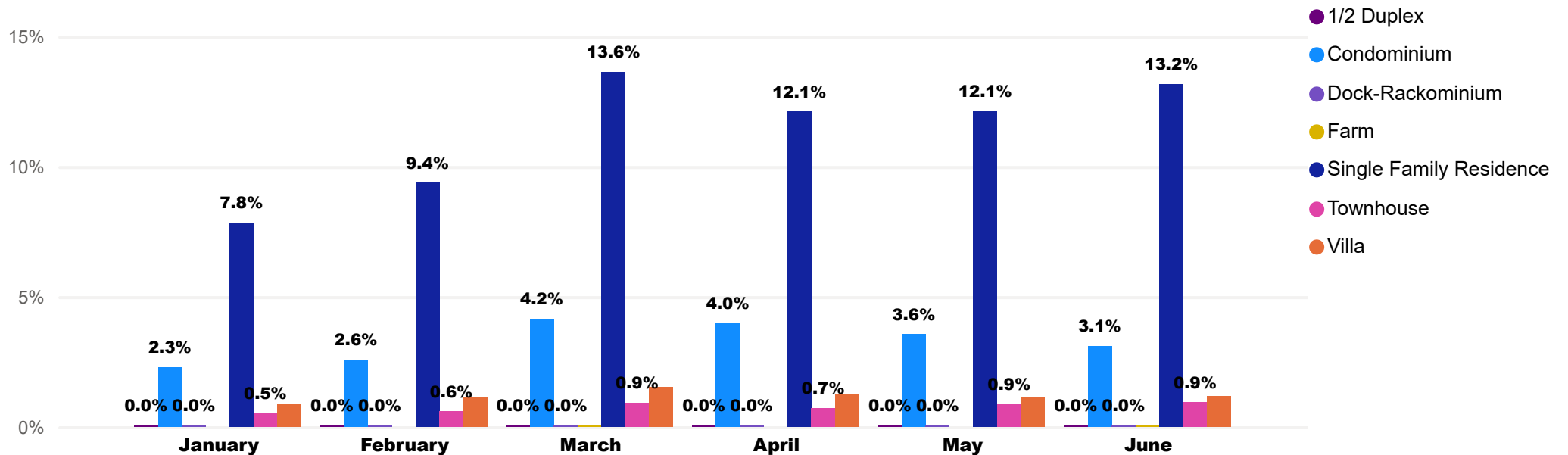


REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	1	1	1	4	3	3							13
Condominium	214	242	389	372	333	290							1840
Dock-Rackominium	3	4	3	2	4	4							20
Farm			2			1							3
Single Family Residence	734	877	1275	1132	1133	1232							6383
Townhouse	48	55	87	67	81	88							426
Villa	80	106	144	118	107	111							666
Total	1080	1285	1901	1695	1661	1729							9351

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	49,900	40,000	80%	11	13
\$ 50,000 - 59,999							6
\$ 60,000 - 69,999	3	0%	76,433	67,667	89%	56	13
\$ 70,000 - 79,999	2	0%	72,450	73,685	102%	199	11
\$ 80,000 - 89,999	2	0%	89,900	81,000	90%	141	24
\$ 90,000 - 99,999	8	0%	102,250	93,063	91%	68	28
\$ 100,000 - 119,999	7	0%	117,757	108,643	92%	131	61
\$ 120,000 - 139,999	19	1%	143,268	130,547	91%	122	82
\$ 140,000 - 159,999	13	1%	158,546	150,262	95%	130	118
\$ 160,000 - 179,999	18	1%	188,337	169,550	90%	68	119
\$ 180,000 - 199,999	20	1%	198,325	188,218	95%	73	145
\$ 200,000 - 249,999	96	6%	233,714	225,284	96%	77	411
\$ 250,000 - 299,999	132	8%	285,529	275,751	97%	84	610
\$ 300,000 - 349,999	193	11%	332,087	322,660	97%	87	711
\$ 350,000 - 399,999	173	10%	382,226	371,406	97%	72	703
\$ 400,000 - 499,999	293	17%	458,795	444,107	97%	68	924
\$ 500,000 - 599,999	168	10%	564,520	545,534	97%	74	686
\$ 600,000 - 699,999	145	8%	671,116	647,379	96%	82	518
\$ 700,000 - 799,999	87	5%	770,065	740,519	96%	76	350
\$ 800,000 - 899,999	75	4%	886,036	845,299	95%	64	289
\$ 900,000 - 999,999	43	2%	988,702	946,467	96%	77	221
\$ 1,000,000 - and over	231	13%	2,212,039	2,069,257	94%	91	1607
Total	1729	100%	704,599	670,921	95%	79	7650

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	22	0.22%	39,049	31,231	80%	46	13
\$ 50,000 - 59,999	25	0.26%	66,383	55,619	84%	110	6
\$ 60,000 - 69,999	32	0.33%	75,787	64,771	85%	101	13
\$ 70,000 - 79,999	43	0.44%	82,750	73,613	89%	123	11
\$ 80,000 - 89,999	39	0.40%	91,965	84,628	92%	98	24
\$ 90,000 - 99,999	60	0.61%	102,890	93,966	91%	100	28
\$ 100,000 - 119,999	101	1.03%	119,812	108,447	91%	104	61
\$ 120,000 - 139,999	166	1.69%	142,467	129,354	91%	119	82
\$ 140,000 - 159,999	162	1.65%	161,792	149,509	92%	116	118
\$ 160,000 - 179,999	169	1.72%	181,655	168,182	93%	92	119
\$ 180,000 - 199,999	185	1.89%	201,533	188,779	94%	95	145
\$ 200,000 - 249,999	591	6.03%	237,223	225,164	95%	89	411
\$ 250,000 - 299,999	847	8.64%	286,734	275,907	96%	91	610
\$ 300,000 - 349,999	1088	11.10%	334,980	323,867	97%	84	711
\$ 350,000 - 399,999	1008	10.28%	384,678	372,368	97%	83	703
\$ 400,000 - 499,999	1414	14.43%	458,965	443,961	97%	74	924
\$ 500,000 - 599,999	915	9.33%	565,876	544,615	96%	81	686
\$ 600,000 - 699,999	657	6.70%	672,859	647,252	96%	89	518
\$ 700,000 - 799,999	430	4.39%	779,125	743,472	95%	86	350
\$ 800,000 - 899,999	337	3.44%	889,215	843,545	95%	77	289
\$ 900,000 - 999,999	218	2.22%	996,884	944,830	95%	75	221
\$ 1,000,000 - and over	1293	13.19%	2,264,329	2,106,055	93%	97	1607
Total	9802	100.00%	680,687	644,269	95%	87	7650

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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REALTOR® Association of Sarasota & Manatee

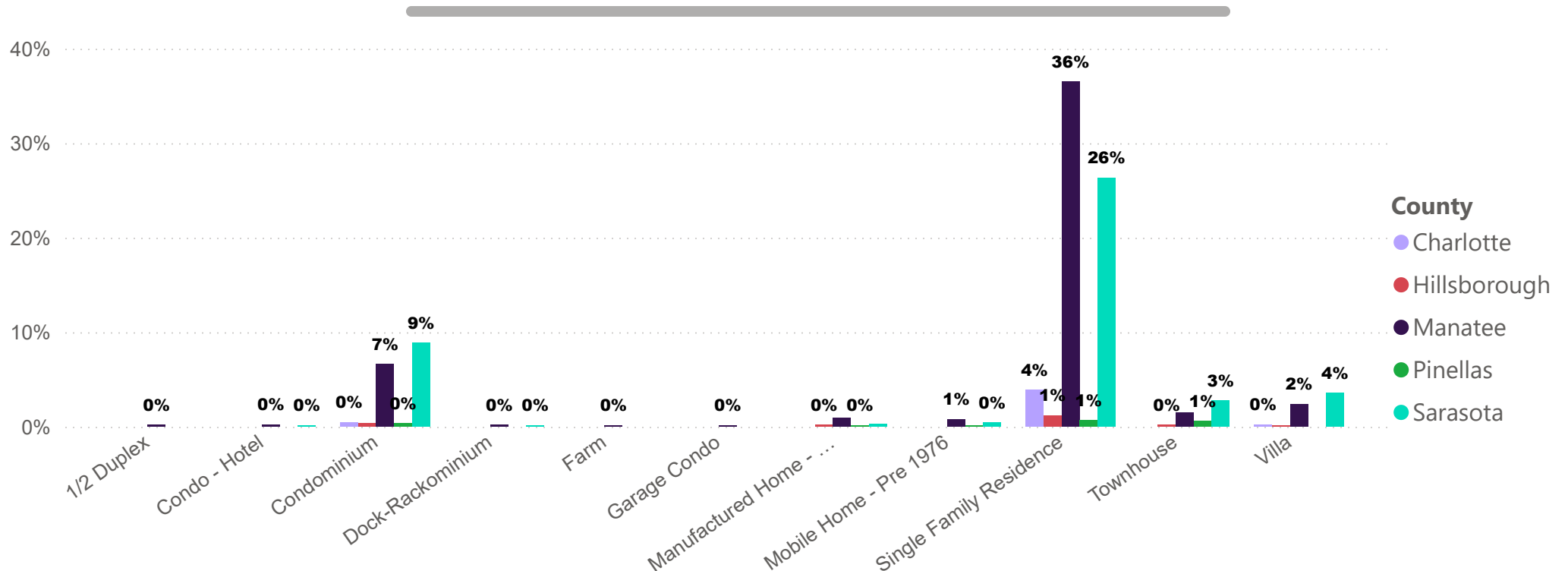
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	4139	3.70
03/31/2023	1635	675,053	650,628	96%	48	4370	2.67
04/30/2023	1499	686,662	660,717	96%	45	4184	2.79
05/31/2023	1676	739,440	713,271	96%	46	4198	2.50
06/30/2023	1559	704,023	678,687	96%	51	4334	2.78
07/31/2023	1186	668,405	643,007	96%	48	4327	3.65
08/31/2023	1257	692,321	661,165	95%	52	4379	3.48
09/30/2023	1230	656,898	634,296	97%	51	4680	3.80
10/31/2023	1085	703,151	672,783	96%	55	5331	4.91
11/30/2023	1050	720,805	700,549	97%	51	5904	5.62
12/31/2023	1139	738,566	712,923	97%	54	6078	5.34
01/31/2024	878	801,695	762,492	95%	67	6976	7.95
02/29/2024	1085	730,790	698,069	96%	66	7408	6.83
03/31/2024	1412	758,935	722,425	95%	72	7569	5.36
04/30/2024	1509	795,856	757,661	95%	66	7514	4.98
05/31/2024	1565	752,944	718,409	95%	73	7406	4.73
06/30/2024	1268	763,684	724,671	95%	81	7287	5.75
07/31/2024	1213	673,368	641,449	95%	82	7002	5.77
08/31/2024	1113	643,130	611,513	95%	82	6802	6.11
09/30/2024	936	773,851	746,818	97%	84	6861	7.33
10/31/2024	894	775,557	747,072	96%	84	6785	7.59
11/30/2024	860	750,454	712,179	95%	94	7292	8.48
12/31/2024	1120	789,253	745,236	94%	88	7748	6.92
01/31/2025	977	787,238	745,297	95%	92	9072	9.29
02/28/2025	978	692,963	657,971	95%	89	9772	9.99
03/31/2025	1485	694,916	657,143	95%	84	10172	6.85
04/30/2025	1563	639,809	605,293	95%	87	10226	6.54
05/31/2025	1483	652,854	616,440	94%	86	9811	6.62
06/30/2025	1431	658,146	620,267	94%	89	9407	6.57
07/31/2025	1266	663,215	623,947	94%	93	8716	6.88
08/31/2025	1231	672,784	635,740	94%	101	8109	6.59
09/30/2025	1318	590,920	559,944	95%	107	7878	5.98
10/31/2025	1277	614,418	582,343	95%	106	8219	6.44
11/30/2025	1077	657,790	623,342	95%	101	8259	7.67
12/31/2025	1409	677,826	643,667	95%	100	8449	6.00
01/31/2026	1077	689,599	650,068	94%	100	8896	8.26
02/28/2026	1281	711,211	668,787	94%	105	9042	7.06
03/31/2026	1898	686,226	648,296	94%	97	8955	4.72
04/30/2026	1693	771,475	731,388	95%	96	8787	5.19
05/31/2026	1657	670,990	637,319	95%	93	8193	4.94
06/30/2026	1725	706,080	672,330	95%	91	7650	4.43

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Charlotte	Hillsborough	Manatee	Pinellas	Sarasota	Tot:
1/2 Duplex			0%			0%
Condo - Hotel			0%		0%	0%
Condominium	0%	0%	7%	0%	9%	17%
Dock-Rackominium			0%		0%	0%
Farm			0%			0%
Garage Condo			0%			0%
Manufactured Home - Post 1977		0%	1%	0%	0%	1%
Mobile Home - Pre 1976			1%	0%	0%	1%
Single Family Residence	4%	1%	36%	1%	26%	69%
Townhouse		0%	2%	1%	3%	5%
Villa	0%	0%	2%		4%	6%
Total	5%	2%	49%	2%	42%	100



Board/Association: State Month Year
 ▲ Sarasota - Manatee FL June 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				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	2	1		3
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	2	2	1	5
\$ 160,000 - 179,999	3	3		6
\$ 180,000 - 199,999	3	2	1	6
\$ 200,000 - 249,999	35	19	1	55
\$ 250,000 - 299,999	28	41	8	77
\$ 300,000 - 349,999	35	82	26	143
\$ 350,000 - 399,999	35	75	35	145
\$ 400,000 - 499,999	37	136	92	265
\$ 500,000 - 599,999	18	69	64	151
\$ 600,000 - 699,999	9	56	62	127
\$ 700,000 - 799,999	2	37	30	69
\$ 800,000 - 899,999	3	33	31	67
\$ 900,000 - 999,999		14	20	34
\$ 1,000,000 - and over	4	86	97	187
Total	218	657	468	1343

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	2			2
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	4	1		5
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	17			17
\$ 140,000 - 159,999	6	1		7
\$ 160,000 - 179,999	10	2		12
\$ 180,000 - 199,999	14			14
\$ 200,000 - 249,999	28	12		40
\$ 250,000 - 299,999	26	29		55
\$ 300,000 - 349,999	21	29		50
\$ 350,000 - 399,999	10	15		25
\$ 400,000 - 499,999	19	9		28
\$ 500,000 - 599,999	11	4	1	16
\$ 600,000 - 699,999	15	3		18
\$ 700,000 - 799,999	11	7		18
\$ 800,000 - 899,999	4	4		8
\$ 900,000 - 999,999	5	4		9
\$ 1,000,000 - and over	18	23	3	44
Total	231	143	4	378

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	5
\$ 50,000 - 59,999		3
\$ 60,000 - 69,999	1	10
\$ 70,000 - 79,999		9
\$ 80,000 - 89,999	1	22
\$ 90,000 - 99,999	7	20
\$ 100,000 - 119,999	12	46
\$ 120,000 - 139,999	19	64
\$ 140,000 - 159,999	11	95
\$ 160,000 - 179,999	25	81
\$ 180,000 - 199,999	32	97
\$ 200,000 - 249,999	127	253
\$ 250,000 - 299,999	270	305
\$ 300,000 - 349,999	435	233
\$ 350,000 - 399,999	507	152
\$ 400,000 - 499,999	723	164
\$ 500,000 - 599,999	498	128
\$ 600,000 - 699,999	360	122
\$ 700,000 - 799,999	259	68
\$ 800,000 - 899,999	213	56
\$ 900,000 - 999,999	134	65
\$ 1,000,000 - and over	1197	343
Total	4832	2341

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	5	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		4
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	2	2
\$ 100,000 - 119,999	1	8
\$ 120,000 - 139,999	3	14
\$ 140,000 - 159,999	11	18
\$ 160,000 - 179,999	12	28
\$ 180,000 - 199,999	18	20
\$ 200,000 - 249,999	48	46
\$ 250,000 - 299,999	137	60
\$ 300,000 - 349,999	190	56
\$ 350,000 - 399,999	209	42
\$ 400,000 - 499,999	296	57
\$ 500,000 - 599,999	216	44
\$ 600,000 - 699,999	156	29
\$ 700,000 - 799,999	95	22
\$ 800,000 - 899,999	74	26
\$ 900,000 - 999,999	50	20
\$ 1,000,000 - and over	250	209
Total	1773	711

Time On Market Sort	M-SF	M-Condo
0 - 30	564	100
31-60	223	56
61-90	155	49
91-120	134	53
121-over	267	120
Total	1343	378