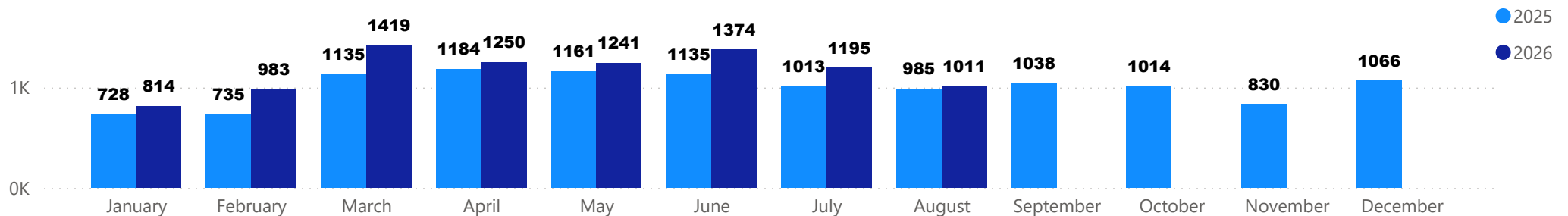




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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					2
\$ 60,000 - 69,999		2						1					3
\$ 70,000 - 79,999	2		1		1								4
\$ 80,000 - 89,999		1	1	1	2			1					6
\$ 90,000 - 99,999	1				2	3	1	1					8
\$ 100,000 - 119,999	2	2	1	2	3		3	4					17
\$ 120,000 - 139,999	9	1	5	5	6	2	2	8					38
\$ 140,000 - 159,999	5	5	5	4	4	5	4	9					41
\$ 160,000 - 179,999	4	4	7	7	8	6	9	9					54
\$ 180,000 - 199,999	7	13	10	10	10	6	14	11					81
\$ 200,000 - 249,999	35	39	41	47	43	55	32	37					329
\$ 250,000 - 299,999	61	96	103	87	92	78	97	80					694
\$ 300,000 - 349,999	109	116	177	150	152	147	144	118					1113
\$ 350,000 - 399,999	94	104	181	133	157	149	138	104					1060
\$ 400,000 - 499,999	131	173	253	215	216	278	212	165					1643
\$ 500,000 - 599,999	90	106	158	142	135	155	124	125					1035
\$ 600,000 - 699,999	54	70	107	101	86	131	102	81					732
\$ 700,000 - 799,999	44	44	81	64	65	70	59	67					494
\$ 800,000 - 899,999	32	34	50	39	53	67	50	47					372
\$ 900,000 - 999,999	18	19	40	31	42	34	38	25					247
\$ 1,000,000 - and over	115	153	197	211	164	187	166	117					1310
Total	814	983	1419	1250	1241	1374	1195	1011					9287

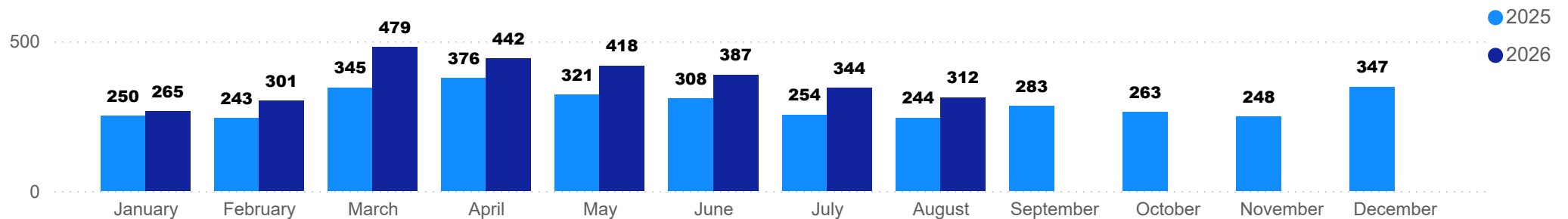




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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		1						4
\$ 50,000 - 59,999	3	1	4	1			1						10
\$ 60,000 - 69,999	1	1	1	1	5	3	5	2					19
\$ 70,000 - 79,999	3	1	3	3	3	2	3	3					21
\$ 80,000 - 89,999	2	2		2	1	2	1	5					15
\$ 90,000 - 99,999	4	5	6	8	5	5	4	3					40
\$ 100,000 - 119,999	6	7	9	8	10	7	2	5					54
\$ 120,000 - 139,999	15	9	17	8	15	17	13	10					104
\$ 140,000 - 159,999	13	7	21	19	14	8	20	17					119
\$ 160,000 - 179,999	13	10	19	25	14	12	15	12					120
\$ 180,000 - 199,999	10	21	11	18	19	14	11	14					118
\$ 200,000 - 249,999	27	40	59	53	51	42	35	53					360
\$ 250,000 - 299,999	34	35	69	54	60	56	43	44					395
\$ 300,000 - 349,999	23	29	42	44	45	51	35	39					308
\$ 350,000 - 399,999	20	22	48	38	31	26	29	17					231
\$ 400,000 - 499,999	8	21	31	33	33	28	26	17					197
\$ 500,000 - 599,999	12	12	28	37	23	16	17	13					158
\$ 600,000 - 699,999	17	19	25	17	16	18	10	16					138
\$ 700,000 - 799,999	11	4	8	12	10	18	17	7					87
\$ 800,000 - 899,999	7	5	12	12	17	8	3	7					71
\$ 900,000 - 999,999	5	7	4	5	4	9	6	5					45
\$ 1,000,000 - and over	31	43	60	44	41	45	47	23					334
Total	265	301	479	442	418	387	344	312					2948



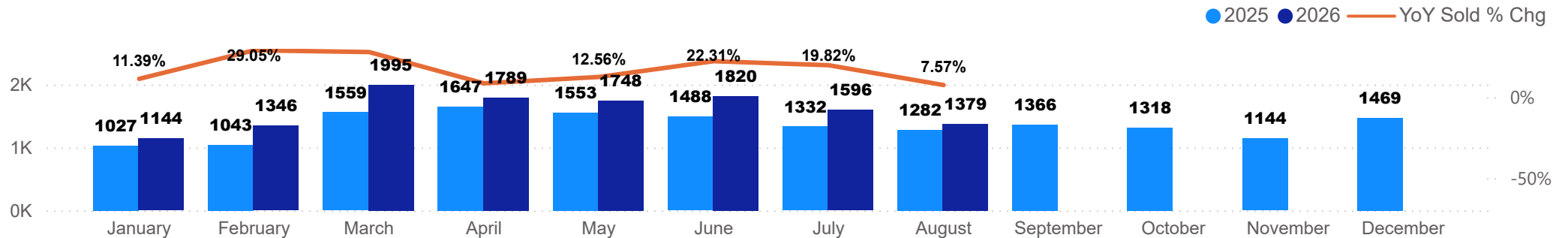


REALTOR® Association of Sarasota & Manatee

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	3	6					31
\$ 50,000 - 59,999	7	1	11	3	1	2	7	3					35
\$ 60,000 - 69,999	7	4	3	5	9	4	9	4					45
\$ 70,000 - 79,999	7	6	6	9	10	5	6	5					54
\$ 80,000 - 89,999	5	5	8	10	8	3	2	10					51
\$ 90,000 - 99,999	8	5	9	15	11	12	9	5					74
\$ 100,000 - 119,999	12	18	19	16	26	11	6	11					119
\$ 120,000 - 139,999	30	16	34	30	31	25	22	18					206
\$ 140,000 - 159,999	28	17	34	35	27	21	29	38					229
\$ 160,000 - 179,999	24	17	36	41	27	26	26	26					223
\$ 180,000 - 199,999	22	39	32	30	38	24	27	29					241
\$ 200,000 - 249,999	68	91	110	111	109	103	76	95					763
\$ 250,000 - 299,999	96	135	177	149	155	137	147	128					1124
\$ 300,000 - 349,999	133	146	220	194	201	199	180	158					1431
\$ 350,000 - 399,999	116	128	229	172	189	179	170	122					1305
\$ 400,000 - 499,999	139	197	287	248	250	306	238	183					1848
\$ 500,000 - 599,999	103	119	187	180	158	172	141	138					1198
\$ 600,000 - 699,999	71	89	132	119	102	149	112	98					872
\$ 700,000 - 799,999	56	48	89	76	74	88	76	74					581
\$ 800,000 - 899,999	39	39	62	51	70	76	53	54					444
\$ 900,000 - 999,999	23	26	44	36	46	43	44	31					293
\$ 1,000,000 - and over	146	196	260	255	205	232	213	143					1650
Total	1144	1346	1995	1789	1748	1820	1596	1379					12817





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	3	6					35
1	44	35	54	38	56	42	31	35					335
2	342	438	628	569	504	461	417	395					3754
3	505	576	829	802	780	827	713	588					5620
4	211	239	396	306	327	392	345	290					2506
5	34	48	76	69	67	83	79	61					517
6+	7	9	11	5	11	15	11	9					78
Total	1147	1350	1998	1791	1752	1824	1599	1384					12845

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	3	5					28
1	81	71	116	100	107	83	77	74					709
2	645	824	1156	1054	1031	987	896	794					7387
3	310	301	515	429	451	531	450	387					3374
4	76	94	150	123	108	156	113	85					905
5	21	35	39	56	33	44	41	29					298
6+	11	21	19	27	18	19	19	10					144
Total	1147	1350	1998	1791	1752	1824	1599	1384					12845

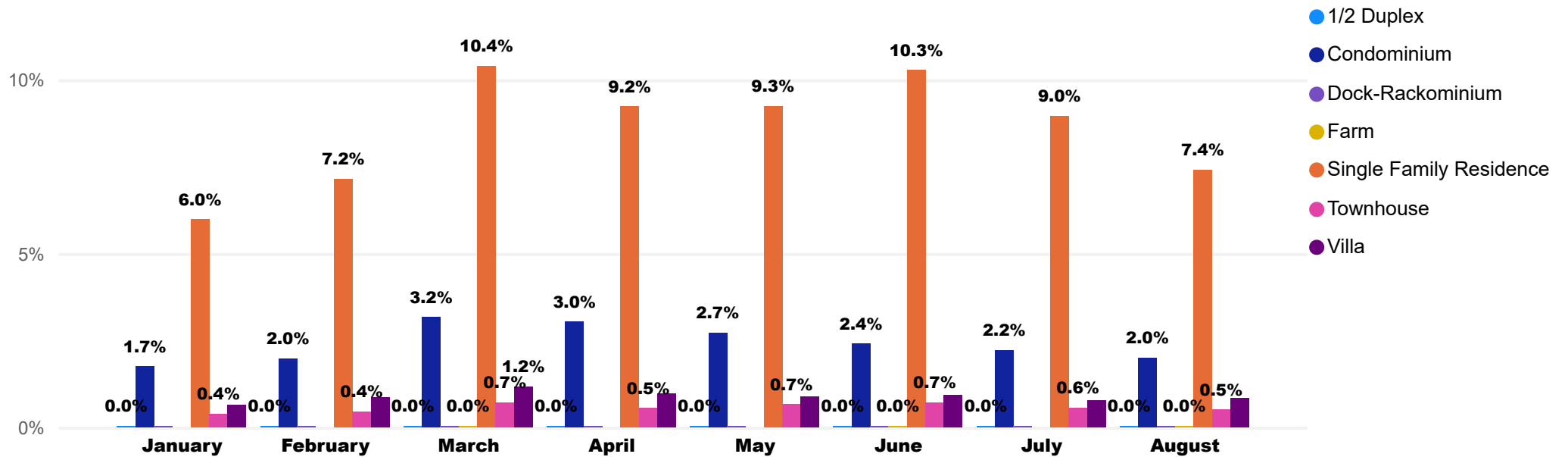


REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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	2	3					18
Condominium	214	242	389	373	333	295	272	245					2363
Dock-Rackominium	3	4	3	2	4	4	3	5					28
Farm			2			1		3					6
Single Family Residence	734	877	1275	1132	1134	1260	1099	908					8419
Townhouse	48	55	87	67	81	88	69	62					557
Villa	80	106	144	118	107	114	96	103					868
Total	1080	1285	1901	1696	1662	1765	1541	1329					12259

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee
Multiple Listing One Month Sales and Inventory Report - August - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							32
\$ 50,000 - 59,999	1	0%	65,000	50,000	77%	16	4
\$ 60,000 - 69,999	3	0%	76,633	67,850	89%	211	8
\$ 70,000 - 79,999	3	0%	73,467	72,733	99%	136	18
\$ 80,000 - 89,999	6	0%	91,650	85,738	94%	114	18
\$ 90,000 - 99,999	4	0%	101,850	94,000	92%	76	32
\$ 100,000 - 119,999	9	1%	116,400	111,389	96%	65	50
\$ 120,000 - 139,999	18	1%	148,827	129,672	87%	96	83
\$ 140,000 - 159,999	26	2%	161,798	147,523	91%	97	109
\$ 160,000 - 179,999	21	2%	179,419	166,981	93%	71	122
\$ 180,000 - 199,999	25	2%	202,436	189,268	93%	70	119
\$ 200,000 - 249,999	90	7%	237,583	224,825	95%	83	375
\$ 250,000 - 299,999	125	9%	288,280	277,430	96%	78	540
\$ 300,000 - 349,999	157	12%	331,185	322,207	97%	81	635
\$ 350,000 - 399,999	122	9%	385,899	372,771	97%	70	653
\$ 400,000 - 499,999	183	14%	456,787	441,890	97%	69	898
\$ 500,000 - 599,999	138	10%	560,040	545,862	97%	86	630
\$ 600,000 - 699,999	98	7%	668,925	644,037	96%	92	402
\$ 700,000 - 799,999	74	6%	769,566	743,308	97%	75	309
\$ 800,000 - 899,999	54	4%	878,885	850,818	97%	71	225
\$ 900,000 - 999,999	30	2%	991,053	946,167	95%	85	167
\$ 1,000,000 - and over	140	11%	2,287,238	2,125,232	93%	104	1329
Total	1327	100%	644,697	613,359	95%	82	6758

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	31	0.24%	41,419	33,106	80%	58	32
\$ 50,000 - 59,999	35	0.27%	65,930	54,599	83%	95	4
\$ 60,000 - 69,999	45	0.35%	76,004	64,725	85%	101	8
\$ 70,000 - 79,999	54	0.42%	82,270	73,714	90%	123	18
\$ 80,000 - 89,999	51	0.40%	93,060	84,528	91%	100	18
\$ 90,000 - 99,999	74	0.58%	103,430	94,047	91%	101	32
\$ 100,000 - 119,999	119	0.93%	119,605	108,678	91%	100	50
\$ 120,000 - 139,999	206	1.61%	141,947	129,244	91%	114	83
\$ 140,000 - 159,999	229	1.79%	161,470	149,148	92%	110	109
\$ 160,000 - 179,999	223	1.74%	180,594	168,284	93%	96	122
\$ 180,000 - 199,999	241	1.88%	200,947	188,776	94%	89	119
\$ 200,000 - 249,999	763	5.95%	236,966	225,101	95%	89	375
\$ 250,000 - 299,999	1124	8.77%	286,707	275,845	96%	89	540
\$ 300,000 - 349,999	1431	11.16%	334,330	323,626	97%	83	635
\$ 350,000 - 399,999	1305	10.18%	384,606	372,559	97%	80	653
\$ 400,000 - 499,999	1848	14.42%	459,444	443,953	97%	74	898
\$ 500,000 - 599,999	1198	9.35%	565,079	545,123	96%	82	630
\$ 600,000 - 699,999	872	6.80%	671,289	645,968	96%	88	402
\$ 700,000 - 799,999	581	4.53%	777,614	743,469	96%	83	309
\$ 800,000 - 899,999	444	3.46%	886,224	844,229	95%	78	225
\$ 900,000 - 999,999	293	2.29%	996,764	944,379	95%	81	167
\$ 1,000,000 - and over	1650	12.87%	2,286,646	2,126,806	93%	98	1329
Total	12817	100.00%	678,636	642,773	95%	86	6758

**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.
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REALTOR® Association of Sarasota & Manatee

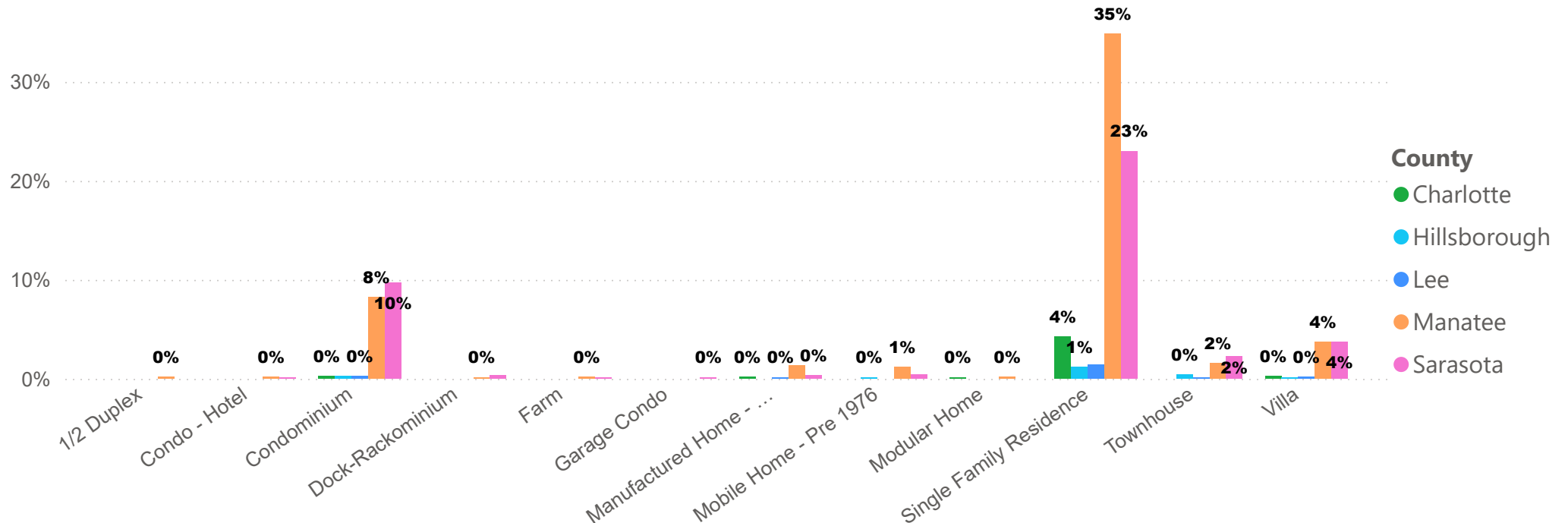
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	4380	3.48
09/30/2023	1230	656,898	634,296	97%	51	4681	3.81
10/31/2023	1085	703,151	672,783	96%	55	5332	4.91
11/30/2023	1050	720,805	700,549	97%	51	5905	5.62
12/31/2023	1139	738,566	712,923	97%	54	6079	5.34
01/31/2024	878	801,695	762,492	95%	67	6977	7.95
02/29/2024	1085	730,790	698,069	96%	66	7409	6.83
03/31/2024	1412	758,935	722,431	95%	72	7570	5.36
04/30/2024	1509	795,856	757,661	95%	66	7515	4.98
05/31/2024	1565	752,944	718,409	95%	73	7407	4.73
06/30/2024	1268	763,684	724,671	95%	81	7288	5.75
07/31/2024	1213	673,368	641,449	95%	82	7003	5.77
08/31/2024	1113	643,130	611,513	95%	82	6803	6.11
09/30/2024	936	773,851	746,818	97%	84	6862	7.33
10/31/2024	894	775,557	747,068	96%	84	6786	7.59
11/30/2024	860	750,454	712,190	95%	94	7293	8.48
12/31/2024	1120	789,253	745,228	94%	88	7750	6.92
01/31/2025	977	787,238	745,310	95%	92	9076	9.29
02/28/2025	978	692,963	657,972	95%	89	9776	10.00
03/31/2025	1485	694,916	657,143	95%	84	10177	6.85
04/30/2025	1563	639,809	605,293	95%	87	10231	6.55
05/31/2025	1483	652,854	616,440	94%	86	9817	6.62
06/30/2025	1431	658,146	620,267	94%	89	9414	6.58
07/31/2025	1266	663,215	623,947	94%	93	8724	6.89
08/31/2025	1231	672,784	635,740	94%	101	8117	6.59
09/30/2025	1319	590,718	559,765	95%	107	7885	5.98
10/31/2025	1277	614,418	582,343	95%	106	8227	6.44
11/30/2025	1077	657,790	623,342	95%	101	8268	7.68
12/31/2025	1409	677,826	643,667	95%	100	8462	6.01
01/31/2026	1077	689,599	650,068	94%	100	8911	8.27
02/28/2026	1281	711,211	668,787	94%	105	9058	7.07
03/31/2026	1898	686,226	648,296	94%	97	8972	4.73
04/30/2026	1694	771,129	731,060	95%	96	8825	5.21
05/31/2026	1658	671,002	637,342	95%	93	8268	4.99
06/30/2026	1761	702,303	668,979	95%	90	7858	4.46
07/31/2026	1538	734,217	695,943	95%	94	7410	4.82
08/31/2026	1324	647,755	616,176	95%	94	6758	5.10

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Lee	Manatee	Sarasota	Total
1/2 Duplex				0%		0%
Condo - Hotel				0%	0%	0%
Condominium	0%	0%	0%	8%	10%	19%
Dock-Rackominium				0%	0%	0%
Farm				0%	0%	0%
Garage Condo					0%	0%
Manufactured Home - Post 1977	0%		0%	1%	0%	2%
Mobile Home - Pre 1976		0%		1%	0%	2%
Modular Home	0%			0%		0%
Single Family Residence	4%	1%	1%	35%	23%	65%
Townhouse		0%	0%	2%	2%	4%
Villa	0%	0%	0%	4%	4%	8%
Total	5%	2%	2%	51%	40%	100%



Board/Association: State Month Year
 ▲ Sarasota - Manatee FL August 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				
\$ 50,000 - 59,999		1		1
\$ 60,000 - 69,999		1		1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	5	3		8
\$ 140,000 - 159,999	5	1	3	9
\$ 160,000 - 179,999	5	4		9
\$ 180,000 - 199,999	7	3	1	11
\$ 200,000 - 249,999	19	16	2	37
\$ 250,000 - 299,999	17	60	3	80
\$ 300,000 - 349,999	36	60	22	118
\$ 350,000 - 399,999	23	55	26	104
\$ 400,000 - 499,999	36	73	56	165
\$ 500,000 - 599,999	14	56	55	125
\$ 600,000 - 699,999	3	39	39	81
\$ 700,000 - 799,999	2	28	37	67
\$ 800,000 - 899,999	4	18	25	47
\$ 900,000 - 999,999	1	10	14	25
\$ 1,000,000 - and over	4	44	69	117
Total	186	473	352	1011

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	3			3
\$ 80,000 - 89,999	5			5
\$ 90,000 - 99,999	3			3
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	16	1		17
\$ 160,000 - 179,999	10	2		12
\$ 180,000 - 199,999	12	1		13
\$ 200,000 - 249,999	46	6		52
\$ 250,000 - 299,999	20	23		43
\$ 300,000 - 349,999	16	23		39
\$ 350,000 - 399,999	6	11		17
\$ 400,000 - 499,999	8	8	1	17
\$ 500,000 - 599,999	9	2	2	13
\$ 600,000 - 699,999	9	7		16
\$ 700,000 - 799,999	5	2		7
\$ 800,000 - 899,999	4	3		7
\$ 900,000 - 999,999	4	1		5
\$ 1,000,000 - and over	9	12	2	23
Total	200	102	5	307

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	6
\$ 50,000 - 59,999	1	3
\$ 60,000 - 69,999		6
\$ 70,000 - 79,999	2	10
\$ 80,000 - 89,999	2	15
\$ 90,000 - 99,999	4	22
\$ 100,000 - 119,999	6	38
\$ 120,000 - 139,999	7	71
\$ 140,000 - 159,999	11	82
\$ 160,000 - 179,999	23	93
\$ 180,000 - 199,999	24	81
\$ 200,000 - 249,999	135	214
\$ 250,000 - 299,999	260	236
\$ 300,000 - 349,999	393	205
\$ 350,000 - 399,999	510	121
\$ 400,000 - 499,999	728	144
\$ 500,000 - 599,999	476	111
\$ 600,000 - 699,999	278	88
\$ 700,000 - 799,999	238	58
\$ 800,000 - 899,999	162	42
\$ 900,000 - 999,999	112	40
\$ 1,000,000 - and over	958	309
Total	4332	1995

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	5	1
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999	3	3
\$ 100,000 - 119,999	1	7
\$ 120,000 - 139,999	6	14
\$ 140,000 - 159,999	9	9
\$ 160,000 - 179,999	13	15
\$ 180,000 - 199,999	16	11
\$ 200,000 - 249,999	59	56
\$ 250,000 - 299,999	119	73
\$ 300,000 - 349,999	186	60
\$ 350,000 - 399,999	183	48
\$ 400,000 - 499,999	277	50
\$ 500,000 - 599,999	204	31
\$ 600,000 - 699,999	139	23
\$ 700,000 - 799,999	75	17
\$ 800,000 - 899,999	68	24
\$ 900,000 - 999,999	41	15
\$ 1,000,000 - and over	224	180
Total	1629	645

Time On Market Sort	M-SF	M-Condo
0 - 30	405	70
31-60	182	42
61-90	128	41
91-120	100	43
121-over	196	111
Total	1011	307

