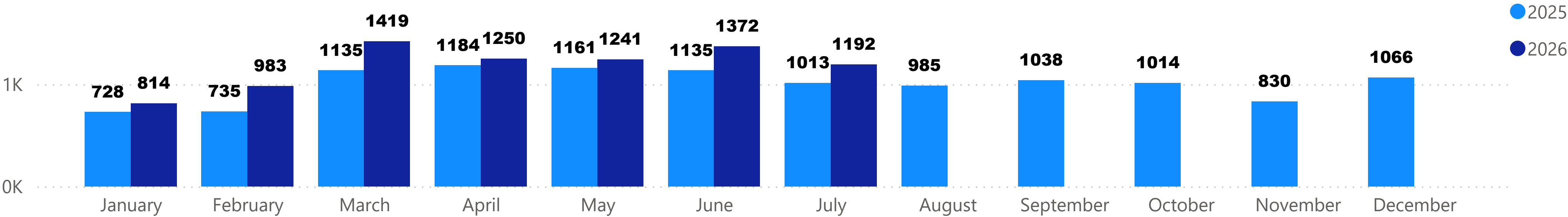




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2026

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	1						7
\$ 100,000 - 119,999	2	2	1	2	3		3						13
\$ 120,000 - 139,999	9	1	5	5	6	2	2						30
\$ 140,000 - 159,999	5	5	5	4	4	5	4						32
\$ 160,000 - 179,999	4	4	7	7	8	6	9						45
\$ 180,000 - 199,999	7	13	10	10	10	6	14						70
\$ 200,000 - 249,999	35	39	41	47	43	55	32						292
\$ 250,000 - 299,999	61	96	103	87	92	77	97						613
\$ 300,000 - 349,999	109	116	177	150	152	147	143						994
\$ 350,000 - 399,999	94	104	181	133	157	149	138						956
\$ 400,000 - 499,999	131	173	253	215	216	278	211						1477
\$ 500,000 - 599,999	90	106	158	142	135	155	124						910
\$ 600,000 - 699,999	54	70	107	101	86	131	102						651
\$ 700,000 - 799,999	44	44	81	64	65	69	59						426
\$ 800,000 - 899,999	32	34	50	39	53	67	49						324
\$ 900,000 - 999,999	18	19	40	31	42	34	38						222
\$ 1,000,000 - and over	115	153	197	211	164	187	166						1193
Total	814	983	1419	1250	1241	1372	1192						8271

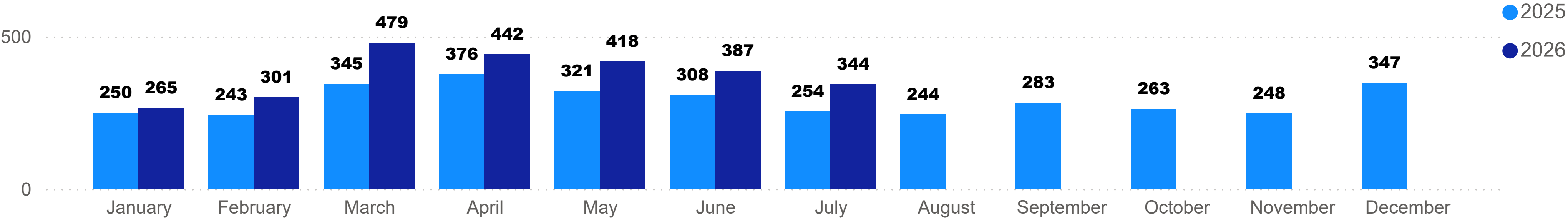




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2026

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						17
\$ 70,000 - 79,999	3	1	3	3	3	2	3						18
\$ 80,000 - 89,999	2	2		2	1	2	1						10
\$ 90,000 - 99,999	4	5	6	8	5	5	4						37
\$ 100,000 - 119,999	6	7	9	8	10	7	2						49
\$ 120,000 - 139,999	15	9	17	8	15	17	13						94
\$ 140,000 - 159,999	13	7	21	19	14	8	20						102
\$ 160,000 - 179,999	13	10	19	25	14	12	15						108
\$ 180,000 - 199,999	10	21	11	18	19	14	11						104
\$ 200,000 - 249,999	27	40	59	53	51	42	35						307
\$ 250,000 - 299,999	34	35	69	54	60	56	43						351
\$ 300,000 - 349,999	23	29	42	44	45	51	35						269
\$ 350,000 - 399,999	20	22	48	38	31	26	29						214
\$ 400,000 - 499,999	8	21	31	33	33	28	26						180
\$ 500,000 - 599,999	12	12	28	37	23	16	17						145
\$ 600,000 - 699,999	17	19	25	17	16	18	10						122
\$ 700,000 - 799,999	11	4	8	12	10	18	17						80
\$ 800,000 - 899,999	7	5	12	12	17	8	3						64
\$ 900,000 - 999,999	5	7	4	5	4	9	6						40
\$ 1,000,000 - and over	31	43	60	44	41	45	47						311
Total	265	301	479	442	418	387	344						2636

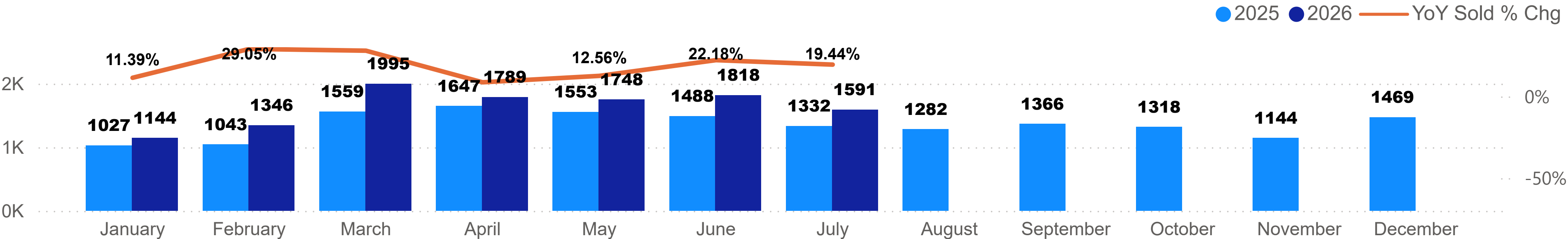




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2026

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						25
\$ 50,000 - 59,999	7	1	11	3	1	2	7						32
\$ 60,000 - 69,999	7	4	3	5	9	4	9						41
\$ 70,000 - 79,999	7	6	6	9	10	5	6						49
\$ 80,000 - 89,999	5	5	8	10	8	3	2						41
\$ 90,000 - 99,999	8	5	9	15	11	12	9						69
\$ 100,000 - 119,999	12	18	19	16	26	11	6						108
\$ 120,000 - 139,999	30	16	34	30	31	25	20						186
\$ 140,000 - 159,999	28	17	34	35	27	21	29						191
\$ 160,000 - 179,999	24	17	36	41	27	26	26						197
\$ 180,000 - 199,999	22	39	32	30	38	24	27						212
\$ 200,000 - 249,999	68	91	110	111	109	103	76						668
\$ 250,000 - 299,999	96	135	177	149	155	136	147						995
\$ 300,000 - 349,999	133	146	220	194	201	199	179						1272
\$ 350,000 - 399,999	116	128	229	172	189	179	170						1183
\$ 400,000 - 499,999	139	197	287	248	250	306	237						1664
\$ 500,000 - 599,999	103	119	187	180	158	172	141						1060
\$ 600,000 - 699,999	71	89	132	119	102	149	112						774
\$ 700,000 - 799,999	56	48	89	76	74	87	76						506
\$ 800,000 - 899,999	39	39	62	51	70	76	52						389
\$ 900,000 - 999,999	23	26	44	36	46	43	44						262
\$ 1,000,000 - and over	146	196	260	255	205	232	213						1507
Total	1144	1346	1995	1789	1748	1818	1591						11431



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						29
1	44	35	54	38	56	42	31						300
2	342	438	628	569	504	460	415						3356
3	505	576	829	802	780	826	711						5029
4	211	239	396	306	327	392	344						2215
5	34	48	76	69	67	83	79						456
6+	7	9	11	5	11	15	11						69
Total	1147	1350	1998	1791	1752	1822	1594						11454

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						23
1	81	71	116	100	107	83	77						635
2	645	824	1156	1054	1031	985	892						6587
3	310	301	515	429	451	531	449						2986
4	76	94	150	123	108	156	113						820
5	21	35	39	56	33	44	41						269
6+	11	21	19	27	18	19	19						134
Total	1147	1350	1998	1791	1752	1822	1594						11454

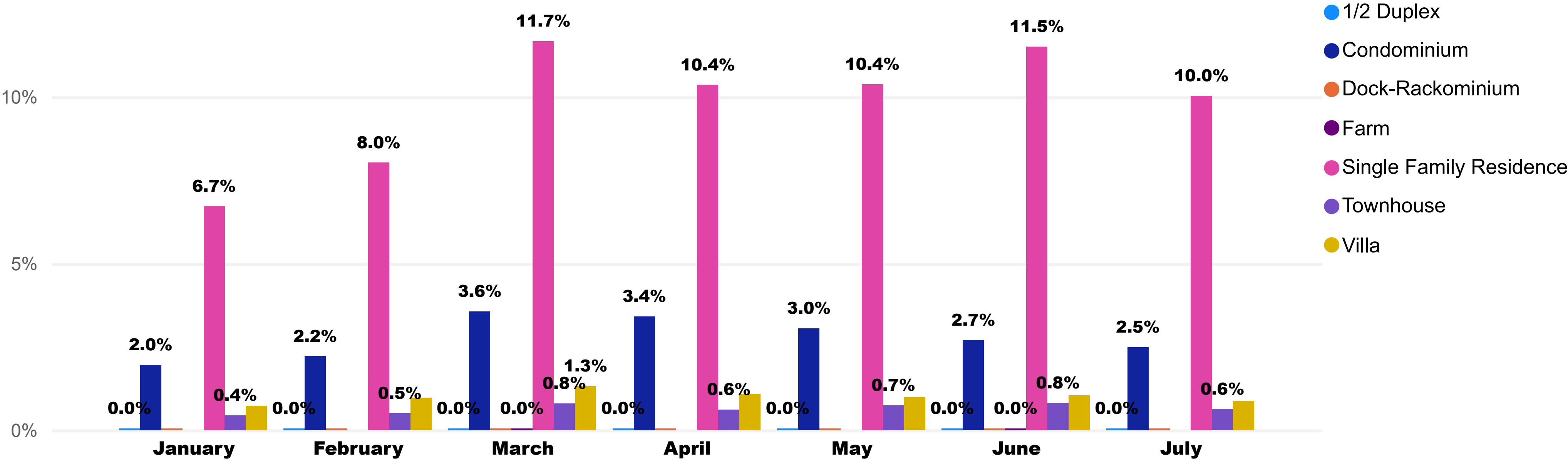


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2026

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						15
Condominium	214	242	389	373	333	295	272						2118
Dock-Rackominium	3	4	3	2	4	4	3						23
Farm			2			1							3
Single Family Residence	734	877	1275	1132	1134	1258	1096						7506
Townhouse	48	55	87	67	81	88	69						495
Villa	80	106	144	118	107	114	96						765
Total	1080	1285	1901	1696	1662	1763	1538						10925

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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	1	0%	35,900	31,000	86%	172	13
\$ 50,000 - 59,999	1	0%	61,000	54,000	89%	22	5
\$ 60,000 - 69,999	5	0%	70,680	65,500	93%	83	8
\$ 70,000 - 79,999	3	0%	80,300	74,333	93%	123	14
\$ 80,000 - 89,999	1	0%	88,412	80,000	90%	76	17
\$ 90,000 - 99,999	5	0%	106,000	96,100	91%	158	31
\$ 100,000 - 119,999	5	0%	124,080	107,600	87%	38	60
\$ 120,000 - 139,999	15	1%	136,600	129,927	95%	51	86
\$ 140,000 - 159,999	24	2%	160,927	149,283	93%	74	105
\$ 160,000 - 179,999	24	2%	175,017	170,146	97%	135	118
\$ 180,000 - 199,999	25	2%	196,624	188,320	96%	84	130
\$ 200,000 - 249,999	67	4%	235,753	225,731	96%	97	385
\$ 250,000 - 299,999	140	9%	285,612	274,862	96%	85	571
\$ 300,000 - 349,999	178	12%	333,568	323,701	97%	77	673
\$ 350,000 - 399,999	169	11%	383,265	373,459	97%	66	698
\$ 400,000 - 499,999	237	15%	463,866	445,084	96%	80	923
\$ 500,000 - 599,999	141	9%	564,939	547,455	97%	83	663
\$ 600,000 - 699,999	112	7%	664,765	640,213	96%	79	453
\$ 700,000 - 799,999	76	5%	777,593	743,983	96%	74	314
\$ 800,000 - 899,999	52	3%	874,967	842,477	96%	92	262
\$ 900,000 - 999,999	44	3%	999,996	939,663	94%	108	184
\$ 1,000,000 - and over	213	14%	2,433,266	2,265,297	93%	95	1486
Total	1538	100%	733,298	695,046	95%	83	7199

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	25	0.22%	40,083	32,124	80%	49	13
\$ 50,000 - 59,999	32	0.28%	66,236	54,874	83%	98	5
\$ 60,000 - 69,999	41	0.36%	76,131	64,611	85%	90	8
\$ 70,000 - 79,999	49	0.43%	82,820	73,640	89%	128	14
\$ 80,000 - 89,999	41	0.36%	91,965	84,573	92%	95	17
\$ 90,000 - 99,999	69	0.60%	103,245	94,072	91%	103	31
\$ 100,000 - 119,999	108	0.94%	119,828	108,428	90%	100	60
\$ 120,000 - 139,999	186	1.63%	141,873	129,294	91%	115	86
\$ 140,000 - 159,999	191	1.67%	161,739	149,399	92%	112	105
\$ 160,000 - 179,999	197	1.72%	180,827	168,425	93%	97	118
\$ 180,000 - 199,999	212	1.85%	200,934	188,785	94%	93	130
\$ 200,000 - 249,999	668	5.84%	236,895	225,170	95%	89	385
\$ 250,000 - 299,999	995	8.70%	286,619	275,700	96%	91	571
\$ 300,000 - 349,999	1272	11.13%	334,702	323,795	97%	83	673
\$ 350,000 - 399,999	1183	10.35%	384,472	372,537	97%	81	698
\$ 400,000 - 499,999	1664	14.56%	459,712	444,152	97%	75	923
\$ 500,000 - 599,999	1060	9.27%	565,735	545,026	96%	81	663
\$ 600,000 - 699,999	774	6.77%	671,588	646,212	96%	87	453
\$ 700,000 - 799,999	506	4.43%	778,895	743,549	95%	84	314
\$ 800,000 - 899,999	389	3.40%	887,310	843,402	95%	79	262
\$ 900,000 - 999,999	262	2.29%	997,406	943,962	95%	80	184
\$ 1,000,000 - and over	1507	13.18%	2,288,549	2,129,009	93%	97	1486
Total	11431	100.00%	684,764	648,290	95%	86	7199

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.

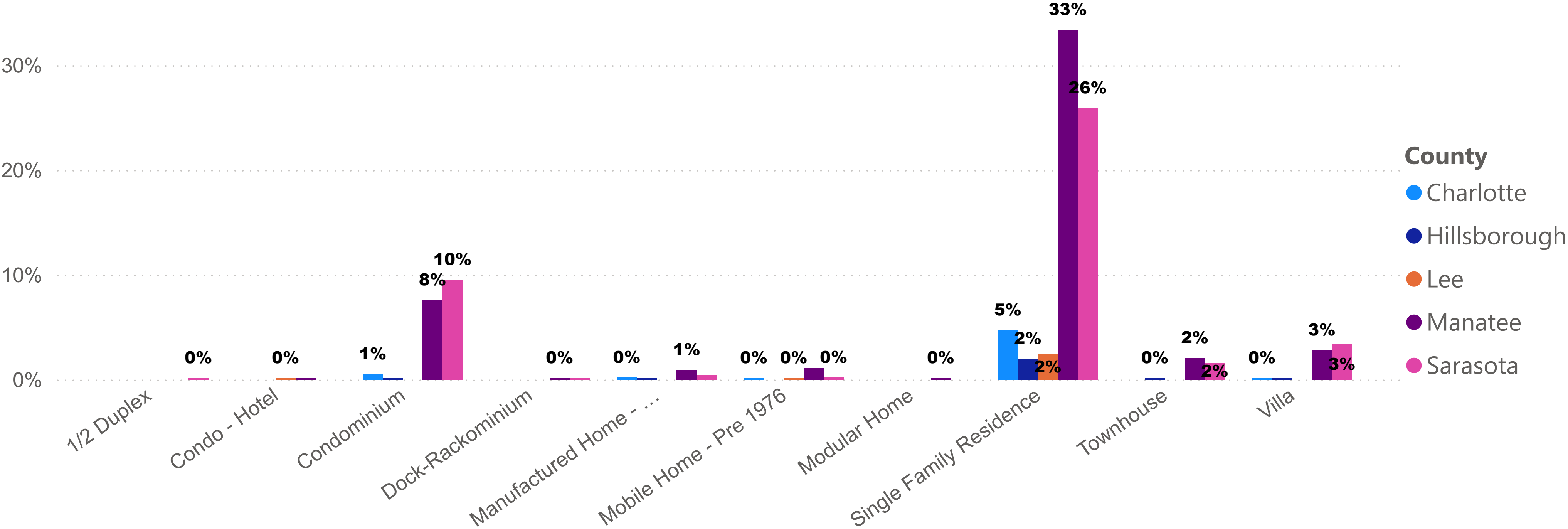
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2022	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	722,431	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	745,302	95%	92	9072	9.29
02/28/2025	978	692,963	657,972	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	1319	590,718	559,765	95%	107	7878	5.97
10/31/2025	1277	614,418	582,343	95%	106	8220	6.44
11/30/2025	1077	657,790	623,342	95%	101	8260	7.67
12/31/2025	1409	677,826	643,667	95%	100	8451	6.00
01/31/2026	1077	689,599	650,068	94%	100	8898	8.26
02/28/2026	1281	711,211	668,787	94%	105	9046	7.06
03/31/2026	1898	686,226	648,296	94%	97	8961	4.72
04/30/2026	1694	771,129	731,060	95%	96	8808	5.20
05/31/2026	1658	671,002	637,342	95%	93	8242	4.97
06/30/2026	1759	702,519	669,169	95%	90	7796	4.43
07/31/2026	1535	734,553	696,251	95%	94	7199	4.69

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	1%	0%		8%	10%	18%
Dock-Rackominium				0%	0%	0%
Manufactured Home - Post 1977	0%	0%		1%	0%	2%
Mobile Home - Pre 1976	0%		0%	1%	0%	1%
Modular Home				0%		0%
Single Family Residence	5%	2%	2%	33%	26%	68%
Townhouse		0%		2%	2%	4%
Villa	0%	0%		3%	3%	6%
Total	6%	2%	3%	48%	41%	100%



Board/Association:StateMonthYear

▲Sarasota - ManateeFLJuly2026

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				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	2	1		3
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	6	3		9
\$ 180,000 - 199,999	10	4		14
\$ 200,000 - 249,999	17	14	1	32
\$ 250,000 - 299,999	22	67	8	97
\$ 300,000 - 349,999	32	79	32	143
\$ 350,000 - 399,999	25	73	40	138
\$ 400,000 - 499,999	50	91	70	211
\$ 500,000 - 599,999	13	63	48	124
\$ 600,000 - 699,999	13	37	52	102
\$ 700,000 - 799,999	2	31	26	59
\$ 800,000 - 899,999	3	26	20	49
\$ 900,000 - 999,999	2	22	14	38
\$ 1,000,000 - and over	1	57	108	166
Total	205	568	419	1192

Condominium / Cooperative 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	4			4
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	4			4
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	12			12
\$ 140,000 - 159,999	19	1		20
\$ 160,000 - 179,999	15			15
\$ 180,000 - 199,999	10		1	11
\$ 200,000 - 249,999	29	6		35
\$ 250,000 - 299,999	20	23		43
\$ 300,000 - 349,999	11	24		35
\$ 350,000 - 399,999	9	20		29
\$ 400,000 - 499,999	14	12		26
\$ 500,000 - 599,999	9	6	2	17
\$ 600,000 - 699,999	4	5	1	10
\$ 700,000 - 799,999	8	9		17
\$ 800,000 - 899,999	3			3
\$ 900,000 - 999,999	4	2		6
\$ 1,000,000 - and over	21	22	4	47
Total	203	130	8	341

Active Listings

(Unsold Homes)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999		5
\$ 50,000 - 59,999		4
\$ 60,000 - 69,999		6
\$ 70,000 - 79,999	1	10
\$ 80,000 - 89,999	3	12
\$ 90,000 - 99,999	7	21
\$ 100,000 - 119,999	9	47
\$ 120,000 - 139,999	9	72
\$ 140,000 - 159,999	12	83
\$ 160,000 - 179,999	26	83
\$ 180,000 - 199,999	31	85
\$ 200,000 - 249,999	129	230
\$ 250,000 - 299,999	267	257
\$ 300,000 - 349,999	416	218
\$ 350,000 - 399,999	538	133
\$ 400,000 - 499,999	712	145
\$ 500,000 - 599,999	495	118
\$ 600,000 - 699,999	326	102
\$ 700,000 - 799,999	237	61
\$ 800,000 - 899,999	187	53
\$ 900,000 - 999,999	128	47
\$ 1,000,000 - and over	1087	321
Total	4620	2113

Sales Pending

(Under Contract)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	5	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	7
\$ 100,000 - 119,999	6	6
\$ 120,000 - 139,999	5	8
\$ 140,000 - 159,999	12	19
\$ 160,000 - 179,999	12	17
\$ 180,000 - 199,999	17	14
\$ 200,000 - 249,999	50	59
\$ 250,000 - 299,999	118	76
\$ 300,000 - 349,999	182	72
\$ 350,000 - 399,999	170	42
\$ 400,000 - 499,999	260	50
\$ 500,000 - 599,999	199	44
\$ 600,000 - 699,999	131	26
\$ 700,000 - 799,999	87	19
\$ 800,000 - 899,999	74	27
\$ 900,000 - 999,999	34	19
\$ 1,000,000 - and over	214	181
Total	1578	693

Time On Market Sort	M-SF	M-Condo
0 - 30	481	86
31-60	205	54
61-90	138	55
91-120	102	33
121-over	266	113
Total	1192	341

