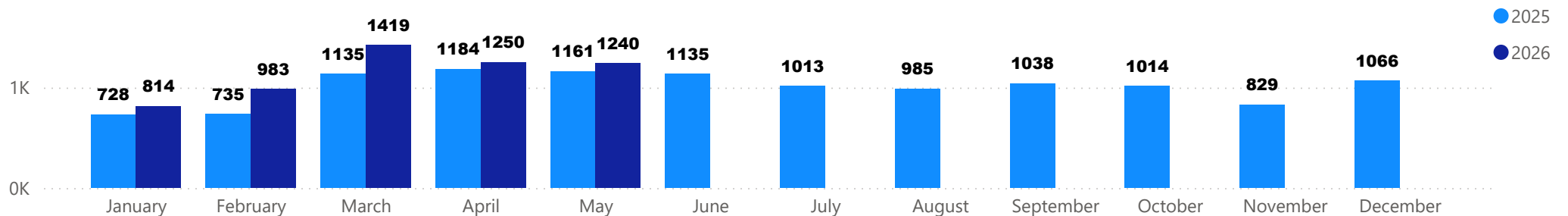




## REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

### 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									3
\$ 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	1								4
\$ 90,000 - 99,999	1				2								3
\$ 100,000 - 119,999	2	2	1	2	3								10
\$ 120,000 - 139,999	9	1	5	5	6								26
\$ 140,000 - 159,999	5	5	5	4	4								23
\$ 160,000 - 179,999	4	4	7	7	8								30
\$ 180,000 - 199,999	7	13	10	10	10								50
\$ 200,000 - 249,999	35	39	41	47	43								205
\$ 250,000 - 299,999	61	96	103	87	92								439
\$ 300,000 - 349,999	109	116	177	150	152								704
\$ 350,000 - 399,999	94	104	181	133	157								669
\$ 400,000 - 499,999	131	173	253	215	216								988
\$ 500,000 - 599,999	90	106	158	142	135								631
\$ 600,000 - 699,999	54	70	107	101	85								417
\$ 700,000 - 799,999	44	44	81	64	65								298
\$ 800,000 - 899,999	32	34	50	39	53								208
\$ 900,000 - 999,999	18	19	40	31	42								150
\$ 1,000,000 - and over	115	153	197	211	165								841
<b>Total</b>	<b>814</b>	<b>983</b>	<b>1419</b>	<b>1250</b>	<b>1240</b>								<b>5706</b>

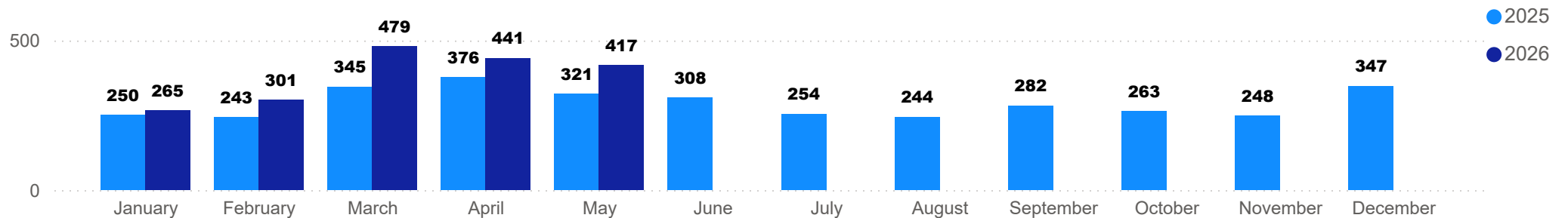




## REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

### 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								9
\$ 70,000 - 79,999	3	1	3	3	3								13
\$ 80,000 - 89,999	2	2		2	1								7
\$ 90,000 - 99,999	4	5	6	8	5								28
\$ 100,000 - 119,999	6	7	9	8	10								40
\$ 120,000 - 139,999	15	9	17	8	14								63
\$ 140,000 - 159,999	13	7	21	19	14								74
\$ 160,000 - 179,999	13	10	19	24	14								80
\$ 180,000 - 199,999	10	21	11	18	19								79
\$ 200,000 - 249,999	27	40	59	53	51								230
\$ 250,000 - 299,999	34	35	69	54	60								252
\$ 300,000 - 349,999	23	29	42	44	45								183
\$ 350,000 - 399,999	20	22	48	38	31								159
\$ 400,000 - 499,999	8	21	31	33	33								126
\$ 500,000 - 599,999	12	12	28	37	23								112
\$ 600,000 - 699,999	17	19	25	17	16								94
\$ 700,000 - 799,999	11	4	8	12	10								45
\$ 800,000 - 899,999	7	5	12	12	17								53
\$ 900,000 - 999,999	5	7	4	5	4								25
\$ 1,000,000 - and over	31	43	60	44	41								219
<b>Total</b>	<b>265</b>	<b>301</b>	<b>479</b>	<b>441</b>	<b>417</b>								<b>1903</b>

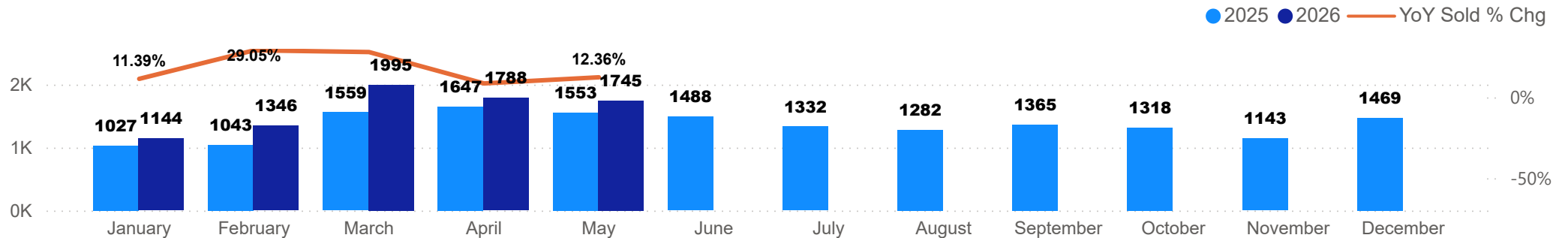




## REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

### 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								19
\$ 50,000 - 59,999	7	1	11	3	1								23
\$ 60,000 - 69,999	7	4	3	5	9								28
\$ 70,000 - 79,999	7	6	6	9	10								38
\$ 80,000 - 89,999	5	5	8	10	7								35
\$ 90,000 - 99,999	8	5	9	15	11								48
\$ 100,000 - 119,999	12	18	19	16	25								90
\$ 120,000 - 139,999	30	16	34	30	30								140
\$ 140,000 - 159,999	28	17	34	35	27								141
\$ 160,000 - 179,999	24	17	36	40	27								144
\$ 180,000 - 199,999	22	39	32	30	38								161
\$ 200,000 - 249,999	68	91	110	111	109								489
\$ 250,000 - 299,999	96	135	177	149	155								712
\$ 300,000 - 349,999	133	146	220	194	201								894
\$ 350,000 - 399,999	116	128	229	172	189								834
\$ 400,000 - 499,999	139	197	287	248	250								1121
\$ 500,000 - 599,999	103	119	187	180	158								747
\$ 600,000 - 699,999	71	89	132	119	101								512
\$ 700,000 - 799,999	56	48	89	76	74								343
\$ 800,000 - 899,999	39	39	62	51	70								261
\$ 900,000 - 999,999	23	26	44	36	46								175
\$ 1,000,000 - and over	146	196	260	255	206								1063
<b>Total</b>	<b>1144</b>	<b>1346</b>	<b>1995</b>	<b>1788</b>	<b>1745</b>								<b>8018</b>





**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								22
1	44	35	54	38	55								226
2	342	438	628	568	502								2478
3	505	576	829	802	779								3491
4	211	239	396	306	327								1479
5	34	48	76	69	67								294
6+	7	9	11	5	12								44
<b>Total</b>	<b>1147</b>	<b>1350</b>	<b>1998</b>	<b>1790</b>	<b>1749</b>								<b>8034</b>

**Sales by Bathroom Count**

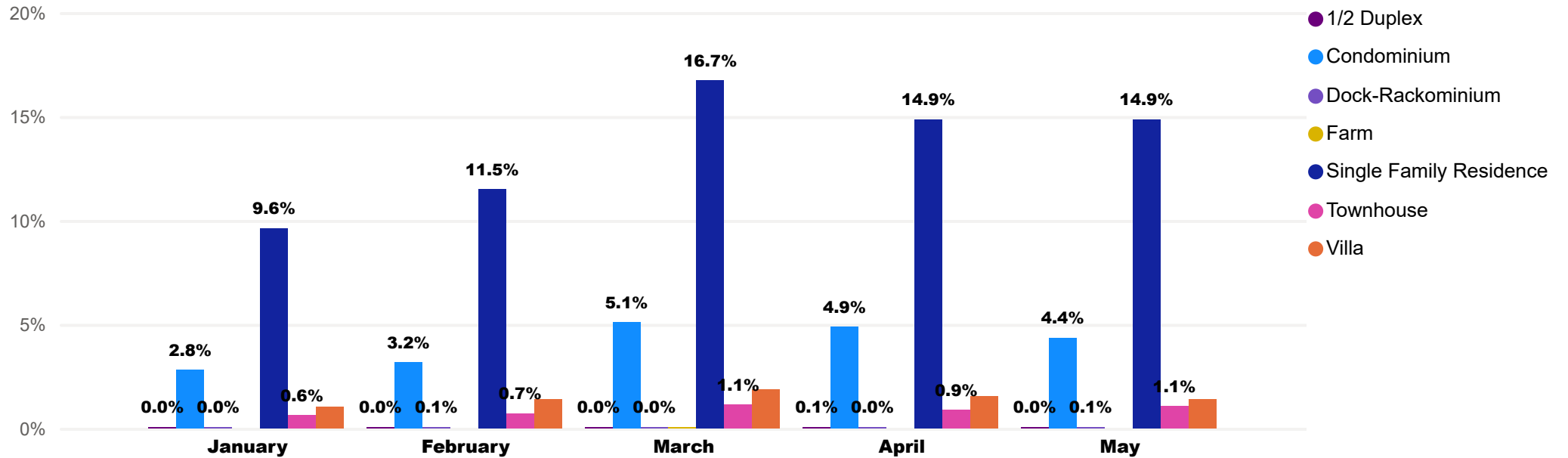
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3	4	3	2	4								16
1	81	71	116	100	106								474
2	645	824	1156	1053	1030								4708
3	310	301	515	429	449								2004
4	76	94	150	123	108								551
5	21	35	39	56	33								184
6+	11	21	19	27	19								97
<b>Total</b>	<b>1147</b>	<b>1350</b>	<b>1998</b>	<b>1790</b>	<b>1749</b>								<b>8034</b>

## 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								10
Condominium	214	242	389	372	332								1549
Dock-Rackominium	3	4	3	2	4								16
Farm			2										2
Single Family Residence	734	877	1275	1132	1133								5151
Townhouse	48	55	87	67	81								338
Villa	80	106	144	118	107								555
<b>Total</b>	<b>1080</b>	<b>1285</b>	<b>1901</b>	<b>1695</b>	<b>1660</b>								<b>7621</b>

### YTD % of Sales by Property Type





## REALTOR® Association of Sarasota & Manatee

### Multiple Listing One Month Sales and Inventory Report - May - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	35,000	32,500	93%	243	12
\$ 50,000 - 59,999							4
\$ 60,000 - 69,999	5	0%	73,760	66,300	90%	68	13
\$ 70,000 - 79,999	4	0%	88,450	74,250	84%	129	15
\$ 80,000 - 89,999	2	0%	79,350	81,300	102%	65	25
\$ 90,000 - 99,999	7	0%	102,343	94,214	92%	57	25
\$ 100,000 - 119,999	13	1%	116,091	108,228	93%	69	61
\$ 120,000 - 139,999	20	1%	138,415	127,555	92%	118	98
\$ 140,000 - 159,999	18	1%	161,628	150,213	93%	86	123
\$ 160,000 - 179,999	23	1%	182,319	167,080	92%	72	133
\$ 180,000 - 199,999	29	2%	201,761	188,803	94%	91	154
\$ 200,000 - 249,999	95	6%	237,230	223,910	94%	102	413
\$ 250,000 - 299,999	152	9%	286,848	277,411	97%	86	643
\$ 300,000 - 349,999	199	12%	335,426	323,455	96%	79	724
\$ 350,000 - 399,999	189	11%	383,135	372,349	97%	87	739
\$ 400,000 - 499,999	250	15%	459,945	442,836	96%	68	936
\$ 500,000 - 599,999	158	10%	563,219	541,742	96%	72	742
\$ 600,000 - 699,999	101	6%	669,482	647,700	97%	99	567
\$ 700,000 - 799,999	75	5%	776,598	743,621	96%	97	370
\$ 800,000 - 899,999	70	4%	872,489	838,657	96%	79	282
\$ 900,000 - 999,999	46	3%	1,008,981	949,755	94%	61	242
\$ 1,000,000 - and over	206	12%	2,207,778	2,061,237	93%	86	1739
<b>Total</b>	<b>1663</b>	<b>100%</b>	<b>671,251</b>	<b>637,490</b>	<b>95%</b>	<b>83</b>	<b>8060</b>

**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	19	0.24%	38,957	30,531	78%	51	12
\$ 50,000 - 59,999	23	0.29%	67,203	55,716	83%	119	4
\$ 60,000 - 69,999	28	0.35%	76,442	64,524	84%	111	13
\$ 70,000 - 79,999	38	0.47%	83,433	73,553	88%	124	15
\$ 80,000 - 89,999	35	0.44%	92,198	84,700	92%	93	25
\$ 90,000 - 99,999	48	0.60%	102,435	94,125	92%	94	25
\$ 100,000 - 119,999	90	1.12%	119,621	108,480	91%	101	61
\$ 120,000 - 139,999	140	1.75%	142,294	129,160	91%	122	98
\$ 140,000 - 159,999	141	1.76%	162,602	149,659	92%	111	123
\$ 160,000 - 179,999	144	1.80%	180,672	167,929	93%	96	133
\$ 180,000 - 199,999	161	2.01%	202,038	188,868	93%	98	154
\$ 200,000 - 249,999	489	6.10%	238,014	225,241	95%	90	413
\$ 250,000 - 299,999	712	8.88%	286,938	276,005	96%	91	643
\$ 300,000 - 349,999	894	11.15%	335,599	324,109	97%	83	724
\$ 350,000 - 399,999	834	10.40%	385,169	372,553	97%	85	739
\$ 400,000 - 499,999	1121	13.98%	459,010	443,923	97%	76	936
\$ 500,000 - 599,999	747	9.32%	566,181	544,408	96%	83	742
\$ 600,000 - 699,999	512	6.39%	673,352	647,216	96%	91	567
\$ 700,000 - 799,999	343	4.28%	781,423	744,222	95%	89	370
\$ 800,000 - 899,999	261	3.26%	890,091	842,959	95%	79	282
\$ 900,000 - 999,999	175	2.18%	998,894	944,427	95%	74	242
\$ 1,000,000 - and over	1063	13.26%	2,275,773	2,114,281	93%	99	1739
<b>Total</b>	<b>8018</b>	<b>100.00%</b>	<b>679,270</b>	<b>642,096</b>	<b>95%</b>	<b>88</b>	<b>8060</b>

**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

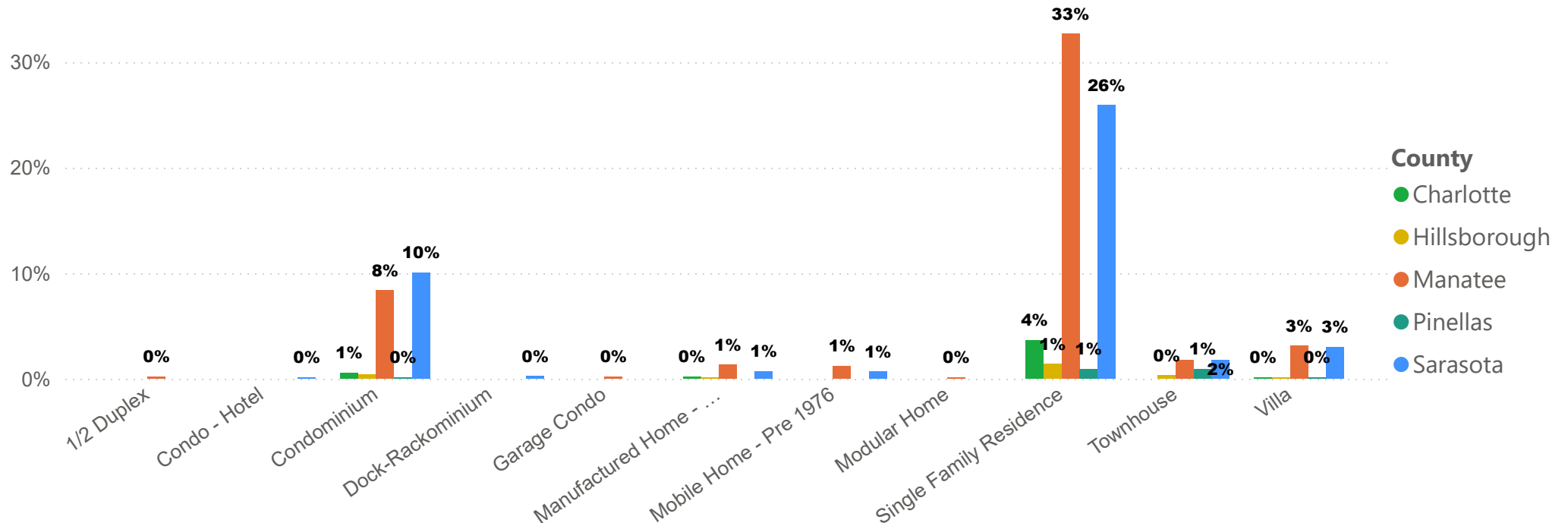
**Four Year Sales and  
Inventory History 2022 -  
2026. Compiled from  
Monthly Sales and  
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
06/30/2022	1617	659,271	656,417	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	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	643,033	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	700,551	97%	51	5904	5.62
12/31/2023	1139	738,566	712,936	97%	54	6078	5.34
01/31/2024	878	801,695	762,526	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	745,243	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	9810	6.61
06/30/2025	1431	658,146	620,267	94%	89	9406	6.57
07/31/2025	1266	663,215	623,947	94%	93	8715	6.88
08/31/2025	1231	672,784	635,740	94%	101	8108	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	8217	6.43
11/30/2025	1076	658,058	623,587	95%	101	8257	7.67
12/31/2025	1409	677,826	643,667	95%	100	8447	6.00
01/31/2026	1077	689,599	650,068	94%	100	8894	8.26
02/28/2026	1281	711,211	668,787	94%	105	9031	7.05
03/31/2026	1898	686,226	648,296	94%	97	8934	4.71
04/30/2026	1693	771,475	731,388	95%	96	8743	5.16
05/31/2026	1656	672,670	638,993	95%	93	8060	4.87

## 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%
Condominium	1%	0%	8%	0%	10%	19%
Dock-Rackominium					0%	0%
Garage Condo			0%			0%
Manufactured Home - Post 1977	0%	0%	1%		1%	2%
Mobile Home - Pre 1976			1%		1%	2%
Modular Home			0%			0%
Single Family Residence	4%	1%	33%	1%	26%	64%
Townhouse		0%	2%	1%	2%	5%
Villa	0%	0%	3%	0%	3%	6%
<b>Total</b>	<b>4%</b>	<b>2%</b>	<b>49%</b>	<b>2%</b>	<b>42%</b>	<b>100</b>



Board/Association: State Month Year  
 ▲ Sarasota - Manatee FL May 2026

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

Email: [data@realtors.com](mailto: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	1			1
\$ 80,000 - 89,999			1	1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	6			6
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	6	1	1	8
\$ 180,000 - 199,999	7	3		10
\$ 200,000 - 249,999	26	16	1	43
\$ 250,000 - 299,999	32	51	9	92
\$ 300,000 - 349,999	29	98	25	152
\$ 350,000 - 399,999	24	82	51	157
\$ 400,000 - 499,999	43	115	58	216
\$ 500,000 - 599,999	14	80	41	135
\$ 600,000 - 699,999	9	38	38	85
\$ 700,000 - 799,999	8	25	32	65
\$ 800,000 - 899,999	5	26	22	53
\$ 900,000 - 999,999	2	17	23	42
\$ 1,000,000 - and over	2	67	96	165
<b>Total</b>	<b>223</b>	<b>619</b>	<b>398</b>	<b>1240</b>

**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	3			3
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	5			5
\$ 100,000 - 119,999	10			10
\$ 120,000 - 139,999	14			14
\$ 140,000 - 159,999	13	1		14
\$ 160,000 - 179,999	14			14
\$ 180,000 - 199,999	18	1		19
\$ 200,000 - 249,999	45	5	1	51
\$ 250,000 - 299,999	39	21		60
\$ 300,000 - 349,999	17	28		45
\$ 350,000 - 399,999	9	22		31
\$ 400,000 - 499,999	19	14		33
\$ 500,000 - 599,999	16	6	1	23
\$ 600,000 - 699,999	8	7	1	16
\$ 700,000 - 799,999	7	2		9
\$ 800,000 - 899,999	9	8		17
\$ 900,000 - 999,999	3	1		4
\$ 1,000,000 - and over	14	24	3	41
<b>Total</b>	<b>267</b>	<b>140</b>	<b>6</b>	<b>413</b>

**Active Listings  
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	3
\$ 50,000 - 59,999		4
\$ 60,000 - 69,999		11
\$ 70,000 - 79,999		10
\$ 80,000 - 89,999	1	23
\$ 90,000 - 99,999	3	20
\$ 100,000 - 119,999	9	39
\$ 120,000 - 139,999	17	69
\$ 140,000 - 159,999	14	103
\$ 160,000 - 179,999	20	98
\$ 180,000 - 199,999	35	107
\$ 200,000 - 249,999	119	261
\$ 250,000 - 299,999	290	311
\$ 300,000 - 349,999	423	258
\$ 350,000 - 399,999	527	166
\$ 400,000 - 499,999	695	171
\$ 500,000 - 599,999	559	140
\$ 600,000 - 699,999	387	141
\$ 700,000 - 799,999	266	81
\$ 800,000 - 899,999	199	65
\$ 900,000 - 999,999	162	64
\$ 1,000,000 - and over	1253	388
<b>Total</b>	<b>4980</b>	<b>2533</b>

**Sales Pending  
 (Under Contract)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	6	1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	3	1
\$ 100,000 - 119,999	2	11
\$ 120,000 - 139,999	2	15
\$ 140,000 - 159,999	14	20
\$ 160,000 - 179,999	7	18
\$ 180,000 - 199,999	13	24
\$ 200,000 - 249,999	66	47
\$ 250,000 - 299,999	133	70
\$ 300,000 - 349,999	198	64
\$ 350,000 - 399,999	235	43
\$ 400,000 - 499,999	368	61
\$ 500,000 - 599,999	217	40
\$ 600,000 - 699,999	208	35
\$ 700,000 - 799,999	103	33
\$ 800,000 - 899,999	90	31
\$ 900,000 - 999,999	58	23
\$ 1,000,000 - and over	308	206
<b>Total</b>	<b>2032</b>	<b>750</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	505	112
31-60	224	75
61-90	147	52
91-120	103	40
121-over	261	134
<b>Total</b>	<b>1240</b>	<b>413</b>

