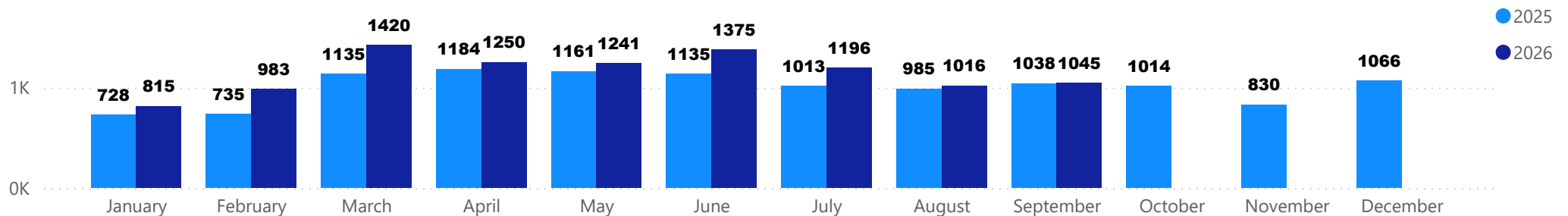




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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			2				6
\$ 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	1				9
\$ 100,000 - 119,999	2	2	1	2	3		3	4					17
\$ 120,000 - 139,999	9	1	5	5	6	2	2	8	5				43
\$ 140,000 - 159,999	5	5	5	4	4	5	4	9	3				44
\$ 160,000 - 179,999	4	4	7	7	8	6	9	9	6				60
\$ 180,000 - 199,999	7	13	10	10	10	6	14	11	14				95
\$ 200,000 - 249,999	35	39	41	47	43	55	32	37	43				372
\$ 250,000 - 299,999	62	96	103	87	92	78	97	81	69				765
\$ 300,000 - 349,999	109	116	177	150	152	147	144	118	129				1242
\$ 350,000 - 399,999	94	104	182	133	157	149	138	105	112				1174
\$ 400,000 - 499,999	131	173	253	215	216	279	213	168	203				1851
\$ 500,000 - 599,999	90	106	158	142	135	155	124	125	131				1166
\$ 600,000 - 699,999	54	70	107	101	86	131	102	81	81				813
\$ 700,000 - 799,999	44	44	81	64	65	70	59	67	56				550
\$ 800,000 - 899,999	32	34	50	39	53	67	50	47	36				408
\$ 900,000 - 999,999	18	19	40	31	42	34	38	25	27				274
\$ 1,000,000 - and over	115	153	197	211	164	187	166	117	127				1437
Total	815	983	1420	1250	1241	1375	1196	1016	1045				10341

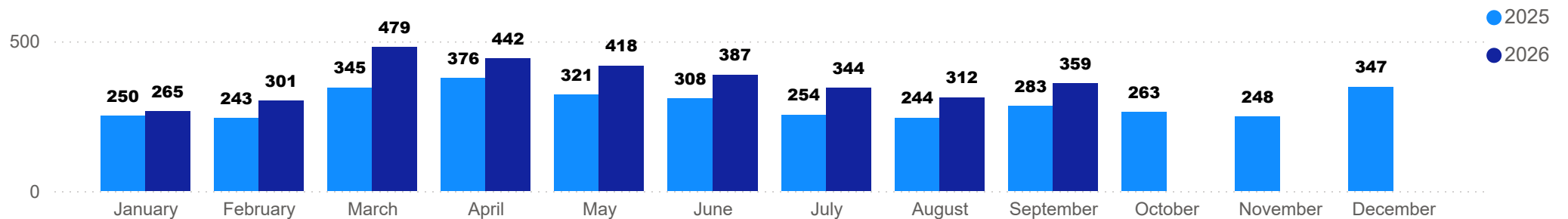




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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		2				6
\$ 50,000 - 59,999	3	1	4	1			1		1				11
\$ 60,000 - 69,999	1	1	1	1	5	3	5	2	3				22
\$ 70,000 - 79,999	3	1	3	3	3	2	3	3	3				24
\$ 80,000 - 89,999	2	2		2	1	2	1	5	1				16
\$ 90,000 - 99,999	4	5	6	8	5	5	4	3	4				44
\$ 100,000 - 119,999	6	7	9	8	10	7	2	5	7				61
\$ 120,000 - 139,999	15	9	17	8	15	17	13	10	11				115
\$ 140,000 - 159,999	13	7	21	19	14	8	20	17	13				132
\$ 160,000 - 179,999	13	10	19	25	14	12	15	12	10				130
\$ 180,000 - 199,999	10	21	11	18	19	14	11	14	12				130
\$ 200,000 - 249,999	27	40	59	53	51	42	35	53	40				400
\$ 250,000 - 299,999	34	35	69	54	60	56	43	44	57				452
\$ 300,000 - 349,999	23	29	42	44	45	51	35	39	45				353
\$ 350,000 - 399,999	20	22	48	38	31	26	29	17	35				266
\$ 400,000 - 499,999	8	21	31	33	33	28	26	17	24				221
\$ 500,000 - 599,999	12	12	28	37	23	16	17	13	12				170
\$ 600,000 - 699,999	17	19	25	17	16	18	10	16	17				155
\$ 700,000 - 799,999	11	4	8	12	10	18	17	7	7				94
\$ 800,000 - 899,999	7	5	12	12	17	8	3	7	12				83
\$ 900,000 - 999,999	5	7	4	5	4	9	6	5	2				47
\$ 1,000,000 - and over	31	43	60	44	41	45	47	23	41				375
Total	265	301	479	442	418	387	344	312	359				3307



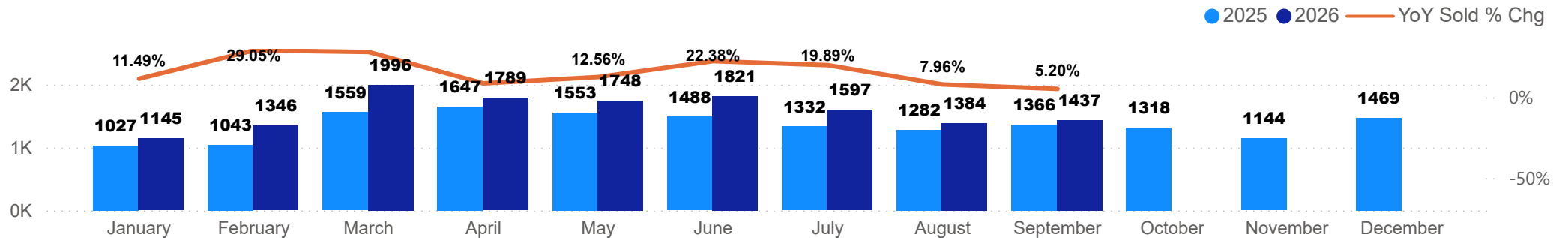


REALTOR® Association of Sarasota & Manatee

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	7				38
\$ 50,000 - 59,999	7	1	11	3	1	2	7	3	3				38
\$ 60,000 - 69,999	7	4	3	5	9	4	9	4	4				49
\$ 70,000 - 79,999	7	6	6	9	10	5	6	5	5				59
\$ 80,000 - 89,999	5	5	8	10	8	3	2	10	3				54
\$ 90,000 - 99,999	8	5	9	15	11	12	9	5	5				79
\$ 100,000 - 119,999	12	18	19	16	26	11	6	11	10				129
\$ 120,000 - 139,999	30	16	34	30	31	25	22	18	19				225
\$ 140,000 - 159,999	28	17	34	35	27	21	29	38	19				248
\$ 160,000 - 179,999	24	17	36	41	27	26	26	26	24				247
\$ 180,000 - 199,999	22	39	32	30	38	24	27	29	28				269
\$ 200,000 - 249,999	68	91	110	111	109	103	76	95	84				847
\$ 250,000 - 299,999	97	135	177	149	155	137	147	129	126				1252
\$ 300,000 - 349,999	133	146	220	194	201	199	180	158	174				1605
\$ 350,000 - 399,999	116	128	230	172	189	179	170	123	148				1455
\$ 400,000 - 499,999	139	197	287	248	250	307	239	186	227				2080
\$ 500,000 - 599,999	103	119	187	180	158	172	141	138	143				1341
\$ 600,000 - 699,999	71	89	132	119	102	149	112	98	98				970
\$ 700,000 - 799,999	56	48	89	76	74	88	76	74	63				644
\$ 800,000 - 899,999	39	39	62	51	70	76	53	54	48				492
\$ 900,000 - 999,999	23	26	44	36	46	43	44	31	29				322
\$ 1,000,000 - and over	146	196	260	255	205	232	213	143	170				1820
Total	1145	1346	1996	1789	1748	1821	1597	1384	1437				14263





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	7				42
1	44	35	54	38	56	42	31	35	28				363
2	342	438	628	569	504	462	417	397	380				4137
3	506	576	830	802	780	827	713	591	672				6297
4	211	239	396	306	327	392	346	290	295				2802
5	34	48	76	69	67	83	79	61	51				568
6+	7	9	11	5	11	15	11	9	10				88
Total	1148	1350	1999	1791	1752	1825	1600	1389	1443				14297

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	6				34
1	81	71	116	100	107	83	77	74	56				765
2	646	824	1157	1054	1031	987	896	798	807				8200
3	310	301	515	429	451	532	451	388	416				3793
4	76	94	150	123	108	156	113	85	110				1015
5	21	35	39	56	33	44	41	29	30				328
6+	11	21	19	27	18	19	19	10	18				162
Total	1148	1350	1999	1791	1752	1825	1600	1389	1443				14297

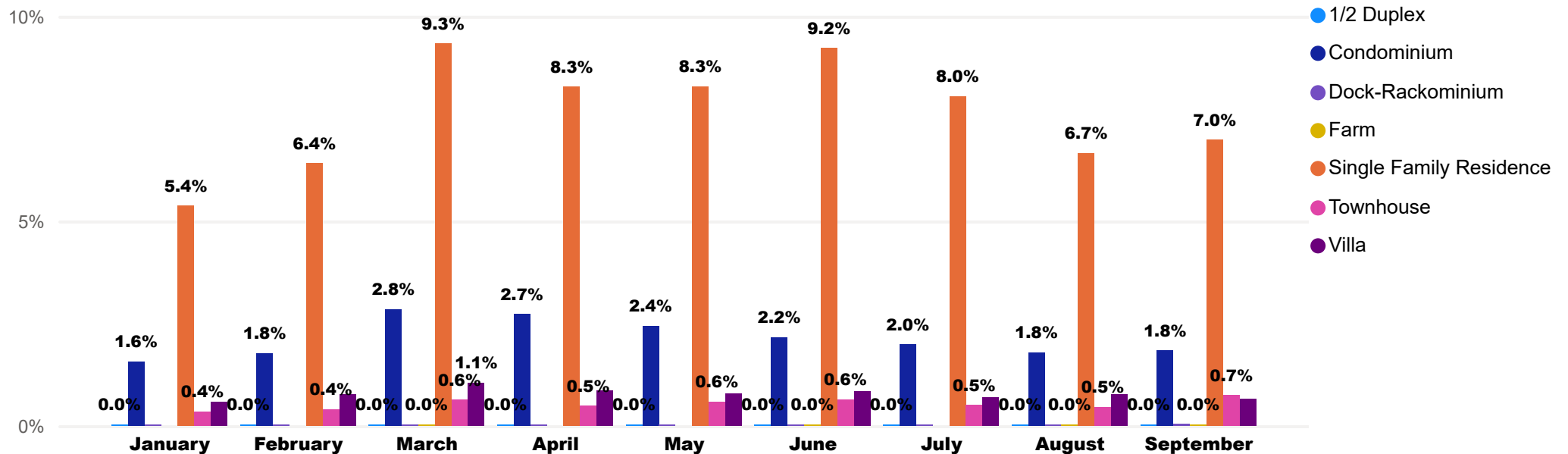


REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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	2				20
Condominium	214	242	389	373	333	295	272	245	251				2614
Dock-Rackominium	3	4	3	2	4	4	3	5	6				34
Farm			2			1		3	1				7
Single Family Residence	735	877	1276	1132	1134	1261	1100	911	955				9381
Townhouse	48	55	87	67	81	88	69	62	102				659
Villa	80	106	144	118	107	114	96	105	90				960
Total	1081	1285	1902	1696	1662	1766	1542	1334	1407				13675

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee
Multiple Listing One Month Sales and Inventory Report - September - 2...

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	4	0%	47,450	41,875	88%	114	28
\$ 50,000 - 59,999	1	0%	59,900	50,000	83%	268	2
\$ 60,000 - 69,999	3	0%	68,100	64,967	95%	111	11
\$ 70,000 - 79,999	3	0%	83,300	73,333	88%	181	15
\$ 80,000 - 89,999	1	0%	84,900	80,000	94%	100	26
\$ 90,000 - 99,999	5	0%	105,400	94,800	90%	189	28
\$ 100,000 - 119,999	7	0%	126,986	115,629	91%	169	50
\$ 120,000 - 139,999	16	1%	138,487	128,831	93%	114	85
\$ 140,000 - 159,999	16	1%	163,538	150,344	92%	131	106
\$ 160,000 - 179,999	16	1%	182,038	166,477	91%	75	125
\$ 180,000 - 199,999	26	2%	204,614	187,942	92%	58	121
\$ 200,000 - 249,999	83	6%	240,994	227,009	94%	95	366
\$ 250,000 - 299,999	126	9%	288,838	278,038	96%	83	561
\$ 300,000 - 349,999	174	12%	333,246	324,049	97%	86	604
\$ 350,000 - 399,999	148	11%	381,316	371,804	98%	81	656
\$ 400,000 - 499,999	227	16%	461,210	444,295	96%	75	905
\$ 500,000 - 599,999	143	10%	565,228	547,788	97%	67	574
\$ 600,000 - 699,999	98	7%	667,733	644,050	96%	94	399
\$ 700,000 - 799,999	63	4%	774,801	747,985	97%	78	310
\$ 800,000 - 899,999	48	3%	877,416	841,268	96%	69	224
\$ 900,000 - 999,999	29	2%	1,003,455	951,322	95%	112	160
\$ 1,000,000 - and over	169	12%	3,516,680	3,266,434	93%	112	1307
Total	1406	100%	818,914	774,341	95%	87	6663

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	38	0.27%	41,668	33,692	81%	62	28
\$ 50,000 - 59,999	38	0.27%	65,512	54,236	83%	97	2
\$ 60,000 - 69,999	49	0.34%	75,734	64,806	86%	101	11
\$ 70,000 - 79,999	59	0.41%	82,482	73,738	89%	122	15
\$ 80,000 - 89,999	54	0.38%	93,184	84,443	91%	98	26
\$ 90,000 - 99,999	79	0.55%	103,555	94,095	91%	106	28
\$ 100,000 - 119,999	129	0.90%	120,091	109,229	91%	104	50
\$ 120,000 - 139,999	225	1.58%	141,715	129,241	91%	114	85
\$ 140,000 - 159,999	248	1.74%	161,676	149,183	92%	113	106
\$ 160,000 - 179,999	247	1.73%	180,982	168,277	93%	96	125
\$ 180,000 - 199,999	269	1.89%	201,237	188,630	94%	86	121
\$ 200,000 - 249,999	847	5.94%	237,376	225,279	95%	88	366
\$ 250,000 - 299,999	1252	8.78%	286,644	276,056	96%	88	561
\$ 300,000 - 349,999	1605	11.25%	334,212	323,672	97%	83	604
\$ 350,000 - 399,999	1455	10.20%	383,990	372,458	97%	80	656
\$ 400,000 - 499,999	2080	14.58%	459,678	444,038	97%	74	905
\$ 500,000 - 599,999	1341	9.40%	565,095	545,407	97%	80	574
\$ 600,000 - 699,999	970	6.80%	670,929	645,774	96%	88	399
\$ 700,000 - 799,999	644	4.52%	777,338	743,911	96%	83	310
\$ 800,000 - 899,999	492	3.45%	885,365	843,940	95%	77	224
\$ 900,000 - 999,999	322	2.26%	997,367	945,004	95%	84	160
\$ 1,000,000 - and over	1820	12.76%	2,400,431	2,232,160	93%	99	1307
Total	14263	100.00%	691,165	654,540	95%	86	6663

**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

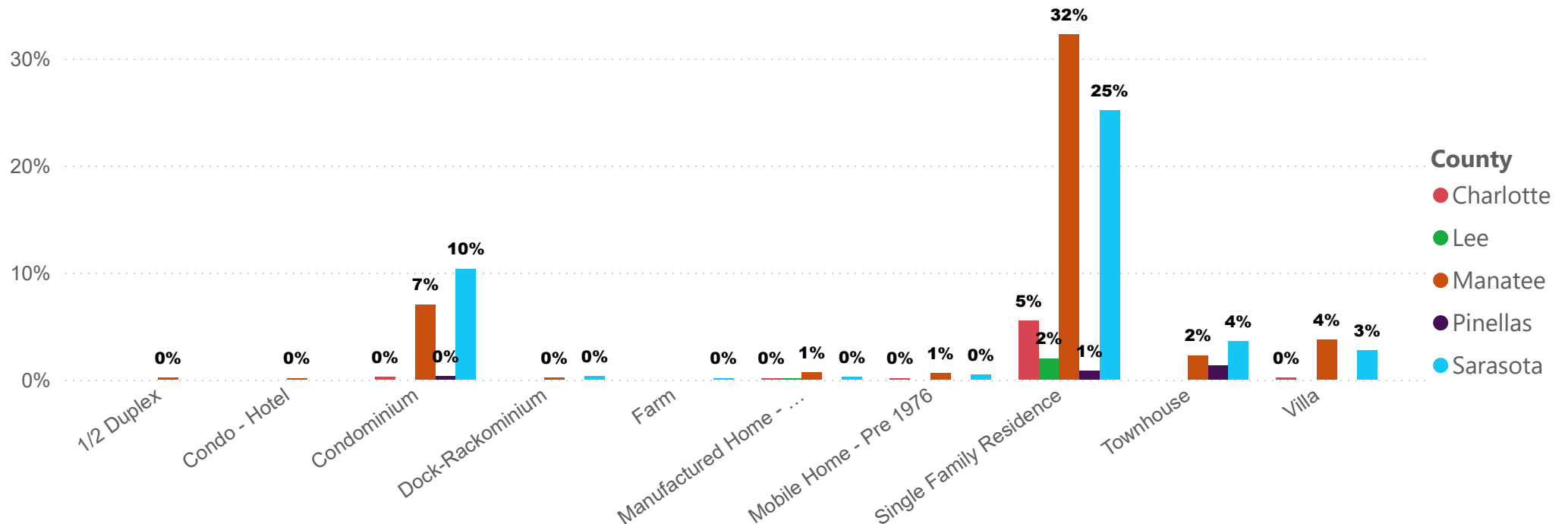
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	642,992	96%	48	4327	3.65
08/31/2023	1257	692,321	661,165	95%	52	4380	3.48
09/30/2023	1232	656,114	633,540	97%	51	4681	3.80
10/31/2023	1084	703,587	673,219	96%	55	5332	4.92
11/30/2023	1049	721,381	701,094	97%	51	5905	5.63
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	697,912	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	7516	4.98
05/31/2024	1565	752,944	718,409	95%	73	7408	4.73
06/30/2024	1268	763,684	724,671	95%	81	7289	5.75
07/31/2024	1213	673,368	641,449	95%	82	7004	5.77
08/31/2024	1113	643,130	611,513	95%	82	6804	6.11
09/30/2024	936	773,851	746,818	97%	84	6863	7.33
10/31/2024	894	775,557	747,068	96%	84	6787	7.59
11/30/2024	860	750,454	712,190	95%	94	7294	8.48
12/31/2024	1120	789,253	745,228	94%	88	7751	6.92
01/31/2025	977	787,238	745,310	95%	92	9077	9.29
02/28/2025	978	692,963	657,972	95%	89	9777	10.00
03/31/2025	1485	694,916	657,143	95%	84	10179	6.85
04/30/2025	1563	639,809	605,293	95%	87	10233	6.55
05/31/2025	1483	652,854	616,440	94%	86	9819	6.62
06/30/2025	1431	658,146	620,267	94%	89	9416	6.58
07/31/2025	1266	663,215	623,947	94%	93	8726	6.89
08/31/2025	1231	672,784	635,740	94%	101	8119	6.60
09/30/2025	1319	590,718	559,765	95%	107	7888	5.98
10/31/2025	1277	614,418	582,343	95%	106	8230	6.44
11/30/2025	1077	657,790	623,342	95%	101	8270	7.68
12/31/2025	1409	677,826	643,667	95%	100	8463	6.01
01/31/2026	1078	688,960	649,725	94%	100	8916	8.27
02/28/2026	1281	711,211	668,787	94%	105	9063	7.07
03/31/2026	1899	685,865	648,140	94%	97	8982	4.73
04/30/2026	1694	771,129	731,060	95%	96	8836	5.22
05/31/2026	1658	671,002	637,342	95%	93	8288	5.00
06/30/2026	1762	702,188	668,883	95%	90	7890	4.48
07/31/2026	1539	734,072	695,809	95%	94	7461	4.85
08/31/2026	1329	646,821	615,328	95%	94	6904	5.19
09/30/2026	1401	822,116	777,274	95%	96	6663	4.76

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Lee	Manatee	Pinellas	Sarasota	Total
1/2 Duplex			0%			0%
Condo - Hotel			0%			0%
Condominium	0%		7%	0%	10%	18%
Dock-Rackominium			0%		0%	0%
Farm					0%	0%
Manufactured Home - Post 1977	0%	0%	1%		0%	1%
Mobile Home - Pre 1976	0%		1%		0%	1%
Single Family Residence	5%	2%	32%	1%	25%	66%
Townhouse			2%	1%	4%	7%
Villa	0%		4%		3%	7%
Total	6%	2%	47%	2%	43%	100%



Board/Association: State Month Year
 ▲ Sarasota - Manatee FL September 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	2			2
\$ 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				
\$ 120,000 - 139,999	4		1	5
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999	4	2		6
\$ 180,000 - 199,999	4	9	1	14
\$ 200,000 - 249,999	19	22	2	43
\$ 250,000 - 299,999	19	41	9	69
\$ 300,000 - 349,999	18	86	25	129
\$ 350,000 - 399,999	18	69	25	112
\$ 400,000 - 499,999	47	91	65	203
\$ 500,000 - 599,999	25	67	39	131
\$ 600,000 - 699,999	8	27	46	81
\$ 700,000 - 799,999	1	34	21	56
\$ 800,000 - 899,999		20	16	36
\$ 900,000 - 999,999	1	14	12	27
\$ 1,000,000 - and over	2	50	75	127
Total	174	534	337	1045

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	1			1
\$ 60,000 - 69,999	3			3
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	4			4
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	10	1		11
\$ 140,000 - 159,999	11	1		12
\$ 160,000 - 179,999	10			10
\$ 180,000 - 199,999	10	2		12
\$ 200,000 - 249,999	35	4		39
\$ 250,000 - 299,999	28	27		55
\$ 300,000 - 349,999	17	27	1	45
\$ 350,000 - 399,999	8	27		35
\$ 400,000 - 499,999	11	12	1	24
\$ 500,000 - 599,999	9	3		12
\$ 600,000 - 699,999	13	3	1	17
\$ 700,000 - 799,999	4	3		7
\$ 800,000 - 899,999	9	2	1	12
\$ 900,000 - 999,999	1	1		2
\$ 1,000,000 - and over	11	18	12	41
Total	205	132	16	353

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		3
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999		7
\$ 70,000 - 79,999	2	10
\$ 80,000 - 89,999	3	21
\$ 90,000 - 99,999	1	24
\$ 100,000 - 119,999	7	34
\$ 120,000 - 139,999	10	72
\$ 140,000 - 159,999	12	84
\$ 160,000 - 179,999	29	86
\$ 180,000 - 199,999	27	78
\$ 200,000 - 249,999	134	211
\$ 250,000 - 299,999	282	244
\$ 300,000 - 349,999	382	202
\$ 350,000 - 399,999	513	117
\$ 400,000 - 499,999	737	143
\$ 500,000 - 599,999	443	102
\$ 600,000 - 699,999	300	100
\$ 700,000 - 799,999	239	59
\$ 800,000 - 899,999	180	38
\$ 900,000 - 999,999	111	39
\$ 1,000,000 - and over	1000	301
Total	4412	1977

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	4	5
\$ 50,000 - 59,999	1	2
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	2	
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999	4	4
\$ 100,000 - 119,999	2	9
\$ 120,000 - 139,999	4	11
\$ 140,000 - 159,999	7	13
\$ 160,000 - 179,999	11	13
\$ 180,000 - 199,999	14	12
\$ 200,000 - 249,999	43	35
\$ 250,000 - 299,999	113	57
\$ 300,000 - 349,999	154	53
\$ 350,000 - 399,999	153	29
\$ 400,000 - 499,999	250	49
\$ 500,000 - 599,999	166	35
\$ 600,000 - 699,999	110	23
\$ 700,000 - 799,999	67	19
\$ 800,000 - 899,999	52	26
\$ 900,000 - 999,999	44	15
\$ 1,000,000 - and over	212	175
Total	1413	587

Time On Market Sort	M-SF	M-Condo
0 - 30	396	90
31-60	178	54
61-90	133	49
91-120	104	27
121-over	234	133
Total	1045	353

