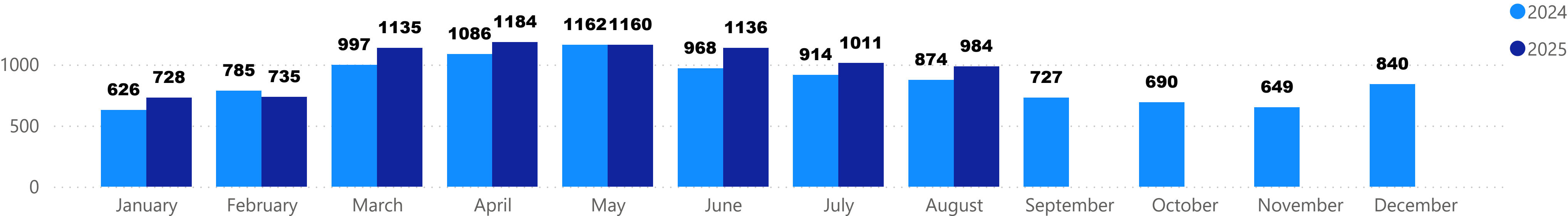




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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						2
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999		1				1	1	1					4
\$ 80,000 - 89,999		3	1	2			1	1					8
\$ 90,000 - 99,999	1		3			1	2	1					8
\$ 100,000 - 119,999		1	4	3	2	3	1	2					16
\$ 120,000 - 139,999		6	2	6	5	8	3	5					35
\$ 140,000 - 159,999	2	4	7	15	5	7	3	1					44
\$ 160,000 - 179,999	13	8	4	5	9	6	10	11					66
\$ 180,000 - 199,999	9	6	15	10	6	12	16	15					89
\$ 200,000 - 249,999	28	20	35	46	30	40	24	36					259
\$ 250,000 - 299,999	35	63	69	99	99	63	60	59					547
\$ 300,000 - 349,999	80	84	122	124	149	166	107	123					955
\$ 350,000 - 399,999	83	91	155	157	133	160	129	127					1035
\$ 400,000 - 499,999	119	124	213	223	218	214	192	169					1472
\$ 500,000 - 599,999	85	69	133	116	129	105	112	111					860
\$ 600,000 - 699,999	61	59	81	106	87	91	84	83					652
\$ 700,000 - 799,999	40	43	49	72	57	54	60	48					423
\$ 800,000 - 899,999	24	24	43	40	47	41	41	29					289
\$ 900,000 - 999,999	26	13	36	35	36	28	35	33					242
\$ 1,000,000 - and over	122	114	162	124	148	135	129	129					1063
Total	728	735	1135	1184	1160	1136	1011	984					8073

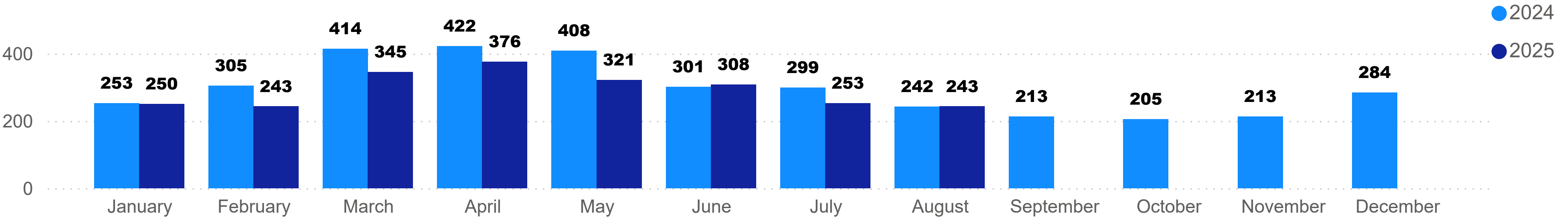




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	1	2		2		1	1						7
\$ 50,000 - 59,999					1	1							2
\$ 60,000 - 69,999		1			2	4	1	2					10
\$ 70,000 - 79,999	1	2	1		1	1	1						7
\$ 80,000 - 89,999	2	3	4	2	2	2	2	3					20
\$ 90,000 - 99,999		1	2	3	7	1	2	3					19
\$ 100,000 - 119,999	4	4	6	5	8	5	5	9					46
\$ 120,000 - 139,999	3	6	5	15	8	12	8	8					65
\$ 140,000 - 159,999	11	15	12	7	14	10	10	10					89
\$ 160,000 - 179,999	8	10	11	7	18	13	12	12					91
\$ 180,000 - 199,999	9	9	13	17	7	8	12	13					88
\$ 200,000 - 249,999	28	25	39	44	33	37	33	39					278
\$ 250,000 - 299,999	35	20	43	42	42	31	29	29					271
\$ 300,000 - 349,999	28	23	43	61	51	47	44	33					330
\$ 350,000 - 399,999	23	22	30	27	26	27	27	22					204
\$ 400,000 - 499,999	20	26	45	33	24	37	24	14					223
\$ 500,000 - 599,999	10	12	20	18	10	13	11	9					103
\$ 600,000 - 699,999	7	17	8	12	19	12	6	8					89
\$ 700,000 - 799,999	3	6	15	9	7	9	6	3					58
\$ 800,000 - 899,999	4	10	10	13	8	3	2	3					53
\$ 900,000 - 999,999	9	5	2	9	3	5	4	1					38
\$ 1,000,000 - and over	44	24	36	50	30	29	13	22					248
Total	250	243	345	376	321	308	253	243					2339

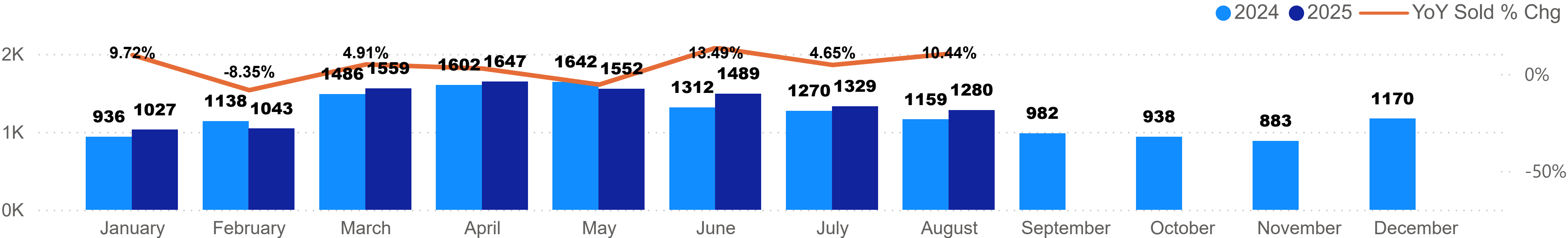




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	7	8	2	5	4	7					41
\$ 50,000 - 59,999	2	1	5	3	2	1	3	3					20
\$ 60,000 - 69,999	2	5	2	3	3	2	3	1					21
\$ 70,000 - 79,999	3	6	4	2	2	2	6	3					28
\$ 80,000 - 89,999	3	7	10	5	6	2	7	7					47
\$ 90,000 - 99,999	4	3	7	5	10	5	6	6					46
\$ 100,000 - 119,999	7	14	15	14	18	12	8	17					105
\$ 120,000 - 139,999	6	16	11	33	21	34	21	17					159
\$ 140,000 - 159,999	17	27	28	30	26	22	16	20					186
\$ 160,000 - 179,999	26	25	27	22	34	22	28	26					210
\$ 180,000 - 199,999	20	20	38	30	21	26	35	30					220
\$ 200,000 - 249,999	63	54	79	102	70	81	65	79					593
\$ 250,000 - 299,999	77	91	117	149	147	95	92	89					857
\$ 300,000 - 349,999	108	108	165	186	202	214	151	159					1293
\$ 350,000 - 399,999	109	113	187	187	160	187	158	152					1253
\$ 400,000 - 499,999	139	152	257	259	246	253	220	184					1710
\$ 500,000 - 599,999	97	81	155	135	140	118	125	120					971
\$ 600,000 - 699,999	68	76	89	119	106	104	90	91					743
\$ 700,000 - 799,999	43	49	66	84	64	63	66	51					486
\$ 800,000 - 899,999	28	34	53	53	55	44	43	33					343
\$ 900,000 - 999,999	35	18	38	44	39	33	39	34					280
\$ 1,000,000 - and over	166	139	199	174	178	164	143	151					1314
Total	1027	1043	1559	1647	1552	1489	1329	1280					10926



REALTOR® Association of Sarasota & Manatee

Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2	3	4	7	2	14	10	3					45
1	24	40	40	55	43	31	30	23					286
2	329	322	473	493	434	417	373	341					3182
3	475	475	698	763	716	664	585	557					4933
4	161	170	291	262	281	293	279	283					2020
5	32	29	50	63	73	76	47	68					438
6+	6	6	5	5	4	7	9	7					49
Total	1029	1045	1561	1648	1553	1502	1333	1282					10953

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2	2	2	4	2	13	10	2					37
1	68	70	99	107	86	97	77	75					679
2	611	646	936	1004	927	858	782	737					6501
3	229	237	382	405	409	409	323	338					2732
4	71	45	97	84	85	76	96	87					641
5	34	27	32	33	28	38	29	29					250
6+	14	18	13	11	16	11	16	14					113
Total	1029	1045	1561	1648	1553	1502	1333	1282					10953

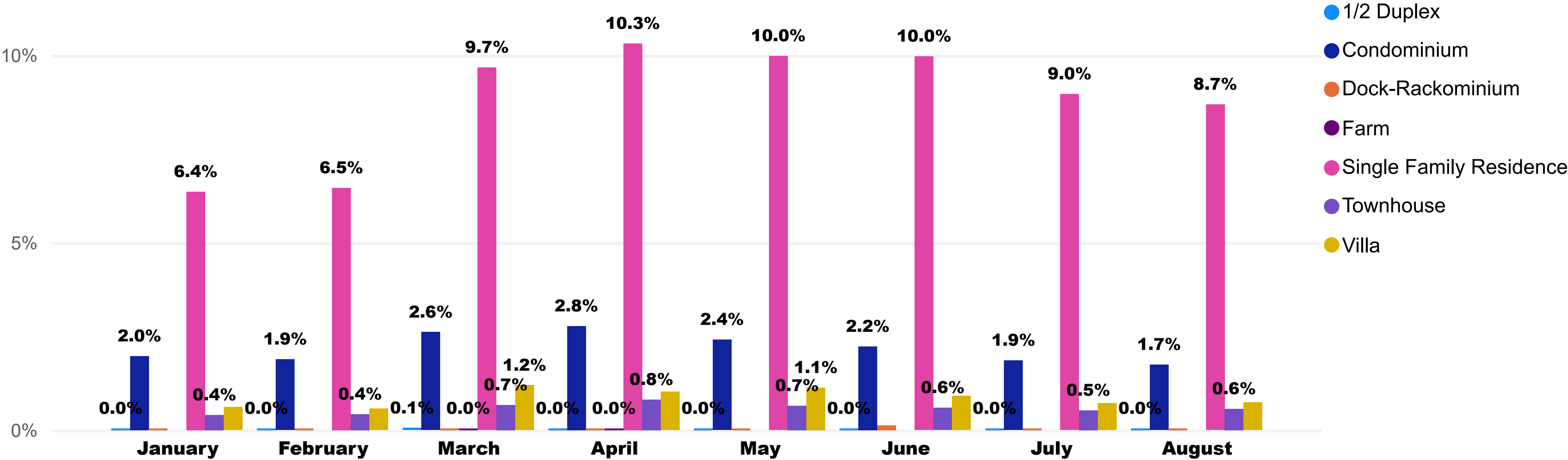


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	1	2	6	3	2	1	3	4					22
Condominium	206	197	273	290	252	233	194	182					1827
Dock-Rackominium	2	2	2	1	1	13	4	2					27
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1042	1041	936	907					7352
Townhouse	42	44	70	85	68	62	55	59					485
Villa	64	60	125	107	118	95	75	77					721
Total	979	980	1487	1564	1483	1445	1267	1231					10436

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

Multiple Listing One Month Sales and Inventory Report - August - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							7
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999	2	0%	69,988	67,750	97%	32	2
\$ 70,000 - 79,999	1	0%	81,900	70,000	85%	42	10
\$ 80,000 - 89,999	4	0%	98,450	82,375	84%	60	16
\$ 90,000 - 99,999	4	0%	100,475	95,275	95%	144	26
\$ 100,000 - 119,999	11	1%	123,227	108,891	88%	40	43
\$ 120,000 - 139,999	13	1%	145,115	130,076	90%	120	57
\$ 140,000 - 159,999	11	1%	157,709	150,564	95%	88	112
\$ 160,000 - 179,999	24	2%	182,996	170,208	93%	109	119
\$ 180,000 - 199,999	28	2%	205,032	188,413	92%	136	135
\$ 200,000 - 249,999	75	6%	243,803	226,239	93%	89	416
\$ 250,000 - 299,999	88	7%	288,214	272,675	95%	89	564
\$ 300,000 - 349,999	156	13%	333,412	324,546	97%	69	680
\$ 350,000 - 399,999	150	12%	385,426	373,857	97%	80	829
\$ 400,000 - 499,999	184	15%	460,784	446,883	97%	89	1083
\$ 500,000 - 599,999	120	10%	566,897	546,955	96%	86	749
\$ 600,000 - 699,999	91	7%	667,341	644,663	97%	84	568
\$ 700,000 - 799,999	51	4%	773,311	741,026	96%	88	437
\$ 800,000 - 899,999	33	3%	885,846	848,397	96%	75	268
\$ 900,000 - 999,999	34	3%	1,003,930	941,144	94%	93	212
\$ 1,000,000 - and over	151	12%	2,236,760	2,070,528	93%	110	1461
Total	1231	100%	669,129	633,189	95%	88	7795

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	41	0.38%	48,651	36,341	75%	74	7
\$ 50,000 - 59,999	20	0.18%	71,065	54,055	76%	48	1
\$ 60,000 - 69,999	21	0.19%	77,167	63,576	82%	94	2
\$ 70,000 - 79,999	28	0.26%	84,291	74,014	88%	102	10
\$ 80,000 - 89,999	47	0.43%	99,330	82,838	83%	86	16
\$ 90,000 - 99,999	46	0.42%	105,258	93,511	89%	109	26
\$ 100,000 - 119,999	105	0.96%	124,547	110,095	88%	76	43
\$ 120,000 - 139,999	159	1.46%	142,922	128,504	90%	97	57
\$ 140,000 - 159,999	186	1.70%	159,080	148,468	93%	77	112
\$ 160,000 - 179,999	210	1.92%	183,159	168,810	92%	85	119
\$ 180,000 - 199,999	220	2.01%	203,335	188,341	93%	90	135
\$ 200,000 - 249,999	593	5.43%	238,925	225,043	94%	80	416
\$ 250,000 - 299,999	857	7.84%	287,847	274,885	95%	77	564
\$ 300,000 - 349,999	1293	11.83%	336,664	324,737	96%	76	680
\$ 350,000 - 399,999	1253	11.47%	385,979	373,810	97%	84	829
\$ 400,000 - 499,999	1710	15.65%	458,442	442,821	97%	82	1083
\$ 500,000 - 599,999	971	8.89%	567,297	545,507	96%	81	749
\$ 600,000 - 699,999	743	6.80%	672,087	643,992	96%	76	568
\$ 700,000 - 799,999	486	4.45%	775,250	743,246	96%	72	437
\$ 800,000 - 899,999	343	3.14%	883,205	845,836	96%	68	268
\$ 900,000 - 999,999	280	2.56%	1,000,915	943,738	94%	76	212
\$ 1,000,000 - and over	1314	12.03%	2,190,783	2,026,677	93%	82	1461
Total	10926	100.00%	653,999	617,975	94%	80	7795

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.

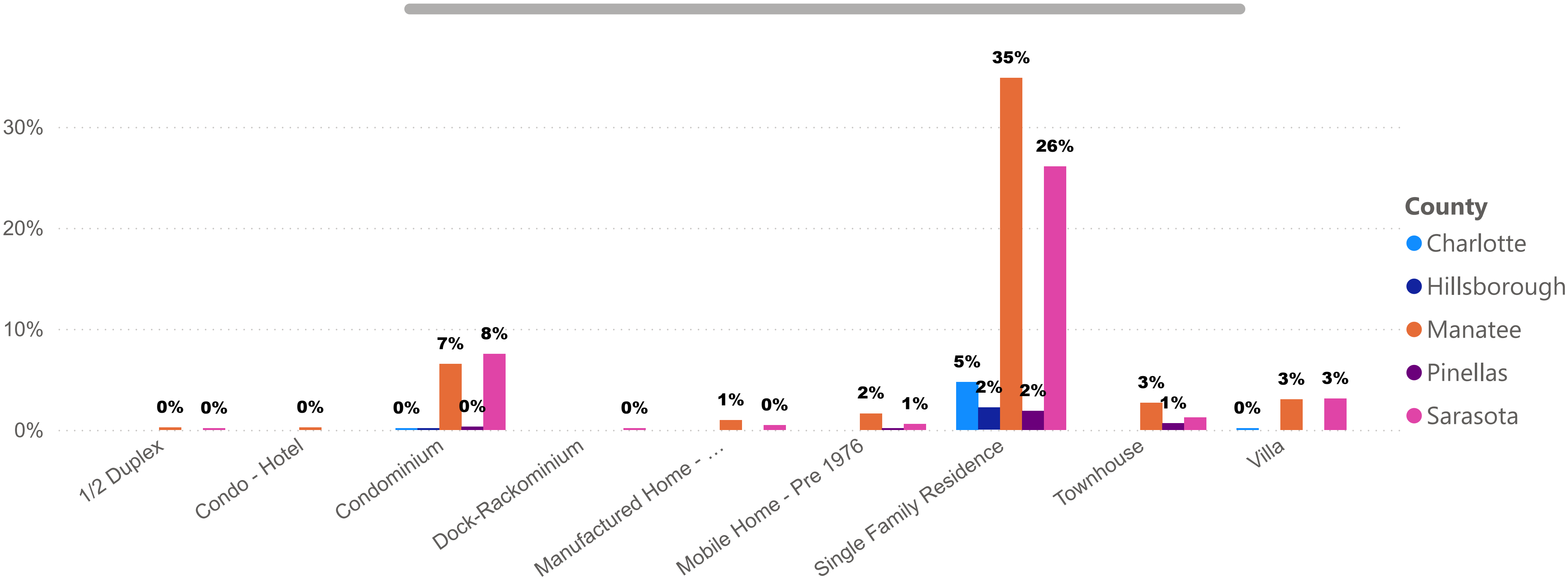
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2021	1524	548,140	541,978	99%	22	1861	1.22
10/31/2021	1498	555,096	549,268	99%	20	1683	1.12
11/30/2021	1589	549,044	545,148	99%	19	1662	1.05
12/31/2021	1688	583,671	579,099	99%	21	1461	0.87
01/31/2022	1332	643,509	634,957	99%	21	1381	1.04
02/28/2022	1312	632,538	629,668	100%	22	1397	1.06
03/31/2022	1728	640,251	644,552	101%	18	1652	0.96
04/30/2022	1747	670,571	675,435	101%	15	1976	1.13
05/31/2022	1806	655,926	658,411	100%	15	2460	1.36
06/30/2022	1617	659,271	656,355	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	4138	3.70
03/31/2023	1635	675,053	650,628	96%	48	4369	2.67
04/30/2023	1499	686,662	660,717	96%	45	4182	2.79
05/31/2023	1676	739,440	713,271	96%	46	4196	2.50
06/30/2023	1559	704,023	678,687	96%	51	4331	2.78
07/31/2023	1186	668,405	643,073	96%	48	4323	3.65
08/31/2023	1257	692,321	661,230	96%	52	4375	3.48
09/30/2023	1230	656,898	634,309	97%	51	4676	3.80
10/31/2023	1085	703,151	672,718	96%	55	5327	4.91
11/30/2023	1050	720,805	700,508	97%	51	5900	5.62
12/31/2023	1139	738,566	712,962	97%	54	6074	5.33
01/31/2024	878	801,695	762,511	95%	67	6972	7.94
02/29/2024	1085	730,790	698,069	96%	66	7404	6.82
03/31/2024	1412	758,935	722,432	95%	72	7565	5.36
04/30/2024	1509	795,856	757,661	95%	66	7508	4.98
05/31/2024	1565	752,944	718,413	95%	73	7400	4.73
06/30/2024	1268	763,684	724,705	95%	81	7283	5.74
07/31/2024	1213	673,368	641,478	95%	82	6999	5.77
08/31/2024	1113	643,130	611,507	95%	82	6798	6.11
09/30/2024	936	773,851	746,828	97%	84	6856	7.32
10/31/2024	894	775,557	747,072	96%	84	6780	7.58
11/30/2024	859	750,648	712,599	95%	95	7283	8.48
12/31/2024	1121	789,070	745,137	94%	88	7738	6.90
01/31/2025	977	787,238	745,497	95%	92	9056	9.27
02/28/2025	978	692,963	657,966	95%	89	9753	9.97
03/31/2025	1485	694,916	657,143	95%	84	10148	6.83
04/30/2025	1563	639,809	605,613	95%	87	10194	6.52
05/31/2025	1482	651,480	614,974	94%	85	9763	6.59
06/30/2025	1432	659,565	621,712	94%	89	9323	6.51
07/31/2025	1263	663,633	624,339	94%	93	8555	6.77
08/31/2025	1229	670,104	634,110	95%	101	7795	6.34

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hillsborough	Manatee	Pinellas	Sarasota	Total
1/2 Duplex			0%		0%	0%
Condo - Hotel			0%			0%
Condominium	0%	0%	7%	0%	8%	15%
Dock-Rackominium					0%	0%
Manufactured Home - Post 1977			1%		0%	1%
Mobile Home - Pre 1976			2%	0%	1%	2%
Single Family Residence	5%	2%	35%	2%	26%	70%
Townhouse			3%	1%	1%	5%
Villa	0%		3%		3%	6%
Total	5%	2%	50%	3%	39%	100



Board/Association: State Month Year
▲ Sarasota - Manatee FL August 2025

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	1			1
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999		1		1
\$ 100,000 - 119,999	1		1	2
\$ 120,000 - 139,999	4	1		5
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	9	2		11
\$ 180,000 - 199,999	10	5		15
\$ 200,000 - 249,999	19	17		36
\$ 250,000 - 299,999	21	35	3	59
\$ 300,000 - 349,999	29	76	18	123
\$ 350,000 - 399,999	24	64	39	127
\$ 400,000 - 499,999	26	81	62	169
\$ 500,000 - 599,999	7	61	43	111
\$ 600,000 - 699,999	5	39	39	83
\$ 700,000 - 799,999	3	19	26	48
\$ 800,000 - 899,999	1	13	15	29
\$ 900,000 - 999,999	1	15	17	33
\$ 1,000,000 - and over	4	38	87	129
Total	166	468	350	984

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				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	3			3
\$ 90,000 - 99,999	3			3
\$ 100,000 - 119,999	9			9
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	10			10
\$ 160,000 - 179,999	10	1	1	12
\$ 180,000 - 199,999	10	3		13
\$ 200,000 - 249,999	35	4		39
\$ 250,000 - 299,999	18	11		29
\$ 300,000 - 349,999	9	24		33
\$ 350,000 - 399,999	7	15		22
\$ 400,000 - 499,999	8	6		14
\$ 500,000 - 599,999	5	4		9
\$ 600,000 - 699,999	6	2		8
\$ 700,000 - 799,999	2	1		3
\$ 800,000 - 899,999	1	2		3
\$ 900,000 - 999,999	1			1
\$ 1,000,000 - and over	9	11	2	22
Total	154	84	3	241

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999	2	9
\$ 80,000 - 89,999		15
\$ 90,000 - 99,999	4	16
\$ 100,000 - 119,999	5	32
\$ 120,000 - 139,999	6	49
\$ 140,000 - 159,999	17	82
\$ 160,000 - 179,999	24	78
\$ 180,000 - 199,999	23	96
\$ 200,000 - 249,999	136	231
\$ 250,000 - 299,999	275	252
\$ 300,000 - 349,999	446	194
\$ 350,000 - 399,999	609	181
\$ 400,000 - 499,999	834	188
\$ 500,000 - 599,999	558	128
\$ 600,000 - 699,999	438	107
\$ 700,000 - 799,999	336	88
\$ 800,000 - 899,999	188	62
\$ 900,000 - 999,999	154	49
\$ 1,000,000 - and over	1068	301
Total	5124	2162

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999		7
\$ 100,000 - 119,999	2	7
\$ 120,000 - 139,999	5	15
\$ 140,000 - 159,999	8	13
\$ 160,000 - 179,999	13	25
\$ 180,000 - 199,999	13	9
\$ 200,000 - 249,999	55	50
\$ 250,000 - 299,999	114	57
\$ 300,000 - 349,999	161	57
\$ 350,000 - 399,999	212	47
\$ 400,000 - 499,999	278	50
\$ 500,000 - 599,999	149	26
\$ 600,000 - 699,999	130	21
\$ 700,000 - 799,999	94	17
\$ 800,000 - 899,999	61	25
\$ 900,000 - 999,999	31	16
\$ 1,000,000 - and over	182	127
Total	1508	575

Time On Market Sort	M-SF	M-Condo
0 - 30	321	62
31-60	151	36
61-90	161	34
91-120	106	26
121-over	245	83
Total	984	241

