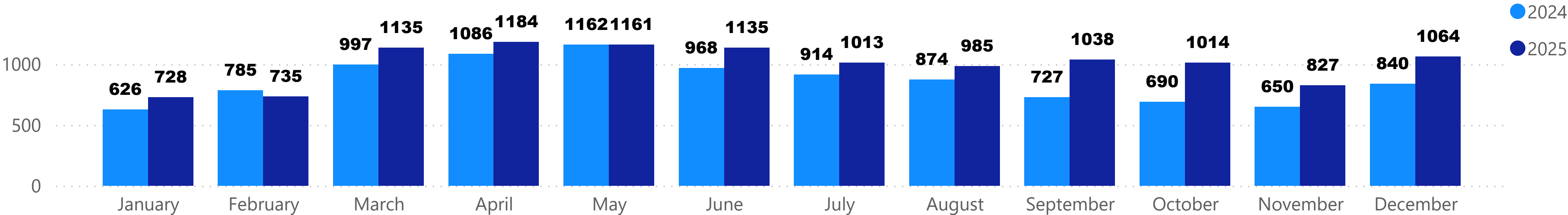




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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				1	2		6
\$ 50,000 - 59,999		1					1				1		3
\$ 60,000 - 69,999		1										1	2
\$ 70,000 - 79,999		1				1	1	1					4
\$ 80,000 - 89,999		3	1	2			1	1		2	1		11
\$ 90,000 - 99,999	1		3			1	2	1		1			9
\$ 100,000 - 119,999		1	4	3	2	3	1	2	2		2	5	25
\$ 120,000 - 139,999		6	2	6	5	8	3	5	5	5	3	2	50
\$ 140,000 - 159,999	2	4	7	15	5	7	3	1	10	7	3	2	66
\$ 160,000 - 179,999	13	8	4	5	9	6	10	11	4	9	8	7	94
\$ 180,000 - 199,999	9	6	15	10	6	12	16	15	10	5	8	2	114
\$ 200,000 - 249,999	28	20	35	46	29	40	24	36	36	39	37	33	403
\$ 250,000 - 299,999	35	63	69	99	99	63	60	59	71	79	76	93	866
\$ 300,000 - 349,999	80	84	122	124	150	166	107	123	114	142	89	119	1420
\$ 350,000 - 399,999	83	91	155	157	133	160	129	127	153	137	117	140	1582
\$ 400,000 - 499,999	119	124	213	223	218	214	193	169	191	186	129	188	2167
\$ 500,000 - 599,999	85	69	133	116	129	105	112	111	114	115	94	121	1304
\$ 600,000 - 699,999	61	59	81	106	87	91	85	83	95	77	67	89	981
\$ 700,000 - 799,999	40	43	49	72	57	54	60	48	60	47	42	62	634
\$ 800,000 - 899,999	24	24	43	40	47	41	41	29	37	35	28	48	437
\$ 900,000 - 999,999	26	13	36	35	36	28	35	33	15	20	11	23	311
\$ 1,000,000 - and over	122	114	162	124	149	134	129	130	121	107	109	129	1530
Total	728	735	1135	1184	1161	1135	1013	985	1038	1014	827	1064	12019

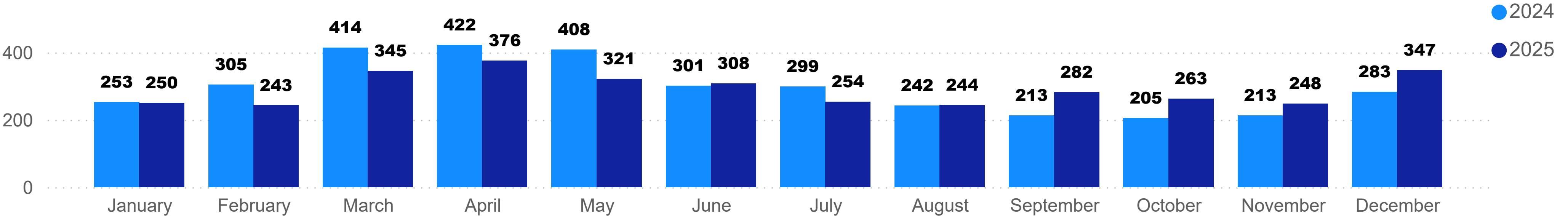




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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		1		1	3	12
\$ 50,000 - 59,999					1	1				2		1	5
\$ 60,000 - 69,999		1			2	4	1	2	1	1	2	1	15
\$ 70,000 - 79,999	1	2	1		1	1	1	1	3	1	2	5	19
\$ 80,000 - 89,999	2	3	4	2	2	2	2	3	3	4	1	4	32
\$ 90,000 - 99,999		1	2	3	7	1	2	3	3	3	6	2	33
\$ 100,000 - 119,999	4	4	6	5	8	5	5	9	8	10	5	7	76
\$ 120,000 - 139,999	3	6	5	15	8	12	8	8	13	7	7	6	98
\$ 140,000 - 159,999	11	15	12	7	14	10	10	10	12	10	11	14	136
\$ 160,000 - 179,999	8	10	11	7	18	13	12	12	23	11	13	19	157
\$ 180,000 - 199,999	9	9	13	17	7	8	12	13	12	13	10	12	135
\$ 200,000 - 249,999	28	25	39	44	33	37	33	39	38	37	40	48	441
\$ 250,000 - 299,999	35	20	43	42	42	31	29	29	46	36	28	46	427
\$ 300,000 - 349,999	28	23	43	61	51	47	45	33	32	31	19	31	444
\$ 350,000 - 399,999	23	22	30	27	26	27	27	22	30	27	25	37	323
\$ 400,000 - 499,999	20	26	45	33	24	37	24	14	22	20	12	27	304
\$ 500,000 - 599,999	10	12	20	18	10	13	11	9	5	7	16	16	147
\$ 600,000 - 699,999	7	17	8	12	19	12	6	8	5	10	13	14	131
\$ 700,000 - 799,999	3	6	15	9	7	9	6	3	1	8	5	8	80
\$ 800,000 - 899,999	4	10	10	13	8	3	2	3	6	3	5	4	71
\$ 900,000 - 999,999	9	5	2	9	3	5	4	1	5	6	4	9	62
\$ 1,000,000 - and over	44	24	36	50	30	29	13	22	13	16	23	33	333
Total	250	243	345	376	321	308	254	244	282	263	248	347	3481

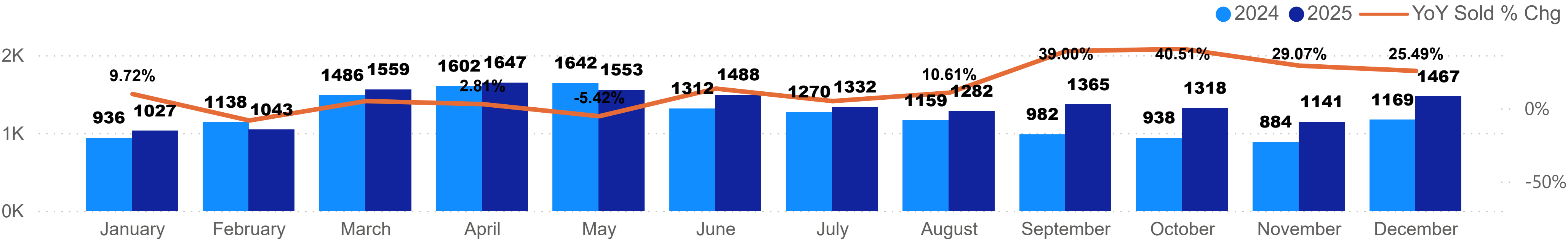




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	3	2	2	4	52
\$ 50,000 - 59,999	2	1	5	3	2	1	3	3	2	6	5	1	34
\$ 60,000 - 69,999	2	5	2	3	3	2	3	1	2	1	4	5	33
\$ 70,000 - 79,999	3	6	4	2	2	2	6	4	4	2	3	6	44
\$ 80,000 - 89,999	3	7	10	5	6	2	7	7	5	7	9	9	77
\$ 90,000 - 99,999	4	3	7	5	10	5	6	6	5	5	8	5	69
\$ 100,000 - 119,999	7	14	15	14	18	12	8	17	13	12	18	20	168
\$ 120,000 - 139,999	6	16	11	33	21	34	21	17	26	18	19	13	235
\$ 140,000 - 159,999	17	27	28	30	26	22	16	20	27	21	20	23	277
\$ 160,000 - 179,999	26	25	27	22	34	22	28	26	31	22	28	33	324
\$ 180,000 - 199,999	20	20	38	30	21	26	35	30	27	23	21	18	309
\$ 200,000 - 249,999	63	54	79	102	69	81	65	79	77	80	82	85	916
\$ 250,000 - 299,999	77	91	117	149	147	95	92	89	120	119	108	144	1348
\$ 300,000 - 349,999	108	108	165	186	203	214	152	159	148	174	109	150	1876
\$ 350,000 - 399,999	109	113	187	187	160	187	158	152	184	166	143	179	1925
\$ 400,000 - 499,999	139	152	257	259	246	253	221	184	213	206	145	215	2490
\$ 500,000 - 599,999	97	81	155	135	140	118	125	120	120	124	110	137	1462
\$ 600,000 - 699,999	68	76	89	119	106	104	91	91	100	88	80	103	1115
\$ 700,000 - 799,999	43	49	66	84	64	63	66	51	61	55	47	71	720
\$ 800,000 - 899,999	28	34	53	53	55	44	43	33	43	38	33	52	509
\$ 900,000 - 999,999	35	18	38	44	39	33	39	34	20	26	15	32	373
\$ 1,000,000 - and over	166	139	199	174	179	163	143	152	134	123	132	162	1866
Total	1027	1043	1559	1647	1553	1488	1332	1282	1365	1318	1141	1467	16222



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	4	4	3	6	62
1	24	40	40	55	43	31	30	23	30	25	35	34	410
2	329	322	473	493	434	417	374	342	364	340	338	401	4627
3	475	475	698	763	717	663	586	557	619	626	514	695	7388
4	161	170	291	262	281	293	280	283	277	263	198	276	3035
5	32	29	50	63	73	76	47	68	63	54	47	50	652
6+	6	6	5	5	4	7	9	8	10	10	8	9	87
Total	1029	1045	1561	1648	1554	1501	1336	1284	1367	1322	1143	1471	16261

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	3	4	2	4	50
1	68	70	99	107	86	97	77	75	59	70	81	76	965
2	611	646	936	1004	927	858	784	738	819	787	656	867	9633
3	229	237	382	405	410	408	324	338	357	349	291	375	4105
4	71	45	97	84	85	76	96	87	84	70	72	102	969
5	34	27	32	33	28	38	29	29	37	27	28	33	375
6+	14	18	13	11	16	11	16	15	8	15	13	14	164
Total	1029	1045	1561	1648	1554	1501	1336	1284	1367	1322	1143	1471	16261

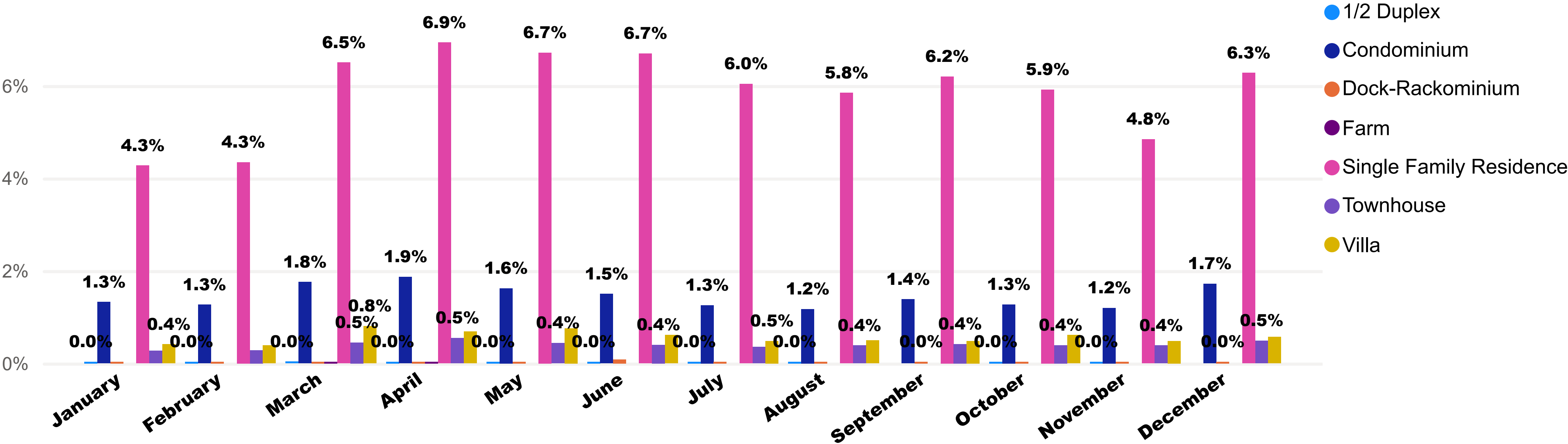


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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		4	1		27
Condominium	206	197	273	290	252	233	195	182	215	198	186	267	2694
Dock-Rackominium	2	2	2	1	1	13	4	2	2	4	2	4	39
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1043	1040	938	908	963	919	752	975	10964
Townhouse	42	44	70	85	68	62	55	60	65	61	60	76	748
Villa	64	60	125	107	118	95	75	77	75	95	75	89	1055
Total	979	980	1487	1564	1484	1444	1270	1233	1320	1281	1076	1411	15529

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0%	45,667	36,500	80%	91	7
\$ 50,000 - 59,999	1	0%	57,000	55,000	96%	3	
\$ 60,000 - 69,999	2	0%	72,000	63,500	88%	191	6
\$ 70,000 - 79,999	5	0%	78,080	74,300	95%	129	19
\$ 80,000 - 89,999	4	0%	87,975	83,725	95%	114	12
\$ 90,000 - 99,999	2	0%	120,000	94,000	78%	96	25
\$ 100,000 - 119,999	12	1%	113,641	106,742	94%	26	39
\$ 120,000 - 139,999	8	1%	146,738	131,908	90%	98	94
\$ 140,000 - 159,999	16	1%	162,094	150,450	93%	73	93
\$ 160,000 - 179,999	26	2%	180,731	168,492	93%	84	120
\$ 180,000 - 199,999	14	1%	200,836	188,643	94%	70	171
\$ 200,000 - 249,999	81	6%	239,699	229,160	96%	85	422
\$ 250,000 - 299,999	139	10%	288,013	274,425	95%	85	647
\$ 300,000 - 349,999	150	11%	336,416	324,287	96%	87	732
\$ 350,000 - 399,999	177	13%	383,818	371,446	97%	89	801
\$ 400,000 - 499,999	215	15%	460,423	445,281	97%	91	1077
\$ 500,000 - 599,999	137	10%	565,190	544,359	96%	91	730
\$ 600,000 - 699,999	103	7%	671,858	644,715	96%	82	585
\$ 700,000 - 799,999	71	5%	768,414	741,512	96%	72	429
\$ 800,000 - 899,999	52	4%	876,198	838,897	96%	94	289
\$ 900,000 - 999,999	32	2%	994,731	942,750	95%	62	228
\$ 1,000,000 - and over	162	11%	2,380,825	2,220,717	93%	105	1791
Total	1412	100%	676,401	642,323	95%	88	8317

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	52	0.32%	50,059	37,324	75%	77	7
\$ 50,000 - 59,999	34	0.21%	69,541	54,324	78%	58	
\$ 60,000 - 69,999	33	0.20%	75,761	63,755	84%	89	6
\$ 70,000 - 79,999	44	0.27%	84,830	74,075	87%	117	19
\$ 80,000 - 89,999	77	0.47%	97,013	83,471	86%	97	12
\$ 90,000 - 99,999	69	0.43%	104,909	93,525	89%	117	25
\$ 100,000 - 119,999	168	1.04%	123,427	109,714	89%	84	39
\$ 120,000 - 139,999	235	1.45%	141,507	128,361	91%	93	94
\$ 140,000 - 159,999	277	1.71%	159,884	148,770	93%	88	93
\$ 160,000 - 179,999	324	2.00%	182,373	168,490	92%	89	120
\$ 180,000 - 199,999	309	1.90%	203,126	188,533	93%	92	171
\$ 200,000 - 249,999	916	5.65%	239,164	225,391	94%	86	422
\$ 250,000 - 299,999	1348	8.31%	287,777	275,113	96%	80	647
\$ 300,000 - 349,999	1876	11.56%	336,053	324,567	97%	77	732
\$ 350,000 - 399,999	1925	11.87%	385,395	373,406	97%	88	801
\$ 400,000 - 499,999	2490	15.35%	458,630	443,009	97%	85	1077
\$ 500,000 - 599,999	1462	9.01%	567,068	544,945	96%	86	730
\$ 600,000 - 699,999	1115	6.87%	673,021	644,416	96%	81	585
\$ 700,000 - 799,999	720	4.44%	774,288	743,066	96%	77	429
\$ 800,000 - 899,999	509	3.14%	881,732	844,755	96%	78	289
\$ 900,000 - 999,999	373	2.30%	998,865	942,410	94%	75	228
\$ 1,000,000 - and over	1866	11.50%	2,190,676	2,028,001	93%	87	1791
Total	16222	100.00%	641,936	607,124	95%	84	8317

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.

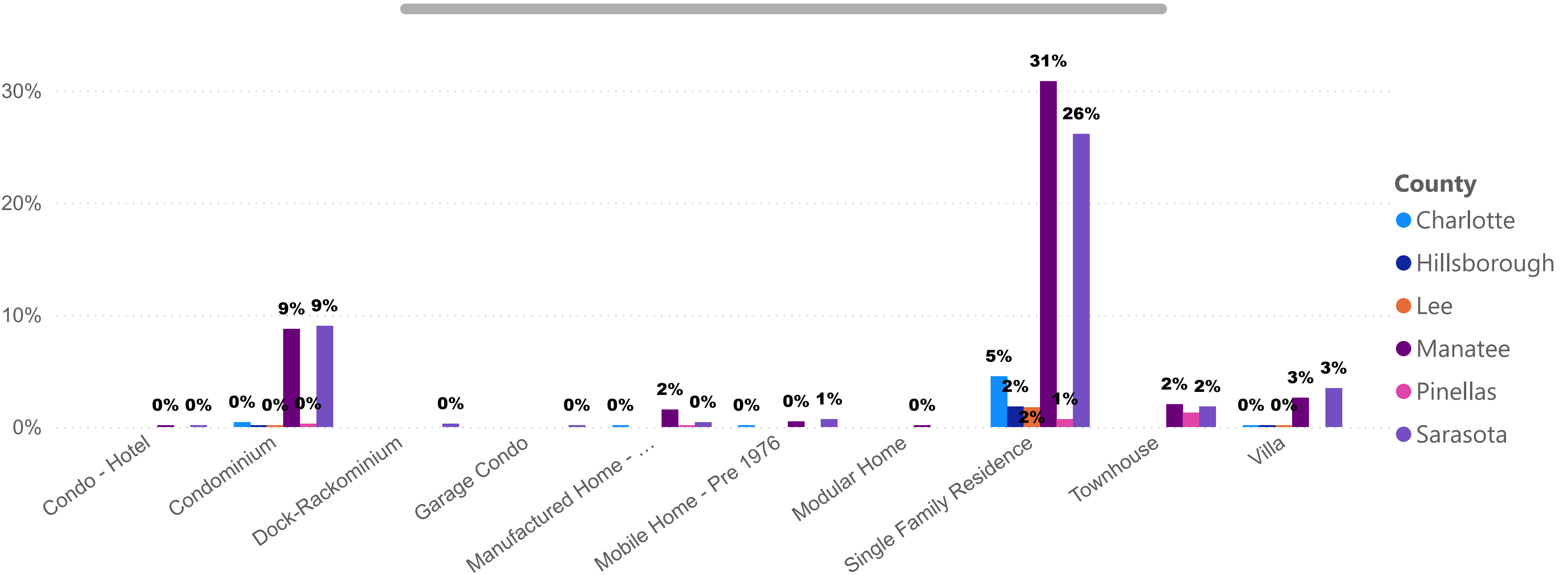
Four Year Sales and Inventory History 2022 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	643,073	96%	48	4326	3.65
08/31/2023	1257	692,321	661,230	96%	52	4378	3.48
09/30/2023	1230	656,898	634,309	97%	51	4679	3.80
10/31/2023	1085	703,151	672,718	96%	55	5330	4.91
11/30/2023	1050	720,805	700,508	97%	51	5903	5.62
12/31/2023	1139	738,566	712,962	97%	54	6077	5.34
01/31/2024	878	801,695	762,511	95%	67	6975	7.94
02/29/2024	1085	730,790	698,069	96%	66	7407	6.83
03/31/2024	1412	758,935	722,432	95%	72	7568	5.36
04/30/2024	1509	795,856	757,661	95%	66	7512	4.98
05/31/2024	1565	752,944	718,413	95%	73	7404	4.73
06/30/2024	1268	763,684	724,705	95%	81	7287	5.75
07/31/2024	1213	673,368	641,449	95%	82	7002	5.77
08/31/2024	1113	643,130	611,507	95%	82	6801	6.11
09/30/2024	936	773,851	746,828	97%	84	6860	7.33
10/31/2024	894	775,557	747,072	96%	84	6784	7.59
11/30/2024	860	750,454	712,427	95%	94	7290	8.48
12/31/2024	1120	789,253	745,288	94%	88	7746	6.92
01/31/2025	977	787,238	745,497	95%	92	9069	9.28
02/28/2025	978	692,963	657,966	95%	89	9769	9.99
03/31/2025	1485	694,916	657,143	95%	84	10169	6.85
04/30/2025	1563	639,809	605,293	95%	87	10222	6.54
05/31/2025	1483	652,854	616,440	94%	86	9805	6.61
06/30/2025	1431	658,146	620,267	94%	89	9400	6.57
07/31/2025	1266	663,215	623,947	94%	93	8705	6.88
08/31/2025	1231	672,784	635,740	94%	101	8093	6.57
09/30/2025	1318	590,920	559,944	95%	107	7857	5.96
10/31/2025	1277	614,418	582,343	95%	106	8191	6.41
11/30/2025	1074	658,674	624,138	95%	101	8199	7.63
12/31/2025	1407	678,065	643,904	95%	100	8317	5.91

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hillsborough	Lee	Manatee	Pinellas	Sarasota
Condo - Hotel				0%		0%
Condominium	0%	0%	0%	9%	0%	9%
Dock-Rackominium						0%
Garage Condo						0%
Manufactured Home - Post 1977	0%			2%	0%	0%
Mobile Home - Pre 1976	0%			0%		1%
Modular Home				0%		
Single Family Residence	5%	2%	2%	31%	1%	26%
Townhouse				2%	1%	2%
Villa	0%	0%	0%	3%		3%
Total	5%	2%	2%	47%	2%	42%



Board/Association: State Month Year
▲ Sarasota - Manatee FL December 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	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	3	2		5
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999	1	1		2
\$ 160,000 - 179,999	4	3		7
\$ 180,000 - 199,999	1	1		2
\$ 200,000 - 249,999	17	15	1	33
\$ 250,000 - 299,999	33	47	13	93
\$ 300,000 - 349,999	23	83	13	119
\$ 350,000 - 399,999	24	78	38	140
\$ 400,000 - 499,999	29	106	53	188
\$ 500,000 - 599,999	13	66	42	121
\$ 600,000 - 699,999	8	43	38	89
\$ 700,000 - 799,999	3	28	31	62
\$ 800,000 - 899,999	2	28	18	48
\$ 900,000 - 999,999	3	7	13	23
\$ 1,000,000 - and over	3	58	68	129
Total	169	567	328	1064

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	1			1
\$ 70,000 - 79,999	4			4
\$ 80,000 - 89,999	4			4
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	6	1		7
\$ 120,000 - 139,999	5	1		6
\$ 140,000 - 159,999	12	1		13
\$ 160,000 - 179,999	16	3		19
\$ 180,000 - 199,999	12			12
\$ 200,000 - 249,999	42	6		48
\$ 250,000 - 299,999	27	19		46
\$ 300,000 - 349,999	14	17		31
\$ 350,000 - 399,999	11	25	1	37
\$ 400,000 - 499,999	16	9	2	27
\$ 500,000 - 599,999	10	6		16
\$ 600,000 - 699,999	9	5		14
\$ 700,000 - 799,999	4	4		8
\$ 800,000 - 899,999	4			4
\$ 900,000 - 999,999	8	1		9
\$ 1,000,000 - and over	11	20	2	33
Total	220	118	5	343

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	4
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	5
\$ 70,000 - 79,999		18
\$ 80,000 - 89,999		10
\$ 90,000 - 99,999	2	20
\$ 100,000 - 119,999	4	31
\$ 120,000 - 139,999	20	69
\$ 140,000 - 159,999	10	75
\$ 160,000 - 179,999	20	100
\$ 180,000 - 199,999	33	128
\$ 200,000 - 249,999	140	258
\$ 250,000 - 299,999	291	321
\$ 300,000 - 349,999	473	233
\$ 350,000 - 399,999	589	205
\$ 400,000 - 499,999	818	198
\$ 500,000 - 599,999	575	167
\$ 600,000 - 699,999	438	161
\$ 700,000 - 799,999	315	123
\$ 800,000 - 899,999	209	87
\$ 900,000 - 999,999	150	72
\$ 1,000,000 - and over	1353	475
Total	5442	2760

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999	1	1
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	2	5
\$ 120,000 - 139,999	7	9
\$ 140,000 - 159,999	6	16
\$ 160,000 - 179,999	12	8
\$ 180,000 - 199,999	14	13
\$ 200,000 - 249,999	62	36
\$ 250,000 - 299,999	105	51
\$ 300,000 - 349,999	165	49
\$ 350,000 - 399,999	167	50
\$ 400,000 - 499,999	278	41
\$ 500,000 - 599,999	140	33
\$ 600,000 - 699,999	109	30
\$ 700,000 - 799,999	85	15
\$ 800,000 - 899,999	58	25
\$ 900,000 - 999,999	45	18
\$ 1,000,000 - and over	230	154
Total	1488	561

Time On Market Sort	M-SF	M-Condo
0 - 30	399	107
31-60	164	65
61-90	117	39
91-120	96	25
121-over	288	107
Total	1064	343

