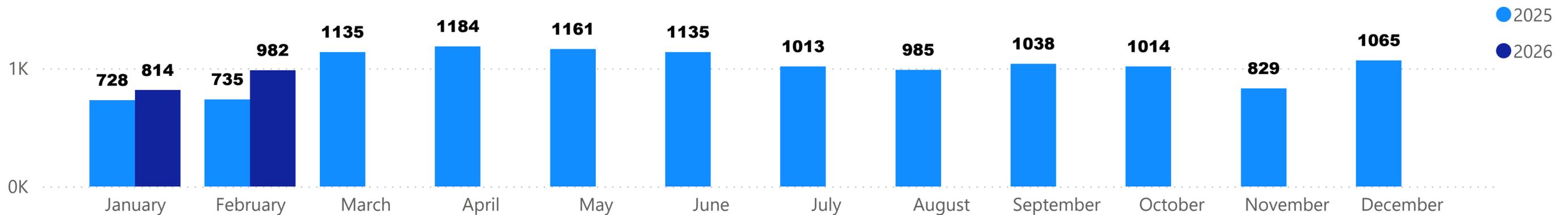


REALTOR® Association of Sarasota & Manatee

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
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999	2												2
\$ 80,000 - 89,999		1											1
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2	2											4
\$ 120,000 - 139,999	9	1											10
\$ 140,000 - 159,999	5	5											10
\$ 160,000 - 179,999	4	4											8
\$ 180,000 - 199,999	7	14											21
\$ 200,000 - 249,999	35	40											75
\$ 250,000 - 299,999	61	95											156
\$ 300,000 - 349,999	109	116											225
\$ 350,000 - 399,999	94	104											198
\$ 400,000 - 499,999	131	172											303
\$ 500,000 - 599,999	90	105											195
\$ 600,000 - 699,999	54	70											124
\$ 700,000 - 799,999	44	44											88
\$ 800,000 - 899,999	32	34											66
\$ 900,000 - 999,999	18	19											37
\$ 1,000,000 - and over	115	153											268
Total	814	982											1796



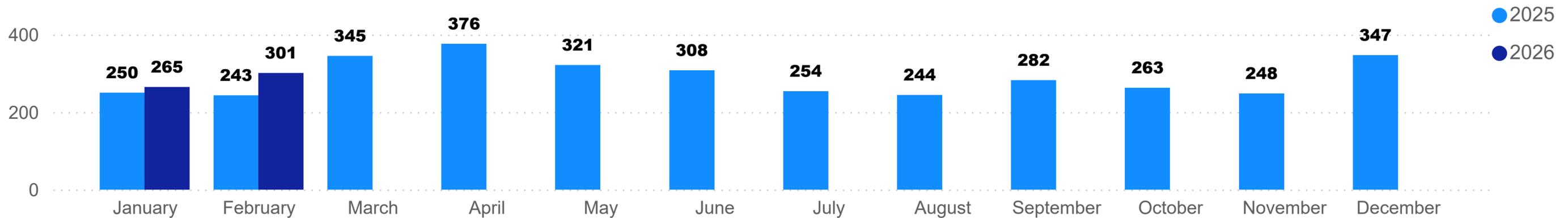


REALTOR® Association of Sarasota & Manatee

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													
\$ 50,000 - 59,999	3	1											4
\$ 60,000 - 69,999	1	1											2
\$ 70,000 - 79,999	3	1											4
\$ 80,000 - 89,999	2	2											4
\$ 90,000 - 99,999	4	5											9
\$ 100,000 - 119,999	6	7											13
\$ 120,000 - 139,999	15	9											24
\$ 140,000 - 159,999	13	7											20
\$ 160,000 - 179,999	13	10											23
\$ 180,000 - 199,999	10	21											31
\$ 200,000 - 249,999	27	40											67
\$ 250,000 - 299,999	34	35											69
\$ 300,000 - 349,999	23	29											52
\$ 350,000 - 399,999	20	22											42
\$ 400,000 - 499,999	8	21											29
\$ 500,000 - 599,999	12	12											24
\$ 600,000 - 699,999	17	19											36
\$ 700,000 - 799,999	11	4											15
\$ 800,000 - 899,999	7	5											12
\$ 900,000 - 999,999	5	7											12
\$ 1,000,000 - and over	31	43											74
Total	265	301											566

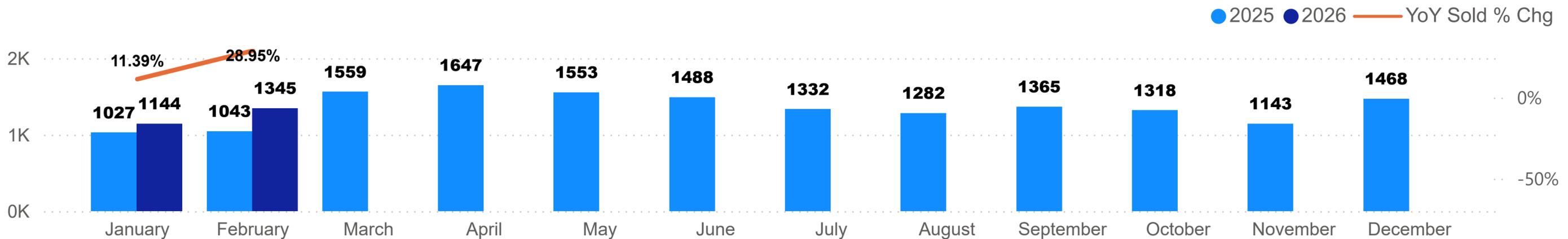


REALTOR® Association of Sarasota & Manatee

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											8
\$ 50,000 - 59,999	7	1											8
\$ 60,000 - 69,999	7	4											11
\$ 70,000 - 79,999	7	6											13
\$ 80,000 - 89,999	5	5											10
\$ 90,000 - 99,999	8	5											13
\$ 100,000 - 119,999	12	18											30
\$ 120,000 - 139,999	30	16											46
\$ 140,000 - 159,999	28	17											45
\$ 160,000 - 179,999	24	17											41
\$ 180,000 - 199,999	22	40											62
\$ 200,000 - 249,999	68	92											160
\$ 250,000 - 299,999	96	134											230
\$ 300,000 - 349,999	133	146											279
\$ 350,000 - 399,999	116	128											244
\$ 400,000 - 499,999	139	196											335
\$ 500,000 - 599,999	103	118											221
\$ 600,000 - 699,999	71	89											160
\$ 700,000 - 799,999	56	48											104
\$ 800,000 - 899,999	39	39											78
\$ 900,000 - 999,999	23	26											49
\$ 1,000,000 - and over	146	196											342
Total	1144	1345											2489



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											9
1	44	35											79
2	342	437											779
3	505	577											1082
4	211	239											450
5	34	47											81
6+	7	9											16
Total	1147	1349											2496

Sales by Bathroom Count

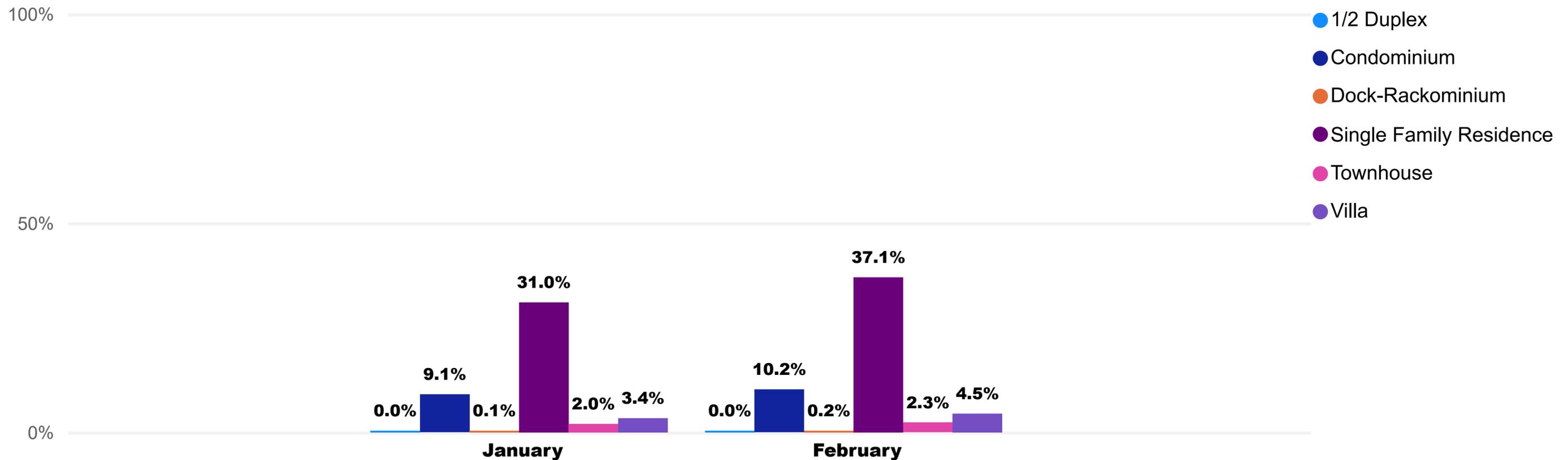
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3	4											7
1	81	72											153
2	646	823											1469
3	309	300											609
4	76	94											170
5	21	35											56
6+	11	21											32
Total	1147	1349											2496

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											2
Condominium	214	242											456
Dock-Rackominium	3	4											7
Single Family Residence	734	876											1610
Townhouse	48	55											103
Villa	80	106											186
Total	1080	1284											2364

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

Multiple Listing One Month Sales and Inventory Report - February - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	29,900	34,100	114%	7	13
\$ 50,000 - 59,999	1	0%	65,000	55,500	85%	80	
\$ 60,000 - 69,999	3	0%	71,333	63,000	88%	134	9
\$ 70,000 - 79,999	1	0%	77,500	73,500	95%	13	18
\$ 80,000 - 89,999	3	0%	91,300	82,667	91%	45	15
\$ 90,000 - 99,999	5	0%	98,780	93,800	95%	64	24
\$ 100,000 - 119,999	9	1%	120,767	107,667	89%	69	52
\$ 120,000 - 139,999	10	1%	139,180	129,220	93%	129	97
\$ 140,000 - 159,999	12	1%	164,733	151,117	92%	91	114
\$ 160,000 - 179,999	14	1%	181,107	166,564	92%	121	152
\$ 180,000 - 199,999	35	3%	202,041	188,523	93%	112	168
\$ 200,000 - 249,999	80	6%	240,208	227,459	95%	78	483
\$ 250,000 - 299,999	130	10%	291,878	278,086	95%	94	671
\$ 300,000 - 349,999	145	11%	336,315	323,980	96%	92	746
\$ 350,000 - 399,999	127	10%	381,902	370,388	97%	90	820
\$ 400,000 - 499,999	193	15%	459,536	442,564	96%	89	1047
\$ 500,000 - 599,999	118	9%	565,549	541,073	96%	76	802
\$ 600,000 - 699,999	89	7%	677,101	649,623	96%	97	624
\$ 700,000 - 799,999	48	4%	797,781	749,412	94%	98	439
\$ 800,000 - 899,999	39	3%	884,063	842,200	95%	95	356
\$ 900,000 - 999,999	26	2%	1,021,679	955,500	94%	82	253
\$ 1,000,000 - and over	196	15%	2,176,422	2,008,128	92%	107	1944
Total	1285	100%	709,141	666,747	94%	93	8847

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	8	0.32%	42,213	36,263	86%	47	13
\$ 50,000 - 59,999	8	0.32%	61,974	57,540	93%	102	
\$ 60,000 - 69,999	11	0.44%	74,318	64,280	86%	108	9
\$ 70,000 - 79,999	13	0.52%	83,279	72,615	87%	159	18
\$ 80,000 - 89,999	10	0.40%	96,320	84,960	88%	119	15
\$ 90,000 - 99,999	13	0.52%	105,331	94,069	89%	135	24
\$ 100,000 - 119,999	30	1.21%	120,060	108,950	91%	96	52
\$ 120,000 - 139,999	46	1.85%	144,941	130,989	90%	115	97
\$ 140,000 - 159,999	45	1.81%	164,599	149,079	91%	106	114
\$ 160,000 - 179,999	41	1.65%	181,117	167,763	93%	96	152
\$ 180,000 - 199,999	62	2.49%	201,844	188,481	93%	123	168
\$ 200,000 - 249,999	160	6.43%	239,921	227,921	95%	87	483
\$ 250,000 - 299,999	230	9.24%	288,895	276,062	96%	101	671
\$ 300,000 - 349,999	279	11.21%	336,418	324,121	96%	90	746
\$ 350,000 - 399,999	244	9.80%	385,114	372,088	97%	90	820
\$ 400,000 - 499,999	335	13.46%	460,798	443,887	96%	84	1047
\$ 500,000 - 599,999	221	8.88%	567,875	543,101	96%	84	802
\$ 600,000 - 699,999	160	6.43%	678,677	649,072	96%	92	624
\$ 700,000 - 799,999	104	4.18%	790,045	747,780	95%	92	439
\$ 800,000 - 899,999	78	3.13%	885,348	844,702	95%	80	356
\$ 900,000 - 999,999	49	1.97%	999,662	945,245	95%	85	253
\$ 1,000,000 - and over	342	13.74%	2,200,287	2,031,859	92%	101	1944
Total	2489	100.00%	673,565	633,857	94%	93	8847

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

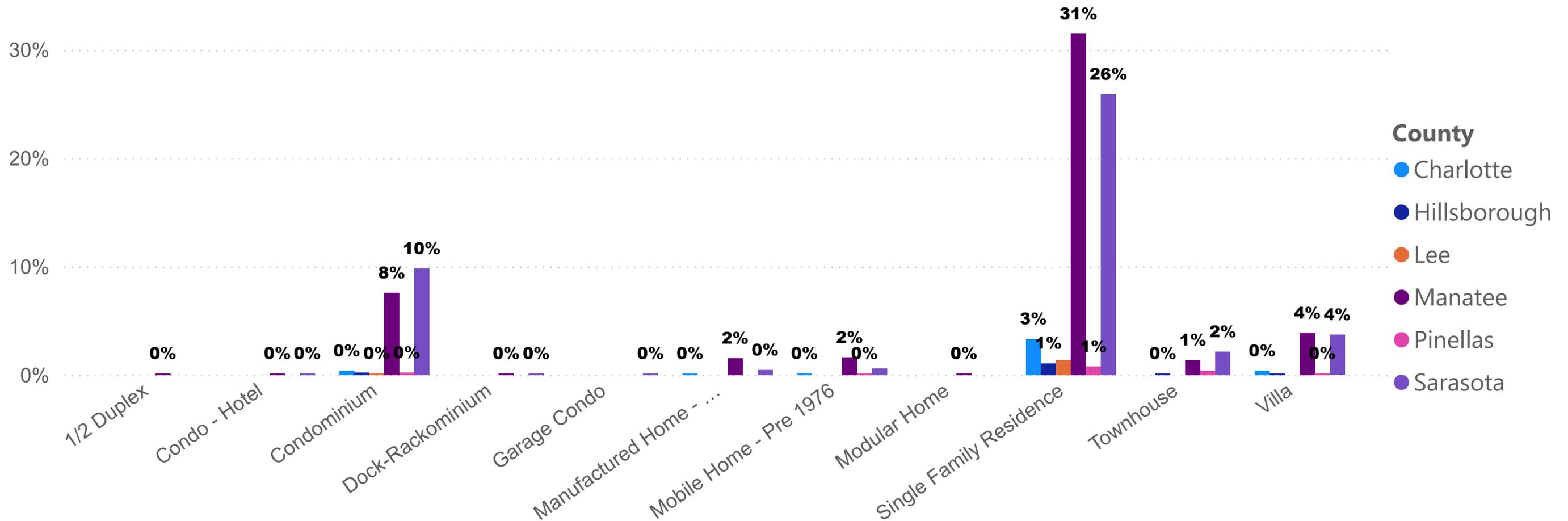
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	7513	4.98
05/31/2024	1565	752,944	718,413	95%	73	7405	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	9070	9.28
02/28/2025	978	692,963	657,966	95%	89	9770	9.99
03/31/2025	1485	694,916	657,143	95%	84	10170	6.85
04/30/2025	1563	639,809	605,293	95%	87	10223	6.54
05/31/2025	1483	652,854	616,440	94%	86	9807	6.61
06/30/2025	1431	658,146	620,267	94%	89	9403	6.57
07/31/2025	1266	663,215	623,947	94%	93	8711	6.88
08/31/2025	1231	672,784	635,740	94%	101	8102	6.58
09/30/2025	1318	590,920	559,944	95%	107	7870	5.97
10/31/2025	1277	614,418	582,343	95%	106	8208	6.43
11/30/2025	1076	658,058	623,587	95%	101	8241	7.66
12/31/2025	1408	677,853	643,698	95%	100	8416	5.98
01/31/2026	1077	689,599	650,064	94%	100	8826	8.19
02/28/2026	1280	711,084	668,575	94%	105	8847	6.91

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
1/2 Duplex				0%		
Condo - Hotel				0%		0%
Condominium	0%	0%	0%	8%	0%	10%
Dock-Rackominium				0%		0%
Garage Condo						0%
Manufactured Home - Post 1977	0%			2%		0%
Mobile Home - Pre 1976	0%			2%	0%	1%
Modular Home				0%		
Single Family Residence	3%	1%	1%	31%	1%	26%
Townhouse		0%		1%	0%	2%
Villa	0%	0%		4%	0%	4%
Total	4%	2%	2%	48%	2%	43%



**Single-Family Units
 Number of Bedrooms**

**Condominium / Cooperative Units
 Number of Bedrooms**

**Active Listings
 (Unsold Homes)**

**Sales Pending
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1	1		2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	2	2		4
\$ 180,000 - 199,999	5	9		14
\$ 200,000 - 249,999	24	15	1	40
\$ 250,000 - 299,999	39	52	4	95
\$ 300,000 - 349,999	38	65	13	116
\$ 350,000 - 399,999	28	49	27	104
\$ 400,000 - 499,999	41	82	49	172
\$ 500,000 - 599,999	23	51	31	105
\$ 600,000 - 699,999	6	38	26	70
\$ 700,000 - 799,999	1	20	23	44
\$ 800,000 - 899,999		22	12	34
\$ 900,000 - 999,999	1	7	11	19
\$ 1,000,000 - and over	4	56	93	153
Total	221	471	290	982

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999	1			1
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	4			4
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	9			9
\$ 140,000 - 159,999	6	1		7
\$ 160,000 - 179,999	8	2		10
\$ 180,000 - 199,999	19	2		21
\$ 200,000 - 249,999	36	3		39
\$ 250,000 - 299,999	19	16		35
\$ 300,000 - 349,999	13	16		29
\$ 350,000 - 399,999	9	13		22
\$ 400,000 - 499,999	14	7		21
\$ 500,000 - 599,999	5	7		12
\$ 600,000 - 699,999	13	5	1	19
\$ 700,000 - 799,999		4		4
\$ 800,000 - 899,999	3	2		5
\$ 900,000 - 999,999	5	2		7
\$ 1,000,000 - and over	24	17	2	43
Total	197	97	3	297

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	7	2
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		7
\$ 70,000 - 79,999		16
\$ 80,000 - 89,999	1	13
\$ 90,000 - 99,999	1	20
\$ 100,000 - 119,999	5	37
\$ 120,000 - 139,999	15	73
\$ 140,000 - 159,999	18	92
\$ 160,000 - 179,999	19	116
\$ 180,000 - 199,999	41	124
\$ 200,000 - 249,999	132	309
\$ 250,000 - 299,999	297	347
\$ 300,000 - 349,999	464	241
\$ 350,000 - 399,999	550	216
\$ 400,000 - 499,999	823	197
\$ 500,000 - 599,999	587	169
\$ 600,000 - 699,999	436	174
\$ 700,000 - 799,999	310	118
\$ 800,000 - 899,999	240	105
\$ 900,000 - 999,999	175	74
\$ 1,000,000 - and over	1441	494
Total	5562	2944

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	4	1
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	7
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	2	4
\$ 100,000 - 119,999	5	10
\$ 120,000 - 139,999	5	21
\$ 140,000 - 159,999	12	16
\$ 160,000 - 179,999	9	15
\$ 180,000 - 199,999	15	25
\$ 200,000 - 249,999	69	60
\$ 250,000 - 299,999	129	87
\$ 300,000 - 349,999	216	74
\$ 350,000 - 399,999	247	92
\$ 400,000 - 499,999	337	63
\$ 500,000 - 599,999	245	64
\$ 600,000 - 699,999	170	32
\$ 700,000 - 799,999	122	18
\$ 800,000 - 899,999	63	38
\$ 900,000 - 999,999	57	15
\$ 1,000,000 - and over	331	192
Total	2039	837

Time On Market Sort	M-SF	M-Condo
0 - 30	342	89
31-60	165	47
61-90	112	48
91-120	87	20
121-over	276	93
Total	982	297