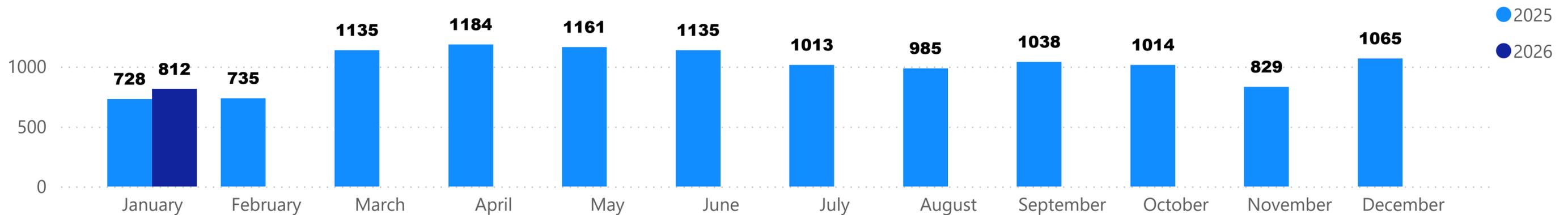


# REALTOR® Association of Sarasota & Manatee

## 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													
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	2												2
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2												2
\$ 120,000 - 139,999	9												9
\$ 140,000 - 159,999	5												5
\$ 160,000 - 179,999	4												4
\$ 180,000 - 199,999	7												7
\$ 200,000 - 249,999	35												35
\$ 250,000 - 299,999	60												60
\$ 300,000 - 349,999	109												109
\$ 350,000 - 399,999	94												94
\$ 400,000 - 499,999	131												131
\$ 500,000 - 599,999	89												89
\$ 600,000 - 699,999	54												54
\$ 700,000 - 799,999	44												44
\$ 800,000 - 899,999	32												32
\$ 900,000 - 999,999	18												18
\$ 1,000,000 - and over	115												115
<b>Total</b>	<b>812</b>												<b>812</b>



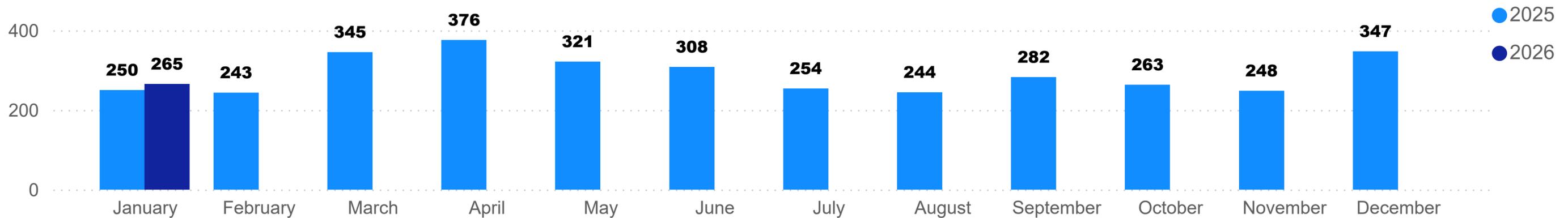


# REALTOR® Association of Sarasota & Manatee

## 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													
\$ 50,000 - 59,999	3												3
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	3												3
\$ 80,000 - 89,999	2												2
\$ 90,000 - 99,999	4												4
\$ 100,000 - 119,999	6												6
\$ 120,000 - 139,999	15												15
\$ 140,000 - 159,999	13												13
\$ 160,000 - 179,999	13												13
\$ 180,000 - 199,999	10												10
\$ 200,000 - 249,999	27												27
\$ 250,000 - 299,999	34												34
\$ 300,000 - 349,999	23												23
\$ 350,000 - 399,999	20												20
\$ 400,000 - 499,999	8												8
\$ 500,000 - 599,999	12												12
\$ 600,000 - 699,999	17												17
\$ 700,000 - 799,999	11												11
\$ 800,000 - 899,999	7												7
\$ 900,000 - 999,999	5												5
\$ 1,000,000 - and over	31												31
<b>Total</b>	<b>265</b>												<b>265</b>

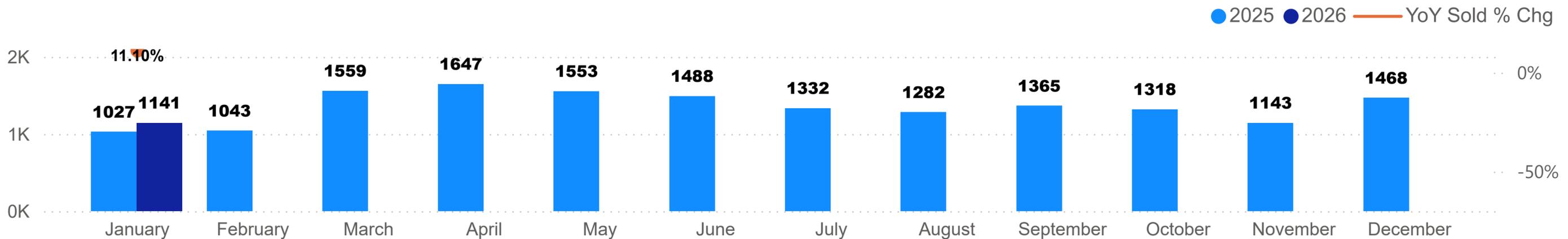




# REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

## 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
\$ 50,000 - 59,999	6												6
\$ 60,000 - 69,999	7												7
\$ 70,000 - 79,999	7												7
\$ 80,000 - 89,999	5												5
\$ 90,000 - 99,999	8												8
\$ 100,000 - 119,999	12												12
\$ 120,000 - 139,999	30												30
\$ 140,000 - 159,999	28												28
\$ 160,000 - 179,999	24												24
\$ 180,000 - 199,999	22												22
\$ 200,000 - 249,999	68												68
\$ 250,000 - 299,999	95												95
\$ 300,000 - 349,999	133												133
\$ 350,000 - 399,999	116												116
\$ 400,000 - 499,999	139												139
\$ 500,000 - 599,999	102												102
\$ 600,000 - 699,999	71												71
\$ 700,000 - 799,999	56												56
\$ 800,000 - 899,999	39												39
\$ 900,000 - 999,999	23												23
\$ 1,000,000 - and over	146												146
<b>Total</b>	<b>1141</b>												<b>1141</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												4
1	43												43
2	342												342
3	504												504
4	210												210
5	34												34
6+	7												7
<b>Total</b>	<b>1144</b>												<b>1144</b>

### Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3												3
1	80												80
2	645												645
3	308												308
4	76												76
5	21												21
6+	11												11
<b>Total</b>	<b>1144</b>												<b>1144</b>

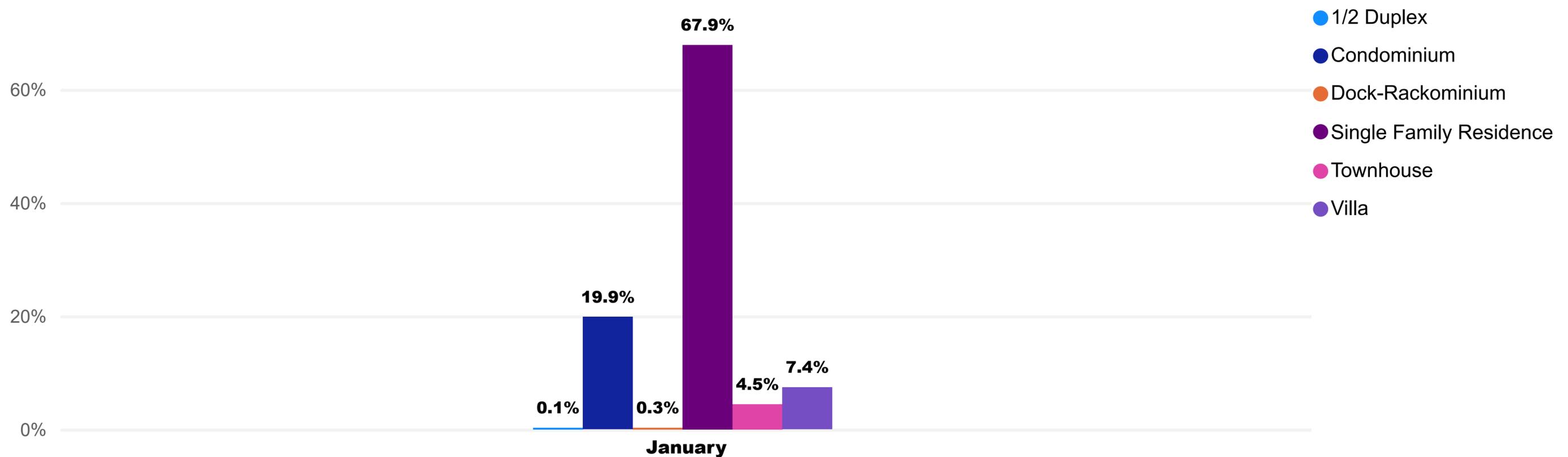
# REALTOR® Association of Sarasota & Manatee

## 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
Condominium	214												214
Dock-Rackominium	3												3
Single Family Residence	732												732
Townhouse	48												48
Villa	80												80
<b>Total</b>	<b>1078</b>												<b>1078</b>

### YTD % of Sales by Property Type





## REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							14
\$ 50,000 - 59,999	4	0%	58,975	57,729	98%	13	1
\$ 60,000 - 69,999	1	0%	69,000	63,000	91%	3	5
\$ 70,000 - 79,999	5	0%	77,755	73,900	95%	141	20
\$ 80,000 - 89,999	2	0%	88,000	83,000	94%	254	13
\$ 90,000 - 99,999	5	0%	108,780	94,800	87%	59	23
\$ 100,000 - 119,999	8	1%	125,825	111,875	89%	43	39
\$ 120,000 - 139,999	24	2%	149,667	131,833	88%	103	102
\$ 140,000 - 159,999	18	2%	164,661	147,731	90%	74	97
\$ 160,000 - 179,999	17	2%	178,047	168,435	95%	80	132
\$ 180,000 - 199,999	18	2%	198,906	188,233	95%	117	190
\$ 200,000 - 249,999	62	6%	240,576	229,503	95%	88	450
\$ 250,000 - 299,999	94	9%	285,451	274,044	96%	110	662
\$ 300,000 - 349,999	132	12%	336,062	323,975	96%	86	752
\$ 350,000 - 399,999	114	11%	388,697	374,037	96%	89	811
\$ 400,000 - 499,999	139	13%	463,208	446,348	96%	75	1064
\$ 500,000 - 599,999	101	9%	570,511	545,434	96%	90	803
\$ 600,000 - 699,999	71	7%	680,652	648,382	95%	86	623
\$ 700,000 - 799,999	55	5%	782,385	746,769	95%	87	460
\$ 800,000 - 899,999	39	4%	886,634	847,204	96%	65	326
\$ 900,000 - 999,999	23	2%	974,773	933,653	96%	88	236
\$ 1,000,000 - and over	146	14%	2,232,325	2,063,717	92%	94	1902
<b>Total</b>	<b>1078</b>	<b>100%</b>	<b>688,577</b>	<b>649,094</b>	<b>94%</b>	<b>88</b>	<b>8725</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	4	0.35%	43,950	36,250	82%	25	14
\$ 50,000 - 59,999	6	0.53%	60,965	58,303	96%	83	1
\$ 60,000 - 69,999	7	0.61%	76,357	65,439	86%	86	5
\$ 70,000 - 79,999	7	0.61%	79,096	72,929	92%	114	20
\$ 80,000 - 89,999	5	0.44%	98,960	86,320	87%	187	13
\$ 90,000 - 99,999	8	0.70%	108,050	93,863	87%	145	23
\$ 100,000 - 119,999	12	1.05%	121,375	110,876	91%	43	39
\$ 120,000 - 139,999	30	2.63%	147,193	132,143	90%	117	102
\$ 140,000 - 159,999	28	2.45%	164,873	148,470	90%	99	97
\$ 160,000 - 179,999	24	2.10%	180,100	168,267	93%	75	132
\$ 180,000 - 199,999	22	1.93%	200,186	188,482	94%	145	190
\$ 200,000 - 249,999	68	5.96%	240,007	229,268	96%	88	450
\$ 250,000 - 299,999	95	8.33%	285,599	273,791	96%	113	662
\$ 300,000 - 349,999	133	11.66%	336,316	324,118	96%	87	752
\$ 350,000 - 399,999	116	10.17%	388,717	373,881	96%	90	811
\$ 400,000 - 499,999	139	12.18%	463,208	446,348	96%	75	1064
\$ 500,000 - 599,999	102	8.94%	570,251	545,233	96%	90	803
\$ 600,000 - 699,999	71	6.22%	680,652	648,382	95%	86	623
\$ 700,000 - 799,999	56	4.91%	783,414	746,380	95%	87	460
\$ 800,000 - 899,999	39	3.42%	886,634	847,204	96%	65	326
\$ 900,000 - 999,999	23	2.02%	974,773	933,653	96%	88	236
\$ 1,000,000 - and over	146	12.80%	2,232,325	2,063,717	92%	94	1902
<b>Total</b>	<b>1141</b>	<b>100.00%</b>	<b>660,074</b>	<b>621,970</b>	<b>94%</b>	<b>91</b>	<b>8725</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

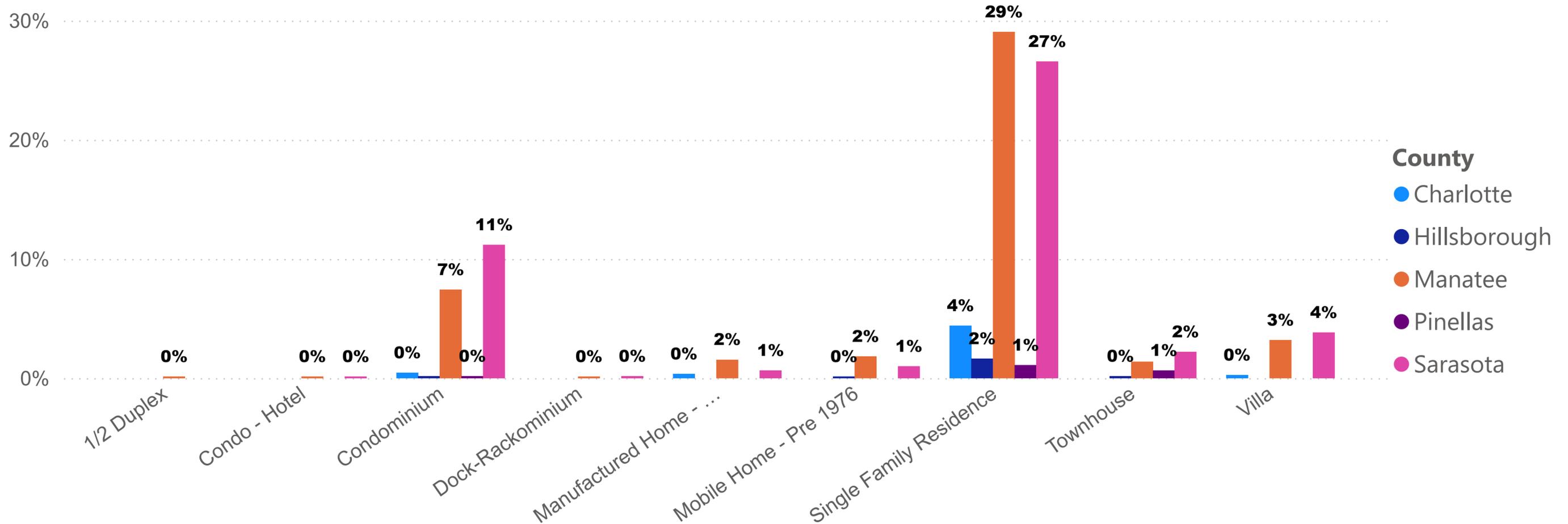
## Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	7286	5.75
07/31/2024	1213	673,368	641,449	95%	82	7001	5.77
08/31/2024	1113	643,130	611,507	95%	82	6800	6.11
09/30/2024	936	773,851	746,828	97%	84	6859	7.33
10/31/2024	894	775,557	747,072	96%	84	6783	7.59
11/30/2024	860	750,454	712,427	95%	94	7289	8.48
12/31/2024	1120	789,253	745,288	94%	88	7745	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	9401	6.57
07/31/2025	1266	663,215	623,947	94%	93	8706	6.88
08/31/2025	1231	672,784	635,740	94%	101	8095	6.58
09/30/2025	1318	590,920	559,944	95%	107	7862	5.97
10/31/2025	1277	614,418	582,343	95%	106	8198	6.42
11/30/2025	1076	658,058	623,587	95%	101	8219	7.64
12/31/2025	1408	677,853	643,706	95%	100	8378	5.95
01/31/2026	1075	690,068	650,492	94%	100	8725	8.12

## 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%
Condo - Hotel			0%		0%	0%
Condominium	0%	0%	7%	0%	11%	19%
Dock-Rackominium			0%		0%	0%
Manufactured Home - Post 1977	0%		2%		1%	3%
Mobile Home - Pre 1976		0%	2%		1%	3%
Single Family Residence	4%	2%	29%	1%	27%	63%
Townhouse		0%	1%	1%	2%	4%
Villa	0%		3%		4%	7%
<b>Total</b>	<b>5%</b>	<b>2%</b>	<b>45%</b>	<b>2%</b>	<b>46%</b>	<b>100%</b>



Board/Association: State Month Year  
 ▲ Sarasota - Manatee FL January 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**

**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				
\$ 50,000 - 59,999		1		1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999				
\$ 90,000 - 99,999		1		1
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	6	3		9
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999	4	2	1	7
\$ 200,000 - 249,999	23	11	1	35
\$ 250,000 - 299,999	21	36	3	60
\$ 300,000 - 349,999	31	65	13	109
\$ 350,000 - 399,999	20	55	19	94
\$ 400,000 - 499,999	20	55	56	131
\$ 500,000 - 599,999	7	51	31	89
\$ 600,000 - 699,999	3	31	20	54
\$ 700,000 - 799,999	4	24	16	44
\$ 800,000 - 899,999	2	14	16	32
\$ 900,000 - 999,999	2	8	8	18
\$ 1,000,000 - and over	4	49	62	115
<b>Total</b>	<b>158</b>	<b>408</b>	<b>246</b>	<b>812</b>

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999	3			3
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	3			3
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	15			15
\$ 140,000 - 159,999	12	1		13
\$ 160,000 - 179,999	11	2		13
\$ 180,000 - 199,999	9	1		10
\$ 200,000 - 249,999	23	4		27
\$ 250,000 - 299,999	20	13		33
\$ 300,000 - 349,999	9	13	1	23
\$ 350,000 - 399,999	7	13		20
\$ 400,000 - 499,999	5	3		8
\$ 500,000 - 599,999	10	2		12
\$ 600,000 - 699,999	10	7		17
\$ 700,000 - 799,999	5	6		11
\$ 800,000 - 899,999	4	3		7
\$ 900,000 - 999,999	3	2		5
\$ 1,000,000 - and over	12	19		31
<b>Total</b>	<b>172</b>	<b>89</b>	<b>1</b>	<b>262</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	6	3
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999		4
\$ 70,000 - 79,999	1	18
\$ 80,000 - 89,999	1	13
\$ 90,000 - 99,999	1	22
\$ 100,000 - 119,999	7	30
\$ 120,000 - 139,999	18	73
\$ 140,000 - 159,999	11	84
\$ 160,000 - 179,999	19	106
\$ 180,000 - 199,999	40	136
\$ 200,000 - 249,999	131	280
\$ 250,000 - 299,999	292	342
\$ 300,000 - 349,999	473	248
\$ 350,000 - 399,999	568	228
\$ 400,000 - 499,999	808	217
\$ 500,000 - 599,999	597	174
\$ 600,000 - 699,999	445	170
\$ 700,000 - 799,999	326	125
\$ 800,000 - 899,999	235	93
\$ 900,000 - 999,999	160	72
\$ 1,000,000 - and over	1405	499
<b>Total</b>	<b>5544</b>	<b>2939</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	2
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999	1	4
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	6
\$ 100,000 - 119,999	4	6
\$ 120,000 - 139,999	3	11
\$ 140,000 - 159,999	7	9
\$ 160,000 - 179,999	11	19
\$ 180,000 - 199,999	20	20
\$ 200,000 - 249,999	63	58
\$ 250,000 - 299,999	126	61
\$ 300,000 - 349,999	205	61
\$ 350,000 - 399,999	214	66
\$ 400,000 - 499,999	325	60
\$ 500,000 - 599,999	196	46
\$ 600,000 - 699,999	150	37
\$ 700,000 - 799,999	93	17
\$ 800,000 - 899,999	64	30
\$ 900,000 - 999,999	57	17
\$ 1,000,000 - and over	291	177
<b>Total</b>	<b>1833</b>	<b>710</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	290	88
31-60	149	45
61-90	98	23
91-120	75	25
121-over	200	81
<b>Total</b>	<b>812</b>	<b>262</b>

