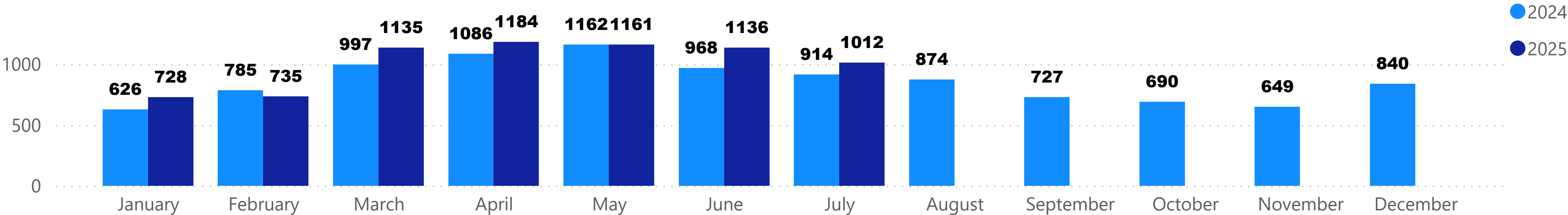




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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						3
\$ 80,000 - 89,999		3	1	2			1						7
\$ 90,000 - 99,999	1		3			1	2						7
\$ 100,000 - 119,999		1	4	3	2	3	1						14
\$ 120,000 - 139,999		6	2	6	5	8	3						30
\$ 140,000 - 159,999	2	4	7	15	5	7	3						43
\$ 160,000 - 179,999	13	8	4	5	9	6	10						55
\$ 180,000 - 199,999	9	6	15	10	6	12	16						74
\$ 200,000 - 249,999	28	20	35	46	30	40	24						223
\$ 250,000 - 299,999	35	63	69	99	99	63	60						488
\$ 300,000 - 349,999	80	84	122	124	149	166	108						833
\$ 350,000 - 399,999	83	91	155	157	133	160	129						908
\$ 400,000 - 499,999	119	124	213	223	218	214	192						1303
\$ 500,000 - 599,999	85	69	133	116	130	105	112						750
\$ 600,000 - 699,999	61	59	81	106	87	91	84						569
\$ 700,000 - 799,999	40	43	49	72	57	54	60						375
\$ 800,000 - 899,999	24	24	43	40	47	41	41						260
\$ 900,000 - 999,999	26	13	36	35	36	28	35						209
\$ 1,000,000 - and over	122	114	162	124	148	135	129						934
Total	728	735	1135	1184	1161	1136	1012						7091

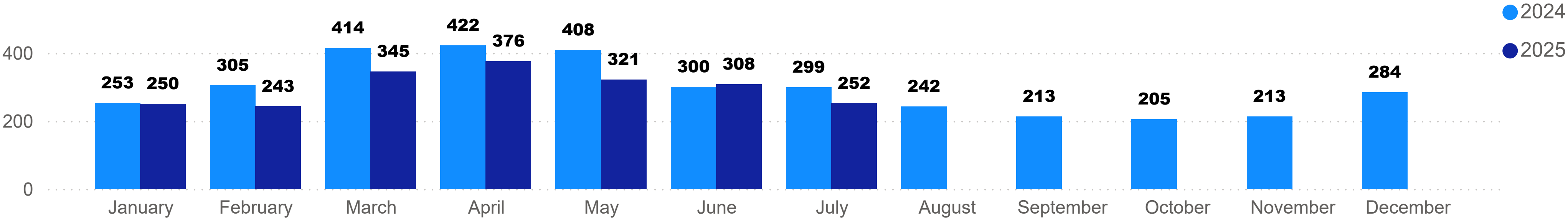




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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						8
\$ 70,000 - 79,999	1	2	1		1	1	1						7
\$ 80,000 - 89,999	2	3	4	2	2	2	2						17
\$ 90,000 - 99,999		1	2	3	7	1	2						16
\$ 100,000 - 119,999	4	4	6	5	8	5	5						37
\$ 120,000 - 139,999	3	6	5	15	8	12	8						57
\$ 140,000 - 159,999	11	15	12	7	14	10	10						79
\$ 160,000 - 179,999	8	10	11	7	18	13	12						79
\$ 180,000 - 199,999	9	9	13	17	7	8	12						75
\$ 200,000 - 249,999	28	25	39	44	33	37	33						239
\$ 250,000 - 299,999	35	20	43	42	42	31	29						242
\$ 300,000 - 349,999	28	23	43	61	51	47	43						296
\$ 350,000 - 399,999	23	22	30	27	26	27	27						182
\$ 400,000 - 499,999	20	26	45	33	24	37	24						209
\$ 500,000 - 599,999	10	12	20	18	10	13	11						94
\$ 600,000 - 699,999	7	17	8	12	19	12	6						81
\$ 700,000 - 799,999	3	6	15	9	7	9	6						55
\$ 800,000 - 899,999	4	10	10	13	8	3	2						50
\$ 900,000 - 999,999	9	5	2	9	3	5	4						37
\$ 1,000,000 - and over	44	24	36	50	30	29	13						226
Total	250	243	345	376	321	308	252						2095

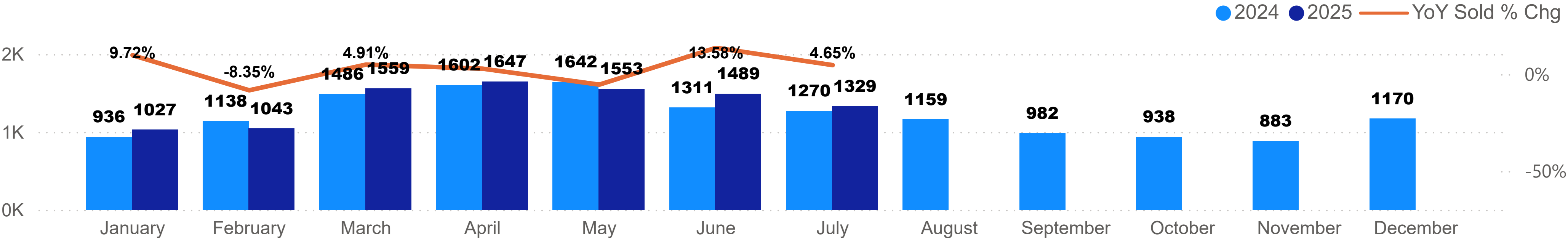




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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						34
\$ 50,000 - 59,999	2	1	5	3	2	1	3						17
\$ 60,000 - 69,999	2	5	2	3	3	2	3						20
\$ 70,000 - 79,999	3	6	4	2	2	2	6						25
\$ 80,000 - 89,999	3	7	10	5	6	2	7						40
\$ 90,000 - 99,999	4	3	7	5	10	5	6						40
\$ 100,000 - 119,999	7	14	15	14	18	12	8						88
\$ 120,000 - 139,999	6	16	11	33	21	34	21						142
\$ 140,000 - 159,999	17	27	28	30	26	22	16						166
\$ 160,000 - 179,999	26	25	27	22	34	22	28						184
\$ 180,000 - 199,999	20	20	38	30	21	26	35						190
\$ 200,000 - 249,999	63	54	79	102	70	81	65						514
\$ 250,000 - 299,999	77	91	117	149	147	95	92						768
\$ 300,000 - 349,999	108	108	165	186	202	214	151						1134
\$ 350,000 - 399,999	109	113	187	187	160	187	158						1101
\$ 400,000 - 499,999	139	152	257	259	246	253	220						1526
\$ 500,000 - 599,999	97	81	155	135	141	118	125						852
\$ 600,000 - 699,999	68	76	89	119	106	104	90						652
\$ 700,000 - 799,999	43	49	66	84	64	63	66						435
\$ 800,000 - 899,999	28	34	53	53	55	44	43						310
\$ 900,000 - 999,999	35	18	38	44	39	33	39						246
\$ 1,000,000 - and over	166	139	199	174	178	164	143						1163
Total	1027	1043	1559	1647	1553	1489	1329						9647



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						42
1	24	40	40	55	43	31	30						263
2	329	322	473	493	434	417	373						2841
3	475	475	698	763	716	664	585						4376
4	161	170	291	262	282	293	279						1738
5	32	29	50	63	73	76	47						370
6+	6	6	5	5	4	7	9						42
Total	1029	1045	1561	1648	1554	1502	1333						9672

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						35
1	68	70	99	107	86	97	77						604
2	611	646	936	1004	927	858	782						5764
3	229	237	382	405	409	409	323						2394
4	71	45	97	84	86	76	96						555
5	34	27	32	33	28	38	29						221
6+	14	18	13	11	16	11	16						99
Total	1029	1045	1561	1648	1554	1502	1333						9672

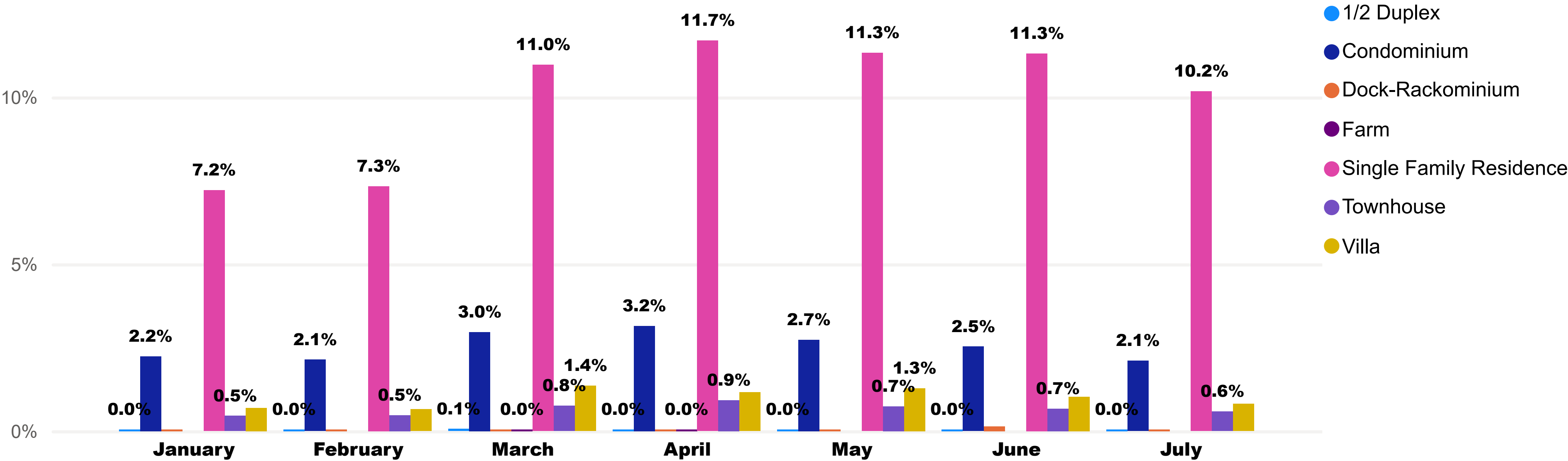


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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						18
Condominium	206	197	273	290	252	233	194						1645
Dock-Rackominium	2	2	2	1	1	13	4						25
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1043	1041	937						6447
Townhouse	42	44	70	85	68	62	54						425
Villa	64	60	125	107	118	95	75						644
Total	979	980	1487	1564	1484	1445	1267						9206

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	39,000	35,000	90%	62	6
\$ 50,000 - 59,999	1	0%	69,000	53,000	77%	7	1
\$ 60,000 - 69,999	1	0%	95,000	68,100	72%	24	2
\$ 70,000 - 79,999	2	0%	81,000	77,250	95%	74	11
\$ 80,000 - 89,999	3	0%	88,300	83,333	94%	128	19
\$ 90,000 - 99,999	4	0%	99,375	92,750	93%	129	21
\$ 100,000 - 119,999	6	0%	116,333	106,333	91%	134	37
\$ 120,000 - 139,999	11	1%	137,445	127,364	93%	118	62
\$ 140,000 - 159,999	13	1%	152,754	146,692	96%	91	111
\$ 160,000 - 179,999	22	2%	184,605	169,155	92%	103	133
\$ 180,000 - 199,999	28	2%	203,079	190,370	94%	107	161
\$ 200,000 - 249,999	57	4%	240,265	222,050	92%	81	419
\$ 250,000 - 299,999	90	7%	284,089	273,744	96%	65	636
\$ 300,000 - 349,999	151	12%	337,354	323,715	96%	71	725
\$ 350,000 - 399,999	158	12%	384,862	372,801	97%	76	859
\$ 400,000 - 499,999	220	17%	463,059	445,445	96%	79	1153
\$ 500,000 - 599,999	125	10%	574,571	548,728	96%	82	824
\$ 600,000 - 699,999	90	7%	673,879	640,377	95%	92	631
\$ 700,000 - 799,999	66	5%	777,313	741,464	95%	82	489
\$ 800,000 - 899,999	43	3%	870,115	844,086	97%	73	326
\$ 900,000 - 999,999	39	3%	1,031,212	942,065	91%	103	208
\$ 1,000,000 - and over	142	11%	2,197,643	2,017,045	92%	95	1610
Total	1273	100%	660,900	621,856	94%	82	8444

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	34	0.35%	47,623	35,058	74%	69	6
\$ 50,000 - 59,999	17	0.18%	73,312	54,476	74%	39	1
\$ 60,000 - 69,999	20	0.21%	77,530	63,505	82%	99	2
\$ 70,000 - 79,999	25	0.26%	84,730	74,096	87%	97	11
\$ 80,000 - 89,999	40	0.41%	99,518	83,098	84%	81	19
\$ 90,000 - 99,999	40	0.41%	106,375	93,385	88%	106	21
\$ 100,000 - 119,999	88	0.91%	125,011	110,264	88%	81	37
\$ 120,000 - 139,999	142	1.47%	142,664	128,423	90%	94	62
\$ 140,000 - 159,999	166	1.72%	159,017	148,348	93%	75	111
\$ 160,000 - 179,999	184	1.91%	183,306	168,669	92%	82	133
\$ 180,000 - 199,999	190	1.97%	203,131	188,307	93%	82	161
\$ 200,000 - 249,999	514	5.33%	238,280	224,902	94%	79	419
\$ 250,000 - 299,999	768	7.96%	287,756	275,170	96%	76	636
\$ 300,000 - 349,999	1134	11.75%	337,112	324,732	96%	76	725
\$ 350,000 - 399,999	1101	11.41%	386,079	373,824	97%	84	859
\$ 400,000 - 499,999	1526	15.82%	458,159	442,332	97%	81	1153
\$ 500,000 - 599,999	852	8.83%	567,371	545,326	96%	80	824
\$ 600,000 - 699,999	652	6.76%	672,749	643,899	96%	75	631
\$ 700,000 - 799,999	435	4.51%	775,478	743,506	96%	70	489
\$ 800,000 - 899,999	310	3.21%	882,924	845,563	96%	67	326
\$ 900,000 - 999,999	246	2.55%	1,000,498	944,097	94%	73	208
\$ 1,000,000 - and over	1163	12.06%	2,184,814	2,020,983	93%	78	1610
Total	9647	100.00%	654,593	618,438	94%	79	8444

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.

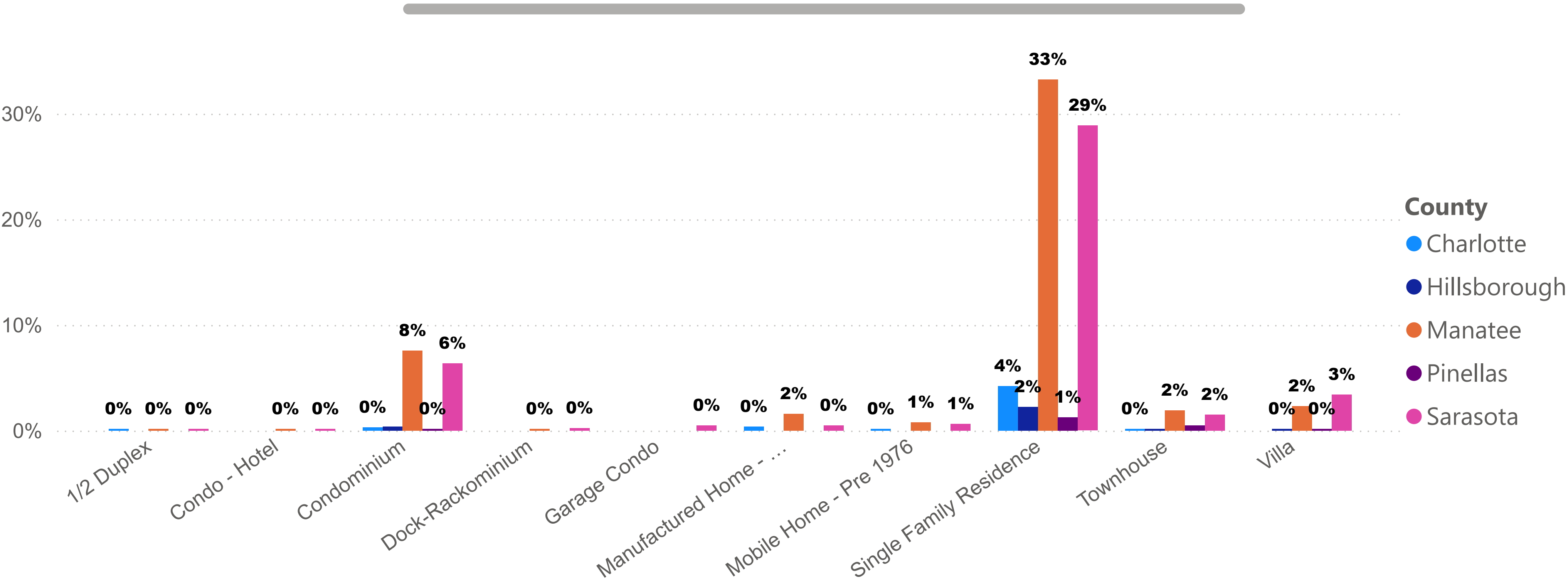
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	1556	544,021	541,587	100%	22	1808	1.16
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	1267	764,066	725,056	95%	81	7283	5.75
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	7282	8.48
12/31/2024	1121	789,070	745,137	94%	88	7736	6.90
01/31/2025	977	787,238	745,497	95%	92	9052	9.27
02/28/2025	978	692,963	657,966	95%	89	9747	9.97
03/31/2025	1485	694,916	657,143	95%	84	10141	6.83
04/30/2025	1563	639,809	605,613	95%	87	10182	6.51
05/31/2025	1483	651,434	614,940	94%	85	9736	6.57
06/30/2025	1432	659,565	621,712	94%	89	9274	6.48
07/31/2025	1263	663,633	624,339	94%	93	8444	6.69

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%	0%
Condo - Hotel			0%		0%	0%
Condominium	0%	0%	8%	0%	6%	15%
Dock-Rackominium			0%		0%	0%
Garage Condo					0%	0%
Manufactured Home - Post 1977	0%		2%		0%	2%
Mobile Home - Pre 1976	0%		1%		1%	2%
Single Family Residence	4%	2%	33%	1%	29%	70%
Townhouse	0%	0%	2%	0%	2%	4%
Villa		0%	2%	0%	3%	6%
Total	5%	3%	48%	2%	42%	100



Board/Association: State Month Year
▲ Sarasota - Manatee FL July 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	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	8	2		10
\$ 180,000 - 199,999	13	3		16
\$ 200,000 - 249,999	11	10	3	24
\$ 250,000 - 299,999	27	31	2	60
\$ 300,000 - 349,999	33	63	12	108
\$ 350,000 - 399,999	23	82	24	129
\$ 400,000 - 499,999	32	98	62	192
\$ 500,000 - 599,999	8	65	39	112
\$ 600,000 - 699,999	5	39	40	84
\$ 700,000 - 799,999	1	27	32	60
\$ 800,000 - 899,999	4	19	18	41
\$ 900,000 - 999,999		16	19	35
\$ 1,000,000 - and over	5	44	80	129
Total	180	501	331	1012

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	1			1
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	8	1		9
\$ 160,000 - 179,999	12			12
\$ 180,000 - 199,999	10	2		12
\$ 200,000 - 249,999	30	3		33
\$ 250,000 - 299,999	22	7		29
\$ 300,000 - 349,999	22	21		43
\$ 350,000 - 399,999	14	13		27
\$ 400,000 - 499,999	12	12		24
\$ 500,000 - 599,999	6	4	1	11
\$ 600,000 - 699,999	3	3		6
\$ 700,000 - 799,999	5	1		6
\$ 800,000 - 899,999	1	1		2
\$ 900,000 - 999,999	3	1		4
\$ 1,000,000 - and over	8	4	1	13
Total	173	73	2	248

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	1	8
\$ 80,000 - 89,999	1	18
\$ 90,000 - 99,999	1	20
\$ 100,000 - 119,999	4	27
\$ 120,000 - 139,999	9	47
\$ 140,000 - 159,999	17	87
\$ 160,000 - 179,999	29	90
\$ 180,000 - 199,999	33	107
\$ 200,000 - 249,999	152	229
\$ 250,000 - 299,999	279	284
\$ 300,000 - 349,999	468	206
\$ 350,000 - 399,999	596	187
\$ 400,000 - 499,999	879	213
\$ 500,000 - 599,999	622	129
\$ 600,000 - 699,999	450	127
\$ 700,000 - 799,999	357	89
\$ 800,000 - 899,999	220	80
\$ 900,000 - 999,999	149	45
\$ 1,000,000 - and over	1186	311
Total	5454	2308

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	1	4
\$ 100,000 - 119,999	3	7
\$ 120,000 - 139,999	8	7
\$ 140,000 - 159,999	8	16
\$ 160,000 - 179,999	8	20
\$ 180,000 - 199,999	22	17
\$ 200,000 - 249,999	46	34
\$ 250,000 - 299,999	102	63
\$ 300,000 - 349,999	165	67
\$ 350,000 - 399,999	221	43
\$ 400,000 - 499,999	267	42
\$ 500,000 - 599,999	152	28
\$ 600,000 - 699,999	125	21
\$ 700,000 - 799,999	98	16
\$ 800,000 - 899,999	56	25
\$ 900,000 - 999,999	33	17
\$ 1,000,000 - and over	203	136
Total	1519	564

Time On Market Sort	M-SF	M-Condo
0 - 30	325	57
31-60	197	50
61-90	133	40
91-120	138	22
121-over	219	79
Total	1012	248

