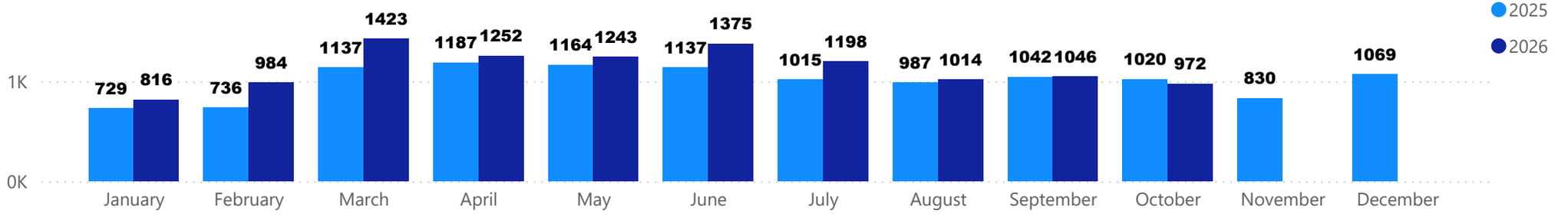
REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2026

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	1		1			2				**6**
$ 50,000 - 59,999	1							1					**2**
$ 60,000 - 69,999		2						1					**3**
$ 70,000 - 79,999	2		1		1					3			**7**
$ 80,000 - 89,999		1	1	1	2			1		1			**7**
$ 90,000 - 99,999	1				2	3	1	1	1	2			**11**
$ 100,000 - 119,999	2	2	1	2	3		3	4		3			**20**
$ 120,000 - 139,999	9	1	5	6	6	2	2	8	5	5			**49**
$ 140,000 - 159,999	5	5	5	5	6	5	4	9	3	5			**52**
$ 160,000 - 179,999	5	4	8	7	8	6	9	9	6	8			**70**
$ 180,000 - 199,999	7	13	10	10	10	6	15	11	14	7			**103**
$ 200,000 - 249,999	35	39	42	47	43	56	32	37	43	25			**399**
$ 250,000 - 299,999	62	96	103	87	92	78	97	82	69	74			**840**
$ 300,000 - 349,999	109	116	178	150	152	147	144	118	130	103			**1347**
$ 350,000 - 399,999	94	104	182	133	157	149	138	105	112	112			**1286**
$ 400,000 - 499,999	131	173	253	215	216	278	213	166	203	177			**2025**
$ 500,000 - 599,999	90	106	158	142	135	155	125	125	131	119			**1286**
$ 600,000 - 699,999	54	70	107	101	86	131	102	81	81	87			**900**
$ 700,000 - 799,999	44	44	81	64	65	70	59	66	56	43			**592**
$ 800,000 - 899,999	32	34	50	39	53	67	50	47	36	37			**445**
$ 900,000 - 999,999	18	20	40	31	42	34	38	25	27	23			**298**
$ 1,000,000 - and over	115	153	197	211	164	187	166	117	127	138			**1575**
Total	**816**	**984**	**1423**	**1252**	**1243**	**1375**	**1198**	**1014**	**1046**	**972**			**11323**



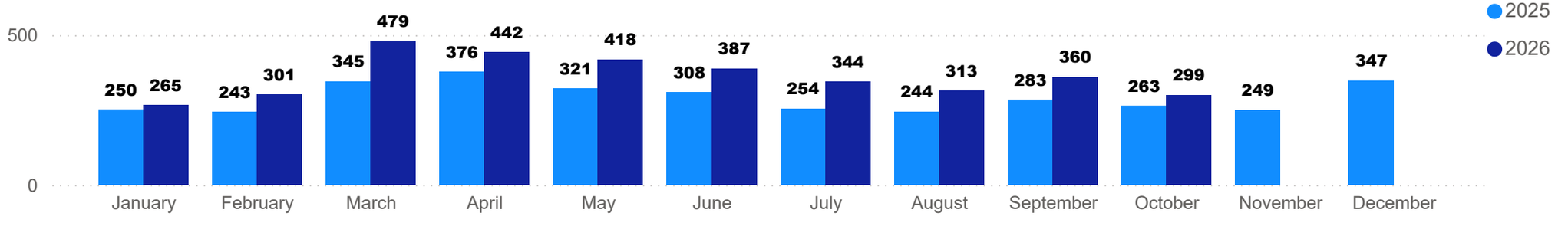
Source: Stellar MLS

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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			2		1		1		2	4			**10**
$ 50,000 - 59,999	3	1	4	1			1		1	2			**13**
$ 60,000 - 69,999	1	1	1	1	5	3	5	2	3				**22**
$ 70,000 - 79,999	3	1	3	3	3	2	3	3	3	2			**26**
$ 80,000 - 89,999	2	2		2	1	2	1	5	1	2			**18**
$ 90,000 - 99,999	4	5	6	8	5	5	4	3	4	2			**46**
$ 100,000 - 119,999	6	7	9	8	10	7	2	6	7	8			**70**
$ 120,000 - 139,999	15	9	17	8	15	17	13	10	11	7			**122**
$ 140,000 - 159,999	13	7	21	19	14	8	20	17	13	16			**148**
$ 160,000 - 179,999	13	10	19	25	14	12	15	12	10	9			**139**
$ 180,000 - 199,999	10	21	11	18	19	14	11	14	12	6			**136**
$ 200,000 - 249,999	27	40	59	53	51	42	35	53	40	36			**436**
$ 250,000 - 299,999	34	35	69	54	60	56	43	44	57	41			**493**
$ 300,000 - 349,999	23	29	42	44	45	51	35	39	45	37			**390**
$ 350,000 - 399,999	20	22	48	38	31	26	29	17	35	22			**288**
$ 400,000 - 499,999	8	21	31	33	33	28	26	17	24	20			**241**
$ 500,000 - 599,999	12	12	28	37	23	16	17	13	12	16			**186**
$ 600,000 - 699,999	17	19	25	17	16	18	10	16	18	10			**166**
$ 700,000 - 799,999	11	4	8	12	10	18	17	7	7	7			**101**
$ 800,000 - 899,999	7	5	12	12	17	8	3	7	12	8			**91**
$ 900,000 - 999,999	5	7	4	5	4	9	6	5	2	6			**53**
$ 1,000,000 - and over	31	43	60	44	41	45	47	23	41	38			**413**
Total	**265**	**301**	**479**	**442**	**418**	**387**	**344**	**313**	**360**	**299**			**3608**



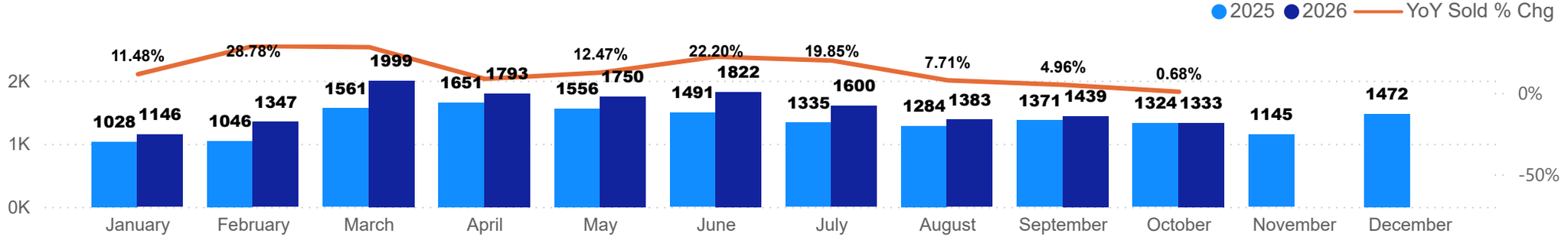
Source: Stellar MLS

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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	6	4	1	3	3	6	7	4			**42**
$ 50,000 - 59,999	7	1	11	3	1	3	7	3	3	5			**44**
$ 60,000 - 69,999	7	4	3	6	9	4	9	4	4	1			**51**
$ 70,000 - 79,999	7	6	6	9	10	5	7	5	5	7			**67**
$ 80,000 - 89,999	5	5	8	10	8	3	2	10	3	7			**61**
$ 90,000 - 99,999	8	5	9	15	11	12	9	5	5	8			**87**
$ 100,000 - 119,999	12	18	19	16	26	11	6	12	10	19			**149**
$ 120,000 - 139,999	30	16	34	31	31	25	22	18	19	18			**244**
$ 140,000 - 159,999	28	17	34	36	29	21	29	38	19	27			**278**
$ 160,000 - 179,999	25	17	37	41	27	26	26	26	24	25			**274**
$ 180,000 - 199,999	22	39	32	30	38	24	28	29	28	15			**285**
$ 200,000 - 249,999	68	91	111	111	109	104	76	95	84	67			**916**
$ 250,000 - 299,999	97	135	177	150	155	137	147	130	126	118			**1372**
$ 300,000 - 349,999	133	146	221	194	201	199	180	158	175	144			**1751**
$ 350,000 - 399,999	116	128	230	172	189	179	170	123	148	138			**1593**
$ 400,000 - 499,999	139	197	287	248	250	306	239	184	227	197			**2274**
$ 500,000 - 599,999	103	119	187	180	158	172	142	138	143	135			**1477**
$ 600,000 - 699,999	71	89	132	119	102	149	112	98	99	98			**1069**
$ 700,000 - 799,999	56	48	89	76	74	88	76	73	63	50			**693**
$ 800,000 - 899,999	39	39	62	51	70	76	53	54	48	45			**537**
$ 900,000 - 999,999	23	27	44	36	46	43	44	31	29	29			**352**
$ 1,000,000 - and over	146	196	260	255	205	232	213	143	170	176			**1996**
Total	**1146**	**1347**	**1999**	**1793**	**1750**	**1822**	**1600**	**1383**	**1439**	**1333**			**15612**



Source: Stellar MLS

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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	4	2	7	4	3	6	7	4			**46**
1	44	35	54	38	56	42	31	35	28	26			**389**
2	343	438	628	572	504	463	417	396	381	379			**4521**
3	506	577	832	803	782	827	715	591	673	611			**6917**
4	211	239	397	306	327	392	347	290	295	244			**3048**
5	34	48	76	69	67	83	79	61	51	64			**632**
6+	7	9	11	5	11	15	11	9	10	7			**95**
Total	**1149**	**1351**	**2002**	**1795**	**1754**	**1826**	**1603**	**1388**	**1445**	**1335**			**15648**

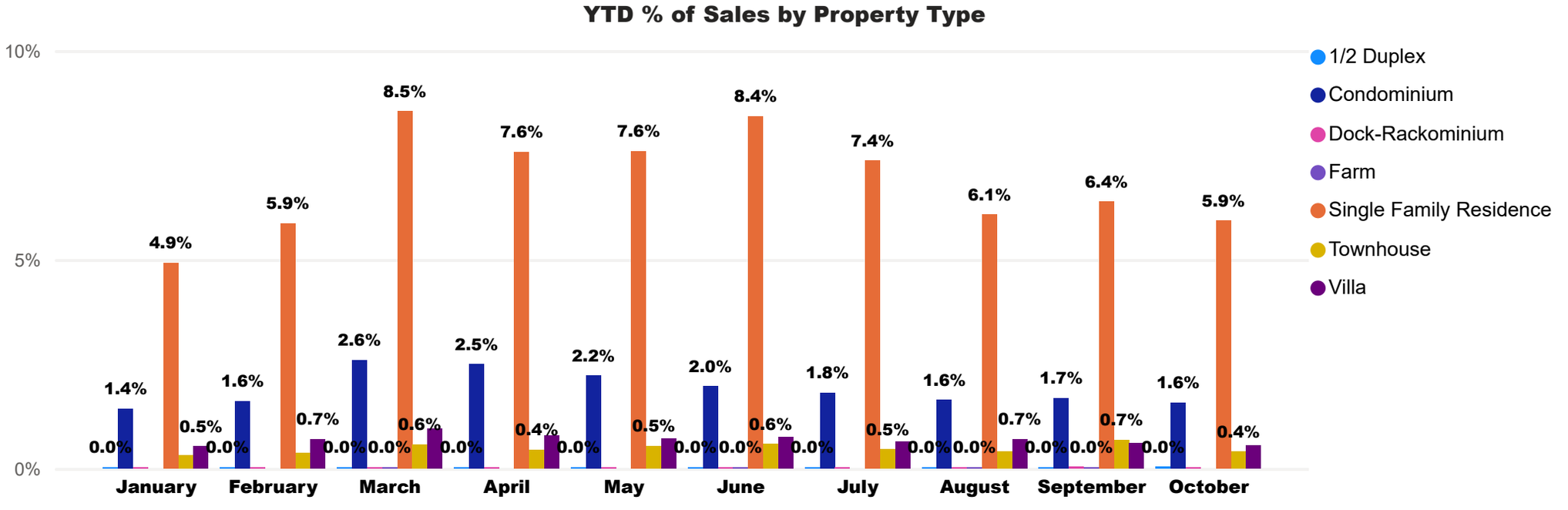
Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
0	3	4	3	2	4	4	3	5	6	2			**36**
1	81	71	116	103	107	83	77	74	56	58			**826**
2	647	824	1160	1055	1033	989	898	799	809	762			**8976**
3	310	302	515	429	451	531	452	386	416	368			**4160**
4	76	94	150	123	108	156	113	85	110	96			**1111**
5	21	35	39	56	33	44	41	29	30	35			**363**
6+	11	21	19	27	18	19	19	10	18	14			**176**
Total	**1149**	**1351**	**2002**	**1795**	**1754**	**1826**	**1603**	**1388**	**1445**	**1335**			**15648**

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	1	4	3	3	2	3	2	6			**26**
Condominium	214	242	389	373	333	295	272	246	252	236			**2852**
Dock-Rackominium	3	4	3	2	4	4	3	5	6	2			**36**
Farm			2			1		3	1				**7**
Single Family Residence	736	878	1279	1134	1136	1261	1102	909	955	888			**10278**
Townhouse	48	55	87	67	81	88	69	62	102	61			**720**
Villa	80	106	144	118	107	114	96	105	91	84			**1045**
Total	**1082**	**1286**	**1905**	**1698**	**1664**	**1766**	**1544**	**1333**	**1409**	**1277**			**14964**



Source: Stellar MLS

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REALTOR® Association of Sarasota & Manatee
Multiple Listing One Month Sales and Inventory Report - October - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
$ 1 - 49,999	4	0%	26,250	24,750	94%	85	31
$ 50,000 - 59,999	2	0%	62,450	55,500	89%	157	4
$ 60,000 - 69,999							12
$ 70,000 - 79,999	5	0%	80,960	73,600	91%	38	20
$ 80,000 - 89,999	3	0%	93,567	88,767	95%	150	23
$ 90,000 - 99,999	4	0%	100,975	92,000	91%	133	28
$ 100,000 - 119,999	11	1%	120,491	110,977	92%	92	60
$ 120,000 - 139,999	12	1%	135,758	128,275	94%	67	82
$ 140,000 - 159,999	21	2%	165,233	150,624	91%	133	104
$ 160,000 - 179,999	17	1%	175,082	170,856	98%	91	123
$ 180,000 - 199,999	13	1%	203,815	186,531	92%	92	132
$ 200,000 - 249,999	62	5%	237,148	225,613	95%	111	395
$ 250,000 - 299,999	115	9%	285,601	276,881	97%	82	611
$ 300,000 - 349,999	142	11%	332,866	322,344	97%	96	643
$ 350,000 - 399,999	136	11%	384,192	373,657	97%	75	655
$ 400,000 - 499,999	197	15%	459,017	443,930	97%	66	998
$ 500,000 - 599,999	135	11%	566,154	544,820	96%	90	593
$ 600,000 - 699,999	98	8%	662,260	641,002	97%	72	443
$ 700,000 - 799,999	50	4%	778,905	748,681	96%	77	342
$ 800,000 - 899,999	45	4%	876,787	842,026	96%	80	244
$ 900,000 - 999,999	29	2%	1,003,863	951,047	95%	98	182
$ 1,000,000 - and over	176	14%	2,270,212	2,130,313	94%	95	1437
Total	**1277**	**100%**	**704,199**	**670,750**	**95%**	**85**	**7162**

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	42	0.27%	41,626	33,388	80%	64	31
$ 50,000 - 59,999	44	0.28%	65,577	54,397	83%	101	4
$ 60,000 - 69,999	51	0.33%	75,802	64,716	85%	98	12
$ 70,000 - 79,999	67	0.43%	82,613	73,792	89%	114	20
$ 80,000 - 89,999	61	0.39%	93,001	84,643	91%	107	23
$ 90,000 - 99,999	87	0.56%	104,019	93,937	90%	111	28
$ 100,000 - 119,999	149	0.95%	120,148	109,378	91%	105	60
$ 120,000 - 139,999	244	1.56%	141,292	129,079	91%	111	82
$ 140,000 - 159,999	278	1.78%	161,896	149,355	92%	114	104
$ 160,000 - 179,999	274	1.76%	180,673	168,476	93%	96	123
$ 180,000 - 199,999	285	1.83%	201,212	188,537	94%	87	132
$ 200,000 - 249,999	916	5.87%	237,416	225,327	95%	90	395
$ 250,000 - 299,999	1372	8.79%	286,563	276,105	96%	88	611
$ 300,000 - 349,999	1751	11.22%	334,095	323,574	97%	84	643
$ 350,000 - 399,999	1593	10.20%	384,001	372,565	97%	79	655
$ 400,000 - 499,999	2274	14.57%	459,598	443,986	97%	74	998
$ 500,000 - 599,999	1477	9.46%	565,213	545,387	96%	81	593
$ 600,000 - 699,999	1069	6.85%	670,115	645,334	96%	87	443
$ 700,000 - 799,999	693	4.44%	777,520	744,189	96%	82	342
$ 800,000 - 899,999	537	3.44%	884,646	843,780	95%	77	244
$ 900,000 - 999,999	352	2.25%	997,905	945,516	95%	85	182
$ 1,000,000 - and over	1996	12.79%	2,388,949	2,223,180	93%	99	1437
Total	**15612**	**100.00%**	**689,862**	**653,601**	**95%**	**86**	**7162**

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.
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REALTOR® Association of Sarasota & Manatee

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

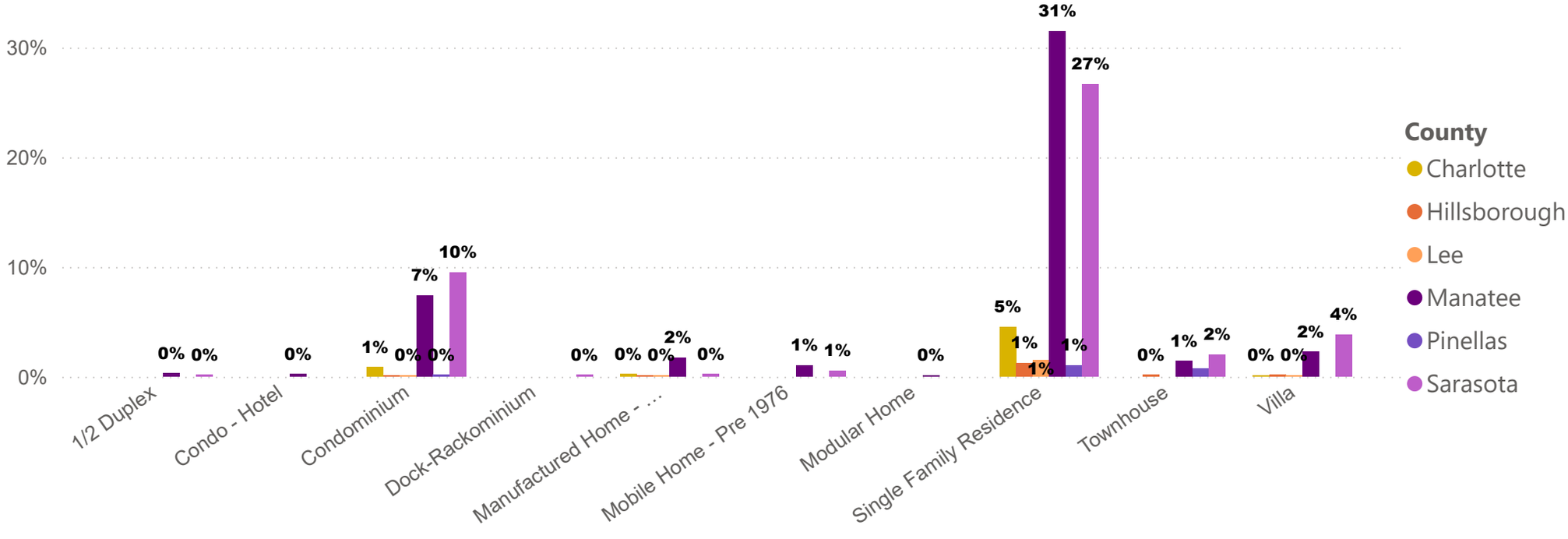
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
11/30/2022	907	614,547	595,108	97%	41	3819	4.21
12/31/2022	1114	592,202	570,289	96%	41	3791	3.40
01/31/2023	844	670,291	642,211	96%	46	4095	4.85
02/28/2023	1119	669,192	641,550	96%	48	4144	3.70
03/31/2023	1636	674,824	650,408	96%	48	4373	2.67
04/30/2023	1499	686,662	660,717	96%	45	4188	2.79
05/31/2023	1678	738,859	712,718	96%	46	4202	2.50
06/30/2023	1560	703,692	678,370	96%	51	4336	2.78
07/31/2023	1187	668,380	642,951	96%	48	4331	3.65
08/31/2023	1257	692,321	661,165	95%	52	4387	3.49
09/30/2023	1233	655,739	633,174	97%	51	4689	3.80
10/31/2023	1085	703,220	672,880	96%	55	5338	4.92
11/30/2023	1050	720,946	700,674	97%	51	5910	5.63
12/31/2023	1143	736,751	711,174	97%	54	6086	5.32
01/31/2024	879	801,210	762,034	95%	67	6984	7.95
02/29/2024	1086	730,357	697,504	96%	66	7420	6.83
03/31/2024	1413	758,519	722,040	95%	72	7577	5.36
04/30/2024	1512	794,975	756,839	95%	66	7524	4.98
05/31/2024	1566	752,731	718,209	95%	73	7417	4.74
06/30/2024	1269	763,252	724,265	95%	81	7299	5.75
07/31/2024	1214	673,011	641,110	95%	83	7018	5.78
08/31/2024	1115	642,438	610,863	95%	82	6819	6.12
09/30/2024	936	773,851	746,818	97%	84	6873	7.34
10/31/2024	896	774,524	745,882	96%	84	6798	7.59
11/30/2024	862	749,414	711,204	95%	94	7310	8.48
12/31/2024	1121	788,638	744,666	94%	88	7769	6.93
01/31/2025	978	786,689	744,801	95%	93	9094	9.30
02/28/2025	979	692,996	658,030	95%	88	9789	10.00
03/31/2025	1487	694,115	656,373	95%	84	10191	6.85
04/30/2025	1566	639,247	604,768	95%	87	10243	6.54
05/31/2025	1486	652,020	615,661	94%	85	9829	6.61
06/30/2025	1433	657,677	619,838	94%	89	9430	6.58
07/31/2025	1268	662,579	623,349	94%	93	8740	6.89
08/31/2025	1233	672,232	635,232	94%	101	8132	6.60
09/30/2025	1323	590,151	559,135	95%	107	7901	5.97
10/31/2025	1283	612,704	580,702	95%	106	8245	6.43
11/30/2025	1078	657,783	623,320	95%	101	8285	7.69
12/31/2025	1412	676,927	642,831	95%	100	8477	6.00
01/31/2026	1079	688,488	649,285	94%	100	8932	8.28
02/28/2026	1282	711,435	669,007	94%	105	9076	7.08
03/31/2026	1902	685,180	647,492	94%	97	8994	4.73
04/30/2026	1696	770,402	730,357	95%	96	8850	5.22
05/31/2026	1660	670,392	636,762	95%	93	8300	5.00
06/30/2026	1762	702,021	668,718	95%	90	7901	4.48
07/31/2026	1541	733,628	695,418	95%	94	7485	4.86
08/31/2026	1328	646,345	614,771	95%	94	6956	5.24
09/30/2026	1403	821,635	776,843	95%	96	6882	4.91
10/31/2026	1275	704,990	671,546	95%	96	7162	5.62

REALTOR® Association of Sarasota & Manatee October - 2026

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%		0%
Condo - Hotel				0%		
Condominium	1%	0%	0%	7%	0%	10%
Dock-Rackominium						0%
Manufactured Home - Post 1977	0%	0%	0%	2%		0%
Mobile Home - Pre 1976				1%		1%
Modular Home				0%		
Single Family Residence	5%	1%	1%	31%	1%	27%
Townhouse		0%		1%	1%	2%
Villa	0%	0%	0%	2%		4%
Total	**6%**	**2%**	**2%**	**46%**	**2%**	**43%**



Source: Stellar MLS

11/5/2026 11:50:16 AM

Board/Association:	State	Month	Year
Sarasota - Manatee	FL	October	2026

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	2	1		3
$ 80,000 - 89,999	1			1
$ 90,000 - 99,999	2			2
$ 100,000 - 119,999	2	1		3
$ 120,000 - 139,999	3	2		5
$ 140,000 - 159,999	1	3	1	5
$ 160,000 - 179,999	6	2		8
$ 180,000 - 199,999	5	2		7
$ 200,000 - 249,999	14	10	1	25
$ 250,000 - 299,999	32	33	9	74
$ 300,000 - 349,999	31	47	25	103
$ 350,000 - 399,999	24	68	20	112
$ 400,000 - 499,999	38	89	50	177
$ 500,000 - 599,999	10	71	38	119
$ 600,000 - 699,999	2	52	33	87
$ 700,000 - 799,999	2	24	17	43
$ 800,000 - 899,999	1	22	14	37
$ 900,000 - 999,999	1	11	11	23
$ 1,000,000 - and over	1	58	79	138
Total	**178**	**496**	**298**	**972**

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
$ 1 - 49,999	2		1	3
$ 50,000 - 59,999	2			2
$ 60,000 - 69,999				
$ 70,000 - 79,999	2			2
$ 80,000 - 89,999	2			2
$ 90,000 - 99,999	2			2
$ 100,000 - 119,999	8			8
$ 120,000 - 139,999	7			7
$ 140,000 - 159,999	13	3		16
$ 160,000 - 179,999	7	2		9
$ 180,000 - 199,999	5	1		6
$ 200,000 - 249,999	27	9		36
$ 250,000 - 299,999	19	20	2	41
$ 300,000 - 349,999	12	23	1	36
$ 350,000 - 399,999	10	11	1	22
$ 400,000 - 499,999	7	7	6	20
$ 500,000 - 599,999	11	5		16
$ 600,000 - 699,999	8	2		10
$ 700,000 - 799,999	3	4		7
$ 800,000 - 899,999	6	1	1	8
$ 900,000 - 999,999	4	2		6
$ 1,000,000 - and over	17	18	3	38
Total	**174**	**108**	**15**	**297**

Active Listings
(Unsold Homes)

Price Range	M-SF	M-Condo
$ 1 - 49,999	1	6
$ 50,000 - 59,999		4
$ 60,000 - 69,999	1	8
$ 70,000 - 79,999	5	12
$ 80,000 - 89,999	1	19
$ 90,000 - 99,999		23
$ 100,000 - 119,999	8	47
$ 120,000 - 139,999	12	69
$ 140,000 - 159,999	19	72
$ 160,000 - 179,999	25	95
$ 180,000 - 199,999	41	79
$ 200,000 - 249,999	154	226
$ 250,000 - 299,999	310	258
$ 300,000 - 349,999	402	218
$ 350,000 - 399,999	515	121
$ 400,000 - 499,999	803	153
$ 500,000 - 599,999	445	110
$ 600,000 - 699,999	319	119
$ 700,000 - 799,999	270	62
$ 800,000 - 899,999	180	52
$ 900,000 - 999,999	131	42
$ 1,000,000 - and over	1078	340
Total	**4720**	**2135**

Sales Pending
(Under Contract)

Price Range	M-SF	M-Condo
$ 1 - 49,999	4	2
$ 50,000 - 59,999	1	1
$ 60,000 - 69,999		1
$ 70,000 - 79,999	1	
$ 80,000 - 89,999		2
$ 90,000 - 99,999	2	4
$ 100,000 - 119,999	2	6
$ 120,000 - 139,999	3	13
$ 140,000 - 159,999	6	22
$ 160,000 - 179,999	13	15
$ 180,000 - 199,999	15	15
$ 200,000 - 249,999	43	41
$ 250,000 - 299,999	96	53
$ 300,000 - 349,999	156	53
$ 350,000 - 399,999	156	25
$ 400,000 - 499,999	204	49
$ 500,000 - 599,999	127	21
$ 600,000 - 699,999	87	22
$ 700,000 - 799,999	77	20
$ 800,000 - 899,999	58	21
$ 900,000 - 999,999	36	17
$ 1,000,000 - and over	206	163
Total	**1293**	**566**

Time On Market Sort	M-SF	M-Condo
0 - 30	400	99
31-60	149	33
61-90	108	30
91-120	89	31
121-over	226	104
Total	**972**	**297**

Source: Stellar MLS

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