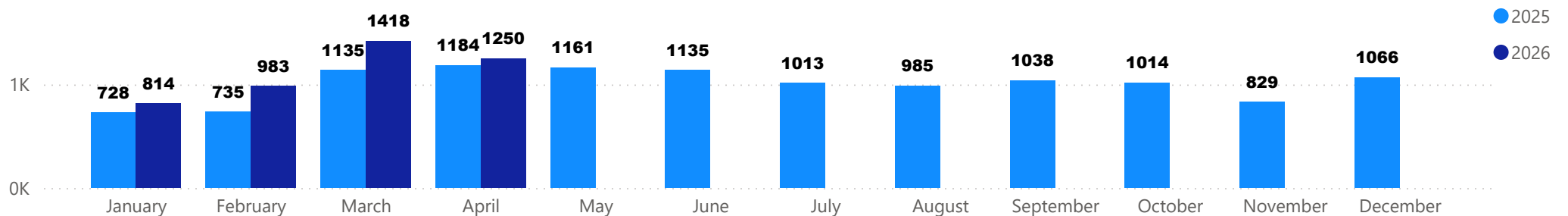




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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									3
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999	2		1										3
\$ 80,000 - 89,999		1	1	1									3
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2	2	1	2									7
\$ 120,000 - 139,999	9	1	5	5									20
\$ 140,000 - 159,999	5	5	5	4									19
\$ 160,000 - 179,999	4	4	7	7									22
\$ 180,000 - 199,999	7	13	10	10									40
\$ 200,000 - 249,999	35	39	42	47									163
\$ 250,000 - 299,999	61	96	101	87									345
\$ 300,000 - 349,999	109	116	177	150									552
\$ 350,000 - 399,999	94	104	181	133									512
\$ 400,000 - 499,999	131	173	253	215									772
\$ 500,000 - 599,999	90	106	158	142									496
\$ 600,000 - 699,999	54	70	107	101									332
\$ 700,000 - 799,999	44	44	81	64									233
\$ 800,000 - 899,999	32	34	50	39									155
\$ 900,000 - 999,999	18	19	40	31									108
\$ 1,000,000 - and over	115	153	197	211									676
Total	814	983	1418	1250									4465

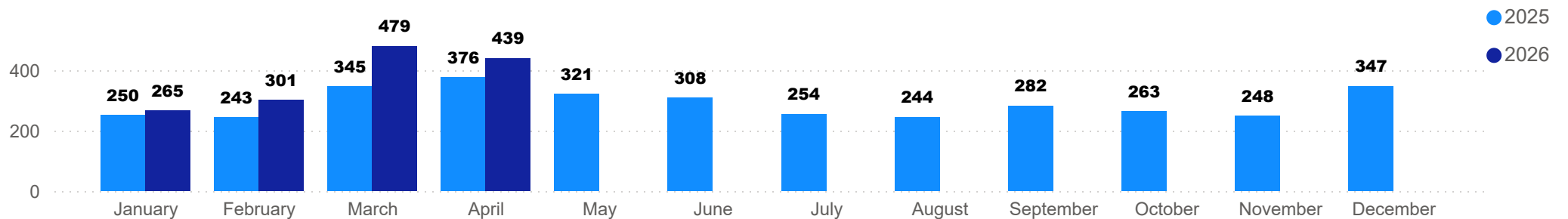




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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										2
\$ 50,000 - 59,999	3	1	4	1									9
\$ 60,000 - 69,999	1	1	1	1									4
\$ 70,000 - 79,999	3	1	3	3									10
\$ 80,000 - 89,999	2	2		2									6
\$ 90,000 - 99,999	4	5	6	8									23
\$ 100,000 - 119,999	6	7	9	7									29
\$ 120,000 - 139,999	15	9	17	8									49
\$ 140,000 - 159,999	13	7	21	19									60
\$ 160,000 - 179,999	13	10	19	23									65
\$ 180,000 - 199,999	10	21	11	18									60
\$ 200,000 - 249,999	27	40	59	53									179
\$ 250,000 - 299,999	34	35	69	54									192
\$ 300,000 - 349,999	23	29	42	44									138
\$ 350,000 - 399,999	20	22	48	38									128
\$ 400,000 - 499,999	8	21	31	33									93
\$ 500,000 - 599,999	12	12	28	37									89
\$ 600,000 - 699,999	17	19	25	17									78
\$ 700,000 - 799,999	11	4	8	12									35
\$ 800,000 - 899,999	7	5	12	12									36
\$ 900,000 - 999,999	5	7	4	5									21
\$ 1,000,000 - and over	31	43	60	44									178
Total	265	301	479	439									1484

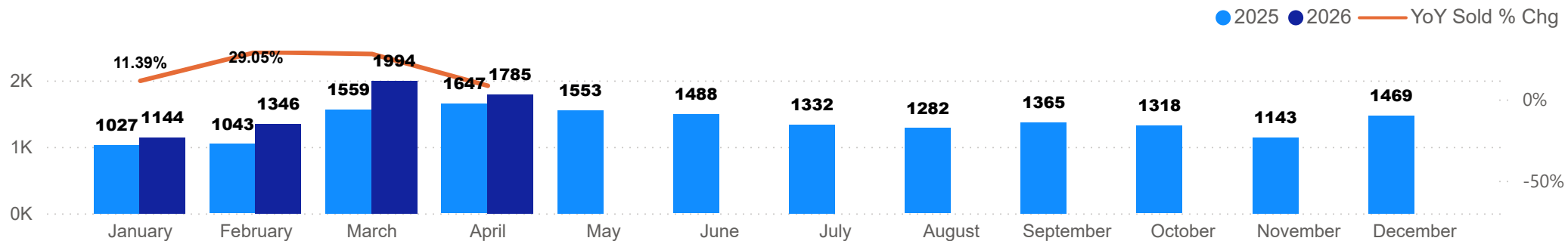




REALTOR® Association of Sarasota & Manatee Monthly Sales Trend Indicator 2026

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									18
\$ 50,000 - 59,999	7	1	11	3									22
\$ 60,000 - 69,999	7	4	3	5									19
\$ 70,000 - 79,999	7	6	6	9									28
\$ 80,000 - 89,999	5	5	8	10									28
\$ 90,000 - 99,999	8	5	9	15									37
\$ 100,000 - 119,999	12	18	19	15									64
\$ 120,000 - 139,999	30	16	34	30									110
\$ 140,000 - 159,999	28	17	34	34									113
\$ 160,000 - 179,999	24	17	36	39									116
\$ 180,000 - 199,999	22	39	32	30									123
\$ 200,000 - 249,999	68	91	111	111									381
\$ 250,000 - 299,999	96	135	175	149									555
\$ 300,000 - 349,999	133	146	220	194									693
\$ 350,000 - 399,999	116	128	229	172									645
\$ 400,000 - 499,999	139	197	287	248									871
\$ 500,000 - 599,999	103	119	187	180									589
\$ 600,000 - 699,999	71	89	132	119									411
\$ 700,000 - 799,999	56	48	89	76									269
\$ 800,000 - 899,999	39	39	62	51									191
\$ 900,000 - 999,999	23	26	44	36									129
\$ 1,000,000 - and over	146	196	260	255									857
Total	1144	1346	1994	1785									6269





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									15
1	44	35	54	37									170
2	342	438	628	567									1975
3	505	576	828	801									2710
4	211	239	396	306									1152
5	34	48	76	69									227
6+	7	9	11	5									32
Total	1147	1350	1997	1787									6281

Sales by Bathroom Count

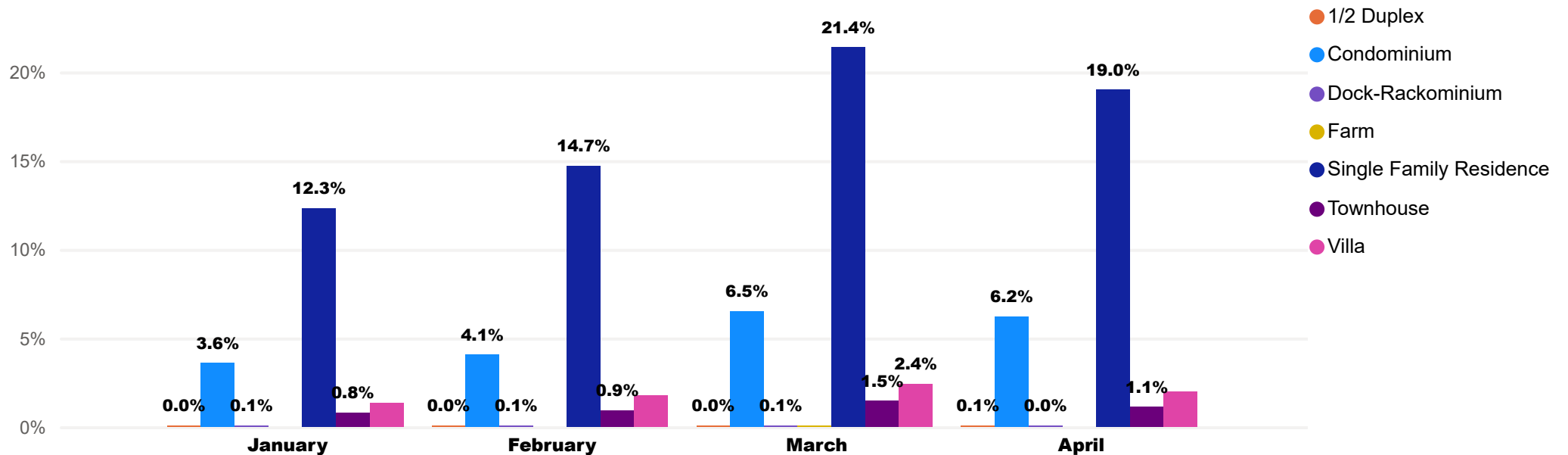
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3	4	3	2									12
1	81	71	116	99									367
2	646	824	1155	1051									3676
3	309	301	515	429									1554
4	76	94	150	123									443
5	21	35	39	56									151
6+	11	21	19	27									78
Total	1147	1350	1997	1787									6281

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									7
Condominium	214	242	389	370									1215
Dock-Rackominium	3	4	3	2									12
Farm			2										2
Single Family Residence	734	877	1274	1132									4017
Townhouse	48	55	87	67									257
Villa	80	106	144	118									448
Total	1080	1285	1900	1693									5958

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	39,990	30,000	75%	29	6
\$ 50,000 - 59,999	1	0%	75,000	55,000	73%	64	5
\$ 60,000 - 69,999	1	0%	73,000	65,000	89%	65	10
\$ 70,000 - 79,999	3	0%	83,433	74,667	89%	63	12
\$ 80,000 - 89,999	3	0%	95,900	87,500	91%	83	21
\$ 90,000 - 99,999	8	0%	105,538	93,500	89%	134	34
\$ 100,000 - 119,999	9	1%	115,822	107,056	92%	174	53
\$ 120,000 - 139,999	13	1%	138,669	127,358	92%	151	105
\$ 140,000 - 159,999	24	1%	160,762	149,398	93%	121	112
\$ 160,000 - 179,999	31	2%	176,500	167,674	95%	92	161
\$ 180,000 - 199,999	28	2%	202,021	189,491	94%	53	169
\$ 200,000 - 249,999	100	6%	234,931	223,345	95%	72	442
\$ 250,000 - 299,999	141	8%	285,479	275,274	96%	98	652
\$ 300,000 - 349,999	194	11%	333,134	323,669	97%	83	731
\$ 350,000 - 399,999	172	10%	386,462	373,418	97%	75	774
\$ 400,000 - 499,999	248	15%	457,462	443,592	97%	68	1035
\$ 500,000 - 599,999	180	11%	566,957	546,935	96%	83	771
\$ 600,000 - 699,999	118	7%	671,651	645,225	96%	88	621
\$ 700,000 - 799,999	76	4%	779,134	739,680	95%	76	415
\$ 800,000 - 899,999	51	3%	887,090	841,971	95%	81	318
\$ 900,000 - 999,999	36	2%	993,037	943,461	95%	85	262
\$ 1,000,000 - and over	255	15%	2,575,909	2,409,006	94%	101	1874
Total	1693	100%	771,451	731,408	95%	85	8583

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	18	0.29%	39,510	30,727	78%	51	6
\$ 50,000 - 59,999	22	0.35%	66,626	55,703	84%	105	5
\$ 60,000 - 69,999	19	0.30%	74,989	64,568	86%	115	10
\$ 70,000 - 79,999	28	0.45%	82,761	73,375	89%	117	12
\$ 80,000 - 89,999	28	0.45%	93,930	84,854	90%	105	21
\$ 90,000 - 99,999	37	0.59%	103,283	94,127	91%	106	34
\$ 100,000 - 119,999	64	1.02%	119,986	108,981	91%	110	53
\$ 120,000 - 139,999	110	1.75%	143,117	129,396	90%	118	105
\$ 140,000 - 159,999	113	1.80%	162,821	149,452	92%	116	112
\$ 160,000 - 179,999	116	1.85%	180,078	168,017	93%	99	161
\$ 180,000 - 199,999	123	1.96%	202,088	188,991	94%	99	169
\$ 200,000 - 249,999	381	6.08%	238,364	225,637	95%	86	442
\$ 250,000 - 299,999	555	8.85%	287,020	275,609	96%	93	652
\$ 300,000 - 349,999	693	11.05%	335,650	324,316	97%	84	731
\$ 350,000 - 399,999	645	10.29%	385,765	372,605	97%	84	774
\$ 400,000 - 499,999	871	13.89%	458,741	444,234	97%	78	1035
\$ 500,000 - 599,999	589	9.40%	566,976	545,123	96%	85	771
\$ 600,000 - 699,999	411	6.56%	674,303	647,243	96%	89	621
\$ 700,000 - 799,999	269	4.29%	783,525	744,318	95%	87	415
\$ 800,000 - 899,999	191	3.05%	896,542	844,536	94%	80	318
\$ 900,000 - 999,999	129	2.06%	995,297	942,527	95%	79	262
\$ 1,000,000 - and over	857	13.67%	2,292,117	2,127,031	93%	102	1874
Total	6269	100.00%	688,606	650,146	94%	89	8583

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

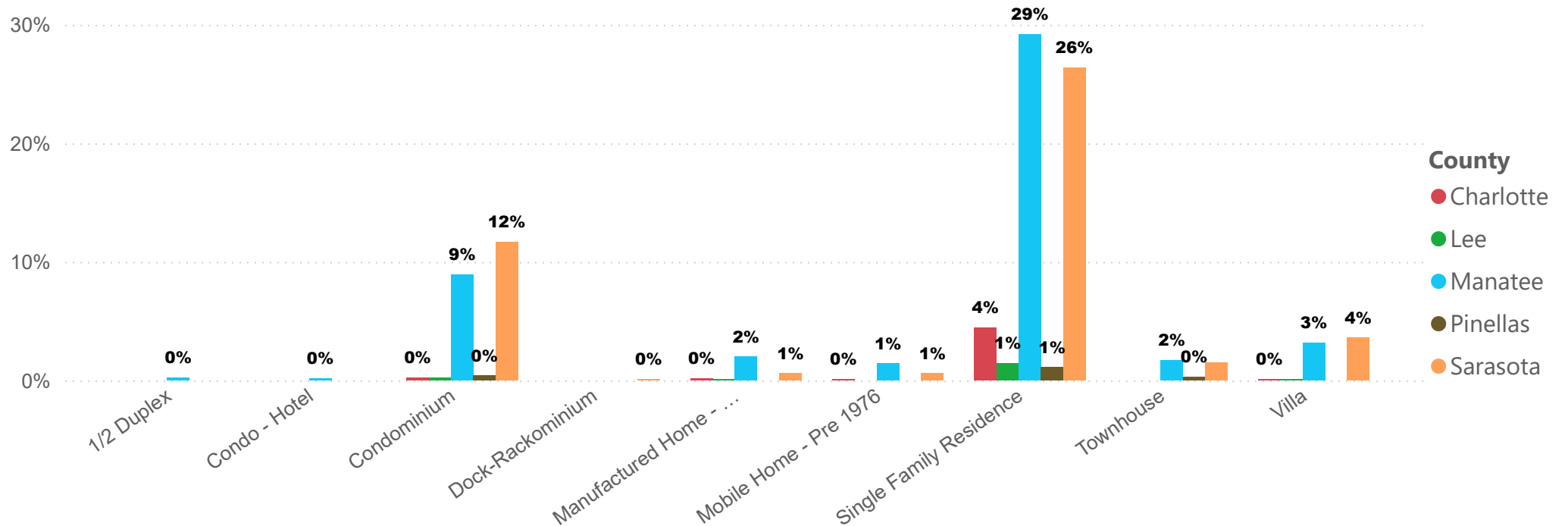
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
05/31/2022	1806	655,926	658,411	100%	15	2460	1.36
06/30/2022	1617	659,271	656,417	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	643,033	96%	48	4326	3.65
08/31/2023	1257	692,321	661,159	95%	52	4378	3.48
09/30/2023	1230	656,898	634,296	97%	51	4679	3.80
10/31/2023	1085	703,151	672,783	96%	55	5330	4.91
11/30/2023	1050	720,805	700,504	97%	51	5903	5.62
12/31/2023	1139	738,566	712,953	97%	54	6077	5.34
01/31/2024	878	801,695	762,526	95%	67	6975	7.94
02/29/2024	1085	730,790	698,069	96%	66	7407	6.83
03/31/2024	1412	758,935	722,425	95%	72	7568	5.36
04/30/2024	1509	795,856	757,661	95%	66	7513	4.98
05/31/2024	1565	752,944	718,409	95%	73	7405	4.73
06/30/2024	1268	763,684	724,671	95%	81	7287	5.75
07/31/2024	1213	673,368	641,449	95%	82	7002	5.77
08/31/2024	1113	643,130	611,513	95%	82	6801	6.11
09/30/2024	936	773,851	746,818	97%	84	6860	7.33
10/31/2024	894	775,557	747,072	96%	84	6784	7.59
11/30/2024	860	750,454	712,194	95%	94	7290	8.48
12/31/2024	1120	789,253	745,302	94%	88	7746	6.92
01/31/2025	977	787,238	745,292	95%	92	9070	9.28
02/28/2025	978	692,963	657,971	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	10224	6.54
05/31/2025	1483	652,854	616,440	94%	86	9808	6.61
06/30/2025	1431	658,146	620,267	94%	89	9404	6.57
07/31/2025	1266	663,215	623,947	94%	93	8713	6.88
08/31/2025	1231	672,784	635,740	94%	101	8105	6.58
09/30/2025	1318	590,920	559,944	95%	107	7874	5.97
10/31/2025	1277	614,418	582,343	95%	106	8212	6.43
11/30/2025	1076	658,058	623,587	95%	101	8250	7.67
12/31/2025	1409	677,826	643,667	95%	100	8437	5.99
01/31/2026	1077	689,599	650,064	94%	100	8881	8.25
02/28/2026	1281	711,211	668,787	94%	105	9005	7.03
03/31/2026	1897	686,430	648,470	94%	97	8884	4.68
04/30/2026	1691	772,199	732,116	95%	95	8583	5.08

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Charlotte	Lee	Manatee	Pinellas	Sarasota	Total
1/2 Duplex			0%			0%
Condo - Hotel			0%			0%
Condominium	0%	0%	9%	0%	12%	22%
Dock-Rackominium					0%	0%
Manufactured Home - Post 1977	0%	0%	2%		1%	3%
Mobile Home - Pre 1976	0%		1%		1%	2%
Single Family Residence	4%	1%	29%	1%	26%	63%
Townhouse			2%	0%	2%	4%
Villa	0%	0%	3%		4%	7%
Total	5%	2%	47%	2%	44%	100%



Board/Association: State Month Year
 ▲ Sarasota - Manatee FL April 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	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	3	2		5
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	5	2		7
\$ 180,000 - 199,999	5	5		10
\$ 200,000 - 249,999	26	21		47
\$ 250,000 - 299,999	39	46	2	87
\$ 300,000 - 349,999	33	95	22	150
\$ 350,000 - 399,999	36	68	29	133
\$ 400,000 - 499,999	43	114	58	215
\$ 500,000 - 599,999	22	72	48	142
\$ 600,000 - 699,999	9	54	38	101
\$ 700,000 - 799,999	7	29	28	64
\$ 800,000 - 899,999	3	24	12	39
\$ 900,000 - 999,999	2	19	10	31
\$ 1,000,000 - and over	5	82	124	211
Total	245	634	371	1250

**Condominium / Cooperative 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	1			1
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	7			7
\$ 100,000 - 119,999	7			7
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	17	2		19
\$ 160,000 - 179,999	20	2		22
\$ 180,000 - 199,999	17	1		18
\$ 200,000 - 249,999	46	7		53
\$ 250,000 - 299,999	31	23		54
\$ 300,000 - 349,999	15	28	1	44
\$ 350,000 - 399,999	21	16	1	38
\$ 400,000 - 499,999	21	12		33
\$ 500,000 - 599,999	22	14	1	37
\$ 600,000 - 699,999	9	7	1	17
\$ 700,000 - 799,999	8	4		12
\$ 800,000 - 899,999	7	5		12
\$ 900,000 - 999,999	3	2		5
\$ 1,000,000 - and over	14	28	2	44
Total	280	151	6	437

**Active Listings
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999		5
\$ 60,000 - 69,999		8
\$ 70,000 - 79,999		6
\$ 80,000 - 89,999	1	17
\$ 90,000 - 99,999	4	27
\$ 100,000 - 119,999	7	40
\$ 120,000 - 139,999	18	80
\$ 140,000 - 159,999	14	92
\$ 160,000 - 179,999	26	116
\$ 180,000 - 199,999	32	122
\$ 200,000 - 249,999	127	280
\$ 250,000 - 299,999	290	328
\$ 300,000 - 349,999	435	249
\$ 350,000 - 399,999	552	196
\$ 400,000 - 499,999	766	208
\$ 500,000 - 599,999	562	152
\$ 600,000 - 699,999	436	156
\$ 700,000 - 799,999	271	114
\$ 800,000 - 899,999	221	80
\$ 900,000 - 999,999	166	77
\$ 1,000,000 - and over	1353	437
Total	5281	2792

**Sales Pending
 (Under Contract)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	6	1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	6
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	3	4
\$ 100,000 - 119,999	3	15
\$ 120,000 - 139,999	5	12
\$ 140,000 - 159,999	10	14
\$ 160,000 - 179,999	8	15
\$ 180,000 - 199,999	21	27
\$ 200,000 - 249,999	57	57
\$ 250,000 - 299,999	149	77
\$ 300,000 - 349,999	224	77
\$ 350,000 - 399,999	249	53
\$ 400,000 - 499,999	359	66
\$ 500,000 - 599,999	219	49
\$ 600,000 - 699,999	159	23
\$ 700,000 - 799,999	108	22
\$ 800,000 - 899,999	84	34
\$ 900,000 - 999,999	62	20
\$ 1,000,000 - and over	292	215
Total	2019	790

Time On Market Sort	M-SF	M-Condo
0 - 30	494	136
31-60	253	72
61-90	99	55
91-120	111	46
121-over	293	128
Total	1250	437

