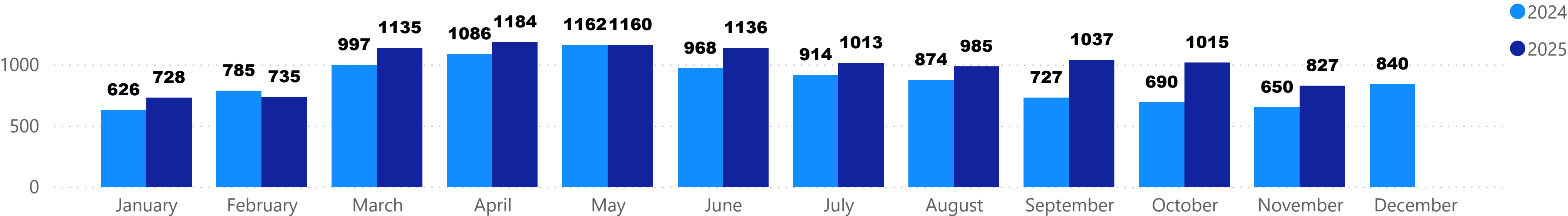




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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				1	2		6
\$ 50,000 - 59,999		1					1				1		3
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999		1				1	1	1					4
\$ 80,000 - 89,999		3	1	2			1	1		2	1		11
\$ 90,000 - 99,999	1		3			1	2	1		1			9
\$ 100,000 - 119,999		1	4	3	2	3	1	2	2		2		20
\$ 120,000 - 139,999		6	2	6	5	8	3	5	5	5	3		48
\$ 140,000 - 159,999	2	4	7	15	5	7	3	1	10	7	3		64
\$ 160,000 - 179,999	13	8	4	5	9	6	10	11	4	9	8		87
\$ 180,000 - 199,999	9	6	15	10	6	12	16	15	10	5	8		112
\$ 200,000 - 249,999	28	20	35	46	29	40	24	36	36	39	37		370
\$ 250,000 - 299,999	35	63	69	99	99	63	60	59	71	79	76		773
\$ 300,000 - 349,999	80	84	122	124	150	166	107	123	114	142	89		1301
\$ 350,000 - 399,999	83	91	155	157	133	160	129	127	152	137	117		1441
\$ 400,000 - 499,999	119	124	213	223	218	214	193	169	191	187	129		1980
\$ 500,000 - 599,999	85	69	133	116	129	105	112	111	114	115	94		1183
\$ 600,000 - 699,999	61	59	81	106	87	91	85	83	95	77	67		892
\$ 700,000 - 799,999	40	43	49	72	57	54	60	48	60	47	42		572
\$ 800,000 - 899,999	24	24	43	40	47	41	41	29	37	35	28		389
\$ 900,000 - 999,999	26	13	36	35	36	28	35	33	15	20	11		288
\$ 1,000,000 - and over	122	114	162	124	148	135	129	130	121	107	109		1401
Total	728	735	1135	1184	1160	1136	1013	985	1037	1015	827		10955

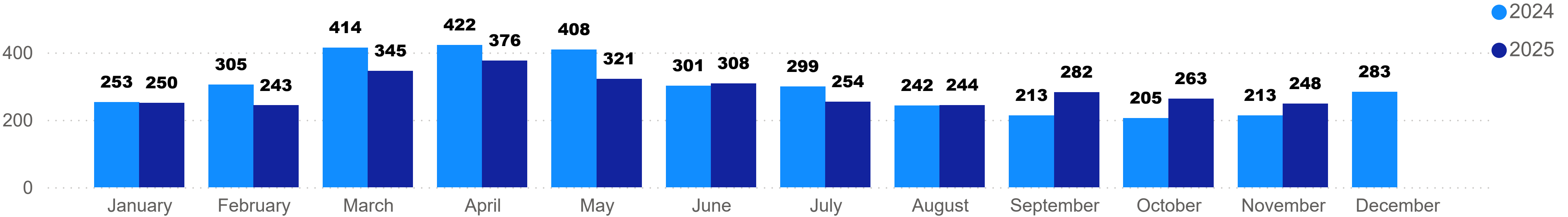




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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		1		1		9
\$ 50,000 - 59,999					1	1				2			4
\$ 60,000 - 69,999		1			2	4	1	2	1	1	2		14
\$ 70,000 - 79,999	1	2	1		1	1	1	1	3	1	2		14
\$ 80,000 - 89,999	2	3	4	2	2	2	2	3	3	4	1		28
\$ 90,000 - 99,999		1	2	3	7	1	2	3	3	3	6		31
\$ 100,000 - 119,999	4	4	6	5	8	5	5	9	8	10	5		69
\$ 120,000 - 139,999	3	6	5	15	8	12	8	8	13	7	7		92
\$ 140,000 - 159,999	11	15	12	7	14	10	10	10	12	10	11		122
\$ 160,000 - 179,999	8	10	11	7	18	13	12	12	23	11	13		138
\$ 180,000 - 199,999	9	9	13	17	7	8	12	13	12	13	10		123
\$ 200,000 - 249,999	28	25	39	44	33	37	33	39	38	37	40		393
\$ 250,000 - 299,999	35	20	43	42	42	31	29	29	46	36	28		381
\$ 300,000 - 349,999	28	23	43	61	51	47	45	33	32	31	19		413
\$ 350,000 - 399,999	23	22	30	27	26	27	27	22	30	27	25		286
\$ 400,000 - 499,999	20	26	45	33	24	37	24	14	22	20	12		277
\$ 500,000 - 599,999	10	12	20	18	10	13	11	9	5	7	16		131
\$ 600,000 - 699,999	7	17	8	12	19	12	6	8	5	10	13		117
\$ 700,000 - 799,999	3	6	15	9	7	9	6	3	1	8	5		72
\$ 800,000 - 899,999	4	10	10	13	8	3	2	3	6	3	5		67
\$ 900,000 - 999,999	9	5	2	9	3	5	4	1	5	6	4		53
\$ 1,000,000 - and over	44	24	36	50	30	29	13	22	13	16	23		300
Total	250	243	345	376	321	308	254	244	282	263	248		3134

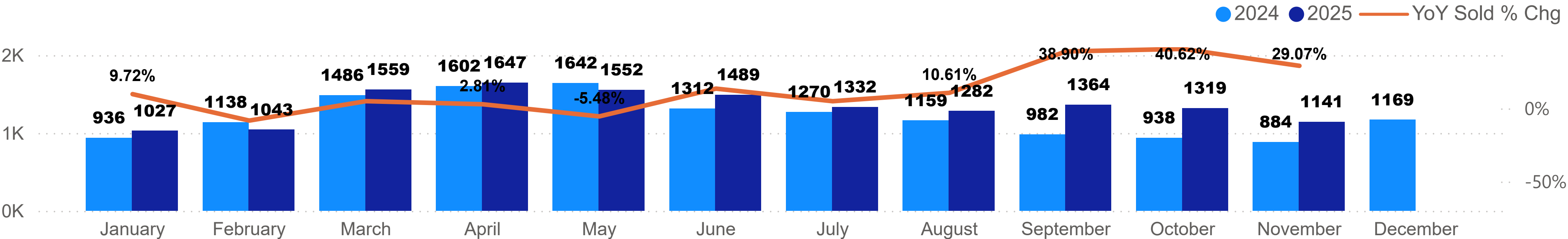




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	7	3	2	2		48
\$ 50,000 - 59,999	2	1	5	3	2	1	3	3	2	6	5		33
\$ 60,000 - 69,999	2	5	2	3	3	2	3	1	2	1	4		28
\$ 70,000 - 79,999	3	6	4	2	2	2	6	4	4	2	3		38
\$ 80,000 - 89,999	3	7	10	5	6	2	7	7	5	7	9		68
\$ 90,000 - 99,999	4	3	7	5	10	5	6	6	5	5	8		64
\$ 100,000 - 119,999	7	14	15	14	18	12	8	17	13	12	18		148
\$ 120,000 - 139,999	6	16	11	33	21	34	21	17	26	18	19		222
\$ 140,000 - 159,999	17	27	28	30	26	22	16	20	27	21	20		254
\$ 160,000 - 179,999	26	25	27	22	34	22	28	26	31	22	28		291
\$ 180,000 - 199,999	20	20	38	30	21	26	35	30	27	23	21		291
\$ 200,000 - 249,999	63	54	79	102	69	81	65	79	77	80	82		831
\$ 250,000 - 299,999	77	91	117	149	147	95	92	89	120	119	108		1204
\$ 300,000 - 349,999	108	108	165	186	203	214	152	159	148	174	109		1726
\$ 350,000 - 399,999	109	113	187	187	160	187	158	152	183	166	143		1745
\$ 400,000 - 499,999	139	152	257	259	246	253	221	184	213	207	145		2276
\$ 500,000 - 599,999	97	81	155	135	140	118	125	120	120	124	110		1325
\$ 600,000 - 699,999	68	76	89	119	106	104	91	91	100	88	80		1012
\$ 700,000 - 799,999	43	49	66	84	64	63	66	51	61	55	47		649
\$ 800,000 - 899,999	28	34	53	53	55	44	43	33	43	38	33		457
\$ 900,000 - 999,999	35	18	38	44	39	33	39	34	20	26	15		341
\$ 1,000,000 - and over	166	139	199	174	178	164	143	152	134	123	132		1704
Total	1027	1043	1559	1647	1552	1489	1332	1282	1364	1319	1141		14755



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	3	4	4	3		56
1	24	40	40	55	43	31	30	23	30	25	35		376
2	329	322	473	493	434	417	374	342	364	340	338		4226
3	475	475	698	763	716	664	586	557	619	626	514		6693
4	161	170	291	262	281	293	280	283	276	264	198		2759
5	32	29	50	63	73	76	47	68	63	54	47		602
6+	6	6	5	5	4	7	9	8	10	10	8		78
Total	1029	1045	1561	1648	1553	1502	1336	1284	1366	1323	1143		14790

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	2	3	4	2		46
1	68	70	99	107	86	97	77	75	59	70	81		889
2	611	646	936	1004	927	858	784	738	819	787	656		8766
3	229	237	382	405	409	409	324	338	357	349	291		3730
4	71	45	97	84	85	76	96	87	83	71	72		867
5	34	27	32	33	28	38	29	29	37	27	28		342
6+	14	18	13	11	16	11	16	15	8	15	13		150
Total	1029	1045	1561	1648	1553	1502	1336	1284	1366	1323	1143		14790

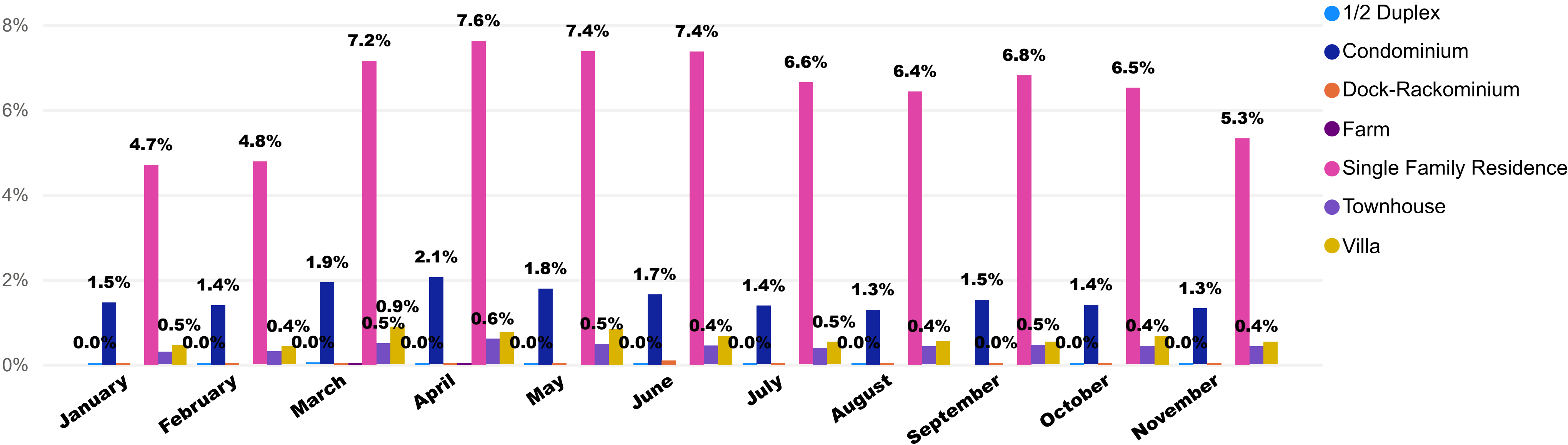


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	4		4	1		27
Condominium	206	197	273	290	252	233	195	182	215	198	186		2427
Dock-Rackominium	2	2	2	1	1	13	4	2	2	4	2		35
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1042	1041	938	908	962	920	752		9989
Townhouse	42	44	70	85	68	62	55	60	65	61	60		672
Villa	64	60	125	107	118	95	75	77	75	95	75		966
Total	979	980	1487	1564	1483	1445	1270	1233	1319	1282	1076		14118

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0%	50,967	44,000	86%	56	8
\$ 50,000 - 59,999	1	0%	69,999	55,000	79%	11	2
\$ 60,000 - 69,999	2	0%	67,950	65,950	97%	41	5
\$ 70,000 - 79,999	2	0%	82,495	74,000	90%	119	14
\$ 80,000 - 89,999	2	0%	96,000	88,500	92%	118	19
\$ 90,000 - 99,999	6	1%	107,283	94,833	88%	129	19
\$ 100,000 - 119,999	7	1%	118,386	111,143	94%	104	39
\$ 120,000 - 139,999	10	1%	139,410	125,535	90%	141	80
\$ 140,000 - 159,999	15	1%	158,020	149,920	95%	100	92
\$ 160,000 - 179,999	21	2%	182,343	167,643	92%	48	118
\$ 180,000 - 199,999	18	2%	200,089	188,278	94%	93	156
\$ 200,000 - 249,999	77	7%	239,472	226,108	94%	97	416
\$ 250,000 - 299,999	104	10%	289,211	277,534	96%	84	635
\$ 300,000 - 349,999	108	10%	335,410	324,139	97%	79	706
\$ 350,000 - 399,999	142	13%	386,167	373,811	97%	90	797
\$ 400,000 - 499,999	141	13%	458,580	442,827	97%	91	1024
\$ 500,000 - 599,999	110	10%	567,073	543,669	96%	97	714
\$ 600,000 - 699,999	80	7%	680,643	648,652	95%	82	587
\$ 700,000 - 799,999	47	4%	770,939	742,008	96%	82	443
\$ 800,000 - 899,999	33	3%	874,656	841,038	96%	82	285
\$ 900,000 - 999,999	15	1%	993,398	938,397	94%	91	217
\$ 1,000,000 - and over	132	12%	2,221,183	2,067,741	93%	98	1717
Total	1076	100%	657,662	623,185	95%	89	8093

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	48	0.33%	49,439	37,153	75%	73	8
\$ 50,000 - 59,999	33	0.22%	69,921	54,303	78%	60	2
\$ 60,000 - 69,999	28	0.19%	75,757	63,854	84%	80	5
\$ 70,000 - 79,999	38	0.26%	85,535	74,021	87%	116	14
\$ 80,000 - 89,999	68	0.46%	97,106	83,382	86%	95	19
\$ 90,000 - 99,999	64	0.43%	104,590	93,457	89%	110	19
\$ 100,000 - 119,999	148	1.00%	124,251	110,021	89%	89	39
\$ 120,000 - 139,999	222	1.50%	141,452	128,263	91%	92	80
\$ 140,000 - 159,999	254	1.72%	159,469	148,628	93%	85	92
\$ 160,000 - 179,999	291	1.97%	182,324	168,422	92%	87	118
\$ 180,000 - 199,999	291	1.97%	203,204	188,513	93%	92	156
\$ 200,000 - 249,999	831	5.63%	239,123	225,056	94%	86	416
\$ 250,000 - 299,999	1204	8.16%	287,788	275,184	96%	79	635
\$ 300,000 - 349,999	1726	11.70%	336,021	324,591	97%	76	706
\$ 350,000 - 399,999	1745	11.83%	385,527	373,615	97%	88	797
\$ 400,000 - 499,999	2276	15.43%	458,452	442,786	97%	85	1024
\$ 500,000 - 599,999	1325	8.98%	567,263	545,005	96%	85	714
\$ 600,000 - 699,999	1012	6.86%	673,140	644,386	96%	81	587
\$ 700,000 - 799,999	649	4.40%	774,931	743,236	96%	78	443
\$ 800,000 - 899,999	457	3.10%	882,361	845,422	96%	76	285
\$ 900,000 - 999,999	341	2.31%	999,252	942,378	94%	76	217
\$ 1,000,000 - and over	1704	11.55%	2,172,599	2,009,680	93%	86	1717
Total	14755	100.00%	640,397	605,445	95%	83	8093

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.

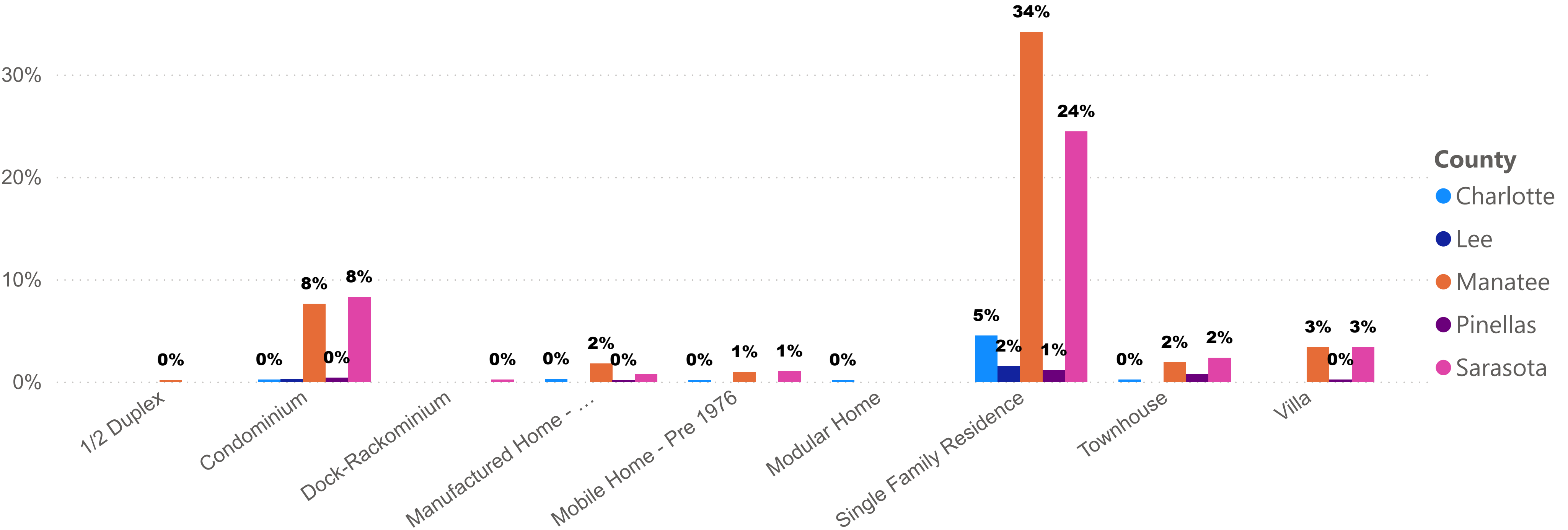
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	7509	4.98
05/31/2024	1565	752,944	718,413	95%	73	7401	4.73
06/30/2024	1268	763,684	724,705	95%	81	7284	5.74
07/31/2024	1213	673,368	641,449	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	6857	7.33
10/31/2024	894	775,557	747,072	96%	84	6781	7.59
11/30/2024	860	750,454	712,427	95%	94	7287	8.47
12/31/2024	1120	789,253	745,288	94%	88	7743	6.91
01/31/2025	977	787,238	745,497	95%	92	9066	9.28
02/28/2025	978	692,963	657,966	95%	89	9765	9.98
03/31/2025	1485	694,916	657,143	95%	84	10163	6.84
04/30/2025	1563	639,809	605,293	95%	87	10215	6.54
05/31/2025	1482	651,480	615,041	94%	85	9800	6.61
06/30/2025	1432	659,565	621,712	94%	89	9394	6.56
07/31/2025	1266	663,215	623,947	94%	93	8693	6.87
08/31/2025	1231	672,784	635,740	94%	101	8079	6.56
09/30/2025	1317	591,034	560,095	95%	107	7832	5.95
10/31/2025	1278	614,281	582,220	95%	106	8147	6.37
11/30/2025	1074	658,674	624,138	95%	101	8093	7.54

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%
Condominium	0%	0%	8%	0%	8%	17%
Dock-Rackominium					0%	0%
Manufactured Home - Post 1977	0%		2%	0%	1%	3%
Mobile Home - Pre 1976	0%		1%		1%	2%
Modular Home	0%					0%
Single Family Residence	5%	2%	34%	1%	24%	66%
Townhouse	0%		2%	1%	2%	5%
Villa			3%	0%	3%	7%
Total	5%	2%	50%	3%	40%	100%



Board/Association: State Month Year
▲
Sarasota - Manatee FL November 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	1		1	2
\$ 50,000 - 59,999	1			1
\$ 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	2	1		3
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999	5	2	1	8
\$ 180,000 - 199,999	6	2		8
\$ 200,000 - 249,999	21	15	1	37
\$ 250,000 - 299,999	25	46	5	76
\$ 300,000 - 349,999	22	55	12	89
\$ 350,000 - 399,999	24	67	26	117
\$ 400,000 - 499,999	22	65	42	129
\$ 500,000 - 599,999	6	55	33	94
\$ 600,000 - 699,999	3	34	30	67
\$ 700,000 - 799,999	4	20	18	42
\$ 800,000 - 899,999	1	11	16	28
\$ 900,000 - 999,999	3	4	4	11
\$ 1,000,000 - and over	3	44	62	109
Total	153	423	251	827

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	2			2
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	6			6
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	10	1		11
\$ 160,000 - 179,999	12	1		13
\$ 180,000 - 199,999	8	1		9
\$ 200,000 - 249,999	34	6		40
\$ 250,000 - 299,999	13	15		28
\$ 300,000 - 349,999	4	15		19
\$ 350,000 - 399,999	9	16		25
\$ 400,000 - 499,999	7	5		12
\$ 500,000 - 599,999	14	2		16
\$ 600,000 - 699,999	8	5		13
\$ 700,000 - 799,999	5			5
\$ 800,000 - 899,999	4	1		5
\$ 900,000 - 999,999		4		4
\$ 1,000,000 - and over	16	7		23
Total	167	79		246

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	3
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		4
\$ 70,000 - 79,999	1	10
\$ 80,000 - 89,999	1	15
\$ 90,000 - 99,999	2	16
\$ 100,000 - 119,999	5	34
\$ 120,000 - 139,999	10	69
\$ 140,000 - 159,999	11	73
\$ 160,000 - 179,999	20	84
\$ 180,000 - 199,999	37	111
\$ 200,000 - 249,999	144	250
\$ 250,000 - 299,999	308	301
\$ 300,000 - 349,999	482	224
\$ 350,000 - 399,999	592	190
\$ 400,000 - 499,999	824	188
\$ 500,000 - 599,999	539	148
\$ 600,000 - 699,999	423	151
\$ 700,000 - 799,999	322	114
\$ 800,000 - 899,999	213	78
\$ 900,000 - 999,999	160	64
\$ 1,000,000 - and over	1284	445
Total	5380	2573

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	1
\$ 50,000 - 59,999	1	3
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	2	4
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	2	5
\$ 120,000 - 139,999	3	5
\$ 140,000 - 159,999	4	12
\$ 160,000 - 179,999	9	15
\$ 180,000 - 199,999	13	15
\$ 200,000 - 249,999	51	47
\$ 250,000 - 299,999	102	59
\$ 300,000 - 349,999	142	48
\$ 350,000 - 399,999	180	48
\$ 400,000 - 499,999	244	50
\$ 500,000 - 599,999	160	32
\$ 600,000 - 699,999	101	27
\$ 700,000 - 799,999	84	21
\$ 800,000 - 899,999	60	24
\$ 900,000 - 999,999	36	20
\$ 1,000,000 - and over	201	149
Total	1397	593

Time On Market Sort	M-SF	M-Condo
0 - 30	291	75
31-60	132	33
61-90	106	28
91-120	77	23
121-over	221	87
Total	827	246

