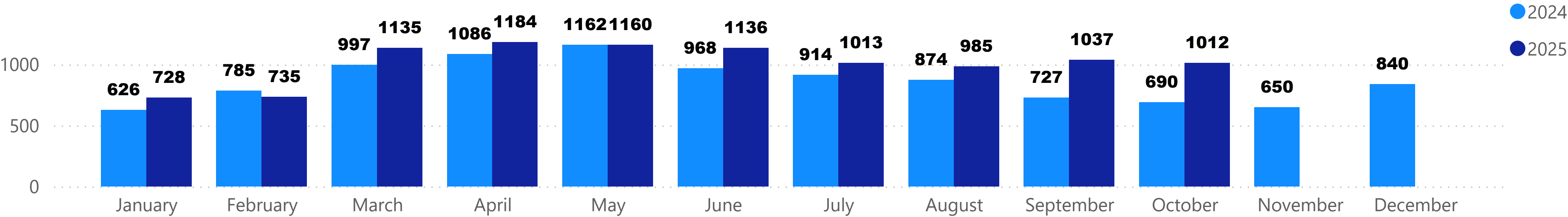




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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			4
\$ 50,000 - 59,999		1					1						2
\$ 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			10
\$ 90,000 - 99,999	1		3			1	2	1		1			9
\$ 100,000 - 119,999		1	4	3	2	3	1	2	2				18
\$ 120,000 - 139,999		6	2	6	5	8	3	5	5	5			45
\$ 140,000 - 159,999	2	4	7	15	5	7	3	1	10	7			61
\$ 160,000 - 179,999	13	8	4	5	9	6	10	11	4	9			79
\$ 180,000 - 199,999	9	6	15	10	6	12	16	15	10	5			104
\$ 200,000 - 249,999	28	20	35	46	29	40	24	36	36	39			333
\$ 250,000 - 299,999	35	63	69	99	99	63	60	59	71	77			695
\$ 300,000 - 349,999	80	84	122	124	150	166	107	123	114	142			1212
\$ 350,000 - 399,999	83	91	155	157	133	160	129	127	153	135			1323
\$ 400,000 - 499,999	119	124	213	223	218	214	193	169	190	188			1851
\$ 500,000 - 599,999	85	69	133	116	129	105	112	111	114	115			1089
\$ 600,000 - 699,999	61	59	81	106	87	91	85	83	95	77			825
\$ 700,000 - 799,999	40	43	49	72	57	54	60	48	60	47			530
\$ 800,000 - 899,999	24	24	43	40	47	41	41	29	37	35			361
\$ 900,000 - 999,999	26	13	36	35	36	28	35	33	15	20			277
\$ 1,000,000 - and over	122	114	162	124	148	135	129	130	121	107			1292
Total	728	735	1135	1184	1160	1136	1013	985	1037	1012			10125

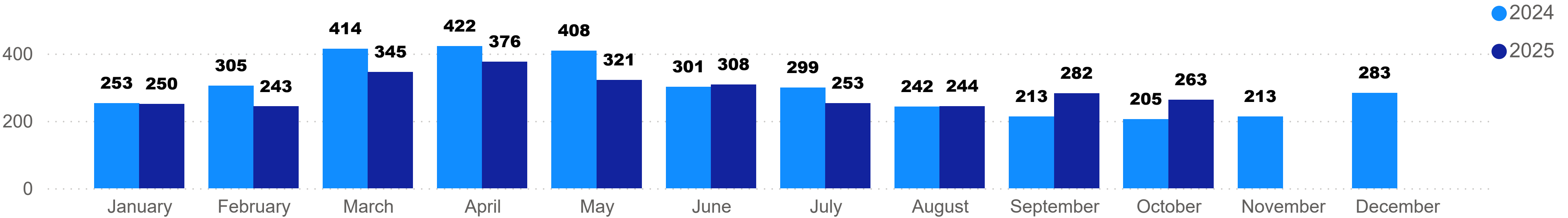




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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				8
\$ 50,000 - 59,999					1	1				2			4
\$ 60,000 - 69,999		1			2	4	1	2	1	1			12
\$ 70,000 - 79,999	1	2	1		1	1	1	1	3	1			12
\$ 80,000 - 89,999	2	3	4	2	2	2	2	3	3	4			27
\$ 90,000 - 99,999		1	2	3	7	1	2	3	3	3			25
\$ 100,000 - 119,999	4	4	6	5	8	5	5	9	8	10			64
\$ 120,000 - 139,999	3	6	5	15	8	12	8	8	13	7			85
\$ 140,000 - 159,999	11	15	12	7	14	10	10	10	12	10			111
\$ 160,000 - 179,999	8	10	11	7	18	13	12	12	23	11			125
\$ 180,000 - 199,999	9	9	13	17	7	8	12	13	12	13			113
\$ 200,000 - 249,999	28	25	39	44	33	37	33	39	38	37			353
\$ 250,000 - 299,999	35	20	43	42	42	31	29	29	46	36			353
\$ 300,000 - 349,999	28	23	43	61	51	47	44	33	32	31			393
\$ 350,000 - 399,999	23	22	30	27	26	27	27	22	30	27			261
\$ 400,000 - 499,999	20	26	45	33	24	37	24	14	22	20			265
\$ 500,000 - 599,999	10	12	20	18	10	13	11	9	5	7			115
\$ 600,000 - 699,999	7	17	8	12	19	12	6	8	5	10			104
\$ 700,000 - 799,999	3	6	15	9	7	9	6	3	1	8			67
\$ 800,000 - 899,999	4	10	10	13	8	3	2	3	6	3			62
\$ 900,000 - 999,999	9	5	2	9	3	5	4	1	5	6			49
\$ 1,000,000 - and over	44	24	36	50	30	29	13	22	13	16			277
Total	250	243	345	376	321	308	253	244	282	263			2885

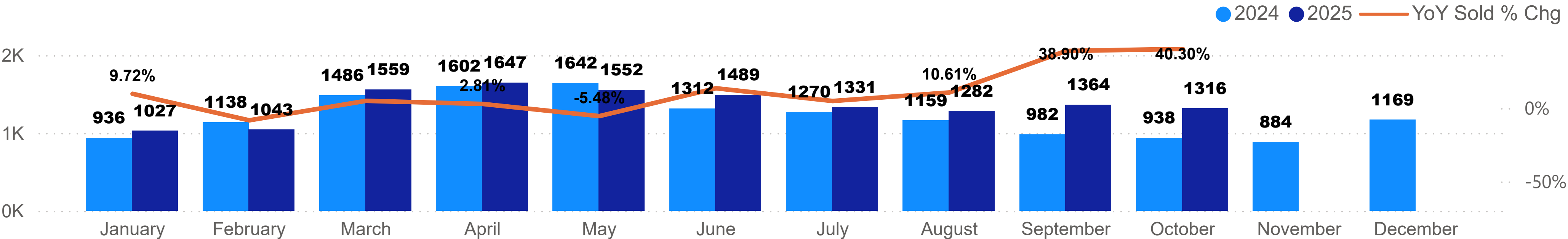




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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			46
\$ 50,000 - 59,999	2	1	5	3	2	1	3	3	2	6			28
\$ 60,000 - 69,999	2	5	2	3	3	2	3	1	2	1			24
\$ 70,000 - 79,999	3	6	4	2	2	2	6	4	4	2			35
\$ 80,000 - 89,999	3	7	10	5	6	2	7	7	5	7			59
\$ 90,000 - 99,999	4	3	7	5	10	5	6	6	5	5			56
\$ 100,000 - 119,999	7	14	15	14	18	12	8	17	13	12			130
\$ 120,000 - 139,999	6	16	11	33	21	34	21	17	26	18			203
\$ 140,000 - 159,999	17	27	28	30	26	22	16	20	27	21			234
\$ 160,000 - 179,999	26	25	27	22	34	22	28	26	31	22			263
\$ 180,000 - 199,999	20	20	38	30	21	26	35	30	27	23			270
\$ 200,000 - 249,999	63	54	79	102	69	81	65	79	77	80			749
\$ 250,000 - 299,999	77	91	117	149	147	95	92	89	120	117			1094
\$ 300,000 - 349,999	108	108	165	186	203	214	151	159	148	174			1616
\$ 350,000 - 399,999	109	113	187	187	160	187	158	152	184	164			1601
\$ 400,000 - 499,999	139	152	257	259	246	253	221	184	212	208			2131
\$ 500,000 - 599,999	97	81	155	135	140	118	125	120	120	124			1215
\$ 600,000 - 699,999	68	76	89	119	106	104	91	91	100	88			932
\$ 700,000 - 799,999	43	49	66	84	64	63	66	51	61	55			602
\$ 800,000 - 899,999	28	34	53	53	55	44	43	33	43	38			424
\$ 900,000 - 999,999	35	18	38	44	39	33	39	34	20	26			326
\$ 1,000,000 - and over	166	139	199	174	178	164	143	152	134	123			1572
Total	1027	1043	1559	1647	1552	1489	1331	1282	1364	1316			13610



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			53
1	24	40	40	55	43	31	30	23	30	25			341
2	329	322	473	493	434	417	373	342	364	339			3886
3	475	475	698	763	716	664	586	557	619	624			6177
4	161	170	291	262	281	293	280	283	276	264			2561
5	32	29	50	63	73	76	47	68	63	54			555
6+	6	6	5	5	4	7	9	8	10	10			70
Total	1029	1045	1561	1648	1553	1502	1335	1284	1366	1320			13643

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			44
1	68	70	99	107	86	97	77	75	59	70			808
2	611	646	936	1004	927	858	783	738	819	785			8107
3	229	237	382	405	409	409	324	338	357	348			3438
4	71	45	97	84	85	76	96	87	83	71			795
5	34	27	32	33	28	38	29	29	37	27			314
6+	14	18	13	11	16	11	16	15	8	15			137
Total	1029	1045	1561	1648	1553	1502	1335	1284	1366	1320			13643

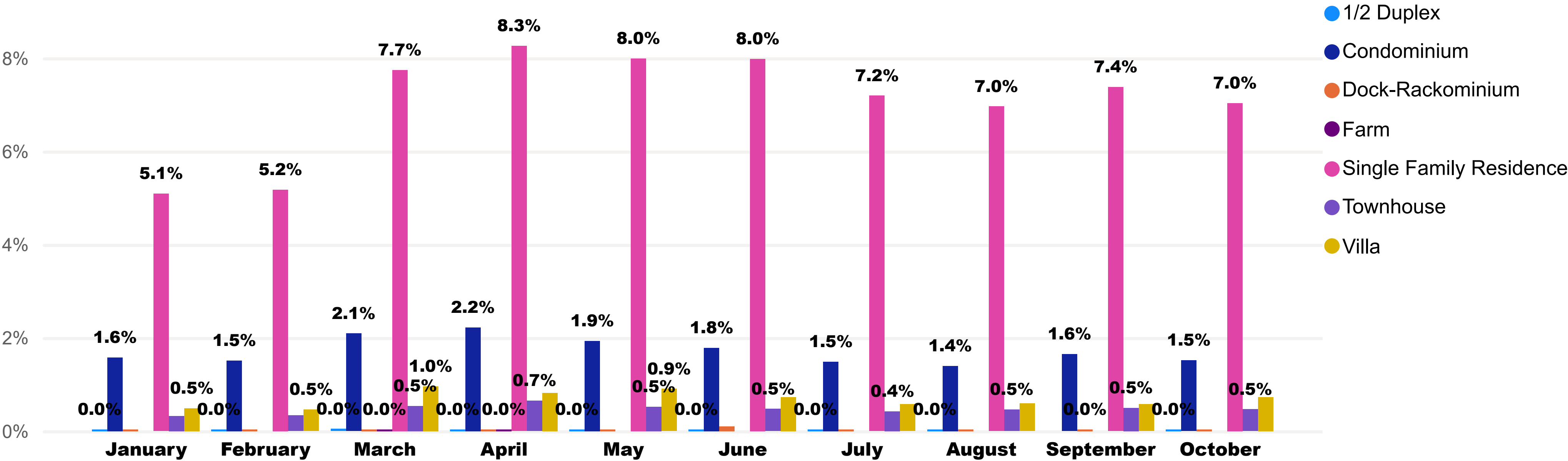


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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			26
Condominium	206	197	273	290	252	233	194	182	215	198			2240
Dock-Rackominium	2	2	2	1	1	13	4	2	2	4			33
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1042	1041	938	908	962	917			9234
Townhouse	42	44	70	85	68	62	55	60	65	61			612
Villa	64	60	125	107	118	95	75	77	75	95			891
Total	979	980	1487	1564	1483	1445	1269	1233	1319	1279			13038

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	49,000	47,000	96%	7	9
\$ 50,000 - 59,999	2	0%	66,950	55,000	82%	33	2
\$ 60,000 - 69,999	1	0%	70,000	64,000	91%	0	6
\$ 70,000 - 79,999	1	0%	79,000	75,000	95%	106	15
\$ 80,000 - 89,999	6	0%	94,400	85,592	91%	82	17
\$ 90,000 - 99,999	4	0%	105,500	93,875	89%	96	17
\$ 100,000 - 119,999	10	1%	129,160	112,100	87%	139	46
\$ 120,000 - 139,999	12	1%	137,850	128,583	93%	73	72
\$ 140,000 - 159,999	17	1%	159,806	148,500	93%	105	105
\$ 160,000 - 179,999	20	2%	181,540	167,640	92%	82	118
\$ 180,000 - 199,999	18	1%	206,536	189,389	92%	97	133
\$ 200,000 - 249,999	77	6%	242,343	226,981	94%	110	418
\$ 250,000 - 299,999	113	9%	285,223	275,781	97%	85	603
\$ 300,000 - 349,999	173	14%	334,059	324,686	97%	73	707
\$ 350,000 - 399,999	162	13%	386,833	373,605	97%	109	790
\$ 400,000 - 499,999	208	16%	457,868	443,524	97%	81	1062
\$ 500,000 - 599,999	124	10%	564,385	541,024	96%	100	722
\$ 600,000 - 699,999	88	7%	673,190	643,847	96%	108	563
\$ 700,000 - 799,999	55	4%	772,032	735,050	95%	107	469
\$ 800,000 - 899,999	38	3%	883,876	851,200	96%	114	291
\$ 900,000 - 999,999	26	2%	989,391	935,712	95%	87	207
\$ 1,000,000 - and over	123	10%	2,217,010	2,049,650	92%	103	1659
Total	1279	100%	613,454	581,453	95%	94	8031

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	46	0.34%	49,221	36,834	75%	74	9
\$ 50,000 - 59,999	28	0.21%	70,129	54,111	77%	55	2
\$ 60,000 - 69,999	24	0.18%	77,308	63,588	82%	89	6
\$ 70,000 - 79,999	35	0.26%	85,724	74,137	86%	112	15
\$ 80,000 - 89,999	59	0.43%	98,088	83,287	85%	94	17
\$ 90,000 - 99,999	56	0.41%	104,554	93,308	89%	105	17
\$ 100,000 - 119,999	130	0.96%	125,026	110,067	88%	82	46
\$ 120,000 - 139,999	203	1.49%	141,744	128,434	91%	91	72
\$ 140,000 - 159,999	234	1.72%	159,560	148,602	93%	83	105
\$ 160,000 - 179,999	263	1.93%	182,583	168,583	92%	90	118
\$ 180,000 - 199,999	270	1.98%	203,415	188,484	93%	92	133
\$ 200,000 - 249,999	749	5.50%	239,197	225,029	94%	84	418
\$ 250,000 - 299,999	1094	8.04%	287,707	274,950	96%	79	603
\$ 300,000 - 349,999	1616	11.87%	336,076	324,633	97%	76	707
\$ 350,000 - 399,999	1601	11.76%	385,489	373,602	97%	88	790
\$ 400,000 - 499,999	2131	15.66%	458,400	442,785	97%	84	1062
\$ 500,000 - 599,999	1215	8.93%	567,280	545,127	96%	84	722
\$ 600,000 - 699,999	932	6.85%	672,496	644,019	96%	81	563
\$ 700,000 - 799,999	602	4.42%	775,243	743,331	96%	77	469
\$ 800,000 - 899,999	424	3.12%	882,961	845,763	96%	75	291
\$ 900,000 - 999,999	326	2.40%	999,522	942,562	94%	75	207
\$ 1,000,000 - and over	1572	11.55%	2,168,519	2,004,804	92%	85	1659
Total	13610	100.00%	641,359	606,244	95%	83	8031

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Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

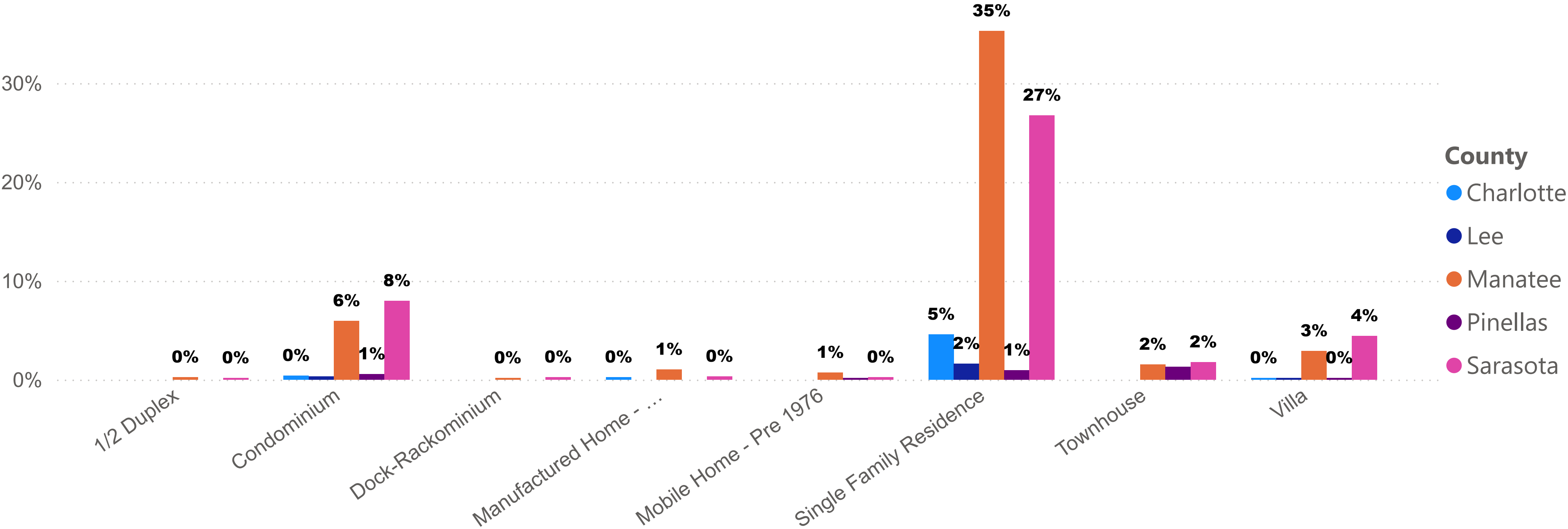
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1268	763,684	724,705	95%	81	7283	5.74
07/31/2024	1213	673,368	641,449	95%	82	6998	5.77
08/31/2024	1113	643,130	611,507	95%	82	6797	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	860	750,454	712,427	95%	94	7286	8.47
12/31/2024	1120	789,253	745,288	94%	88	7741	6.91
01/31/2025	977	787,238	745,497	95%	92	9061	9.27
02/28/2025	978	692,963	657,966	95%	89	9759	9.98
03/31/2025	1485	694,916	657,143	95%	84	10156	6.84
04/30/2025	1563	639,809	605,293	95%	87	10207	6.53
05/31/2025	1482	651,480	615,041	94%	85	9791	6.61
06/30/2025	1432	659,565	621,712	94%	89	9380	6.55
07/31/2025	1265	663,482	624,186	94%	93	8672	6.86
08/31/2025	1231	672,784	635,740	94%	101	8046	6.54
09/30/2025	1317	591,034	560,027	95%	107	7776	5.90
10/31/2025	1275	614,963	582,908	95%	106	8031	6.30

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%	0%
Condominium	0%	0%	6%	1%	8%	15%
Dock-Rackominium			0%		0%	0%
Manufactured Home - Post 1977	0%		1%		0%	2%
Mobile Home - Pre 1976			1%	0%	0%	1%
Single Family Residence	5%	2%	35%	1%	27%	69%
Townhouse			2%	1%	2%	5%
Villa	0%	0%	3%	0%	4%	8%
Total	5%	2%	48%	3%	42%	100%



Board/Association: State Month Year
▲ Sarasota - Manatee FL October 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
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	3	1	1	5
\$ 140,000 - 159,999	5	2		7
\$ 160,000 - 179,999	6	2	1	9
\$ 180,000 - 199,999	3	1	1	5
\$ 200,000 - 249,999	20	17	2	39
\$ 250,000 - 299,999	33	35	9	77
\$ 300,000 - 349,999	26	93	23	142
\$ 350,000 - 399,999	26	69	40	135
\$ 400,000 - 499,999	21	104	63	188
\$ 500,000 - 599,999	6	68	41	115
\$ 600,000 - 699,999	10	30	37	77
\$ 700,000 - 799,999	1	26	20	47
\$ 800,000 - 899,999	4	19	12	35
\$ 900,000 - 999,999		11	9	20
\$ 1,000,000 - and over	3	42	62	107
Total	171	520	321	1012

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999	2			2
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	4			4
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	8		1	9
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	8	2		10
\$ 160,000 - 179,999	10	1		11
\$ 180,000 - 199,999	13			13
\$ 200,000 - 249,999	26	10		36
\$ 250,000 - 299,999	21	15		36
\$ 300,000 - 349,999	11	20		31
\$ 350,000 - 399,999	5	21	1	27
\$ 400,000 - 499,999	12	8		20
\$ 500,000 - 599,999	4	3		7
\$ 600,000 - 699,999	7	3		10
\$ 700,000 - 799,999	5	2	1	8
\$ 800,000 - 899,999	2	1		3
\$ 900,000 - 999,999	4	2		6
\$ 1,000,000 - and over	6	8	2	16
Total	158	96	5	259

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999	2	1
\$ 60,000 - 69,999	1	4
\$ 70,000 - 79,999	1	9
\$ 80,000 - 89,999	1	16
\$ 90,000 - 99,999	1	13
\$ 100,000 - 119,999	6	31
\$ 120,000 - 139,999	6	61
\$ 140,000 - 159,999	13	81
\$ 160,000 - 179,999	20	82
\$ 180,000 - 199,999	25	101
\$ 200,000 - 249,999	144	253
\$ 250,000 - 299,999	303	281
\$ 300,000 - 349,999	455	214
\$ 350,000 - 399,999	547	180
\$ 400,000 - 499,999	822	188
\$ 500,000 - 599,999	551	135
\$ 600,000 - 699,999	415	130
\$ 700,000 - 799,999	347	113
\$ 800,000 - 899,999	203	69
\$ 900,000 - 999,999	152	52
\$ 1,000,000 - and over	1222	404
Total	5237	2420

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	3
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999	3	3
\$ 100,000 - 119,999	4	8
\$ 120,000 - 139,999	4	8
\$ 140,000 - 159,999	4	17
\$ 160,000 - 179,999	10	19
\$ 180,000 - 199,999	12	16
\$ 200,000 - 249,999	48	41
\$ 250,000 - 299,999	114	51
\$ 300,000 - 349,999	150	44
\$ 350,000 - 399,999	213	49
\$ 400,000 - 499,999	257	52
\$ 500,000 - 599,999	164	33
\$ 600,000 - 699,999	113	31
\$ 700,000 - 799,999	89	18
\$ 800,000 - 899,999	63	27
\$ 900,000 - 999,999	34	15
\$ 1,000,000 - and over	209	139
Total	1494	579

Time On Market Sort	M-SF	M-Condo
0 - 30	333	57
31-60	157	41
61-90	125	22
91-120	114	33
121-over	283	106
Total	1012	259

