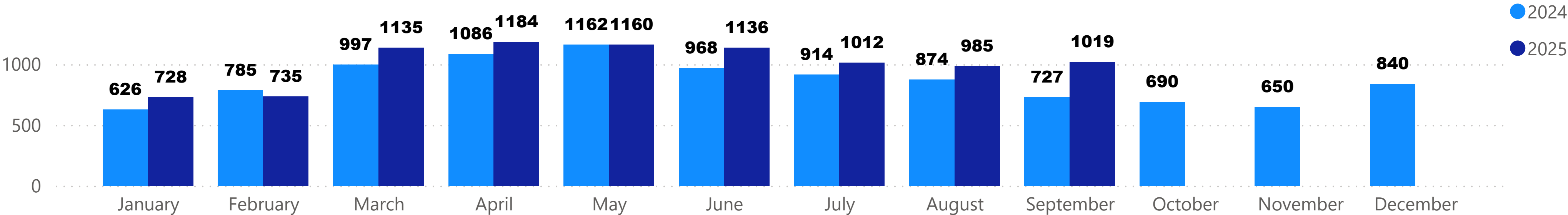




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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	1					4
\$ 80,000 - 89,999		3	1	2			1	1					8
\$ 90,000 - 99,999	1		3			1	2	1					8
\$ 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				40
\$ 140,000 - 159,999	2	4	7	15	5	7	3	1	10				54
\$ 160,000 - 179,999	13	8	4	5	9	6	10	11	4				70
\$ 180,000 - 199,999	9	6	15	10	6	12	16	15	10				99
\$ 200,000 - 249,999	28	20	35	46	29	40	24	36	33				291
\$ 250,000 - 299,999	35	63	69	99	99	63	60	59	69				616
\$ 300,000 - 349,999	80	84	122	124	150	166	107	123	111				1067
\$ 350,000 - 399,999	83	91	155	157	133	160	129	127	151				1186
\$ 400,000 - 499,999	119	124	213	223	218	214	192	169	188				1660
\$ 500,000 - 599,999	85	69	133	116	129	105	112	111	114				974
\$ 600,000 - 699,999	61	59	81	106	87	91	85	83	94				747
\$ 700,000 - 799,999	40	43	49	72	57	54	60	48	59				482
\$ 800,000 - 899,999	24	24	43	40	47	41	41	29	36				325
\$ 900,000 - 999,999	26	13	36	35	36	28	35	33	13				255
\$ 1,000,000 - and over	122	114	162	124	148	135	129	130	120				1184
Total	728	735	1135	1184	1160	1136	1012	985	1019				9094

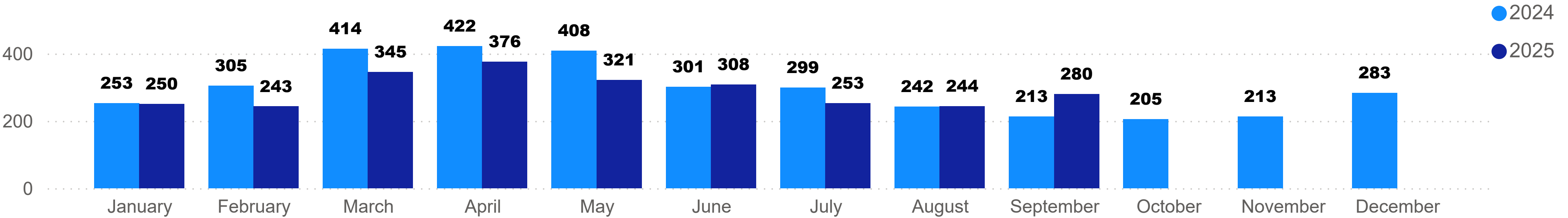




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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
\$ 60,000 - 69,999		1			2	4	1	2	1				11
\$ 70,000 - 79,999	1	2	1		1	1	1	1	3				11
\$ 80,000 - 89,999	2	3	4	2	2	2	2	3	3				23
\$ 90,000 - 99,999		1	2	3	7	1	2	3	3				22
\$ 100,000 - 119,999	4	4	6	5	8	5	5	9	8				54
\$ 120,000 - 139,999	3	6	5	15	8	12	8	8	13				78
\$ 140,000 - 159,999	11	15	12	7	14	10	10	10	12				101
\$ 160,000 - 179,999	8	10	11	7	18	13	12	12	23				114
\$ 180,000 - 199,999	9	9	13	17	7	8	12	13	12				100
\$ 200,000 - 249,999	28	25	39	44	33	37	33	39	38				316
\$ 250,000 - 299,999	35	20	43	42	42	31	29	29	45				316
\$ 300,000 - 349,999	28	23	43	61	51	47	44	33	32				362
\$ 350,000 - 399,999	23	22	30	27	26	27	27	22	30				234
\$ 400,000 - 499,999	20	26	45	33	24	37	24	14	21				244
\$ 500,000 - 599,999	10	12	20	18	10	13	11	9	5				108
\$ 600,000 - 699,999	7	17	8	12	19	12	6	8	5				94
\$ 700,000 - 799,999	3	6	15	9	7	9	6	3	1				59
\$ 800,000 - 899,999	4	10	10	13	8	3	2	3	6				59
\$ 900,000 - 999,999	9	5	2	9	3	5	4	1	5				43
\$ 1,000,000 - and over	44	24	36	50	30	29	13	22	13				261
Total	250	243	345	376	321	308	253	244	280				2620

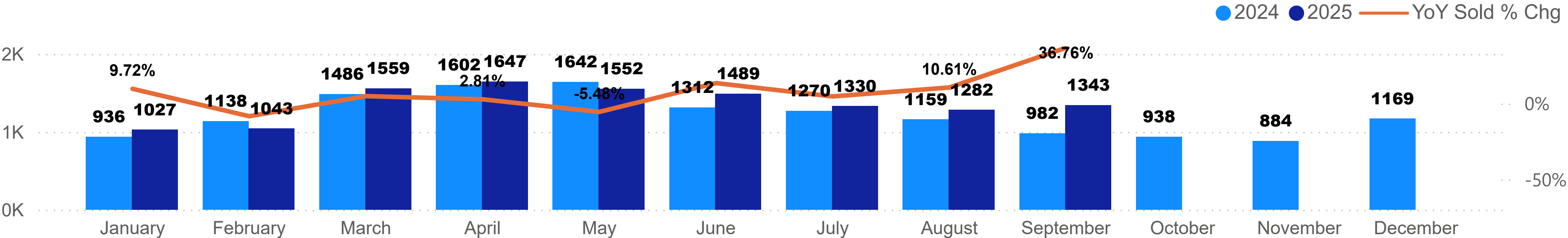




REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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				44
\$ 50,000 - 59,999	2	1	5	3	2	1	3	3	2				22
\$ 60,000 - 69,999	2	5	2	3	3	2	3	1	2				23
\$ 70,000 - 79,999	3	6	4	2	2	2	6	4	4				33
\$ 80,000 - 89,999	3	7	10	5	6	2	7	7	5				52
\$ 90,000 - 99,999	4	3	7	5	10	5	6	6	5				51
\$ 100,000 - 119,999	7	14	15	14	18	12	8	17	13				118
\$ 120,000 - 139,999	6	16	11	33	21	34	21	17	26				185
\$ 140,000 - 159,999	17	27	28	30	26	22	16	20	26				212
\$ 160,000 - 179,999	26	25	27	22	34	22	28	26	31				241
\$ 180,000 - 199,999	20	20	38	30	21	26	35	30	27				247
\$ 200,000 - 249,999	63	54	79	102	69	81	65	79	74				666
\$ 250,000 - 299,999	77	91	117	149	147	95	92	89	117				974
\$ 300,000 - 349,999	108	108	165	186	203	214	151	159	145				1439
\$ 350,000 - 399,999	109	113	187	187	160	187	158	152	182				1435
\$ 400,000 - 499,999	139	152	257	259	246	253	220	184	209				1919
\$ 500,000 - 599,999	97	81	155	135	140	118	125	120	120				1091
\$ 600,000 - 699,999	68	76	89	119	106	104	91	91	99				843
\$ 700,000 - 799,999	43	49	66	84	64	63	66	51	60				546
\$ 800,000 - 899,999	28	34	53	53	55	44	43	33	42				385
\$ 900,000 - 999,999	35	18	38	44	39	33	39	34	18				298
\$ 1,000,000 - and over	166	139	199	174	178	164	143	152	133				1448
Total	1027	1043	1559	1647	1552	1489	1330	1282	1343				12272



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				49
1	24	40	40	55	43	31	30	23	29				315
2	329	322	473	493	434	417	373	342	355				3538
3	475	475	698	763	716	664	586	557	611				5545
4	161	170	291	262	281	293	279	283	275				2295
5	32	29	50	63	73	76	47	68	62				500
6+	6	6	5	5	4	7	9	8	9				59
Total	1029	1045	1561	1648	1553	1502	1334	1284	1345				12301

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				40
1	68	70	99	107	86	97	77	75	57				736
2	611	646	936	1004	927	858	783	738	805				7308
3	229	237	382	405	409	409	323	338	354				3086
4	71	45	97	84	85	76	96	87	83				724
5	34	27	32	33	28	38	29	29	35				285
6+	14	18	13	11	16	11	16	15	8				122
Total	1029	1045	1561	1648	1553	1502	1334	1284	1345				12301

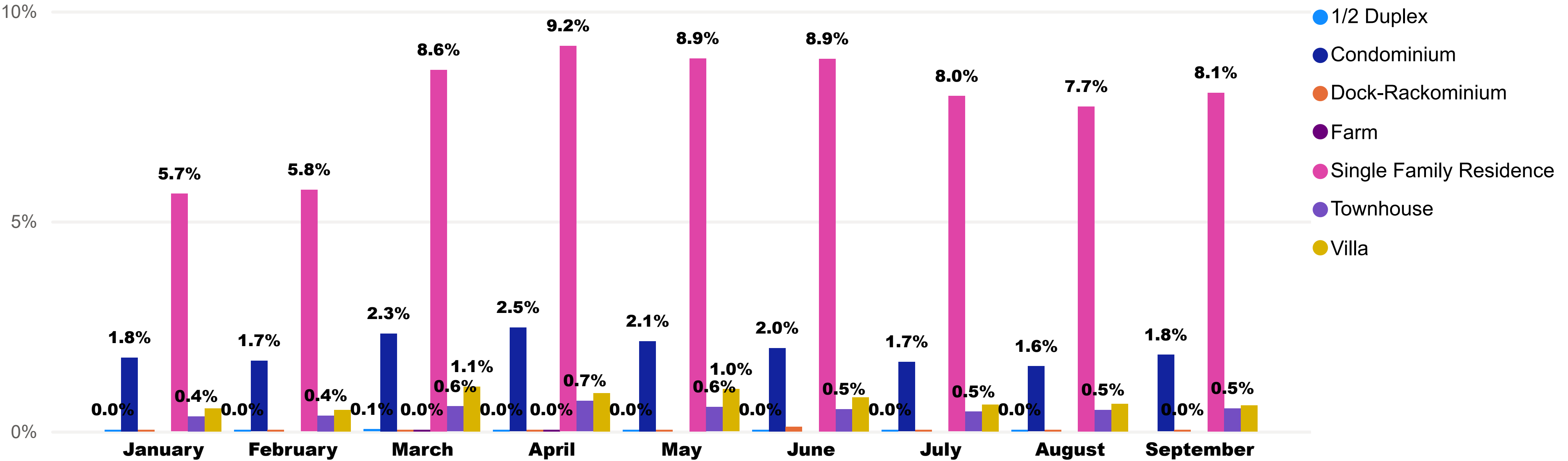


REALTOR® Association of Sarasota & Manatee
Monthly Sales Trend Indicator 2025

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					22
Condominium	206	197	273	290	252	233	194	182	214				2041
Dock-Rackominium	2	2	2	1	1	13	4	2	2				29
Farm			1	1									2
Single Family Residence	664	675	1010	1077	1042	1041	937	908	946				8300
Townhouse	42	44	70	85	68	62	55	60	64				550
Villa	64	60	125	107	118	95	75	77	73				794
Total	979	980	1487	1564	1483	1445	1268	1233	1299				11738

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	89,000	30,888	35%	228	8
\$ 50,000 - 59,999							4
\$ 60,000 - 69,999	1	0%	70,000	64,000	91%	3	5
\$ 70,000 - 79,999	3	0%	82,092	72,500	88%	221	10
\$ 80,000 - 89,999	3	0%	93,300	86,333	93%	214	15
\$ 90,000 - 99,999	3	0%	101,000	91,667	91%	70	19
\$ 100,000 - 119,999	10	1%	129,990	109,300	84%	77	45
\$ 120,000 - 139,999	18	1%	138,639	128,217	92%	46	68
\$ 140,000 - 159,999	22	2%	162,810	149,152	92%	72	102
\$ 160,000 - 179,999	27	2%	179,904	167,139	93%	135	114
\$ 180,000 - 199,999	22	2%	205,204	189,341	92%	124	135
\$ 200,000 - 249,999	71	5%	239,882	222,677	93%	94	402
\$ 250,000 - 299,999	114	9%	290,167	275,028	95%	87	582
\$ 300,000 - 349,999	143	11%	333,384	323,454	97%	78	683
\$ 350,000 - 399,999	182	14%	380,780	372,221	98%	95	818
\$ 400,000 - 499,999	209	16%	458,506	442,263	96%	105	1057
\$ 500,000 - 599,999	120	9%	570,136	546,283	96%	90	709
\$ 600,000 - 699,999	99	8%	675,433	644,861	95%	89	552
\$ 700,000 - 799,999	60	5%	776,881	751,337	97%	98	440
\$ 800,000 - 899,999	42	3%	882,075	840,858	95%	98	270
\$ 900,000 - 999,999	18	1%	992,494	937,492	94%	58	207
\$ 1,000,000 - and over	133	10%	1,891,165	1,746,963	92%	96	1431
Total	1301	100%	591,073	560,195	95%	94	7676

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	44	0.36%	49,436	36,531	74%	75	8
\$ 50,000 - 59,999	22	0.18%	71,854	54,005	75%	51	4
\$ 60,000 - 69,999	23	0.19%	77,191	63,743	83%	91	5
\$ 70,000 - 79,999	33	0.27%	85,949	74,085	86%	115	10
\$ 80,000 - 89,999	52	0.42%	98,767	83,085	84%	93	15
\$ 90,000 - 99,999	51	0.42%	105,172	93,265	89%	104	19
\$ 100,000 - 119,999	118	0.96%	124,587	109,873	88%	77	45
\$ 120,000 - 139,999	185	1.51%	142,303	128,509	90%	92	68
\$ 140,000 - 159,999	212	1.73%	159,387	148,494	93%	81	102
\$ 160,000 - 179,999	241	1.96%	182,770	168,696	92%	90	114
\$ 180,000 - 199,999	247	2.01%	203,271	188,390	93%	92	135
\$ 200,000 - 249,999	666	5.43%	238,801	224,743	94%	82	402
\$ 250,000 - 299,999	974	7.94%	288,092	274,876	95%	78	582
\$ 300,000 - 349,999	1439	11.73%	336,342	324,638	97%	76	683
\$ 350,000 - 399,999	1435	11.69%	385,320	373,609	97%	85	818
\$ 400,000 - 499,999	1919	15.64%	458,449	442,760	97%	84	1057
\$ 500,000 - 599,999	1091	8.89%	567,609	545,593	96%	82	709
\$ 600,000 - 699,999	843	6.87%	672,509	644,078	96%	78	552
\$ 700,000 - 799,999	546	4.45%	775,429	744,135	96%	74	440
\$ 800,000 - 899,999	385	3.14%	883,082	845,293	96%	71	270
\$ 900,000 - 999,999	298	2.43%	1,000,406	943,361	94%	74	207
\$ 1,000,000 - and over	1448	11.80%	2,164,857	2,001,795	92%	83	1431
Total	12272	100.00%	645,915	610,430	95%	81	7676

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.

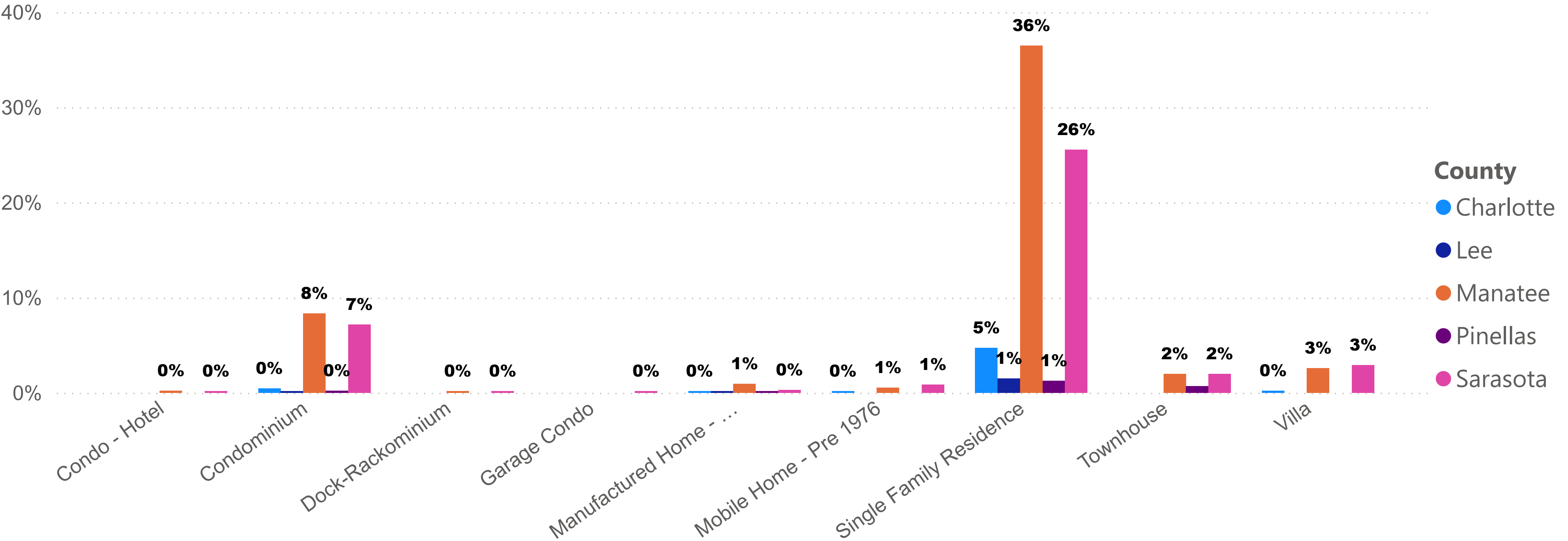
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1268	763,684	724,705	95%	81	7283	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	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	7284	8.47
12/31/2024	1120	789,253	745,288	94%	88	7739	6.91
01/31/2025	977	787,238	745,497	95%	92	9059	9.27
02/28/2025	978	692,963	657,966	95%	89	9757	9.98
03/31/2025	1485	694,916	657,143	95%	84	10155	6.84
04/30/2025	1563	639,809	605,613	95%	87	10204	6.53
05/31/2025	1482	651,480	615,041	94%	85	9787	6.60
06/30/2025	1432	659,565	621,712	94%	89	9367	6.54
07/31/2025	1264	663,659	624,344	94%	93	8644	6.84
08/31/2025	1231	672,784	635,740	94%	101	7997	6.50
09/30/2025	1297	591,995	561,054	95%	107	7676	5.92

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
Condo - Hotel			0%		0%	0%
Condominium	0%	0%	8%	0%	7%	16%
Dock-Rackominium			0%		0%	0%
Garage Condo					0%	0%
Manufactured Home - Post 1977	0%	0%	1%	0%	0%	2%
Mobile Home - Pre 1976	0%		1%		1%	1%
Single Family Residence	5%	1%	36%	1%	26%	70%
Townhouse			2%	1%	2%	5%
Villa	0%		3%		3%	6%
Total	6%	2%	51%	2%	39%	100%



Board/Association: State Month Year
▲ Sarasota - Manatee FL September 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				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	3	7		10
\$ 160,000 - 179,999	2	2		4
\$ 180,000 - 199,999	7	2	1	10
\$ 200,000 - 249,999	15	17	1	33
\$ 250,000 - 299,999	22	42	5	69
\$ 300,000 - 349,999	18	76	17	111
\$ 350,000 - 399,999	25	84	42	151
\$ 400,000 - 499,999	32	90	66	188
\$ 500,000 - 599,999	14	56	44	114
\$ 600,000 - 699,999	7	50	37	94
\$ 700,000 - 799,999	2	28	29	59
\$ 800,000 - 899,999	2	13	21	36
\$ 900,000 - 999,999		4	9	13
\$ 1,000,000 - and over	3	47	70	120
Total	159	518	342	1019

Condominium / Cooperative 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	3			3
\$ 80,000 - 89,999	3			3
\$ 90,000 - 99,999	3			3
\$ 100,000 - 119,999	8			8
\$ 120,000 - 139,999	13			13
\$ 140,000 - 159,999	11			11
\$ 160,000 - 179,999	21	2		23
\$ 180,000 - 199,999	12			12
\$ 200,000 - 249,999	34	4		38
\$ 250,000 - 299,999	26	19		45
\$ 300,000 - 349,999	9	23		32
\$ 350,000 - 399,999	13	17		30
\$ 400,000 - 499,999	9	10	2	21
\$ 500,000 - 599,999	4	1		5
\$ 600,000 - 699,999	5			5
\$ 700,000 - 799,999	1			1
\$ 800,000 - 899,999	3	3		6
\$ 900,000 - 999,999	4	1		5
\$ 1,000,000 - and over	10	3		13
Total	192	83	3	278

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999	2	1
\$ 60,000 - 69,999		4
\$ 70,000 - 79,999	1	7
\$ 80,000 - 89,999	1	11
\$ 90,000 - 99,999		11
\$ 100,000 - 119,999	2	36
\$ 120,000 - 139,999	10	52
\$ 140,000 - 159,999	19	79
\$ 160,000 - 179,999	16	84
\$ 180,000 - 199,999	25	92
\$ 200,000 - 249,999	141	232
\$ 250,000 - 299,999	271	278
\$ 300,000 - 349,999	449	216
\$ 350,000 - 399,999	591	173
\$ 400,000 - 499,999	817	193
\$ 500,000 - 599,999	563	125
\$ 600,000 - 699,999	424	119
\$ 700,000 - 799,999	336	97
\$ 800,000 - 899,999	197	65
\$ 900,000 - 999,999	159	46
\$ 1,000,000 - and over	1120	340
Total	5144	2263

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	2	3
\$ 100,000 - 119,999	3	7
\$ 120,000 - 139,999	1	9
\$ 140,000 - 159,999	8	11
\$ 160,000 - 179,999	11	12
\$ 180,000 - 199,999	14	11
\$ 200,000 - 249,999	49	40
\$ 250,000 - 299,999	125	50
\$ 300,000 - 349,999	157	47
\$ 350,000 - 399,999	217	41
\$ 400,000 - 499,999	292	52
\$ 500,000 - 599,999	155	31
\$ 600,000 - 699,999	112	25
\$ 700,000 - 799,999	75	21
\$ 800,000 - 899,999	53	23
\$ 900,000 - 999,999	33	16
\$ 1,000,000 - and over	192	135
Total	1500	542

Time On Market Sort	M-SF	M-Condo
0 - 30	316	63
31-60	185	35
61-90	132	33
91-120	104	39
121-over	282	108
Total	1019	278

