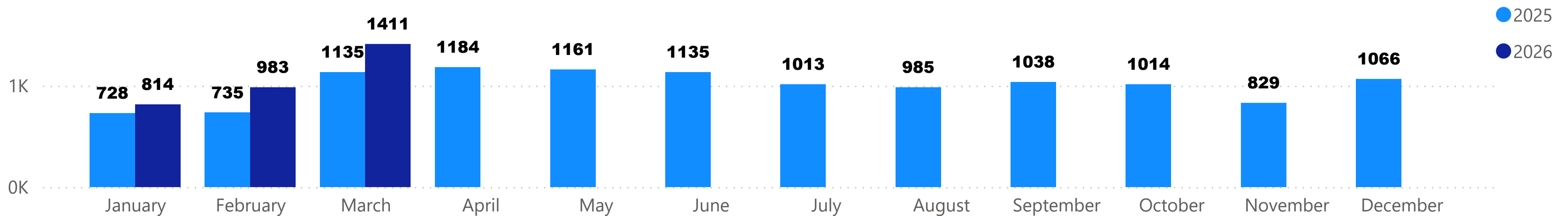


REALTOR® Association of Sarasota & Manatee

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										2
\$ 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										2
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2	2	1										5
\$ 120,000 - 139,999	9	1	5										15
\$ 140,000 - 159,999	5	5	5										15
\$ 160,000 - 179,999	4	4	7										15
\$ 180,000 - 199,999	7	14	10										31
\$ 200,000 - 249,999	35	39	42										116
\$ 250,000 - 299,999	61	95	101										257
\$ 300,000 - 349,999	109	116	177										402
\$ 350,000 - 399,999	94	104	180										378
\$ 400,000 - 499,999	131	173	251										555
\$ 500,000 - 599,999	90	106	158										354
\$ 600,000 - 699,999	54	70	107										231
\$ 700,000 - 799,999	44	44	79										167
\$ 800,000 - 899,999	32	34	48										114
\$ 900,000 - 999,999	18	19	40										77
\$ 1,000,000 - and over	115	153	197										465
Total	814	983	1411										3208

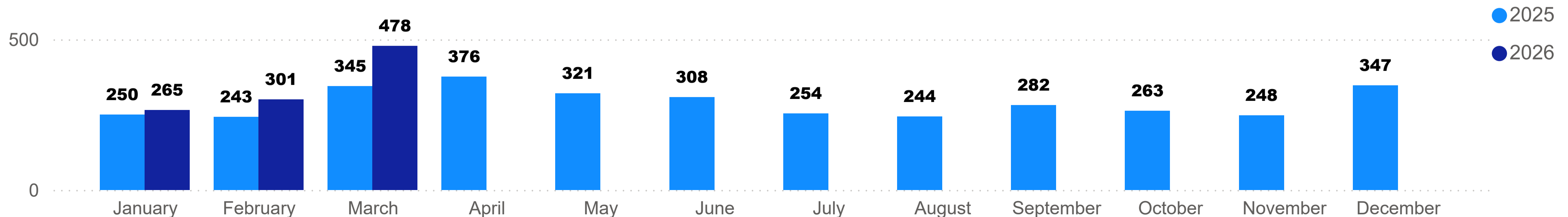


REALTOR® Association of Sarasota & Manatee

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										8
\$ 60,000 - 69,999	1	1	1										3
\$ 70,000 - 79,999	3	1	3										7
\$ 80,000 - 89,999	2	2											4
\$ 90,000 - 99,999	4	5	6										15
\$ 100,000 - 119,999	6	7	8										21
\$ 120,000 - 139,999	15	9	17										41
\$ 140,000 - 159,999	13	7	21										41
\$ 160,000 - 179,999	13	10	19										42
\$ 180,000 - 199,999	10	21	11										42
\$ 200,000 - 249,999	27	40	59										126
\$ 250,000 - 299,999	34	35	69										138
\$ 300,000 - 349,999	23	29	42										94
\$ 350,000 - 399,999	20	22	48										90
\$ 400,000 - 499,999	8	21	31										60
\$ 500,000 - 599,999	12	12	28										52
\$ 600,000 - 699,999	17	19	25										61
\$ 700,000 - 799,999	11	4	8										23
\$ 800,000 - 899,999	7	5	12										24
\$ 900,000 - 999,999	5	7	4										16
\$ 1,000,000 - and over	31	43	60										134
Total	265	301	478										1044

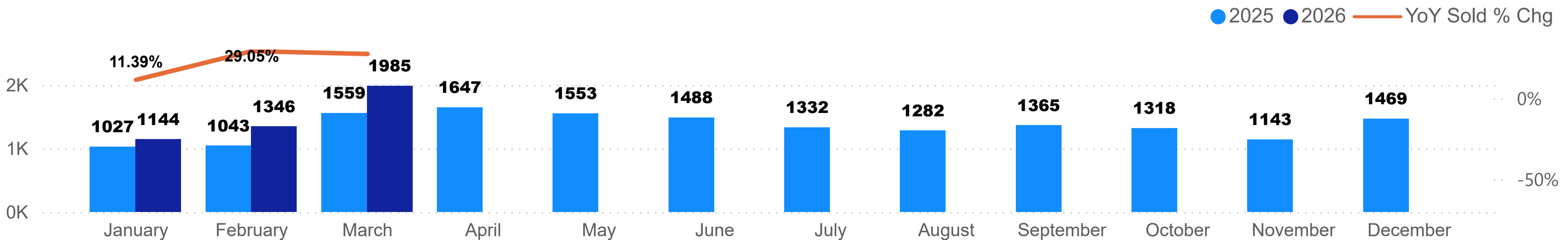


REALTOR® Association of Sarasota & Manatee

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										14
\$ 50,000 - 59,999	7	1	11										19
\$ 60,000 - 69,999	7	4	2										13
\$ 70,000 - 79,999	7	6	6										19
\$ 80,000 - 89,999	5	5	8										18
\$ 90,000 - 99,999	8	5	9										22
\$ 100,000 - 119,999	12	18	18										48
\$ 120,000 - 139,999	30	16	34										80
\$ 140,000 - 159,999	28	17	34										79
\$ 160,000 - 179,999	24	17	36										77
\$ 180,000 - 199,999	22	40	32										94
\$ 200,000 - 249,999	68	91	111										270
\$ 250,000 - 299,999	96	134	175										405
\$ 300,000 - 349,999	133	146	220										499
\$ 350,000 - 399,999	116	128	228										472
\$ 400,000 - 499,999	139	197	285										621
\$ 500,000 - 599,999	103	119	187										409
\$ 600,000 - 699,999	71	89	132										292
\$ 700,000 - 799,999	56	48	87										191
\$ 800,000 - 899,999	39	39	60										138
\$ 900,000 - 999,999	23	26	44										93
\$ 1,000,000 - and over	146	196	260										602
Total	1144	1346	1985										4475



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										13
1	44	35	53										132
2	342	438	625										1405
3	505	576	826										1907
4	211	239	394										844
5	34	48	75										157
6+	7	9	11										27
Total	1147	1350	1988										4485

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	3	4	3										10
1	81	71	115										267
2	646	824	1151										2621
3	309	301	511										1121
4	76	94	150										320
5	21	35	39										95
6+	11	21	19										51
Total	1147	1350	1988										4485

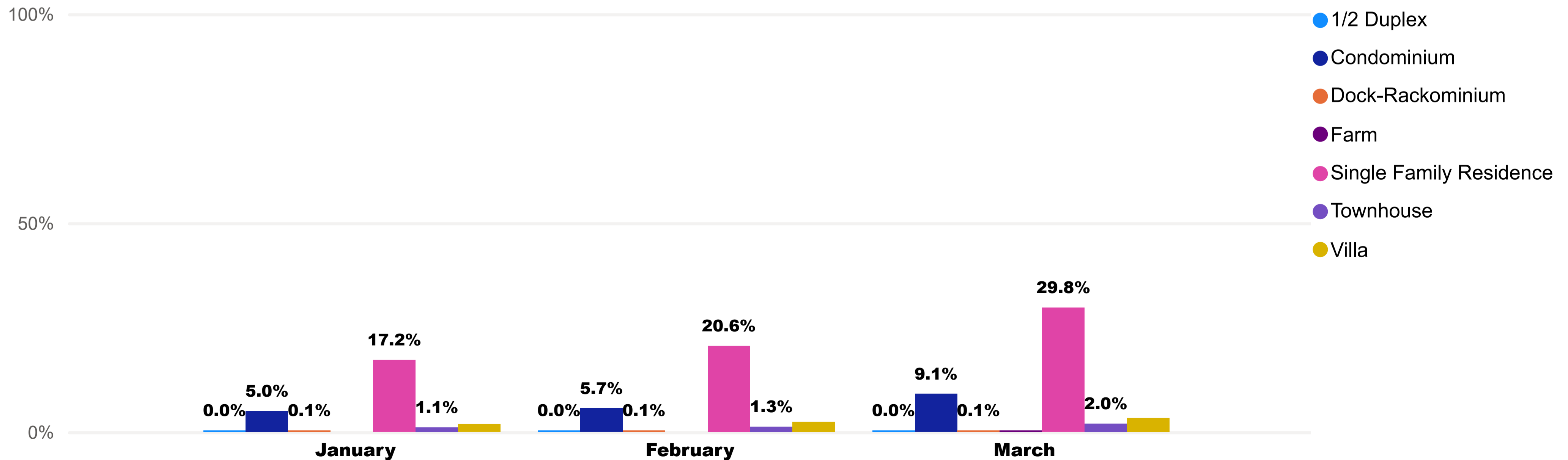
REALTOR® Association of Sarasota & Manatee

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										3
Condominium	214	242	389										845
Dock-Rackominium	3	4	3										10
Farm			2										2
Single Family Residence	734	877	1267										2878
Townhouse	48	55	86										189
Villa	80	106	144										330
Total	1080	1285	1892										4257

YTD % of Sales by Property Type





REALTOR® Association of Sarasota & Manatee

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0%	45,830	31,997	70%	55	10
\$ 50,000 - 59,999	4	0%	69,900	55,250	79%	60	1
\$ 60,000 - 69,999	1	0%	70,000	64,000	91%	0	11
\$ 70,000 - 79,999	4	0%	79,123	73,750	93%	38	21
\$ 80,000 - 89,999	1	0%	90,000	87,000	97%	120	18
\$ 90,000 - 99,999	6	0%	100,615	96,733	96%	58	30
\$ 100,000 - 119,999	9	0%	119,589	110,645	93%	73	57
\$ 120,000 - 139,999	22	1%	143,095	130,618	91%	107	92
\$ 140,000 - 159,999	26	1%	159,888	148,662	93%	123	117
\$ 160,000 - 179,999	26	1%	182,892	168,919	92%	95	156
\$ 180,000 - 199,999	21	1%	204,652	188,993	92%	79	171
\$ 200,000 - 249,999	101	5%	240,078	225,327	94%	90	467
\$ 250,000 - 299,999	170	9%	286,278	275,634	96%	76	665
\$ 300,000 - 349,999	219	12%	336,766	325,135	97%	78	724
\$ 350,000 - 399,999	228	12%	385,940	372,489	97%	86	779
\$ 400,000 - 499,999	282	15%	460,439	444,914	97%	80	1050
\$ 500,000 - 599,999	186	10%	565,061	545,306	97%	87	782
\$ 600,000 - 699,999	132	7%	671,262	646,581	96%	86	619
\$ 700,000 - 799,999	87	5%	779,705	744,123	95%	90	427
\$ 800,000 - 899,999	60	3%	893,528	847,985	95%	75	335
\$ 900,000 - 999,999	44	2%	992,285	938,736	95%	68	267
\$ 1,000,000 - and over	258	14%	2,131,741	1,972,531	93%	104	1988
Total	1890	100%	683,725	646,171	95%	86	8787

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	14	0.31%	40,799	31,114	76%	57	10
\$ 50,000 - 59,999	19	0.42%	67,104	55,925	83%	92	1
\$ 60,000 - 69,999	13	0.29%	73,692	64,583	88%	116	11
\$ 70,000 - 79,999	19	0.42%	83,106	73,105	88%	128	21
\$ 80,000 - 89,999	18	0.40%	94,925	84,639	89%	109	18
\$ 90,000 - 99,999	22	0.49%	102,813	94,468	92%	106	30
\$ 100,000 - 119,999	48	1.07%	120,581	109,173	91%	94	57
\$ 120,000 - 139,999	80	1.79%	144,049	129,833	90%	112	92
\$ 140,000 - 159,999	79	1.77%	162,864	149,335	92%	110	117
\$ 160,000 - 179,999	77	1.72%	181,355	168,203	93%	100	156
\$ 180,000 - 199,999	94	2.10%	202,960	188,799	93%	114	171
\$ 200,000 - 249,999	270	6.03%	239,759	226,733	95%	88	467
\$ 250,000 - 299,999	405	9.05%	287,694	275,756	96%	90	665
\$ 300,000 - 349,999	499	11.15%	336,628	324,568	96%	85	724
\$ 350,000 - 399,999	472	10.55%	385,513	372,282	97%	88	779
\$ 400,000 - 499,999	621	13.88%	460,726	444,401	96%	82	1050
\$ 500,000 - 599,999	409	9.14%	566,985	544,326	96%	86	782
\$ 600,000 - 699,999	292	6.53%	675,325	647,946	96%	89	619
\$ 700,000 - 799,999	191	4.27%	785,335	746,114	95%	91	427
\$ 800,000 - 899,999	138	3.08%	888,905	846,129	95%	78	335
\$ 900,000 - 999,999	93	2.08%	996,172	942,165	95%	77	267
\$ 1,000,000 - and over	602	13.45%	2,171,906	2,007,755	92%	103	1988
Total	4475	100.00%	668,328	630,032	94%	91	8787

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.

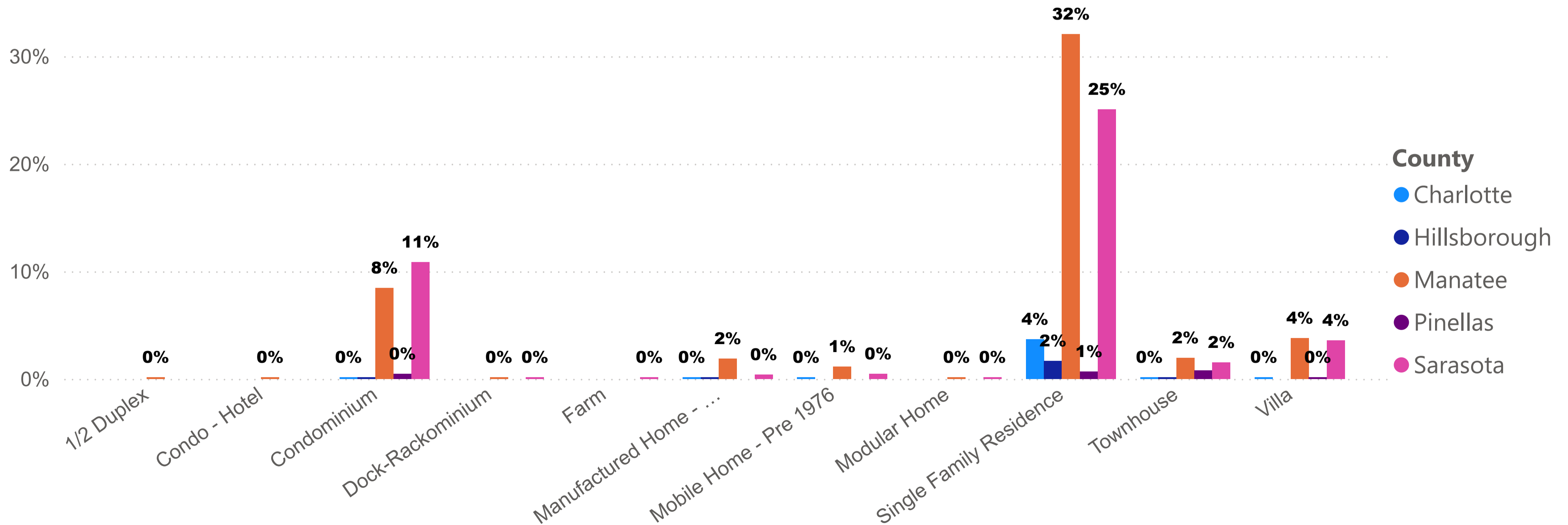
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	634,309	97%	51	4679	3.80
10/31/2023	1085	703,151	672,715	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	722,432	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	724,705	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	746,828	97%	84	6860	7.33
10/31/2024	894	775,557	747,072	96%	84	6784	7.59
11/30/2024	860	750,454	712,427	95%	94	7290	8.48
12/31/2024	1120	789,253	745,288	94%	88	7746	6.92
01/31/2025	977	787,238	745,497	95%	92	9070	9.28
02/28/2025	978	692,963	657,966	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	10223	6.54
05/31/2025	1483	652,854	616,440	94%	86	9807	6.61
06/30/2025	1431	658,146	620,267	94%	89	9403	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	8214	6.43
11/30/2025	1076	658,058	623,587	95%	101	8252	7.67
12/31/2025	1409	677,826	643,667	95%	100	8436	5.99
01/31/2026	1077	689,599	650,064	94%	100	8870	8.24
02/28/2026	1281	711,211	668,709	94%	105	8980	7.01
03/31/2026	1889	686,481	648,864	95%	96	8787	4.65

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Manatee	Pinellas	Sarasota	Total
1/2 Duplex			0%			0%
Condo - Hotel			0%			0%
Condominium	0%	0%	8%	0%	11%	20%
Dock-Rackominium			0%		0%	0%
Farm					0%	0%
Manufactured Home - Post 1977	0%	0%	2%		0%	3%
Mobile Home - Pre 1976	0%		1%		0%	2%
Modular Home			0%		0%	0%
Single Family Residence	4%	2%	32%	1%	25%	63%
Townhouse	0%	0%	2%	1%	2%	4%
Villa	0%		4%	0%	4%	7%
Total	4%	2%	50%	2%	42%	100



Board/Association: State Month Year
 ▲ Sarasota - Manatee FL March 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**

**Condominium / Cooperative Units
 Number of Bedrooms**

**Active Listings
 (Unsold Homes)**

**Sales Pending
 (Under Contract)**

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	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	6	1		7
\$ 180,000 - 199,999	6	4		10
\$ 200,000 - 249,999	22	15	5	42
\$ 250,000 - 299,999	36	53	12	101
\$ 300,000 - 349,999	41	105	31	177
\$ 350,000 - 399,999	46	86	48	180
\$ 400,000 - 499,999	48	117	86	251
\$ 500,000 - 599,999	16	83	59	158
\$ 600,000 - 699,999	9	51	47	107
\$ 700,000 - 799,999	10	37	32	79
\$ 800,000 - 899,999	1	23	24	48
\$ 900,000 - 999,999	1	23	16	40
\$ 1,000,000 - and over	6	83	108	197
Total	261	682	468	1411

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1		1	2
\$ 50,000 - 59,999	4			4
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	6			6
\$ 100,000 - 119,999	7	1		8
\$ 120,000 - 139,999	16	1		17
\$ 140,000 - 159,999	20	1		21
\$ 160,000 - 179,999	15	3		18
\$ 180,000 - 199,999	9	1		10
\$ 200,000 - 249,999	51	8		59
\$ 250,000 - 299,999	47	22		69
\$ 300,000 - 349,999	17	24	1	42
\$ 350,000 - 399,999	25	23		48
\$ 400,000 - 499,999	17	13	1	31
\$ 500,000 - 599,999	22	4	2	28
\$ 600,000 - 699,999	15	8	2	25
\$ 700,000 - 799,999	6	2		8
\$ 800,000 - 899,999	9	3		12
\$ 900,000 - 999,999	3	1		4
\$ 1,000,000 - and over	36	22	2	60
Total	329	137	9	475

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	3	1
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		8
\$ 70,000 - 79,999		13
\$ 80,000 - 89,999	2	12
\$ 90,000 - 99,999	4	26
\$ 100,000 - 119,999	8	43
\$ 120,000 - 139,999	15	65
\$ 140,000 - 159,999	18	88
\$ 160,000 - 179,999	27	110
\$ 180,000 - 199,999	36	123
\$ 200,000 - 249,999	134	291
\$ 250,000 - 299,999	296	336
\$ 300,000 - 349,999	431	257
\$ 350,000 - 399,999	532	214
\$ 400,000 - 499,999	802	200
\$ 500,000 - 599,999	580	173
\$ 600,000 - 699,999	442	162
\$ 700,000 - 799,999	288	117
\$ 800,000 - 899,999	233	92
\$ 900,000 - 999,999	185	80
\$ 1,000,000 - and over	1427	475
Total	5463	2887

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	6	2
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999		3
\$ 90,000 - 99,999	1	4
\$ 100,000 - 119,999	5	13
\$ 120,000 - 139,999	4	14
\$ 140,000 - 159,999	11	19
\$ 160,000 - 179,999	12	29
\$ 180,000 - 199,999	20	26
\$ 200,000 - 249,999	56	64
\$ 250,000 - 299,999	138	73
\$ 300,000 - 349,999	215	73
\$ 350,000 - 399,999	236	68
\$ 400,000 - 499,999	340	67
\$ 500,000 - 599,999	212	62
\$ 600,000 - 699,999	160	37
\$ 700,000 - 799,999	114	23
\$ 800,000 - 899,999	69	37
\$ 900,000 - 999,999	49	20
\$ 1,000,000 - and over	345	210
Total	1993	850

Time On Market Sort	M-SF	M-Condo
0 - 30	533	161
31-60	244	82
61-90	174	45
91-120	132	58
121-over	328	129
Total	1411	475

