

OCTOBER 2025

Market Overview

Market data for homes in
Sarasota and Manatee
Counties.

MEDIAN PRICE

\$415,000 **-6%**
vs 2024

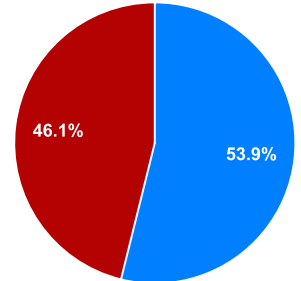
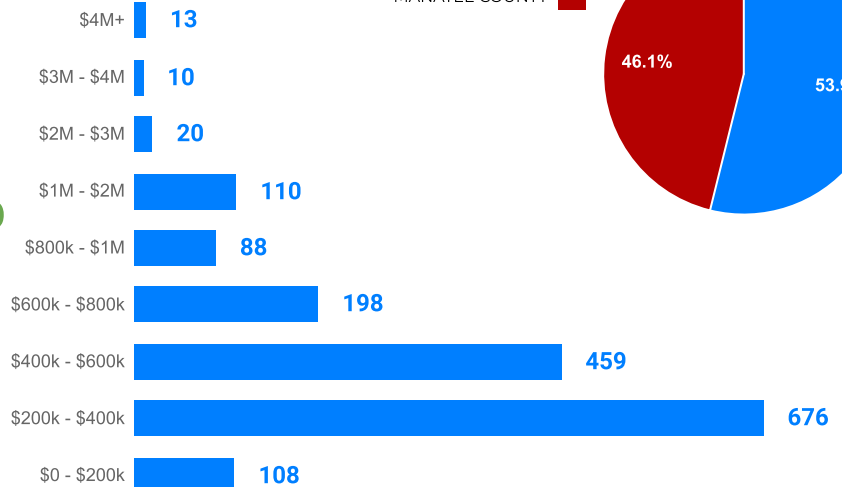
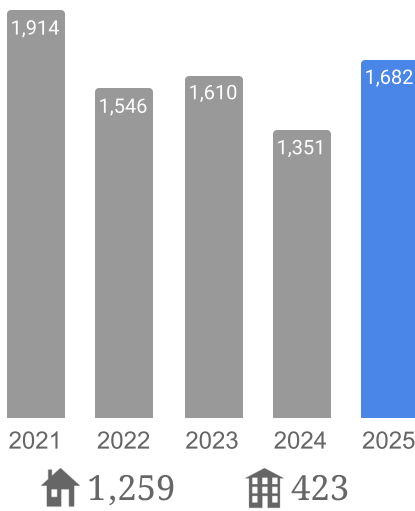
🏠 \$455k
🏢 \$300k

AVERAGE PRICE

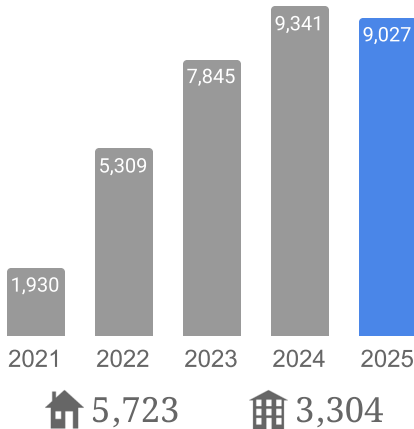
\$573,551 **-16%**
vs 2024

🏠 \$628k
🏢 \$411k

HOME SALES



INVENTORY



DAYS ON MARKET

65 **+12%**
DAYS

🏠 54 | 🏢 101

WHAT DO THESE NUMBERS MEAN FOR YOU?

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OCTOBER 2025

Sarasota County

Market data for homes in
Sarasota County.

MEDIAN PRICE

\$410,000 **-11%**
vs 2024

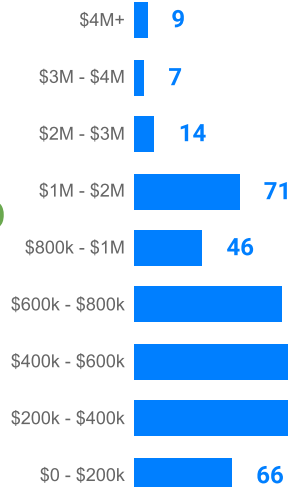
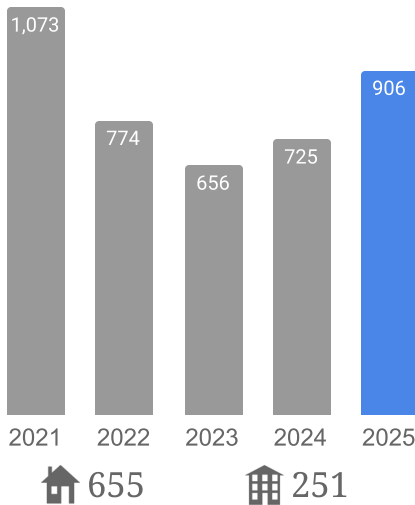
🏠 \$445k
🏡 \$310k

AVERAGE PRICE

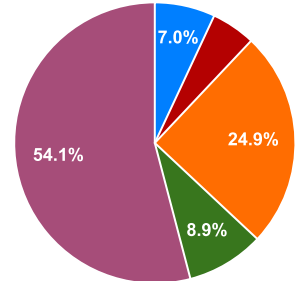
\$605,641 **-25%**
vs 2024

🏠 \$653k
🏡 \$481k

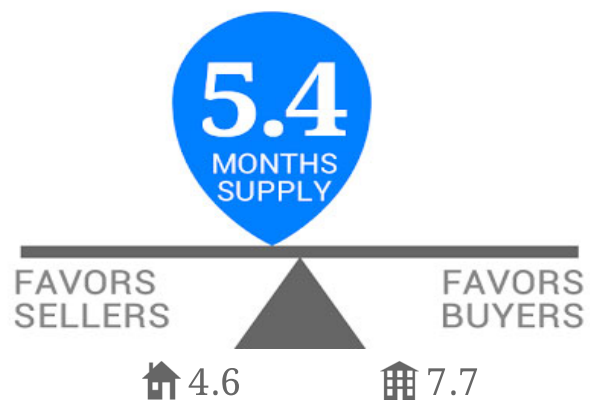
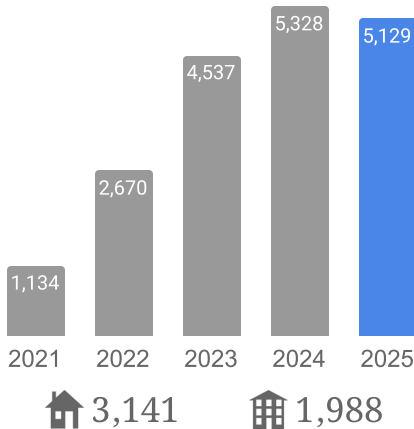
HOME SALES



SARASOTA KEYS
WEST & DOWNTOWN
CENTRAL SARASOTA
EAST SARASOTA
SOUTH SARASOTA COUNTY



INVENTORY



DAYS ON MARKET

72 **+26%**
DAYS

🏠 59 🏡 102

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OCTOBER 2025

Sarasota Luxury

Market data for homes in Sarasota County with a sale or list price in the 90th percentile.

MEDIAN PRICE

\$1,538,000 **-38%**
vs 2024

🏠 \$1.5M

🏡 \$1.6M

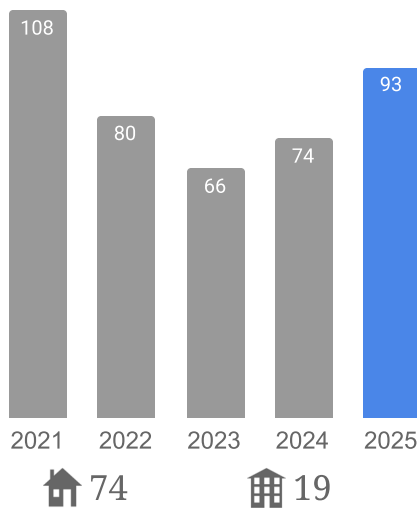
AVERAGE PRICE

\$2,150,799 **-41%**
vs 2024

🏠 \$2.1M

🏡 \$2.3M

HOME SALES



+26%

\$9M+ 1

\$8M - \$9M 1

\$7M - \$8M

\$6M - \$7M 2

\$5M - \$6M 3

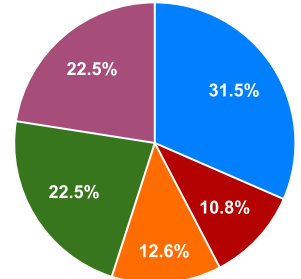
\$4M - \$5M 2

\$3M - \$4M 7

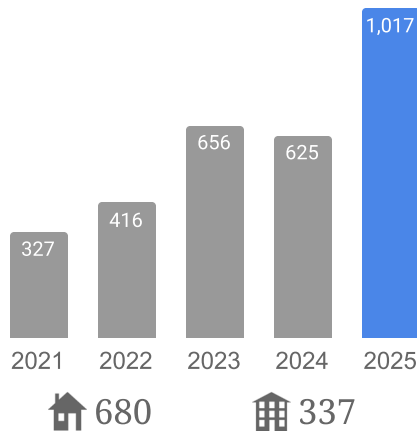
\$2M - \$3M 14

\$1M - \$2M 63

SARASOTA KEYS
WEST & DOWNTOWN
CENTRAL SARASOTA
EAST SARASOTA
SOUTH SARASOTA COUNTY



INVENTORY



+63%

10.6
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 8.7

🏡 19.4

DAYS ON MARKET

77 **+22%**
DAYS

🏠 73

🏡 99

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GROUP

kw COASTAL
LIVING III
KELLER WILLIAMS.

OCTOBER 2025

Sarasota Keys

Market data for homes on Bird Key, Casey Key, Lido Key, Siesta Key, and the Sarasota County end of Longboat Key.

MEDIAN PRICE

\$1,030,000 **-60%**
vs 2024

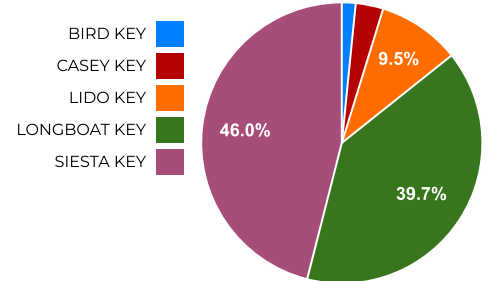
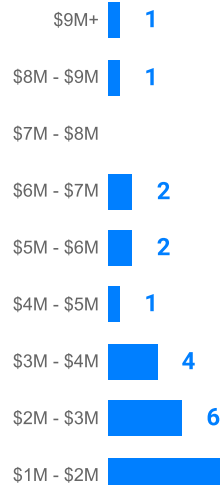
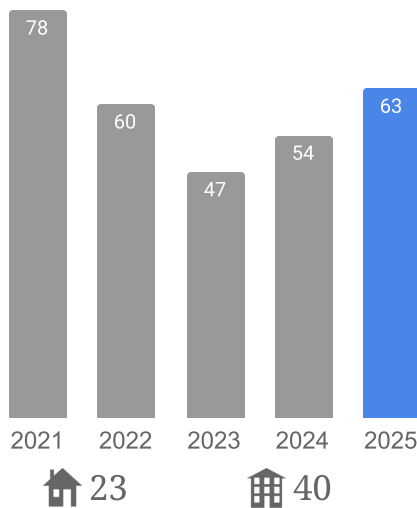
🏠 \$2.2M
🏢 \$720k

AVERAGE PRICE

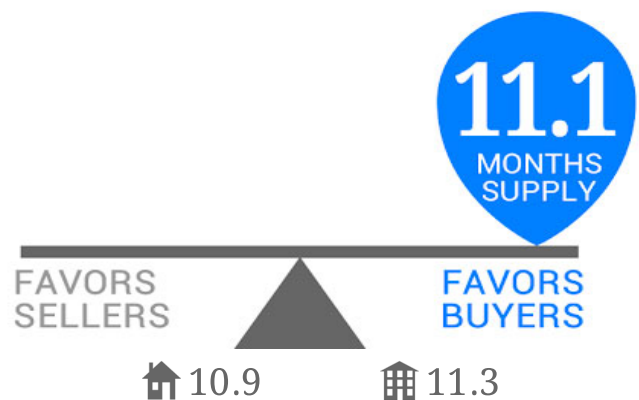
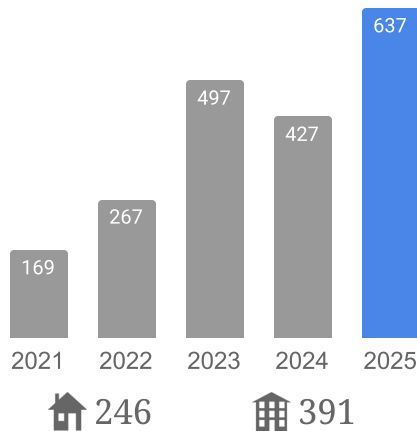
\$1,839,500 **-53%**
vs 2024

🏠 \$2.8M
🏢 \$1.3M

HOME SALES



INVENTORY



DAYS ON MARKET

99 **+3%**
DAYS

🏠 113 🏢 98

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OCTOBER
2025

West Sarasota

Market data for homes in
Downtown Sarasota & West of
Tamiami Trail.

MEDIAN PRICE

\$617,500 **-34%**
vs 2024

🏠 \$711k

🏢 \$450k

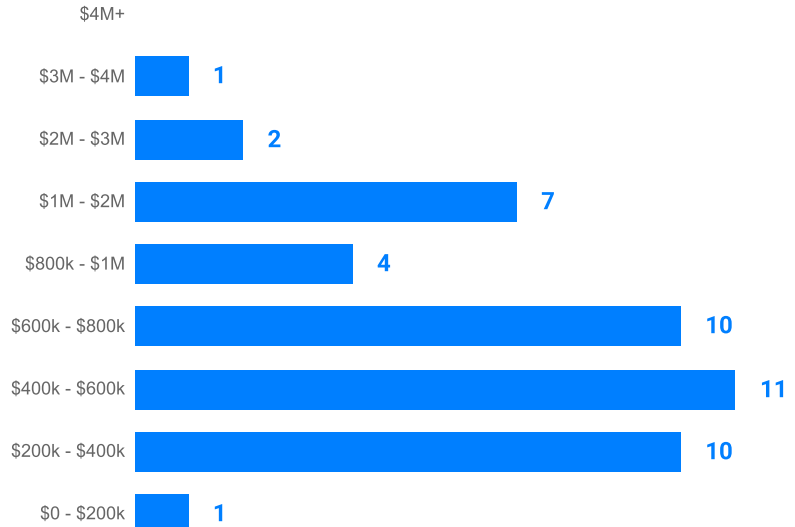
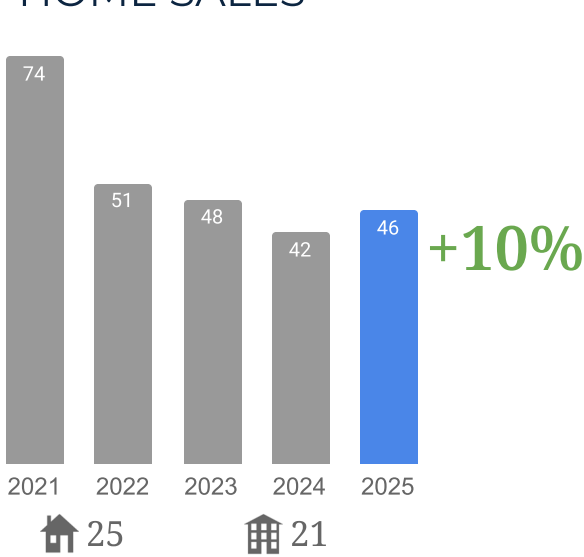
AVERAGE PRICE

\$815,533 **-36%**
vs 2024

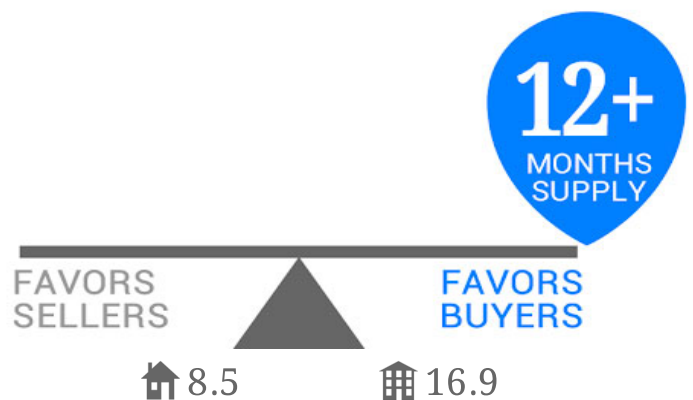
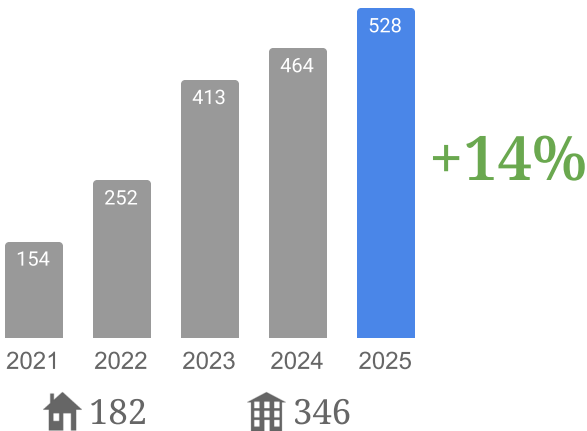
🏠 \$907k

🏢 \$706k

HOME SALES



INVENTORY



DAYS ON MARKET

116 **+73%**
DAYS

🏠 53 | 🏢 152

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OCTOBER 2025

Central Sarasota

Market data for homes located between Tamiami Trail and I-75.

MEDIAN PRICE

\$362,500 **-14%**
vs 2024

🏠 \$425k

🏢 \$247k

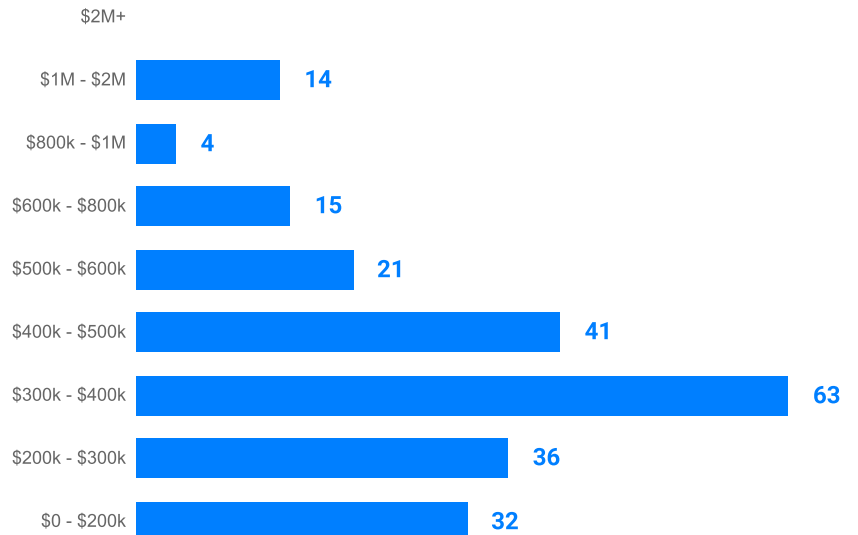
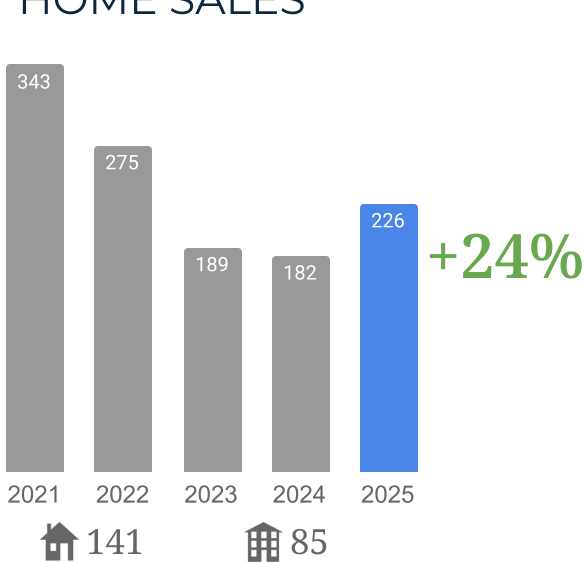
AVERAGE PRICE

\$420,472 **-9%**
vs 2024

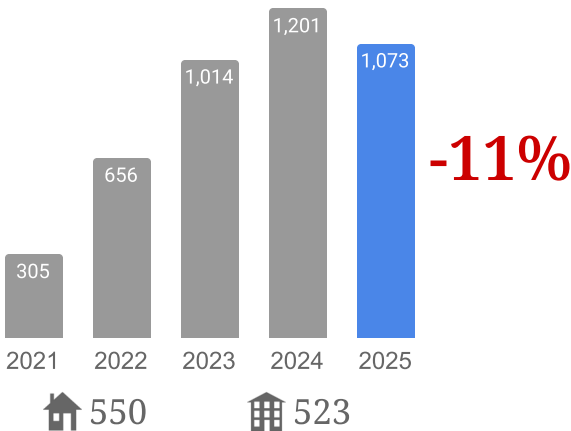
🏠 \$513k

🏢 \$267k

HOME SALES



INVENTORY



DAYS ON MARKET

72 **+44%**
DAYS

🏠 53

🏢 100

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OCTOBER
2025

East Sarasota

Market data for homes located
East of I-75.

MEDIAN PRICE

\$725,019 **+3%**
vs 2024

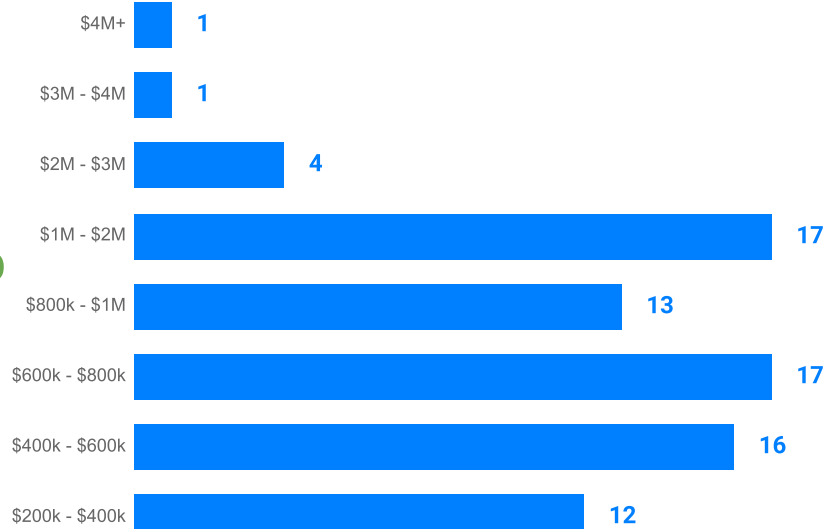
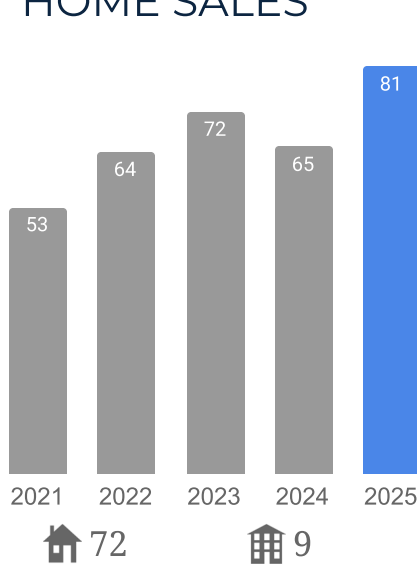
🏠 \$800k
🏢 \$290k

AVERAGE PRICE

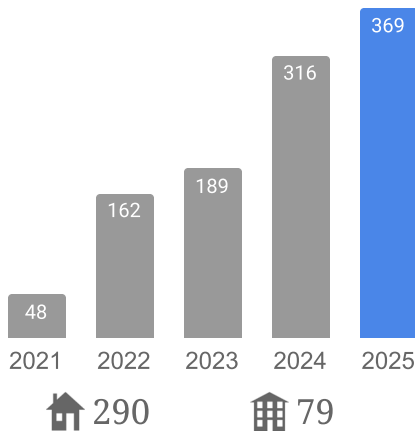
\$908,180 **+10%**
vs 2024

🏠 \$985k
🏢 \$297k

HOME SALES



INVENTORY



DAYS ON MARKET

69 **+527%**
DAYS

🏠 55 🏢 169

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OCTOBER
2025

South Sarasota

Market data for homes located
in South Sarasota County.

MEDIAN PRICE

\$376,500 **-10%**
vs 2024

🏠 \$403k

🏢 \$290k

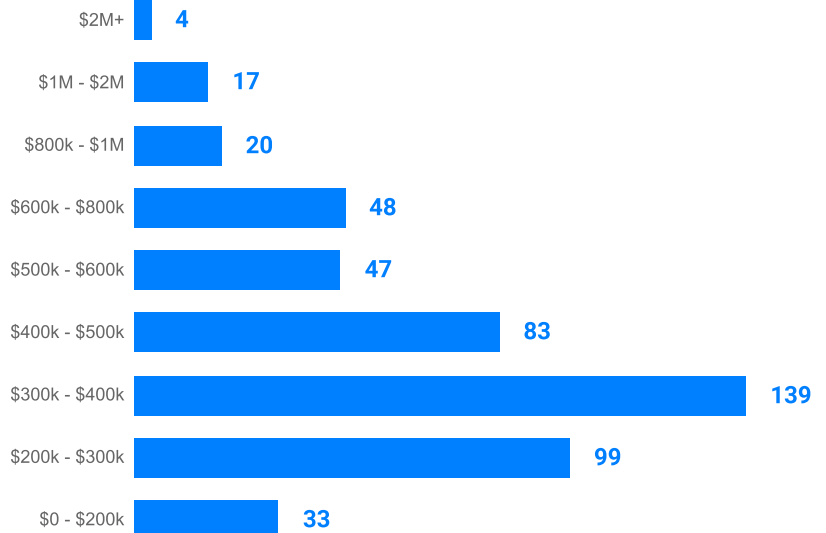
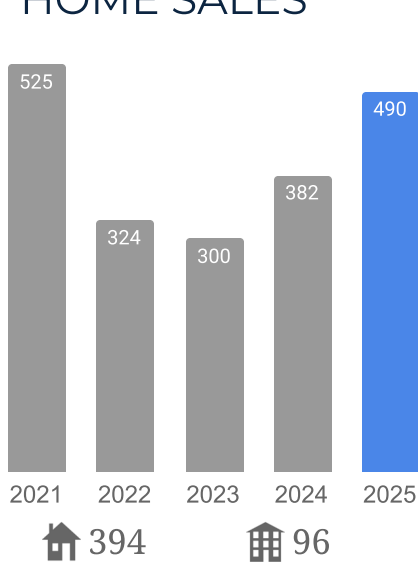
AVERAGE PRICE

\$462,691 **-6%**
vs 2024

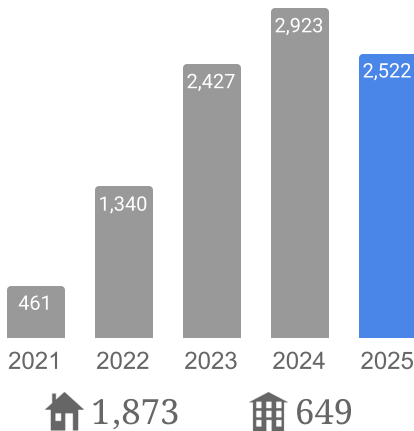
🏠 \$500k

🏢 \$309k

HOME SALES



INVENTORY



DAYS ON MARKET

60 **-17%**
DAYS

🏠 57

🏢 87

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OCTOBER
2025

Manatee County

Market data for homes with a Sarasota, Longboat Key or Lakewood Ranch address.

MEDIAN PRICE

\$418,495 **-2%**
vs 2024

🏠 \$466k

🏡 \$285k

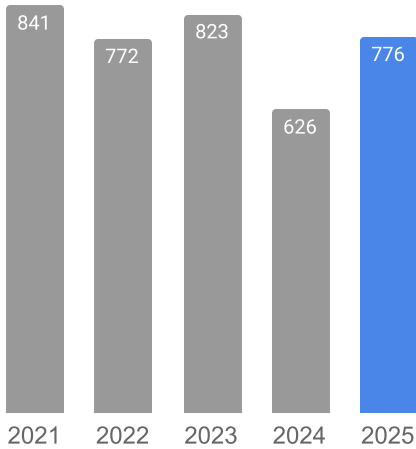
AVERAGE PRICE

\$536,085 **-1%**
vs 2024

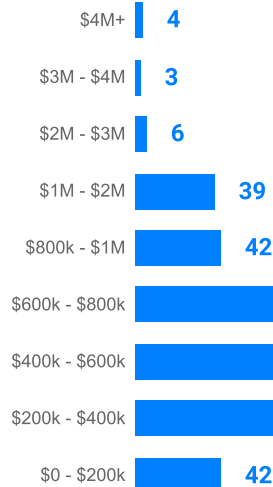
🏠 \$601k

🏡 \$309k

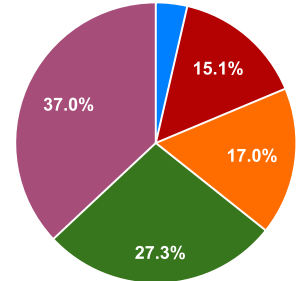
HOME SALES



+24%



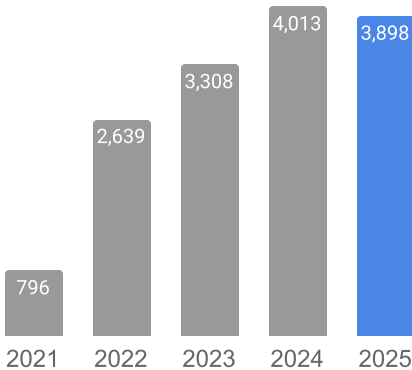
MANATEE KEYS
WEST MANATEE
CENTRAL MANATEE
EAST MANATEE
NORTH MANATEE



🏠 604

🏡 172

INVENTORY



-3%



🏠 2,582

🏡 1,316

DAYS ON MARKET

57 **-5%**
DAYS

🏠 49

🏡 98

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OCTOBER 2025

Manatee Luxury

Market data for homes in Manatee County with a sale or list price in the 90th percentile.

MEDIAN PRICE

\$1,199,853 **+4%**
vs 2024

🏠 \$1.2M

🏢 \$975k

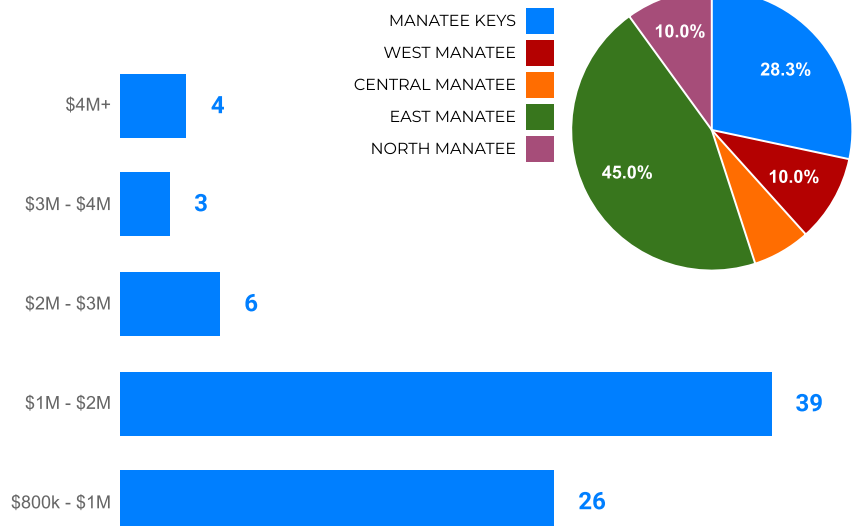
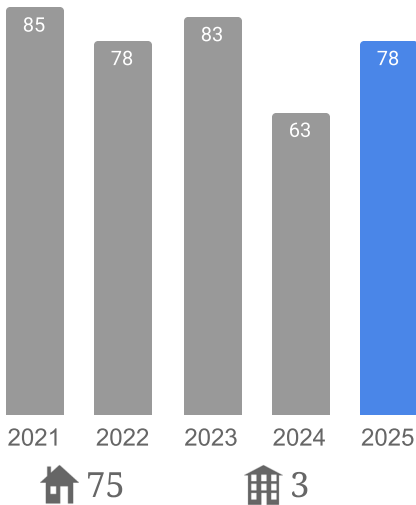
AVERAGE PRICE

\$1,499,996 **+2%**
vs 2024

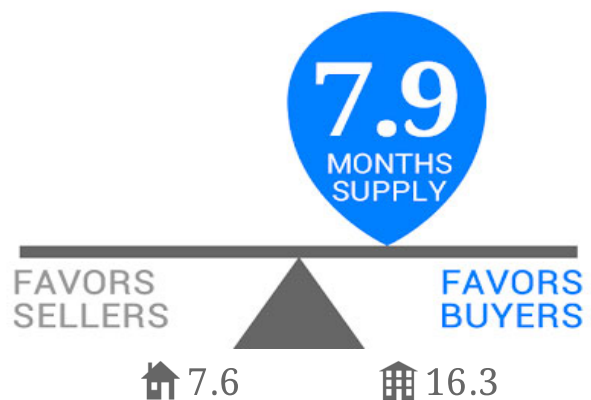
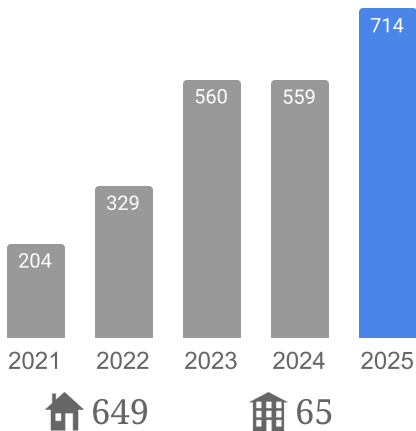
🏠 \$1.5M

🏢 \$966k

HOME SALES



INVENTORY



DAYS ON MARKET

39 **-43%**
DAYS

🏠 39

🏢 5

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OCTOBER 2025

Manatee Keys

Market data for homes on Anna Maria Island and the Manatee County end of Longboat Key.

MEDIAN PRICE

\$1,232,500 **+29%**
vs 2024

🏠 \$1.4M

🏡 \$689k

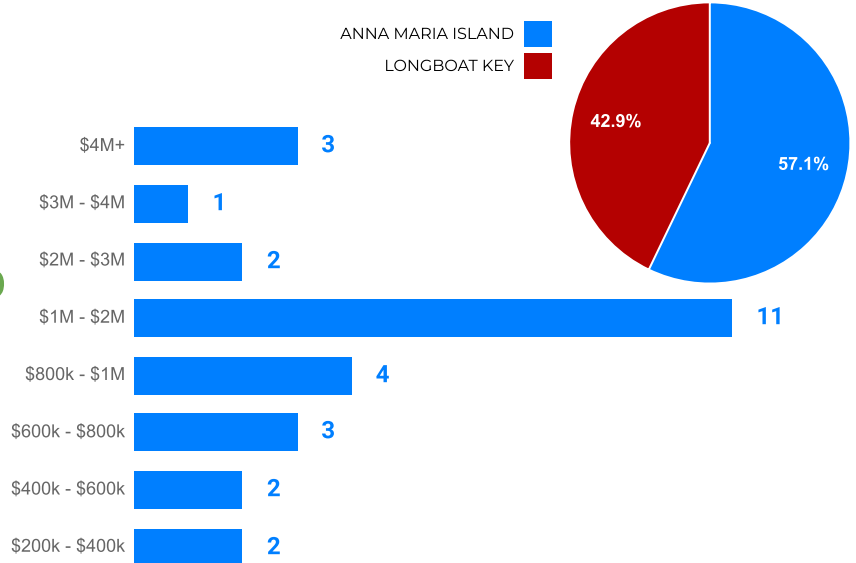
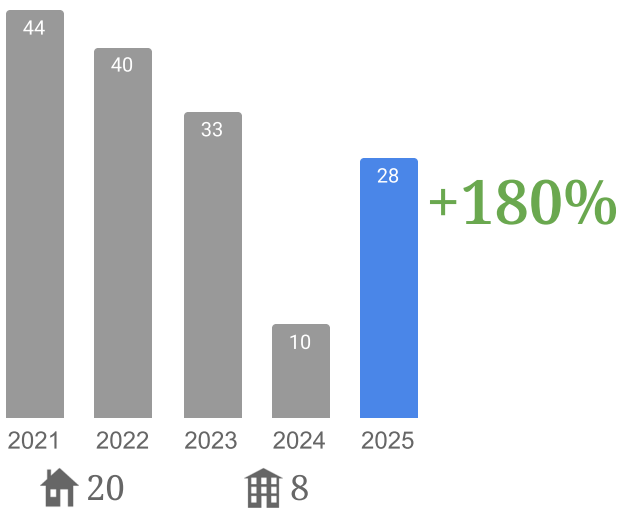
AVERAGE PRICE

\$1,600,518 **+15%**
vs 2024

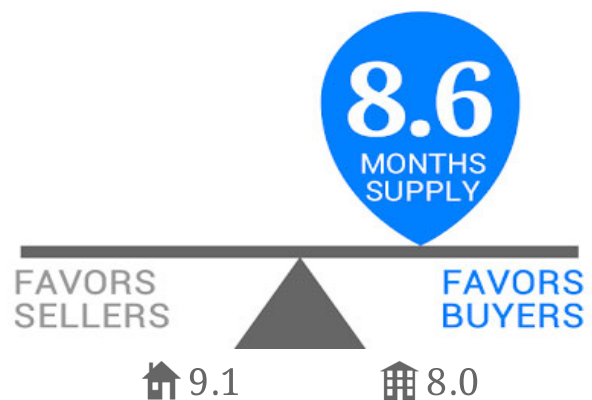
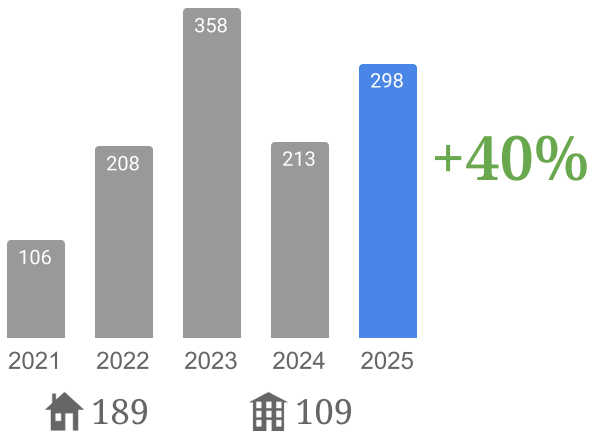
🏠 \$2.0M

🏡 \$653k

HOME SALES



INVENTORY



DAYS ON MARKET

105 **-34%**
DAYS

🏠 72 🏡 124

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OCTOBER
2025

West Manatee

Market data for homes west of
26th Street West.

MEDIAN PRICE

\$350,000 **-4%**
vs 2024

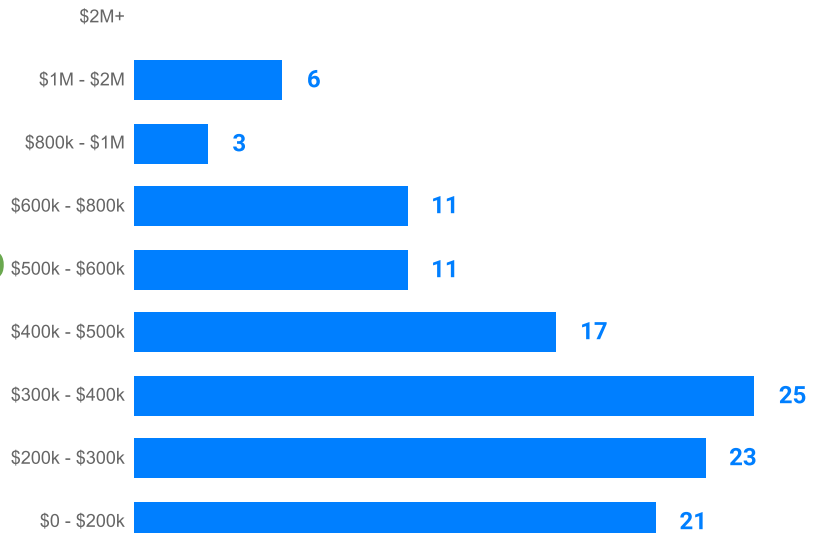
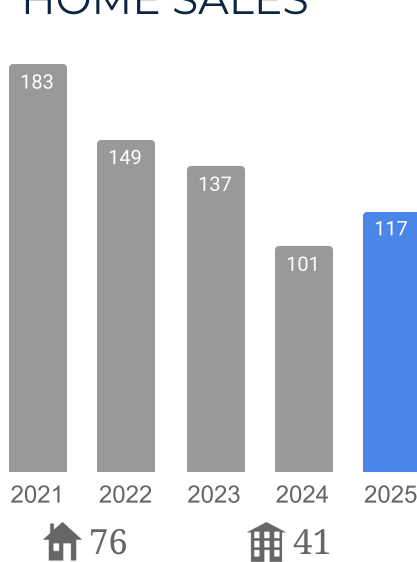
🏠 \$447k
🏢 \$200k

AVERAGE PRICE

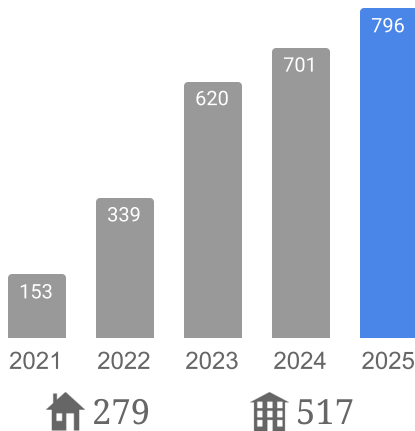
\$405,680 **-11%**
vs 2024

🏠 \$509k
🏢 \$213k

HOME SALES



INVENTORY



DAYS ON MARKET

56 **+17%**
DAYS

🏠 42 🏢 81

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Central Manatee

Market data for homes located
between 26th Street West and
I-75.

MEDIAN PRICE

\$349,000 **-13%**
vs 2024

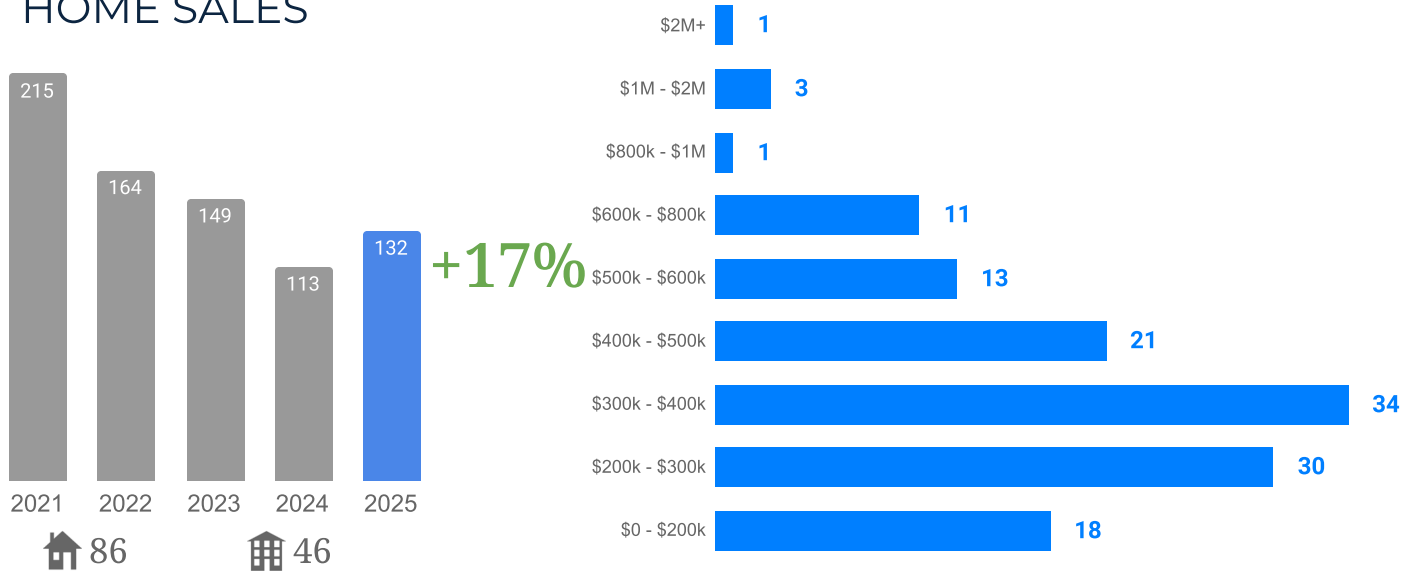
🏠 \$443k
🏢 \$260k

AVERAGE PRICE

\$413,111 **-1%**
vs 2024

🏠 \$499k
🏢 \$252k

HOME SALES



INVENTORY



DAYS ON MARKET

64 **+31%**
DAYS

🏠 34 | 🏢 130

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OCTOBER 2025

East Manatee

Market data for homes located
East of I-75 in Manatee County.

MEDIAN PRICE

\$550,000 **-2%**
vs 2024

🏠 \$650k

🏢 \$355k

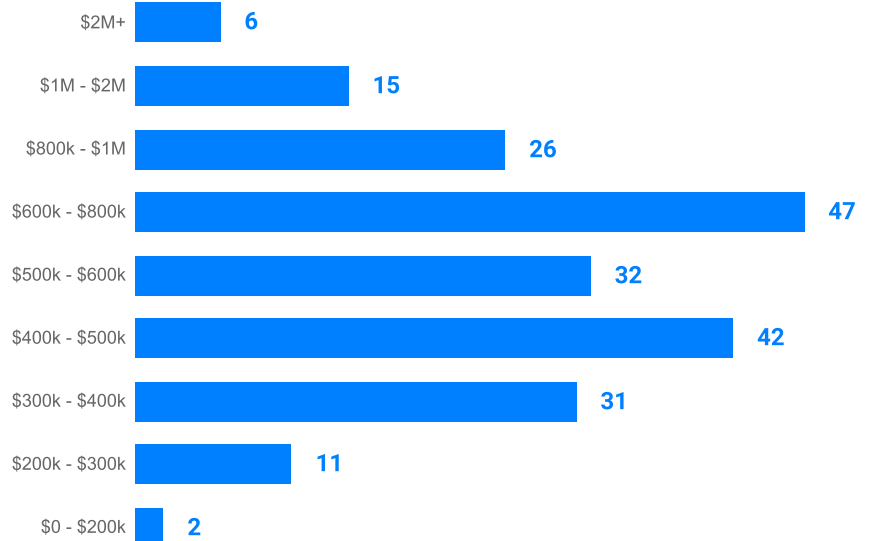
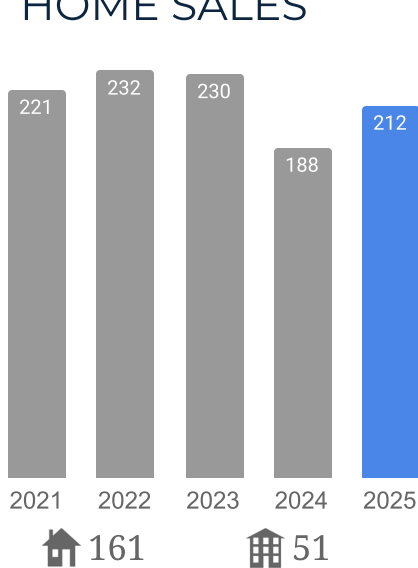
AVERAGE PRICE

\$669,941 **-8%**
vs 2024

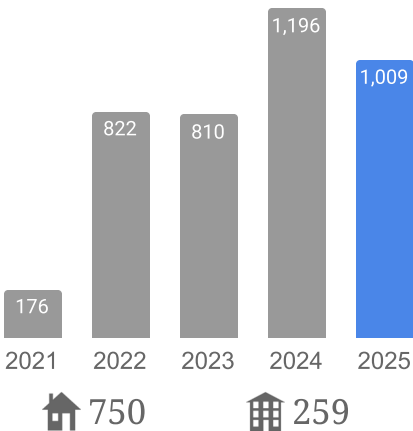
🏠 \$768k

🏢 \$362k

HOME SALES



INVENTORY



DAYS ON MARKET

67 **-7%**
DAYS

🏠 64

🏢 96

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North Manatee

Market data for homes north of the Manatee River and SR-64 west of Lake Manatee.

MEDIAN PRICE

\$390,000 **-3%**
vs 2024

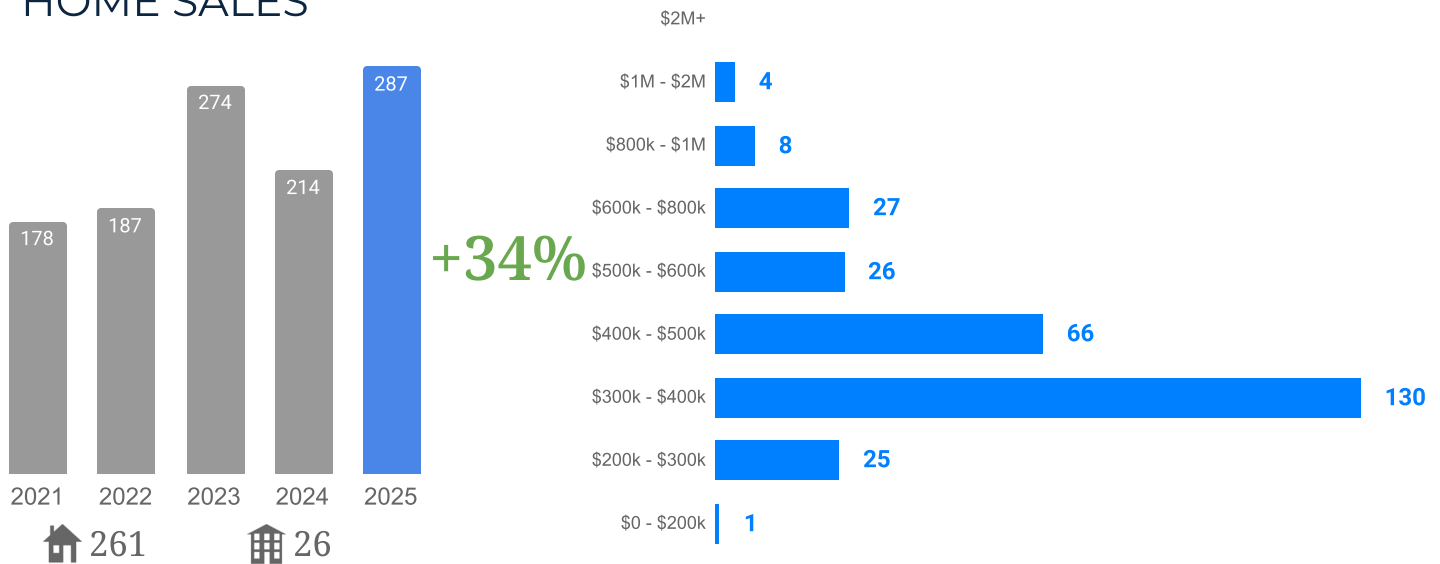
🏠 \$395k
🏢 \$285k

AVERAGE PRICE

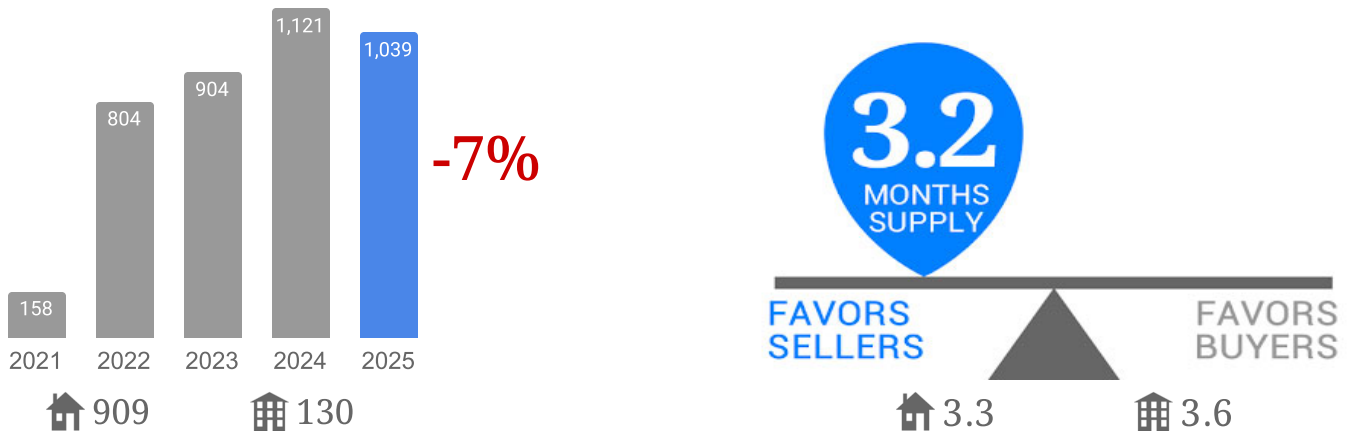
\$443,083 **-1%**
vs 2024

🏠 \$452k
🏢 \$353k

HOME SALES



INVENTORY



DAYS ON MARKET

50 **-15%**
DAYS

🏠 48 🏢 68

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