

DECEMBER 2025

Market Overview

Market data for homes in Sarasota and Manatee Counties.

MEDIAN PRICE

\$425,000 -7%

vs 2024

House \$485k

Condo \$319k

AVERAGE PRICE

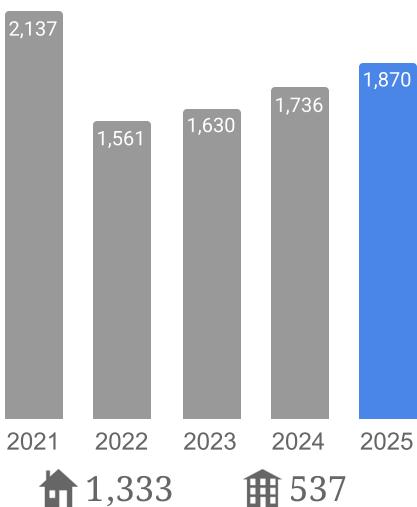
\$614,797 -10%

vs 2024

House \$674k

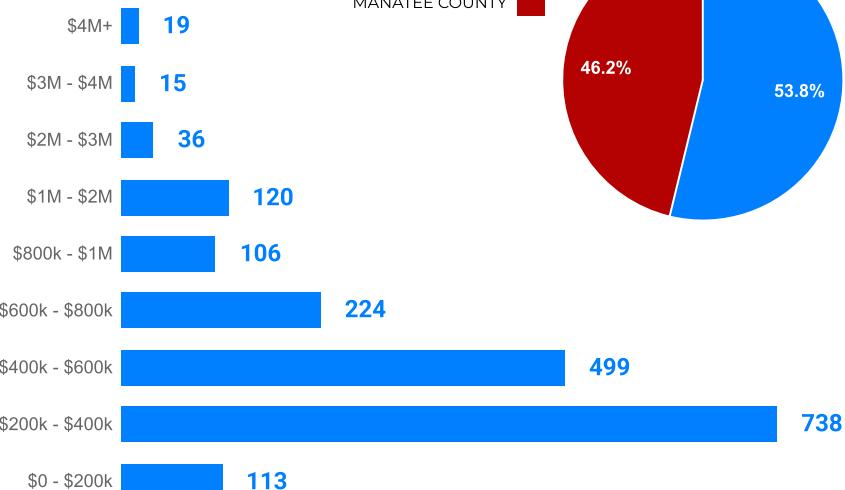
Condo \$468k

HOME SALES

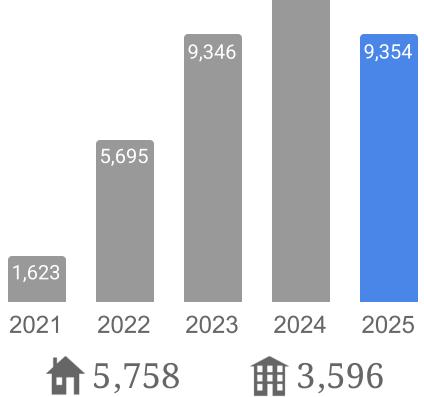


+8%

SARASOTA COUNTY
MANATEE COUNTY



INVENTORY



-19%



DAYS ON MARKET

55 +17% **DAYS**

House 53

Condo 62

WHAT DO THESE NUMBERS MEAN FOR YOU?

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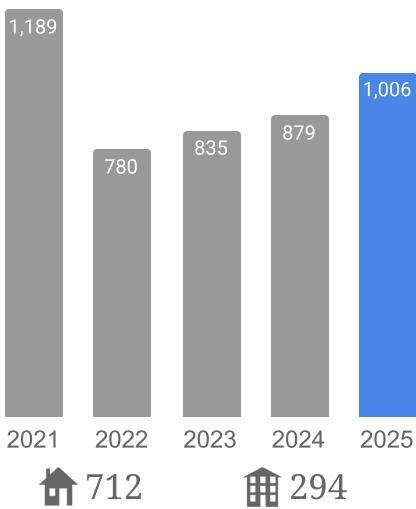
kw COASTAL
LIVING III
KELLERWILLIAMS.

DECEMBER 2025

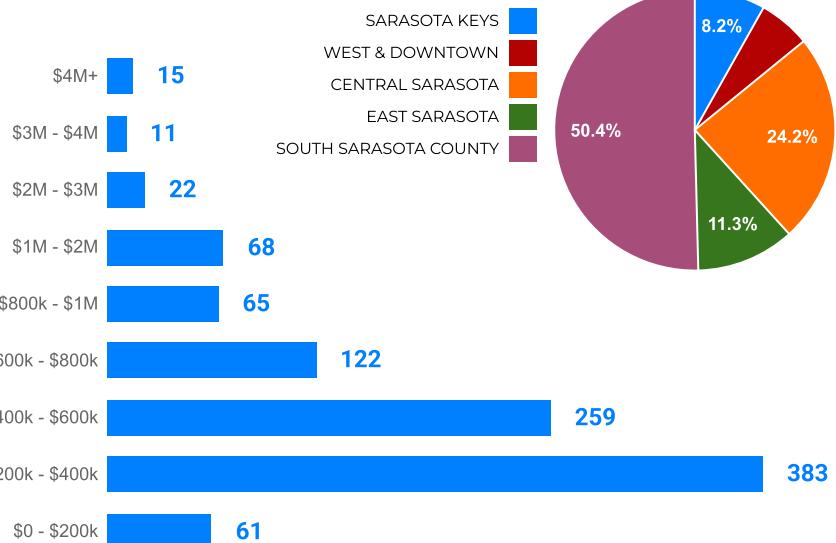
Sarasota County

Market data for homes in Sarasota County.

HOME SALES

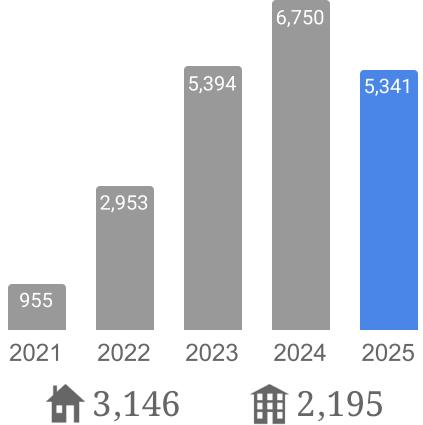


+14%



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

INVENTORY



-21%



DAYS ON MARKET

52 +27%
DAYS

71

53

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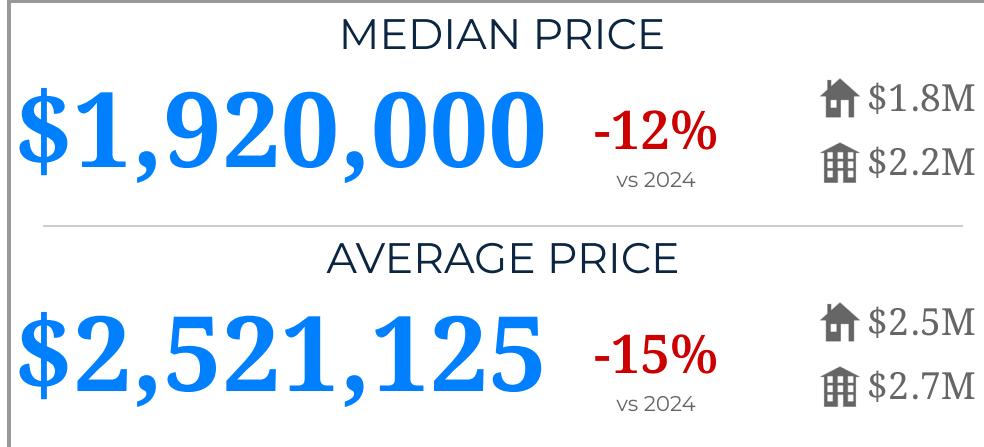
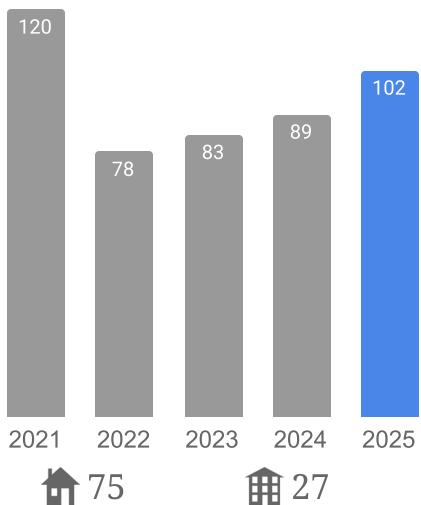
kw COASTAL
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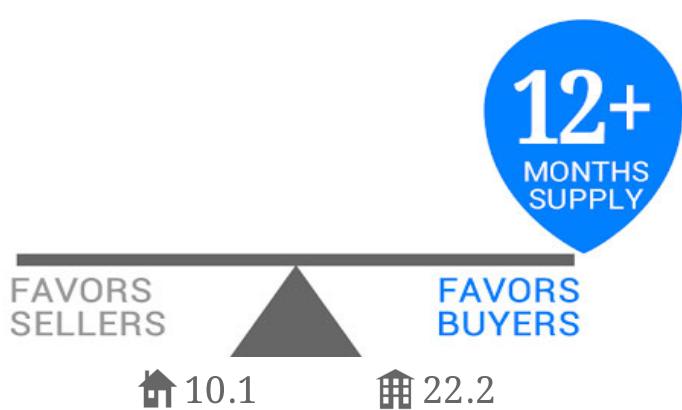
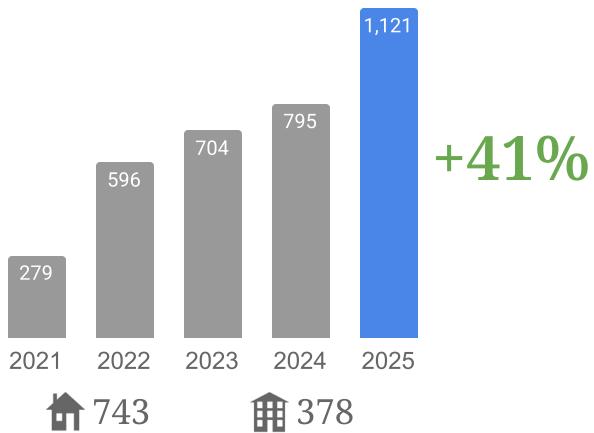
Sarasota Luxury

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

HOME SALES



INVENTORY



DAYS ON MARKET

46 **+156%**
DAYS

66

32

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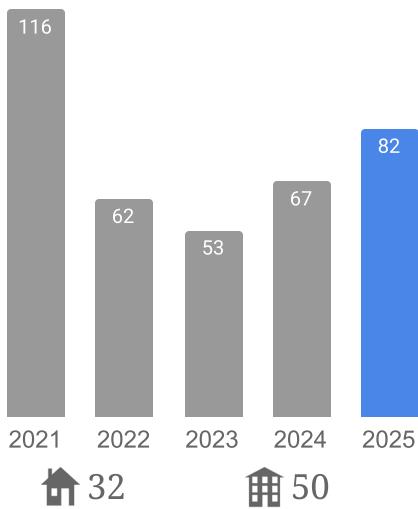
kw COASTAL LIVING III
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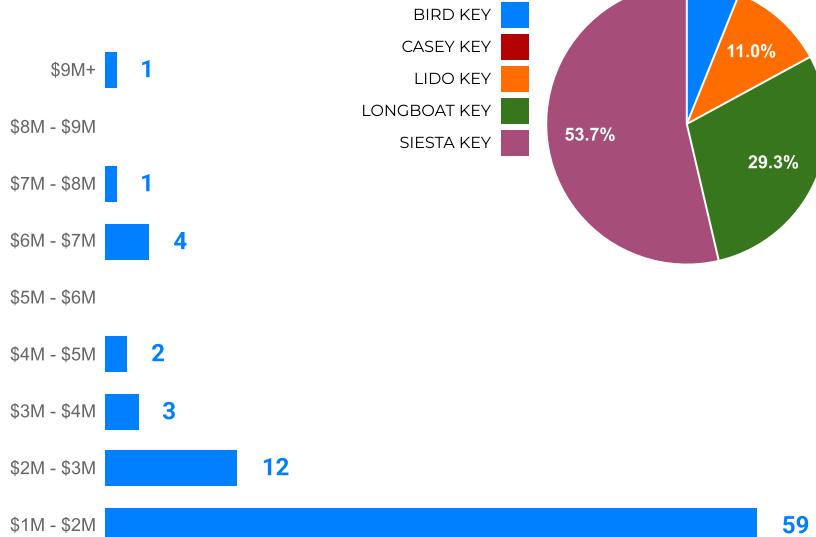
Sarasota Keys

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

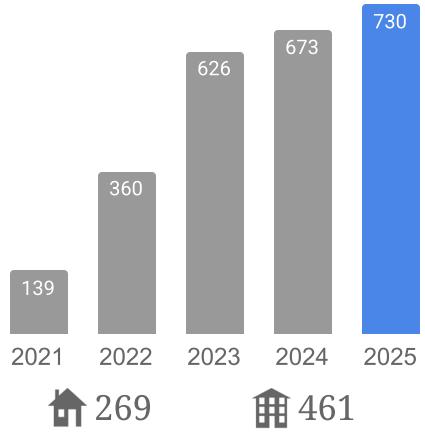
HOME SALES



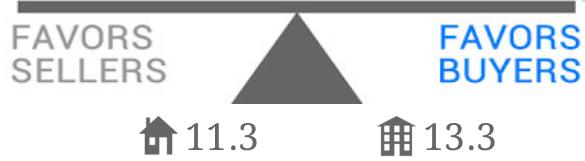
+22%



INVENTORY



+8%



11.3

13.3

DAYS ON MARKET

62 +195%
DAYS

93

37

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West Sarasota

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

MEDIAN PRICE

\$897,500 -18%

vs 2024

House \$1.0M

Condo \$658k

AVERAGE PRICE

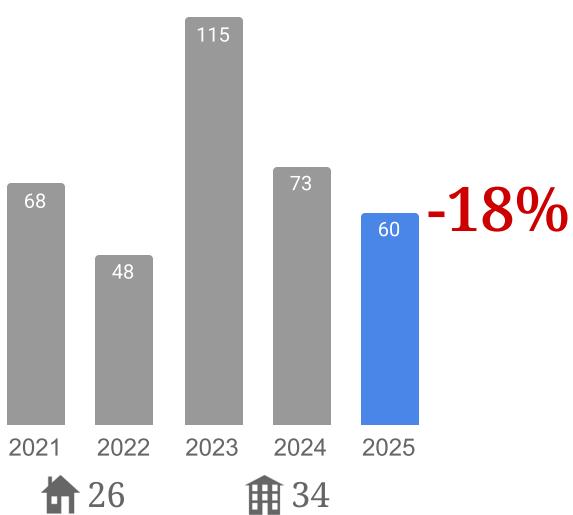
\$1,448,489 -9%

vs 2024

House \$1.5M

Condo \$1.4M

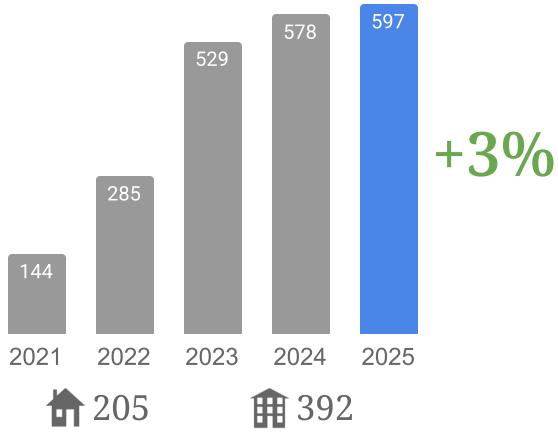
HOME SALES



House 26

Condo 34

INVENTORY



House 205

Condo 392

12+
MONTHS SUPPLY

FAVORS
SELLERSFAVORS
BUYERS

House 10.9

Condo 20.5

DAYS ON MARKET

58 +0%
DAYS

House 131

Condo 44

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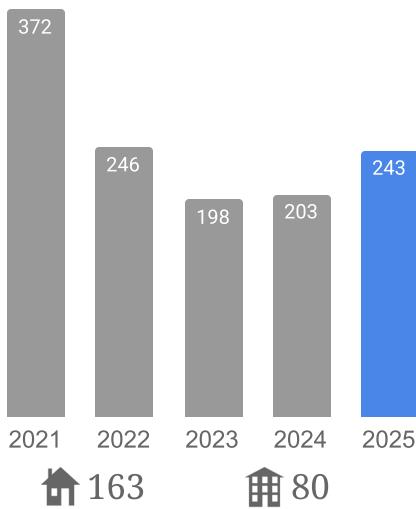
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Central Sarasota

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

HOME SALES



MEDIAN PRICE

\$395,000 -1%
vs 2024

\$455k
\$250k

AVERAGE PRICE

\$446,521 +1%
vs 2024

\$530k
\$277k

\$2M+ 1

\$1M - \$2M 7

\$800k - \$1M 14

\$600k - \$800k 20

\$500k - \$600k 24

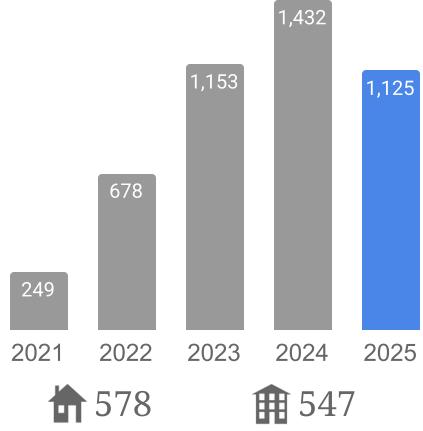
\$400k - \$500k 51

\$300k - \$400k 56

\$200k - \$300k 48

\$0 - \$200k 22

INVENTORY



5.6
MONTHS SUPPLY

FAVORS
SELLERSFAVORS
BUYERS4.38.4

DAYS ON MARKET

44 +10%
DAYS

3469

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East Sarasota

Market data for homes located
East of I-75.

MEDIAN PRICE

\$702,230 -5%

vs 2024

House \$764k

Condo \$250k

AVERAGE PRICE

\$786,352 -13%

vs 2024

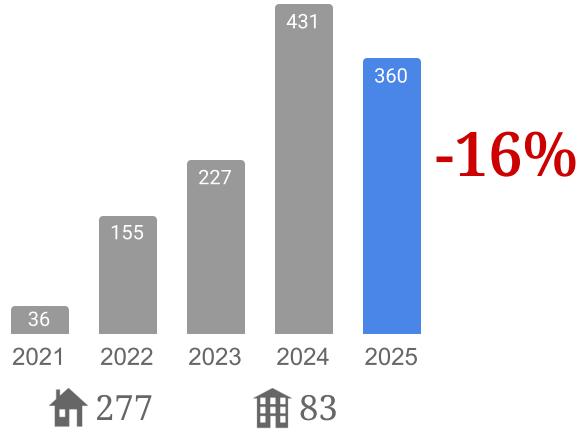
House \$925k

Condo \$318k

HOME SALES



INVENTORY



DAYS ON MARKET

46 +207% DAYS

House 41

Condo 60

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South Sarasota

Market data for homes located in South Sarasota County.

MEDIAN PRICE

\$375,000 -8%

vs 2024

House \$410k

Condo \$298k

AVERAGE PRICE

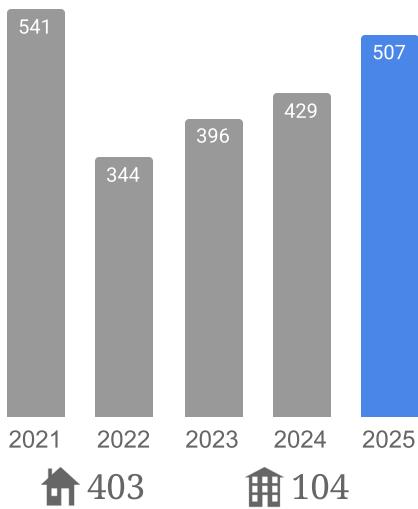
\$466,751 -7%

vs 2024

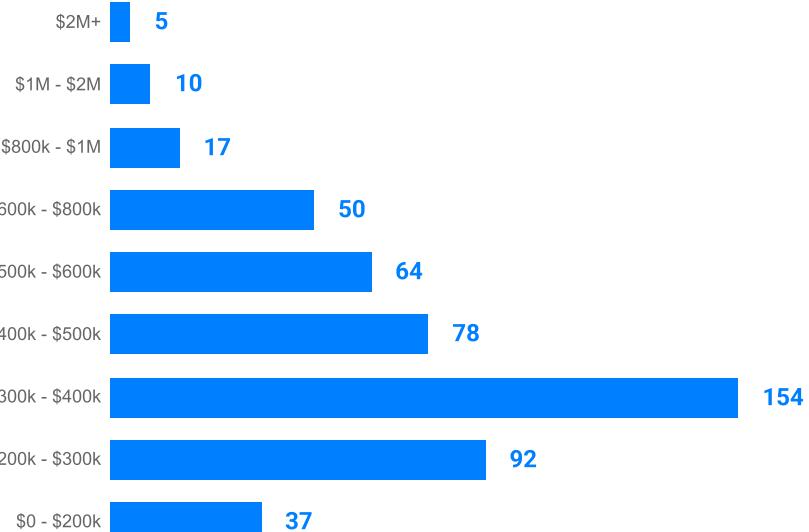
House \$511k

Condo \$296k

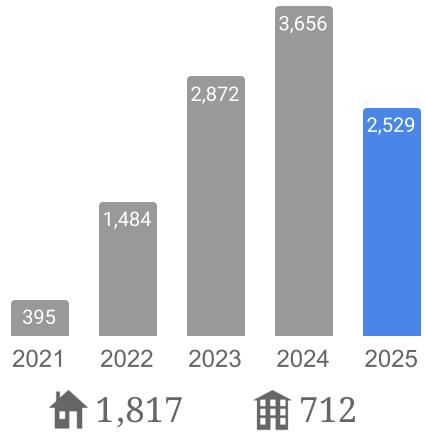
HOME SALES



+18%



INVENTORY



-31%



DAYS ON MARKET

52 +0% **DAYS**

House 55

Condo 49

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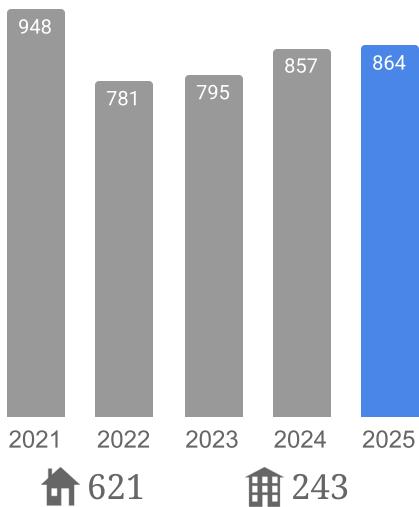
kw COASTAL LIVING III
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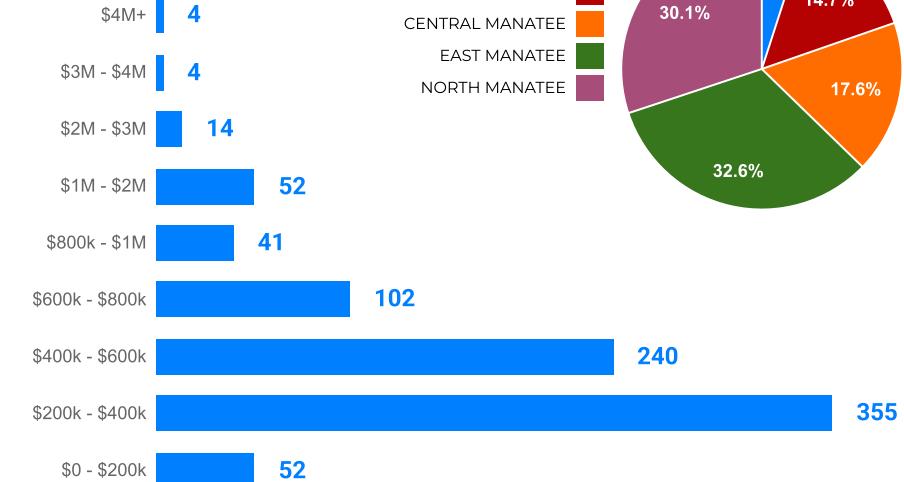
Manatee County

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

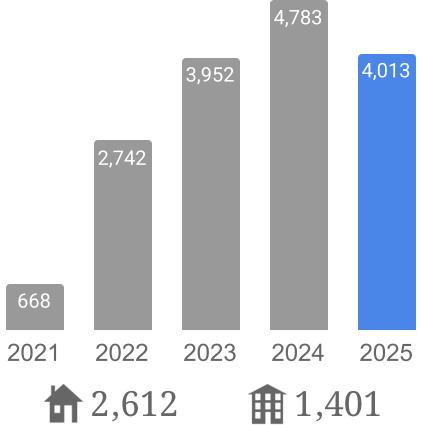
HOME SALES



+1%



INVENTORY



-16%



DAYS ON MARKET

59 +9%
DAYS

69

69

WHAT DO THESE NUMBERS MEAN FOR YOU?

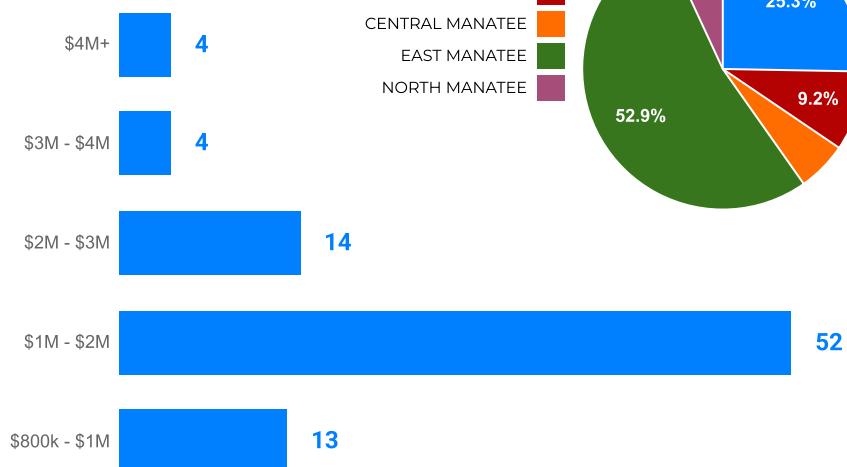
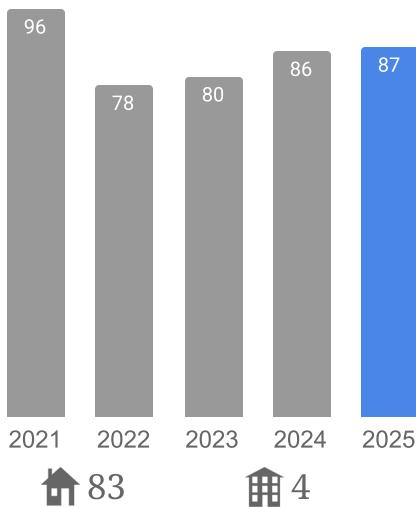
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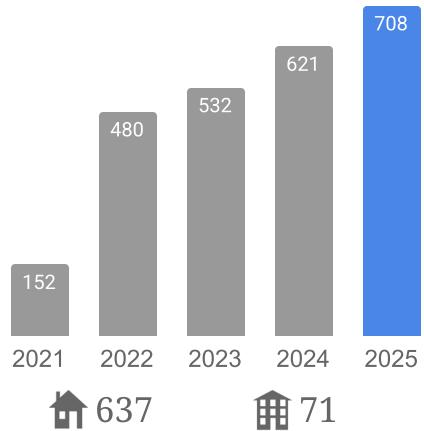
Manatee Luxury

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

HOME SALES



INVENTORY



DAYS ON MARKET

55 +189%
DAYS

83

4

WHAT DO THESE NUMBERS MEAN FOR YOU?

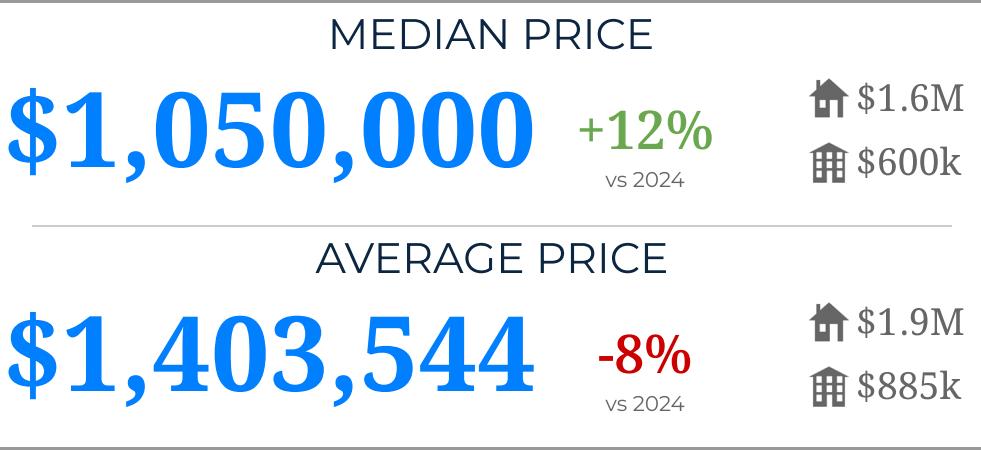
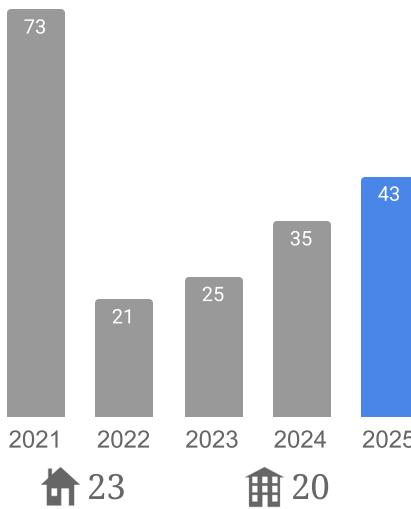
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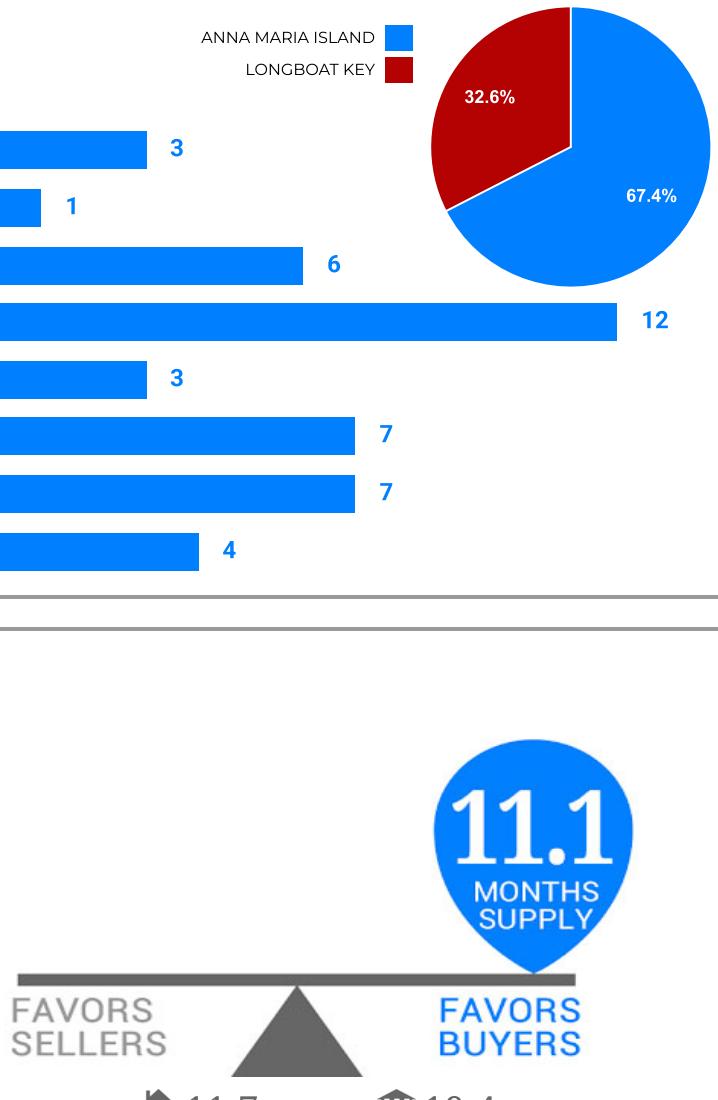
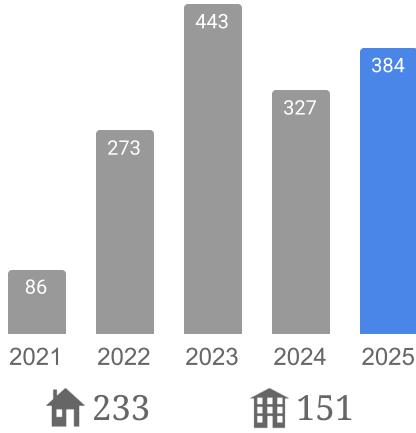
Manatee Keys

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

HOME SALES



INVENTORY



DAYS ON MARKET

99 +450%
DAYS

House: 88

Condo: 114

WHAT DO THESE NUMBERS MEAN FOR YOU?

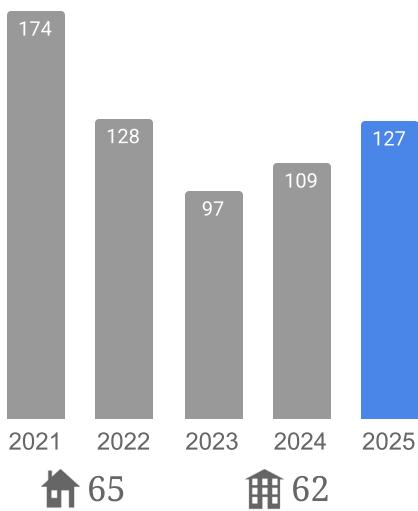
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West Manatee

Market data for homes west of 26th Street West.

HOME SALES



\$2M+

1

\$1M - \$2M

6

\$800k - \$1M

1

\$600k - \$800k

8

\$500k - \$600k

11

\$400k - \$500k

13

\$300k - \$400k

33

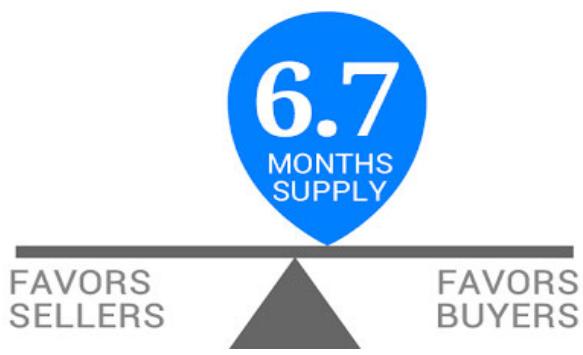
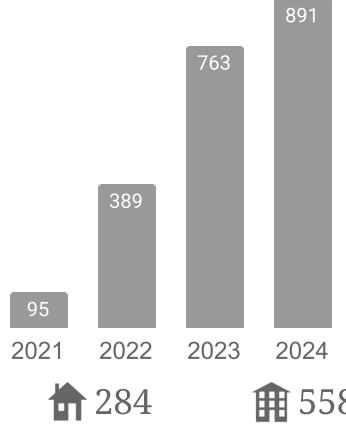
\$200k - \$300k

27

\$0 - \$200k

27

INVENTORY



4.1

10.2

DAYS ON MARKET

56 +14%
DAYS

57

47

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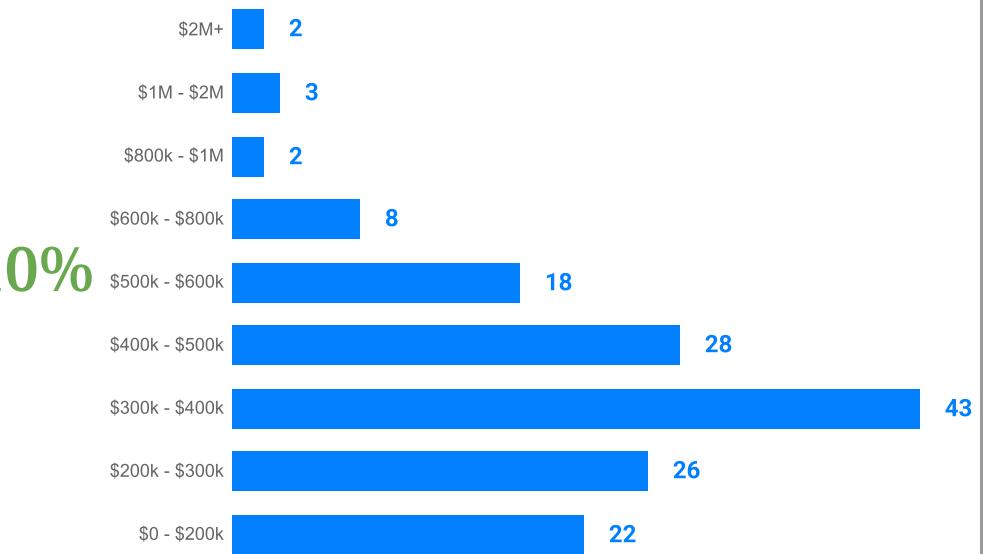
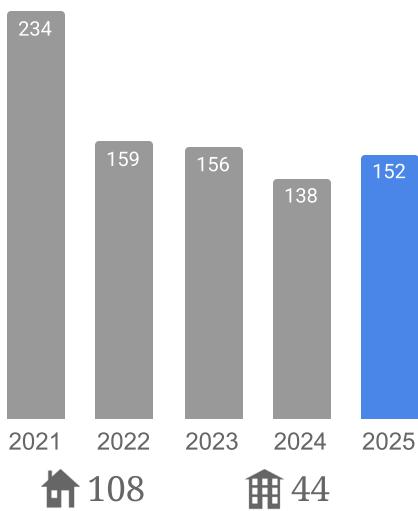
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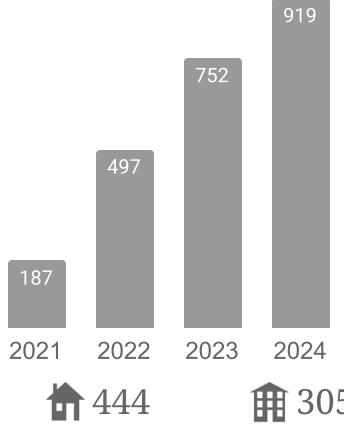
Central Manatee

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

HOME SALES



INVENTORY



-18%



DAYS ON MARKET

65 +30% **DAYS**

108

44

WHAT DO THESE NUMBERS MEAN FOR YOU?

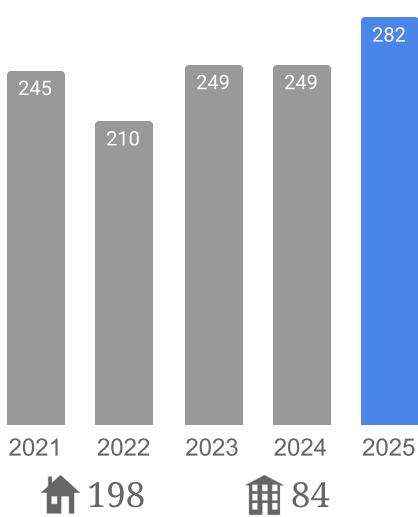
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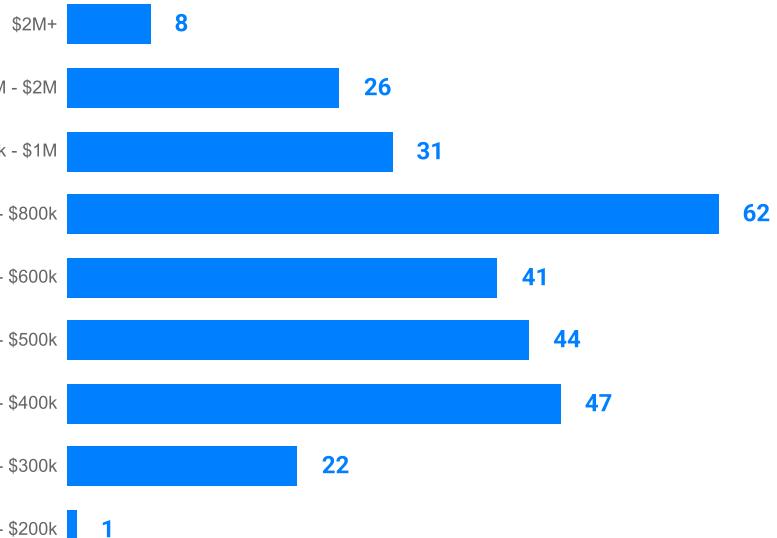
East Manatee

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

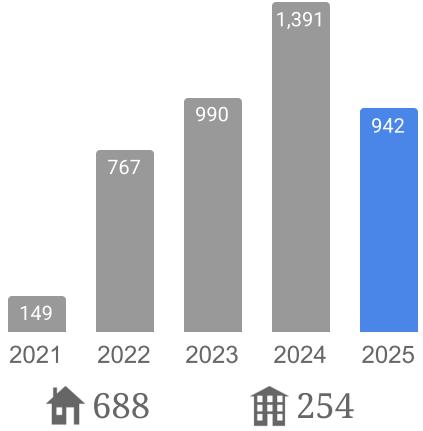
HOME SALES



+13%



INVENTORY



-32%



DAYS ON MARKET

54 -13%
DAYS

53

65

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North Manatee

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

MEDIAN PRICE

\$382,203 -3%

vs 2024

House \$389k

Condo \$303k

AVERAGE PRICE

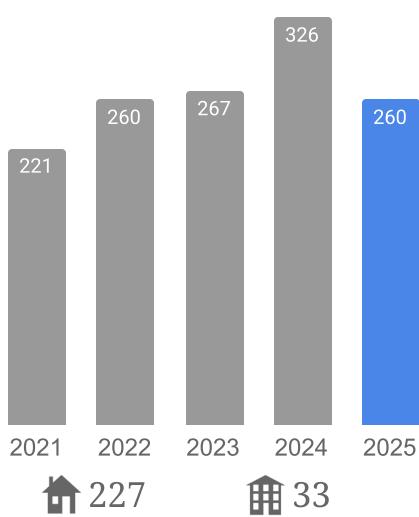
\$444,795 -2%

vs 2024

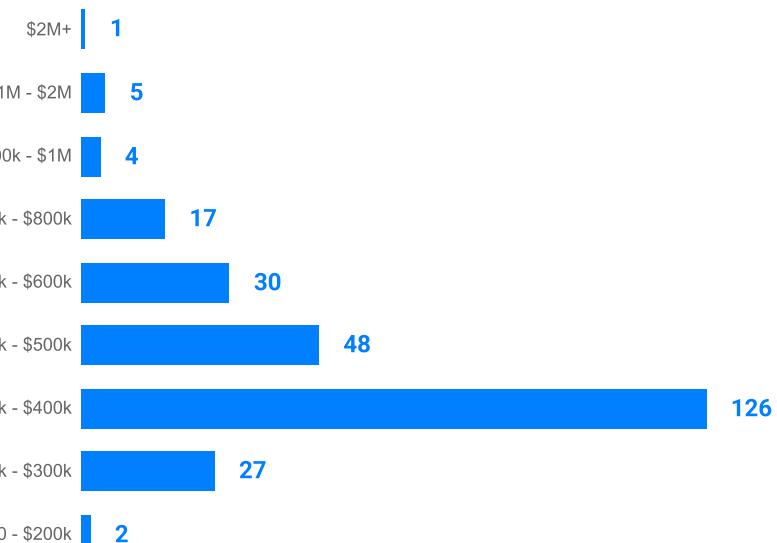
House \$466k

Condo \$300k

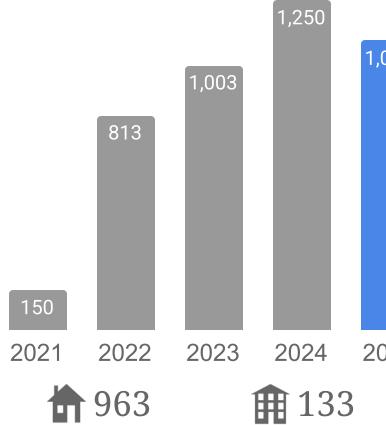
HOME SALES



-20%



INVENTORY



-12%



DAYS ON MARKET

58 +4%
DAYS

House 58

Condo 62

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