

THE ZARGHAMI REPORT

DECEMBER 2025

Market Overview

Market data for homes in
Sarasota and Manatee
Counties.

MEDIAN PRICE

\$425,000 **-7%**
vs 2024

🏠 \$485k

🏢 \$319k

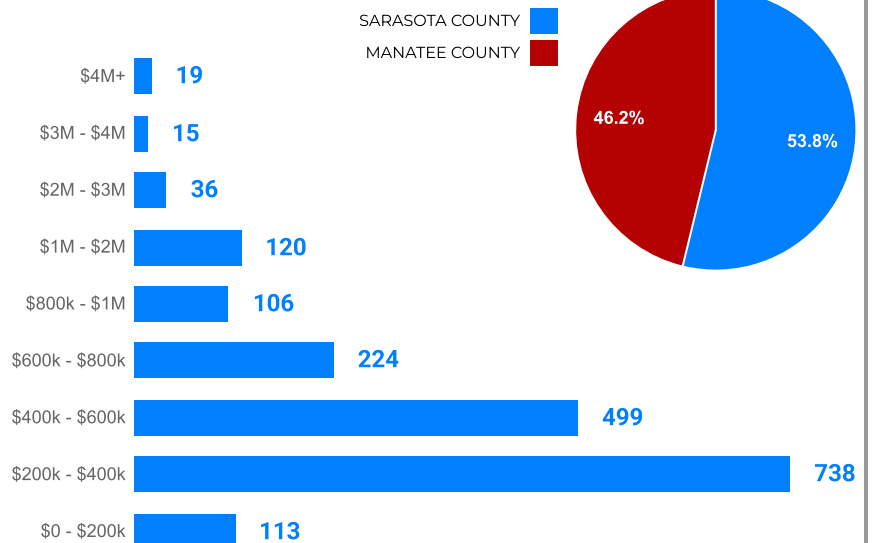
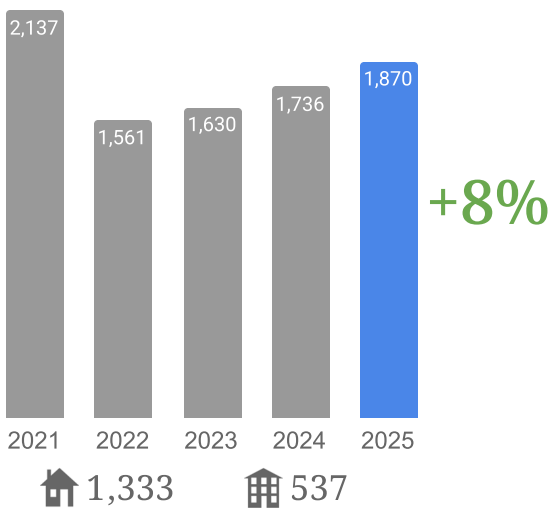
AVERAGE PRICE

\$614,797 **-10%**
vs 2024

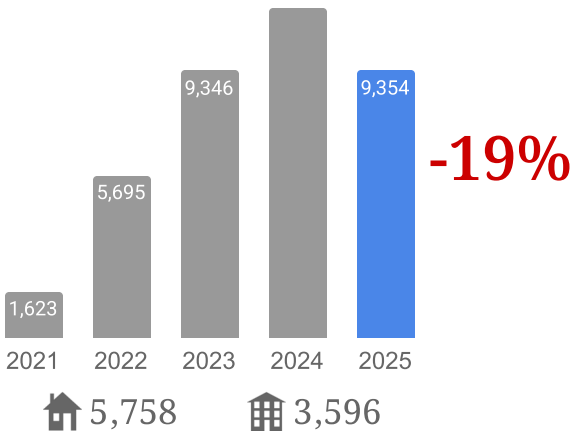
🏠 \$674k

🏢 \$468k

HOME SALES



INVENTORY



DAYS ON MARKET

55 **+17%**
DAYS

🏠 53

🏢 62

WHAT DO THESE NUMBERS MEAN FOR YOU?

For more detailed information, check out the full report at ZarghamiGroup.com or call us at **941-900-4855** for a personalized analysis of your specific situation.

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Sarasota County

Market data for homes in
Sarasota County.

MEDIAN PRICE

\$435,000 **-9%**
vs 2024

🏠 \$485k

🏡 \$340k

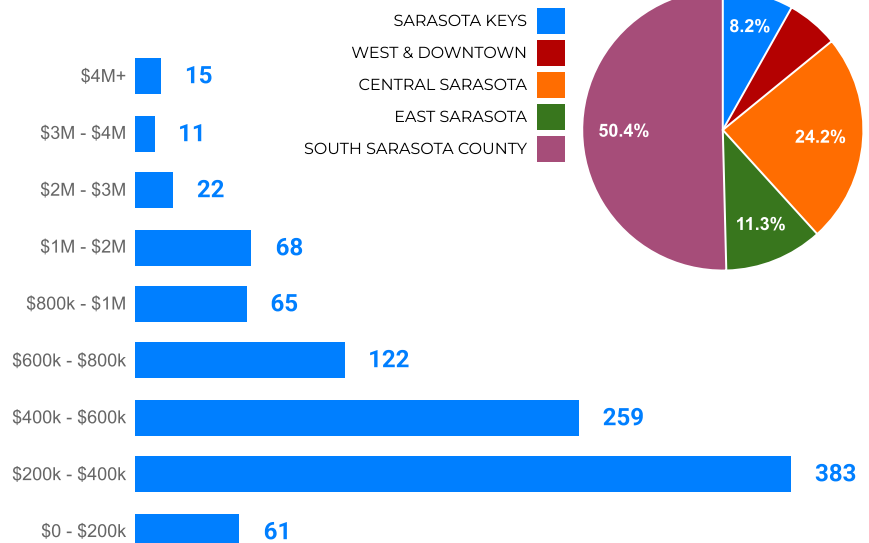
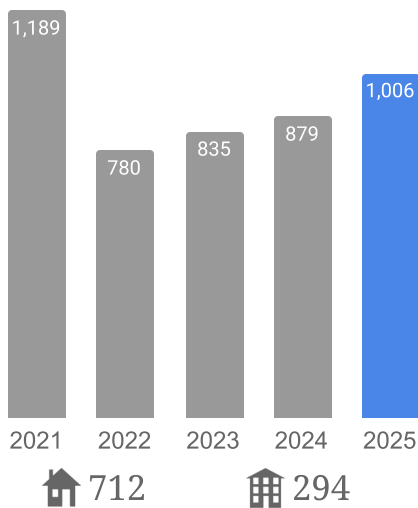
AVERAGE PRICE

\$663,552 **-14%**
vs 2024

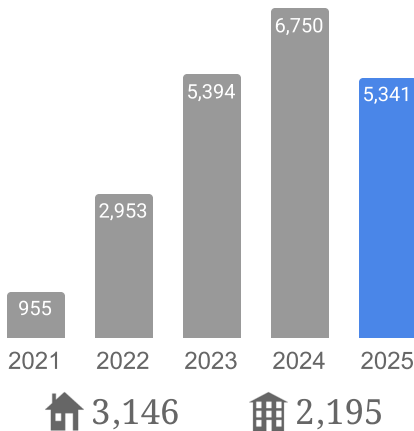
🏠 \$702k

🏡 \$572k

HOME SALES



INVENTORY



DAYS ON MARKET

52 **+27%**
DAYS

🏠 51

🏡 53

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Sarasota Luxury

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

MEDIAN PRICE

\$1,920,000 **-12%**
vs 2024

🏠 \$1.8M

🏡 \$2.2M

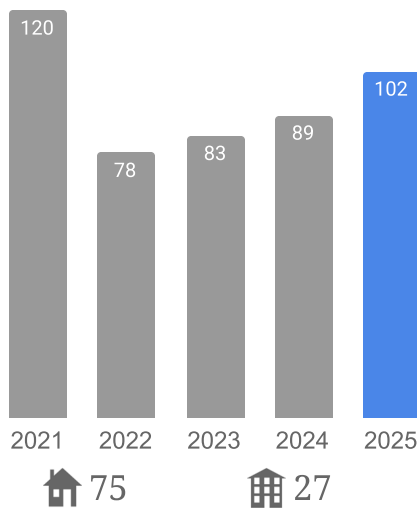
AVERAGE PRICE

\$2,521,125 **-15%**
vs 2024

🏠 \$2.5M

🏡 \$2.7M

HOME SALES



\$9M+ 1

\$8M - \$9M

\$7M - \$8M 1

\$6M - \$7M 6

\$5M - \$6M 2

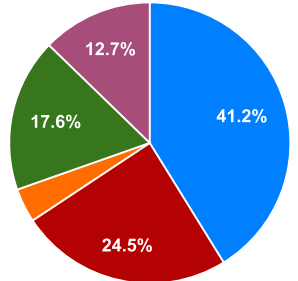
\$4M - \$5M 5

\$3M - \$4M 11

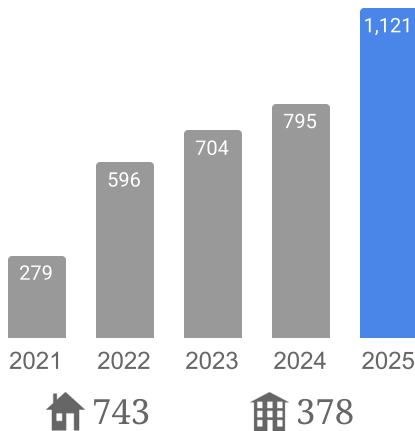
\$2M - \$3M 22

\$1M - \$2M 54

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



INVENTORY



FAVORS
SELLERS

🏠 10.1

FAVORS
BUYERS

🏡 22.2

12+
MONTHS
SUPPLY

DAYS ON MARKET

46 **+156%**
DAYS

🏠 66

🏡 32

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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.

MEDIAN PRICE

\$1,100,000 **-22%**
vs 2024

🏠 \$2.1M

🏡 \$800k

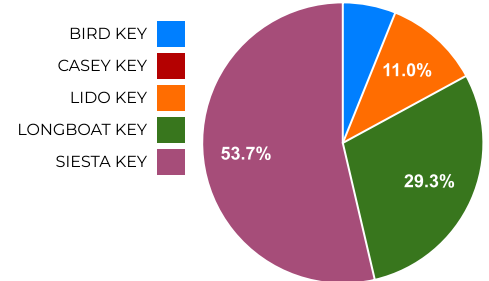
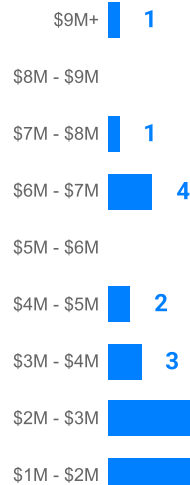
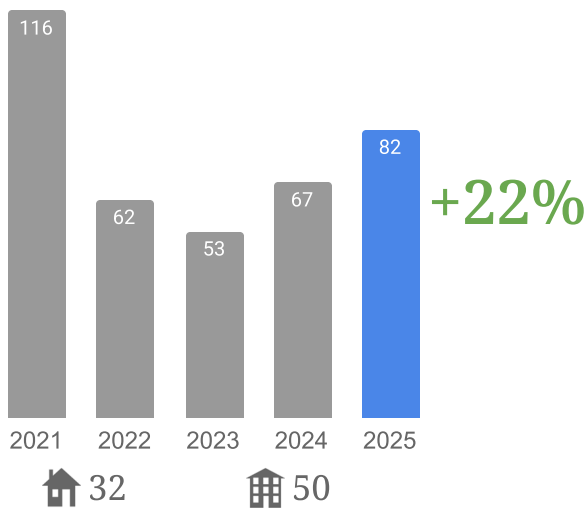
AVERAGE PRICE

\$1,778,436 **-23%**
vs 2024

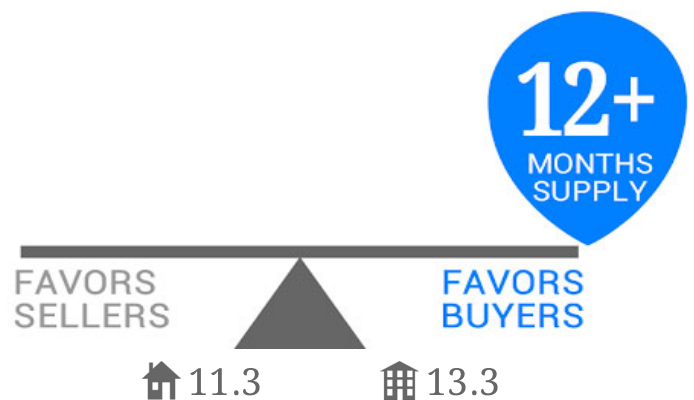
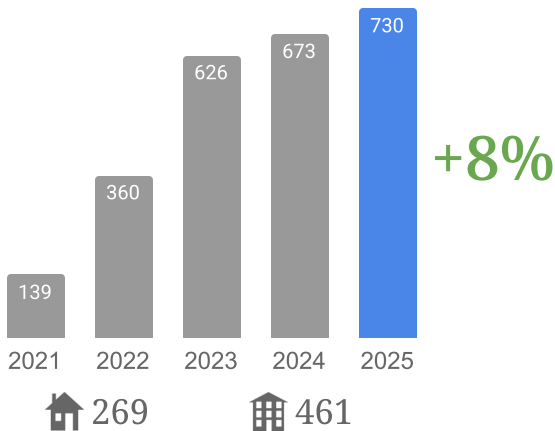
🏠 \$2.7M

🏡 \$1.2M

HOME SALES



INVENTORY



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

🏠 \$1.0M

🏢 \$658k

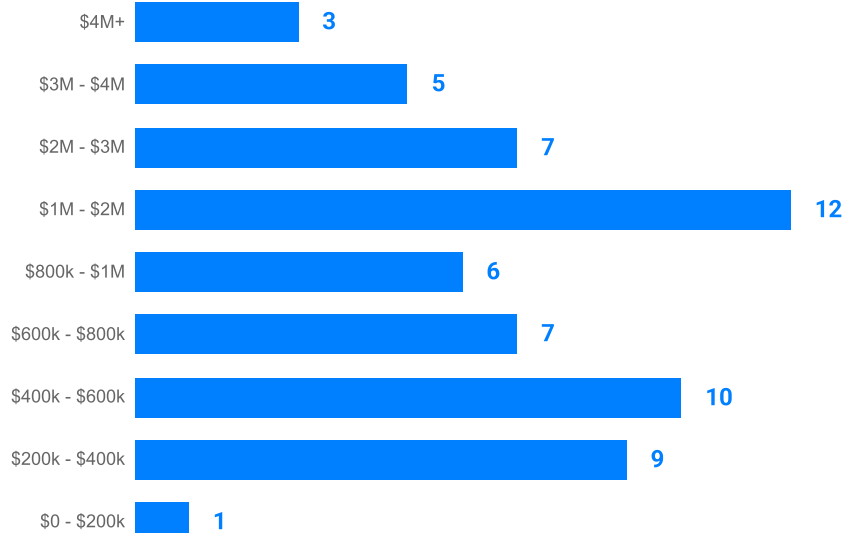
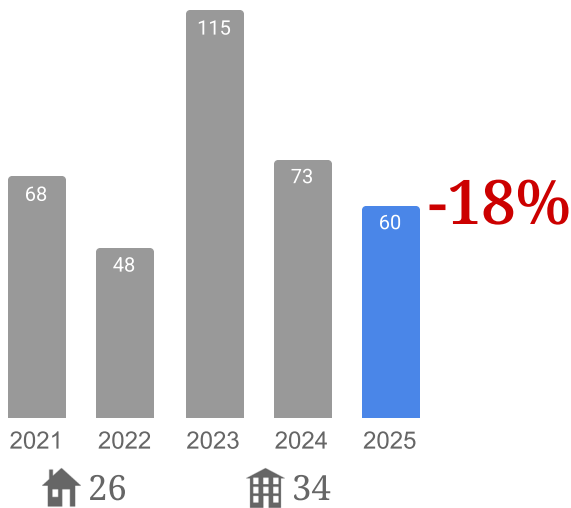
AVERAGE PRICE

\$1,448,489 **-9%**
vs 2024

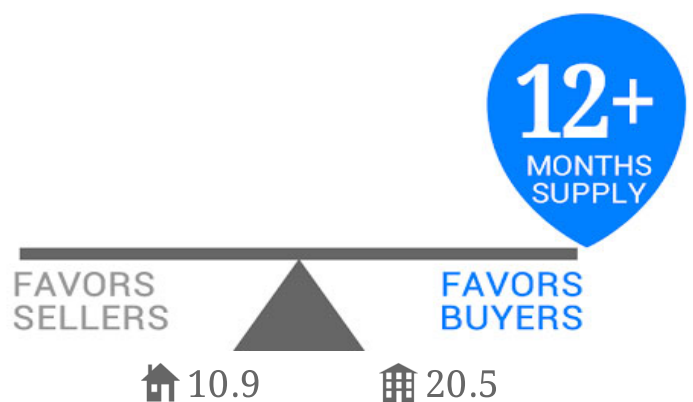
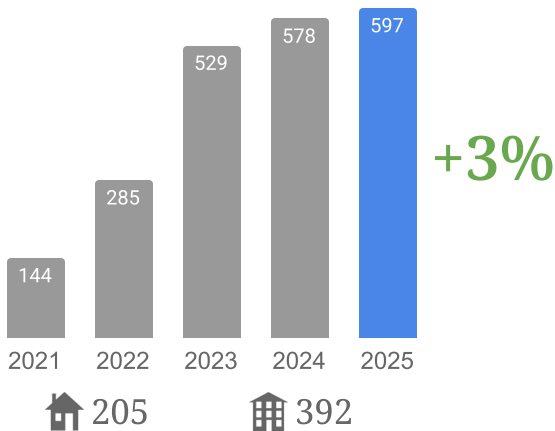
🏠 \$1.5M

🏢 \$1.4M

HOME SALES



INVENTORY



DAYS ON MARKET

58 **+0%**
DAYS

🏠 131

🏢 44

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Central Sarasota

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

MEDIAN PRICE

\$395,000 **-1%**
vs 2024

🏠 \$455k

🏢 \$250k

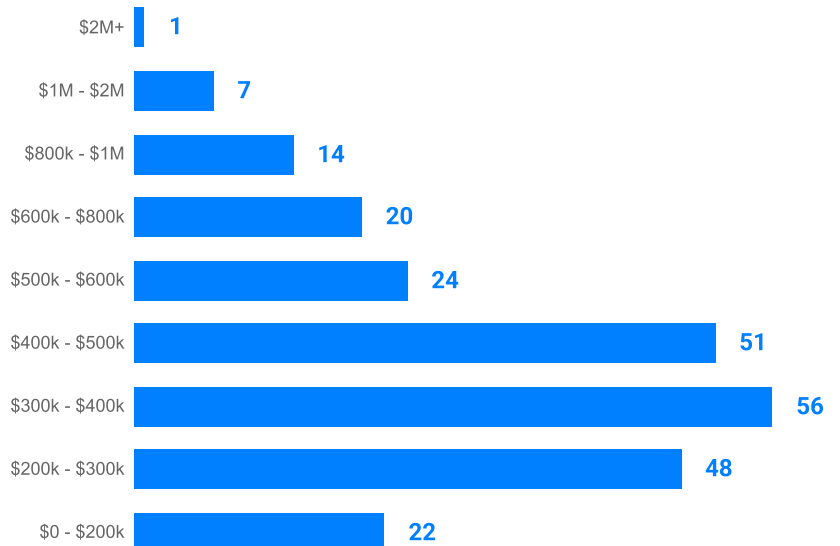
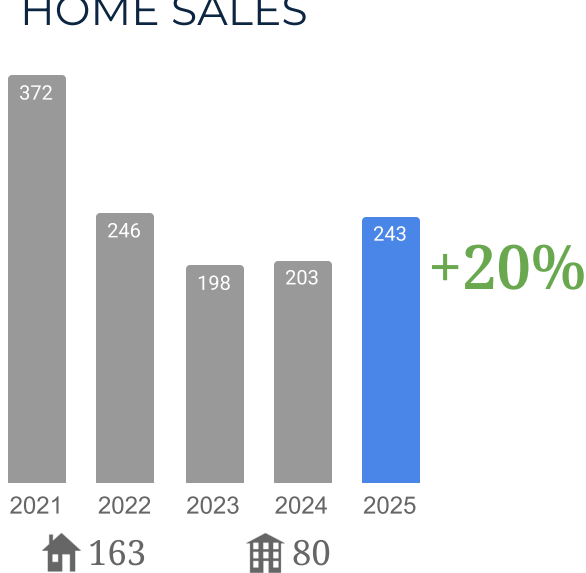
AVERAGE PRICE

\$446,521 **+1%**
vs 2024

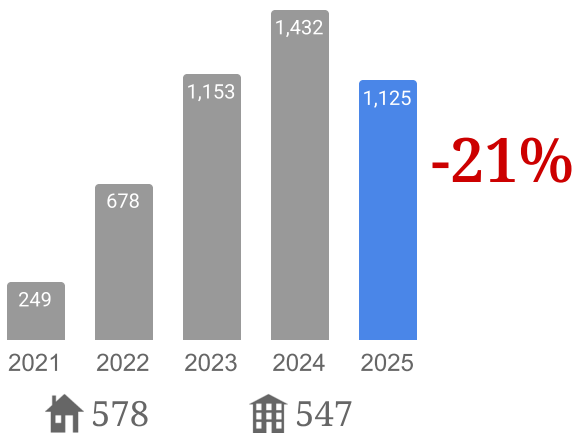
🏠 \$530k

🏢 \$277k

HOME SALES



INVENTORY



DAYS ON MARKET

44 **+10%**
DAYS

🏠 34

🏢 69

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East Sarasota

Market data for homes located
East of I-75.

MEDIAN PRICE

\$702,230 **-5%**
vs 2024

🏠 \$764k

🏢 \$250k

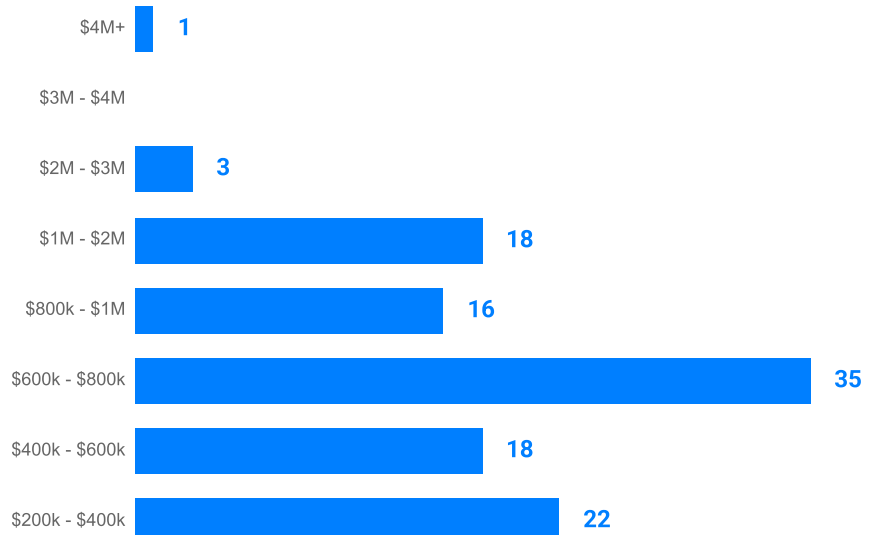
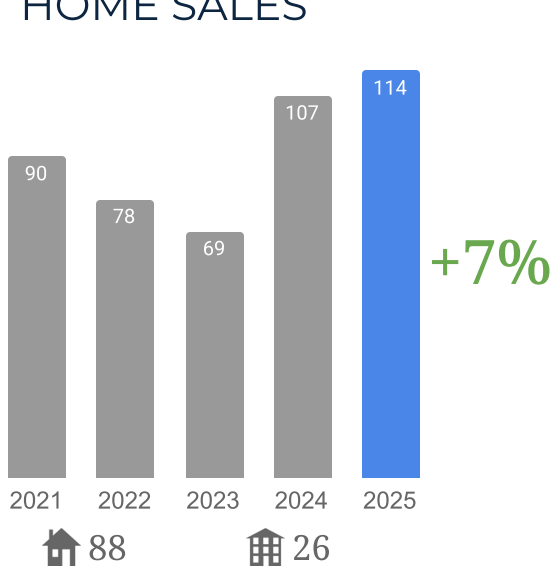
AVERAGE PRICE

\$786,352 **-13%**
vs 2024

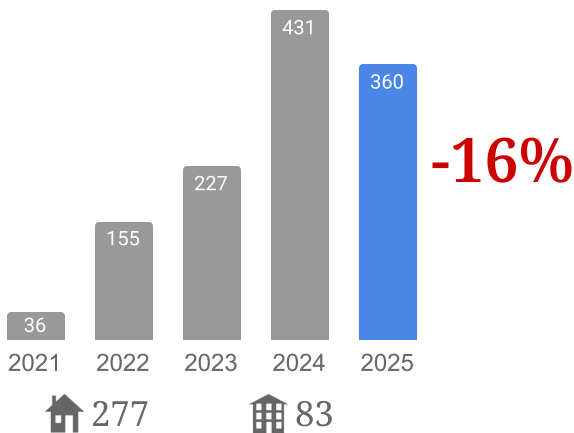
🏠 \$925k

🏢 \$318k

HOME SALES



INVENTORY



DAYS ON MARKET

46 **+207%**
DAYS

🏠 41

🏢 60

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South Sarasota

Market data for homes located
in South Sarasota County.

MEDIAN PRICE

\$375,000 **-8%**
vs 2024

🏠 \$410k

🏢 \$298k

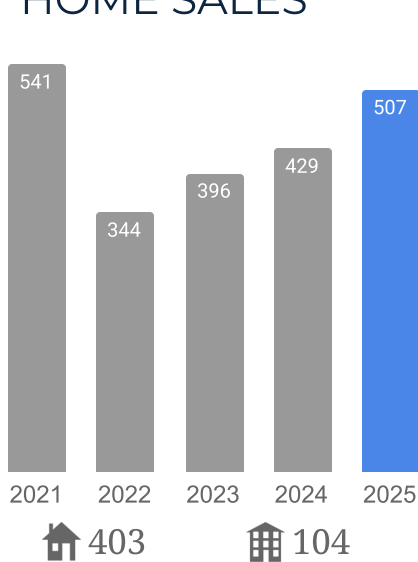
AVERAGE PRICE

\$466,751 **-7%**
vs 2024

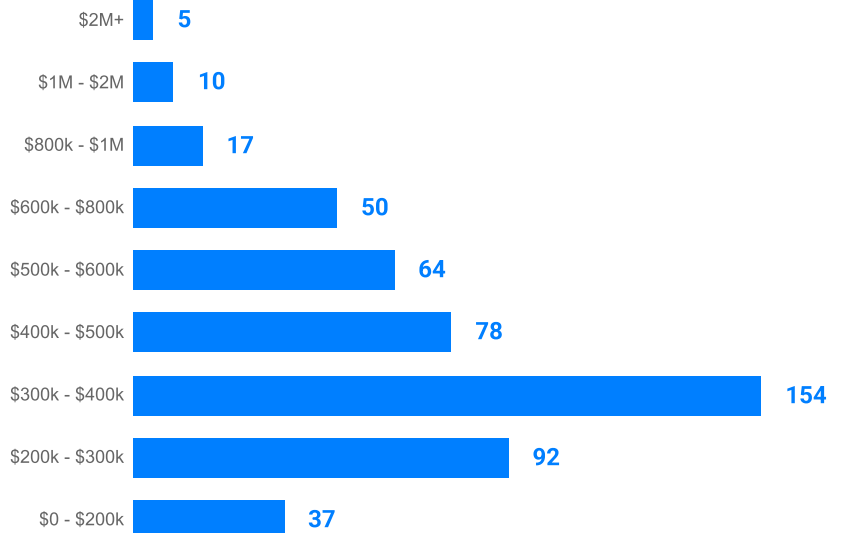
🏠 \$511k

🏢 \$296k

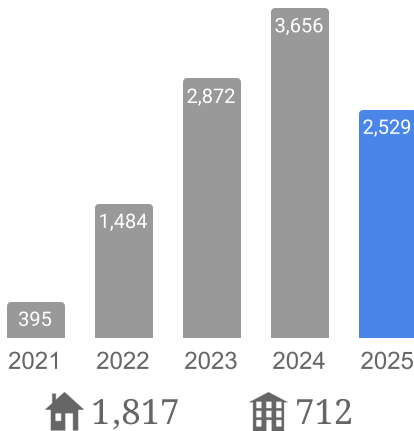
HOME SALES



+18%



INVENTORY



-31%



DAYS ON MARKET

52 **+0%**
DAYS

🏠 55

🏢 49

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Manatee County

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

MEDIAN PRICE

\$410,000 **-6%**
vs 2024

🏠 \$483k

🏡 \$305k

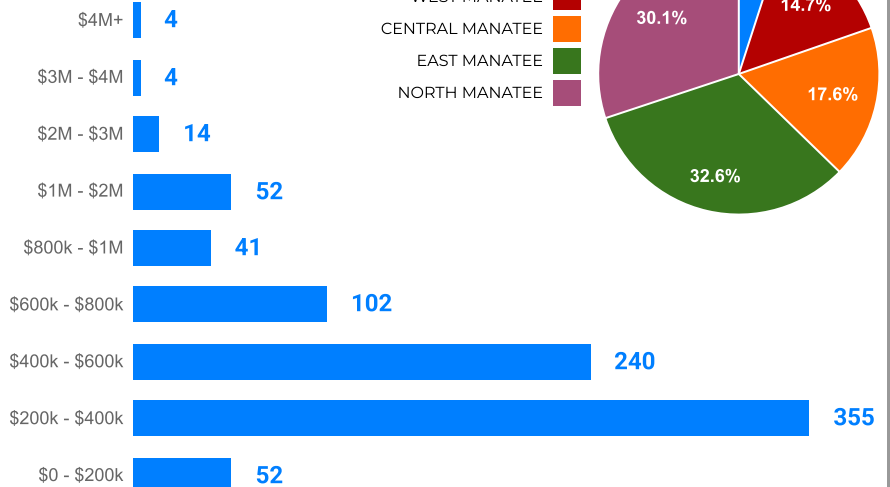
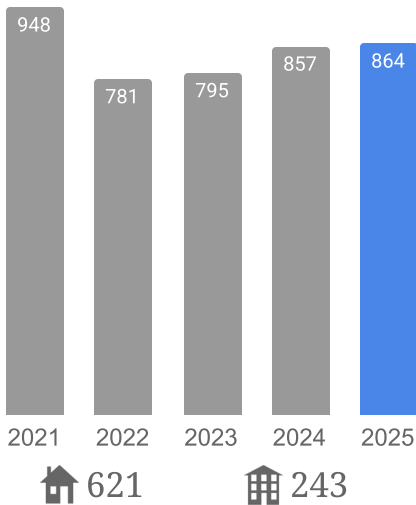
AVERAGE PRICE

\$558,029 **-6%**
vs 2024

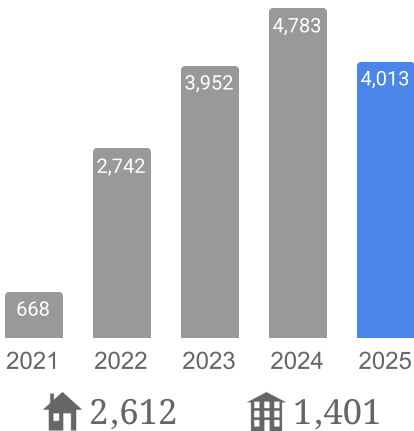
🏠 \$643k

🏡 \$342k

HOME SALES



INVENTORY



DAYS ON MARKET

59 **+9%**
DAYS

🏠 56

🏡 69

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Manatee Luxury

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

MEDIAN PRICE

\$1,345,000 **+1%**
vs 2024

🏠 \$1.4M

🏡 \$1.2M

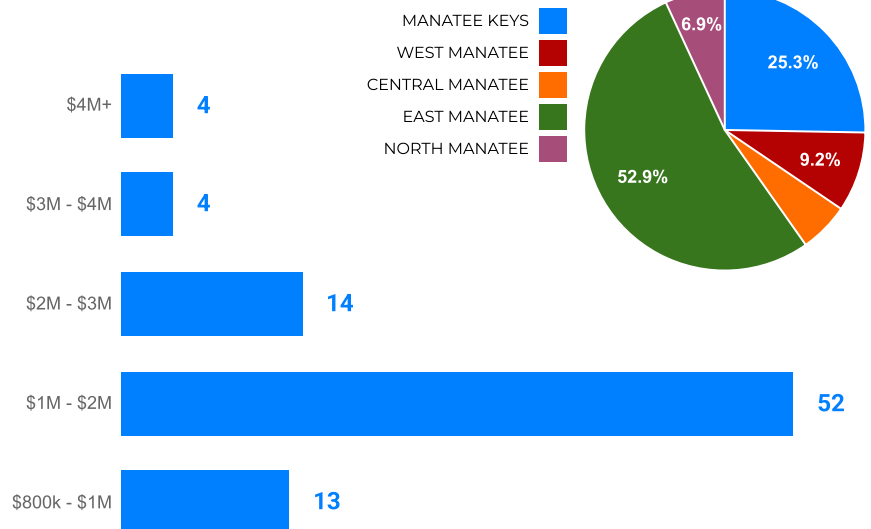
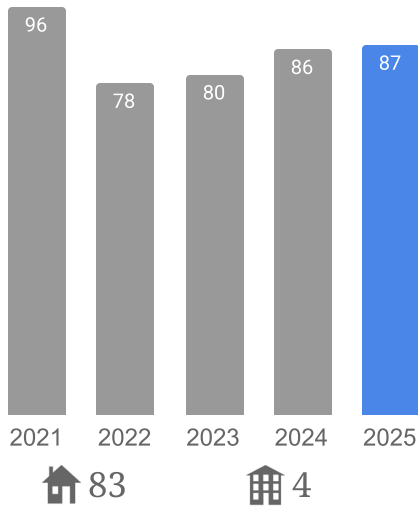
AVERAGE PRICE

\$1,718,245 **-7%**
vs 2024

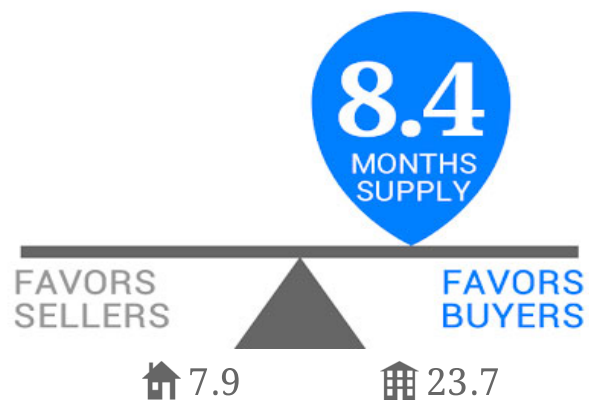
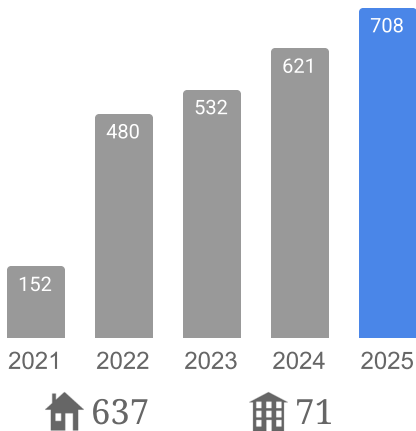
🏠 \$1.7M

🏡 \$2.3M

HOME SALES



INVENTORY



DAYS ON MARKET

55 **+189%**
DAYS

🏠 55

🏡 67

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Manatee Keys

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

MEDIAN PRICE

\$1,050,000 **+12%**
vs 2024

🏠 \$1.6M

🏡 \$600k

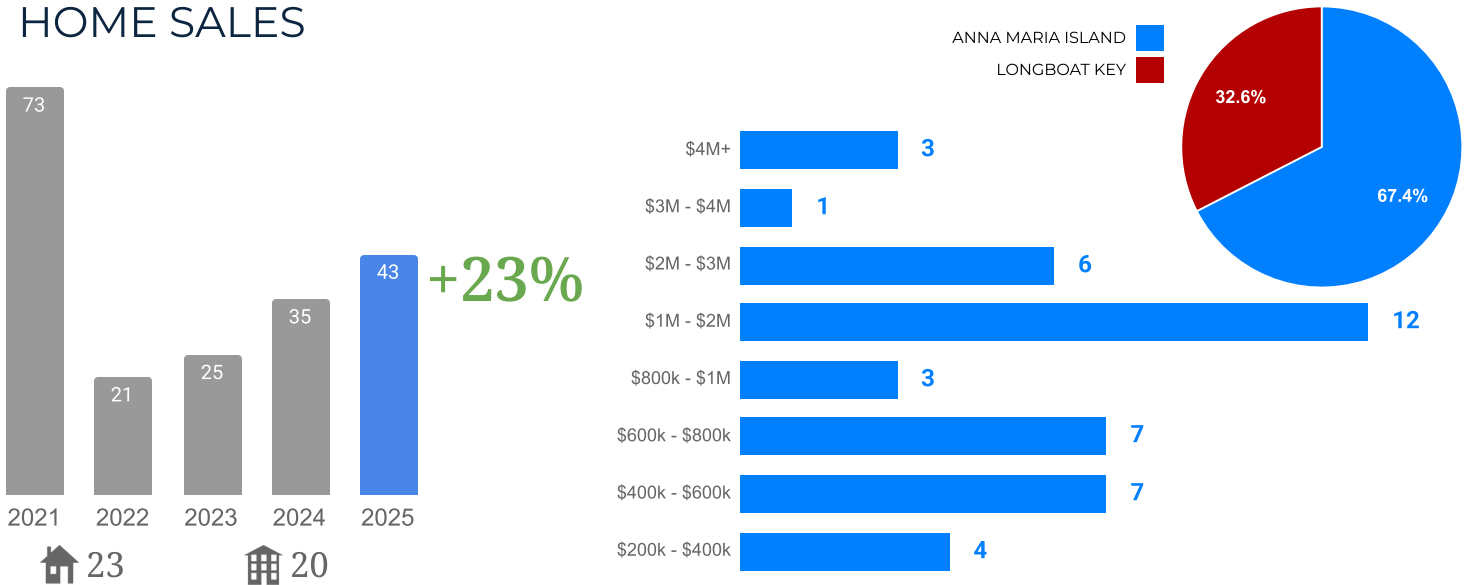
AVERAGE PRICE

\$1,403,544 **-8%**
vs 2024

🏠 \$1.9M

🏡 \$885k

HOME SALES



INVENTORY



DAYS ON MARKET

99 **+450%**
DAYS

🏠 88

🏡 114

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West Manatee

Market data for homes west of
26th Street West.

MEDIAN PRICE

\$340,000 **-7%**
vs 2024

🏠 \$425k

🏡 \$210k

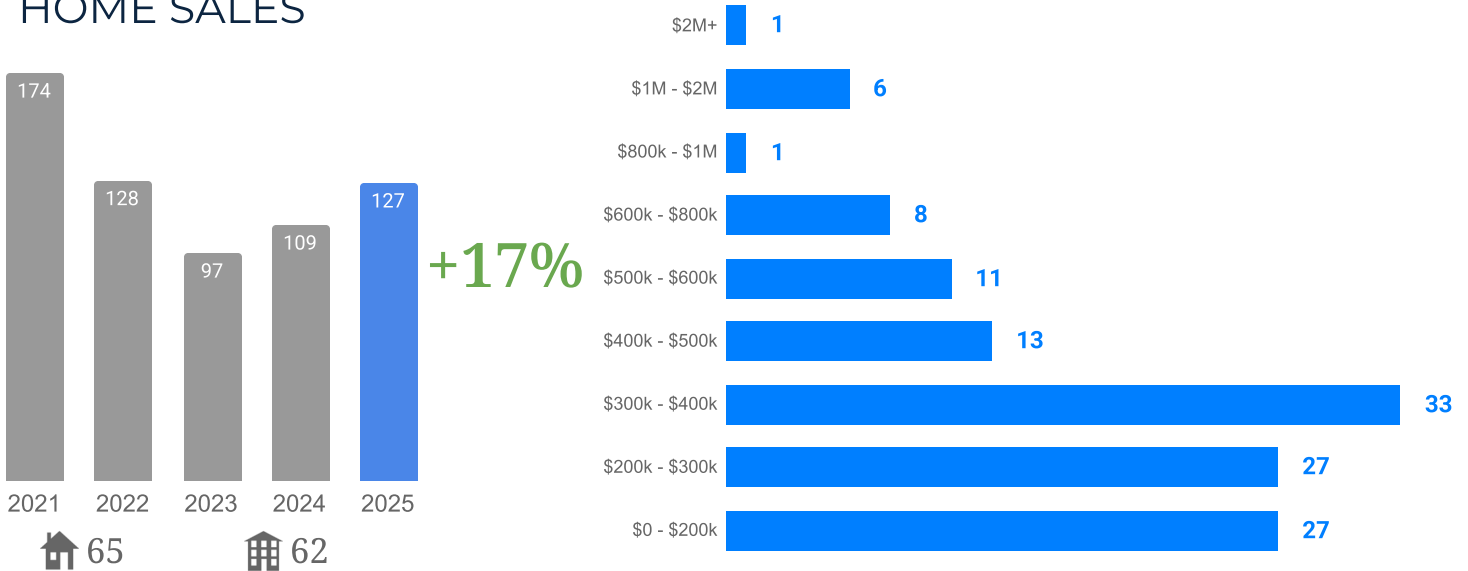
AVERAGE PRICE

\$394,711 **-5%**
vs 2024

🏠 \$554k

🏡 \$228k

HOME SALES



INVENTORY



DAYS ON MARKET

56 **+14%**
DAYS

🏠 57

🏡 47

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Central Manatee

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

MEDIAN PRICE

\$364,500 **-4%**
vs 2024

🏠 \$412k

🏢 \$250k

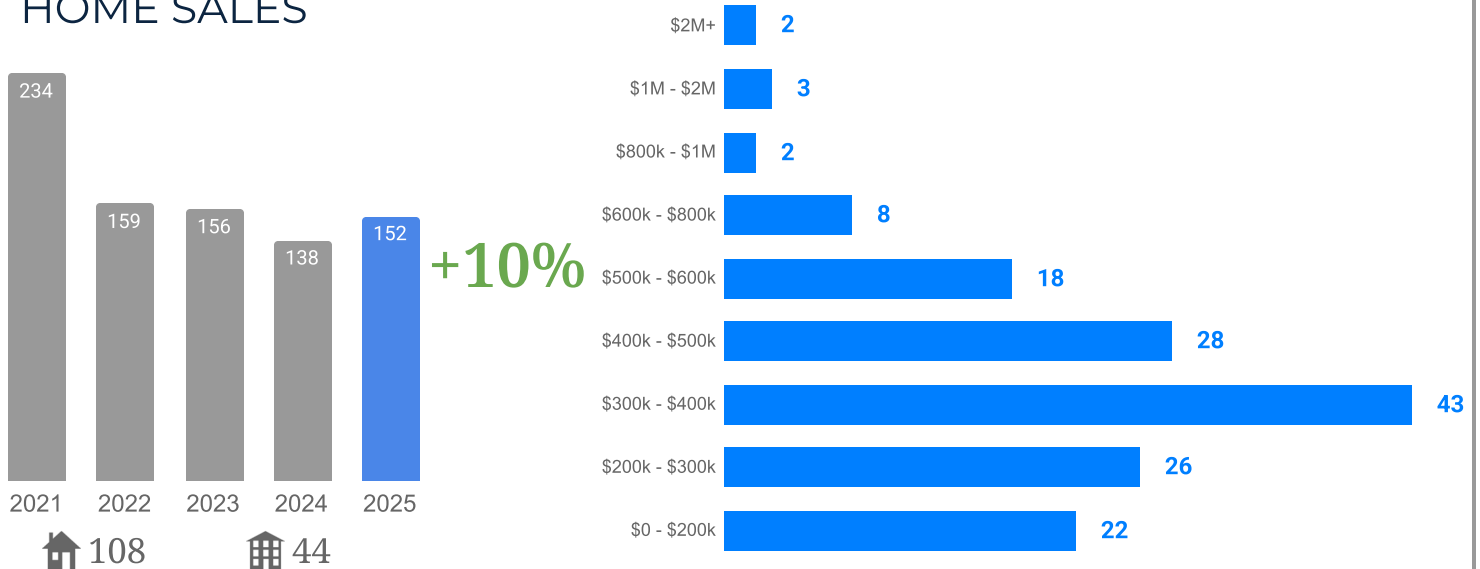
AVERAGE PRICE

\$422,857 **-0%**
vs 2024

🏠 \$499k

🏢 \$236k

HOME SALES



INVENTORY



DAYS ON MARKET

65 **+30%**
DAYS

🏠 40

🏢 98

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East Manatee

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

MEDIAN PRICE

\$552,500 **-12%**
vs 2024

🏠 \$690k

🏢 \$350k

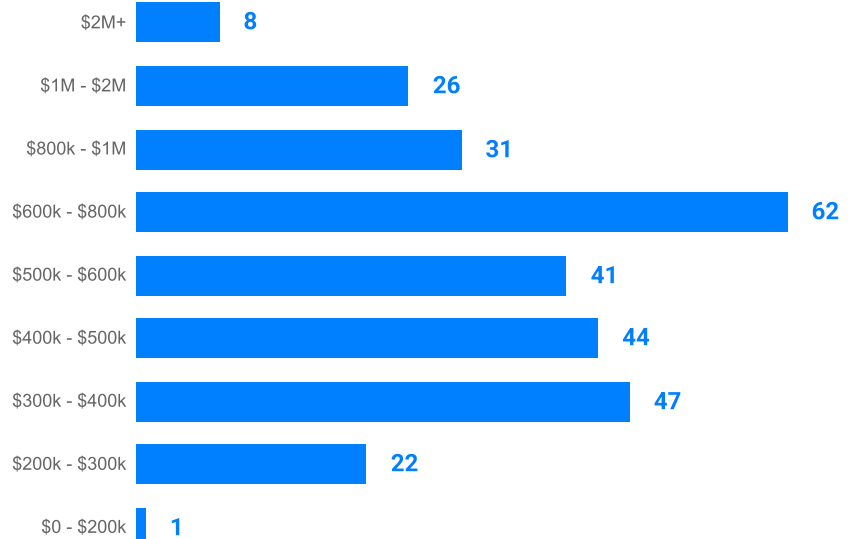
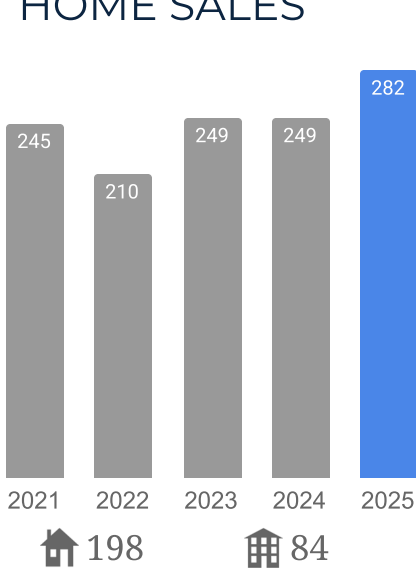
AVERAGE PRICE

\$679,913 **-17%**
vs 2024

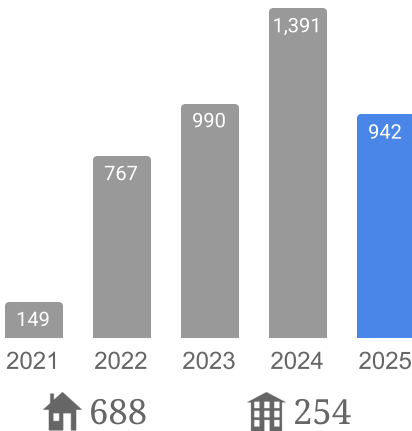
🏠 \$812k

🏢 \$368k

HOME SALES



INVENTORY



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

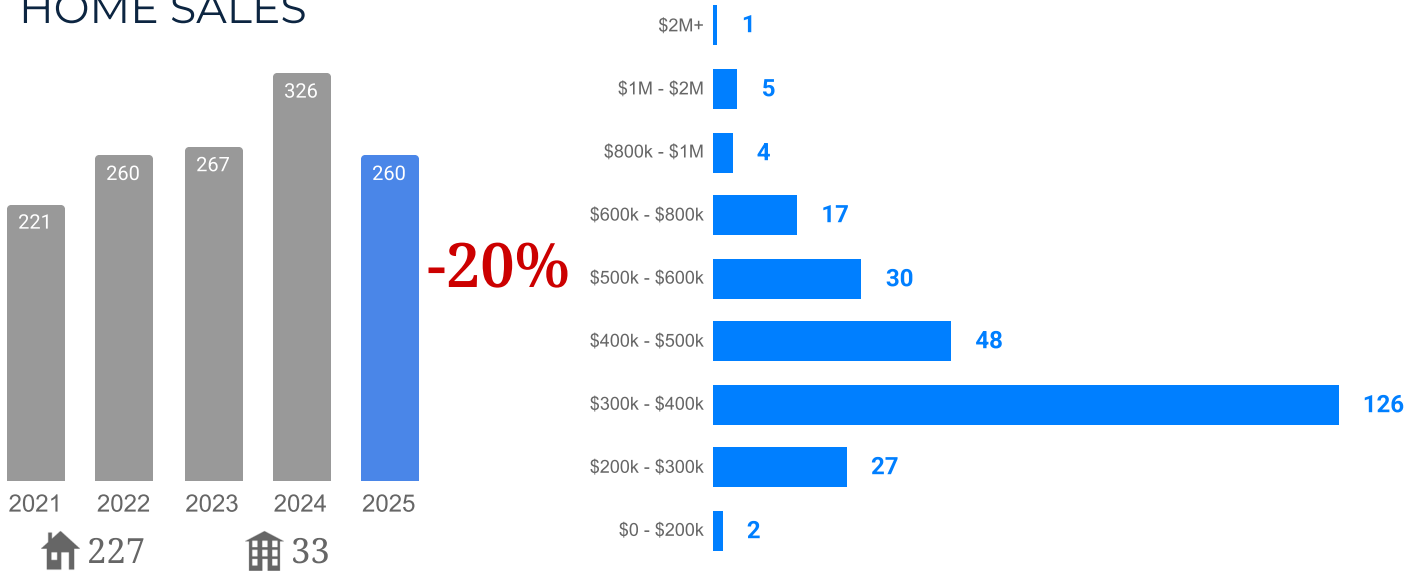
🏠 \$389k
🏢 \$303k

AVERAGE PRICE

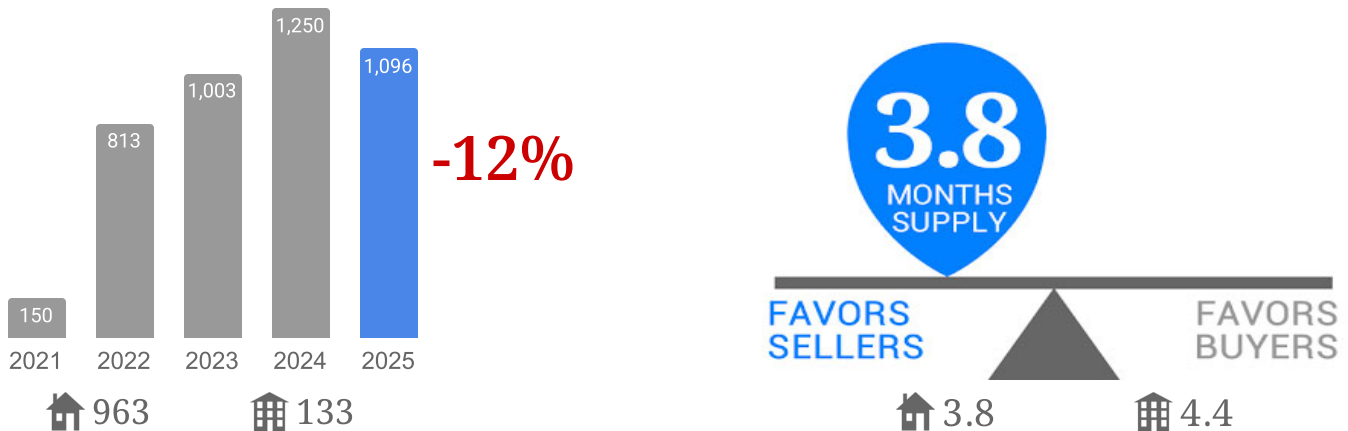
\$444,795 **-2%**
vs 2024

🏠 \$466k
🏢 \$300k

HOME SALES



INVENTORY



DAYS ON MARKET

58 **+4%**
DAYS

🏠 58 🏢 62

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