

JANUARY 2026

Market Overview

Market data for homes in Sarasota and Manatee Counties.

MEDIAN PRICE

\$417,000 -4%
vs 2025

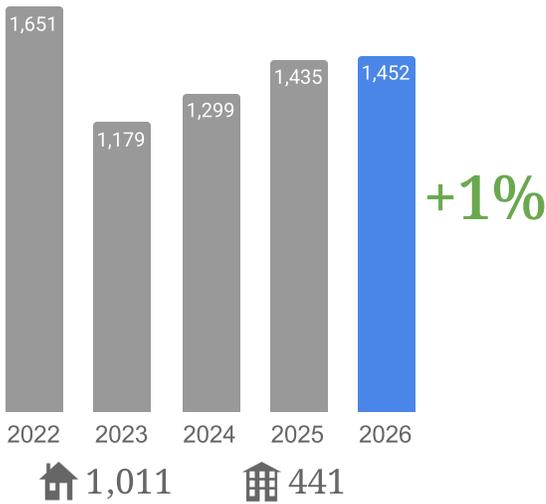
🏠 \$480k
🏡 \$310k

AVERAGE PRICE

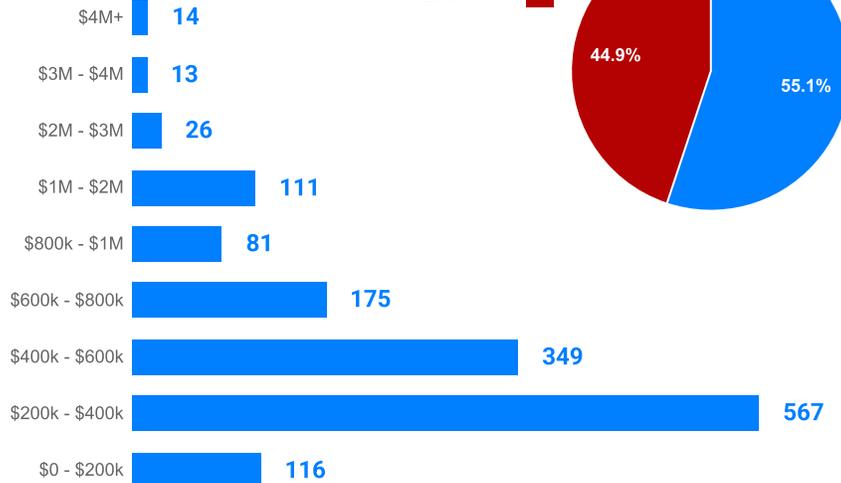
\$612,995 -9%
vs 2025

🏠 \$680k
🏡 \$459k

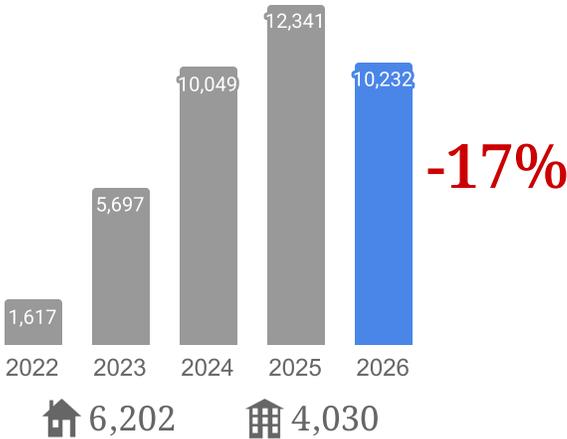
HOME SALES



SARASOTA COUNTY
MANATEE COUNTY



INVENTORY



6.1
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 5.1

🏡 9.1

DAYS ON MARKET

54 +15%
DAYS

🏠 51

🏡 66

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.

JANUARY 2026

Sarasota County

Market data for homes in Sarasota County.

MEDIAN PRICE

\$419,995 **-8%**
vs 2025

🏠 \$490k

🏢 \$315k

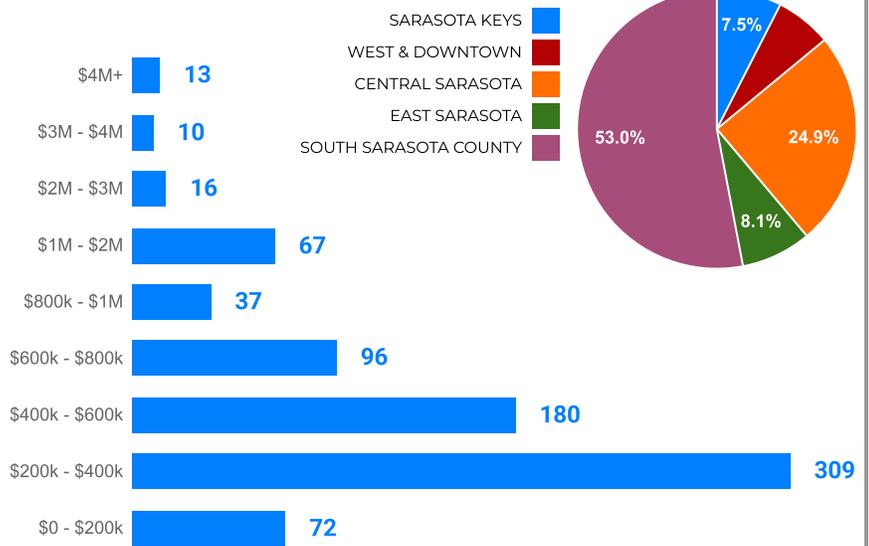
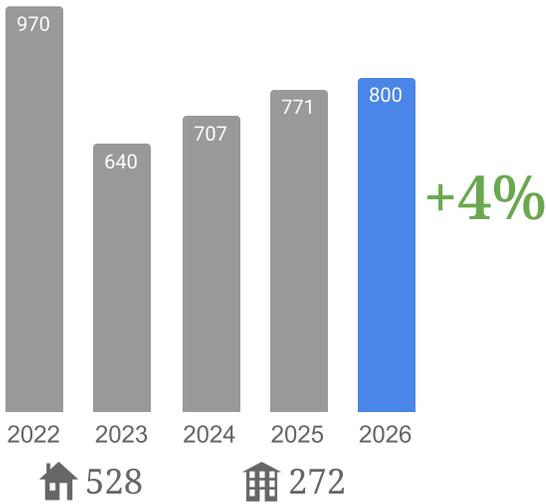
AVERAGE PRICE

\$658,609 **-12%**
vs 2025

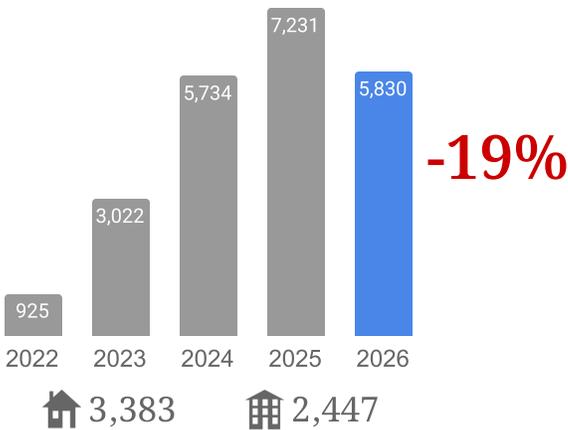
🏠 \$726k

🏢 \$528k

HOME SALES



INVENTORY



DAYS ON MARKET

51 **+11%**
DAYS

🏠 46

🏢 66

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JANUARY 2026

Sarasota Luxury

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

MEDIAN PRICE

\$1,920,000 **-16%**
vs 2025

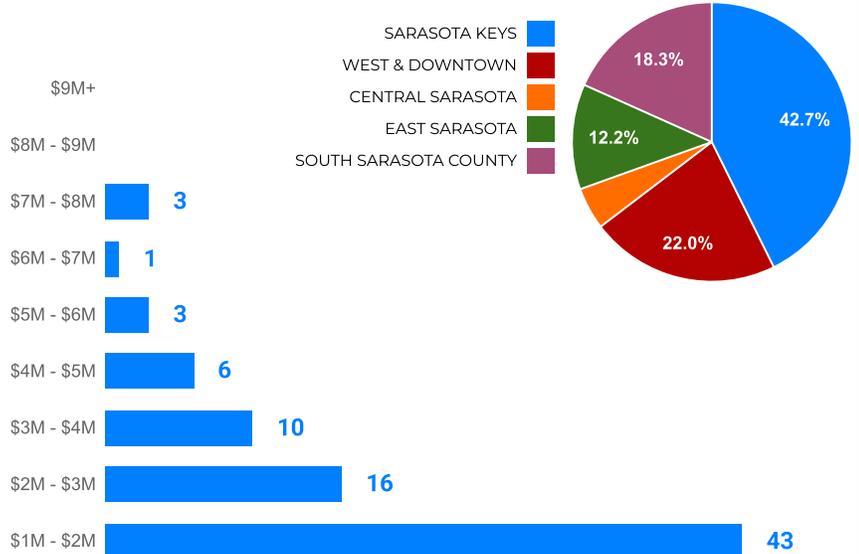
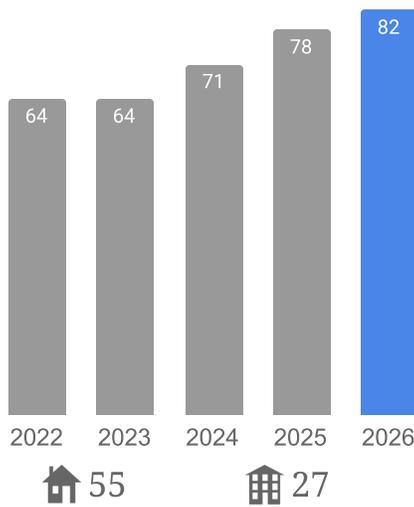
🏠 \$2.1M
🏡 \$1.9M

AVERAGE PRICE

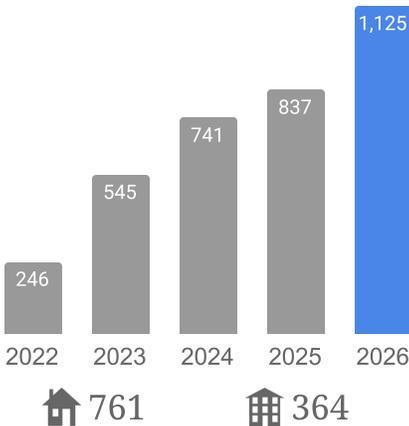
\$2,514,081 **-15%**
vs 2025

🏠 \$2.7M
🏡 \$2.2M

HOME SALES



INVENTORY



DAYS ON MARKET

48 **+269%**
DAYS

🏠 47 🏡 48

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JANUARY 2026

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

\$1,439,848 +3%
vs 2025

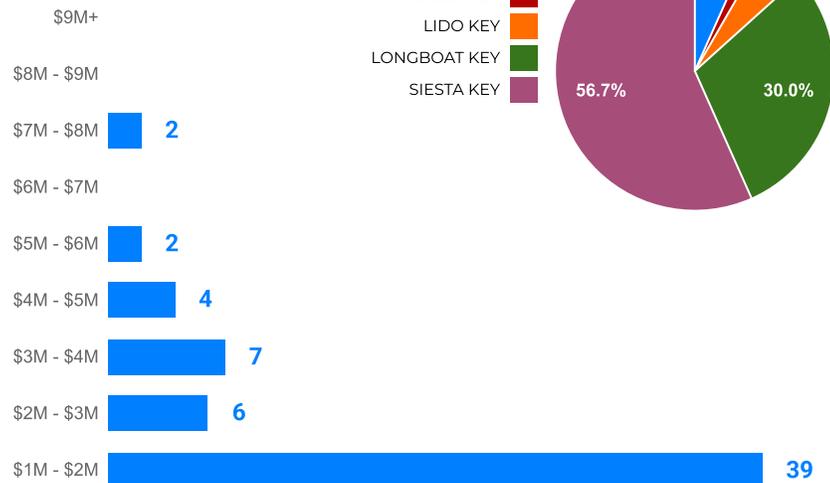
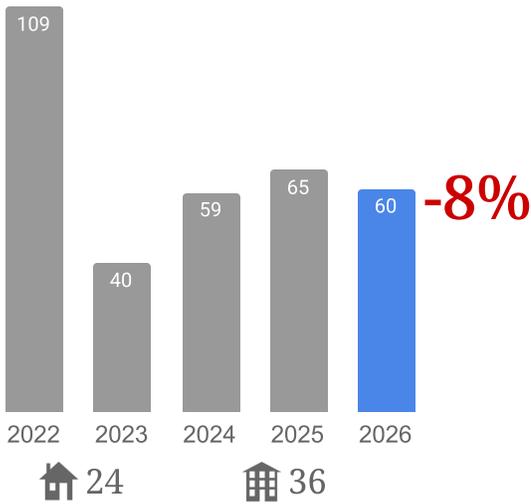
🏠 \$2.5M
🏡 \$883k

AVERAGE PRICE

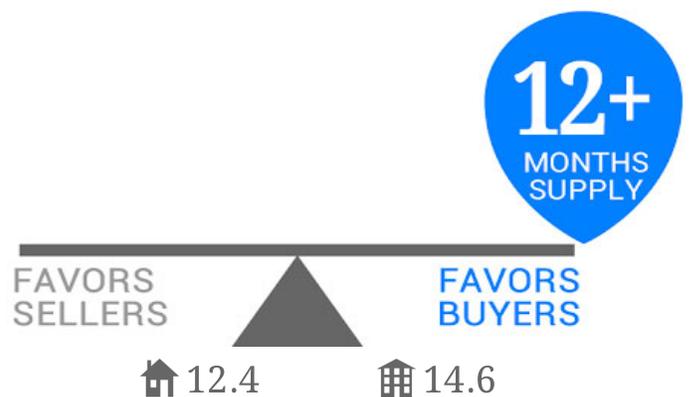
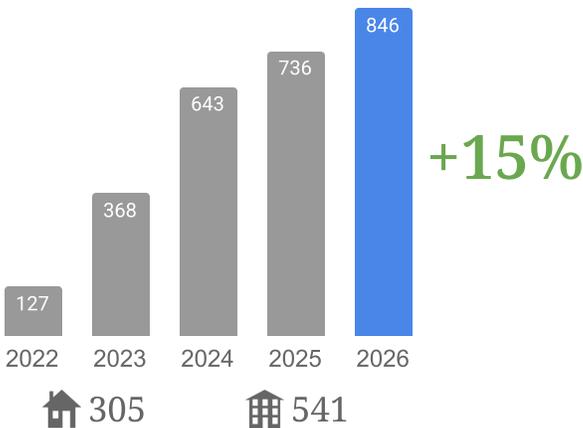
\$1,999,070 -2%
vs 2025

🏠 \$2.8M
🏡 \$1.5M

HOME SALES



INVENTORY



DAYS ON MARKET

36 +71%
DAYS

🏠 73 🏡 27

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JANUARY 2026

West Sarasota

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

MEDIAN PRICE

\$743,750 **-50%**
vs 2025

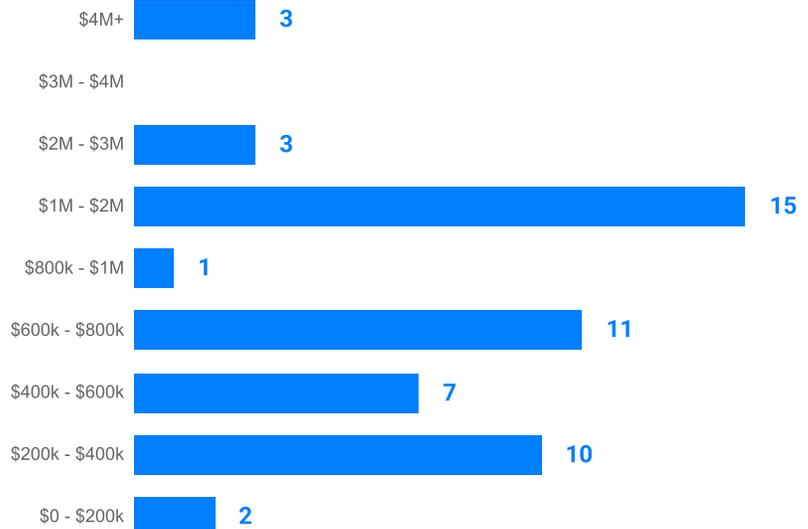
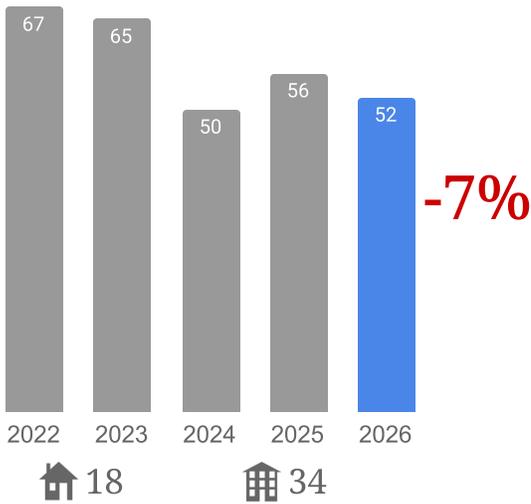
🏠 \$1.3M
🏢 \$698k

AVERAGE PRICE

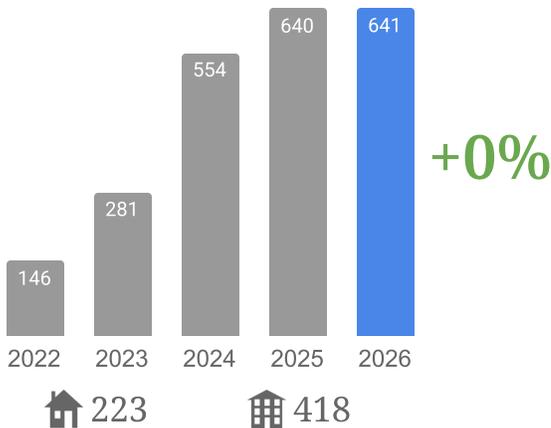
\$1,237,016 **-30%**
vs 2025

🏠 \$1.9M
🏢 \$870k

HOME SALES



INVENTORY



12+
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 12.2

🏢 17.8

DAYS ON MARKET

49 **+23%**
DAYS

🏠 44

🏢 61

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JANUARY 2026

Central Sarasota

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

MEDIAN PRICE

\$350,000 **-11%**
vs 2025

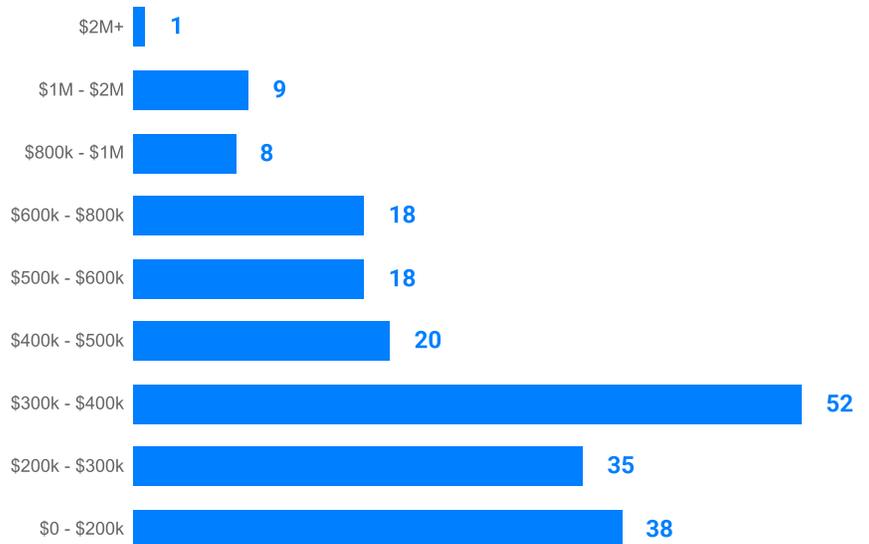
🏠 \$480k
🏡 \$228k

AVERAGE PRICE

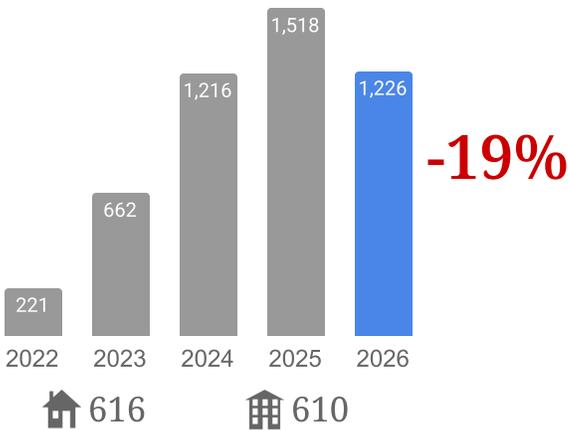
\$420,315 **-11%**
vs 2025

🏠 \$559k
🏡 \$246k

HOME SALES



INVENTORY



DAYS ON MARKET

52 **+21%**
DAYS

🏠 40 🏡 110

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JANUARY 2026

East Sarasota

Market data for homes located East of I-75.

MEDIAN PRICE

\$680,000 -9%
vs 2025

🏠 \$760k

🏢 \$259k

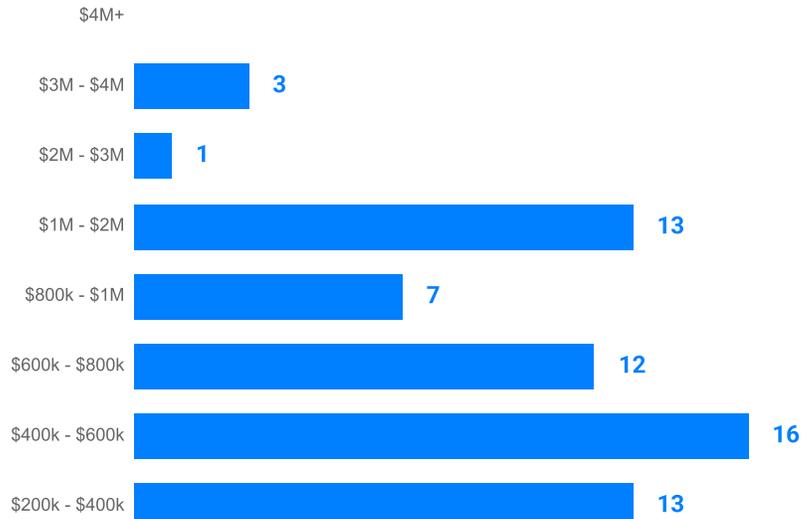
AVERAGE PRICE

\$847,981 +1%
vs 2025

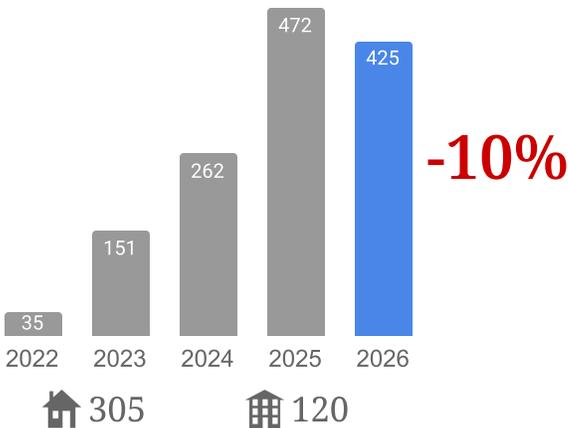
🏠 \$996k

🏢 \$308k

HOME SALES



INVENTORY



DAYS ON MARKET

52 +13%
DAYS

🏠 62

🏢 31

WHAT DO THESE NUMBERS MEAN FOR YOU?

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JANUARY 2026

South Sarasota

Market data for homes located in South Sarasota County.

MEDIAN PRICE

\$387,000 -4%
vs 2025

🏠 \$420k

🏡 \$312k

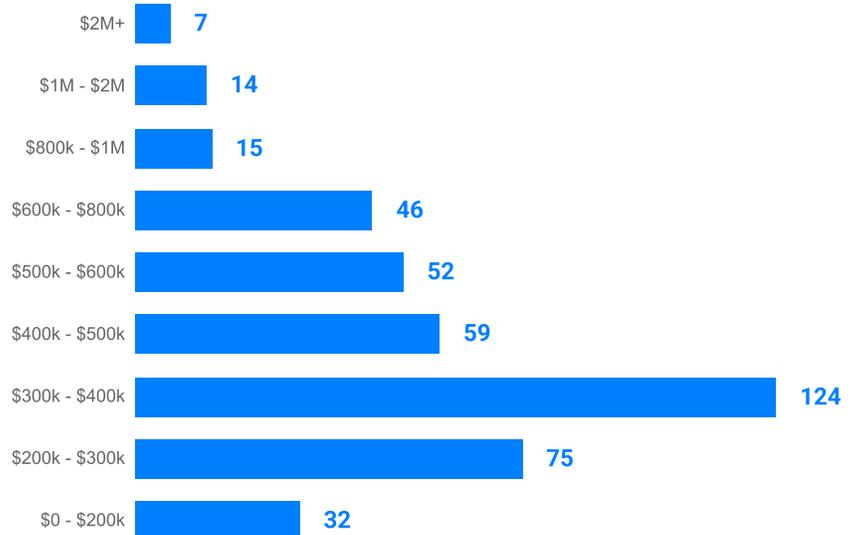
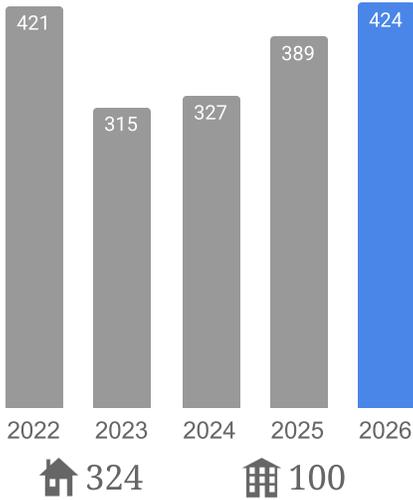
AVERAGE PRICE

\$480,793 -6%
vs 2025

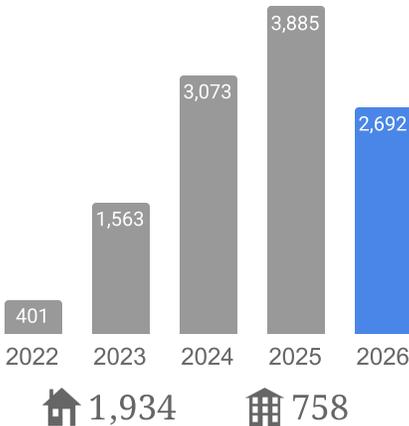
🏠 \$522k

🏡 \$347k

HOME SALES



INVENTORY



DAYS ON MARKET

54 -13%
DAYS

🏠 46

🏡 65

WHAT DO THESE NUMBERS MEAN FOR YOU?

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JANUARY 2026

Manatee County

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

MEDIAN PRICE

\$415,000 **-1%**
vs 2025

🏠 \$475k

🏡 \$300k

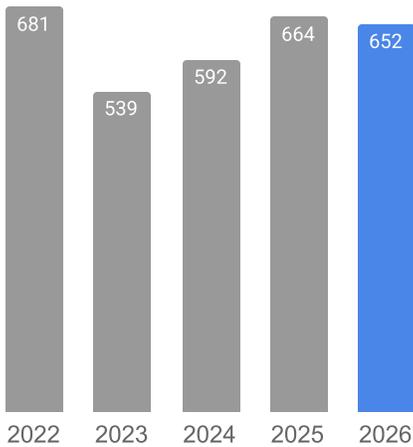
AVERAGE PRICE

\$557,027 **-6%**
vs 2025

🏠 \$630k

🏡 \$348k

HOME SALES



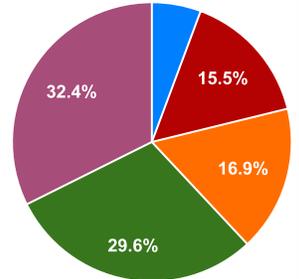
-2%

🏠 483

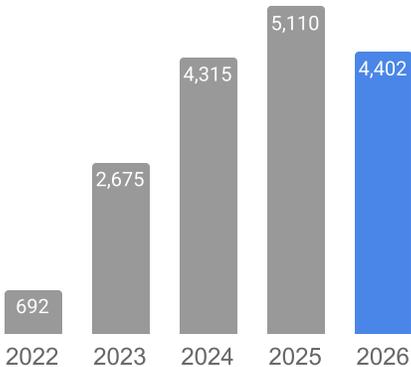
🏡 169



- MANATEE KEYS
- WEST MANATEE
- CENTRAL MANATEE
- EAST MANATEE
- NORTH MANATEE



INVENTORY



-14%

🏠 2,819

🏡 1,583

5.5
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.7

🏡 8.0

DAYS ON MARKET

57 **+19%**
DAYS

🏠 55

🏡 68

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JANUARY 2026

Manatee Luxury

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

MEDIAN PRICE

\$1,289,892 **-11%**
vs 2025

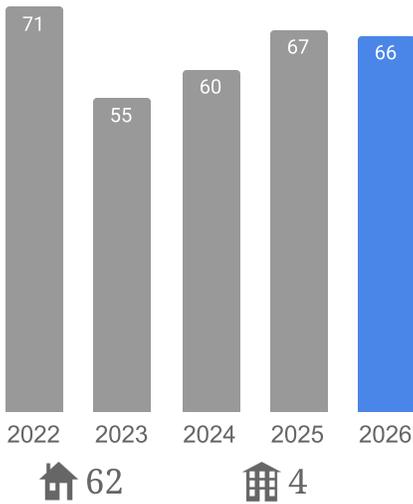
🏠 \$1.3M
🏡 \$1.1M

AVERAGE PRICE

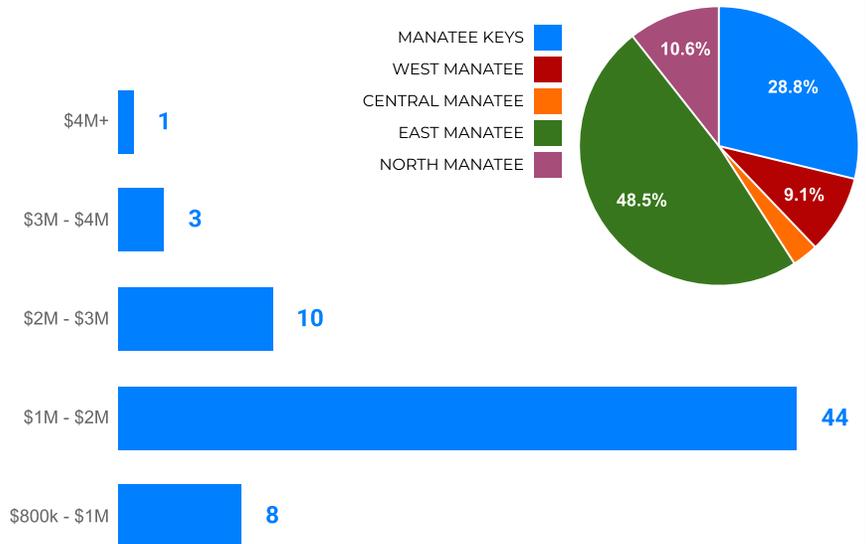
\$1,599,786 **-12%**
vs 2025

🏠 \$1.6M
🏡 \$1.3M

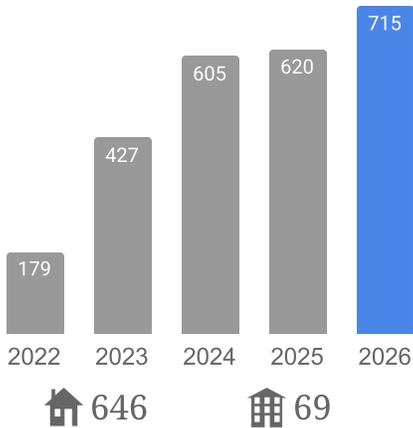
HOME SALES



-1%



INVENTORY



+15%



DAYS ON MARKET

43 **+59%**
DAYS

🏠 43 🏡 72

WHAT DO THESE NUMBERS MEAN FOR YOU?

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JANUARY 2026

Manatee Keys

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

MEDIAN PRICE

\$975,000 **-8%**
vs 2025

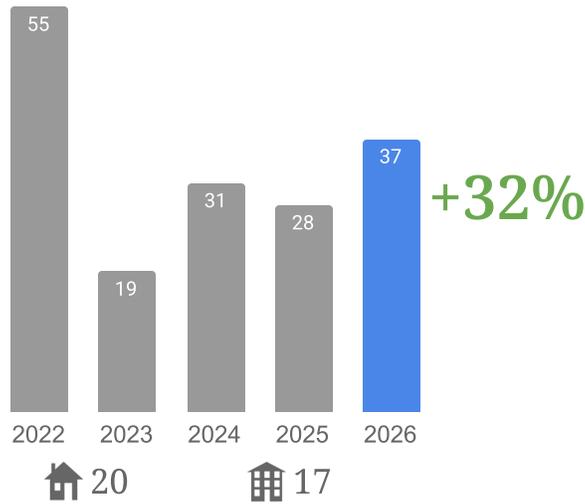
🏠 \$1.7M
🏡 \$760k

AVERAGE PRICE

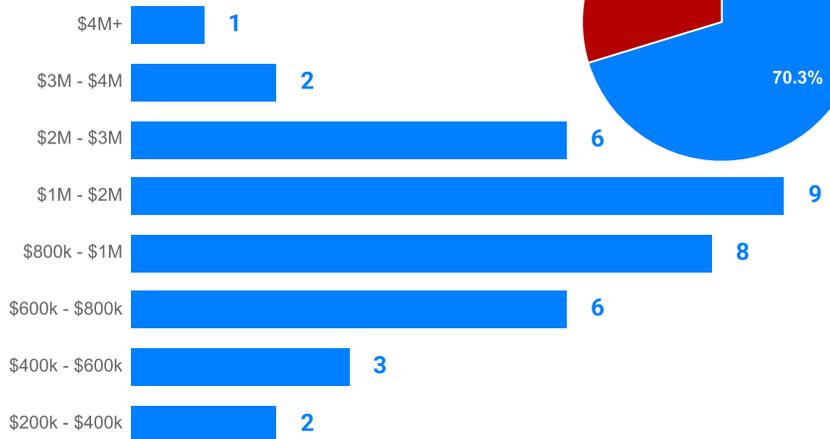
\$1,440,943 **-0%**
vs 2025

🏠 \$2.0M
🏡 \$812k

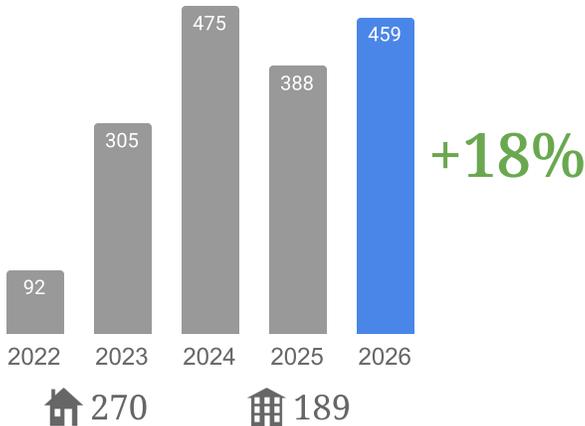
HOME SALES



ANNA MARIA ISLAND ■
LONGBOAT KEY ■



INVENTORY



12+
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 14.1

🏡 13.7

DAYS ON MARKET

35 **+106%**
DAYS

🏠 35

🏡 36

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JANUARY 2026

West Manatee

Market data for homes west of
26th Street West.

MEDIAN PRICE

\$345,000 **-1%**
vs 2025

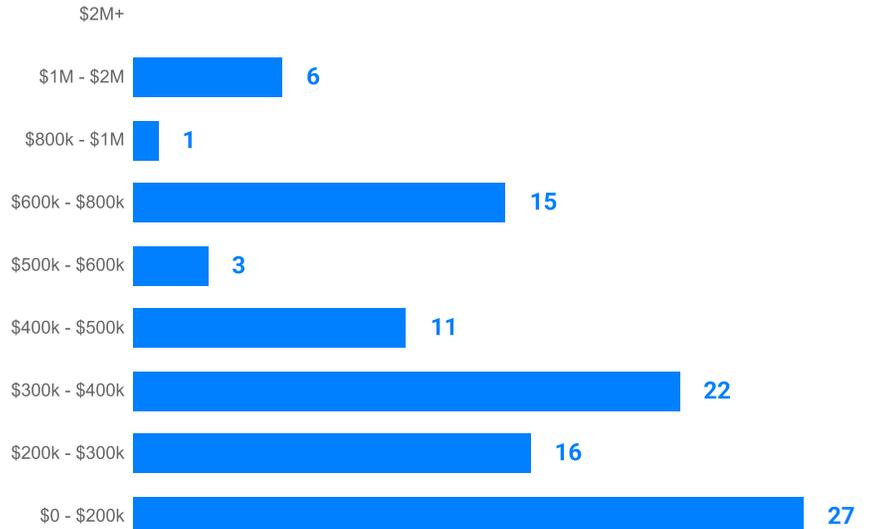
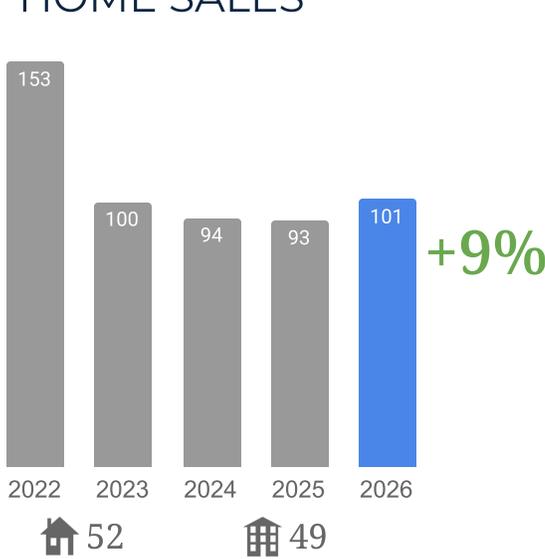
🏠 \$410k
🏢 \$189k

AVERAGE PRICE

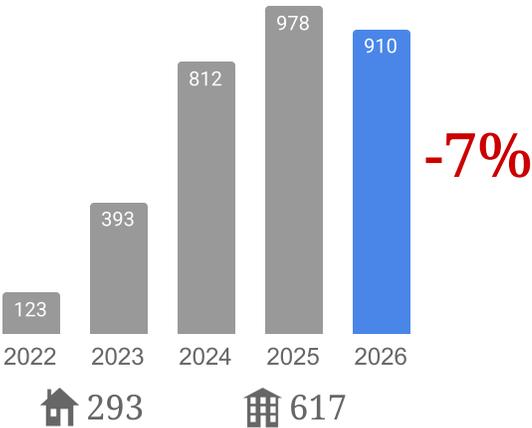
\$408,190 **-15%**
vs 2025

🏠 \$555k
🏢 \$253k

HOME SALES



INVENTORY



DAYS ON MARKET

42 **-28%**
DAYS

🏠 28 🏢 64

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JANUARY 2026

Central Manatee

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

MEDIAN PRICE

\$347,500 -7%
vs 2025

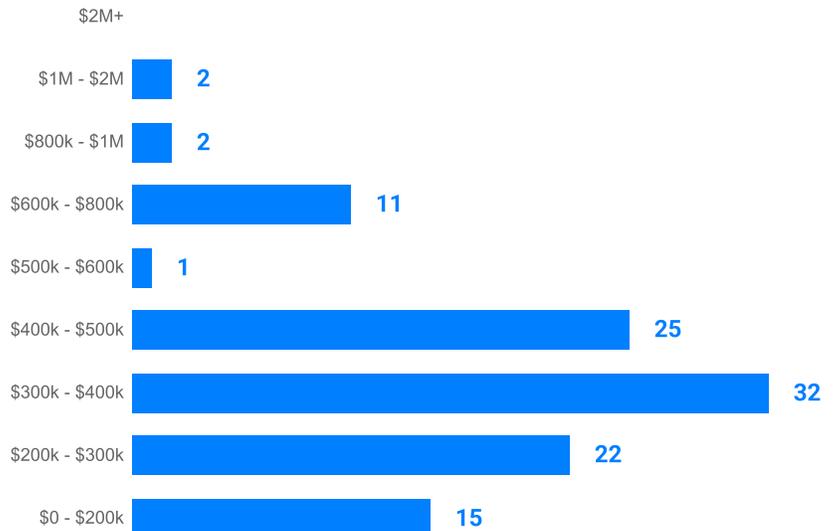
🏠 \$400k
🏢 \$278k

AVERAGE PRICE

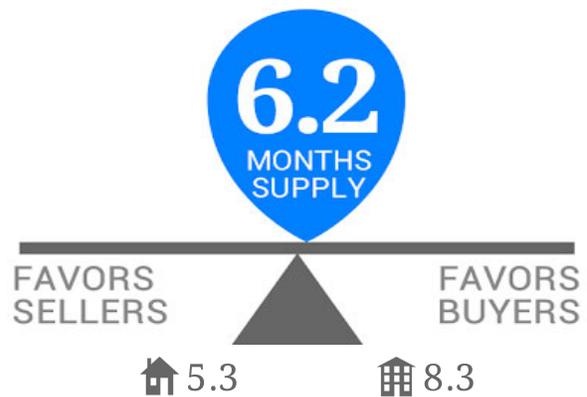
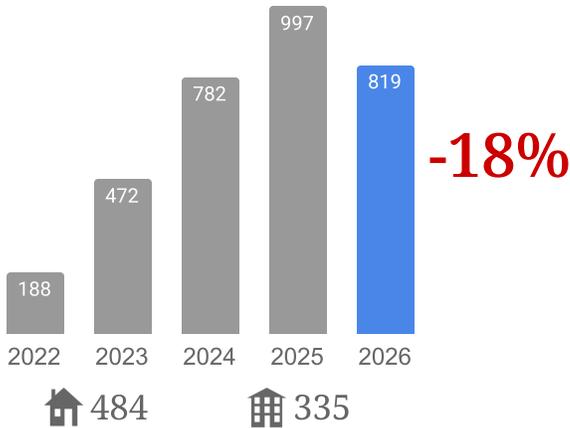
\$377,955 -5%
vs 2025

🏠 \$443k
🏢 \$264k

HOME SALES



INVENTORY



DAYS ON MARKET

71 +29%
DAYS

🏠 56 🏢 122

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JANUARY 2026

East Manatee

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

MEDIAN PRICE

\$565,000 -5%
vs 2025

🏠 \$640k

🏢 \$368k

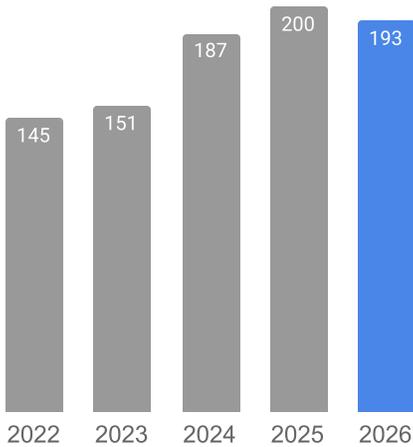
AVERAGE PRICE

\$697,506 -14%
vs 2025

🏠 \$786k

🏢 \$380k

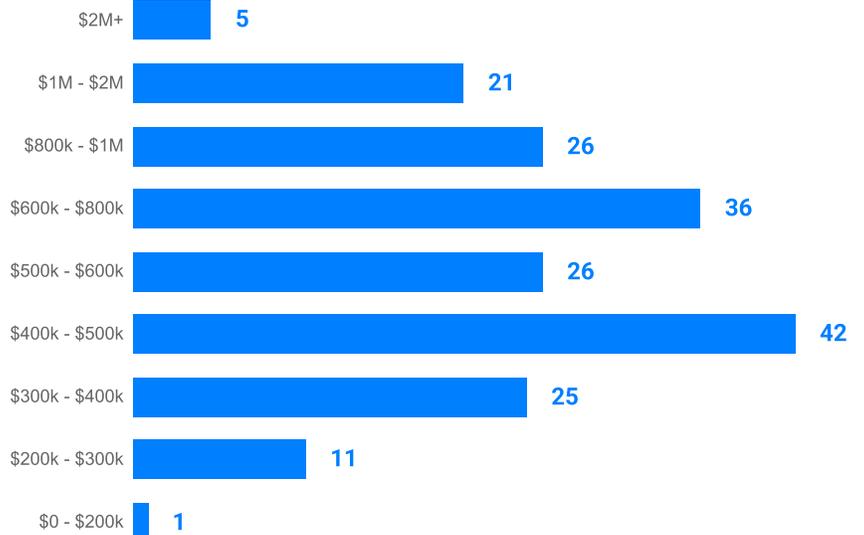
HOME SALES



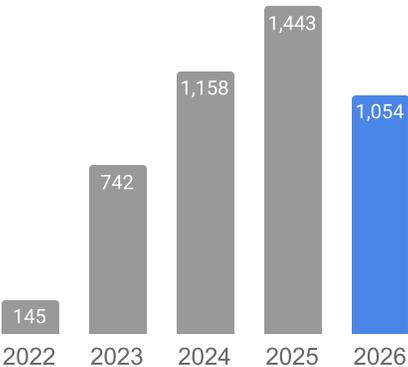
-4%

🏠 151

🏢 42



INVENTORY



-27%

🏠 745

🏢 309

4.3
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.1

🏢 5.0

DAYS ON MARKET

69 +25%
DAYS

🏠 64

🏢 81

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JANUARY 2026

North Manatee

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

MEDIAN PRICE

\$375,000 **-4%**
vs 2025

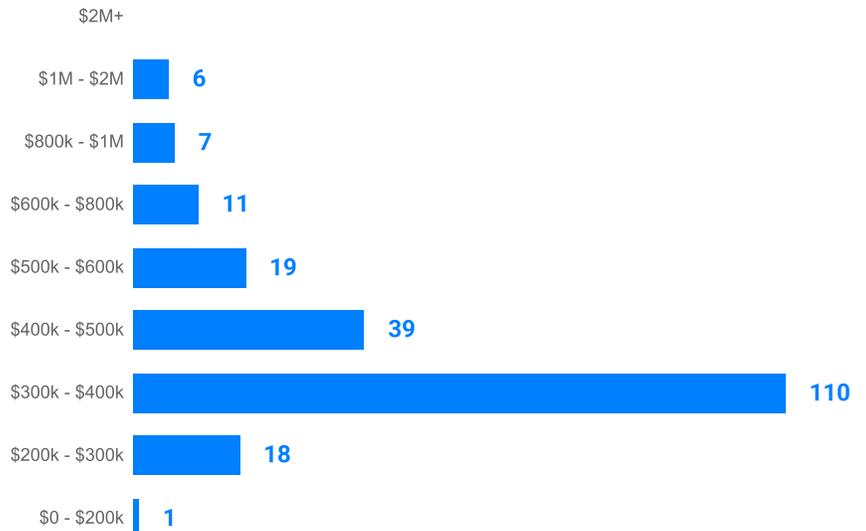
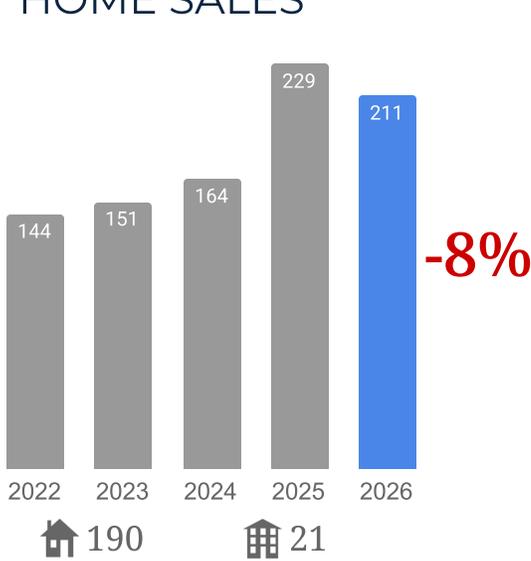
🏠 \$385k
🏡 \$300k

AVERAGE PRICE

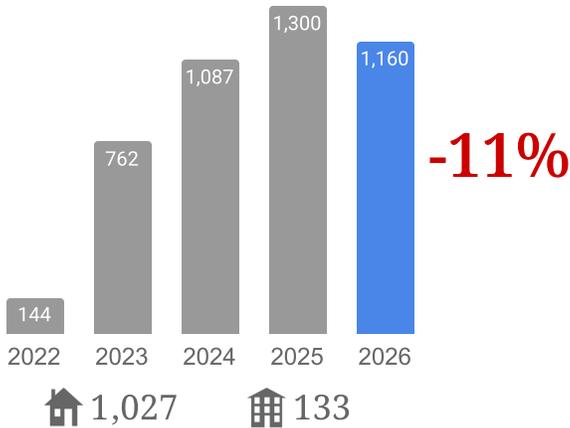
\$438,132 **-1%**
vs 2025

🏠 \$455k
🏡 \$286k

HOME SALES



INVENTORY



DAYS ON MARKET

55 **+31%**
DAYS

🏠 57 🏡 38

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