

FEBRUARY 2026

Market Overview

Market data for homes in Sarasota and Manatee Counties.

MEDIAN PRICE

\$419,000 -1%
vs 2025

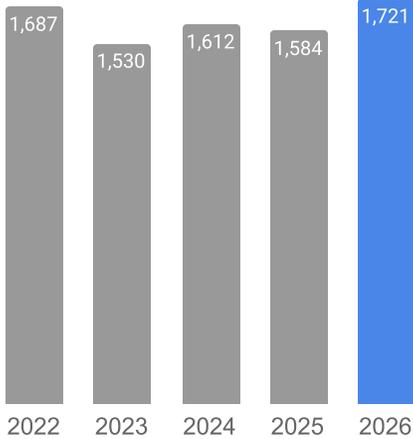
🏠 \$475k
🏢 \$320k

AVERAGE PRICE

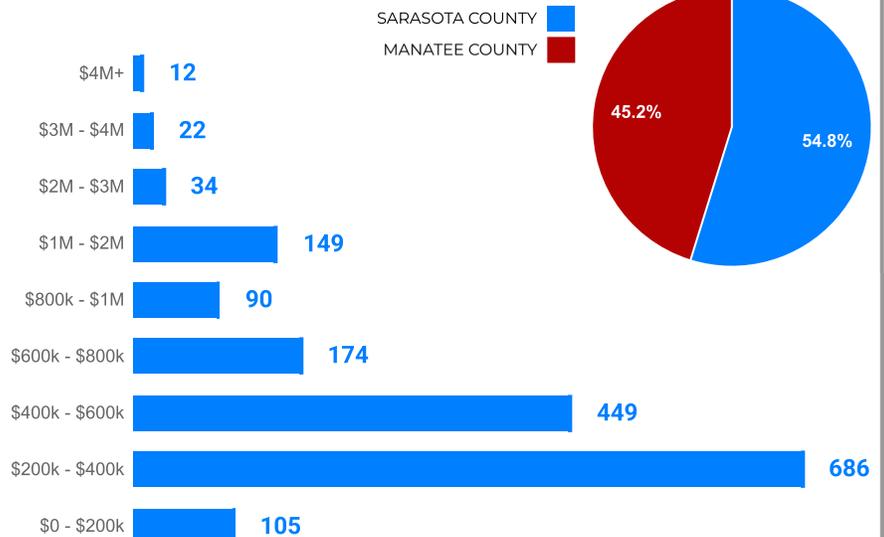
\$626,896 +3%
vs 2025

🏠 \$702k
🏢 \$460k

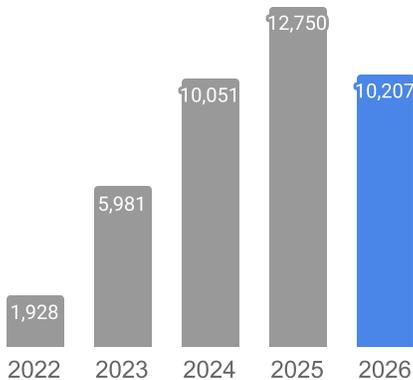
HOME SALES



🏠 1,188 🏢 533



INVENTORY



🏠 6,226 🏢 3,981

6.1
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 5.2

🏢 8.7

DAYS ON MARKET

59 +34%
DAYS

🏠 58 🏢 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.

FEBRUARY 2026

Sarasota County

Market data for homes in Sarasota County.

MEDIAN PRICE

\$410,000 -7%
vs 2025

🏠 \$475k

🏢 \$330k

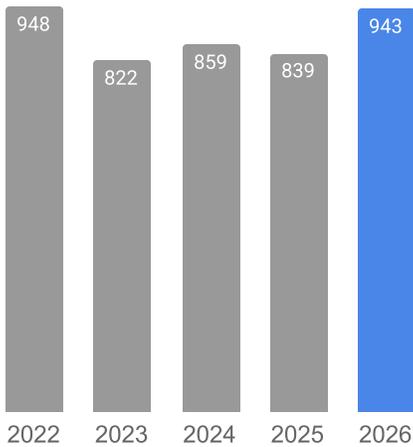
AVERAGE PRICE

\$666,039 +2%
vs 2025

🏠 \$741k

🏢 \$524k

HOME SALES

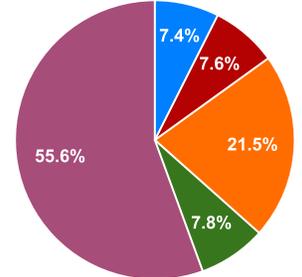


🏠 619

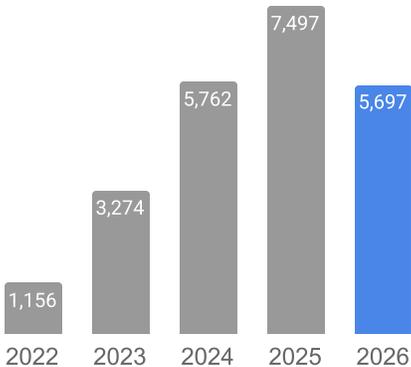
🏢 324



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



INVENTORY



🏠 3,278

🏢 2,419

6.5

MONTHS SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 5.4

🏢 9.4

DAYS ON MARKET

61 +39%
DAYS

🏠 54

🏢 70

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FEBRUARY 2026

Sarasota Luxury

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

MEDIAN PRICE

\$2,120,000 +20%
vs 2025

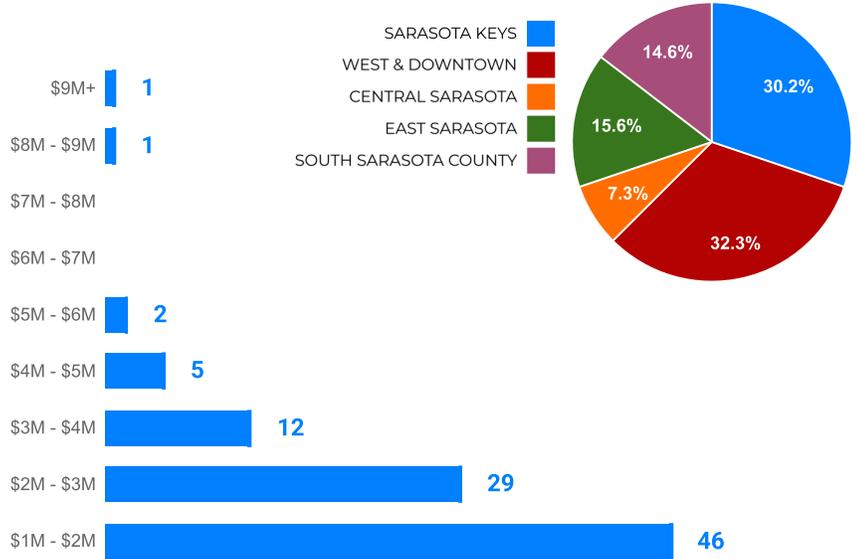
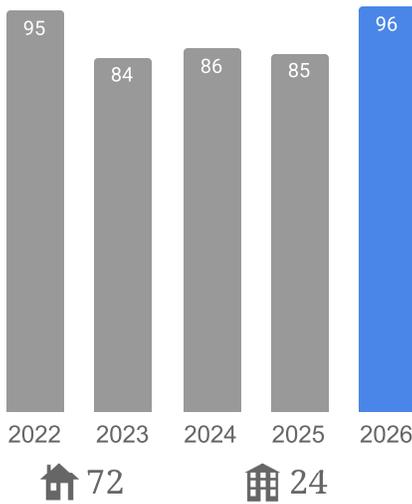
🏠 \$2.1M
🏡 \$1.8M

AVERAGE PRICE

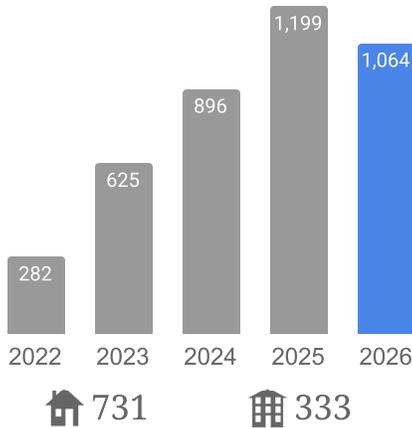
\$2,503,470 +11%
vs 2025

🏠 \$2.6M
🏡 \$2.3M

HOME SALES



INVENTORY



DAYS ON MARKET

73 +630%
DAYS

🏠 61 🏡 87

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FEBRUARY 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

\$1,187,500 **-28%**
vs 2025

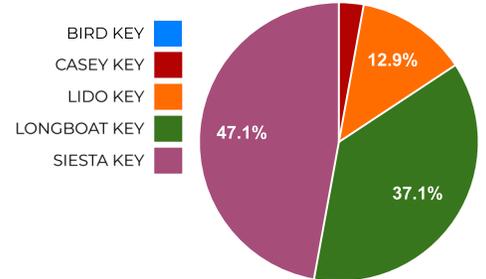
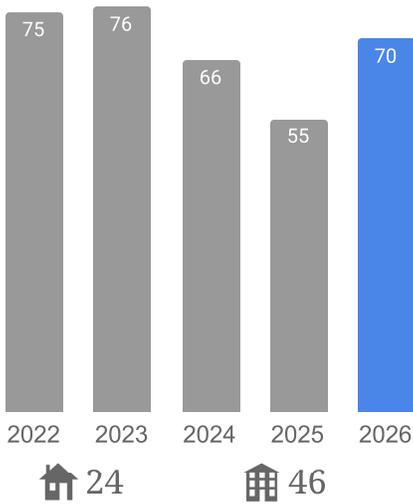
🏠 \$2.0M
🏡 \$913k

AVERAGE PRICE

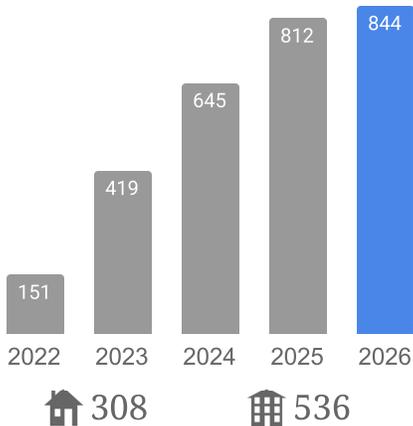
\$1,592,429 **-24%**
vs 2025

🏠 \$2.5M
🏡 \$1.1M

HOME SALES



INVENTORY



+4%

12+
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 12.5

🏡 13.7

DAYS ON MARKET

66 **+164%**
DAYS

🏠 66

🏡 69

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West Sarasota

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

MEDIAN PRICE

\$1,185,000 +32%
vs 2025

🏠 \$1.4M

🏢 \$1.1M

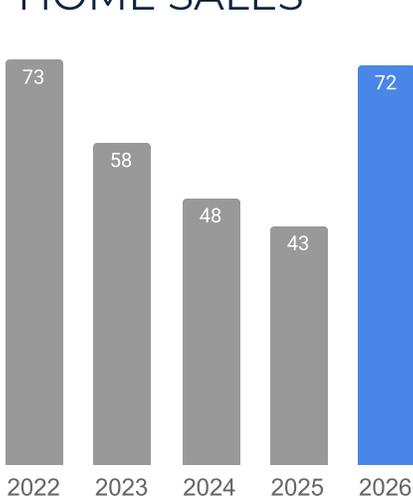
AVERAGE PRICE

\$1,581,474 +51%
vs 2025

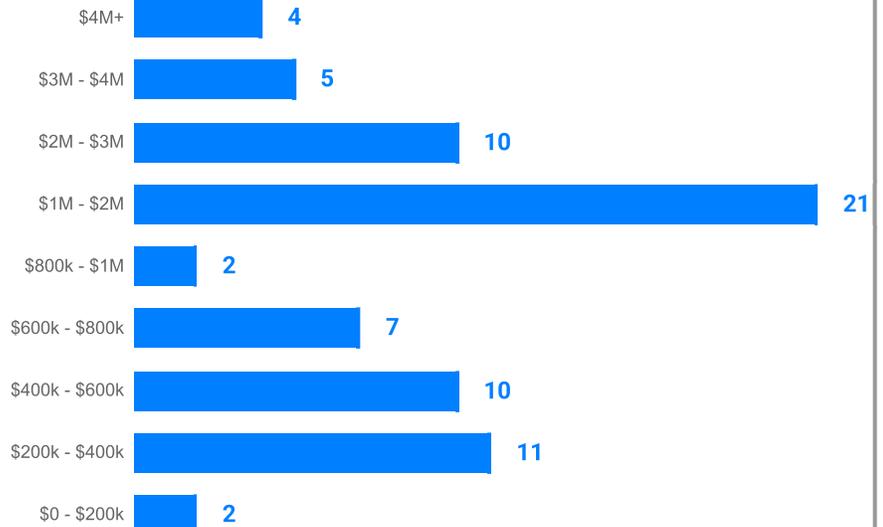
🏠 \$1.9M

🏢 \$1.2M

HOME SALES



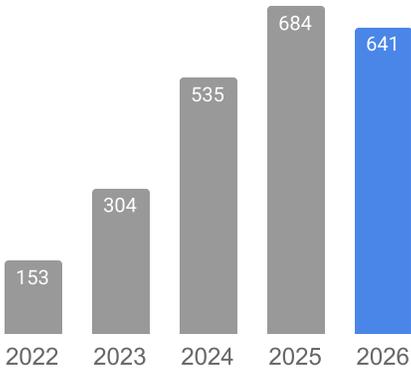
+67%



🏠 39

🏢 33

INVENTORY



-6%

12+
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 10.3

🏢 15.5

🏠 229

🏢 412

DAYS ON MARKET

70 +27%
DAYS

🏠 72

🏢 68

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FEBRUARY 2026

Central Sarasota

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

MEDIAN PRICE

\$365,440 **-8%**
vs 2025

🏠 \$448k

🏢 \$265k

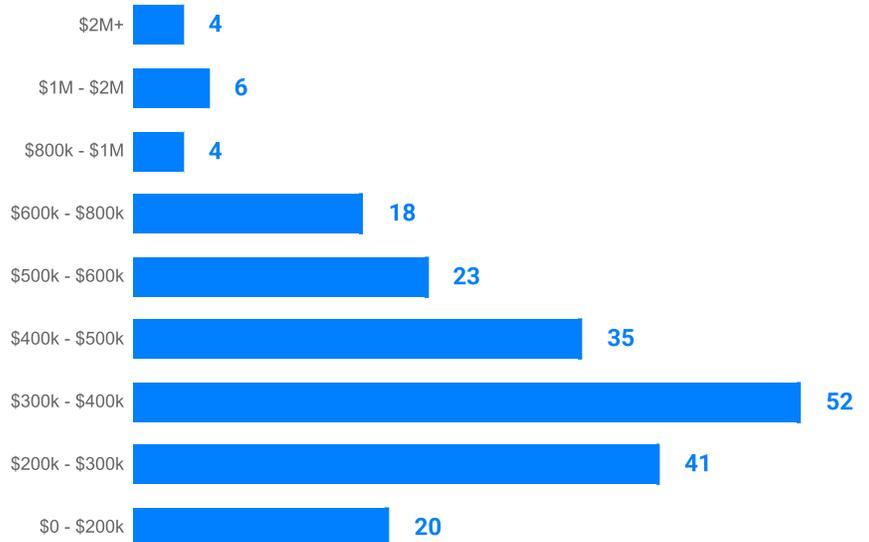
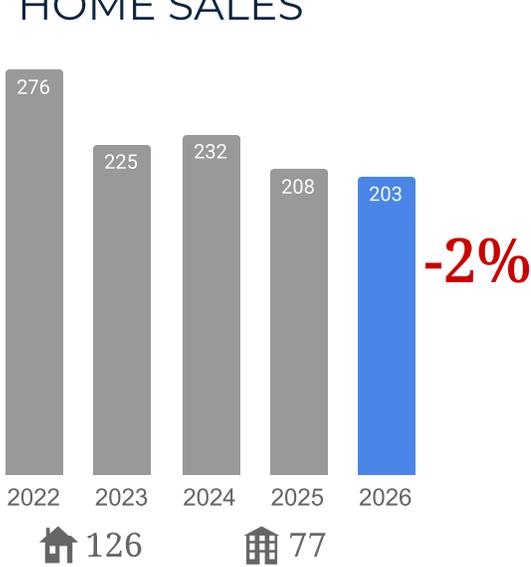
AVERAGE PRICE

\$460,274 **+4%**
vs 2025

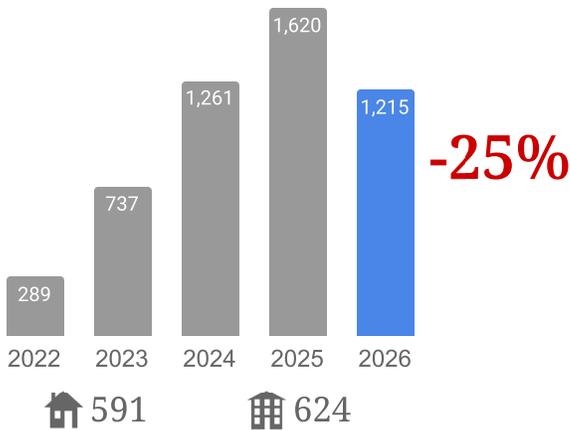
🏠 \$567k

🏢 \$285k

HOME SALES



INVENTORY



DAYS ON MARKET

48 **+2%**
DAYS

🏠 32

🏢 79

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East Sarasota

Market data for homes located East of I-75.

MEDIAN PRICE

\$674,995 **-3%**
vs 2025

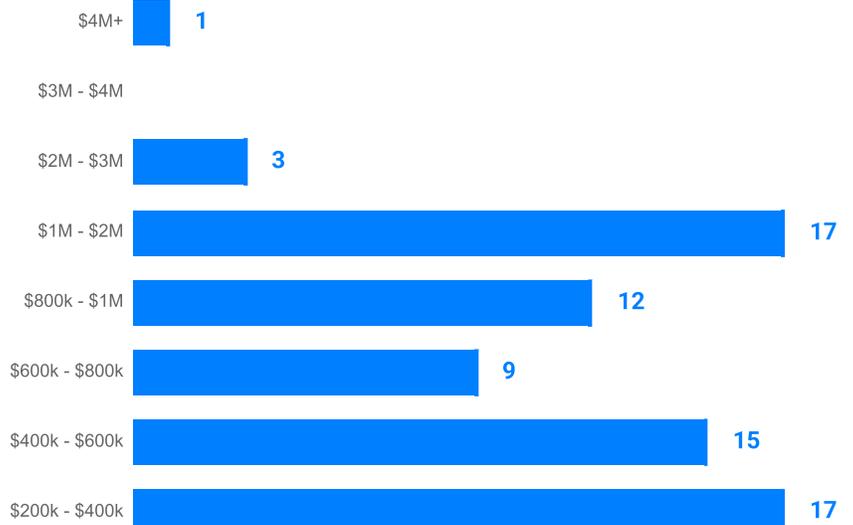
🏠 \$860k
🏢 \$335k

AVERAGE PRICE

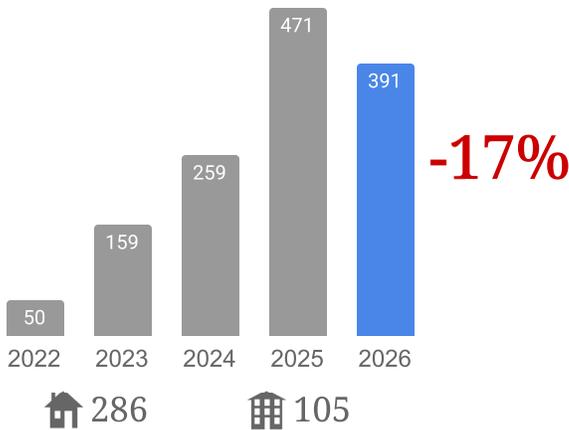
\$915,160 **+9%**
vs 2025

🏠 \$1.1M
🏢 \$376k

HOME SALES



INVENTORY



DAYS ON MARKET

55 **+450%**
DAYS

🏠 61 🏢 49

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South Sarasota

Market data for homes located in South Sarasota County.

MEDIAN PRICE

\$360,000 **-10%**
vs 2025

🏠 \$395k

🏢 \$294k

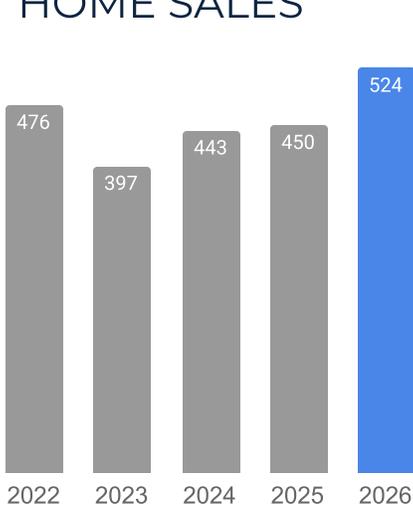
AVERAGE PRICE

\$461,034 **-8%**
vs 2025

🏠 \$518k

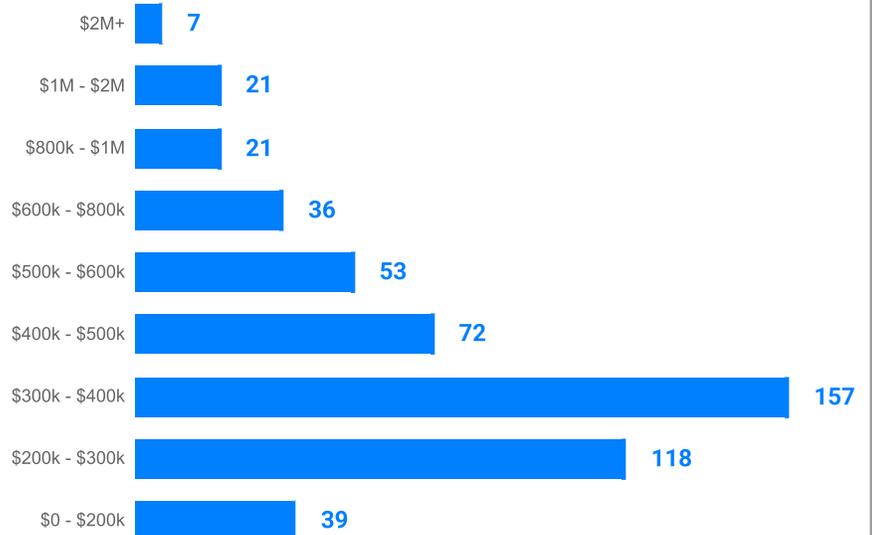
🏢 \$318k

HOME SALES

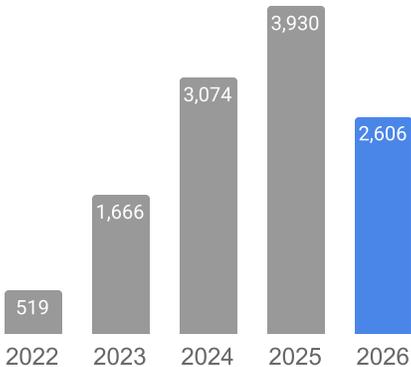


🏠 375

🏢 149



INVENTORY



🏠 1,864

🏢 742

5.4
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 5.0

🏢 6.9

DAYS ON MARKET

63 **+26%**
DAYS

🏠 61

🏢 75

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FEBRUARY 2026

Manatee County

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

MEDIAN PRICE

\$425,000 +5%
vs 2025

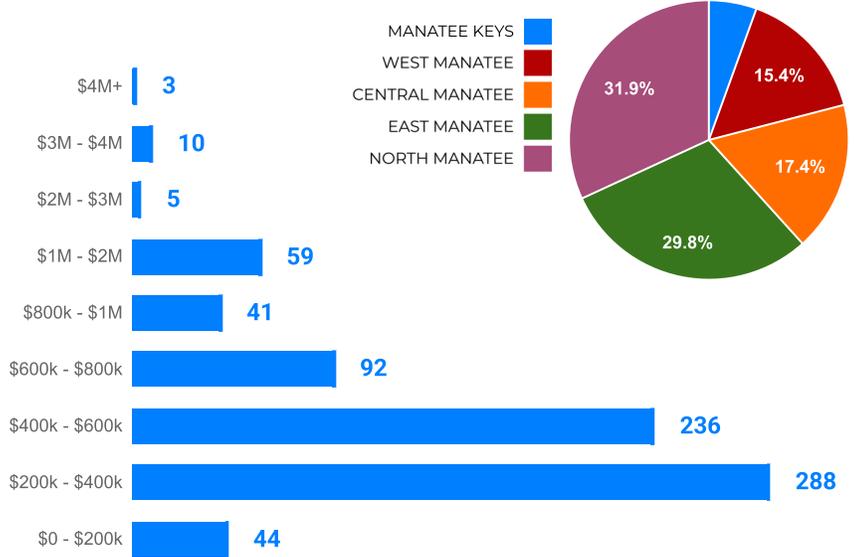
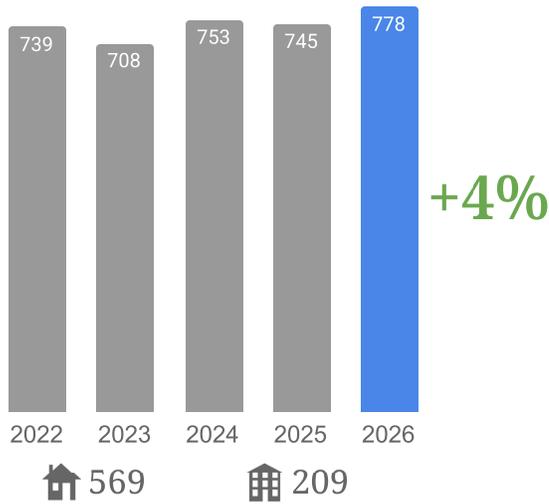
🏠 \$480k
🏡 \$310k

AVERAGE PRICE

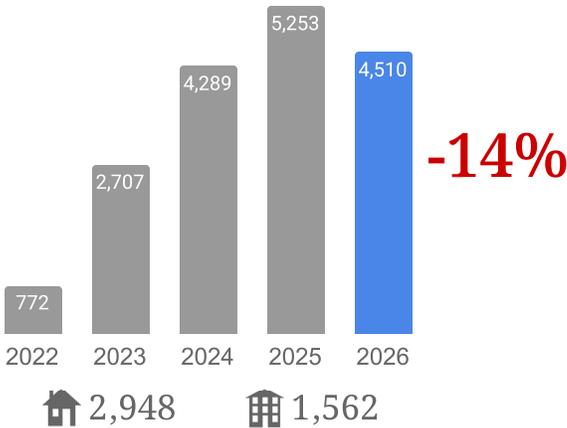
\$579,450 +4%
vs 2025

🏠 \$660k
🏡 \$360k

HOME SALES



INVENTORY



DAYS ON MARKET

59 +34%
DAYS

🏠 59 🏡 59

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FEBRUARY 2026

Manatee Luxury

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

MEDIAN PRICE

\$1,372,940 -3%
vs 2025

🏠 \$1.4M

🏡 \$1.2M

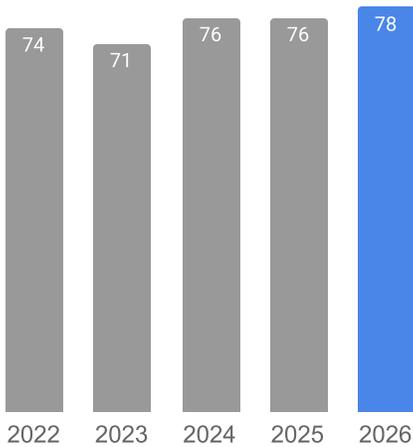
AVERAGE PRICE

\$1,815,568 +7%
vs 2025

🏠 \$1.8M

🏡 \$2.2M

HOME SALES

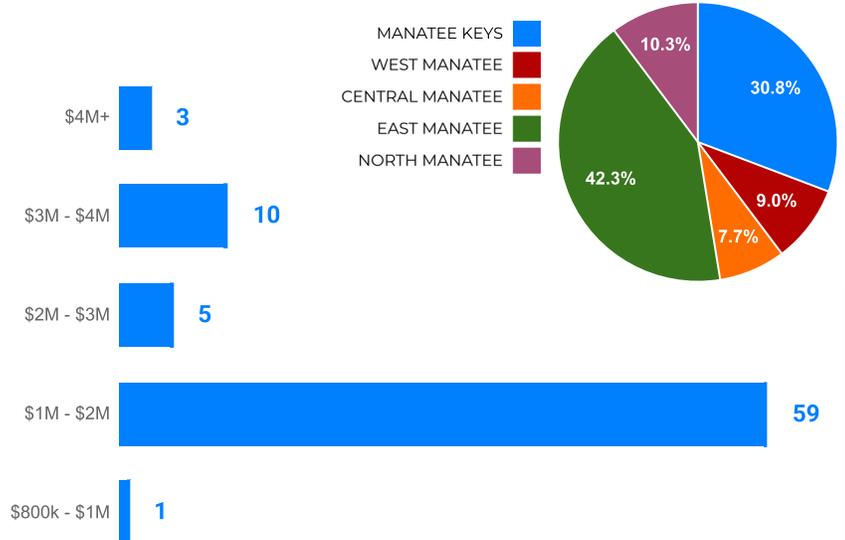


🏠 74

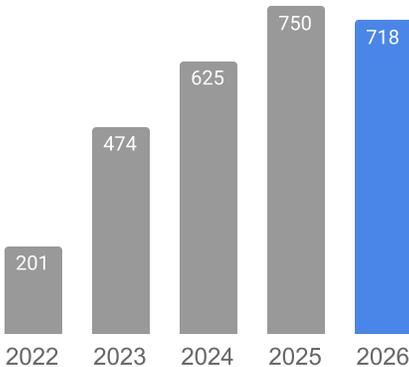
🏡 4

+3%

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



INVENTORY



🏠 655

🏡 63

-4%

9.0

MONTHS SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 8.6

🏡 18.0

DAYS ON MARKET

66 +313%
DAYS

🏠 66

🏡 128

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FEBRUARY 2026

Manatee Keys

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

MEDIAN PRICE

\$1,075,000 +37%
vs 2025

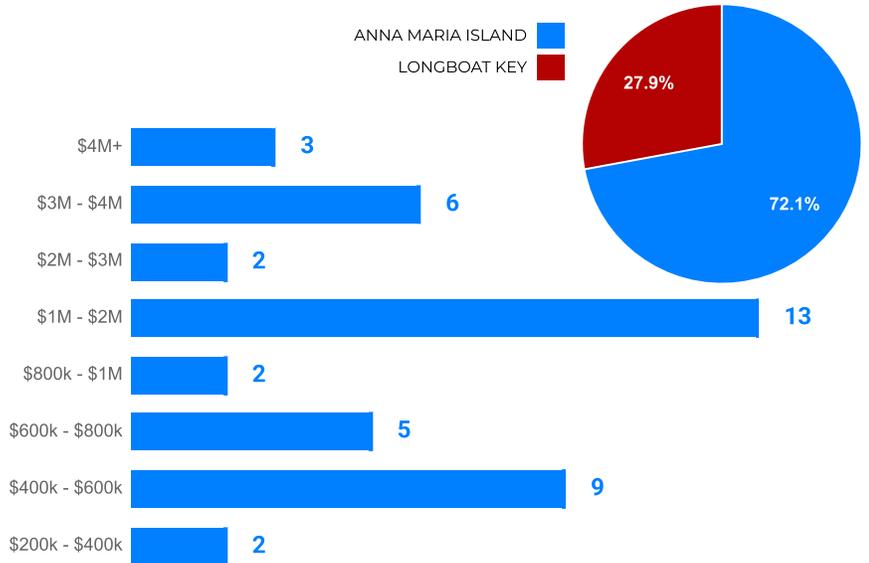
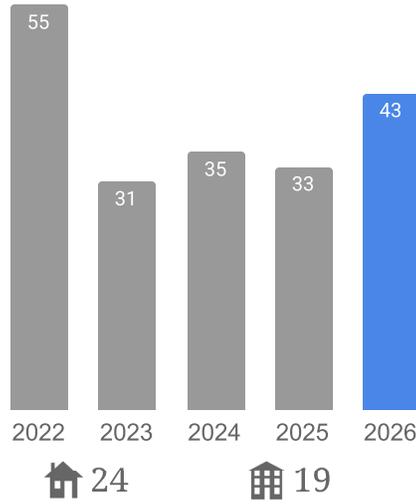
🏠 \$1.6M
🏡 \$575k

AVERAGE PRICE

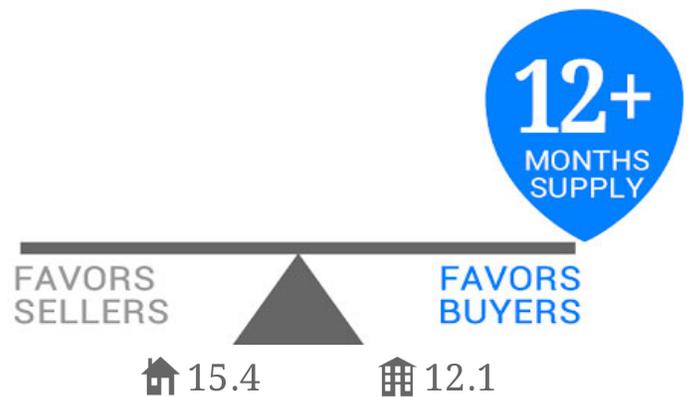
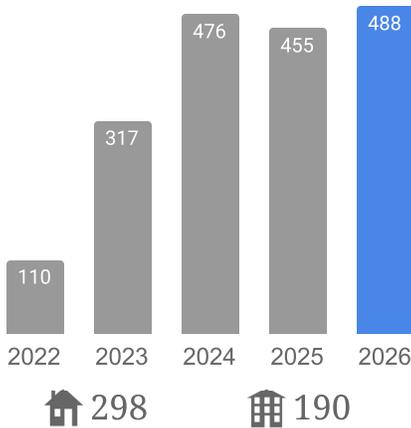
\$1,661,442 +49%
vs 2025

🏠 \$2.3M
🏡 \$850k

HOME SALES



INVENTORY



DAYS ON MARKET

66 +74%
DAYS

🏠 83 🏡 37

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FEBRUARY 2026

West Manatee

Market data for homes west of
26th Street West.

MEDIAN PRICE

\$327,500 **-5%**
vs 2025

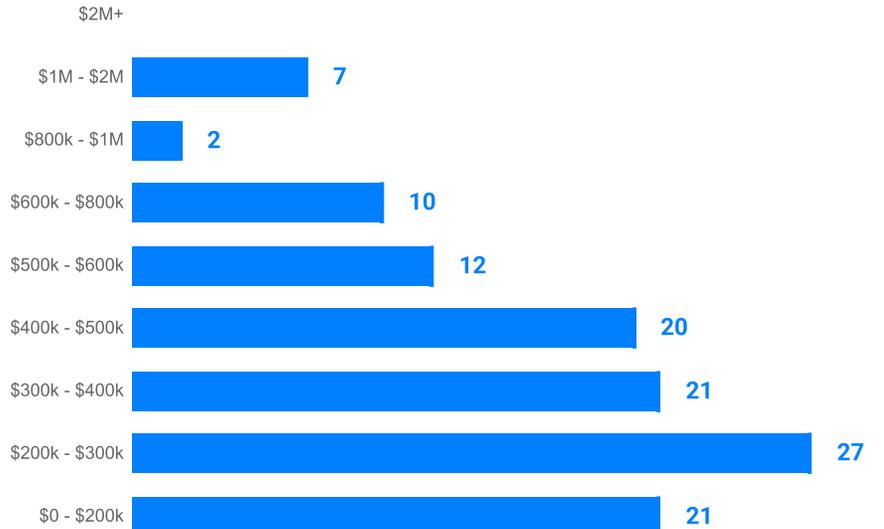
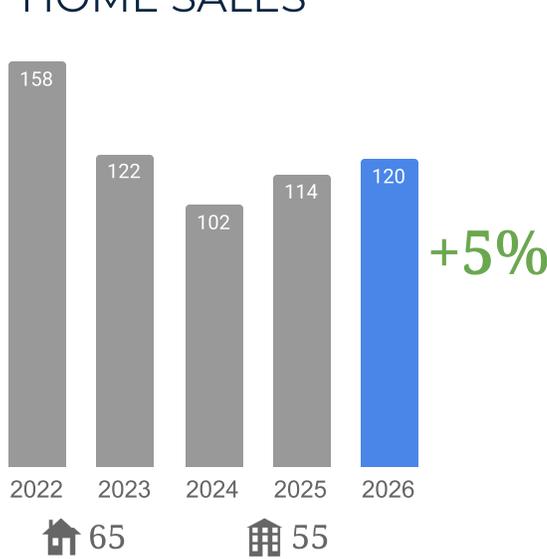
🏠 \$443k
🏢 \$235k

AVERAGE PRICE

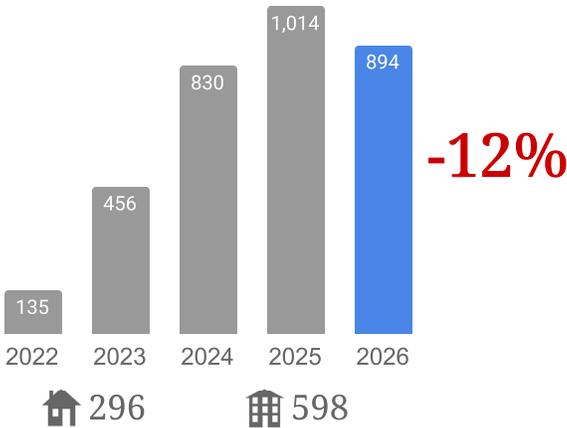
\$417,547 **-15%**
vs 2025

🏠 \$529k
🏢 \$286k

HOME SALES



INVENTORY



DAYS ON MARKET

61 **+53%**
DAYS

🏠 47 🏢 80

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Central Manatee

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

MEDIAN PRICE

\$365,000 **-4%**
vs 2025

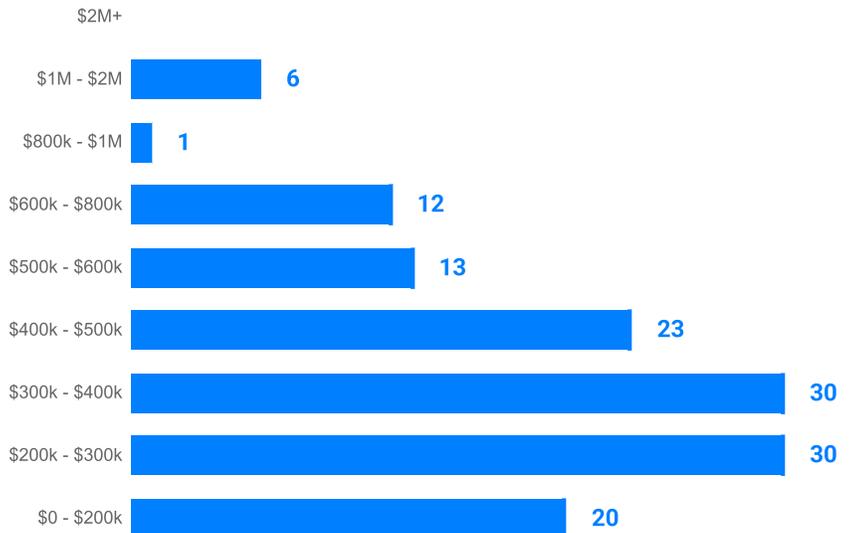
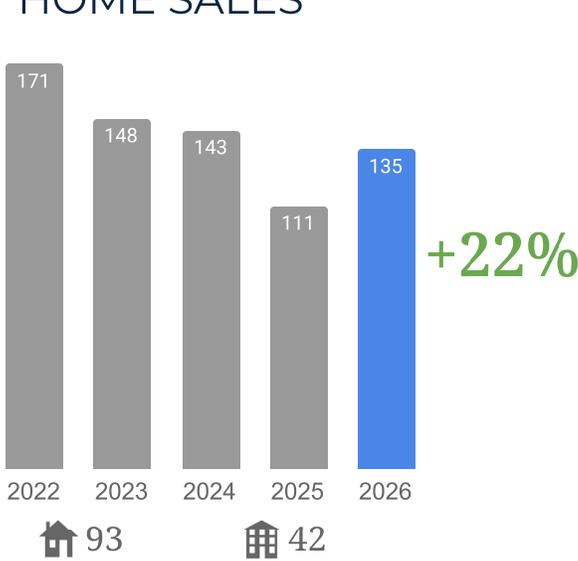
🏠 \$415k
🏢 \$260k

AVERAGE PRICE

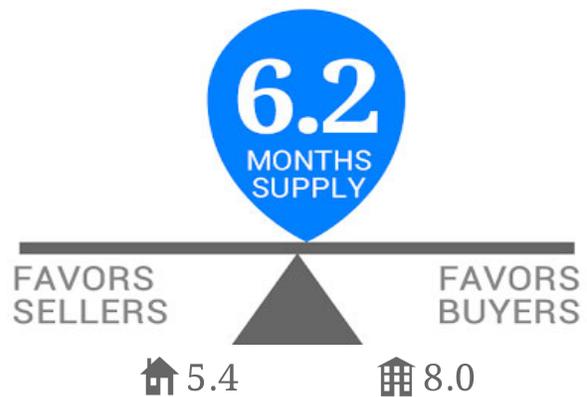
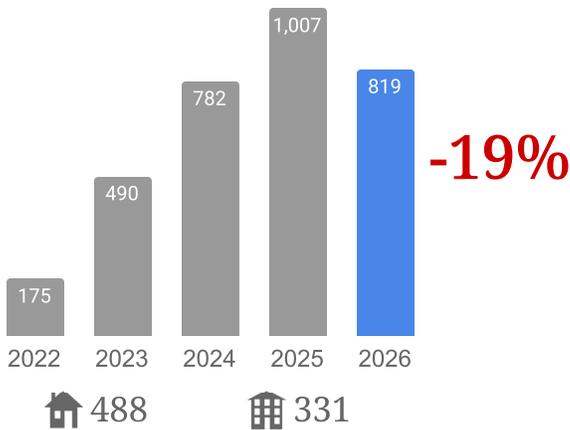
\$408,975 **-2%**
vs 2025

🏠 \$479k
🏢 \$254k

HOME SALES



INVENTORY



DAYS ON MARKET

68 **+15%**
DAYS

🏠 59 🏢 80

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East Manatee

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

MEDIAN PRICE

\$559,750 -3%
vs 2025

🏠 \$668k

🏢 \$362k

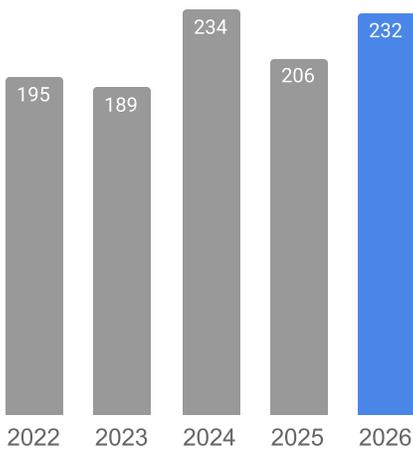
AVERAGE PRICE

\$676,686 -13%
vs 2025

🏠 \$779k

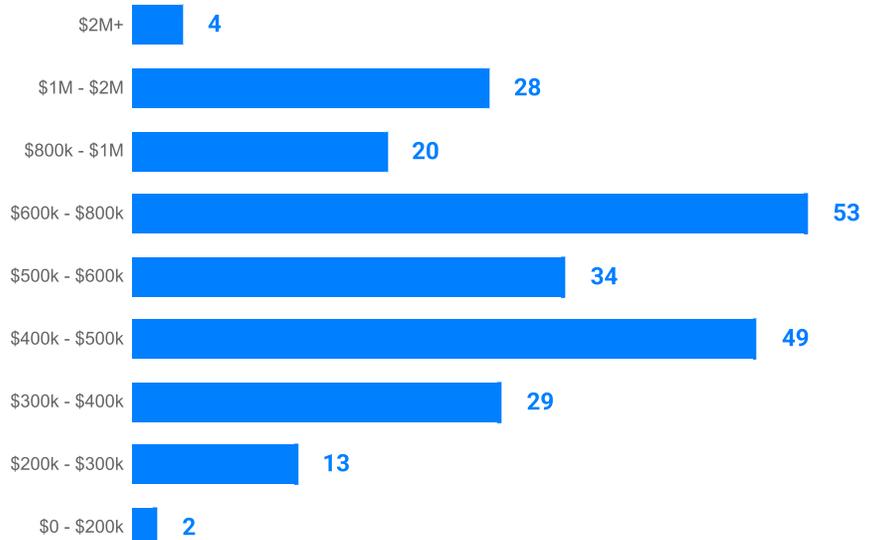
🏢 \$371k

HOME SALES

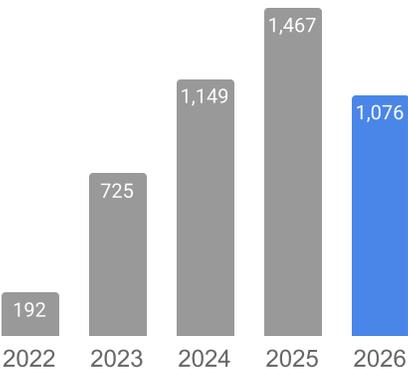


🏠 174

🏢 58



INVENTORY



🏠 770

🏢 306

4.5
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.3

🏢 5.0

DAYS ON MARKET

51 +9%
DAYS

🏠 56

🏢 41

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North Manatee

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

MEDIAN PRICE

\$385,495 +6%
vs 2025

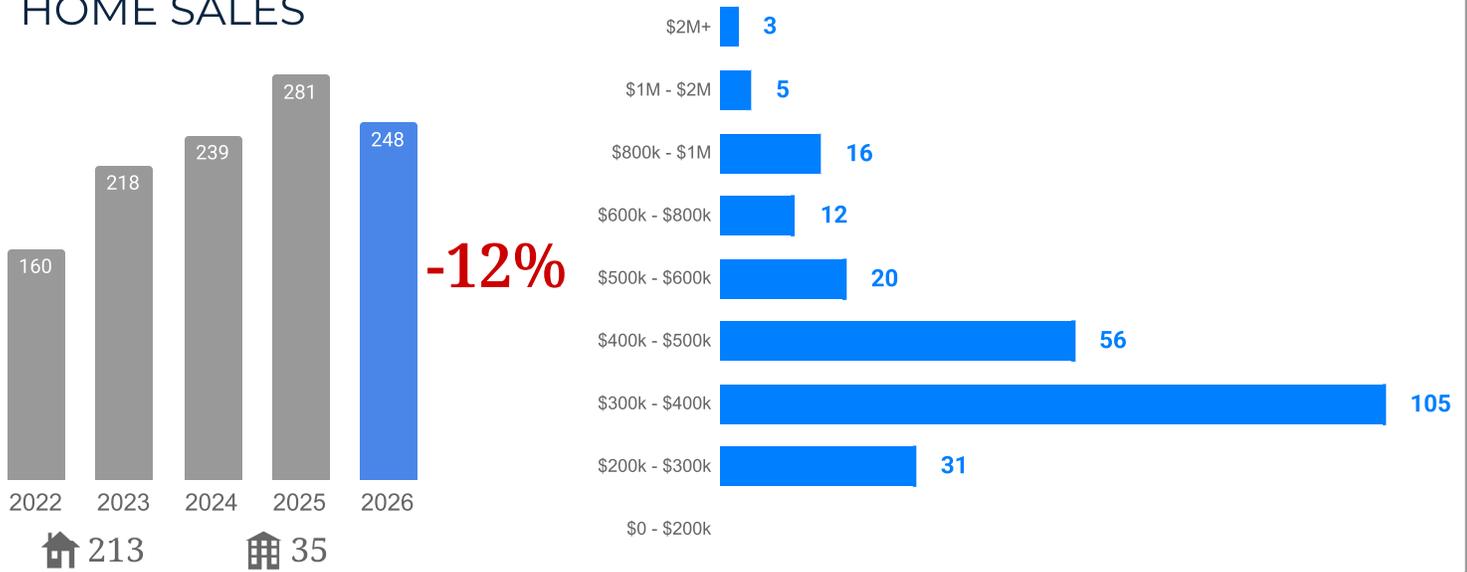
🏠 \$403k
🏢 \$308k

AVERAGE PRICE

\$472,024 +16%
vs 2025

🏠 \$497k
🏢 \$321k

HOME SALES



INVENTORY



DAYS ON MARKET

62 +59%
DAYS

🏠 64 🏢 47

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Lakewood Ranch

Market data for homes in
Lakewood Ranch.

MEDIAN PRICE

\$589,990 **-1%**
vs 2025

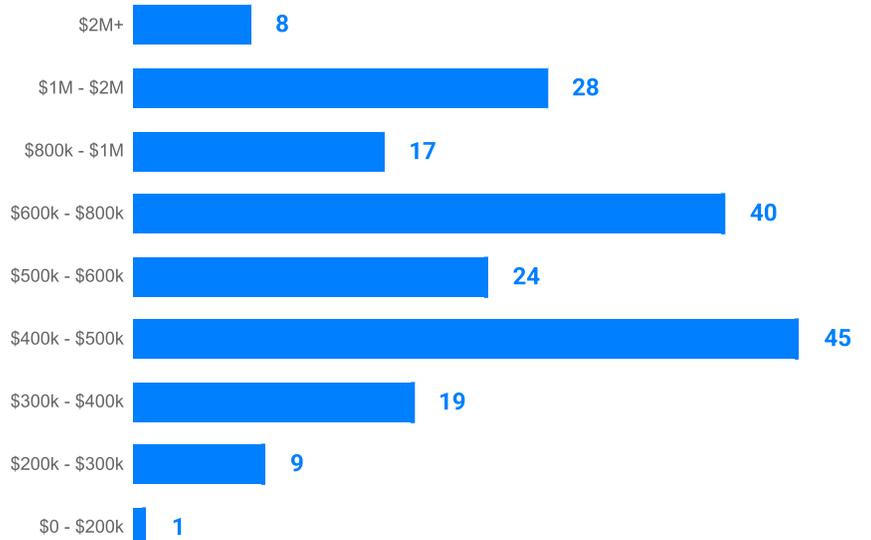
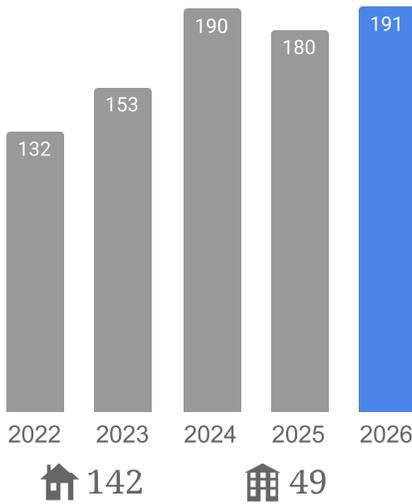
🏠 \$691k
🏡 \$383k

AVERAGE PRICE

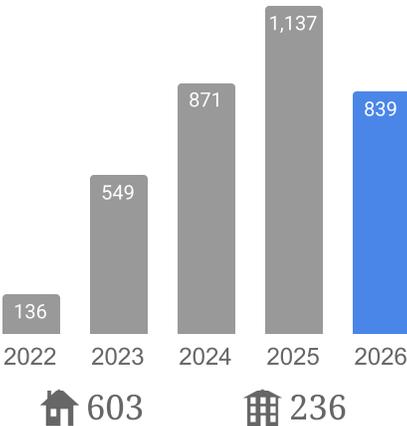
\$775,675 **-7%**
vs 2025

🏠 \$906k
🏡 \$397k

HOME SALES



INVENTORY



DAYS ON MARKET

47 **-6%**
DAYS

🏠 56 🏡 34

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