

# MARCH 2026 Market Overview

Market data for homes in Sarasota and Manatee Counties.

## MEDIAN PRICE

**\$425,000** -1%  
vs 2025

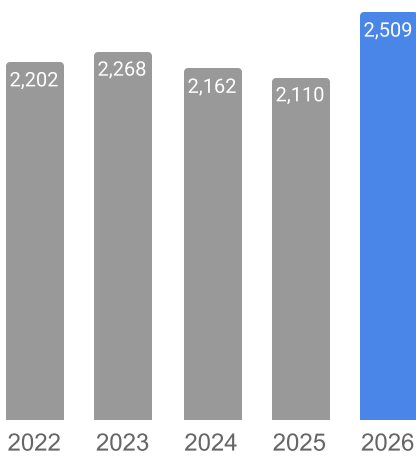
🏠 \$490k  
🏡 \$330k

## AVERAGE PRICE

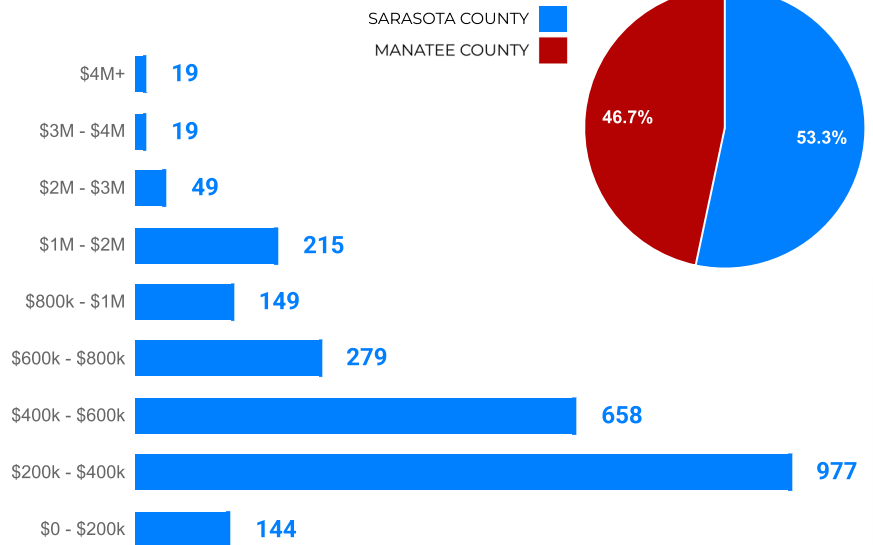
**\$620,573** -2%  
vs 2025

🏠 \$694k  
🏡 \$463k

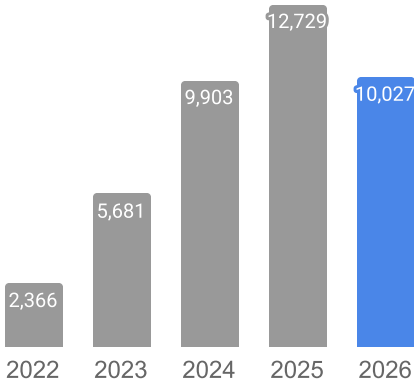
## HOME SALES



🏠 1,710    🏡 799



## INVENTORY



🏠 6,152    🏡 3,875

**5.5**  
MONTHS  
SUPPLY

FAVORS  
SELLERS

FAVORS  
BUYERS

🏠 4.8

🏡 7.4

## DAYS ON MARKET

**51** +21%  
DAYS

🏠 48    🏡 60

## WHAT DO THESE NUMBERS MEAN FOR YOU?

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

# MARCH 2026

## Sarasota County

Market data for homes in Sarasota County.

### MEDIAN PRICE

**\$435,000** +0%  
vs 2025

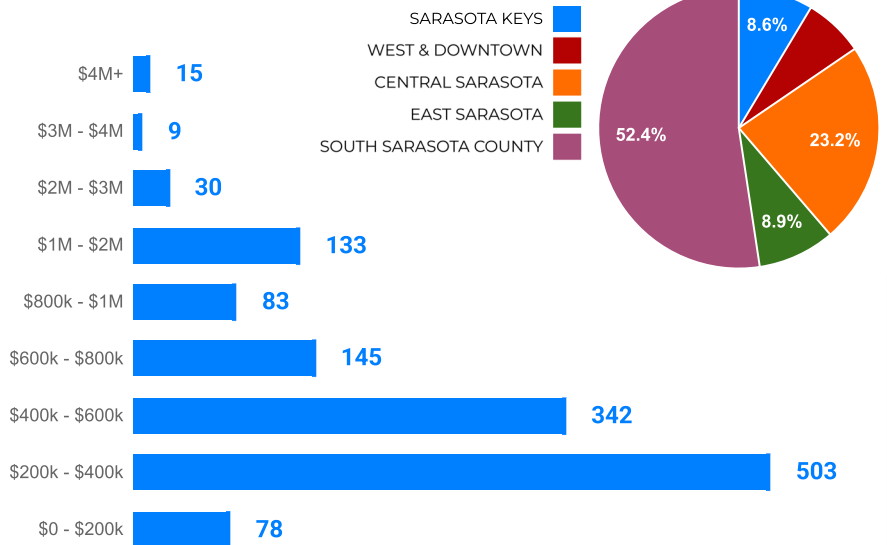
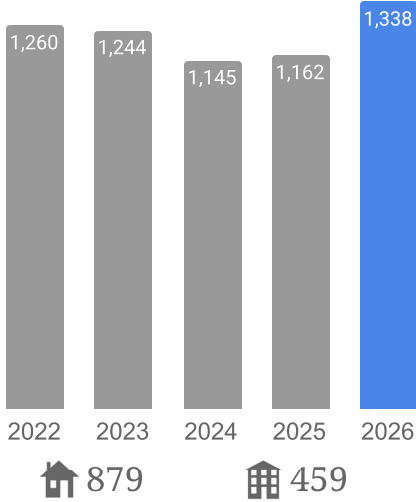
🏠 \$490k  
🏡 \$360k

### AVERAGE PRICE

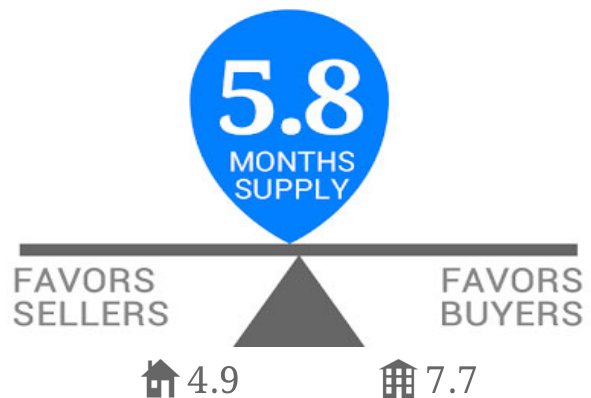
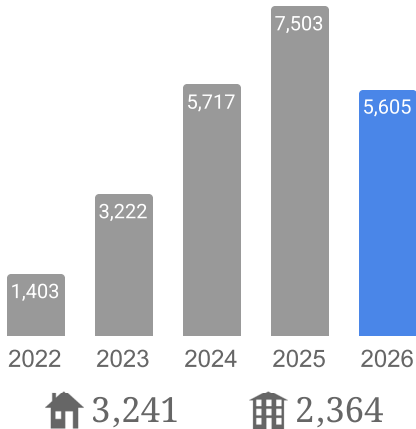
**\$658,337** -4%  
vs 2025

🏠 \$706k  
🏡 \$567k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**52** +33%  
DAYS

🏠 46    🏡 61

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# MARCH 2026

## Sarasota Luxury

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

### MEDIAN PRICE

**\$1,784,000** **-6%**  
vs 2025

🏠 \$1.8M

🏢 \$1.7M

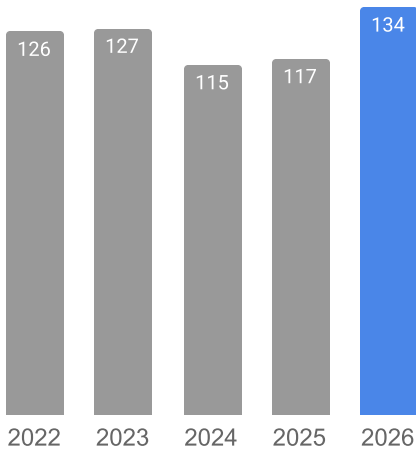
### AVERAGE PRICE

**\$2,348,790** **-8%**  
vs 2025

🏠 \$2.4M

🏢 \$2.3M

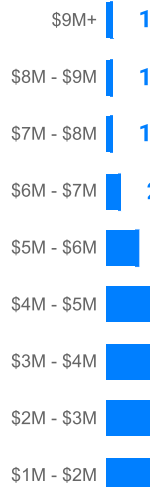
### HOME SALES



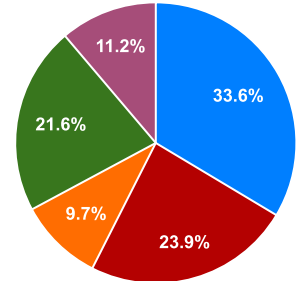
🏠 94

🏢 40

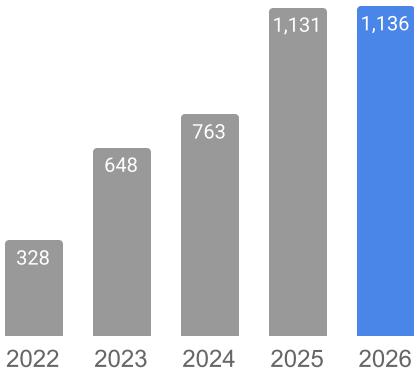
**+15%**



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



### INVENTORY



🏠 788

🏢 348

**+0%**

**11.6**  
MONTHS  
SUPPLY

FAVORS  
SELLERS

FAVORS  
BUYERS

🏠 10.9

🏢 13.5

### DAYS ON MARKET

**67** **+158%**  
DAYS

🏠 54

🏢 81

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# MARCH 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

**\$1,075,000** **-14%**  
vs 2025

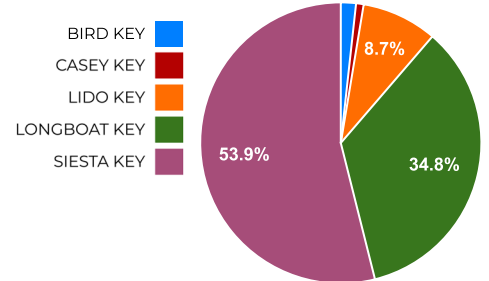
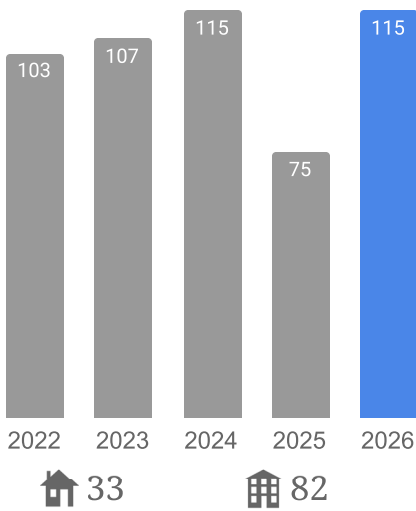
🏠 \$1.6M  
🏢 \$883k

### AVERAGE PRICE

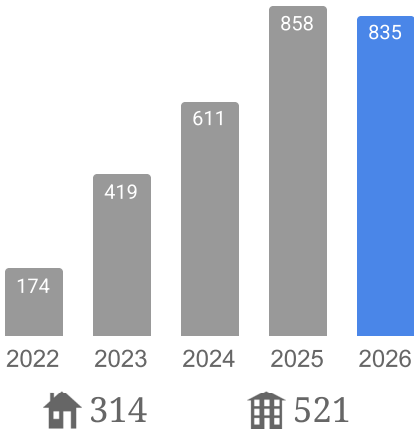
**\$1,455,928** **-20%**  
vs 2025

🏠 \$1.9M  
🏢 \$1.3M

### HOME SALES



### INVENTORY



**11.1**  
MONTHS  
SUPPLY

FAVORS  
SELLERS

FAVORS  
BUYERS

🏠 12.0

🏢 10.7

### DAYS ON MARKET

**51** **+76%**  
DAYS

🏠 45

🏢 59

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# MARCH 2026

## West Sarasota

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

### MEDIAN PRICE

**\$912,500** **-26%**  
vs 2025

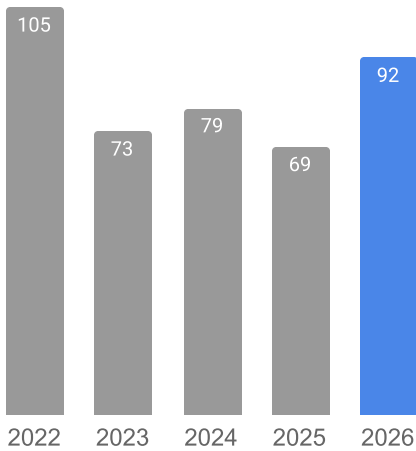
🏠 \$1000k  
🏢 \$725k

### AVERAGE PRICE

**\$1,386,597** **-20%**  
vs 2025

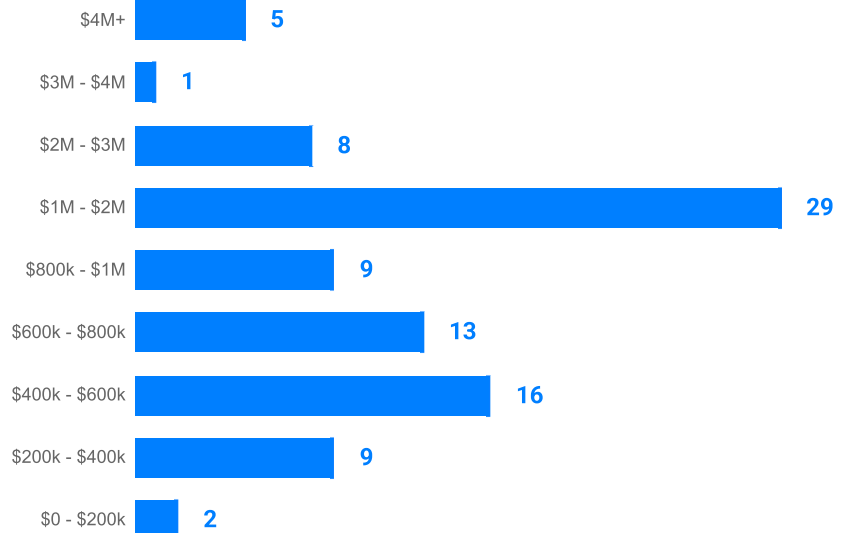
🏠 \$1.9M  
🏢 \$1.0M

### HOME SALES

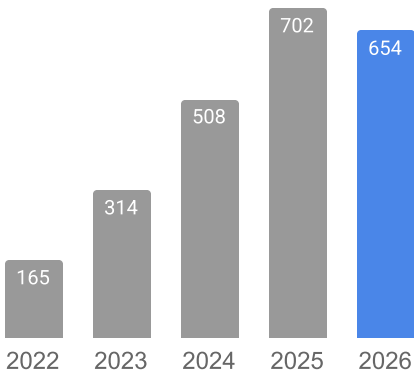


🏠 37

🏢 55



### INVENTORY



2022

2023

2024

2025

2026

🏠 235

🏢 419

**10.9**  
MONTHS  
SUPPLY

FAVORS  
SELLERS

FAVORS  
BUYERS

🏠 8.7

🏢 12.7

### DAYS ON MARKET

**78** **+225%**  
DAYS

🏠 79

🏢 77

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# MARCH 2026

## Central Sarasota

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

### MEDIAN PRICE

**\$390,000** -2%  
vs 2025

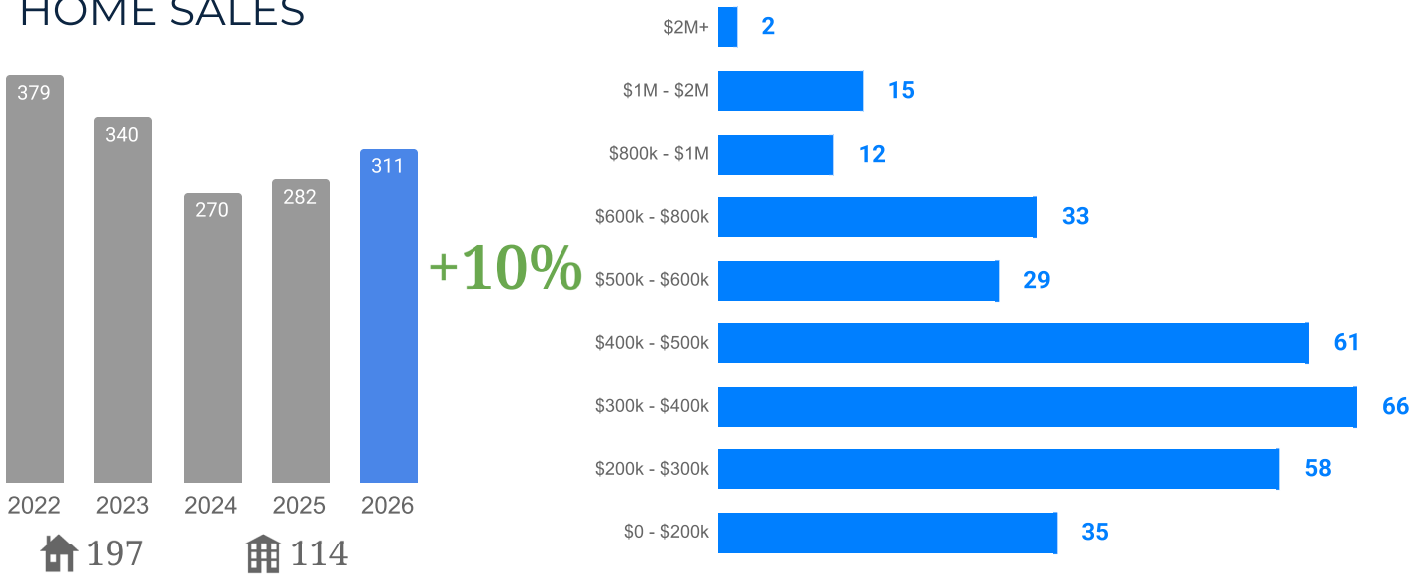
🏠 \$459k  
🏢 \$266k

### AVERAGE PRICE

**\$459,743** +4%  
vs 2025

🏠 \$563k  
🏢 \$282k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**42** +27%  
DAYS

🏠 34    🏢 60

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# MARCH 2026

## East Sarasota

Market data for homes located East of I-75.

### MEDIAN PRICE

**\$735,000** **-16%**  
vs 2025

🏠 \$827k

🏢 \$399k

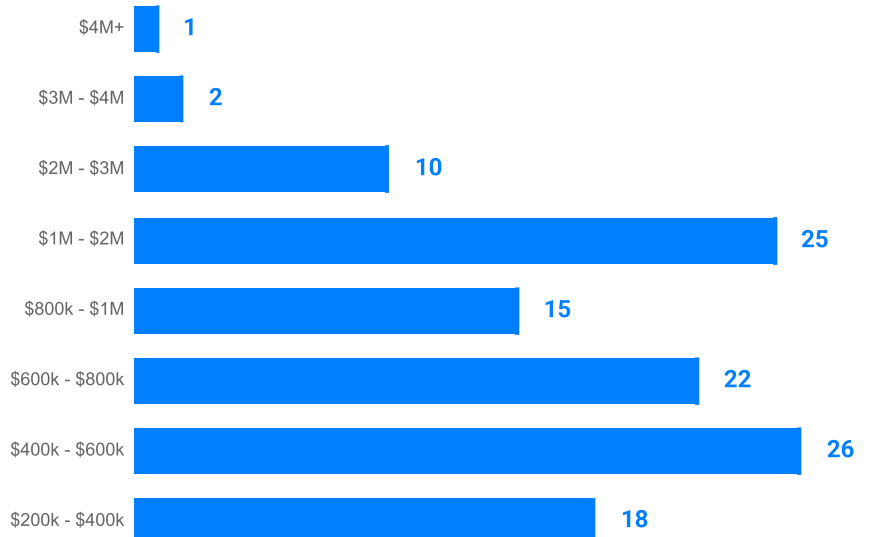
### AVERAGE PRICE

**\$977,237** **-6%**  
vs 2025

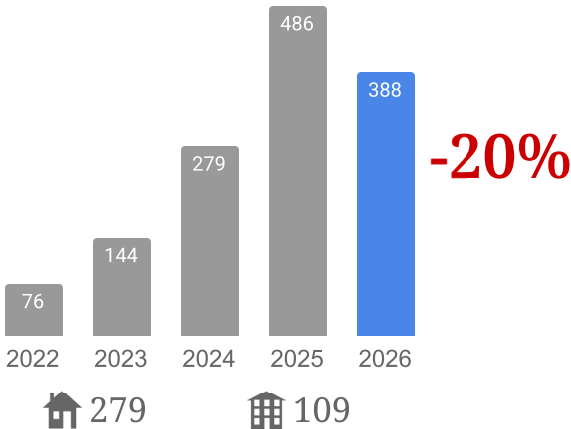
🏠 \$1.1M

🏢 \$424k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**73** **+248%**  
DAYS

🏠 73

🏢 67

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# MARCH 2026

## South Sarasota

Market data for homes located in South Sarasota County.

### MEDIAN PRICE

**\$380,000** **-3%**  
vs 2025

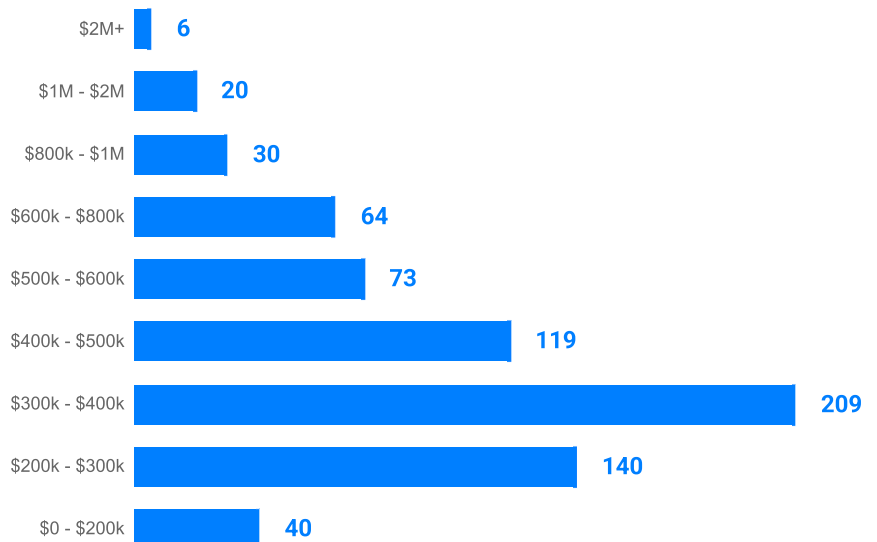
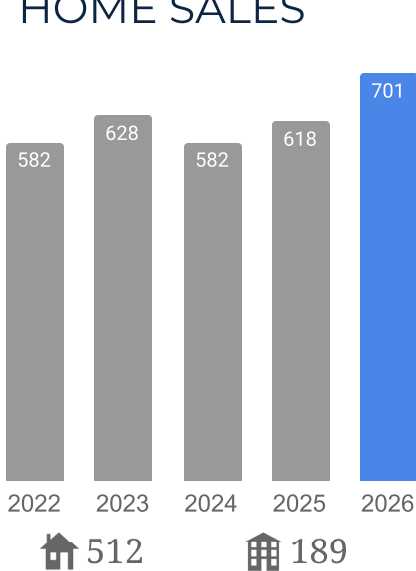
🏠 \$415k  
🏡 \$320k

### AVERAGE PRICE

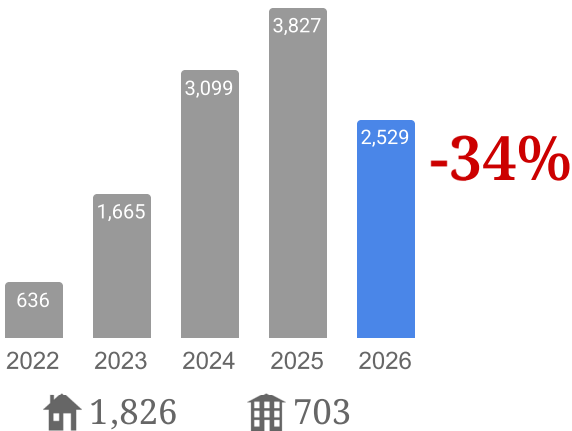
**\$465,884** **-1%**  
vs 2025

🏠 \$520k  
🏡 \$320k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**50** **+2%**  
**DAYS**

🏠 48    🏡 58

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# MARCH 2026

## Manatee County

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

### MEDIAN PRICE

**\$416,000** -2%  
vs 2025

🏠 \$490k

🏡 \$300k

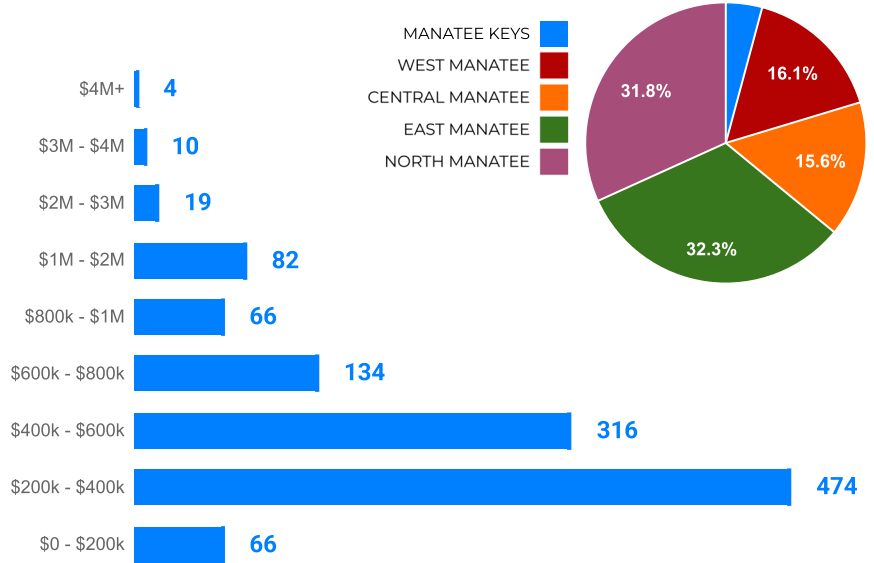
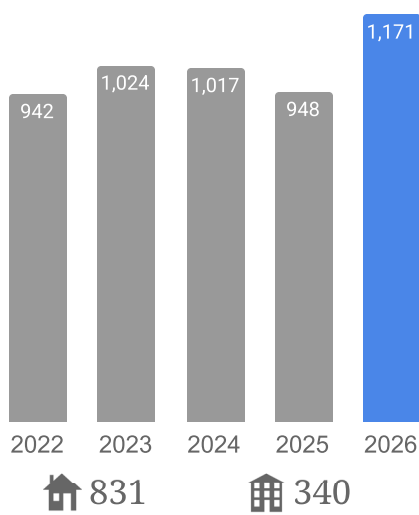
### AVERAGE PRICE

**\$577,423** +1%  
vs 2025

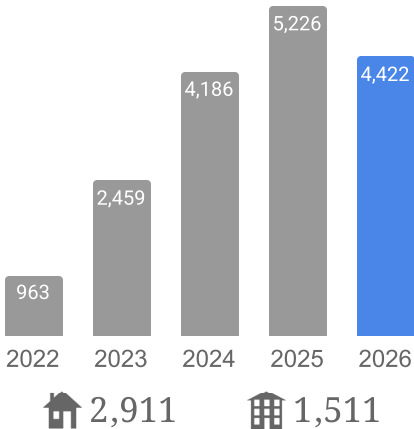
🏠 \$681k

🏡 \$324k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**51** +6%  
DAYS

🏠 48

🏡 58

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# MARCH 2026

## Manatee Luxury

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

### MEDIAN PRICE

**\$1,491,011** +15%  
vs 2025

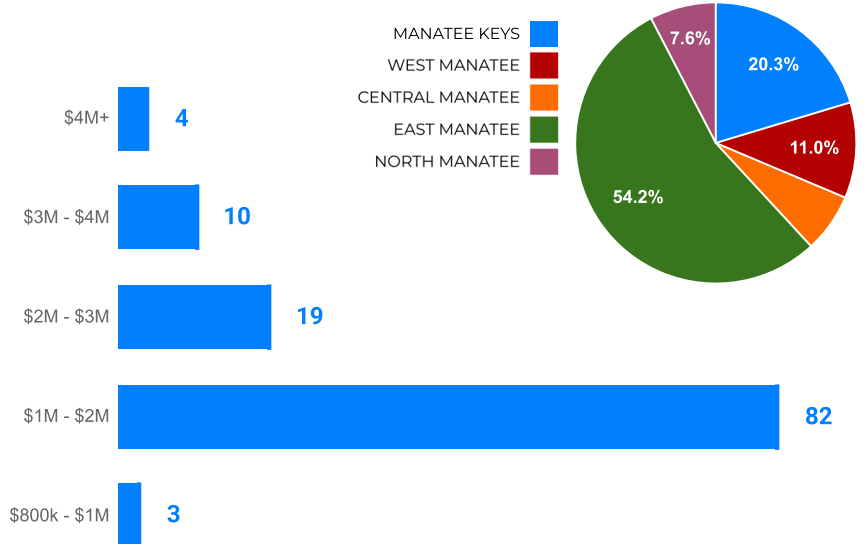
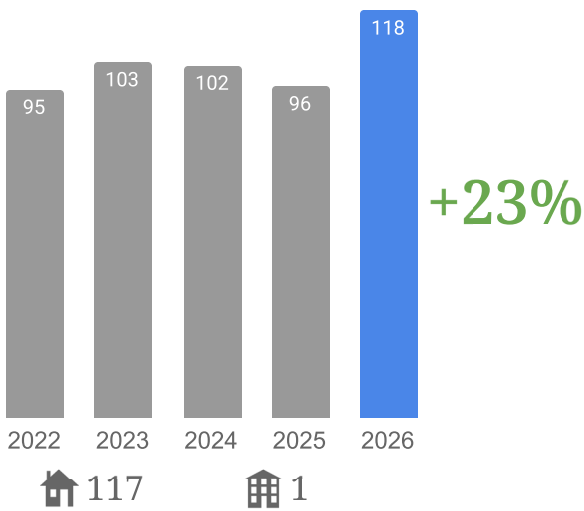
🏠 \$1.5M  
🏡 \$2.0M

### AVERAGE PRICE

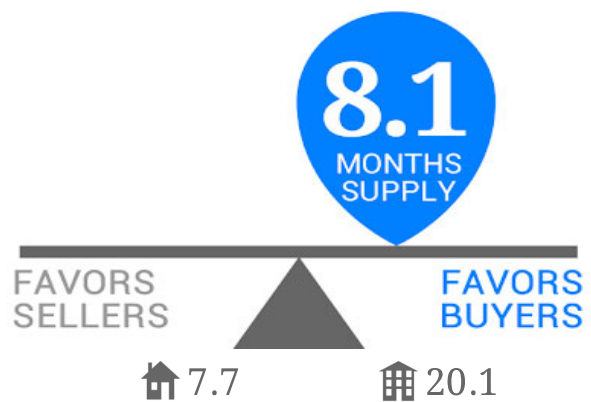
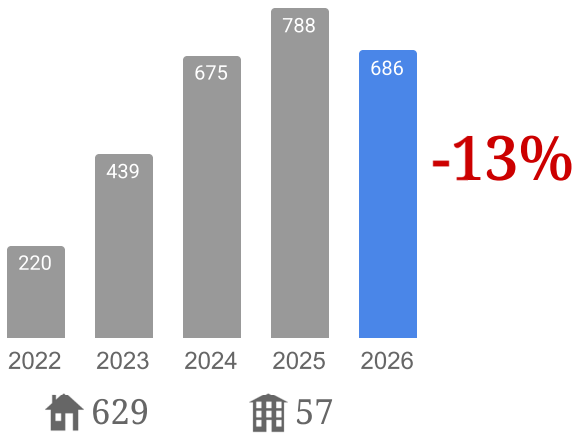
**\$1,820,850** +10%  
vs 2025

🏠 \$1.8M  
🏡 \$2.0M

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**49** +81%  
DAYS

🏠 49      🏡 295

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# MARCH 2026

## Manatee Keys

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

### MEDIAN PRICE

**\$990,000** **+13%**  
vs 2025

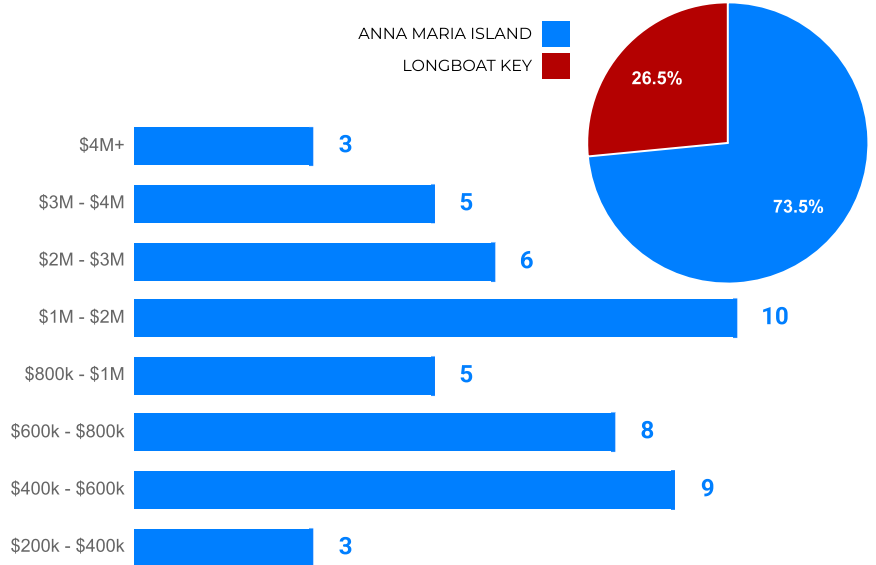
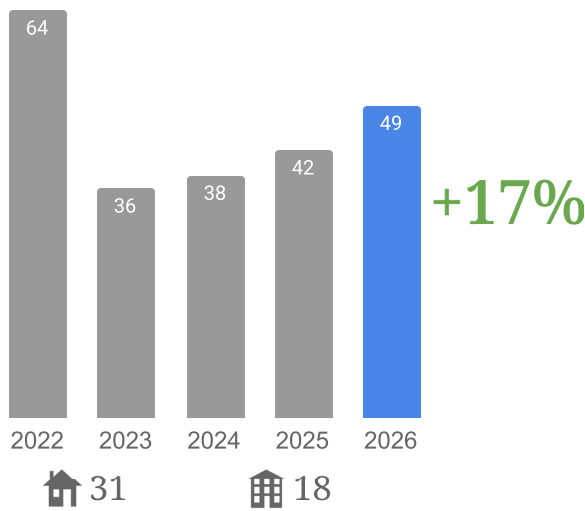
🏠 \$1.7M  
🏡 \$570k

### AVERAGE PRICE

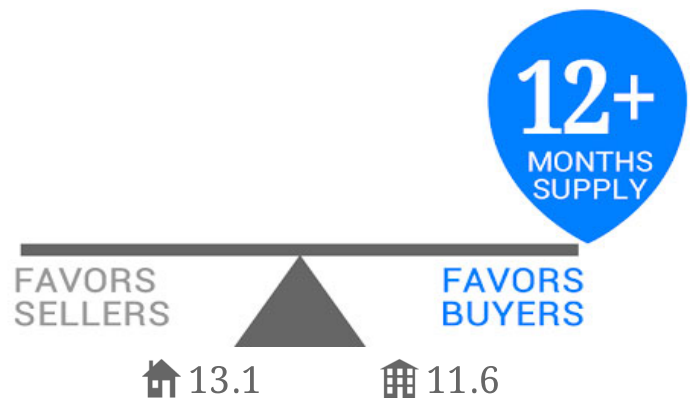
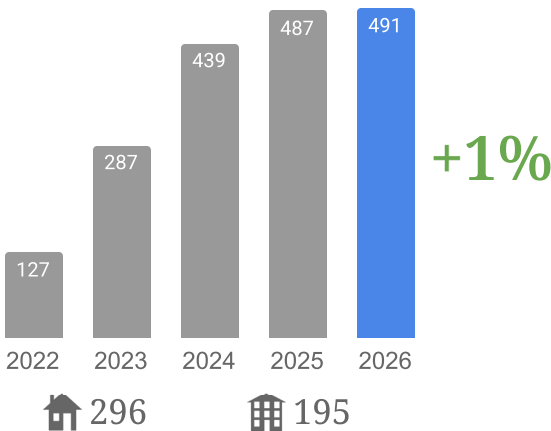
**\$1,589,938** **+14%**  
vs 2025

🏠 \$2.2M  
🏡 \$586k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**58** **+222%**  
DAYS

🏠 57    🏡 65

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# MARCH 2026

## West Manatee

Market data for homes west of  
26th Street West.

### MEDIAN PRICE

**\$320,000** **-13%**  
vs 2025

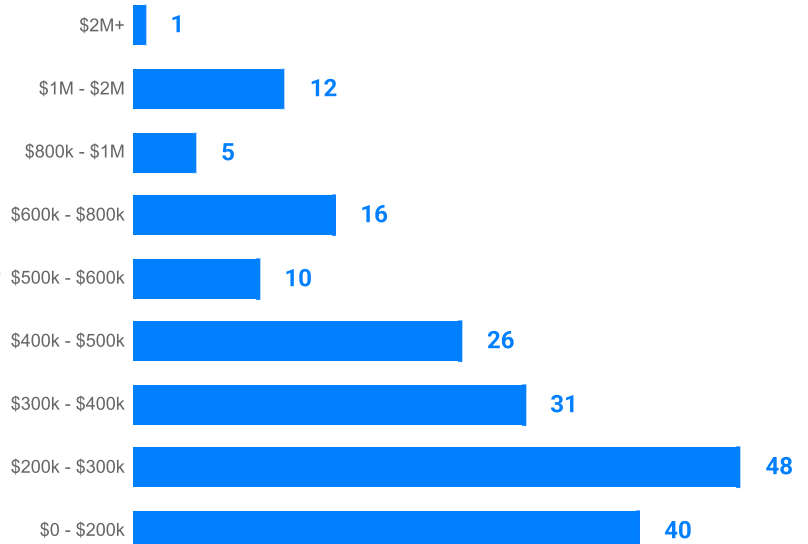
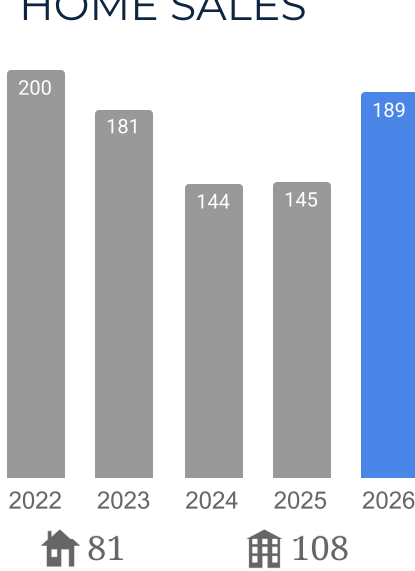
🏠 \$480k  
🏢 \$243k

### AVERAGE PRICE

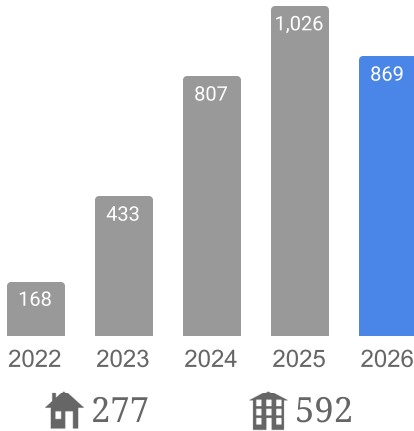
**\$420,723** **-25%**  
vs 2025

🏠 \$605k  
🏢 \$283k

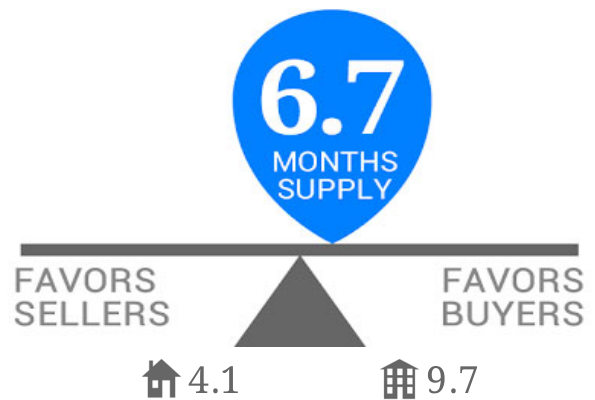
### HOME SALES



### INVENTORY



**-15%**



### DAYS ON MARKET

**61** **+126%**  
DAYS

🏠 39    🏢 78

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# MARCH 2026

## Central Manatee

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

### MEDIAN PRICE

**\$380,000** -7%  
vs 2025

🏠 \$474k

🏢 \$238k

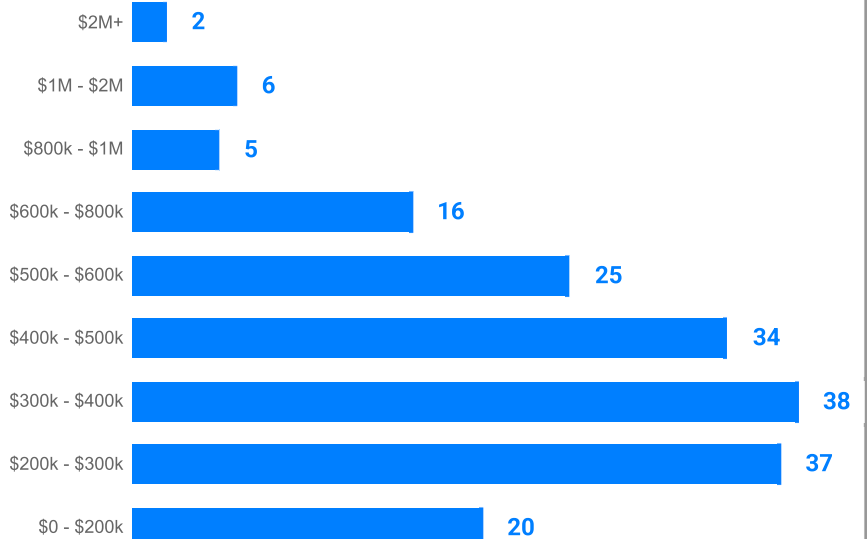
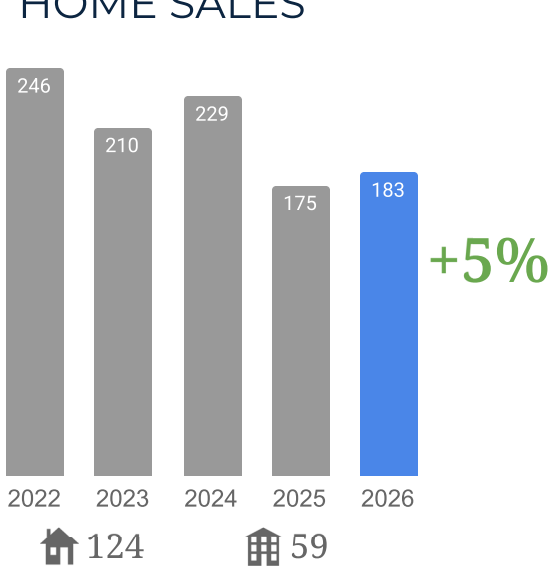
### AVERAGE PRICE

**\$457,961** +4%  
vs 2025

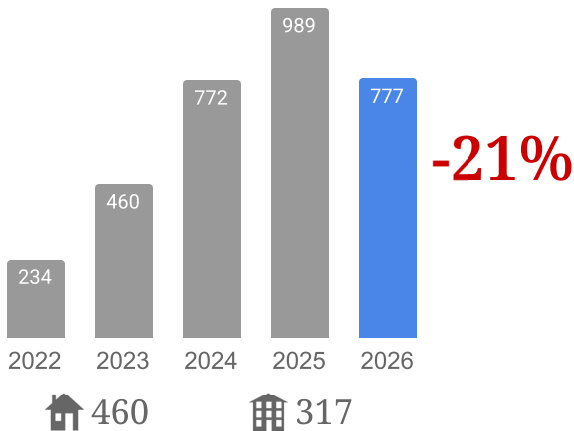
🏠 \$555k

🏢 \$255k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**49** -13%  
DAYS

🏠 41

🏢 70

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# MARCH 2026

## East Manatee

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

### MEDIAN PRICE

**\$536,495** +0%  
vs 2025

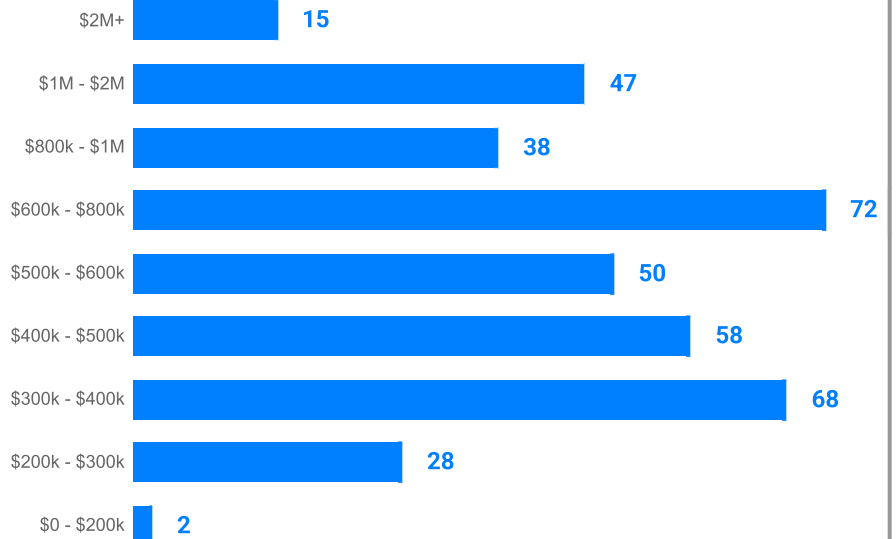
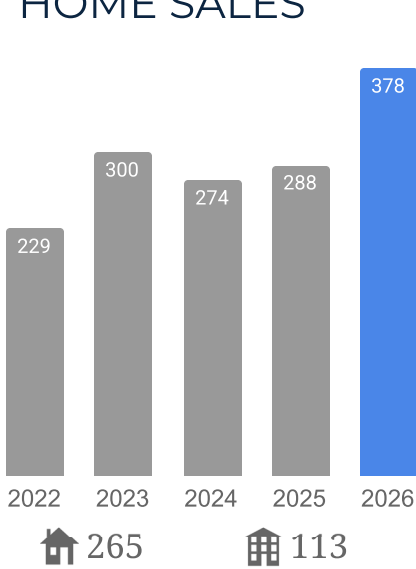
🏠 \$710k  
🏢 \$343k

### AVERAGE PRICE

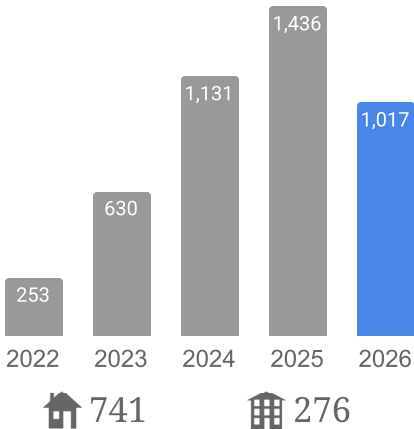
**\$722,132** +7%  
vs 2025

🏠 \$877k  
🏢 \$360k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**50** -30%  
DAYS

🏠 50    🏢 48

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## North Manatee

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

### MEDIAN PRICE

**\$375,000** **-3%**  
vs 2025

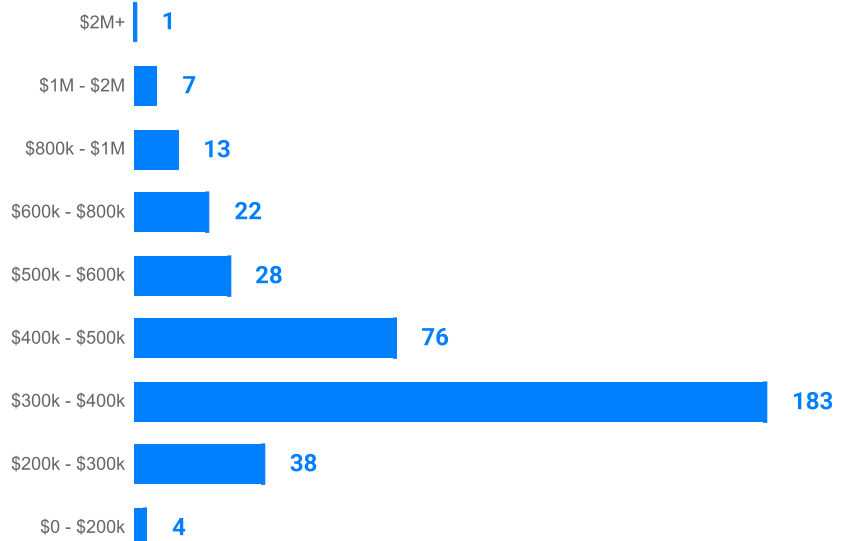
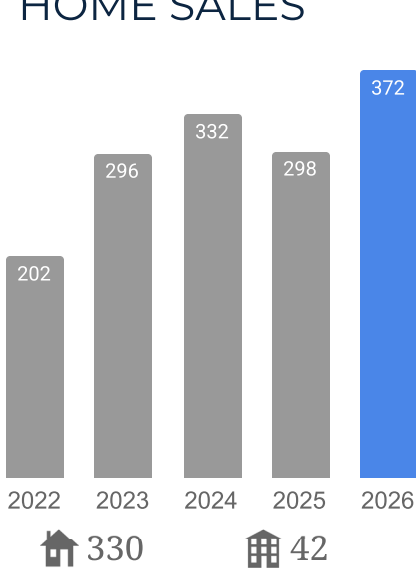
🏠 \$390k  
🏡 \$299k

### AVERAGE PRICE

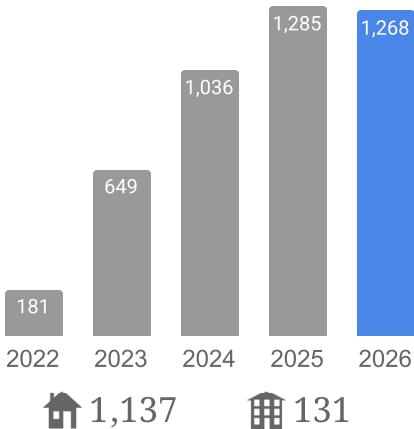
**\$435,393** **-1%**  
vs 2025

🏠 \$451k  
🏡 \$316k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**48** **-11%**  
DAYS

🏠 51 | 🏡 42

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# MARCH 2026

## Lakewood Ranch

Market data for homes in Lakewood Ranch.

### MEDIAN PRICE

**\$625,000** +7%  
vs 2025

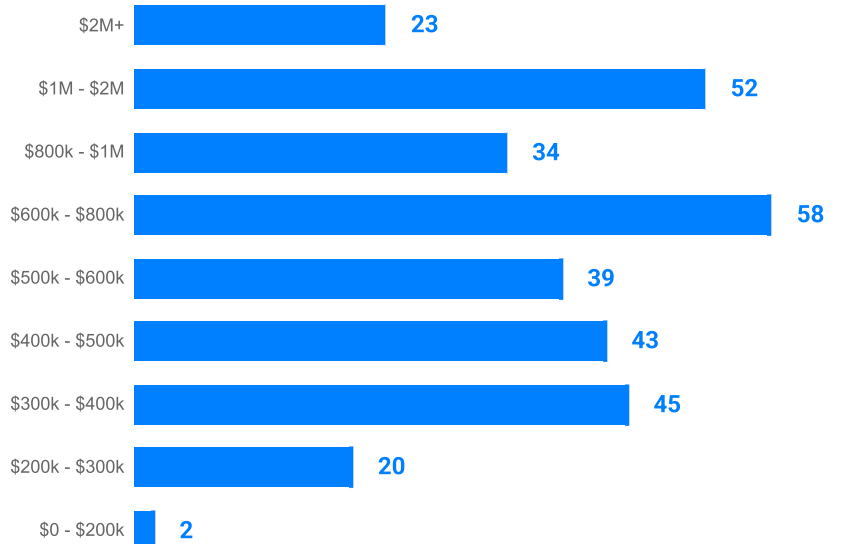
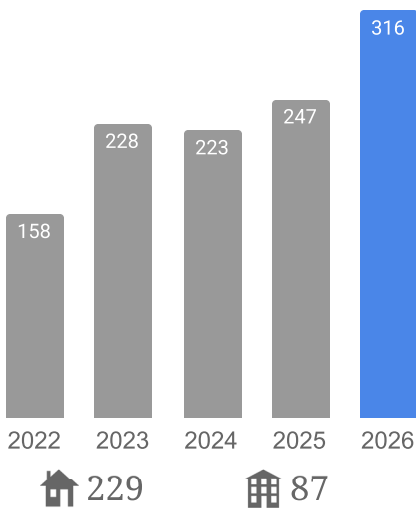
🏠 \$780k  
🏡 \$360k

### AVERAGE PRICE

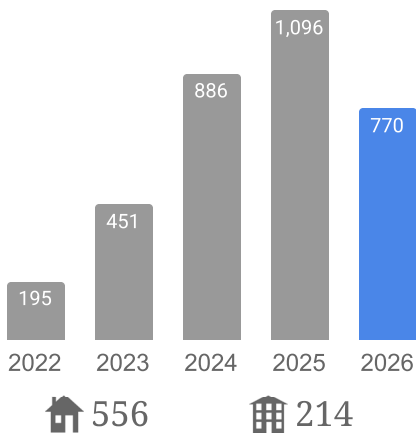
**\$845,802** +8%  
vs 2025

🏠 \$1.0M  
🏡 \$384k

### HOME SALES



### INVENTORY



### DAYS ON MARKET

**45** -26%  
DAYS

🏠 46    🏡 45

### WHAT DO THESE NUMBERS MEAN FOR YOU?

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