

APRIL 2026

Market Overview

Market data for homes in Sarasota and Manatee Counties.

MEDIAN PRICE

\$415,000 +0%
vs 2025

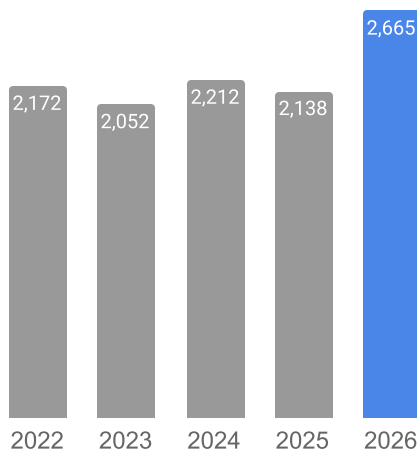
🏠 \$460k
🏡 \$320k

AVERAGE PRICE

\$647,584 +10%
vs 2025

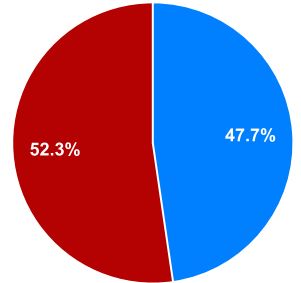
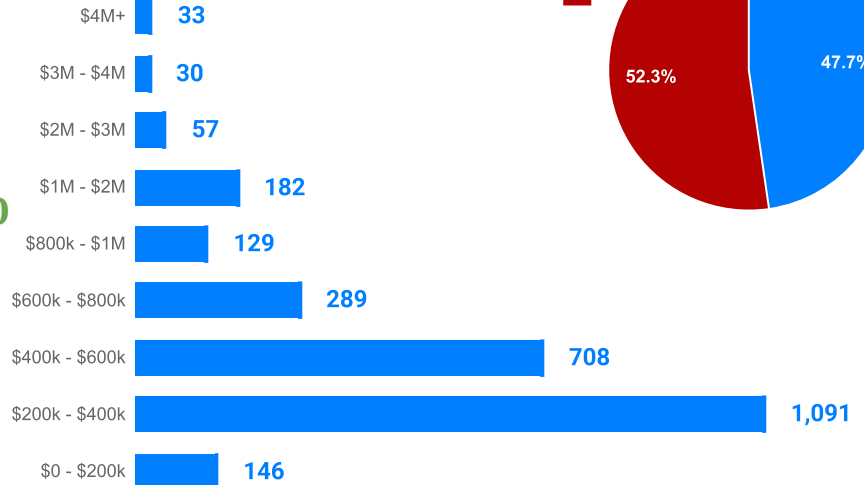
🏠 \$732k
🏡 \$444k

HOME SALES



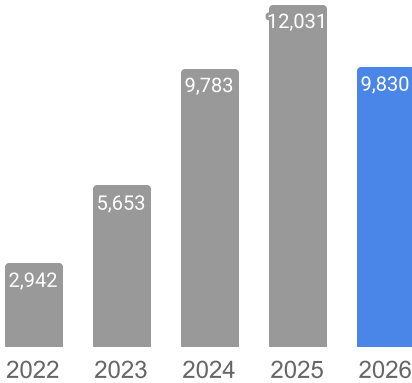
+25%

SARASOTA COUNTY ■
MANATEE COUNTY ■



🏠 1,882 🏡 783

INVENTORY



-18%

5.0
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.4

🏡 6.5

2022 2023 2024 2025 2026

🏠 6,027 🏡 3,803

DAYS ON MARKET

47 -4%
DAYS

🏠 43 🏡 57

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.

APRIL 2026

Sarasota County

Market data for homes in Sarasota County.

MEDIAN PRICE

\$429,000 +2%
vs 2025

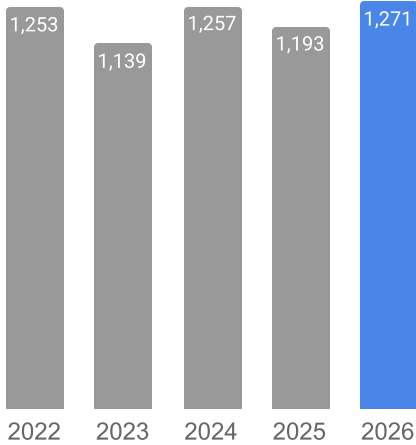
🏠 \$492k
🏢 \$340k

AVERAGE PRICE

\$733,875 +17%
vs 2025

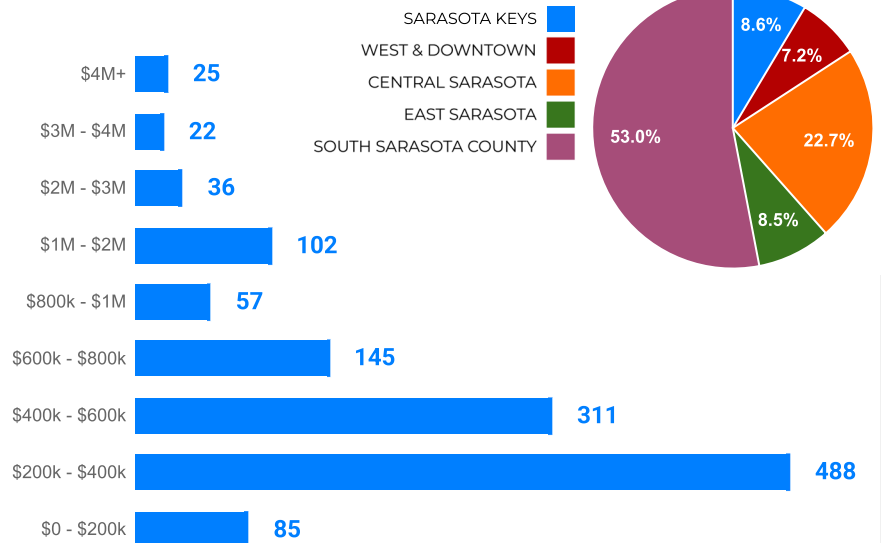
🏠 \$841k
🏢 \$533k

HOME SALES

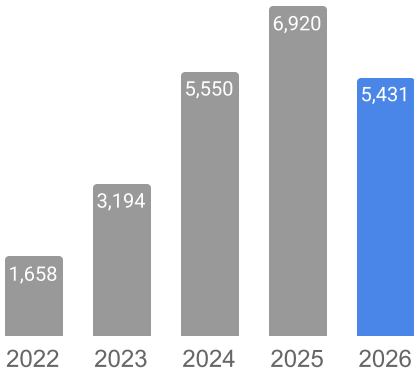


🏠 828

🏢 443



INVENTORY



🏠 3,141

🏢 2,290

5.2
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.6

🏢 6.8

DAYS ON MARKET

50 +4%
DAYS

🏠 42

🏢 64

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APRIL 2026

Sarasota Luxury

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

MEDIAN PRICE

\$2,487,500 +36%
vs 2025

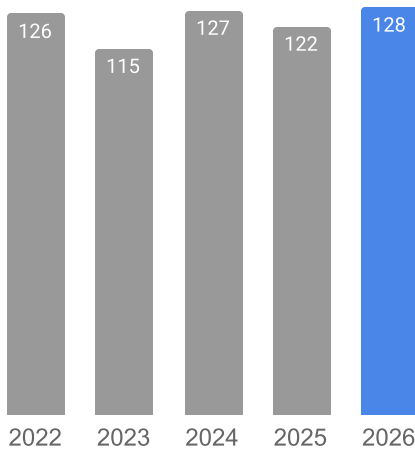
🏠 \$2.7M
🏡 \$2.1M

AVERAGE PRICE

\$3,142,706 +52%
vs 2025

🏠 \$3.4M
🏡 \$2.4M

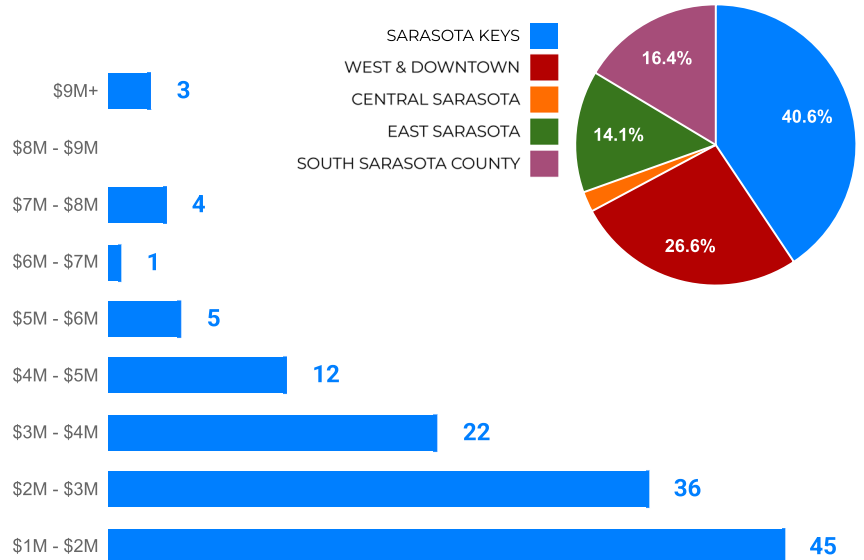
HOME SALES



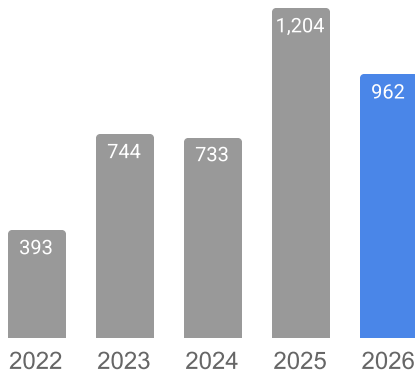
🏠 94

🏡 34

+5%



INVENTORY



🏠 680

🏡 282

-20%



DAYS ON MARKET

58 +61%
DAYS

🏠 54

🏡 88

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APRIL 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

\$1,250,000 +4%
vs 2025

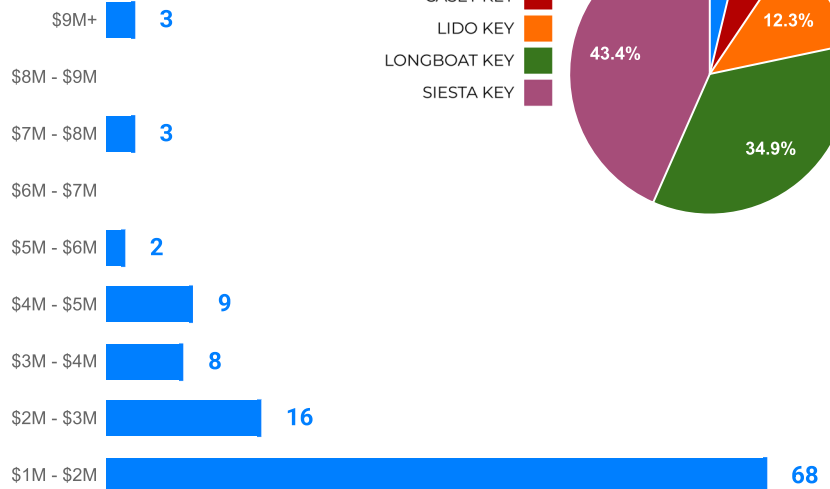
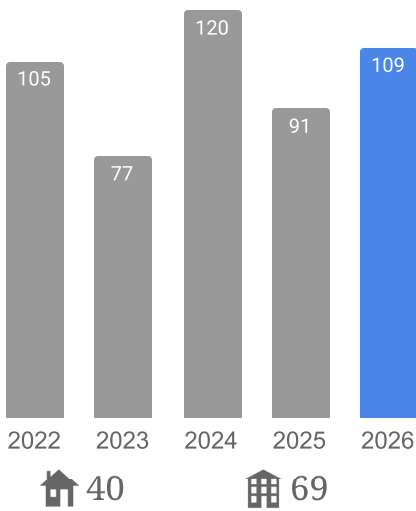
🏠 \$3.2M
🏡 \$859k

AVERAGE PRICE

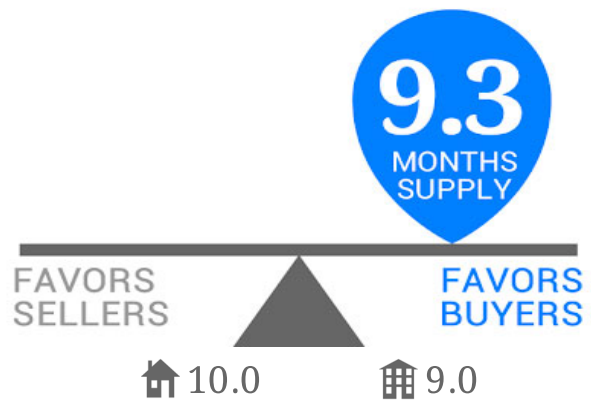
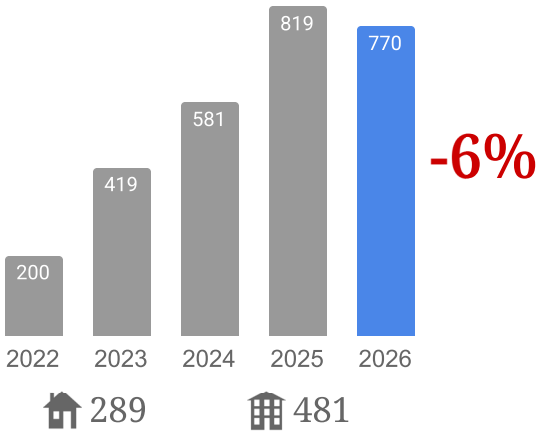
\$2,317,137 +53%
vs 2025

🏠 \$4.2M
🏡 \$1.2M

HOME SALES



INVENTORY



DAYS ON MARKET

85 +70%
DAYS

🏠 100 🏡 73

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APRIL 2026

West Sarasota

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

MEDIAN PRICE

\$775,000 **-15%**
vs 2025

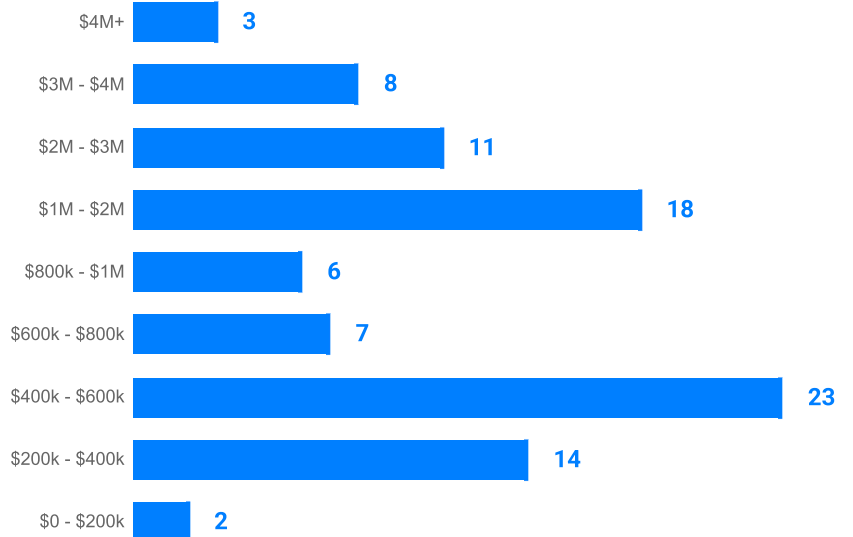
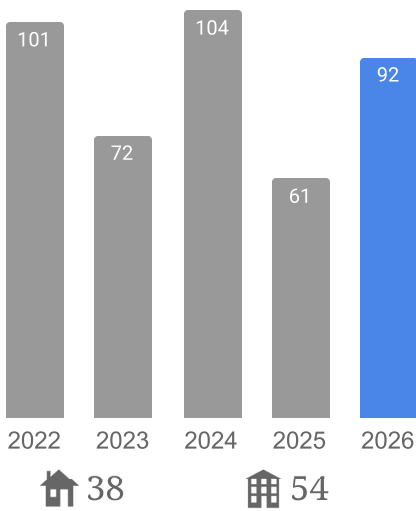
🏠 \$1.2M
🏢 \$545k

AVERAGE PRICE

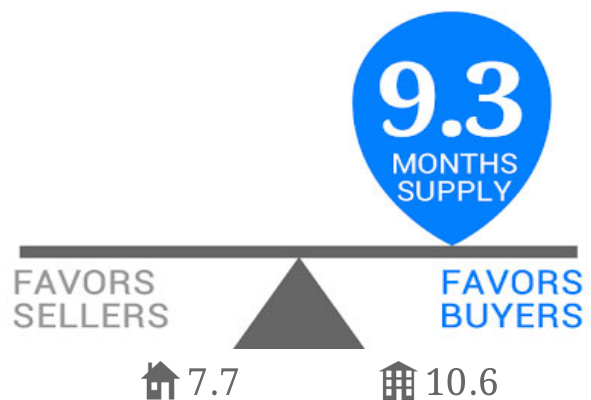
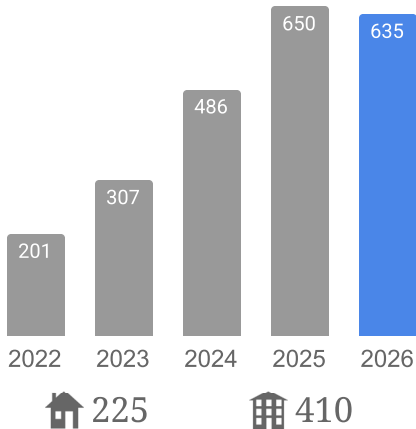
\$1,358,940 **+1%**
vs 2025

🏠 \$1.8M
🏢 \$1.0M

HOME SALES



INVENTORY



DAYS ON MARKET

91 **+49%**
DAYS

🏠 78 🏢 94

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Central Sarasota

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

MEDIAN PRICE

\$366,000 **-8%**
vs 2025

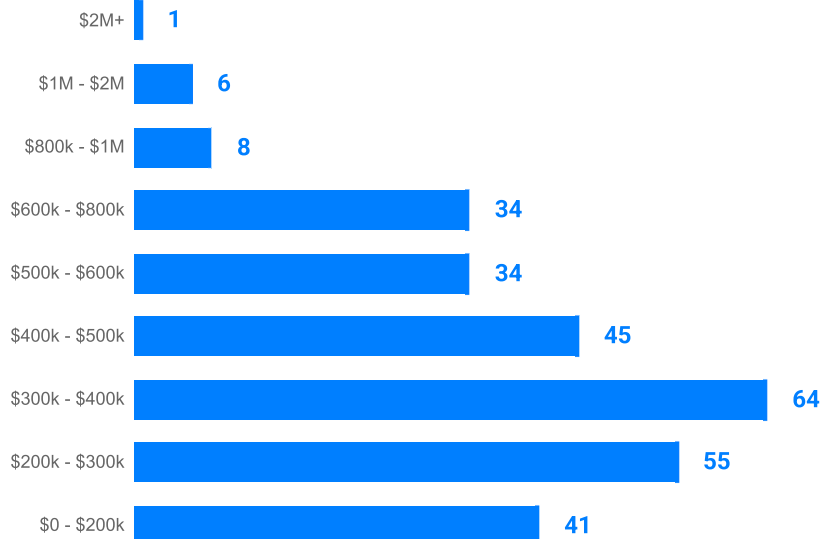
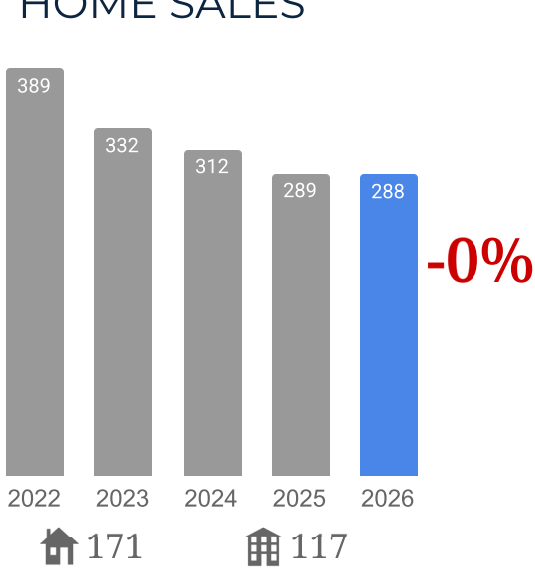
🏠 \$475k
🏡 \$259k

AVERAGE PRICE

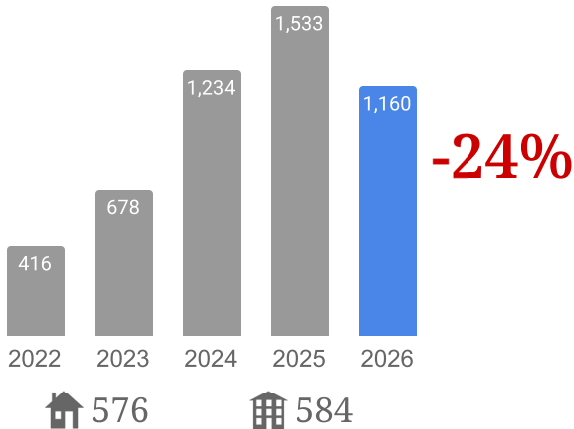
\$423,266 **-8%**
vs 2025

🏠 \$529k
🏡 \$269k

HOME SALES



INVENTORY



DAYS ON MARKET

38 **+3%**
DAYS

🏠 27 🏡 79

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East Sarasota

Market data for homes located East of I-75.

MEDIAN PRICE

\$679,500 +1%
vs 2025

🏠 \$799k

🏢 \$362k

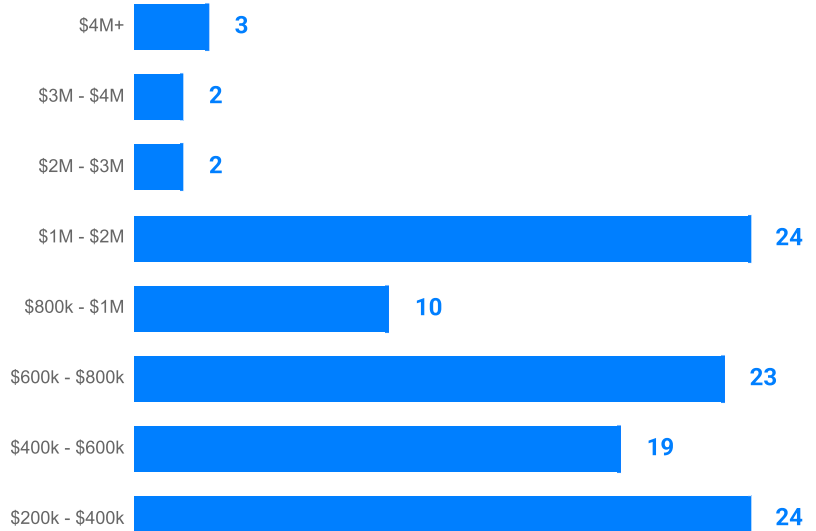
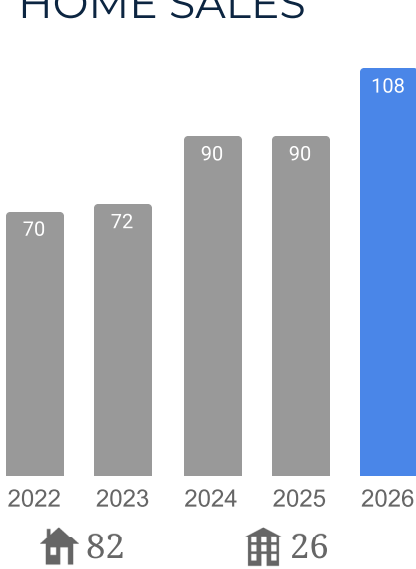
AVERAGE PRICE

\$958,164 +15%
vs 2025

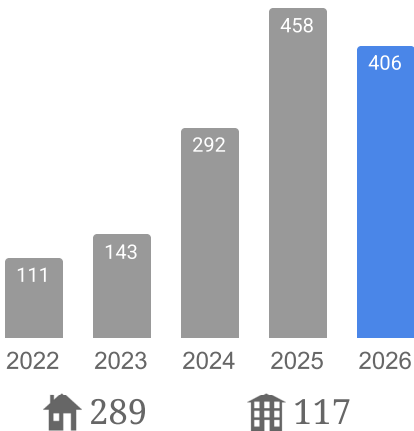
🏠 \$1.1M

🏢 \$370k

HOME SALES



INVENTORY



DAYS ON MARKET

59 +168%
DAYS

🏠 55

🏢 71

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APRIL 2026

South Sarasota

Market data for homes located in South Sarasota County.

MEDIAN PRICE

\$377,500 +2%
vs 2025

🏠 \$425k

🏡 \$285k

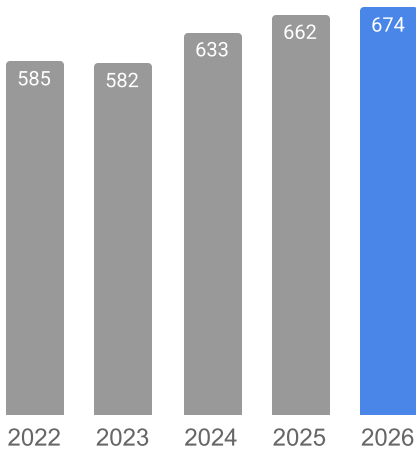
AVERAGE PRICE

\$489,292 +2%
vs 2025

🏠 \$553k

🏡 \$311k

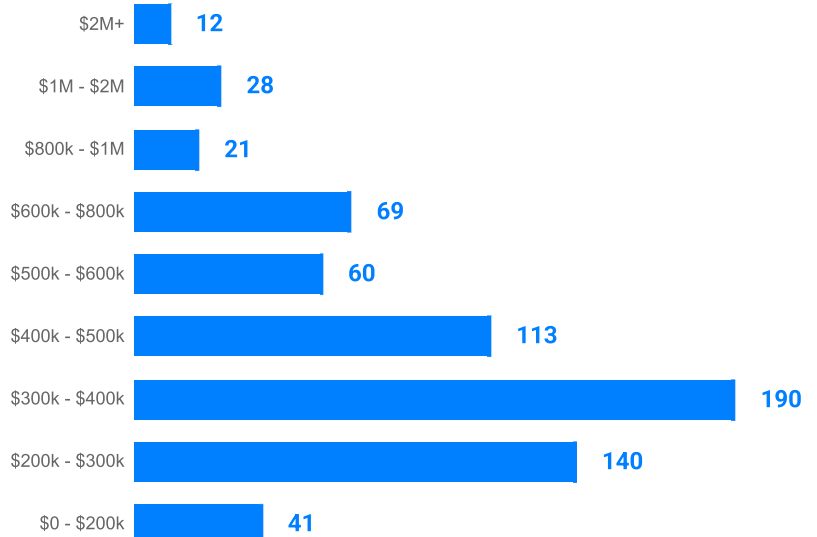
HOME SALES



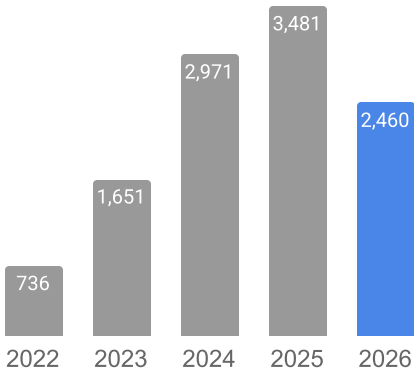
+2%

🏠 497

🏡 177



INVENTORY



-29%

🏠 1,762

🏡 698

4.4
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 4.3

🏡 5.1

DAYS ON MARKET

46 -16%
DAYS

🏠 42

🏡 48

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APRIL 2026

Manatee County

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

MEDIAN PRICE

\$406,120 -1%
vs 2025

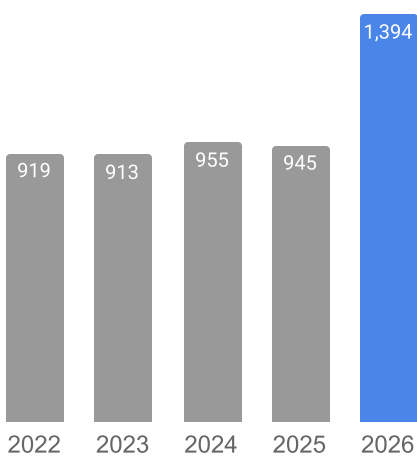
🏠 \$450k
🏡 \$311k

AVERAGE PRICE

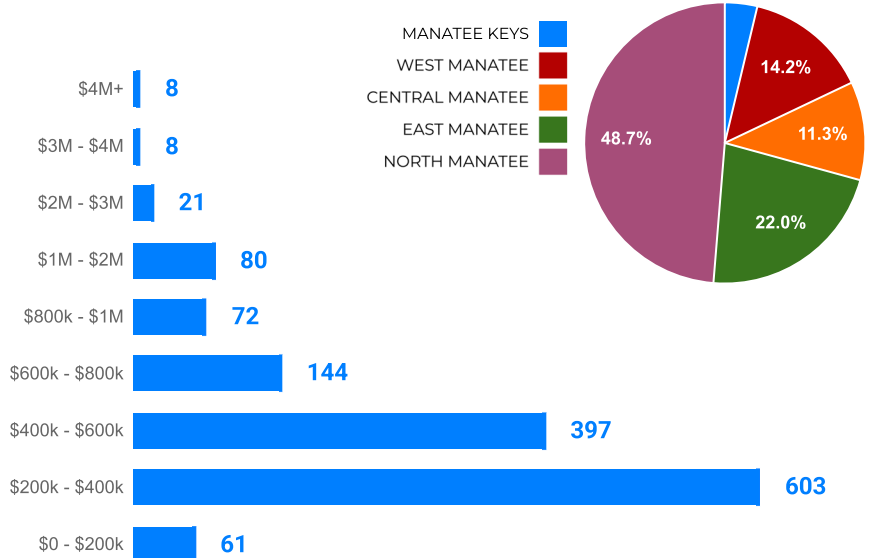
\$568,908 +5%
vs 2025

🏠 \$647k
🏡 \$326k

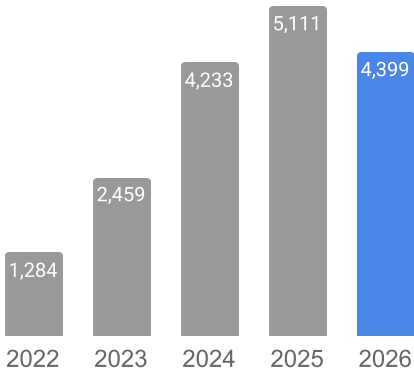
HOME SALES



🏠 1,054 🏡 340



INVENTORY



🏠 2,886 🏡 1,513



DAYS ON MARKET

45 -8%
DAYS

🏠 44 🏡 47

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APRIL 2026

Manatee Luxury

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

MEDIAN PRICE

\$1,400,000 +14%
vs 2025

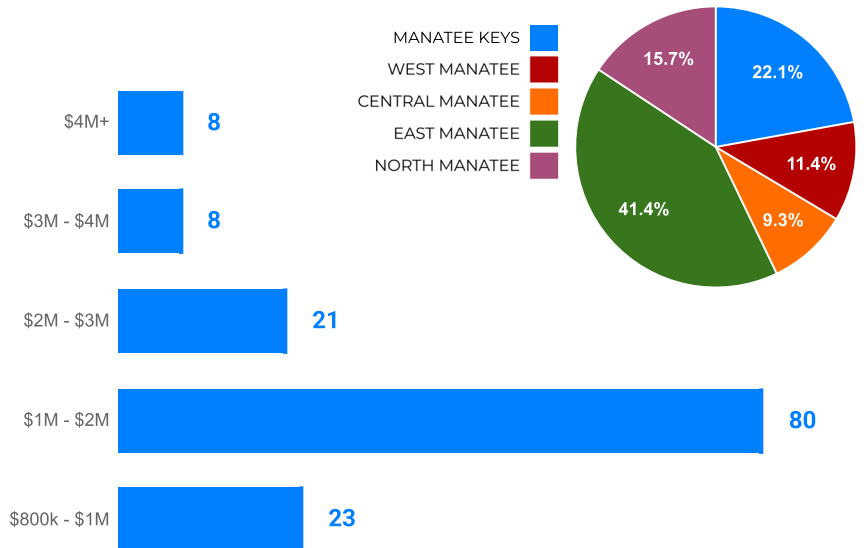
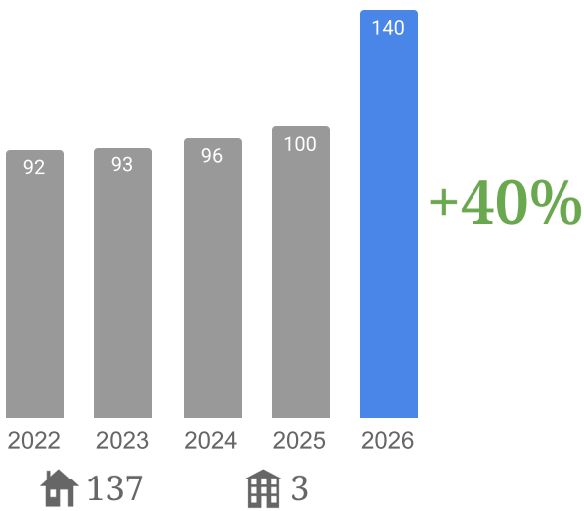
🏠 \$1.4M
🏢 \$960k

AVERAGE PRICE

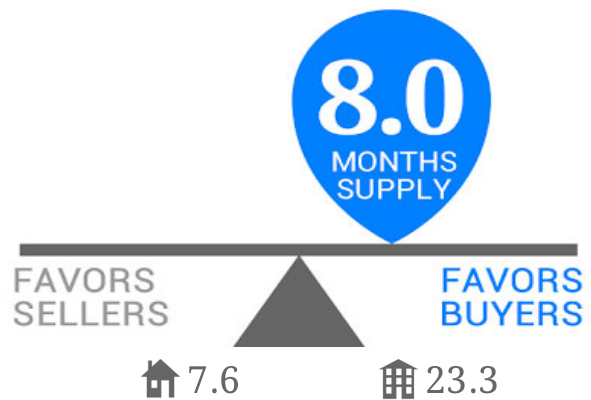
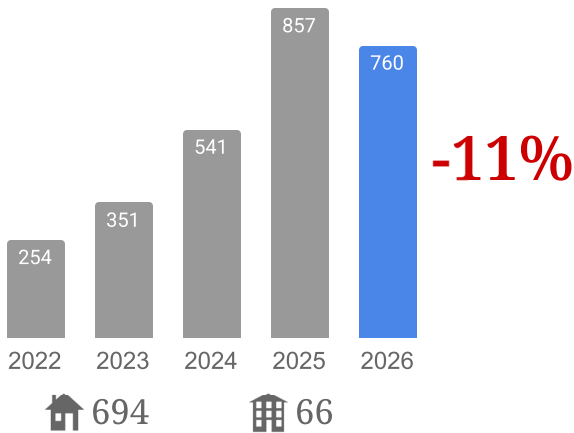
\$1,853,202 +20%
vs 2025

🏠 \$1.9M
🏢 \$964k

HOME SALES



INVENTORY



DAYS ON MARKET

43 +65%
DAYS

🏠 43 | 🏢 170

WHAT DO THESE NUMBERS MEAN FOR YOU?

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APRIL 2026

Manatee Keys

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

MEDIAN PRICE

\$1,350,000 +50%
vs 2025

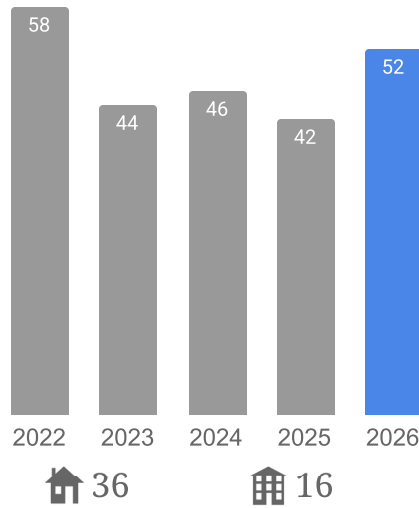
🏠 \$2.0M
🏡 \$633k

AVERAGE PRICE

\$1,996,910 +80%
vs 2025

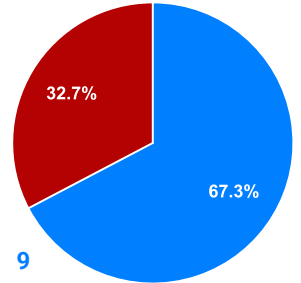
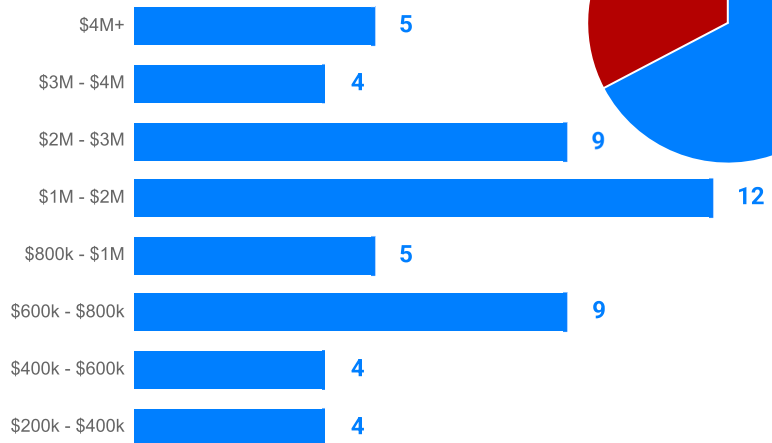
🏠 \$2.6M
🏡 \$575k

HOME SALES

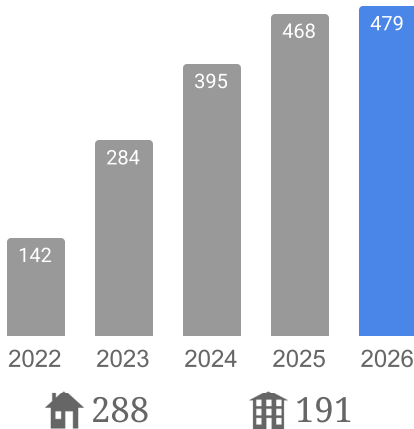


+24%

ANNA MARIA ISLAND ■
LONGBOAT KEY ■



INVENTORY



+2%

11.0
MONTHS
SUPPLY



DAYS ON MARKET

69 +156%
DAYS

🏠 66 🏡 69

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APRIL 2026

West Manatee

Market data for homes west of
26th Street West.

MEDIAN PRICE

\$372,600 +6%
vs 2025

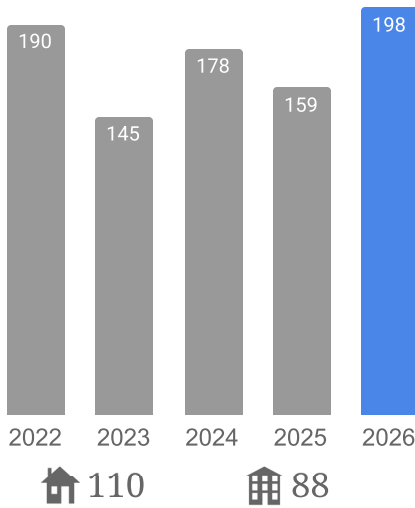
🏠 \$460k
🏡 \$253k

AVERAGE PRICE

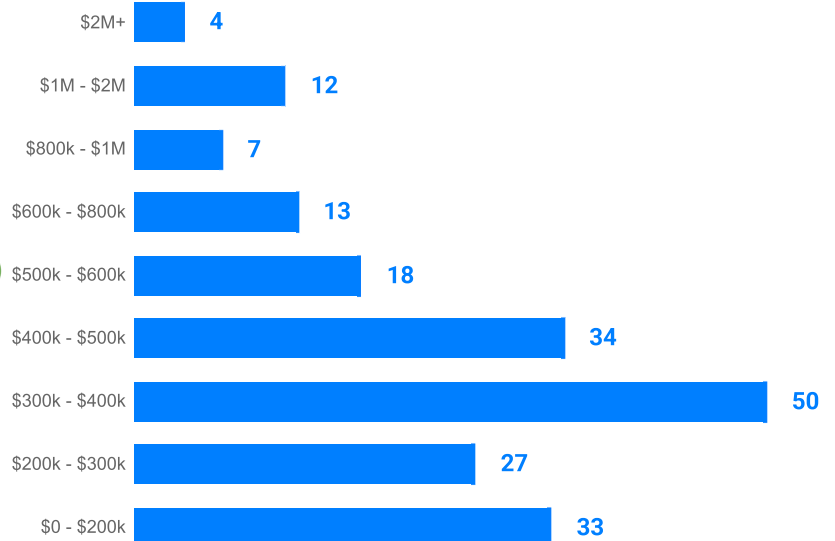
\$482,407 +5%
vs 2025

🏠 \$626k
🏡 \$303k

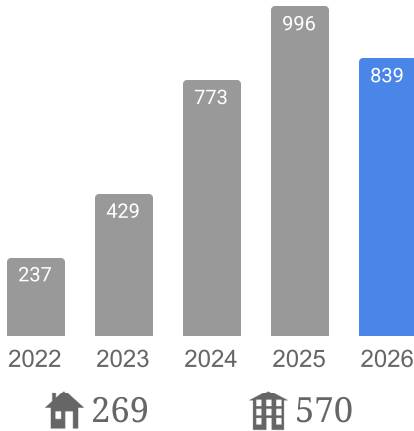
HOME SALES



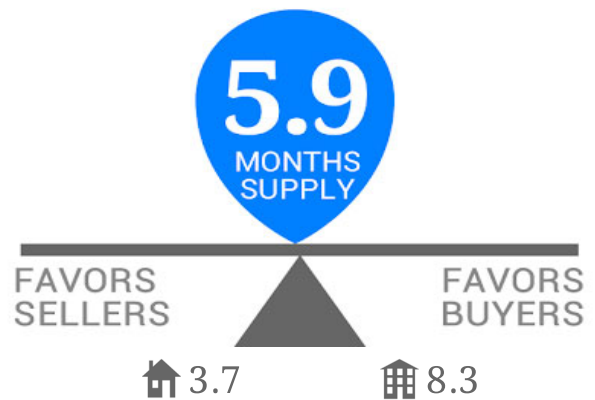
+25%



INVENTORY



-16%



DAYS ON MARKET

43 -12%
DAYS

🏠 33 🏡 67

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APRIL 2026

Central Manatee

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

MEDIAN PRICE

\$375,500 -2%
vs 2025

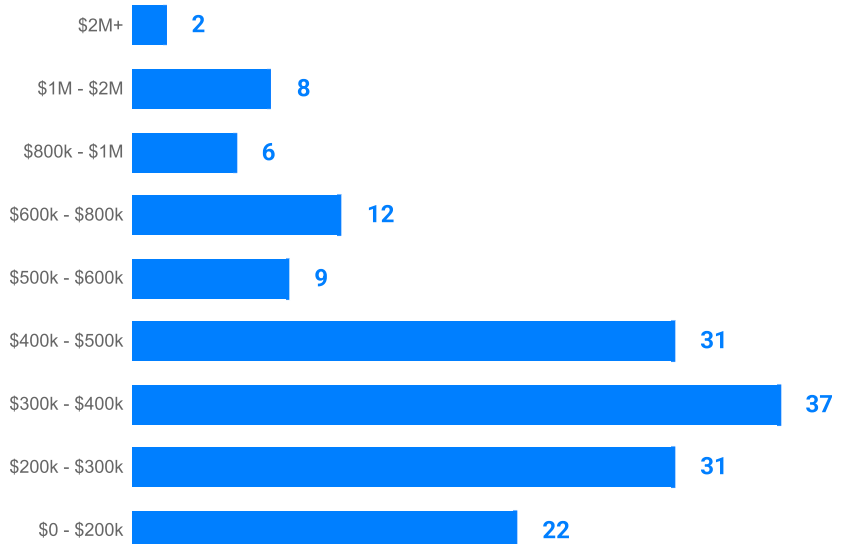
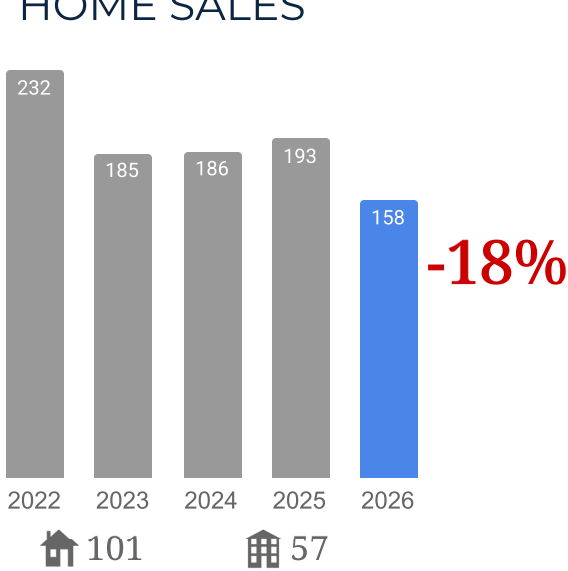
🏠 \$412k
🏡 \$240k

AVERAGE PRICE

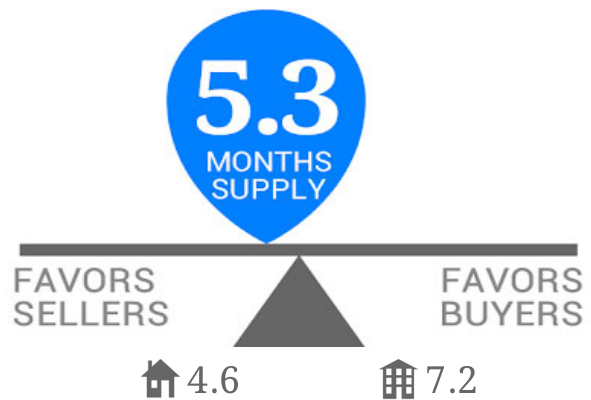
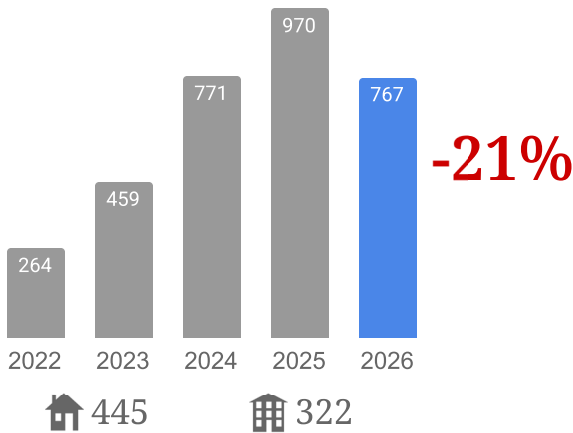
\$447,264 +9%
vs 2025

🏠 \$562k
🏡 \$245k

HOME SALES



INVENTORY



DAYS ON MARKET

57 +19%
DAYS

🏠 49 🏡 73

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East Manatee

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

MEDIAN PRICE

\$547,000 -4%
vs 2025

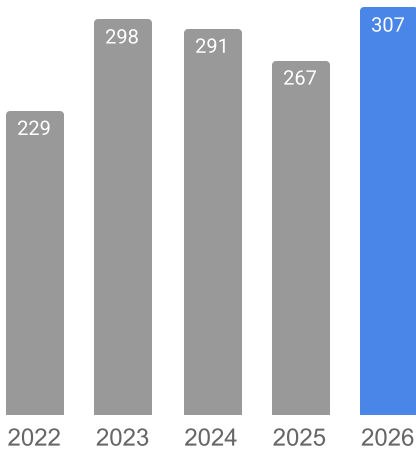
🏠 \$700k
🏢 \$348k

AVERAGE PRICE

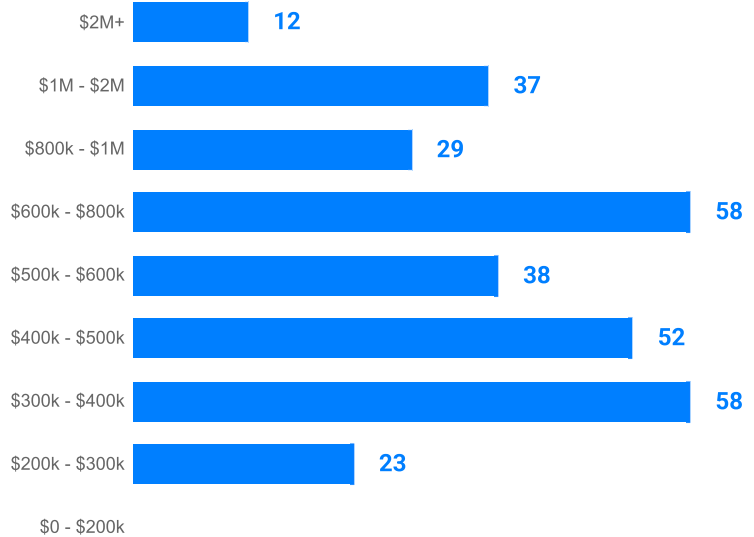
\$730,533 +1%
vs 2025

🏠 \$906k
🏢 \$367k

HOME SALES

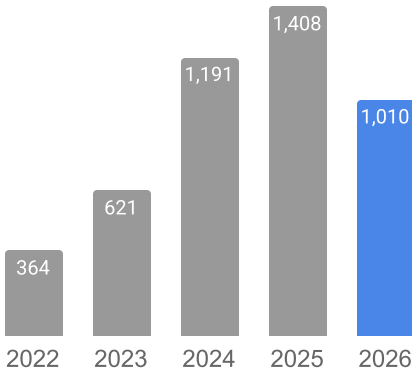


+15%



🏠 207 🏢 100

INVENTORY



-28%

3.7
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 3.7 🏢 3.8

DAYS ON MARKET

37 -42%
DAYS

🏠 34 🏢 40

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North Manatee

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

MEDIAN PRICE

\$386,000 +1%
vs 2025

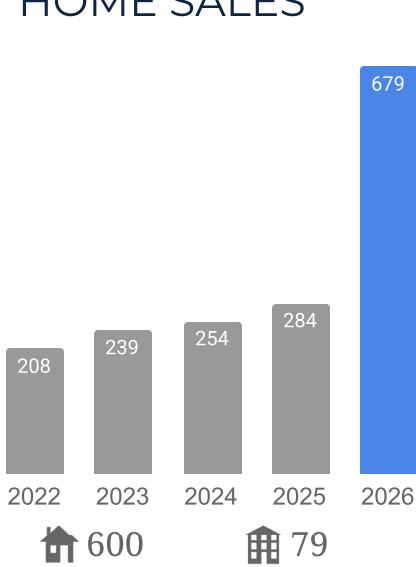
🏠 \$400k
🏡 \$299k

AVERAGE PRICE

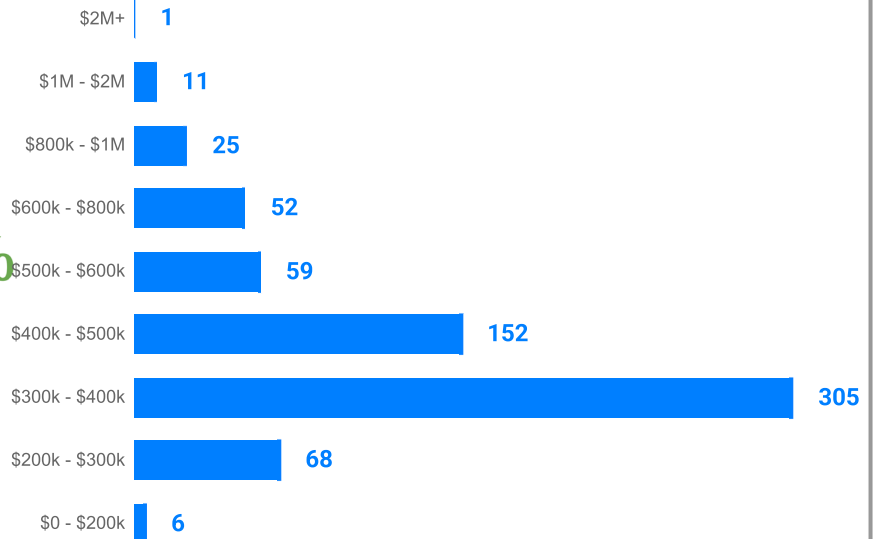
\$440,000 +5%
vs 2025

🏠 \$457k
🏡 \$310k

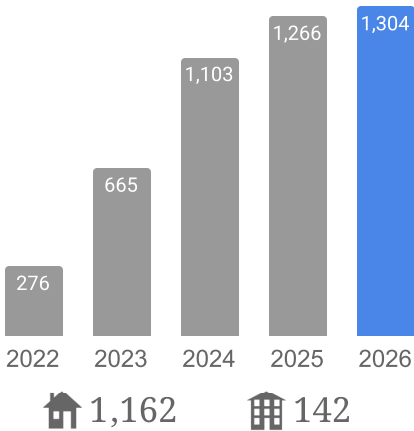
HOME SALES



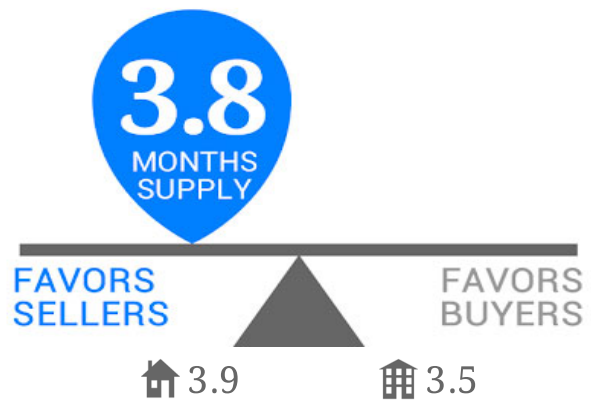
+139%



INVENTORY



+3%



DAYS ON MARKET

47 +4%
DAYS

🏠 50 🏡 40

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Lakewood Ranch

Market data for homes in Lakewood Ranch.

MEDIAN PRICE

\$606,500 +8%
vs 2025

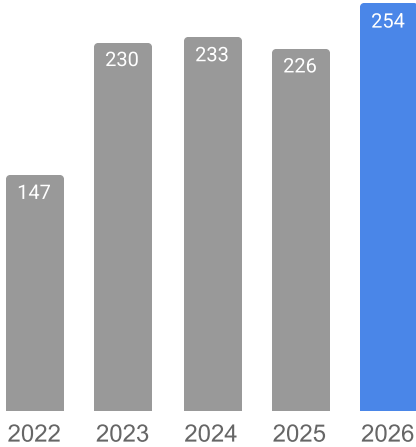
🏠 \$771k
🏢 \$355k

AVERAGE PRICE

\$845,693 +11%
vs 2025

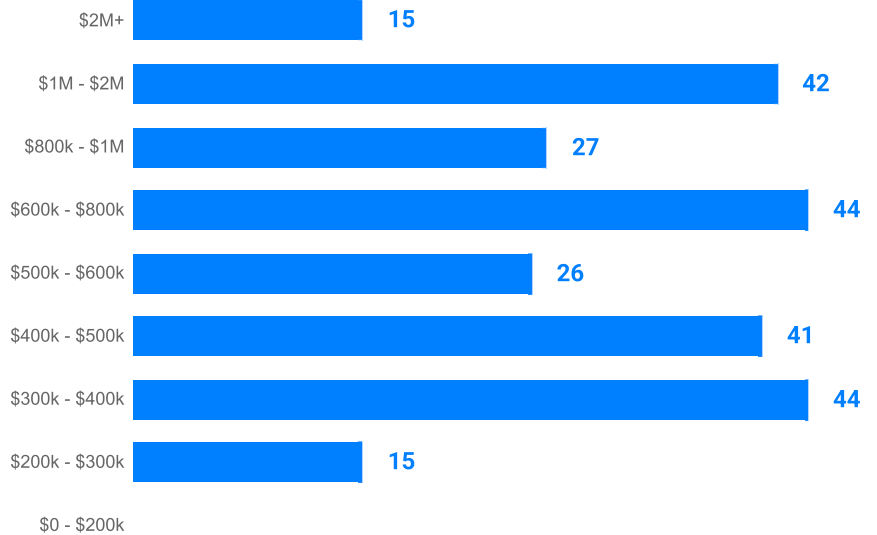
🏠 \$1.0M
🏢 \$374k

HOME SALES

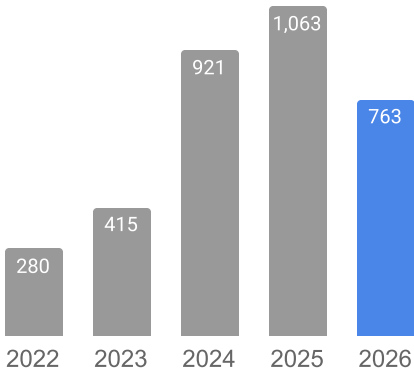


🏠 179

🏢 75



INVENTORY



🏠 543

🏢 220

3.3
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 3.3

🏢 3.6

DAYS ON MARKET

33 -49%
DAYS

🏠 30

🏢 39

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.