

MAY 2026

Market Overview

Market data for homes in Sarasota and Manatee Counties.

MEDIAN PRICE

\$420,000 +0%
vs 2025

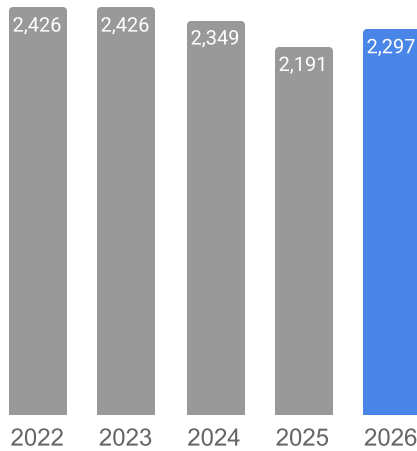
🏠 \$465k
🏡 \$313k

AVERAGE PRICE

\$606,295 +3%
vs 2025

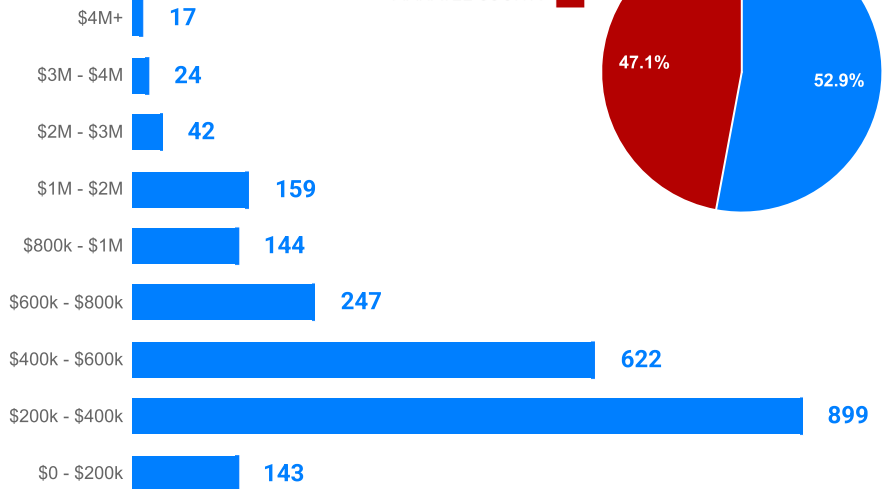
🏠 \$678k
🏡 \$428k

HOME SALES

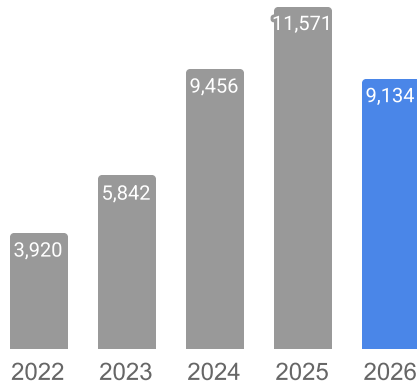


🏠 1,639 🏡 658

SARASOTA COUNTY ■
MANATEE COUNTY ■



INVENTORY



🏠 5,678 🏡 3,456

4.3
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 3.9

🏡 5.5

DAYS ON MARKET

52 +2%
DAYS

🏠 48 🏡 65

WHAT DO THESE NUMBERS MEAN FOR YOU?

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MAY 2026

Sarasota County

Market data for homes in Sarasota County.

MEDIAN PRICE

\$428,000 +3%
vs 2025

🏠 \$475k

🏡 \$337k

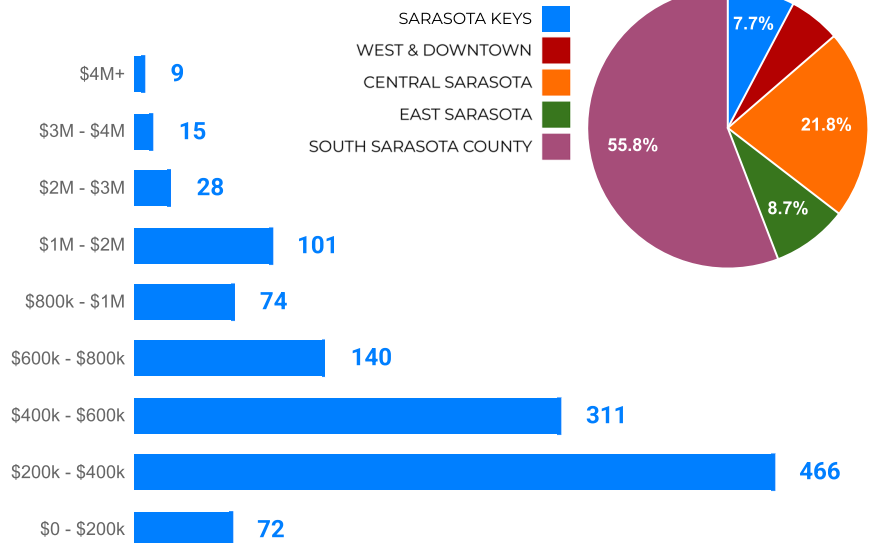
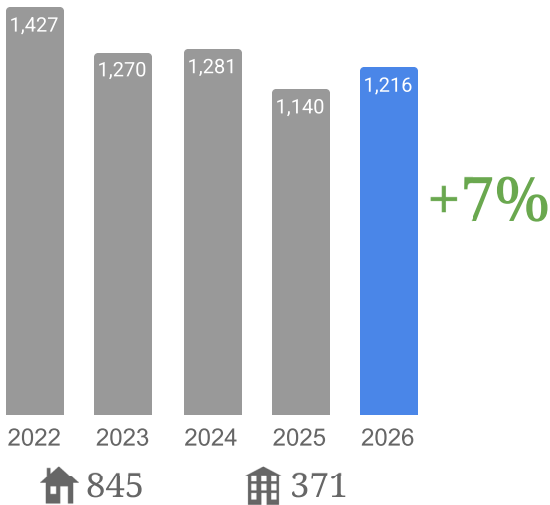
AVERAGE PRICE

\$634,555 +4%
vs 2025

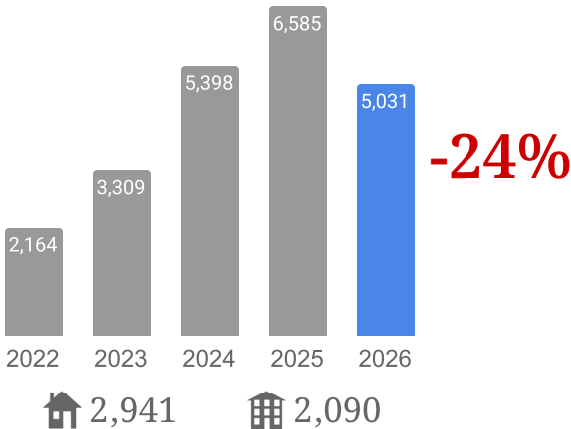
🏠 \$693k

🏡 \$500k

HOME SALES



INVENTORY



DAYS ON MARKET

54 +4%
DAYS

🏠 49

🏡 68

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MAY 2026

Sarasota Luxury

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

MEDIAN PRICE

\$1,750,000 +6%
vs 2025

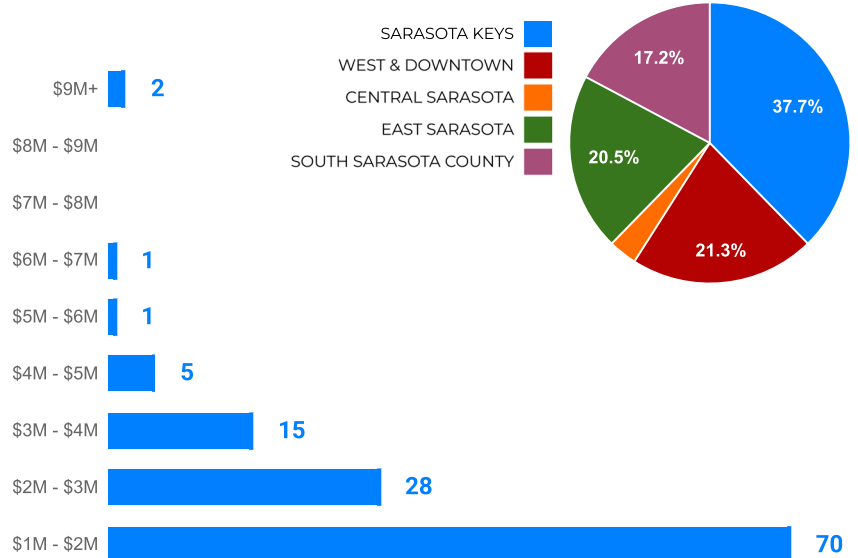
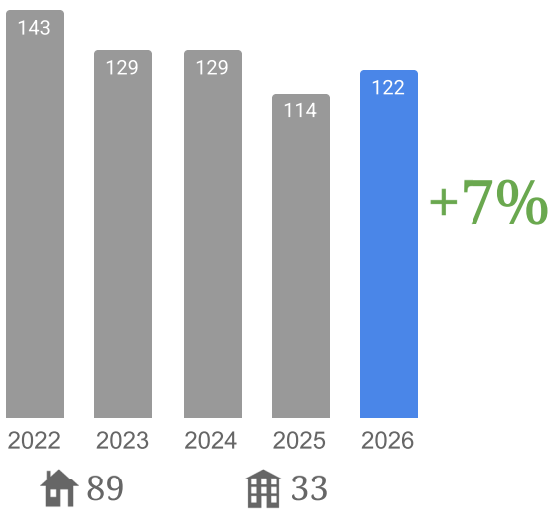
🏠 \$2.0M
🏡 \$1.6M

AVERAGE PRICE

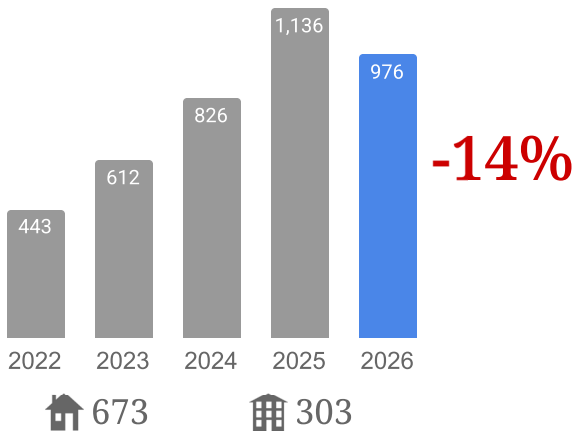
\$2,245,098 +7%
vs 2025

🏠 \$2.4M
🏡 \$1.8M

HOME SALES



INVENTORY



DAYS ON MARKET

63 +91%
DAYS

🏠 49 🏡 95

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MAY 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

\$1,131,500 -5%
vs 2025

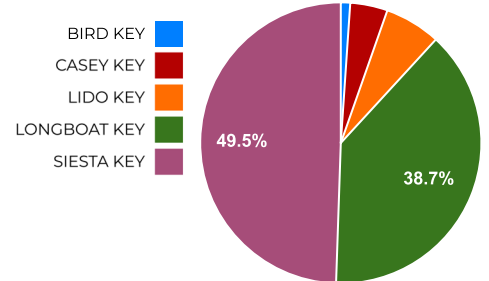
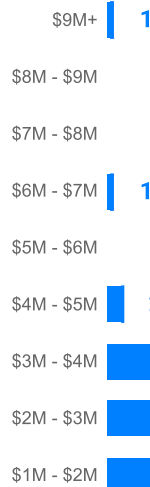
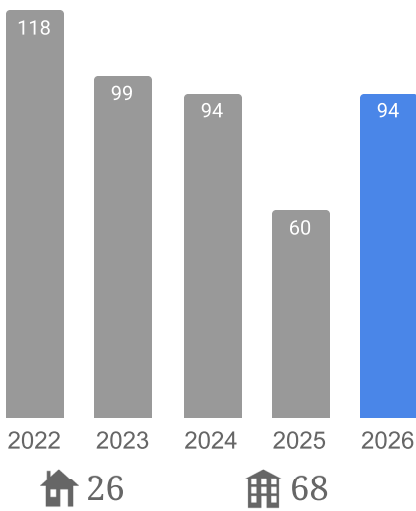
🏠 \$2.0M
🏡 \$853k

AVERAGE PRICE

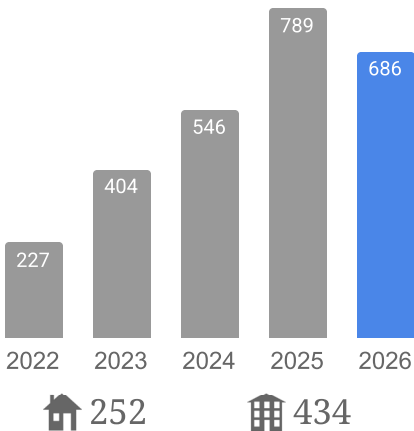
\$1,532,556 -19%
vs 2025

🏠 \$2.7M
🏡 \$1.1M

HOME SALES



INVENTORY



-13%

7.7
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 8.4

🏡 7.4

DAYS ON MARKET

71 +37%
DAYS

🏠 61

🏡 80

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MAY 2026

West Sarasota

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

MEDIAN PRICE

\$800,000 +0%
vs 2025

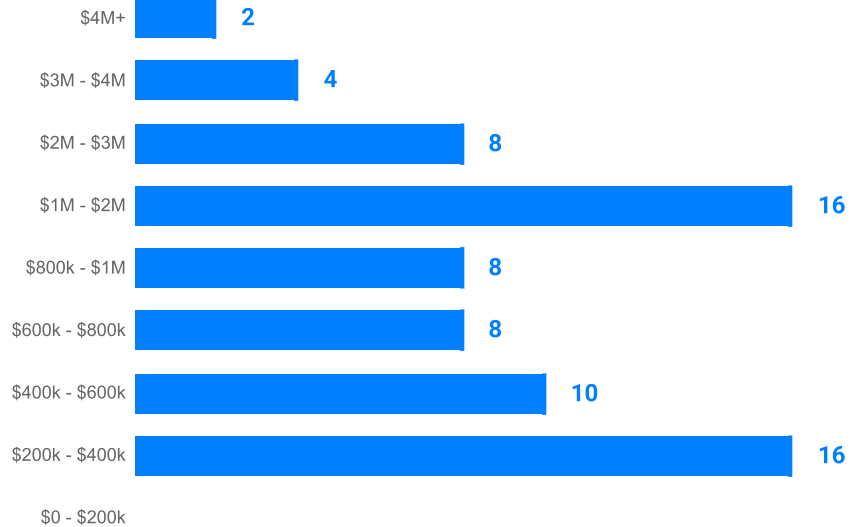
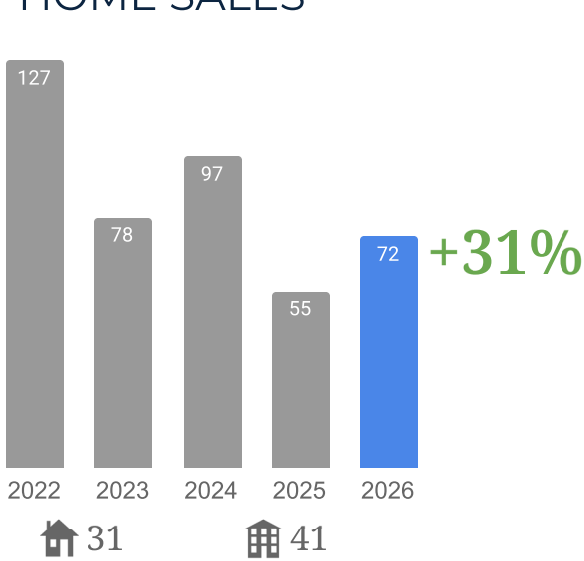
🏠 \$1.5M
🏢 \$525k

AVERAGE PRICE

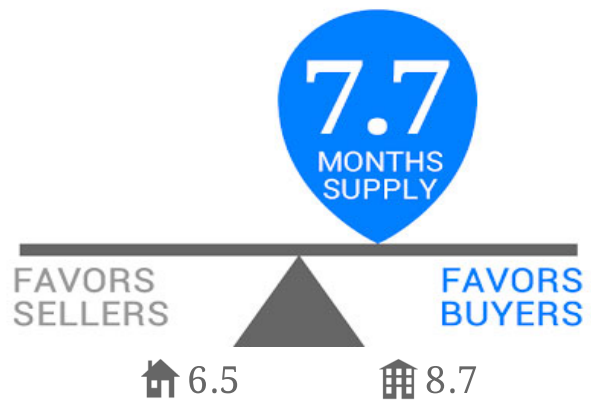
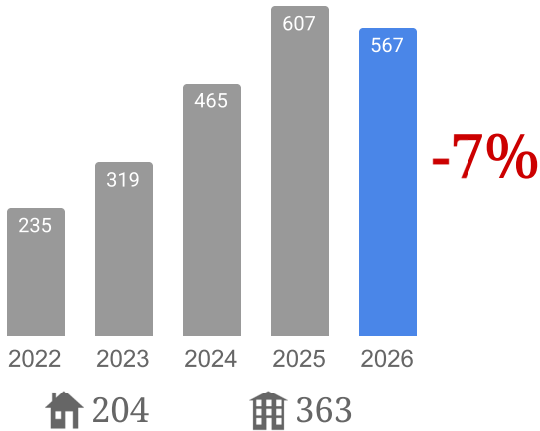
\$1,197,417 +10%
vs 2025

🏠 \$1.7M
🏢 \$805k

HOME SALES



INVENTORY



DAYS ON MARKET

80 +63%
DAYS

🏠 67 🏢 82

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MAY 2026

Central Sarasota

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

MEDIAN PRICE

\$387,000 +5%
vs 2025

🏠 \$484k

🏢 \$248k

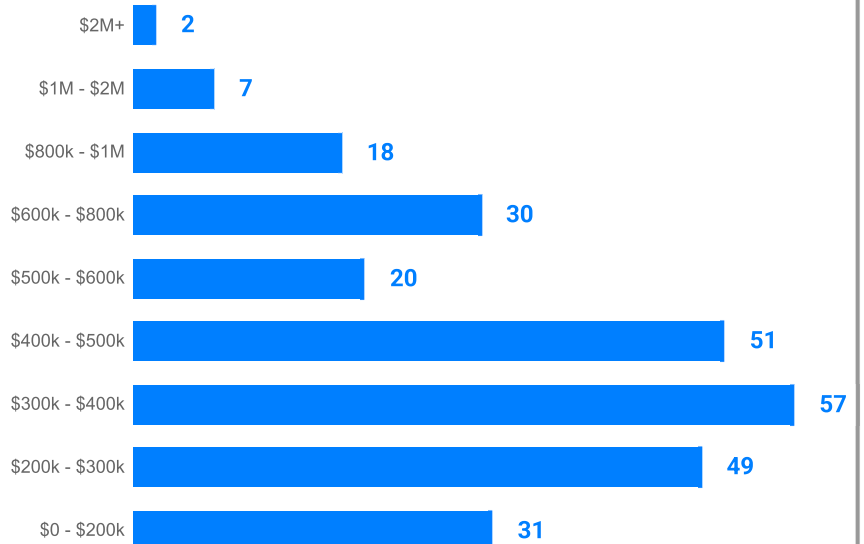
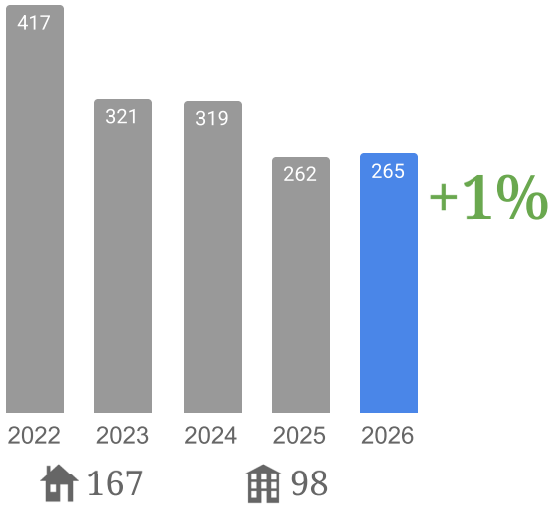
AVERAGE PRICE

\$453,948 +5%
vs 2025

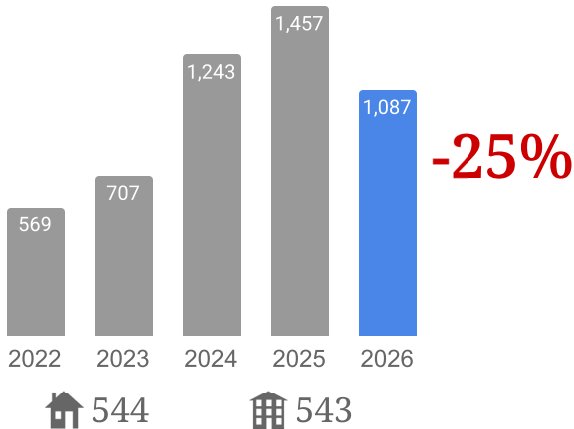
🏠 \$561k

🏢 \$271k

HOME SALES



INVENTORY



DAYS ON MARKET

44 +16%
DAYS

🏠 29

🏢 68

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MAY 2026

East Sarasota

Market data for homes located East of I-75.

MEDIAN PRICE

\$694,500 **-3%**
vs 2025

🏠 \$790k

🏢 \$340k

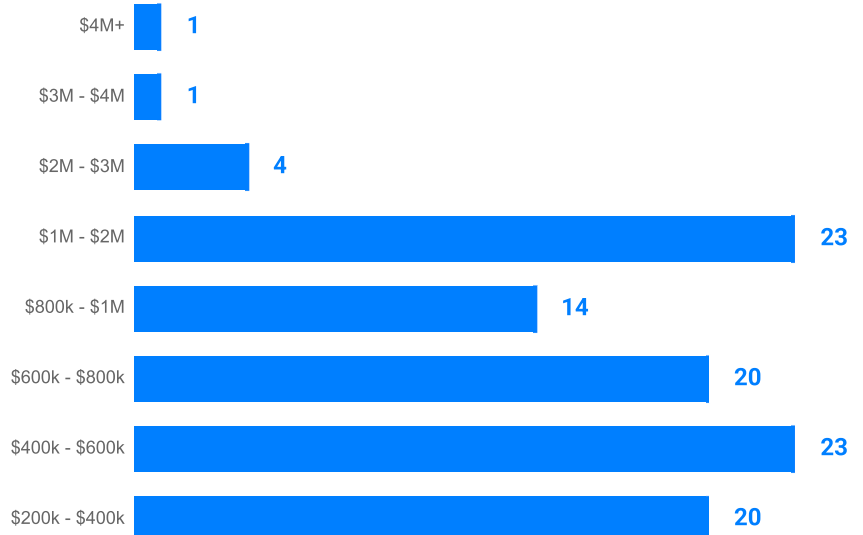
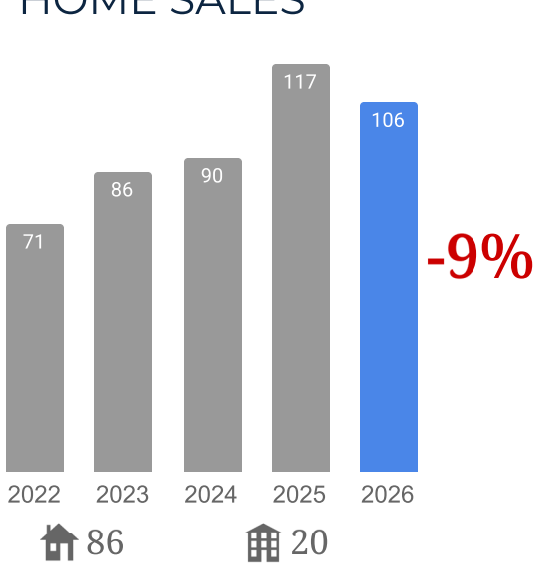
AVERAGE PRICE

\$893,283 **-1%**
vs 2025

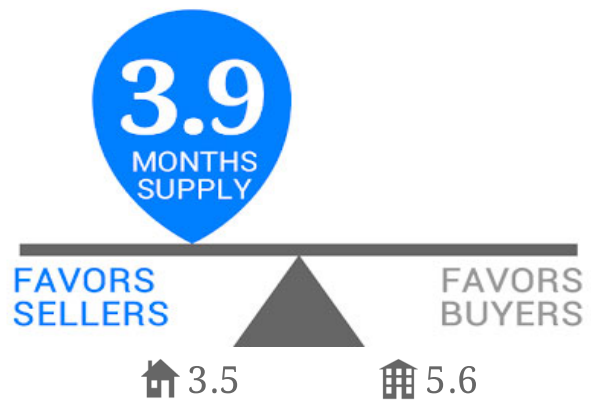
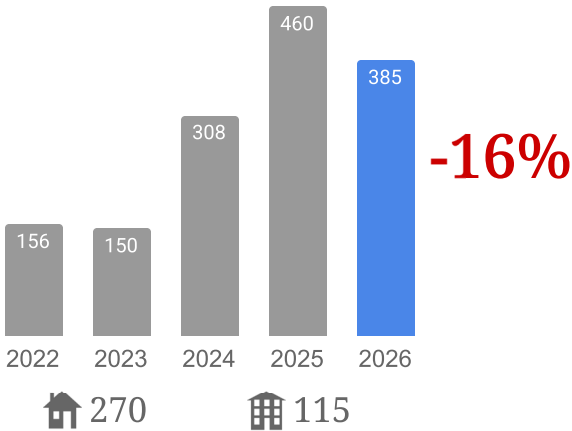
🏠 \$1.0M

🏢 \$385k

HOME SALES



INVENTORY



DAYS ON MARKET

62 **+51%**
DAYS

🏠 60

🏢 91

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MAY 2026

South Sarasota

Market data for homes located in South Sarasota County.

MEDIAN PRICE

\$379,000 +1%
vs 2025

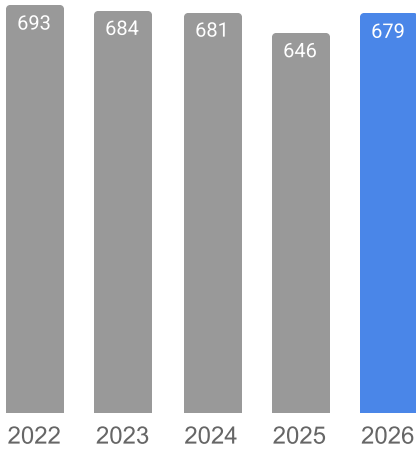
🏠 \$418k
🏡 \$290k

AVERAGE PRICE

\$480,648 +2%
vs 2025

🏠 \$529k
🏡 \$301k

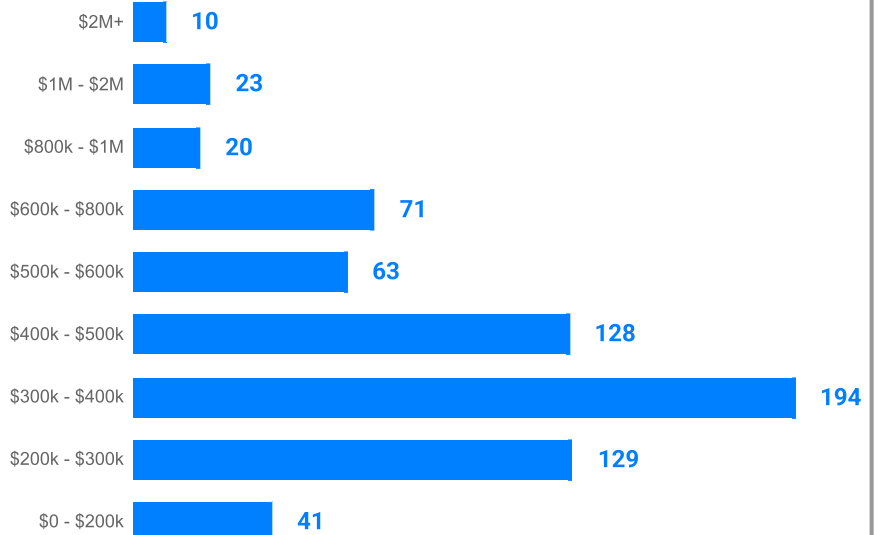
HOME SALES



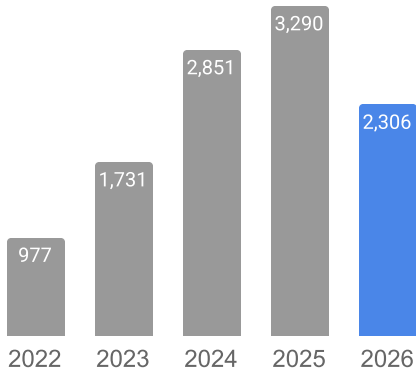
+5%

🏠 535

🏡 144



INVENTORY



-30%

🏠 1,671

🏡 635

3.9
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 3.8

🏡 4.4

DAYS ON MARKET

50 -22%
DAYS

🏠 49

🏡 64

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MAY 2026

Manatee County

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

MEDIAN PRICE

\$411,650 -3%
vs 2025

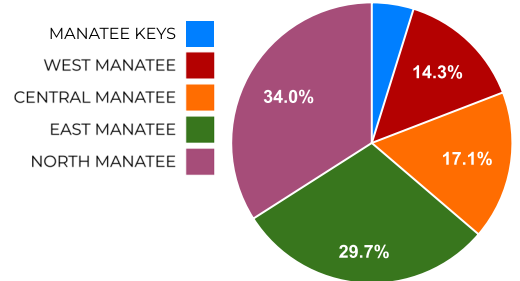
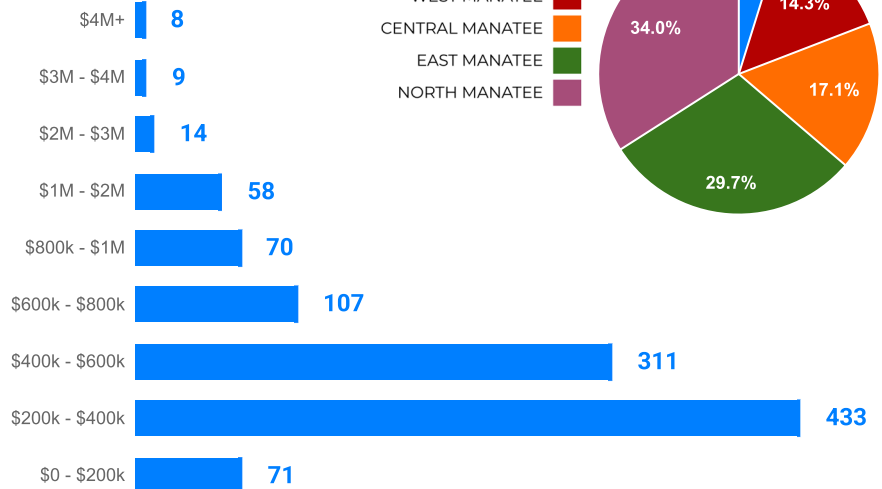
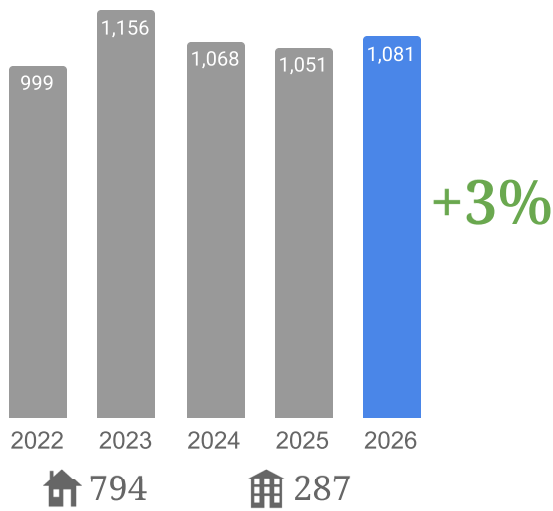
🏠 \$456k
🏡 \$295k

AVERAGE PRICE

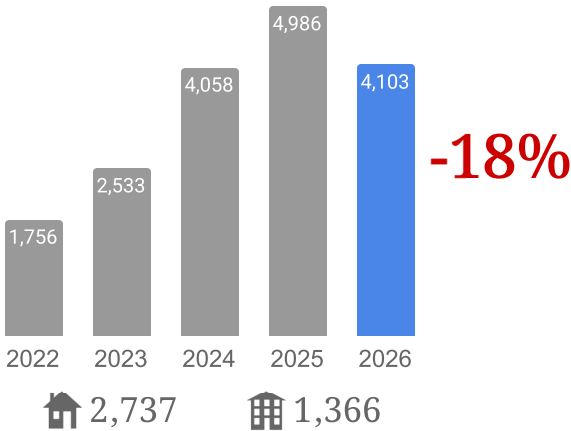
\$574,505 +2%
vs 2025

🏠 \$662k
🏡 \$334k

HOME SALES



INVENTORY



DAYS ON MARKET

50 -2%
DAYS

🏠 46 🏡 61

WHAT DO THESE NUMBERS MEAN FOR YOU?

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MAY 2026

Manatee Luxury

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

MEDIAN PRICE

\$1,325,000 +6%
vs 2025

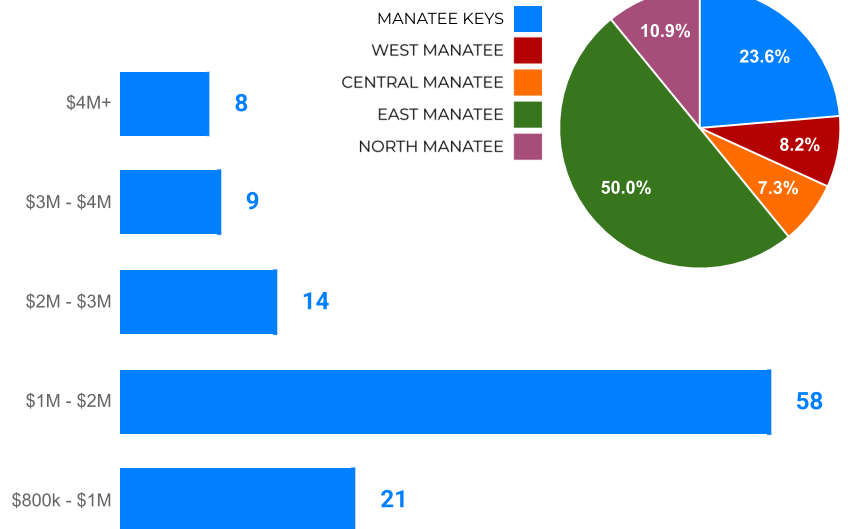
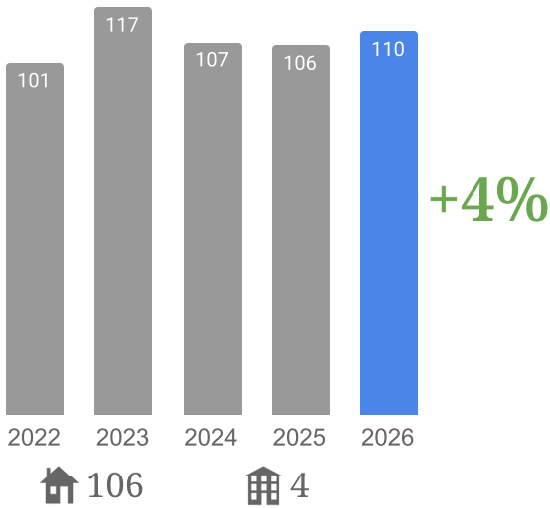
🏠 \$1.3M
🏡 \$1.3M

AVERAGE PRICE

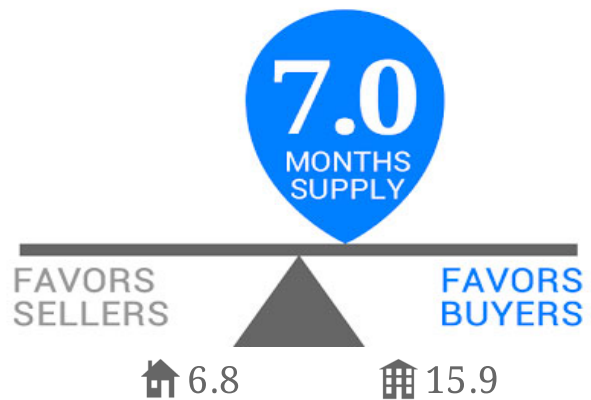
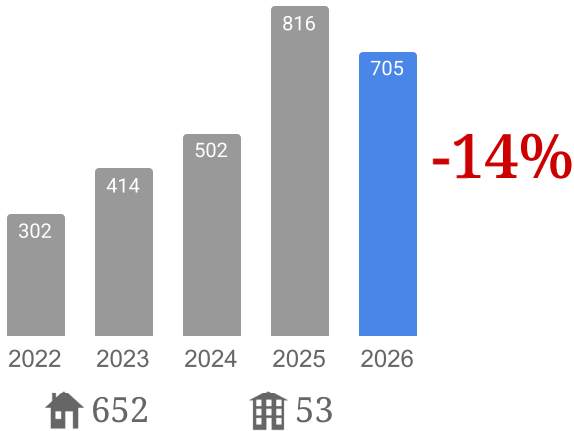
\$1,894,063 +19%
vs 2025

🏠 \$1.9M
🏡 \$2.2M

HOME SALES



INVENTORY



DAYS ON MARKET

35 -3%
DAYS

🏠 35 🏡 42

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MAY 2026

Manatee Keys

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

MEDIAN PRICE

\$933,500 +6%
vs 2025

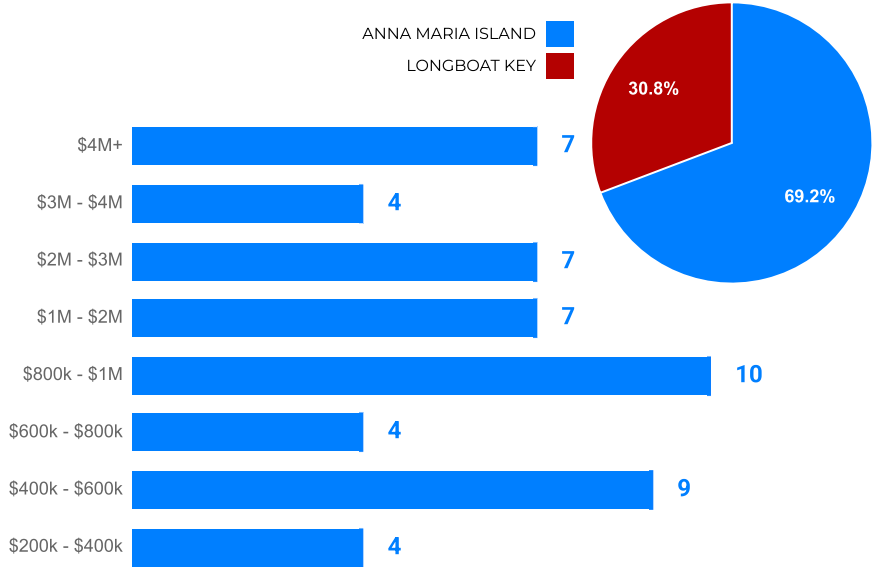
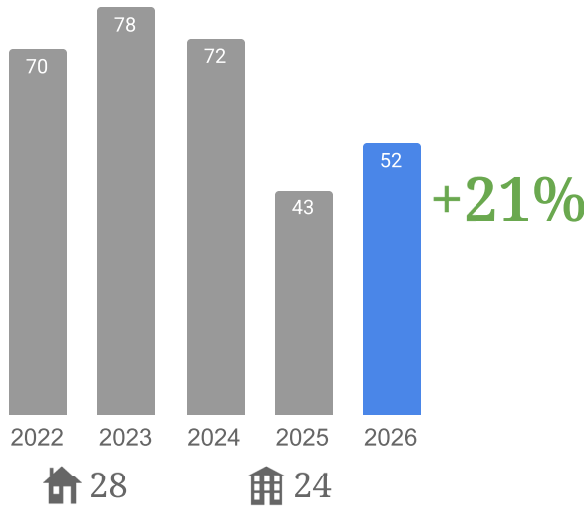
🏠 \$2.4M
🏡 \$545k

AVERAGE PRICE

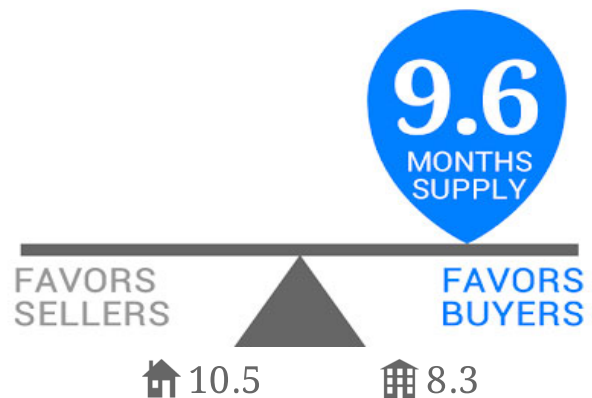
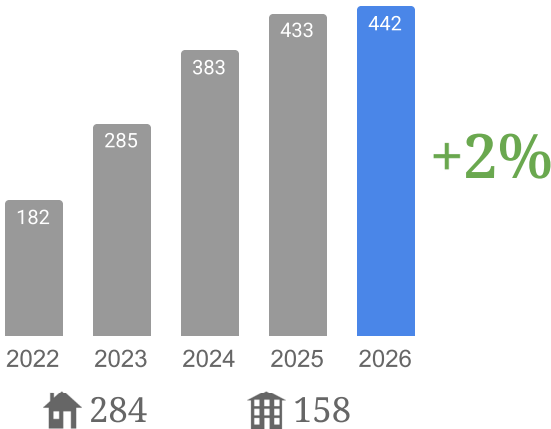
\$1,948,580 +51%
vs 2025

🏠 \$2.9M
🏡 \$803k

HOME SALES



INVENTORY



DAYS ON MARKET

95 +53%
DAYS

🏠 89 🏡 95

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MAY 2026

West Manatee

Market data for homes west of 26th Street West.

MEDIAN PRICE

\$308,000 **-17%**
vs 2025

🏠 \$418k

🏢 \$215k

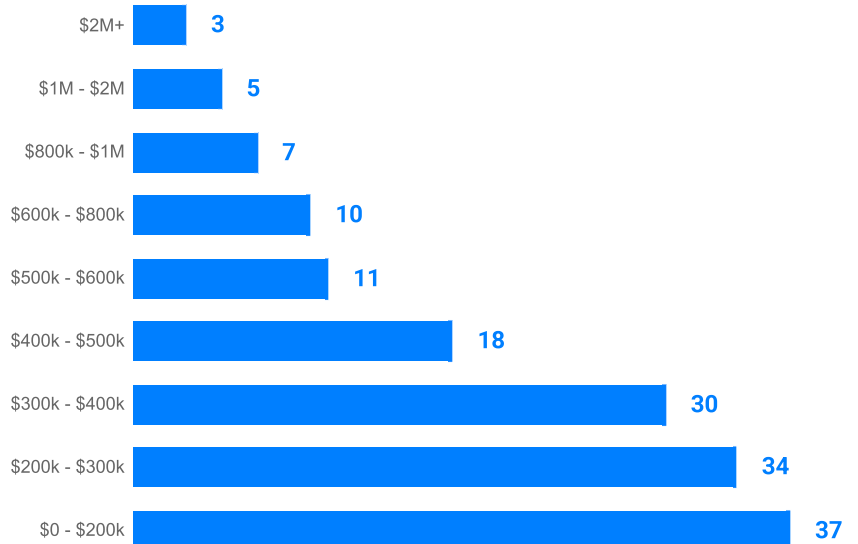
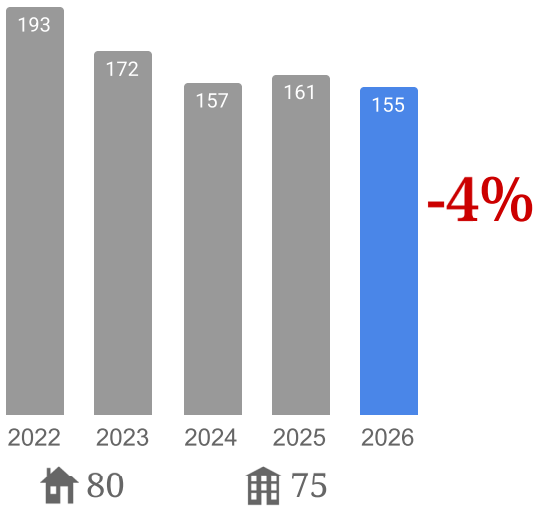
AVERAGE PRICE

\$436,871 **-15%**
vs 2025

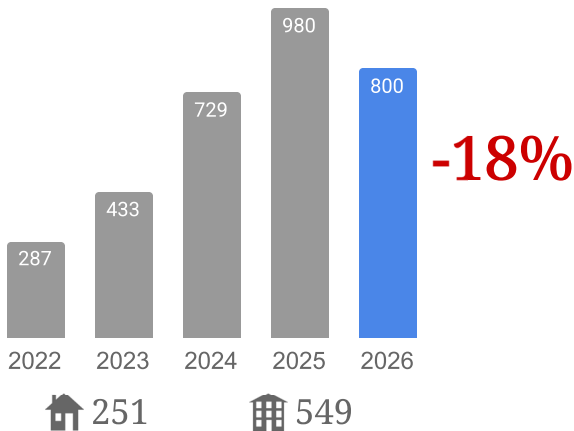
🏠 \$592k

🏢 \$272k

HOME SALES



INVENTORY



DAYS ON MARKET

61 **+65%**
DAYS

🏠 44

🏢 93

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MAY 2026

Central Manatee

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

MEDIAN PRICE

\$370,000 -7%
vs 2025

🏠 \$423k

🏢 \$214k

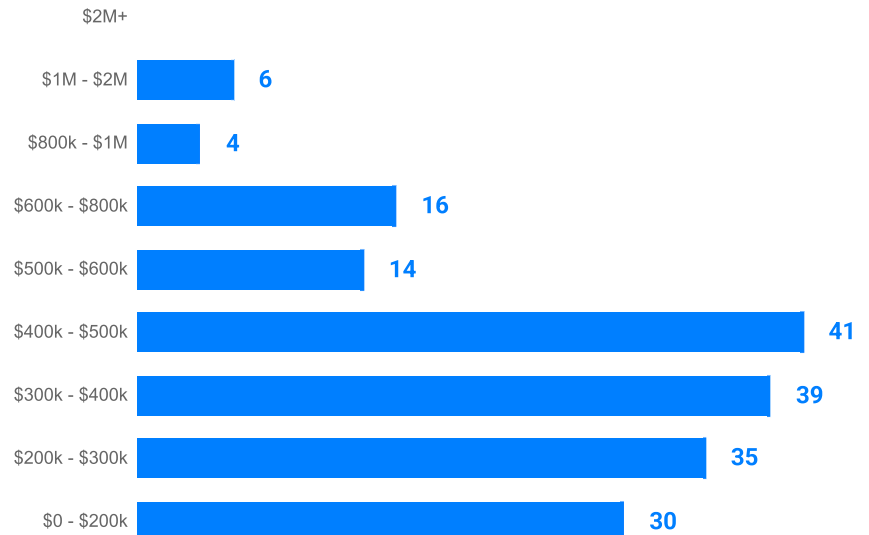
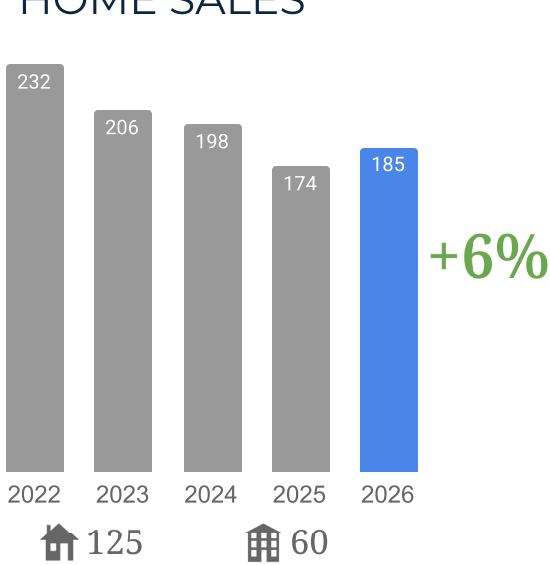
AVERAGE PRICE

\$404,134 -12%
vs 2025

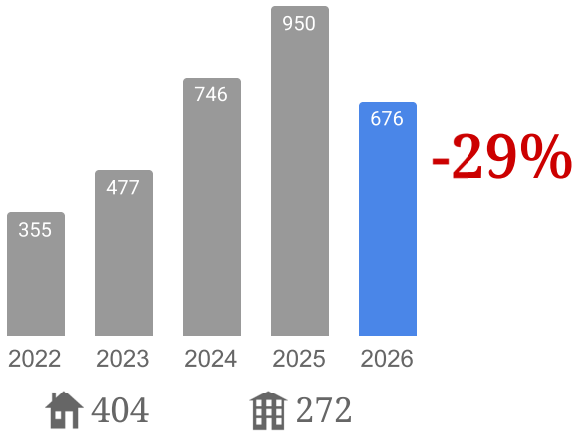
🏠 \$490k

🏢 \$225k

HOME SALES



INVENTORY



DAYS ON MARKET

49 -13%
DAYS

🏠 36

🏢 68

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East Manatee

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

MEDIAN PRICE

\$525,000 **-10%**
vs 2025

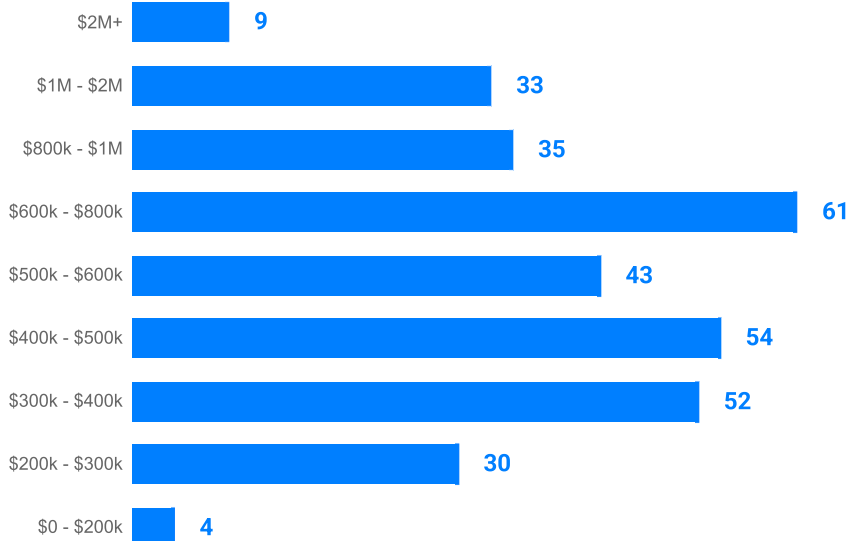
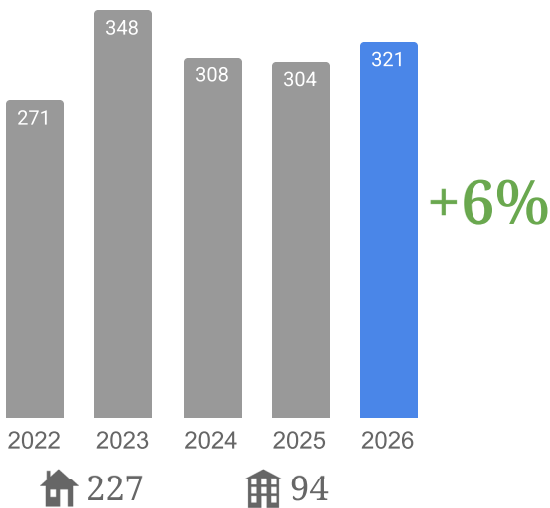
🏠 \$645k
🏢 \$325k

AVERAGE PRICE

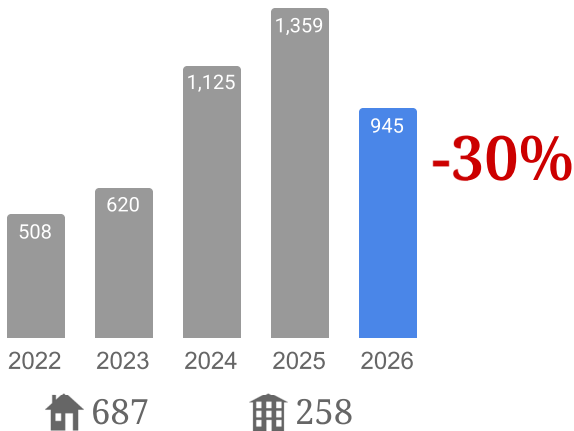
\$673,153 **-4%**
vs 2025

🏠 \$810k
🏢 \$343k

HOME SALES



INVENTORY



DAYS ON MARKET

41 **-11%**
DAYS

🏠 40 🏢 43

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North Manatee

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

MEDIAN PRICE

\$385,498 -1%
vs 2025

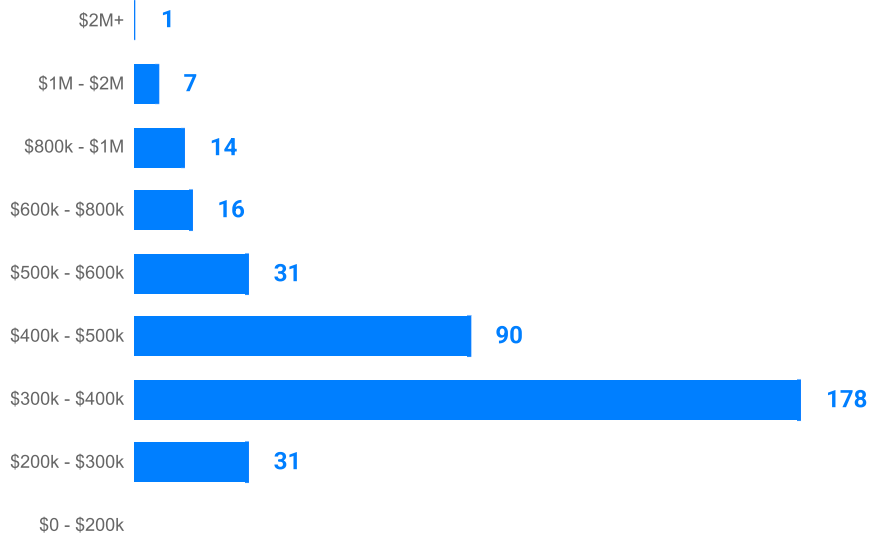
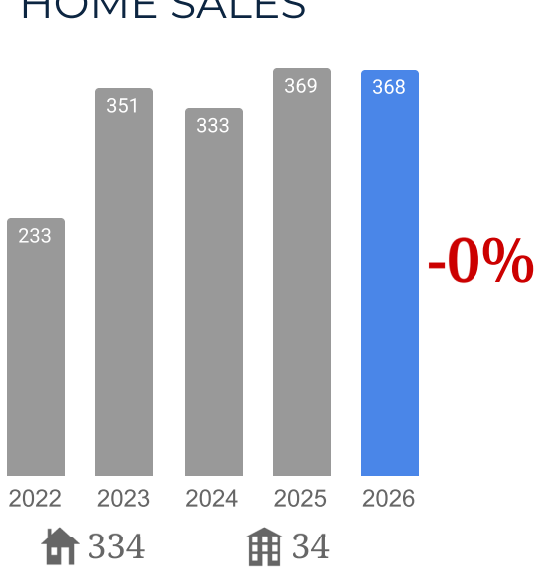
🏠 \$394k
🏢 \$300k

AVERAGE PRICE

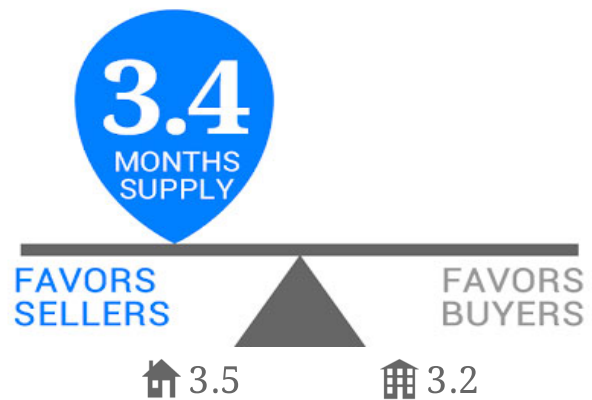
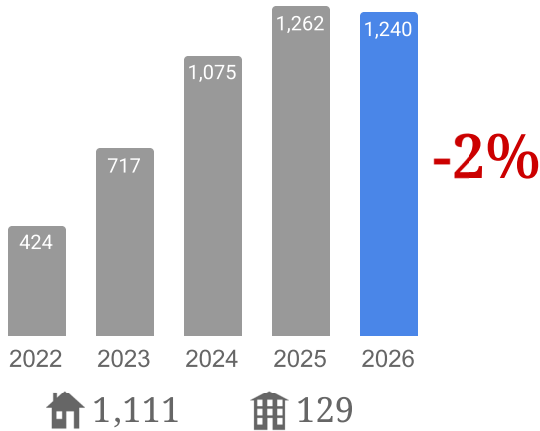
\$437,914 +1%
vs 2025

🏠 \$452k
🏢 \$304k

HOME SALES



INVENTORY



DAYS ON MARKET

47 -19%
DAYS

🏠 52 🏢 40

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Lakewood Ranch

Market data for homes in Lakewood Ranch.

MEDIAN PRICE

\$560,000 **-10%**
vs 2025

🏠 \$718k

🏢 \$329k

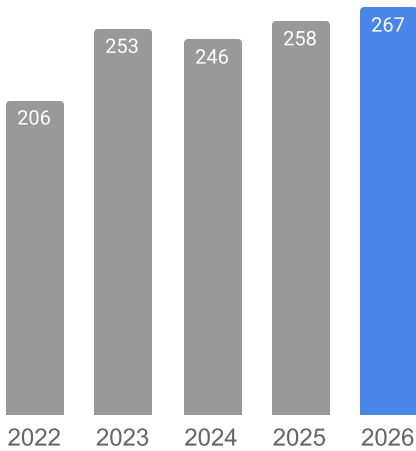
AVERAGE PRICE

\$744,735 **-4%**
vs 2025

🏠 \$907k

🏢 \$359k

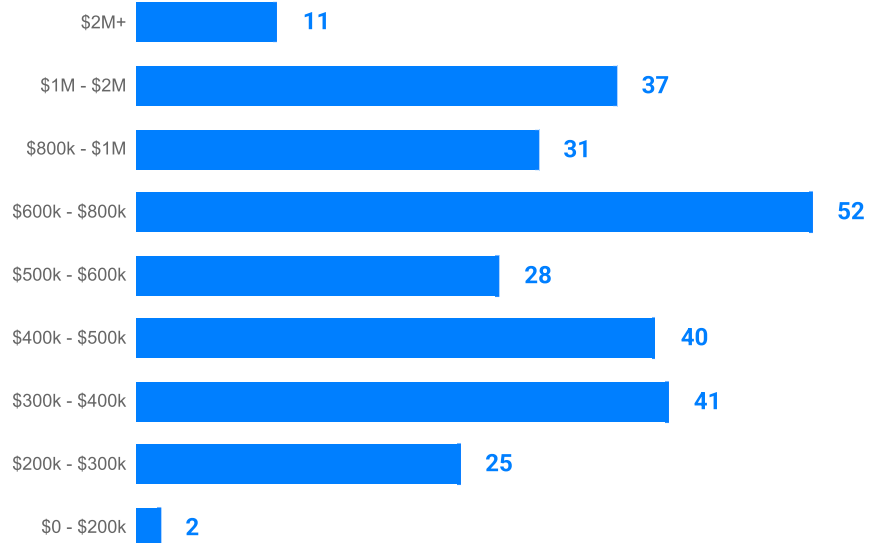
HOME SALES



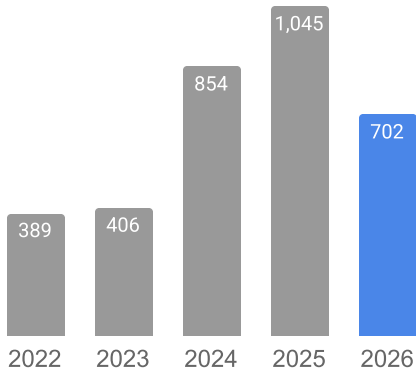
+3%

🏠 188

🏢 79



INVENTORY



-33%

🏠 495

🏢 207

2.9
MONTHS
SUPPLY

FAVORS
SELLERS

FAVORS
BUYERS

🏠 2.9

🏢 3.2

DAYS ON MARKET

38 **-17%**
DAYS

🏠 35

🏢 38

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.