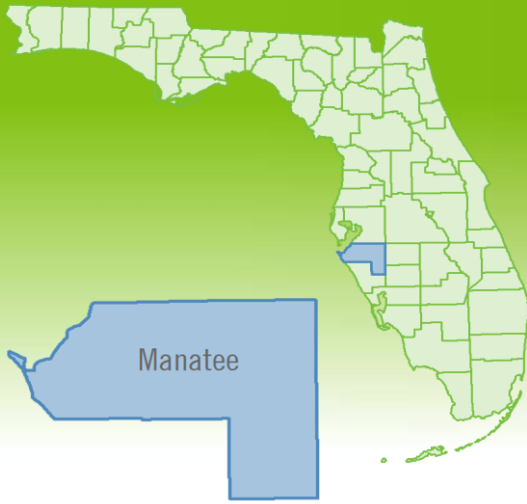


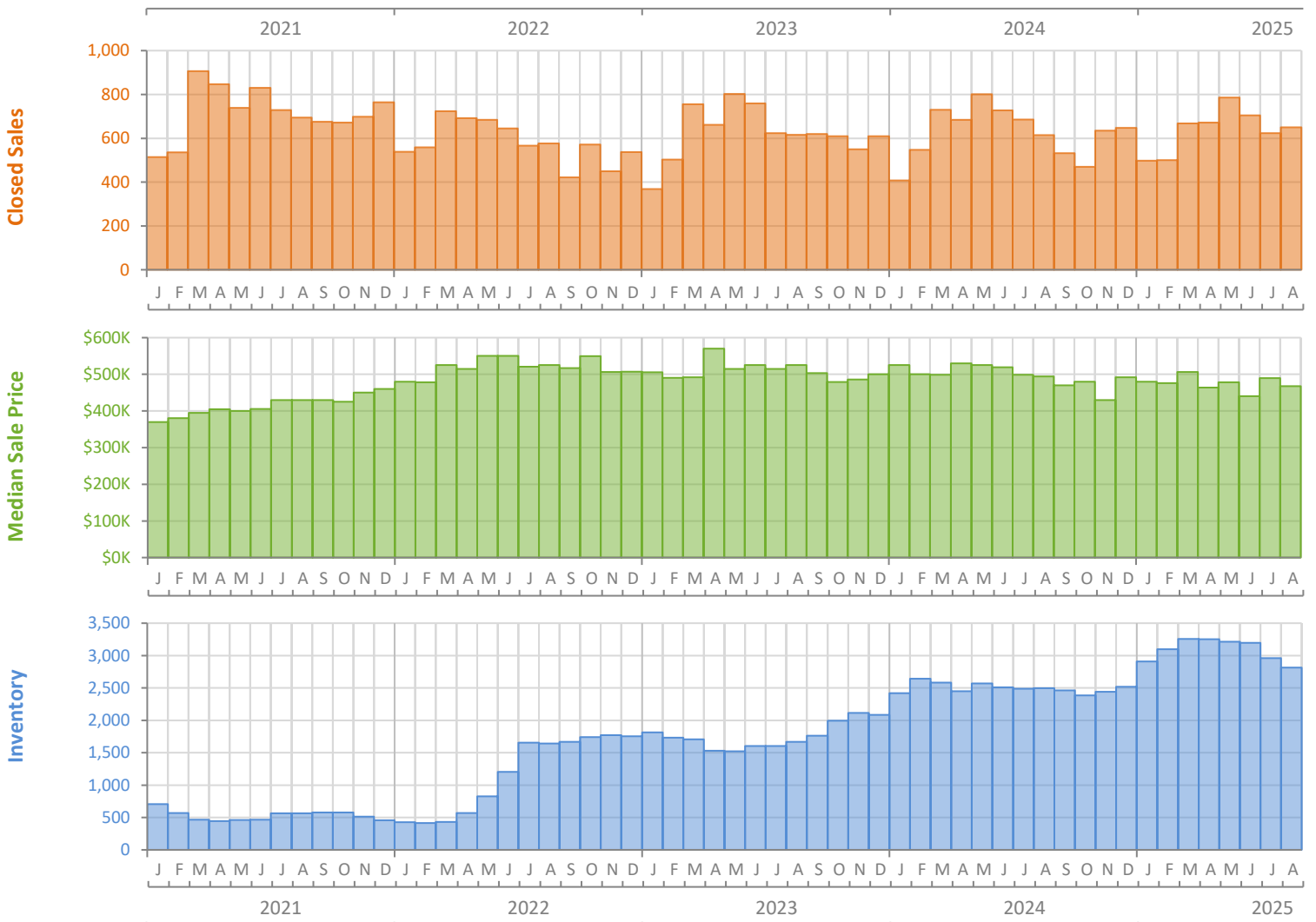
# Monthly Market Summary - August 2025

## Single-Family Homes

### Manatee County



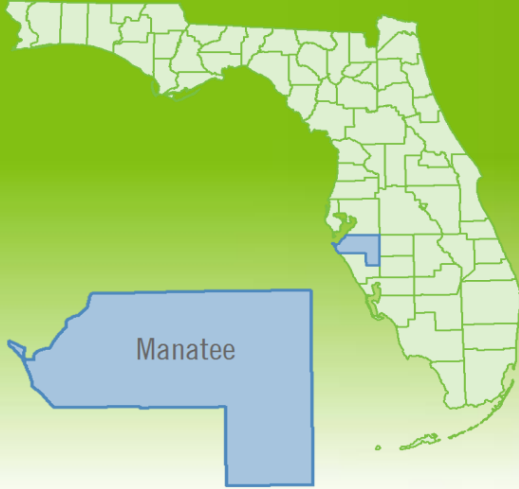
	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	650	615	5.7%
Paid in Cash	185	189	-2.1%
Median Sale Price	\$467,640	\$494,000	-5.3%
Average Sale Price	\$665,577	\$609,789	9.1%
Dollar Volume	\$432.6 Million	\$375.0 Million	15.4%
Med. Pct. of Orig. List Price Received	94.8%	95.3%	-0.5%
Median Time to Contract	53 Days	54 Days	-1.9%
Median Time to Sale	101 Days	103 Days	-1.9%
New Pending Sales	637	546	16.7%
New Listings	763	797	-4.3%
Pending Inventory	900	800	12.5%
Inventory (Active Listings)	2,814	2,496	12.7%
Months Supply of Inventory	4.6	3.9	17.9%



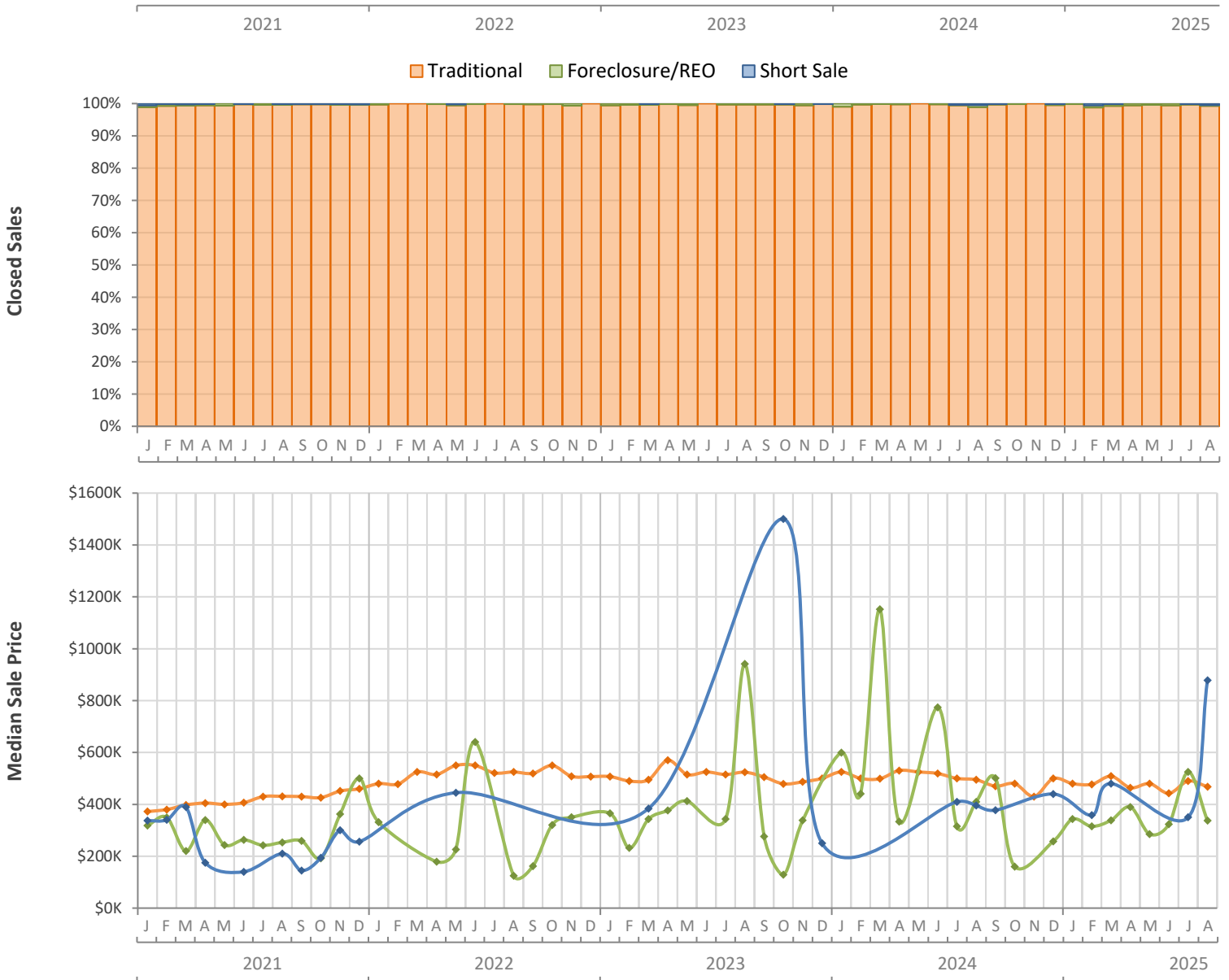
# Monthly Distressed Market - August 2025

## Single-Family Homes

### Manatee County



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	645	608	6.1%
	Median Sale Price	\$467,990	\$495,000	-5.5%
Foreclosure/REO	Closed Sales	2	4	-50.0%
	Median Sale Price	\$337,000	\$409,950	-17.8%
Short Sale	Closed Sales	3	3	0.0%
	Median Sale Price	\$877,710	\$395,185	122.1%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, September 23, 2025. Next data release is Thursday, October 23, 2025.