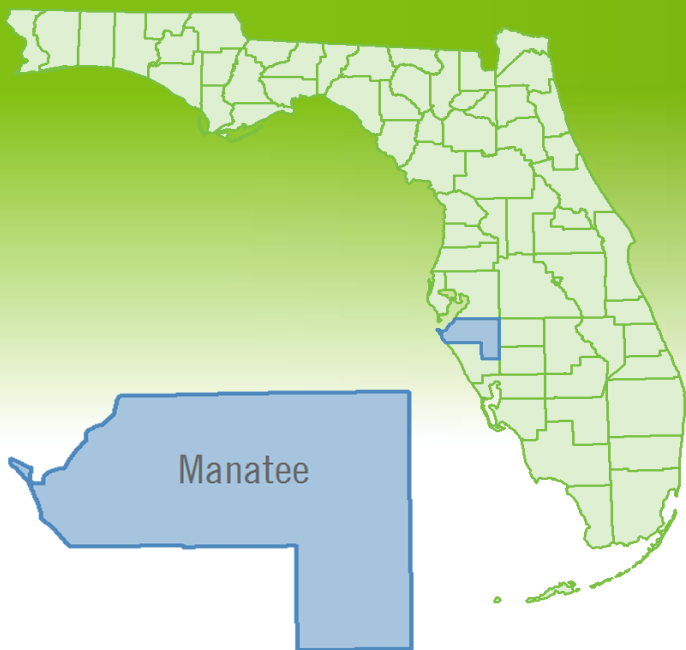


Quarterly Market Detail - Q4 2025

Single-Family Homes

Manatee County



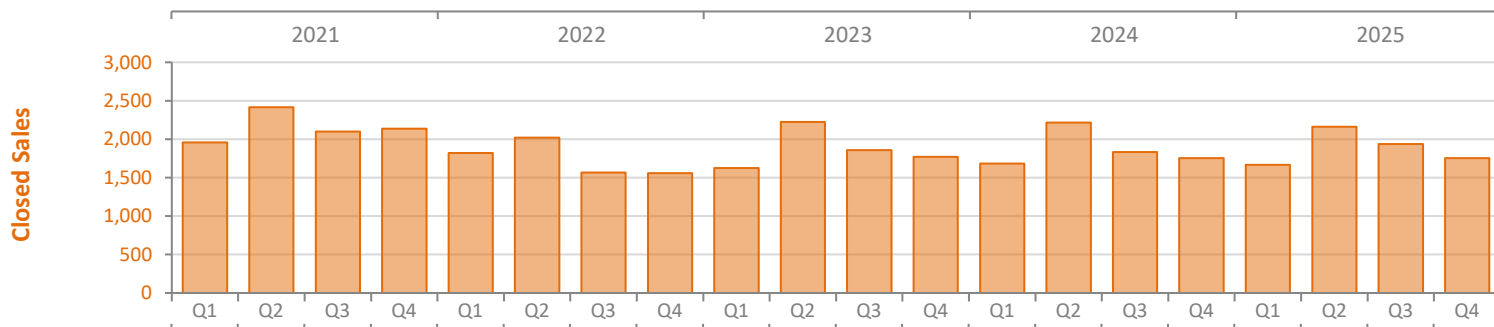
Summary Statistics	Q4 2025	Q4 2024	Percent Change Year-over-Year
Closed Sales	1,756	1,753	0.2%
Paid in Cash	495	531	-6.8%
Median Sale Price	\$485,000	\$465,000	4.3%
Average Sale Price	\$640,949	\$630,616	1.6%
Dollar Volume	\$1.1 Billion	\$1.1 Billion	1.8%
Median Percent of Original List Price Received	94.8%	94.9%	-0.1%
Median Time to Contract	60 Days	53 Days	13.2%
Median Time to Sale	106 Days	105 Days	1.0%
New Pending Sales	1,628	1,573	3.5%
New Listings	2,233	2,161	3.3%
Pending Inventory	665	645	3.1%
Inventory (Active Listings)	2,687	2,518	6.7%
Months Supply of Inventory	4.3	4.0	7.5%

Closed Sales

The number of sales transactions which closed during the quarter

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	7,521	0.5%
Q4 2025	1,756	0.2%
Q3 2025	1,936	5.6%
Q2 2025	2,163	-2.3%
Q1 2025	1,666	-1.1%
Q4 2024	1,753	-0.9%
Q3 2024	1,833	-1.5%
Q2 2024	2,214	-0.4%
Q1 2024	1,685	3.6%
Q4 2023	1,769	13.5%
Q3 2023	1,860	18.8%
Q2 2023	2,224	10.0%
Q1 2023	1,627	-10.7%
Q4 2022	1,559	-27.0%

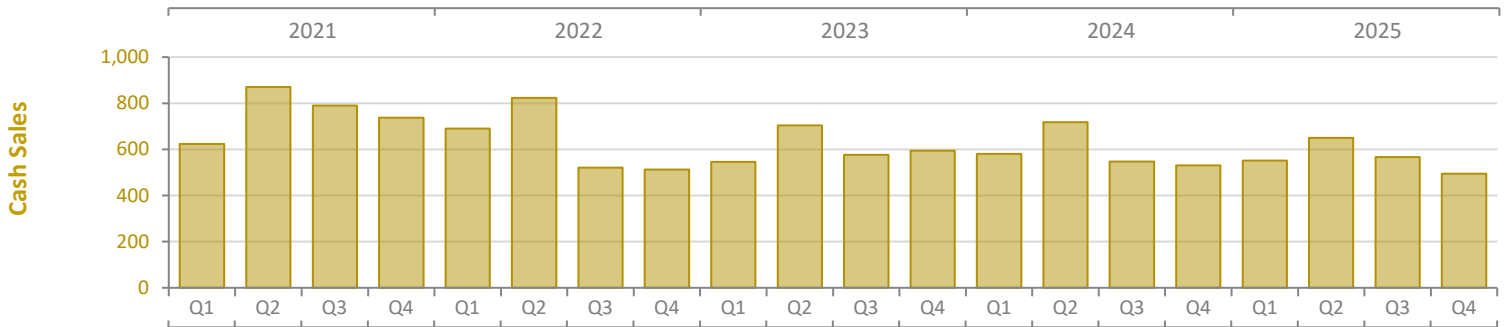


Cash Sales

The number of Closed Sales during the quarter in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	2,263	-4.8%
Q4 2025	495	-6.8%
Q3 2025	567	3.7%
Q2 2025	650	-9.5%
Q1 2025	551	-5.2%
Q4 2024	531	-10.8%
Q3 2024	547	-5.2%
Q2 2024	718	2.0%
Q1 2024	581	6.4%
Q4 2023	595	16.2%
Q3 2023	577	10.7%
Q2 2023	704	-14.5%
Q1 2023	546	-20.9%
Q4 2022	512	-30.5%

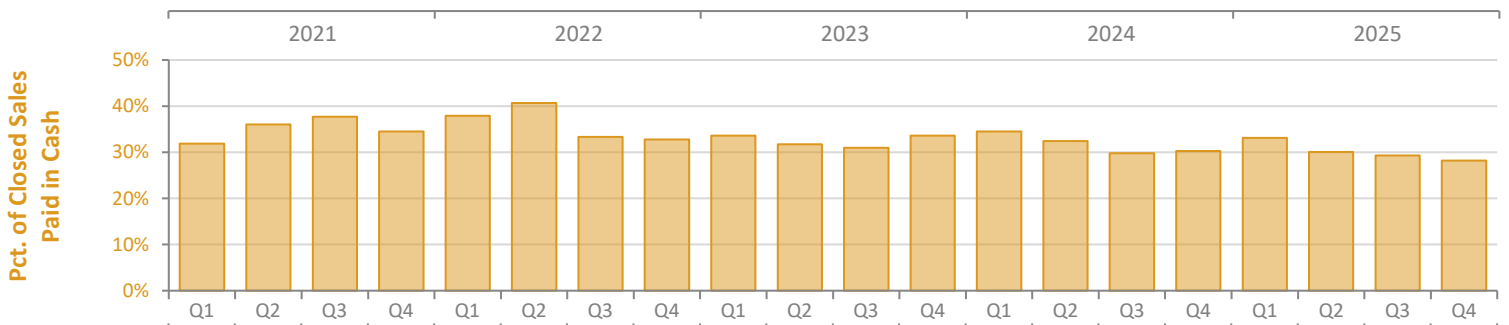


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	30.1%	-5.3%
Q4 2025	28.2%	-6.9%
Q3 2025	29.3%	-1.7%
Q2 2025	30.1%	-7.1%
Q1 2025	33.1%	-4.1%
Q4 2024	30.3%	-9.8%
Q3 2024	29.8%	-3.9%
Q2 2024	32.4%	2.2%
Q1 2024	34.5%	2.7%
Q4 2023	33.6%	2.4%
Q3 2023	31.0%	-6.9%
Q2 2023	31.7%	-22.1%
Q1 2023	33.6%	-11.3%
Q4 2022	32.8%	-4.9%

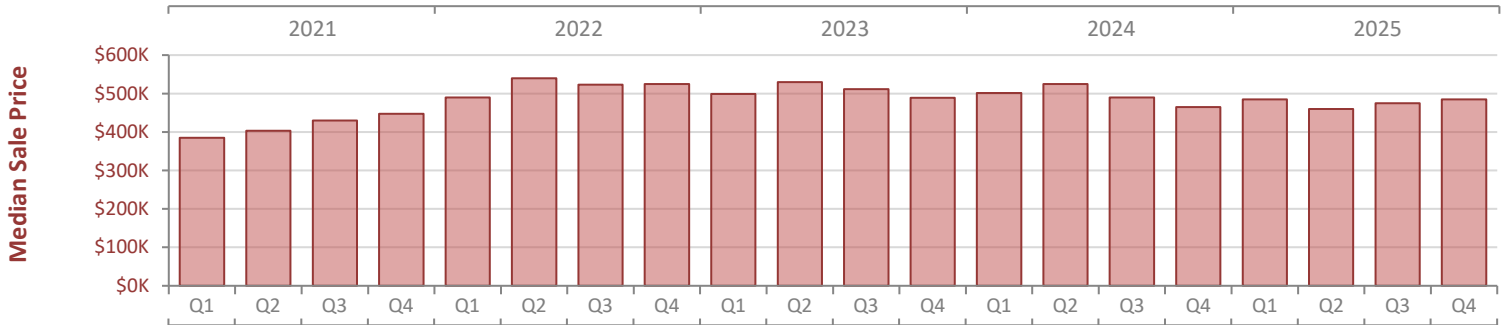


Median Sale Price

The median sale price reported for the quarter (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$475,000	-5.0%
Q4 2025	\$485,000	4.3%
Q3 2025	\$475,000	-2.9%
Q2 2025	\$460,000	-12.4%
Q1 2025	\$485,000	-3.3%
Q4 2024	\$465,000	-4.9%
Q3 2024	\$489,400	-4.4%
Q2 2024	\$525,000	-0.9%
Q1 2024	\$501,638	0.5%
Q4 2023	\$488,990	-6.9%
Q3 2023	\$511,820	-2.1%
Q2 2023	\$530,000	-1.9%
Q1 2023	\$499,000	1.8%
Q4 2022	\$525,000	17.4%

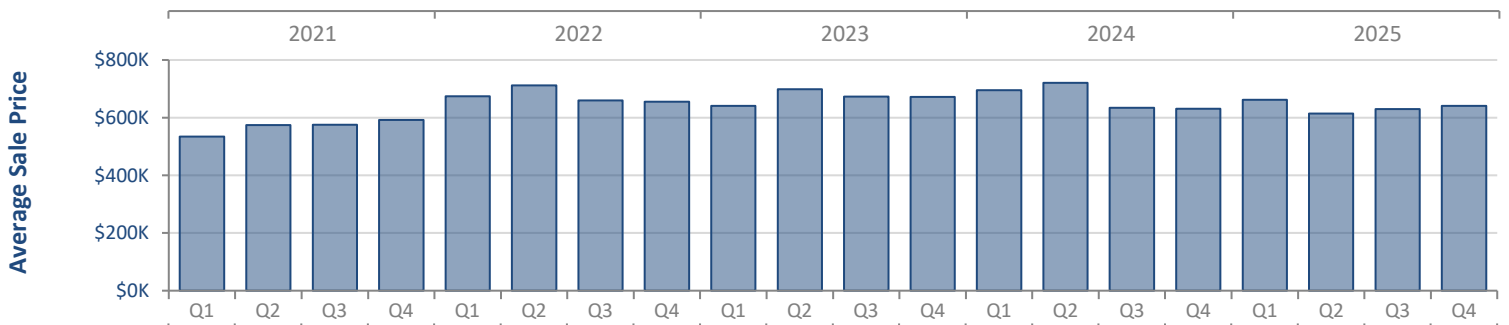


Average Sale Price

The average sale price reported for the quarter (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$635,041	-5.6%
Q4 2025	\$640,949	1.6%
Q3 2025	\$629,726	-0.7%
Q2 2025	\$614,447	-14.8%
Q1 2025	\$661,730	-4.9%
Q4 2024	\$630,616	-6.2%
Q3 2024	\$634,316	-5.7%
Q2 2024	\$721,102	3.2%
Q1 2024	\$695,762	8.5%
Q4 2023	\$672,196	2.6%
Q3 2023	\$672,945	2.1%
Q2 2023	\$698,432	-1.9%
Q1 2023	\$641,346	-4.8%
Q4 2022	\$654,969	10.7%



Quarterly Market Detail - Q4 2025

Single-Family Homes

Manatee County

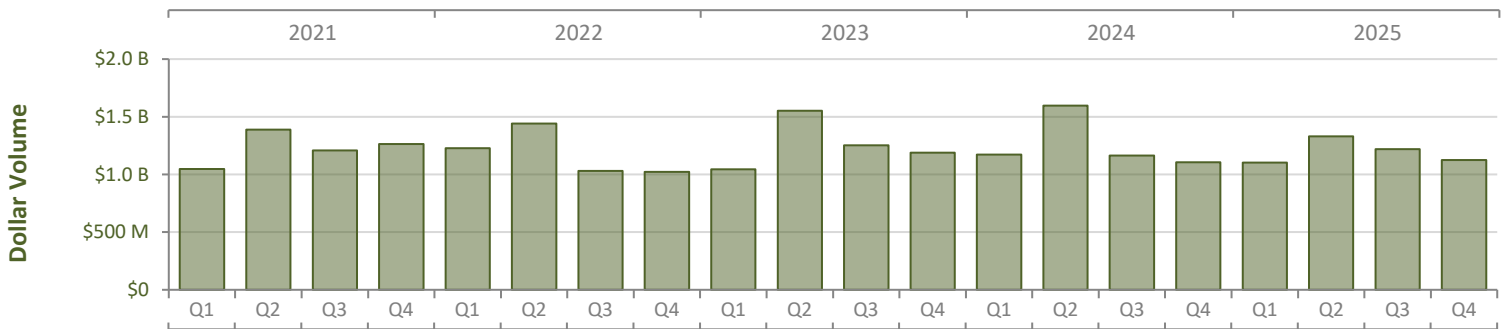


Dollar Volume

The sum of the sale prices for all sales which closed during the quarter

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$4.8 Billion	-5.2%
Q4 2025	\$1.1 Billion	1.8%
Q3 2025	\$1.2 Billion	4.9%
Q2 2025	\$1.3 Billion	-16.8%
Q1 2025	\$1.1 Billion	-6.0%
Q4 2024	\$1.1 Billion	-7.0%
Q3 2024	\$1.2 Billion	-7.1%
Q2 2024	\$1.6 Billion	2.8%
Q1 2024	\$1.2 Billion	12.4%
Q4 2023	\$1.2 Billion	16.5%
Q3 2023	\$1.3 Billion	21.3%
Q2 2023	\$1.6 Billion	7.9%
Q1 2023	\$1.0 Billion	-15.0%
Q4 2022	\$1.0 Billion	-19.2%

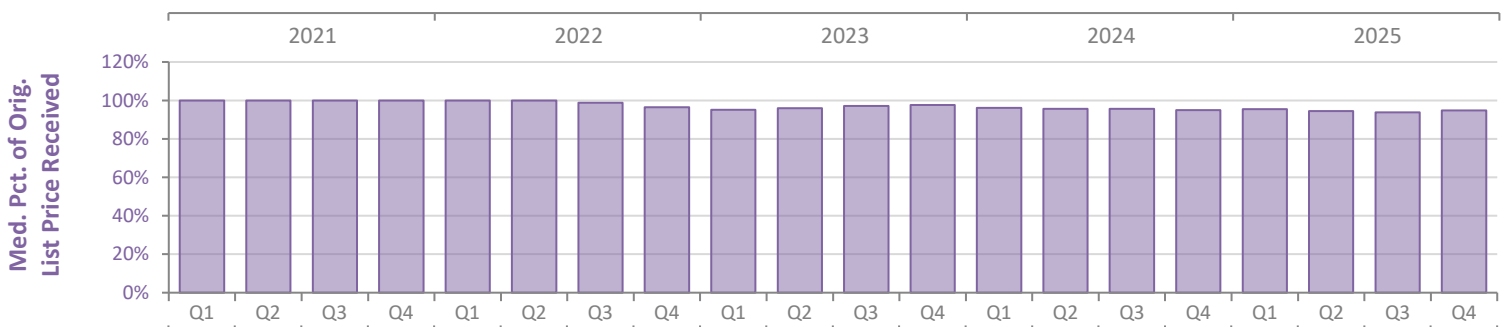


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the quarter

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.6%	-1.0%
Q4 2025	94.8%	-0.1%
Q3 2025	93.8%	-2.0%
Q2 2025	94.4%	-1.3%
Q1 2025	95.4%	-0.7%
Q4 2024	94.9%	-2.8%
Q3 2024	95.7%	-1.4%
Q2 2024	95.6%	-0.4%
Q1 2024	96.1%	0.9%
Q4 2023	97.6%	1.2%
Q3 2023	97.1%	-1.7%
Q2 2023	96.0%	-4.0%
Q1 2023	95.2%	-4.8%
Q4 2022	96.4%	-3.6%

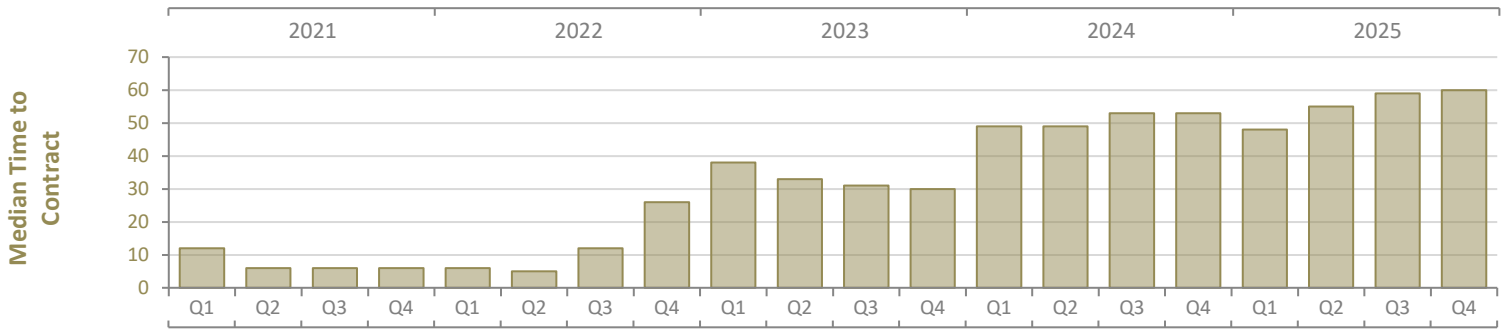


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the quarter

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the quarter. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	58 Days	11.5%
Q4 2025	60 Days	13.2%
Q3 2025	59 Days	11.3%
Q2 2025	55 Days	12.2%
Q1 2025	48 Days	-2.0%
Q4 2024	53 Days	76.7%
Q3 2024	53 Days	71.0%
Q2 2024	49 Days	48.5%
Q1 2024	49 Days	28.9%
Q4 2023	30 Days	15.4%
Q3 2023	31 Days	158.3%
Q2 2023	33 Days	560.0%
Q1 2023	38 Days	533.3%
Q4 2022	26 Days	333.3%

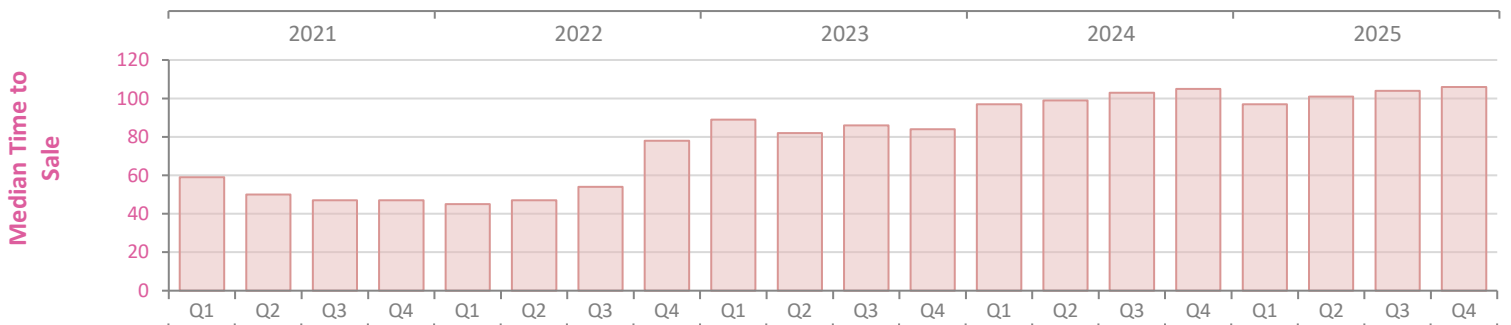


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the quarter

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	104 Days	2.0%
Q4 2025	106 Days	1.0%
Q3 2025	104 Days	1.0%
Q2 2025	101 Days	2.0%
Q1 2025	97 Days	0.0%
Q4 2024	105 Days	25.0%
Q3 2024	103 Days	19.8%
Q2 2024	99 Days	20.7%
Q1 2024	97 Days	9.0%
Q4 2023	84 Days	7.7%
Q3 2023	86 Days	59.3%
Q2 2023	82 Days	74.5%
Q1 2023	89 Days	97.8%
Q4 2022	78 Days	66.0%

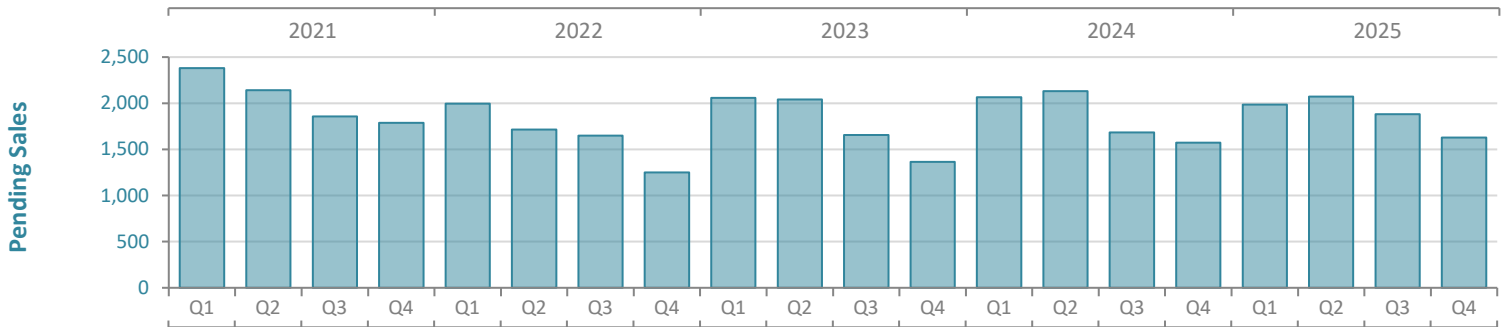


New Pending Sales

The number of listed properties that went under contract during the quarter

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	7,567	1.6%
Q4 2025	1,628	3.5%
Q3 2025	1,883	11.9%
Q2 2025	2,072	-2.7%
Q1 2025	1,984	-3.9%
Q4 2024	1,573	15.2%
Q3 2024	1,683	1.6%
Q2 2024	2,130	4.4%
Q1 2024	2,064	0.3%
Q4 2023	1,366	9.3%
Q3 2023	1,657	0.4%
Q2 2023	2,040	18.9%
Q1 2023	2,058	3.1%
Q4 2022	1,250	-30.1%

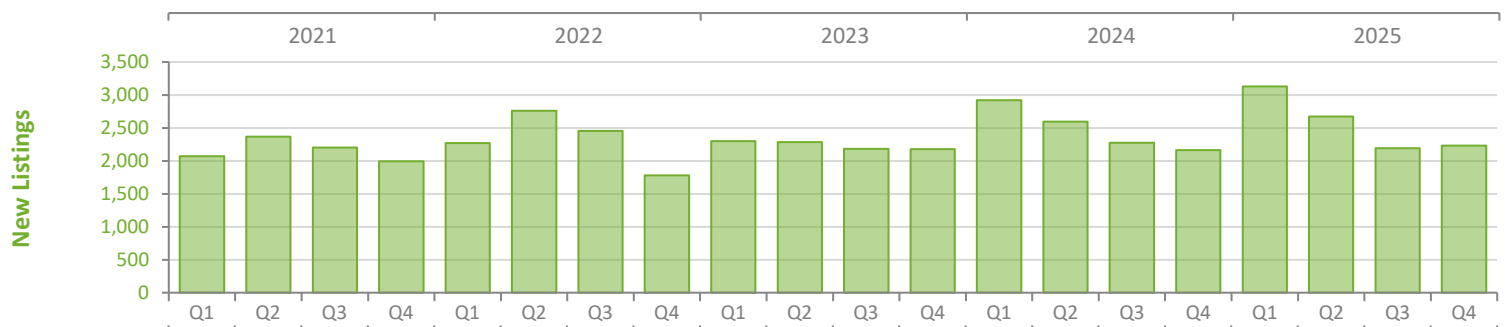


New Listings

The number of properties put onto the market during the quarter

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	10,230	2.8%
Q4 2025	2,233	3.3%
Q3 2025	2,193	-3.7%
Q2 2025	2,673	3.0%
Q1 2025	3,131	7.2%
Q4 2024	2,161	-0.8%
Q3 2024	2,277	4.4%
Q2 2024	2,594	13.7%
Q1 2024	2,920	26.9%
Q4 2023	2,178	22.5%
Q3 2023	2,180	-11.2%
Q2 2023	2,282	-17.3%
Q1 2023	2,301	1.3%
Q4 2022	1,778	-10.8%

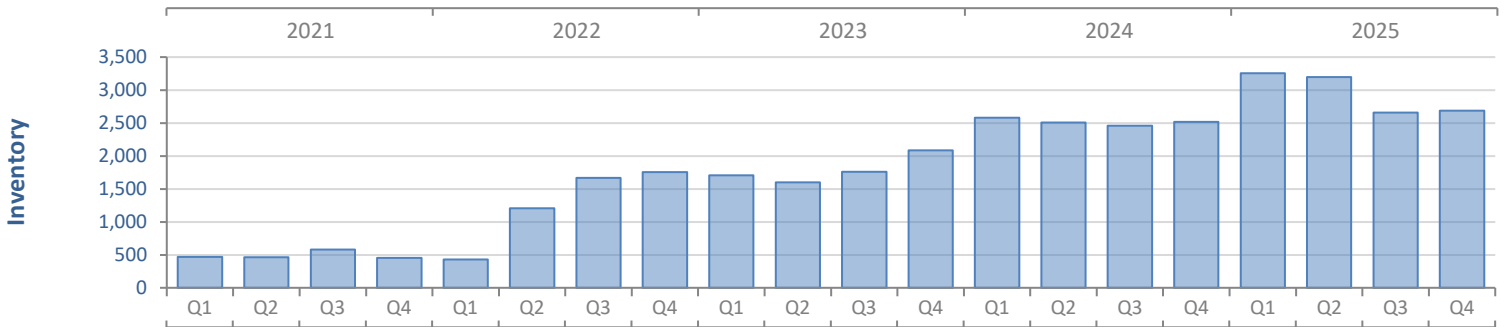


Inventory (Active Listings)

The number of property listings active at the end of the quarter

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the quarter, and hold this number to compare with the same quarter the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,946	18.0%
Q4 2025	2,687	6.7%
Q3 2025	2,656	7.9%
Q2 2025	3,196	27.4%
Q1 2025	3,256	26.2%
Q4 2024	2,518	20.8%
Q3 2024	2,461	39.8%
Q2 2024	2,508	56.6%
Q1 2024	2,581	51.3%
Q4 2023	2,084	18.7%
Q3 2023	1,761	5.6%
Q2 2023	1,602	32.9%
Q1 2023	1,706	295.8%
Q4 2022	1,755	284.9%

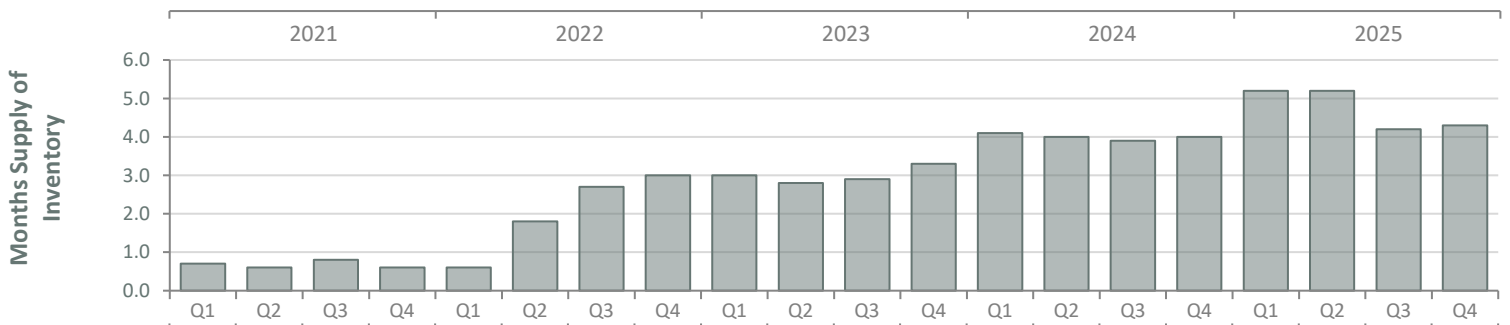


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.7	17.5%
Q4 2025	4.3	7.5%
Q3 2025	4.2	7.7%
Q2 2025	5.2	30.0%
Q1 2025	5.2	26.8%
Q4 2024	4.0	21.2%
Q3 2024	3.9	34.5%
Q2 2024	4.0	42.9%
Q1 2024	4.1	36.7%
Q4 2023	3.3	10.0%
Q3 2023	2.9	7.4%
Q2 2023	2.8	55.6%
Q1 2023	3.0	400.0%
Q4 2022	3.0	400.0%

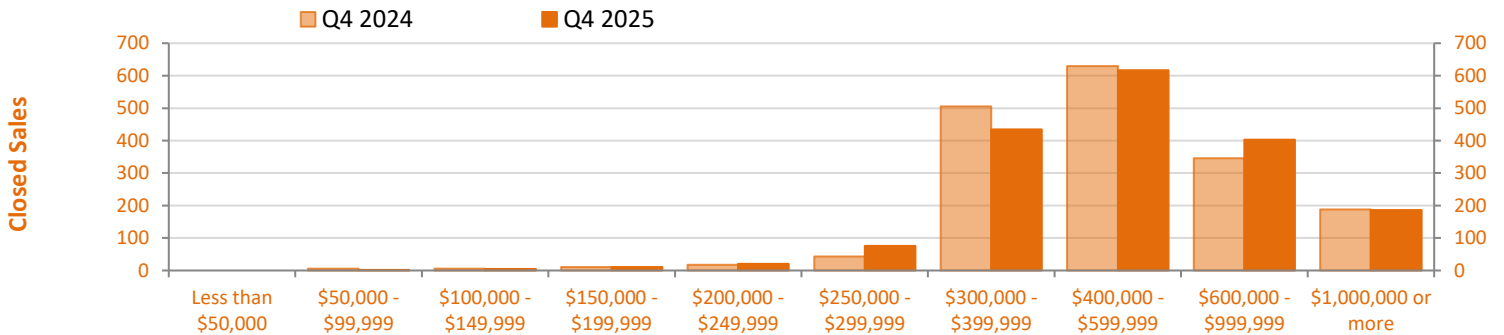


Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	2	-66.7%
\$100,000 - \$149,999	5	-16.7%
\$150,000 - \$199,999	11	0.0%
\$200,000 - \$249,999	21	16.7%
\$250,000 - \$299,999	76	76.7%
\$300,000 - \$399,999	435	-13.9%
\$400,000 - \$599,999	617	-2.1%
\$600,000 - \$999,999	403	16.5%
\$1,000,000 or more	186	-1.1%

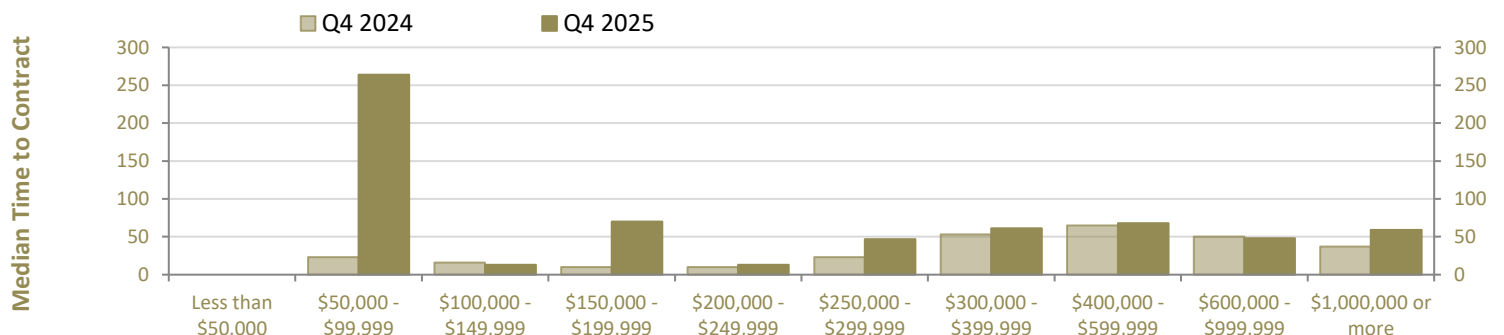


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the quarter

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the quarter. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	264 Days	1047.8%
\$100,000 - \$149,999	13 Days	-18.8%
\$150,000 - \$199,999	70 Days	600.0%
\$200,000 - \$249,999	13 Days	30.0%
\$250,000 - \$299,999	47 Days	104.3%
\$300,000 - \$399,999	61 Days	15.1%
\$400,000 - \$599,999	68 Days	4.6%
\$600,000 - \$999,999	48 Days	-4.0%
\$1,000,000 or more	59 Days	59.5%

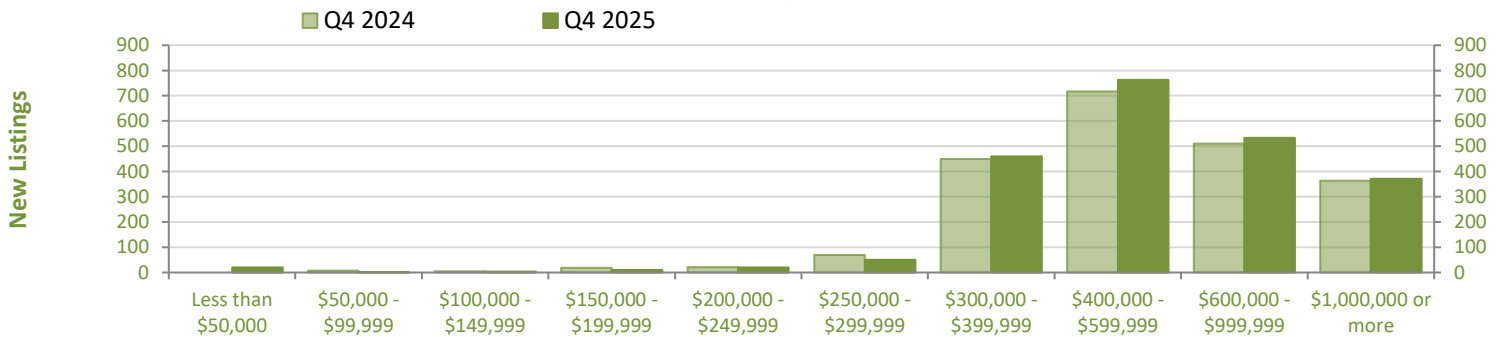


New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	20	N/A
\$50,000 - \$99,999	1	-85.7%
\$100,000 - \$149,999	4	-20.0%
\$150,000 - \$199,999	10	-47.4%
\$200,000 - \$249,999	20	-4.8%
\$250,000 - \$299,999	51	-26.1%
\$300,000 - \$399,999	460	2.2%
\$400,000 - \$599,999	763	6.4%
\$600,000 - \$999,999	533	4.5%
\$1,000,000 or more	371	2.2%

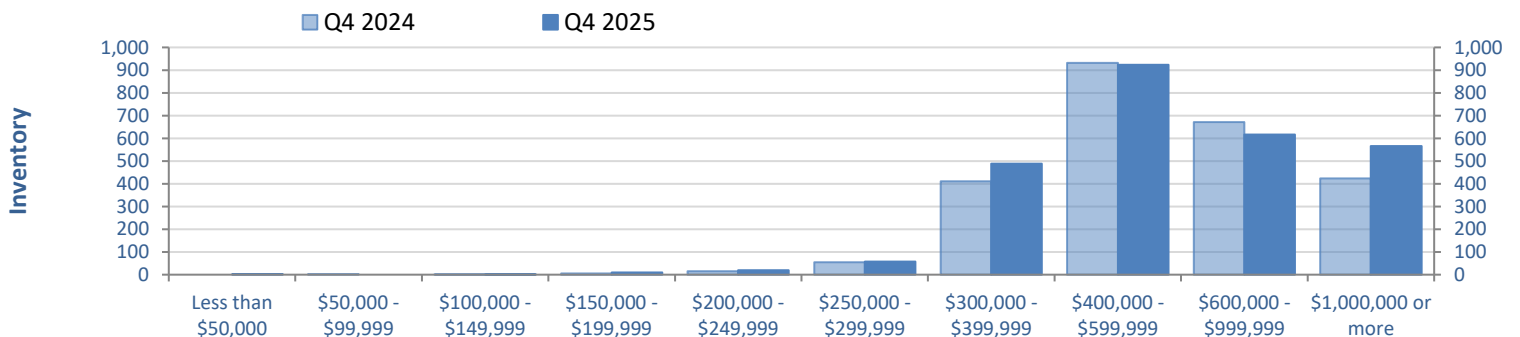


Inventory by Current Listing Price

The number of property listings active at the end of the quarter

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the quarter, and hold this number to compare with the same quarter the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

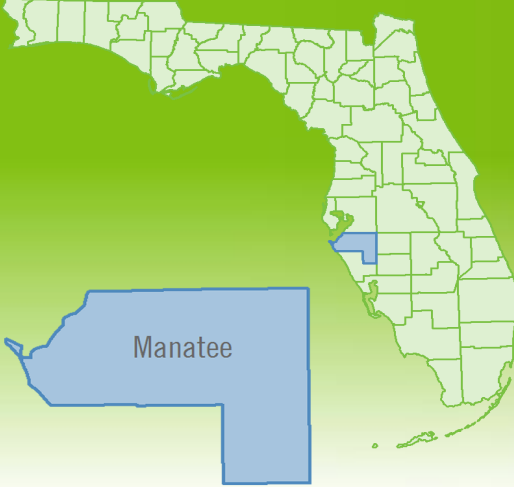
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	3	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	10	66.7%
\$200,000 - \$249,999	20	33.3%
\$250,000 - \$299,999	58	5.5%
\$300,000 - \$399,999	488	18.7%
\$400,000 - \$599,999	924	-0.9%
\$600,000 - \$999,999	617	-8.2%
\$1,000,000 or more	566	33.5%



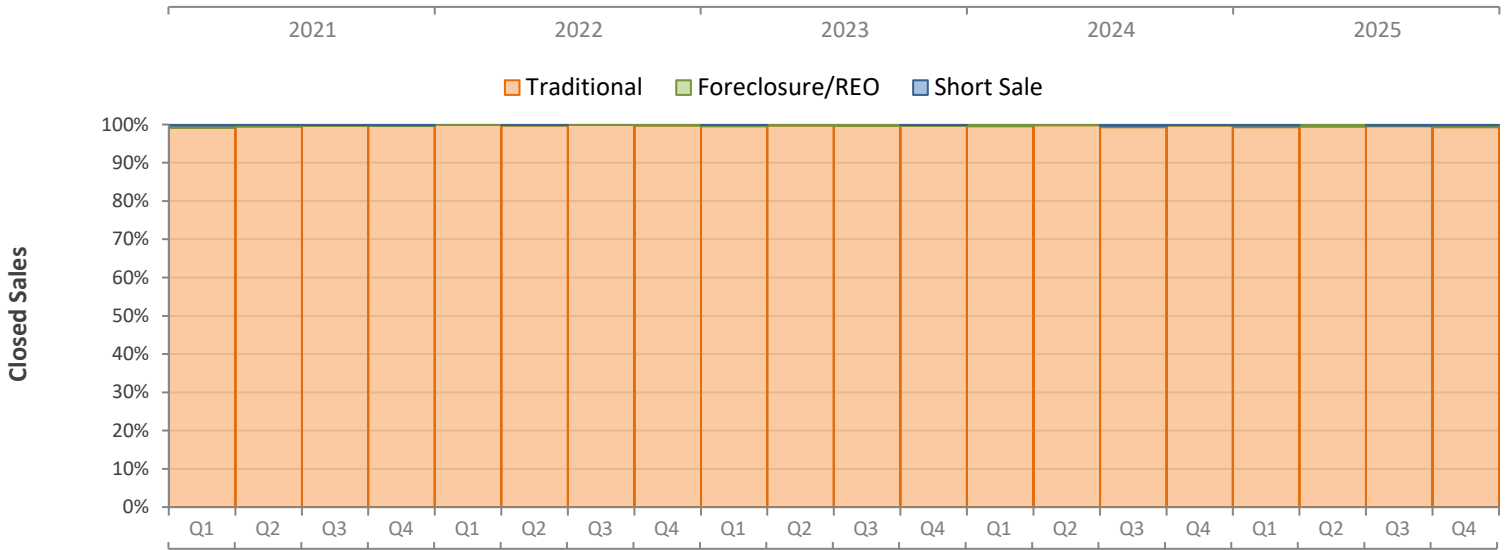
Quarterly Distressed Market - Q4 2025

Single-Family Homes

Manatee County



		Q4 2025	Q4 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,744	1,749	-0.3%
	Median Sale Price	\$487,233	\$465,005	4.8%
Foreclosure/REO	Closed Sales	9	3	200.0%
	Median Sale Price	\$260,000	\$230,000	13.0%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$315,000	\$440,000	-28.4%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Friday, January 16, 2026. Next data release is Friday, April 17, 2026.