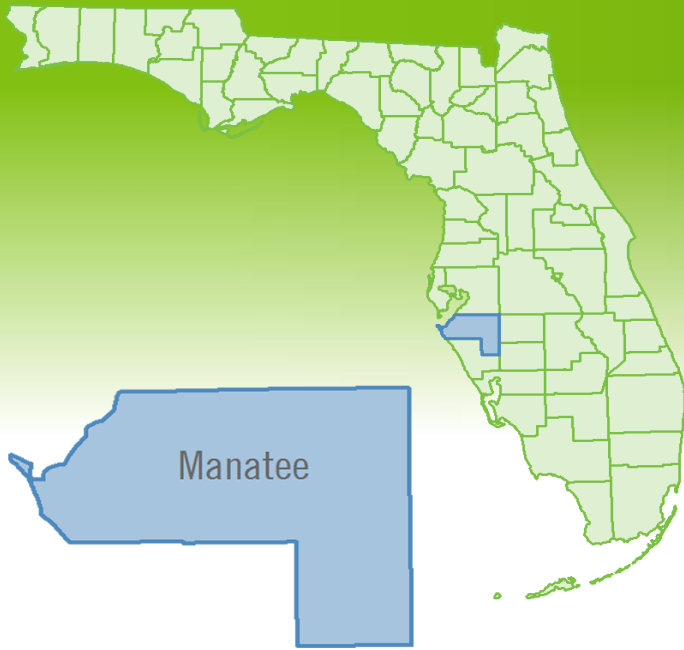


Monthly Market Detail - February 2026

Single-Family Homes

Manatee County



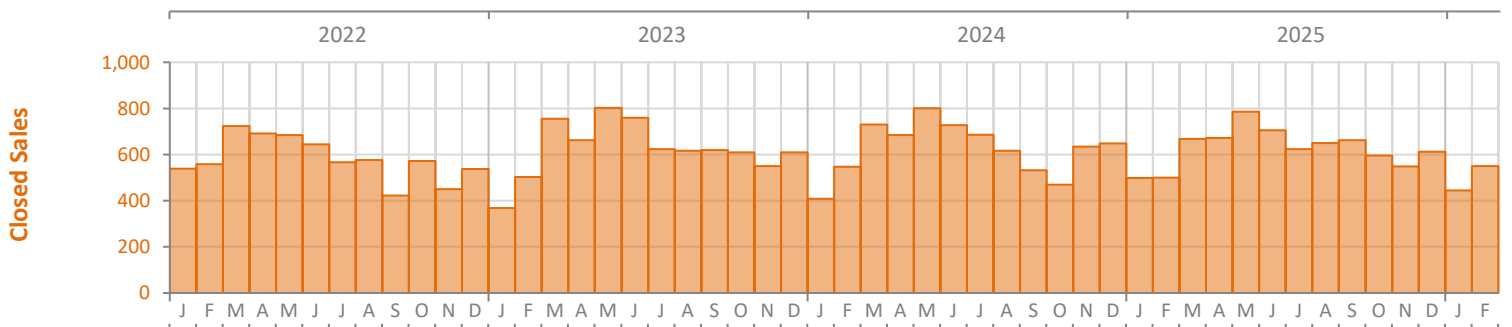
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	550	500	10.0%
Paid in Cash	176	166	6.0%
Median Sale Price	\$489,634	\$475,995	2.9%
Average Sale Price	\$673,021	\$656,758	2.5%
Dollar Volume	\$370.2 Million	\$328.4 Million	12.7%
Median Percent of Original List Price Received	94.2%	95.6%	-1.5%
Median Time to Contract	65 Days	46 Days	41.3%
Median Time to Sale	109 Days	95 Days	14.7%
New Pending Sales	714	643	11.0%
New Listings	1,016	970	4.7%
Pending Inventory	1,062	911	16.6%
Inventory (Active Listings)	3,031	3,097	-2.1%
Months Supply of Inventory	4.8	4.9	-2.0%

Closed Sales

The number of sales transactions which closed during the month

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 month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	994	-0.4%
February 2026	550	10.0%
January 2026	444	-10.8%
December 2025	612	-5.6%
November 2025	548	-13.7%
October 2025	596	26.8%
September 2025	662	24.4%
August 2025	650	5.5%
July 2025	624	-9.0%
June 2025	705	-3.2%
May 2025	786	-1.9%
April 2025	672	-1.9%
March 2025	668	-8.5%
February 2025	500	-8.6%

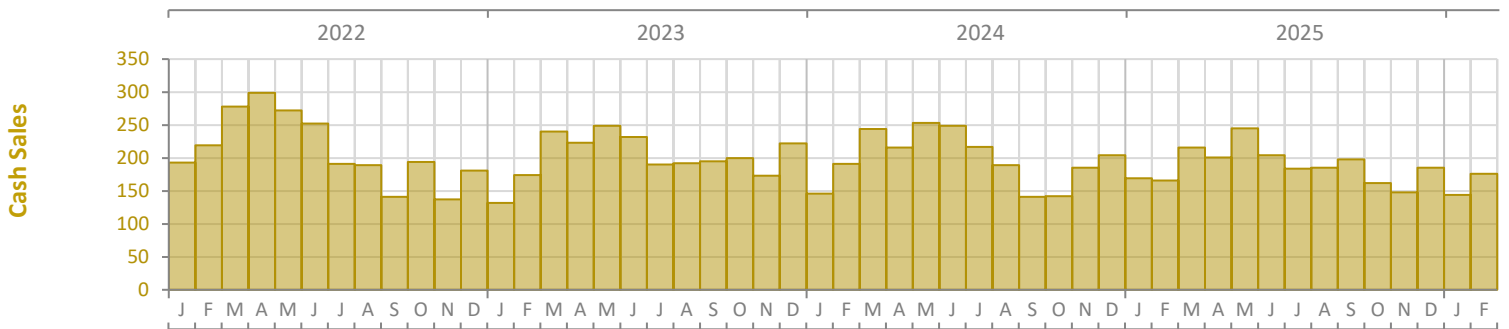


Cash Sales

The number of Closed Sales during the month 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.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	320	-4.5%
February 2026	176	6.0%
January 2026	144	-14.8%
December 2025	185	-9.3%
November 2025	148	-20.0%
October 2025	162	14.1%
September 2025	198	40.4%
August 2025	185	-2.1%
July 2025	184	-15.2%
June 2025	204	-18.1%
May 2025	245	-3.2%
April 2025	201	-6.9%
March 2025	216	-11.5%
February 2025	166	-13.1%

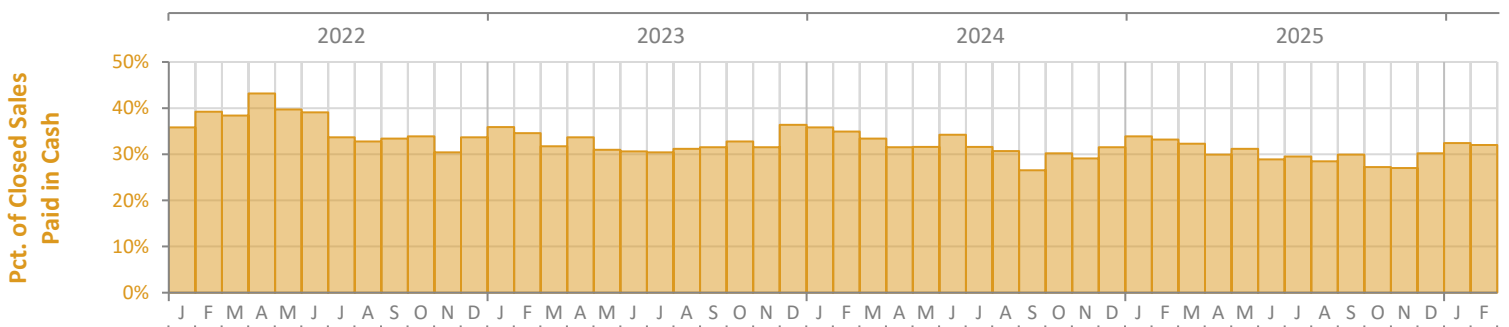


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month 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 month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	32.2%	-4.2%
February 2026	32.0%	-3.6%
January 2026	32.4%	-4.4%
December 2025	30.2%	-4.1%
November 2025	27.0%	-7.2%
October 2025	27.2%	-9.9%
September 2025	29.9%	12.8%
August 2025	28.5%	-7.2%
July 2025	29.5%	-6.6%
June 2025	28.9%	-15.5%
May 2025	31.2%	-1.3%
April 2025	29.9%	-5.1%
March 2025	32.3%	-3.3%
February 2025	33.2%	-4.9%

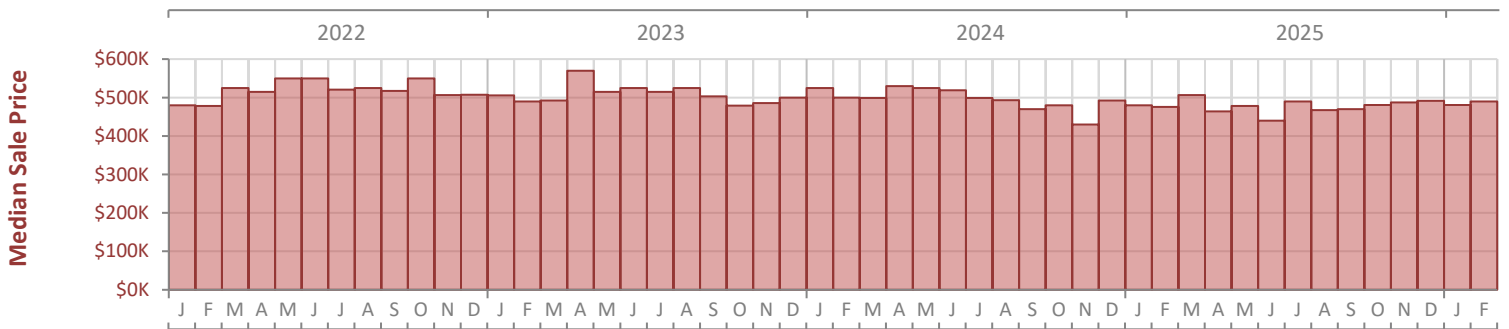


Median Sale Price

The median sale price reported for the month (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 month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$485,000	1.7%
February 2026	\$489,634	2.9%
January 2026	\$480,495	0.1%
December 2025	\$491,500	-0.1%
November 2025	\$487,233	13.3%
October 2025	\$481,000	0.2%
September 2025	\$470,000	0.0%
August 2025	\$467,640	-5.2%
July 2025	\$489,900	-1.8%
June 2025	\$440,000	-15.2%
May 2025	\$478,195	-8.9%
April 2025	\$464,000	-12.5%
March 2025	\$506,317	1.5%
February 2025	\$475,995	-4.8%

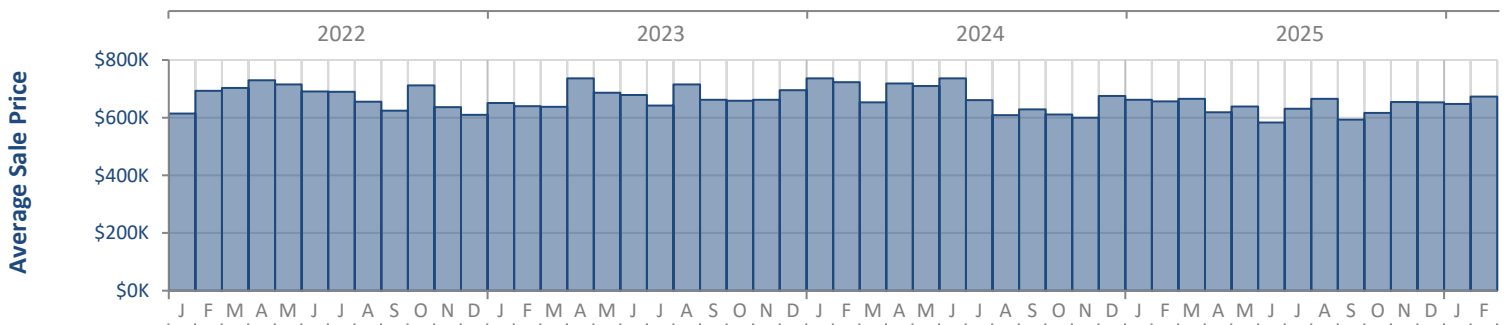


Average Sale Price

The average sale price reported for the month (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.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$661,543	0.3%
February 2026	\$673,021	2.5%
January 2026	\$647,324	-2.3%
December 2025	\$653,048	-3.3%
November 2025	\$653,655	9.0%
October 2025	\$616,842	1.0%
September 2025	\$593,139	-5.6%
August 2025	\$665,577	9.3%
July 2025	\$631,195	-4.5%
June 2025	\$583,447	-20.8%
May 2025	\$638,855	-9.9%
April 2025	\$618,422	-13.9%
March 2025	\$664,874	1.8%
February 2025	\$656,758	-9.1%



Monthly Market Detail - February 2026

Single-Family Homes

Manatee County

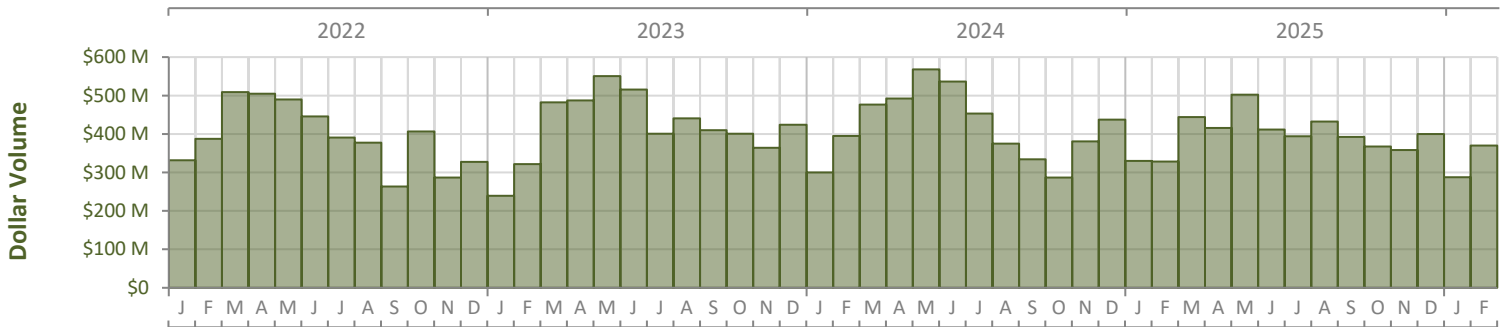


Dollar Volume

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

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.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$657.6 Million	-0.1%
February 2026	\$370.2 Million	12.7%
January 2026	\$287.4 Million	-12.9%
December 2025	\$399.7 Million	-8.7%
November 2025	\$358.2 Million	-5.9%
October 2025	\$367.6 Million	28.1%
September 2025	\$392.7 Million	17.5%
August 2025	\$432.6 Million	15.3%
July 2025	\$393.9 Million	-13.2%
June 2025	\$411.3 Million	-23.3%
May 2025	\$502.1 Million	-11.6%
April 2025	\$415.6 Million	-15.6%
March 2025	\$444.1 Million	-6.9%
February 2025	\$328.4 Million	-16.9%

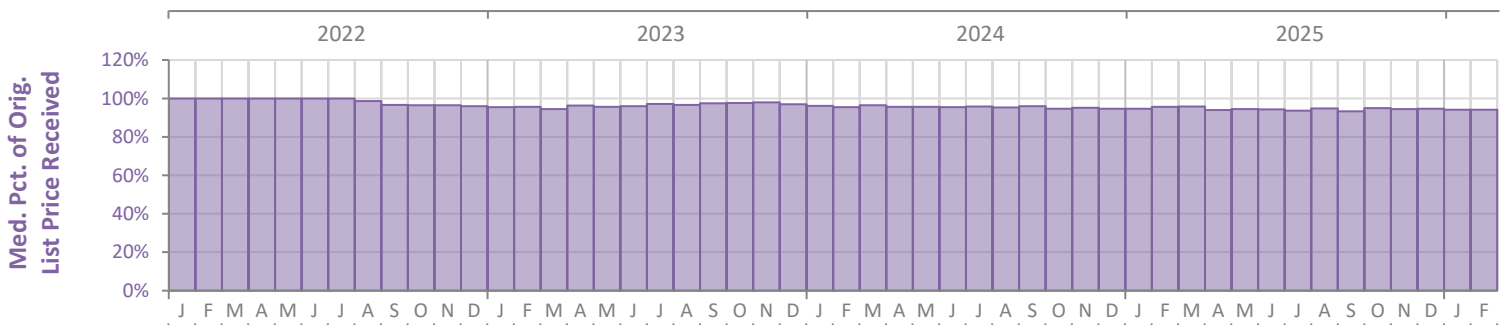


Median Percent of Original List Price Received

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

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.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.2%	-0.9%
February 2026	94.2%	-1.5%
January 2026	94.2%	-0.5%
December 2025	94.6%	0.0%
November 2025	94.5%	-0.6%
October 2025	94.9%	0.2%
September 2025	93.3%	-2.8%
August 2025	94.8%	-0.5%
July 2025	93.7%	-2.2%
June 2025	94.3%	-1.3%
May 2025	94.4%	-1.3%
April 2025	94.0%	-1.8%
March 2025	95.8%	-0.7%
February 2025	95.6%	0.2%

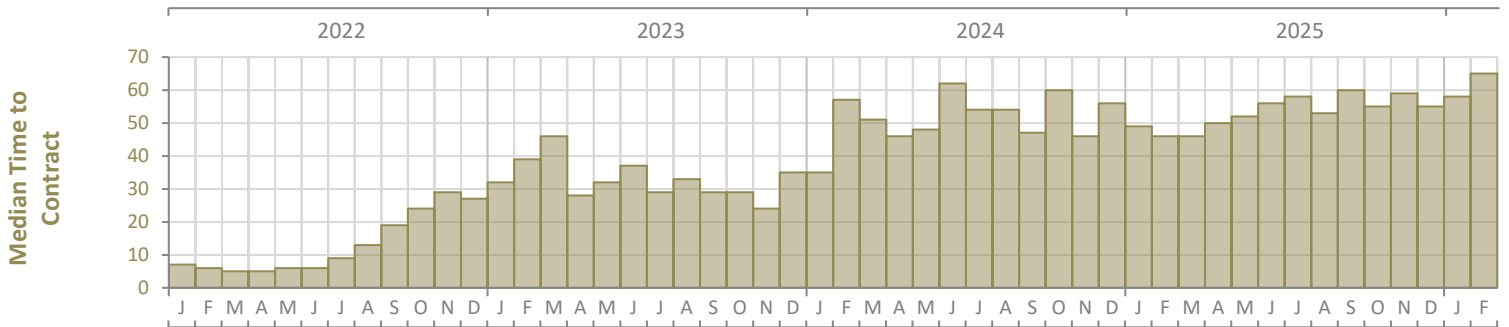


Median Time to Contract

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

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 month. 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.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	64 Days	33.3%
February 2026	65 Days	41.3%
January 2026	58 Days	18.4%
December 2025	55 Days	-1.8%
November 2025	59 Days	28.3%
October 2025	55 Days	-8.3%
September 2025	60 Days	27.7%
August 2025	53 Days	-1.9%
July 2025	58 Days	7.4%
June 2025	56 Days	-9.7%
May 2025	52 Days	8.3%
April 2025	50 Days	8.7%
March 2025	46 Days	-9.8%
February 2025	46 Days	-19.3%

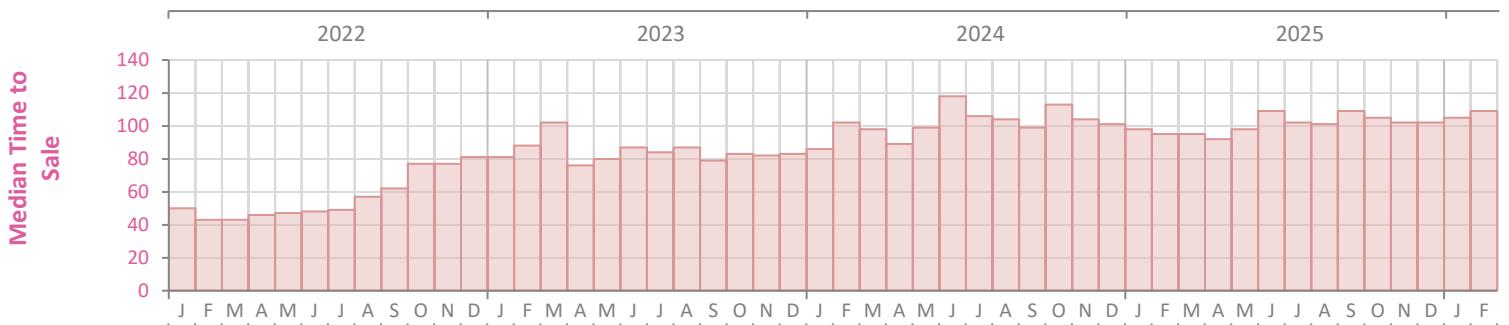


Median Time to Sale

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

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.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	109 Days	12.4%
February 2026	109 Days	14.7%
January 2026	105 Days	7.1%
December 2025	102 Days	1.0%
November 2025	102 Days	-1.9%
October 2025	105 Days	-7.1%
September 2025	109 Days	10.1%
August 2025	101 Days	-2.9%
July 2025	102 Days	-3.8%
June 2025	109 Days	-7.6%
May 2025	98 Days	-1.0%
April 2025	92 Days	3.4%
March 2025	95 Days	-3.1%
February 2025	95 Days	-6.9%

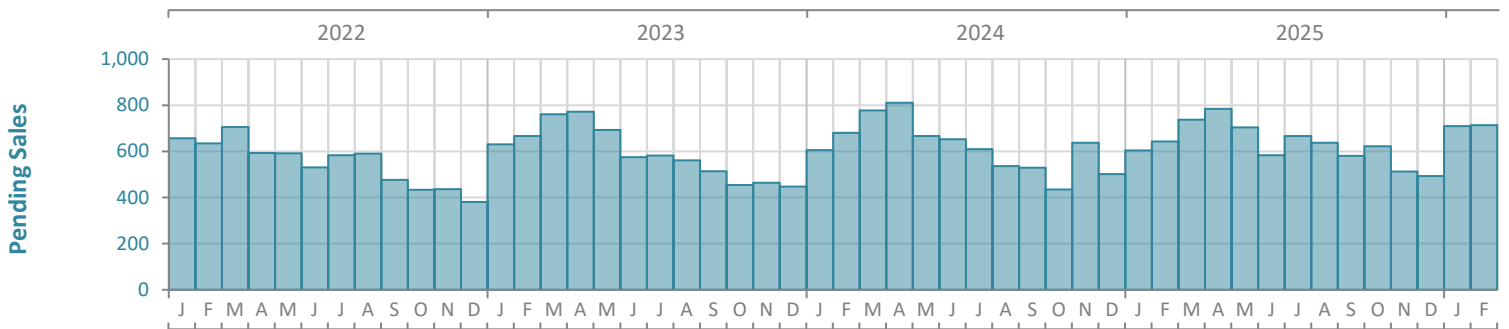


New Pending Sales

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

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.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,423	14.1%
February 2026	714	11.0%
January 2026	709	17.4%
December 2025	493	-1.6%
November 2025	513	-19.5%
October 2025	622	43.0%
September 2025	580	9.6%
August 2025	637	18.8%
July 2025	666	9.4%
June 2025	583	-10.7%
May 2025	704	5.7%
April 2025	785	-3.2%
March 2025	737	-5.3%
February 2025	643	-5.6%

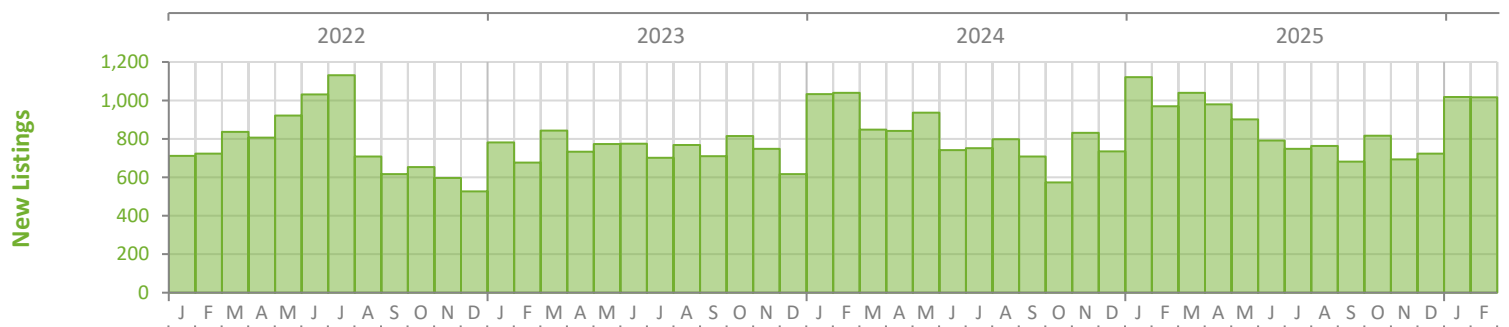


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	2,034	-2.7%
February 2026	1,016	4.7%
January 2026	1,018	-9.2%
December 2025	724	-1.5%
November 2025	693	-16.7%
October 2025	816	42.4%
September 2025	681	-3.9%
August 2025	763	-4.5%
July 2025	749	-0.4%
June 2025	792	6.7%
May 2025	902	-3.6%
April 2025	979	16.3%
March 2025	1,040	22.6%
February 2025	970	-6.6%

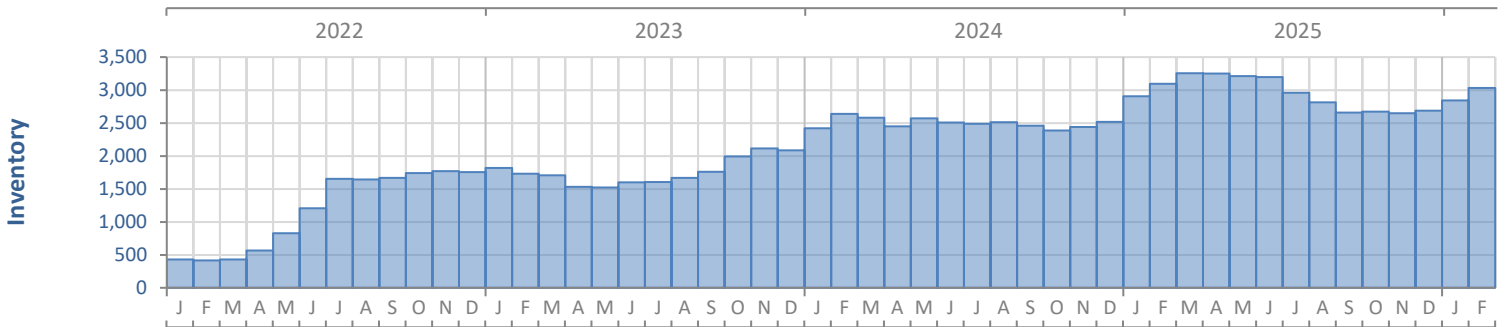


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month 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.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,937	-2.2%
February 2026	3,031	-2.1%
January 2026	2,843	-2.2%
December 2025	2,687	6.7%
November 2025	2,647	8.4%
October 2025	2,671	12.0%
September 2025	2,656	7.9%
August 2025	2,814	12.0%
July 2025	2,959	18.9%
June 2025	3,196	27.4%
May 2025	3,212	25.0%
April 2025	3,251	32.7%
March 2025	3,256	26.2%
February 2025	3,097	17.3%

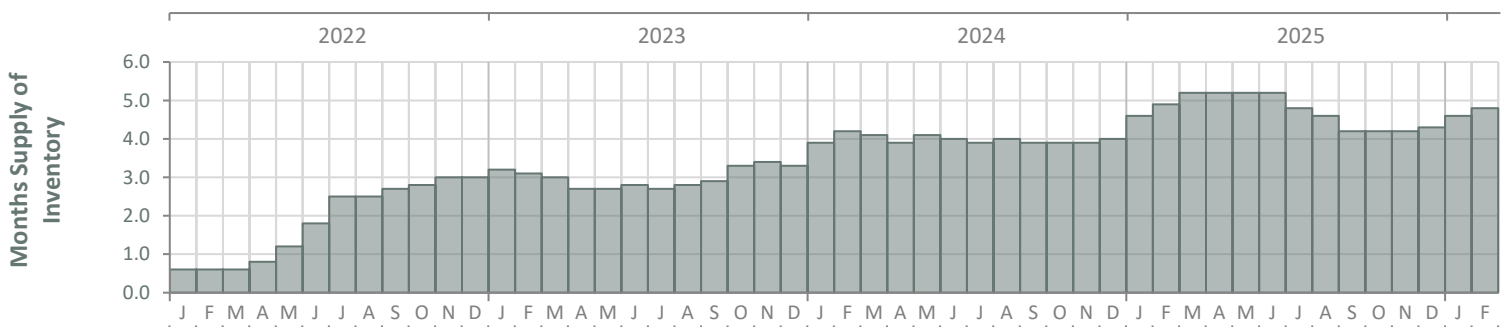


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.7	-2.1%
February 2026	4.8	-2.0%
January 2026	4.6	0.0%
December 2025	4.3	7.5%
November 2025	4.2	7.7%
October 2025	4.2	7.7%
September 2025	4.2	7.7%
August 2025	4.6	15.0%
July 2025	4.8	23.1%
June 2025	5.2	30.0%
May 2025	5.2	26.8%
April 2025	5.2	33.3%
March 2025	5.2	26.8%
February 2025	4.9	16.7%

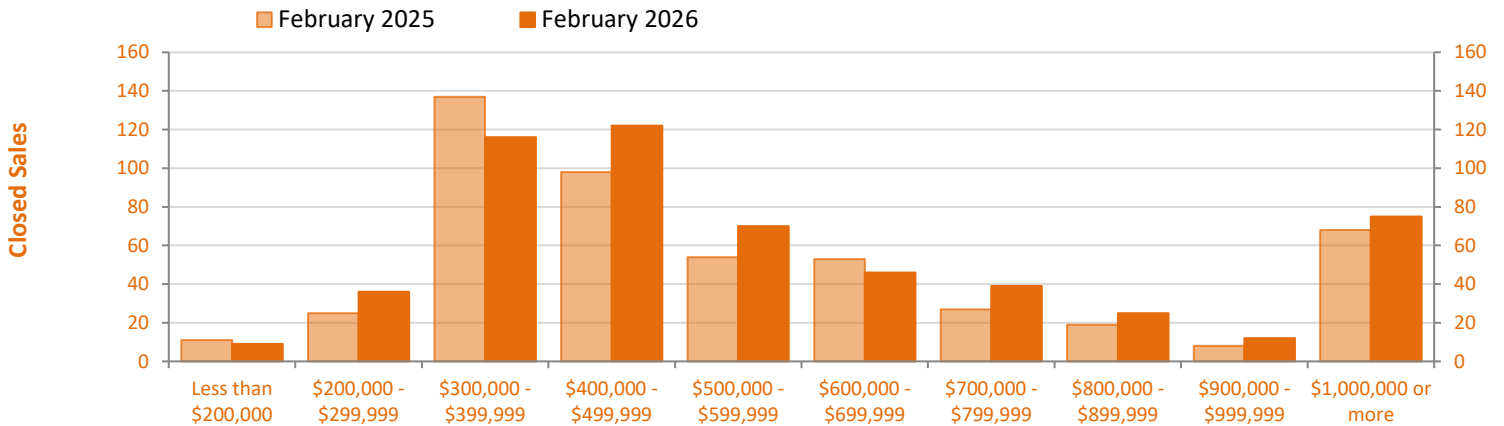


Closed Sales by Sale Price

The number of sales transactions which closed during the month

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 month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

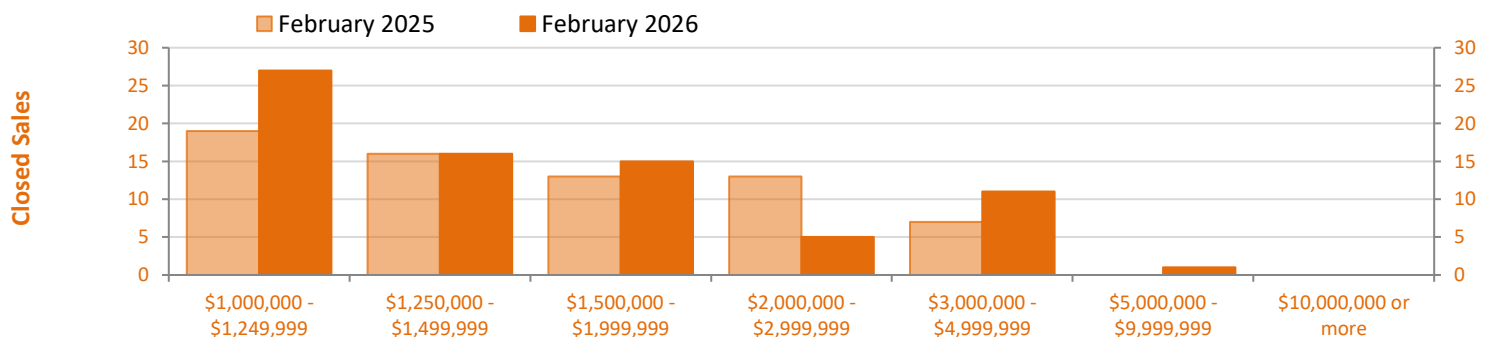
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	9	-18.2%
\$200,000 - \$299,999	36	44.0%
\$300,000 - \$399,999	116	-15.3%
\$400,000 - \$499,999	122	24.5%
\$500,000 - \$599,999	70	29.6%
\$600,000 - \$699,999	46	-13.2%
\$700,000 - \$799,999	39	44.4%
\$800,000 - \$899,999	25	31.6%
\$900,000 - \$999,999	12	50.0%
\$1,000,000 or more	75	10.3%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	27	42.1%
\$1,250,000 - \$1,499,999	16	0.0%
\$1,500,000 - \$1,999,999	15	15.4%
\$2,000,000 - \$2,999,999	5	-61.5%
\$3,000,000 - \$4,999,999	11	57.1%
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	N/A

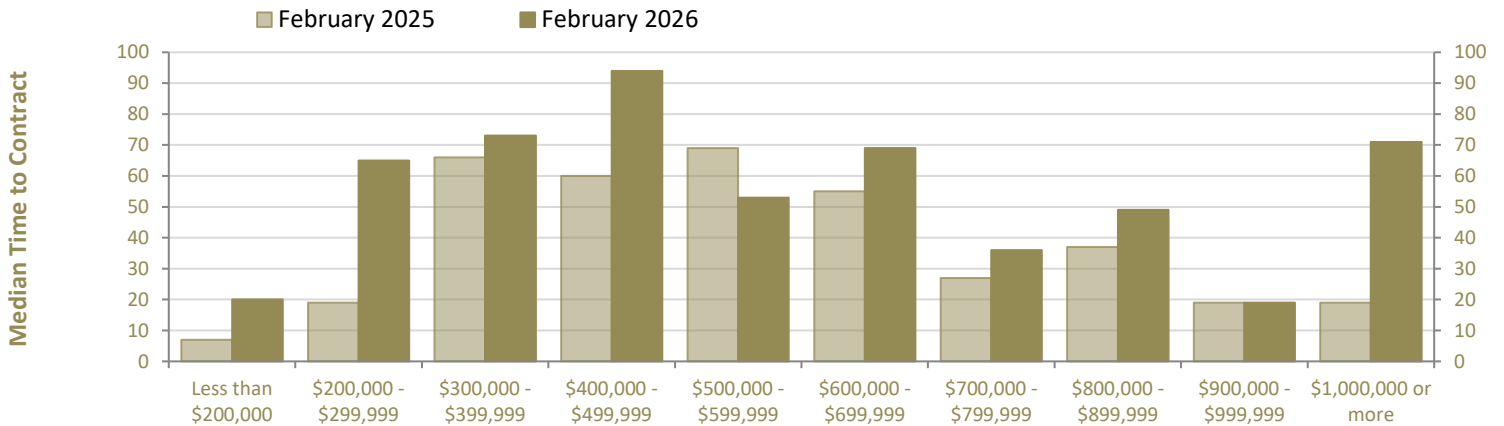


Median Time to Contract by Sale Price

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

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 month. 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.

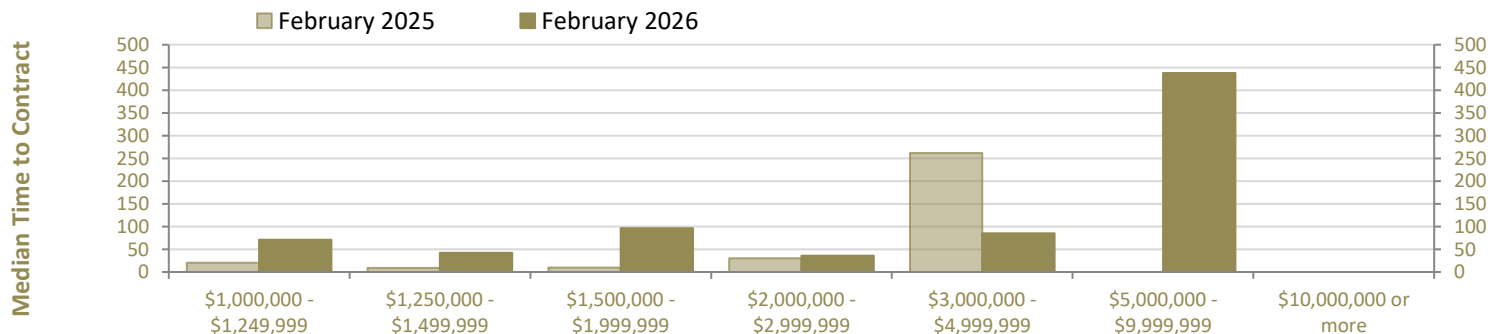
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	20 Days	185.7%
\$200,000 - \$299,999	65 Days	242.1%
\$300,000 - \$399,999	73 Days	10.6%
\$400,000 - \$499,999	94 Days	56.7%
\$500,000 - \$599,999	53 Days	-23.2%
\$600,000 - \$699,999	69 Days	25.5%
\$700,000 - \$799,999	36 Days	33.3%
\$800,000 - \$899,999	49 Days	32.4%
\$900,000 - \$999,999	19 Days	0.0%
\$1,000,000 or more	71 Days	273.7%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	71 Days	255.0%
\$1,250,000 - \$1,499,999	42 Days	366.7%
\$1,500,000 - \$1,999,999	96 Days	860.0%
\$2,000,000 - \$2,999,999	36 Days	20.0%
\$3,000,000 - \$4,999,999	85 Days	-67.6%
\$5,000,000 - \$9,999,999	438 Days	N/A
\$10,000,000 or more	(No Sales)	N/A

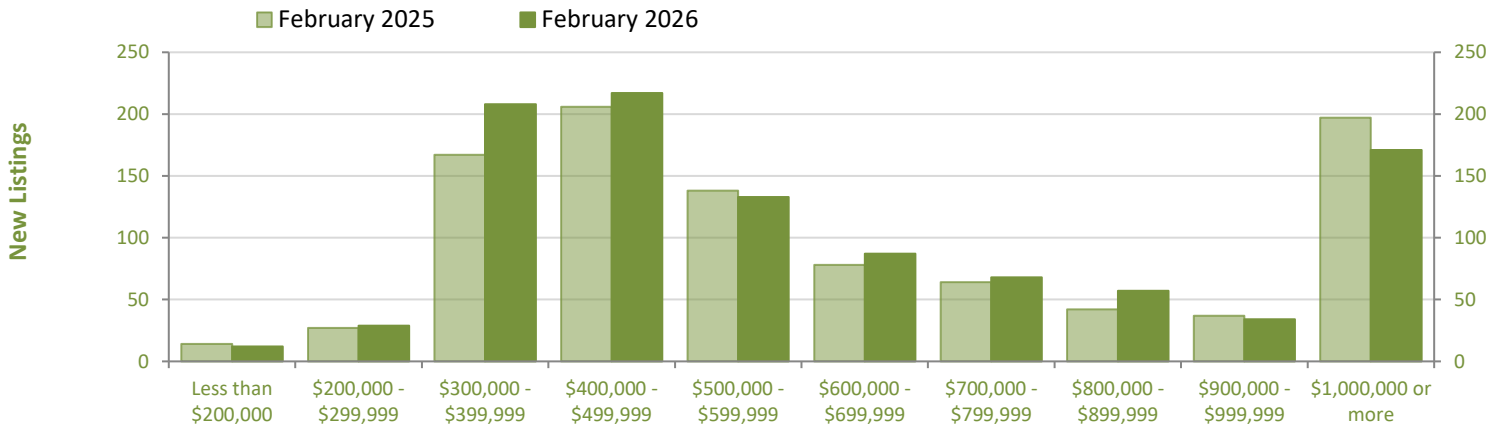


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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.

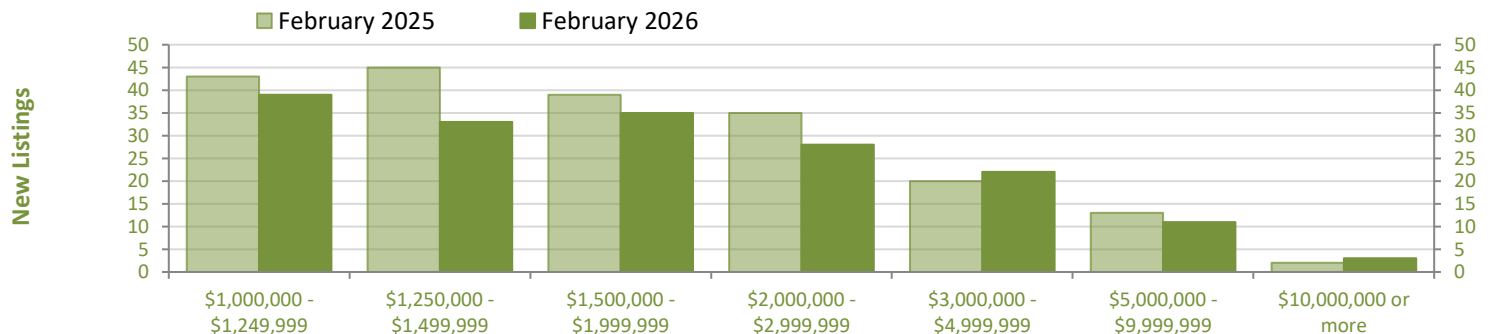
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	12	-14.3%
\$200,000 - \$299,999	29	7.4%
\$300,000 - \$399,999	208	24.6%
\$400,000 - \$499,999	217	5.3%
\$500,000 - \$599,999	133	-3.6%
\$600,000 - \$699,999	87	11.5%
\$700,000 - \$799,999	68	6.3%
\$800,000 - \$899,999	57	35.7%
\$900,000 - \$999,999	34	-8.1%
\$1,000,000 or more	171	-13.2%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	39	-9.3%
\$1,250,000 - \$1,499,999	33	-26.7%
\$1,500,000 - \$1,999,999	35	-10.3%
\$2,000,000 - \$2,999,999	28	-20.0%
\$3,000,000 - \$4,999,999	22	10.0%
\$5,000,000 - \$9,999,999	11	-15.4%
\$10,000,000 or more	3	50.0%

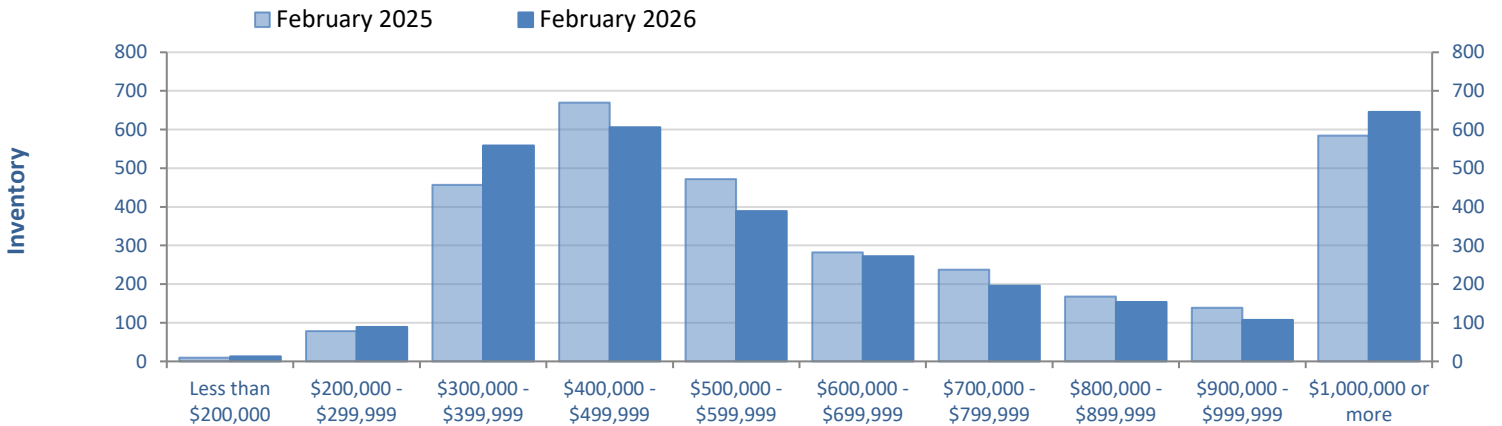


Inventory by Current Listing Price

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

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 month, and hold this number to compare with the same month 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.

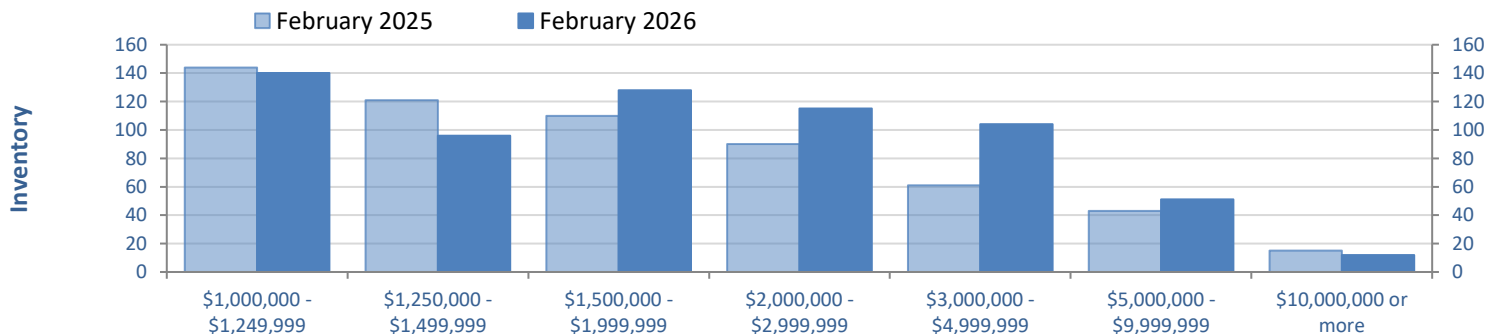
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	13	30.0%
\$200,000 - \$299,999	89	14.1%
\$300,000 - \$399,999	559	22.3%
\$400,000 - \$499,999	606	-9.6%
\$500,000 - \$599,999	389	-17.6%
\$600,000 - \$699,999	272	-3.5%
\$700,000 - \$799,999	196	-17.3%
\$800,000 - \$899,999	154	-8.3%
\$900,000 - \$999,999	107	-23.0%
\$1,000,000 or more	646	10.6%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

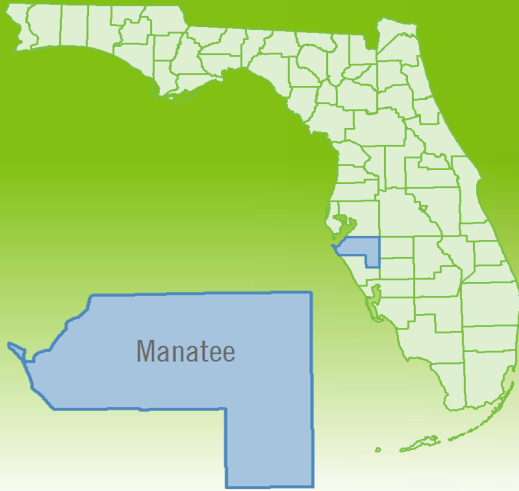
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	140	-2.8%
\$1,250,000 - \$1,499,999	96	-20.7%
\$1,500,000 - \$1,999,999	128	16.4%
\$2,000,000 - \$2,999,999	115	27.8%
\$3,000,000 - \$4,999,999	104	70.5%
\$5,000,000 - \$9,999,999	51	18.6%
\$10,000,000 or more	12	-20.0%



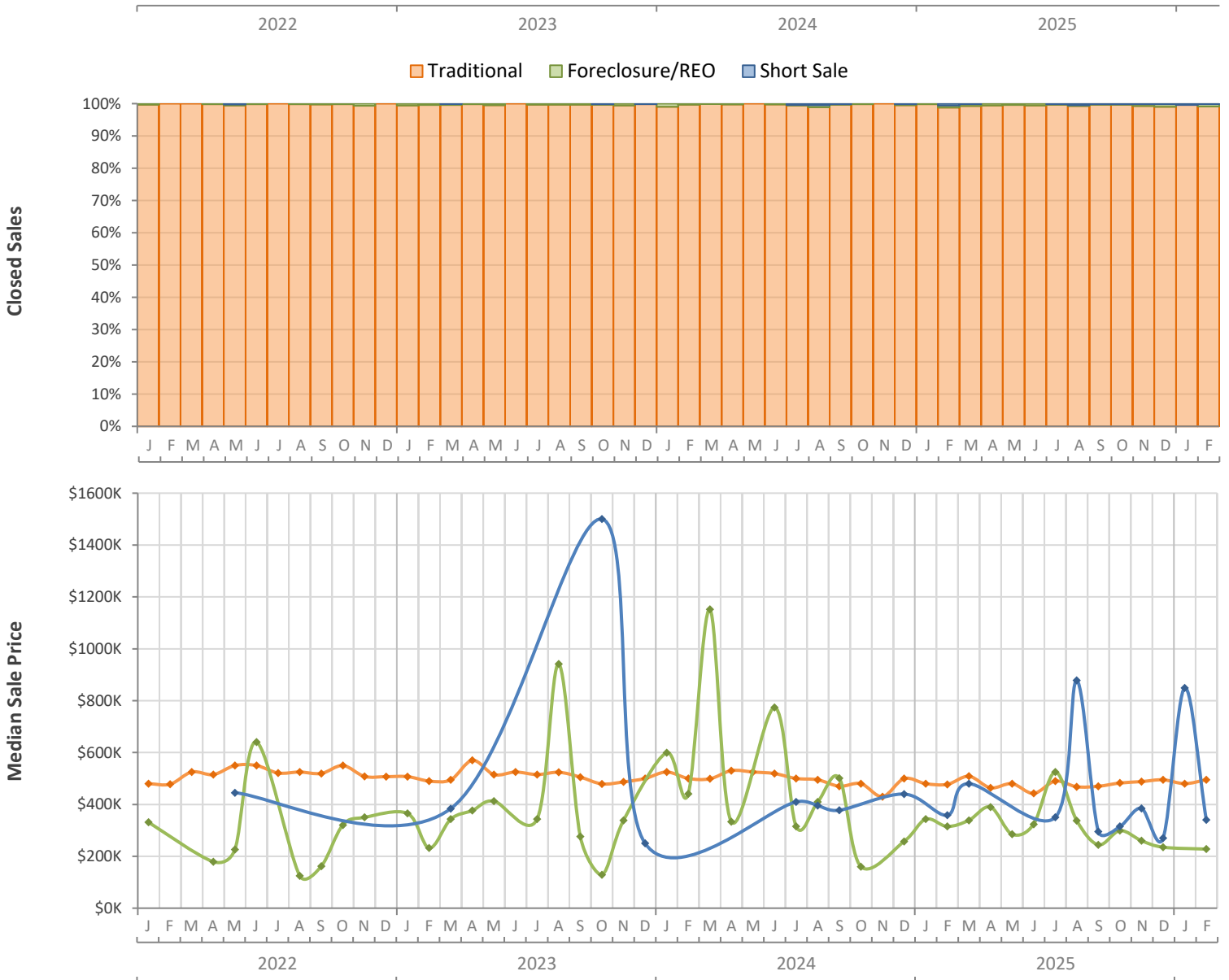
Monthly Distressed Market - February 2026

Single-Family Homes

Manatee County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	545	494	10.3%
	Median Sale Price	\$495,000	\$477,250	3.7%
Foreclosure/REO	Closed Sales	4	3	33.3%
	Median Sale Price	\$227,600	\$314,900	-27.7%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$340,000	\$358,212	-5.1%



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 Monday, March 16, 2026. Next data release is Friday, April 17, 2026.