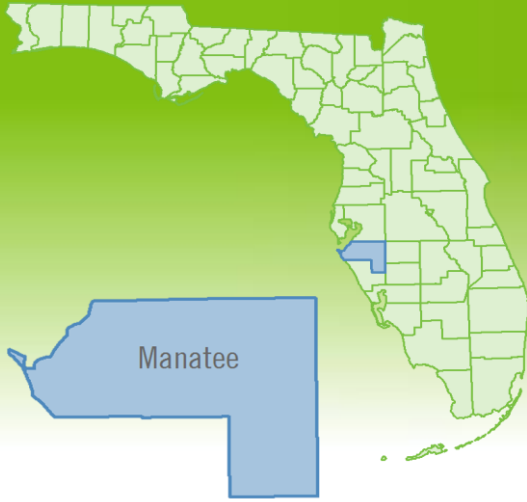


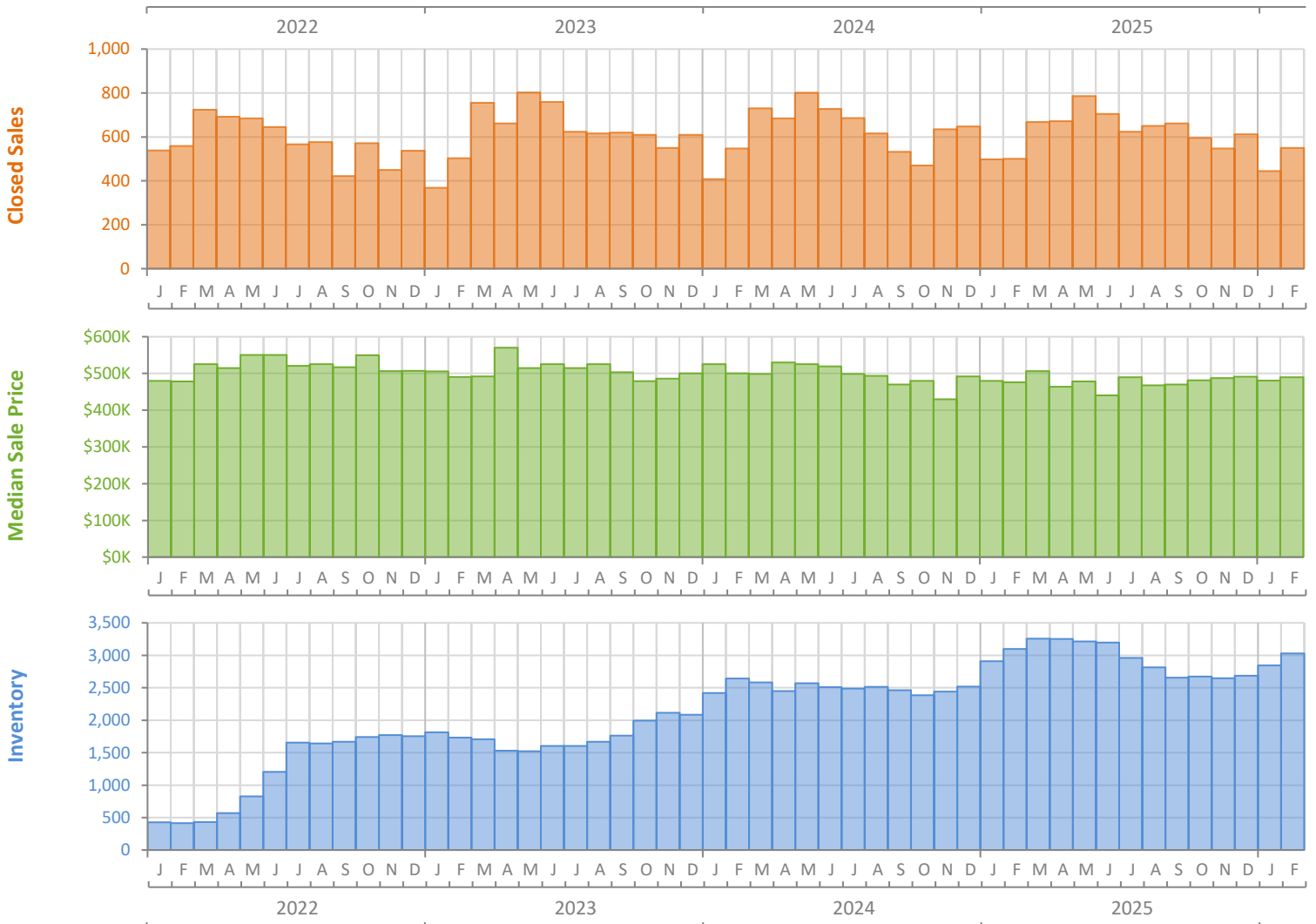
# Monthly Market Summary - February 2026

## Single-Family Homes

### Manatee County



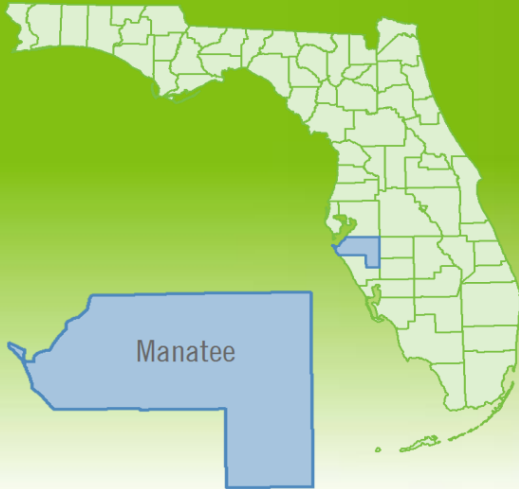
	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	550	500	10.0%
Paid in Cash	176	166	6.0%
Median Sale Price	\$489,634	\$475,995	2.9%
Average Sale Price	\$673,021	\$656,758	2.5%
Dollar Volume	\$370.2 Million	\$328.4 Million	12.7%
Med. Pct. of Orig. List Price Received	94.2%	95.6%	-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%



# 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%

