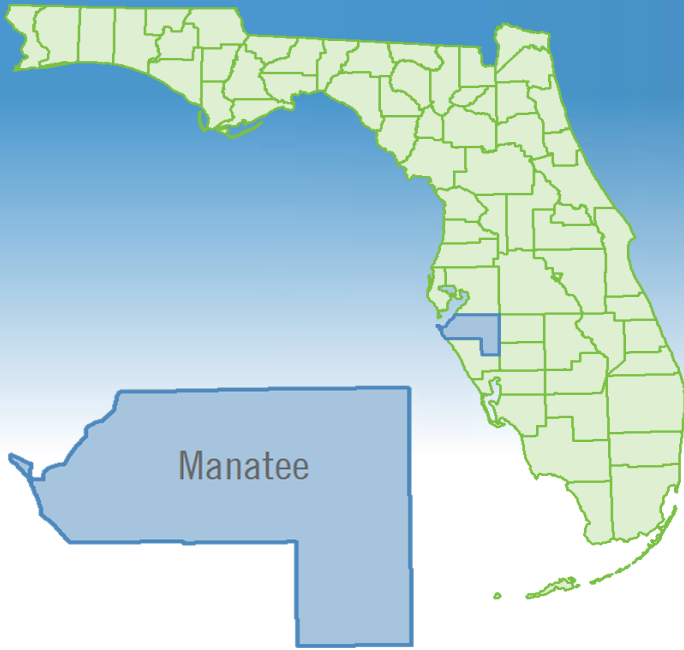


Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County



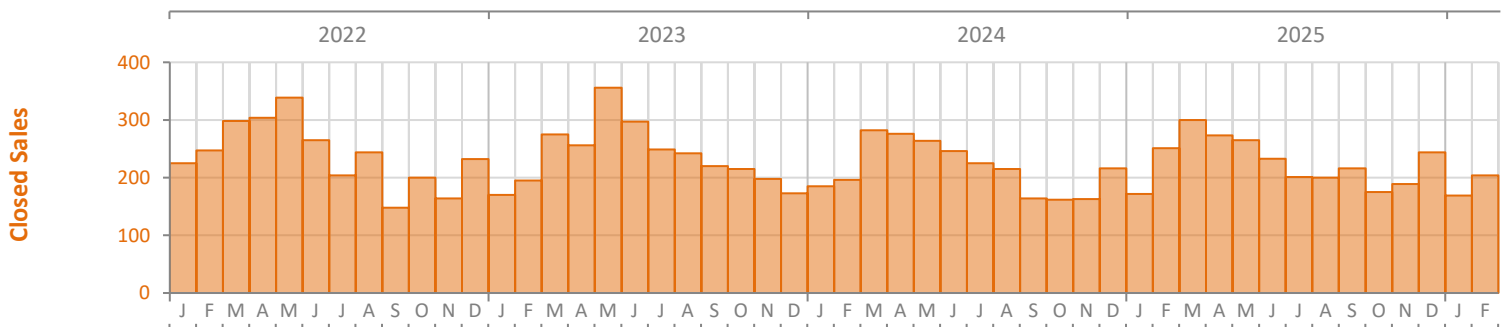
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	204	251	-18.7%
Paid in Cash	130	121	7.4%
Median Sale Price	\$311,995	\$319,990	-2.5%
Average Sale Price	\$369,085	\$357,306	3.3%
Dollar Volume	\$75.3 Million	\$89.7 Million	-16.0%
Median Percent of Original List Price Received	93.0%	95.2%	-2.3%
Median Time to Contract	67 Days	51 Days	31.4%
Median Time to Sale	105 Days	88 Days	19.3%
New Pending Sales	292	275	6.2%
New Listings	383	479	-20.0%
Pending Inventory	398	336	18.5%
Inventory (Active Listings)	1,670	1,828	-8.6%
Months Supply of Inventory	7.5	8.3	-9.6%

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	373	-11.8%
February 2026	204	-18.7%
January 2026	169	-1.7%
December 2025	244	13.0%
November 2025	189	16.0%
October 2025	175	8.0%
September 2025	216	31.7%
August 2025	200	-7.0%
July 2025	201	-10.7%
June 2025	233	-5.3%
May 2025	265	0.4%
April 2025	273	-1.1%
March 2025	300	6.4%
February 2025	251	28.1%

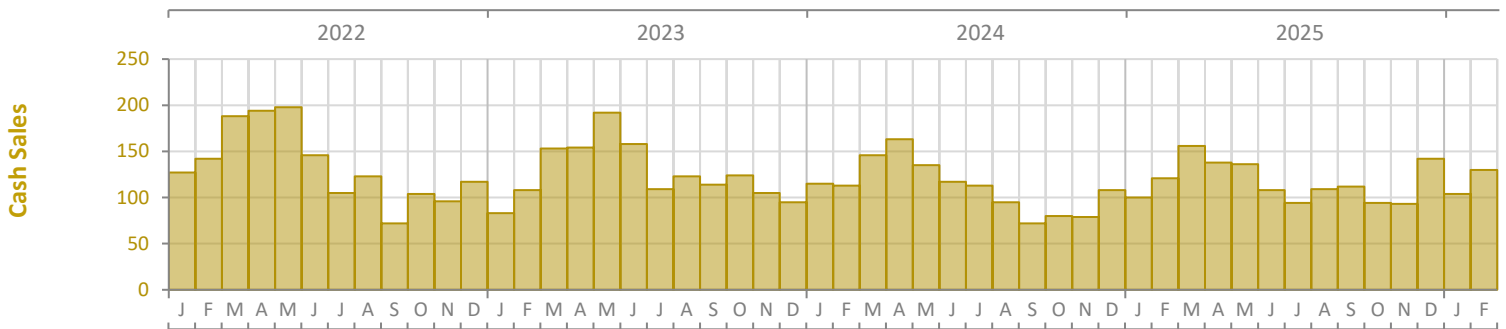


Cash Sales

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	234	5.9%
February 2026	130	7.4%
January 2026	104	4.0%
December 2025	142	31.5%
November 2025	93	17.7%
October 2025	94	17.5%
September 2025	112	55.6%
August 2025	109	14.7%
July 2025	94	-16.8%
June 2025	108	-7.7%
May 2025	136	0.7%
April 2025	138	-15.3%
March 2025	156	6.8%
February 2025	121	7.1%

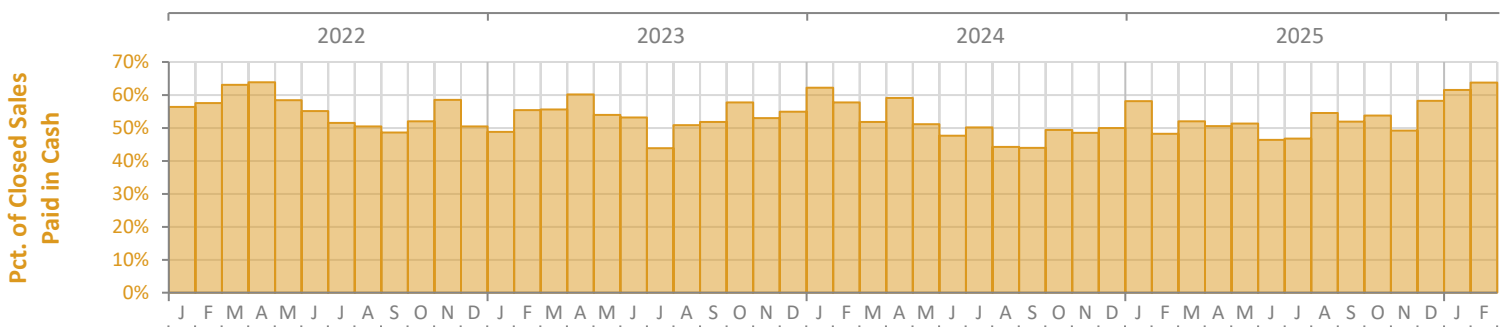


Cash Sales as a Percentage of Closed Sales

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	62.7%	20.1%
February 2026	63.7%	32.2%
January 2026	61.5%	5.9%
December 2025	58.2%	16.4%
November 2025	49.2%	1.4%
October 2025	53.7%	8.7%
September 2025	51.9%	18.2%
August 2025	54.5%	23.3%
July 2025	46.8%	-6.8%
June 2025	46.4%	-2.5%
May 2025	51.3%	0.4%
April 2025	50.5%	-14.6%
March 2025	52.0%	0.4%
February 2025	48.2%	-16.5%



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

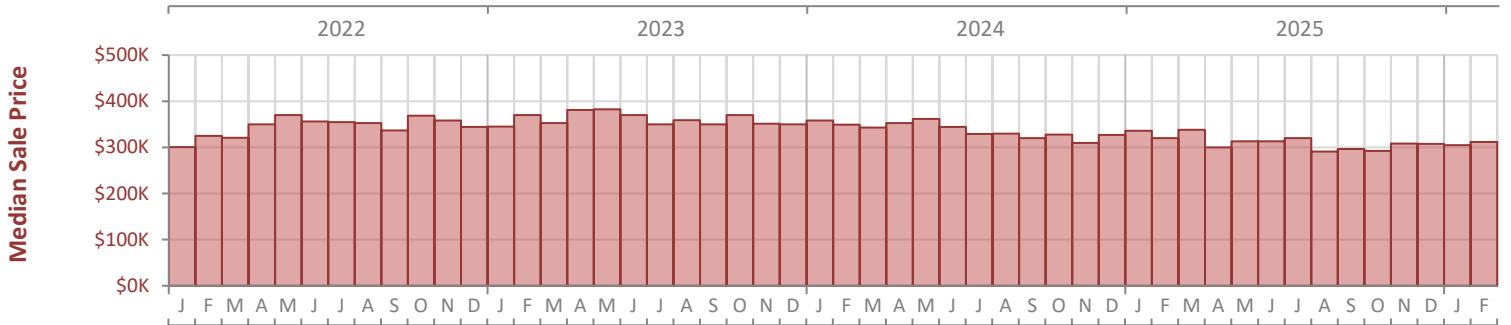


Median Sale Price

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	\$310,000	-4.6%
February 2026	\$311,995	-2.5%
January 2026	\$305,000	-9.2%
December 2025	\$307,500	-6.0%
November 2025	\$308,000	-0.6%
October 2025	\$292,500	-10.8%
September 2025	\$296,500	-7.3%
August 2025	\$291,250	-11.7%
July 2025	\$320,000	-2.7%
June 2025	\$312,900	-9.2%
May 2025	\$313,000	-13.4%
April 2025	\$300,220	-14.8%
March 2025	\$338,395	-1.3%
February 2025	\$319,990	-8.4%

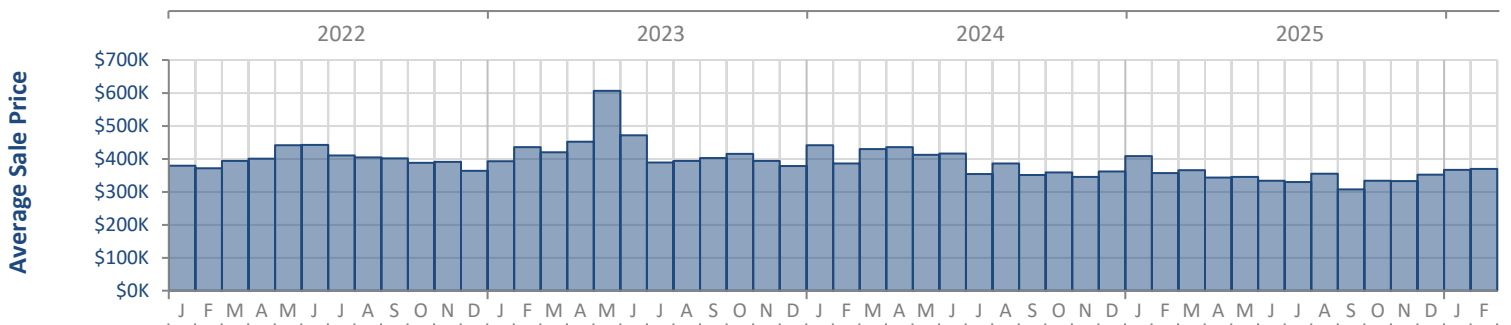


Average Sale Price

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	\$368,089	-2.6%
February 2026	\$369,085	3.3%
January 2026	\$366,887	-10.1%
December 2025	\$352,068	-2.7%
November 2025	\$332,602	-3.6%
October 2025	\$333,774	-6.9%
September 2025	\$306,864	-12.7%
August 2025	\$354,958	-8.0%
July 2025	\$329,947	-6.9%
June 2025	\$333,877	-19.8%
May 2025	\$345,549	-16.2%
April 2025	\$343,558	-21.1%
March 2025	\$365,631	-14.9%
February 2025	\$357,306	-7.3%



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

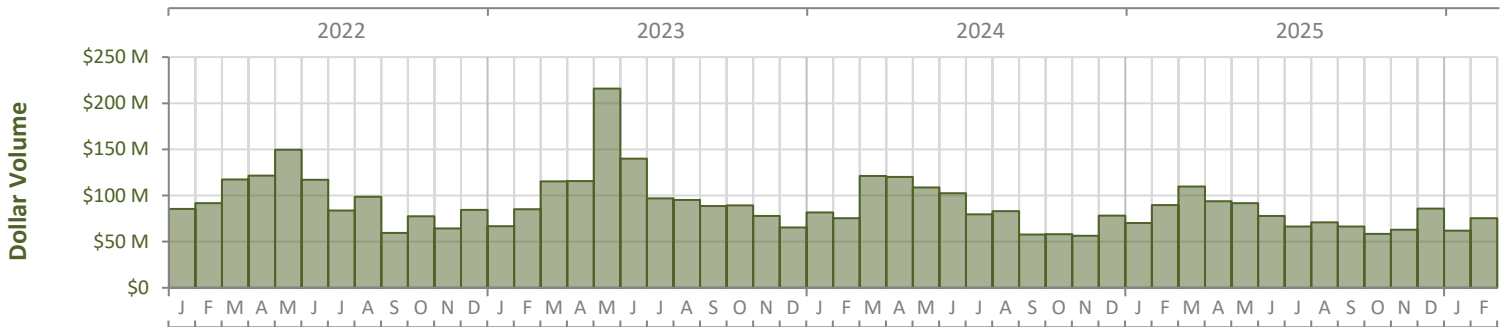


Dollar Volume

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	\$137.3 Million	-14.1%
February 2026	\$75.3 Million	-16.0%
January 2026	\$62.0 Million	-11.7%
December 2025	\$85.9 Million	9.9%
November 2025	\$62.9 Million	11.8%
October 2025	\$58.4 Million	0.5%
September 2025	\$66.3 Million	15.0%
August 2025	\$71.0 Million	-14.4%
July 2025	\$66.3 Million	-16.8%
June 2025	\$77.8 Million	-24.0%
May 2025	\$91.6 Million	-15.9%
April 2025	\$93.8 Million	-21.9%
March 2025	\$109.7 Million	-9.5%
February 2025	\$89.7 Million	18.7%

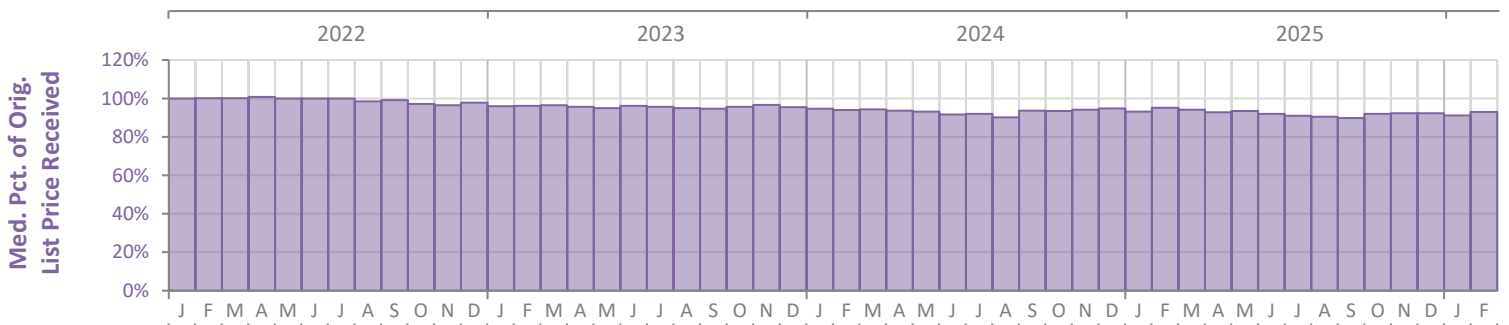


Median Percent of Original List Price Received

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	92.3%	-2.4%
February 2026	93.0%	-2.3%
January 2026	91.2%	-2.0%
December 2025	92.3%	-2.6%
November 2025	92.3%	-2.0%
October 2025	92.0%	-1.6%
September 2025	89.8%	-4.1%
August 2025	90.4%	0.2%
July 2025	91.0%	-1.1%
June 2025	92.0%	0.4%
May 2025	93.4%	0.3%
April 2025	92.8%	-1.0%
March 2025	94.2%	-0.1%
February 2025	95.2%	1.3%

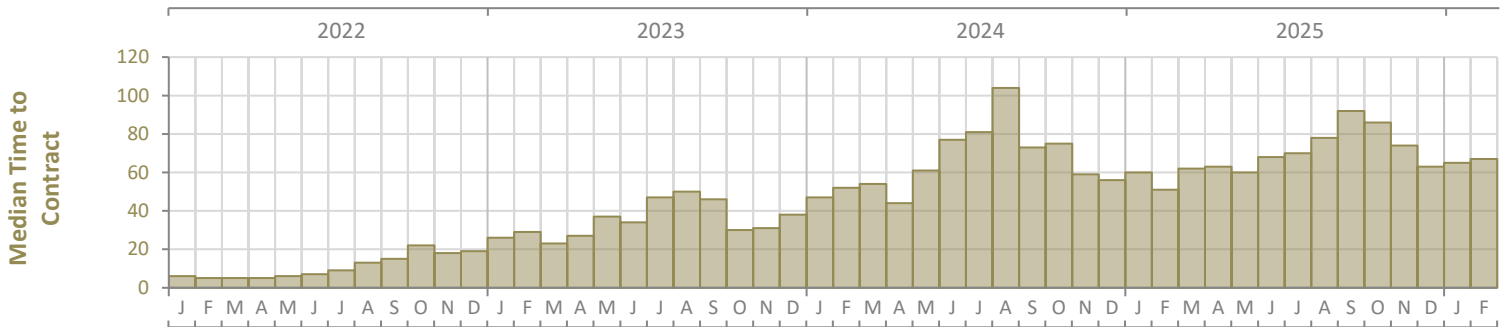


Median Time to Contract

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	69 Days	19.0%
February 2026	67 Days	31.4%
January 2026	65 Days	8.3%
December 2025	63 Days	12.5%
November 2025	74 Days	25.4%
October 2025	86 Days	14.7%
September 2025	92 Days	26.0%
August 2025	78 Days	-25.0%
July 2025	70 Days	-13.6%
June 2025	68 Days	-11.7%
May 2025	60 Days	-1.6%
April 2025	63 Days	43.2%
March 2025	62 Days	14.8%
February 2025	51 Days	-1.9%

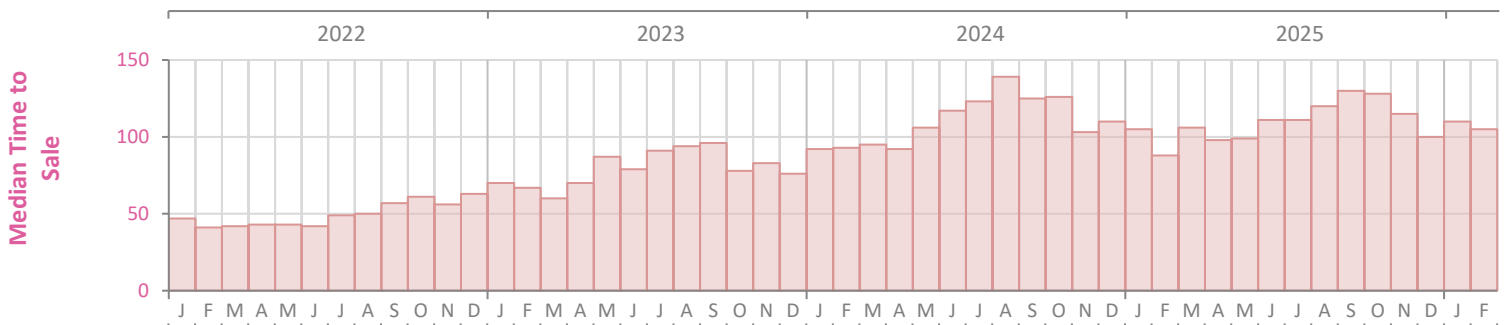


Median Time to Sale

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	110 Days	14.6%
February 2026	105 Days	19.3%
January 2026	110 Days	4.8%
December 2025	100 Days	-9.1%
November 2025	115 Days	11.7%
October 2025	128 Days	1.6%
September 2025	130 Days	4.0%
August 2025	120 Days	-13.7%
July 2025	111 Days	-9.8%
June 2025	111 Days	-5.1%
May 2025	99 Days	-6.6%
April 2025	98 Days	6.5%
March 2025	106 Days	11.6%
February 2025	88 Days	-5.4%



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

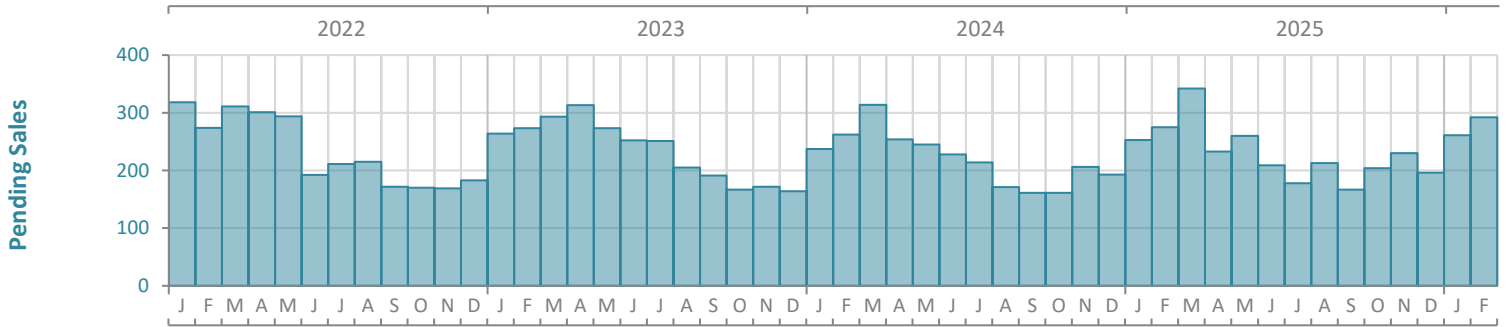


New Pending Sales

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	553	4.7%
February 2026	292	6.2%
January 2026	261	3.2%
December 2025	196	1.6%
November 2025	230	11.7%
October 2025	204	26.7%
September 2025	167	3.7%
August 2025	213	24.6%
July 2025	178	-16.8%
June 2025	209	-8.3%
May 2025	260	6.1%
April 2025	233	-8.3%
March 2025	342	8.9%
February 2025	275	5.0%

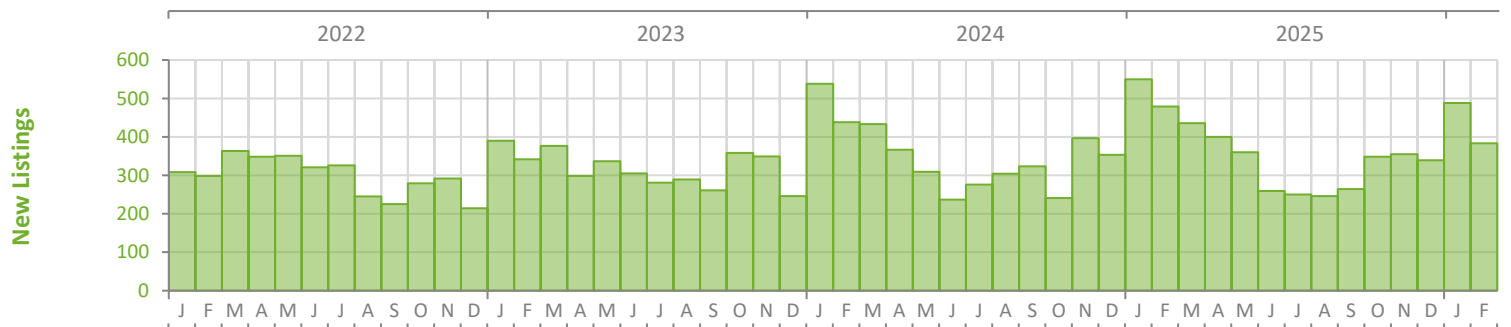


New Listings

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	871	-15.4%
February 2026	383	-20.0%
January 2026	488	-11.3%
December 2025	339	-4.0%
November 2025	355	-10.6%
October 2025	348	44.4%
September 2025	264	-18.3%
August 2025	246	-19.1%
July 2025	250	-9.4%
June 2025	259	9.3%
May 2025	360	16.5%
April 2025	400	9.0%
March 2025	436	0.7%
February 2025	479	9.4%



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

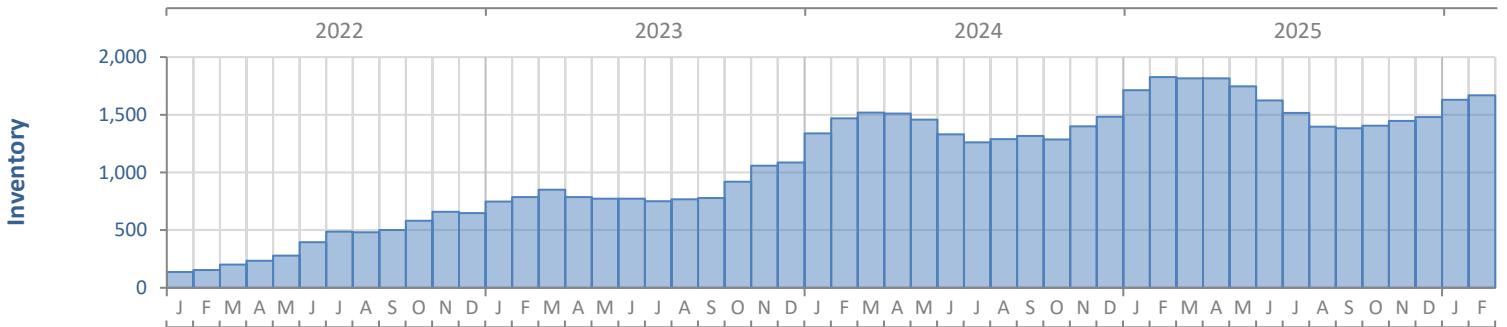


Inventory (Active Listings)

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)	1,651	-6.8%
February 2026	1,670	-8.6%
January 2026	1,631	-4.8%
December 2025	1,480	-0.2%
November 2025	1,447	3.4%
October 2025	1,405	9.3%
September 2025	1,384	5.2%
August 2025	1,396	8.4%
July 2025	1,517	20.4%
June 2025	1,623	22.0%
May 2025	1,747	19.8%
April 2025	1,817	20.3%
March 2025	1,816	19.6%
February 2025	1,828	24.4%

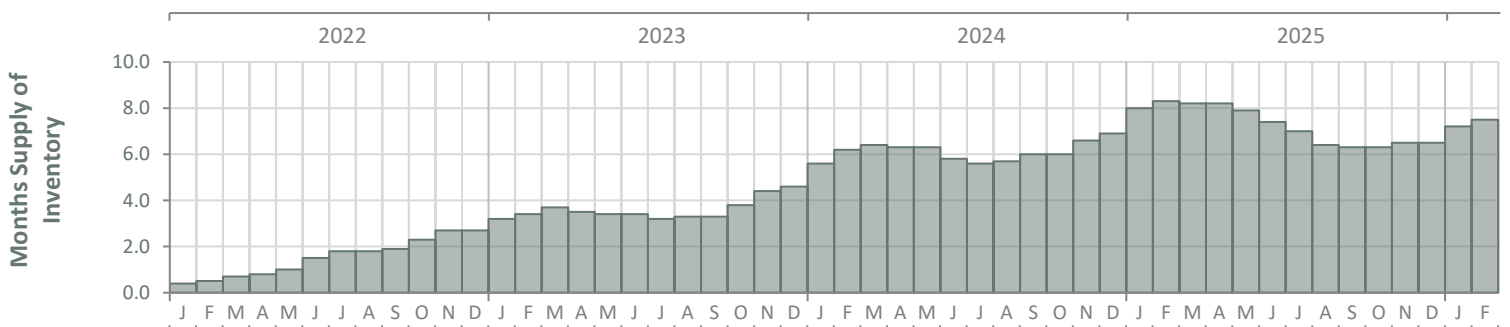


Months Supply of Inventory

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)	7.4	-9.8%
February 2026	7.5	-9.6%
January 2026	7.2	-10.0%
December 2025	6.5	-5.8%
November 2025	6.5	-1.5%
October 2025	6.3	5.0%
September 2025	6.3	5.0%
August 2025	6.4	12.3%
July 2025	7.0	25.0%
June 2025	7.4	27.6%
May 2025	7.9	25.4%
April 2025	8.2	30.2%
March 2025	8.2	28.1%
February 2025	8.3	33.9%



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

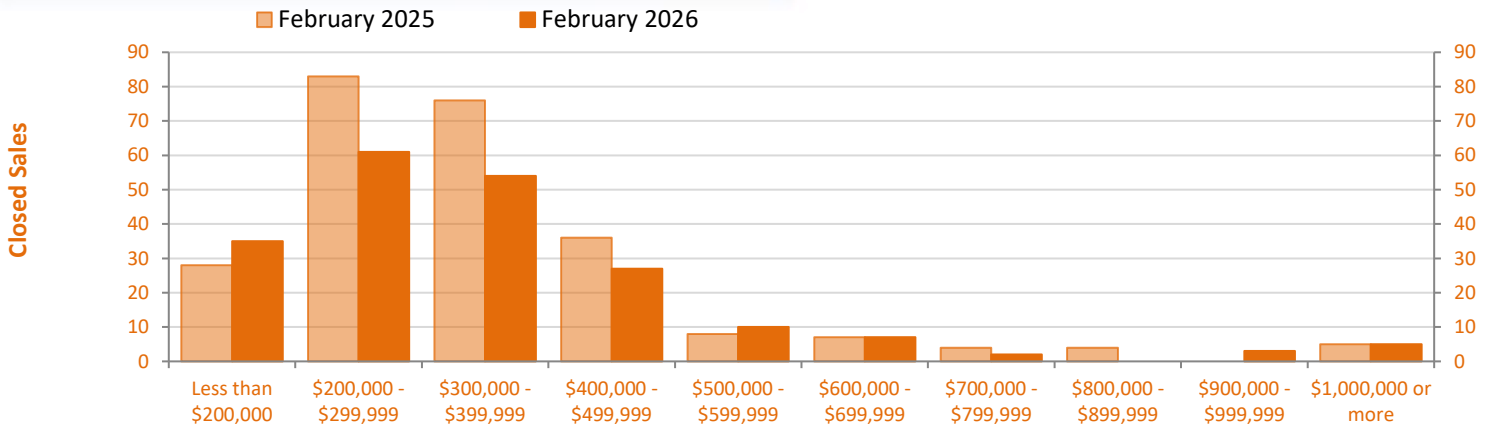


Closed Sales by Sale Price

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.

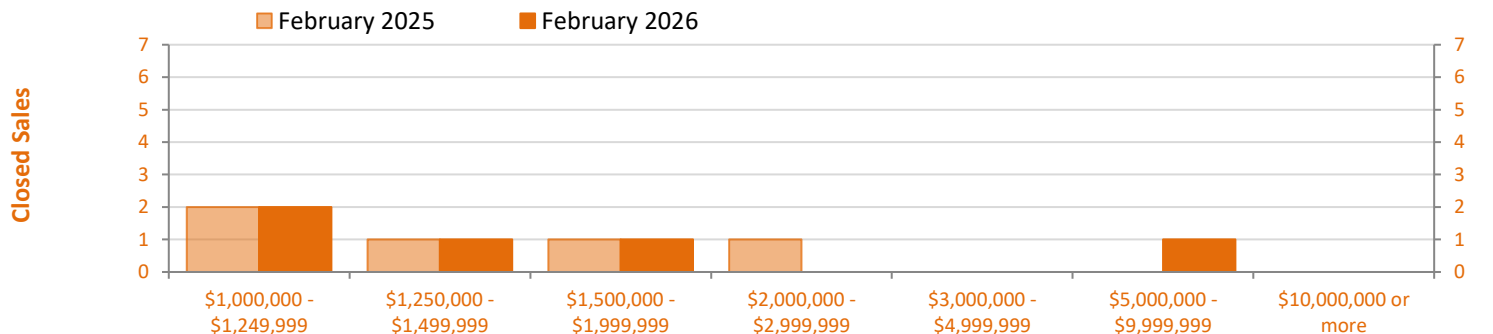
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	35	25.0%
\$200,000 - \$299,999	61	-26.5%
\$300,000 - \$399,999	54	-28.9%
\$400,000 - \$499,999	27	-25.0%
\$500,000 - \$599,999	10	25.0%
\$600,000 - \$699,999	7	0.0%
\$700,000 - \$799,999	2	-50.0%
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	3	N/A
\$1,000,000 or more	5	0.0%



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	2	0.0%
\$1,250,000 - \$1,499,999	1	0.0%
\$1,500,000 - \$1,999,999	1	0.0%
\$2,000,000 - \$2,999,999	0	-100.0%
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	N/A

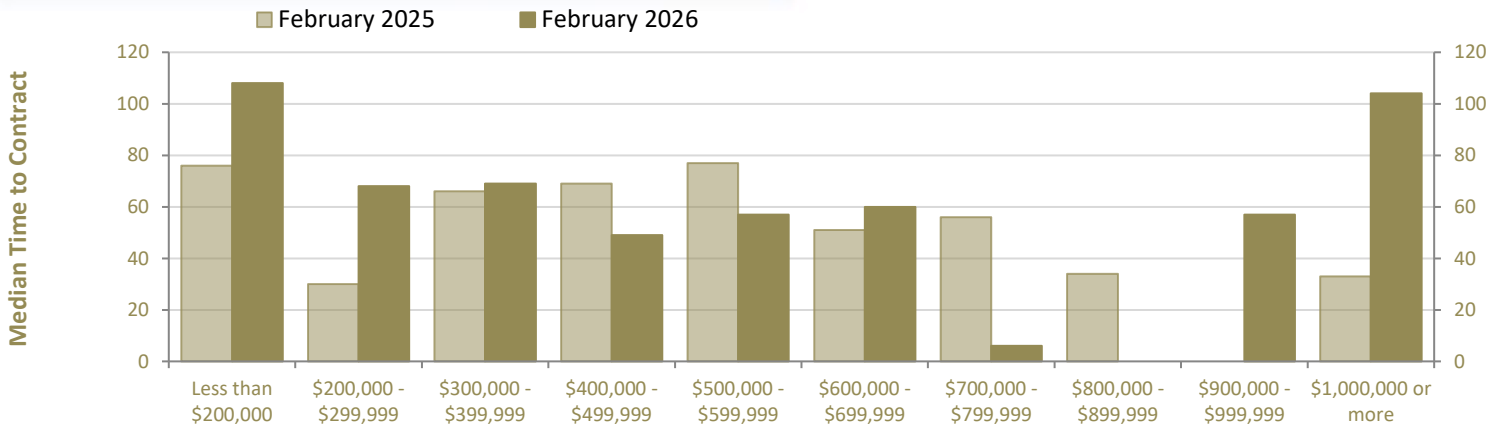


Median Time to Contract by Sale Price

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.

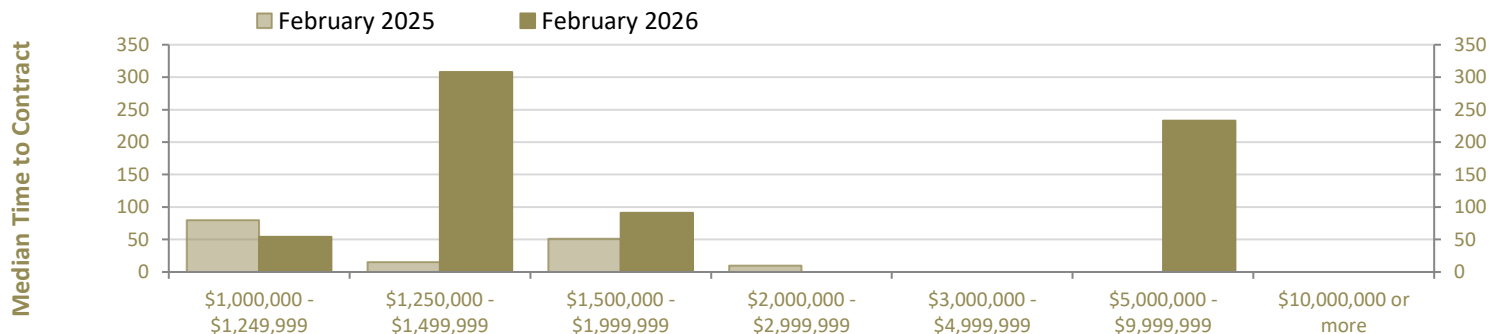
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	108 Days	42.1%
\$200,000 - \$299,999	68 Days	126.7%
\$300,000 - \$399,999	69 Days	4.5%
\$400,000 - \$499,999	49 Days	-29.0%
\$500,000 - \$599,999	57 Days	-26.0%
\$600,000 - \$699,999	60 Days	17.6%
\$700,000 - \$799,999	6 Days	-89.3%
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	57 Days	N/A
\$1,000,000 or more	104 Days	215.2%



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	54 Days	-32.5%
\$1,250,000 - \$1,499,999	308 Days	1953.3%
\$1,500,000 - \$1,999,999	91 Days	78.4%
\$2,000,000 - \$2,999,999	(No Sales)	N/A
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	233 Days	N/A
\$10,000,000 or more	(No Sales)	N/A

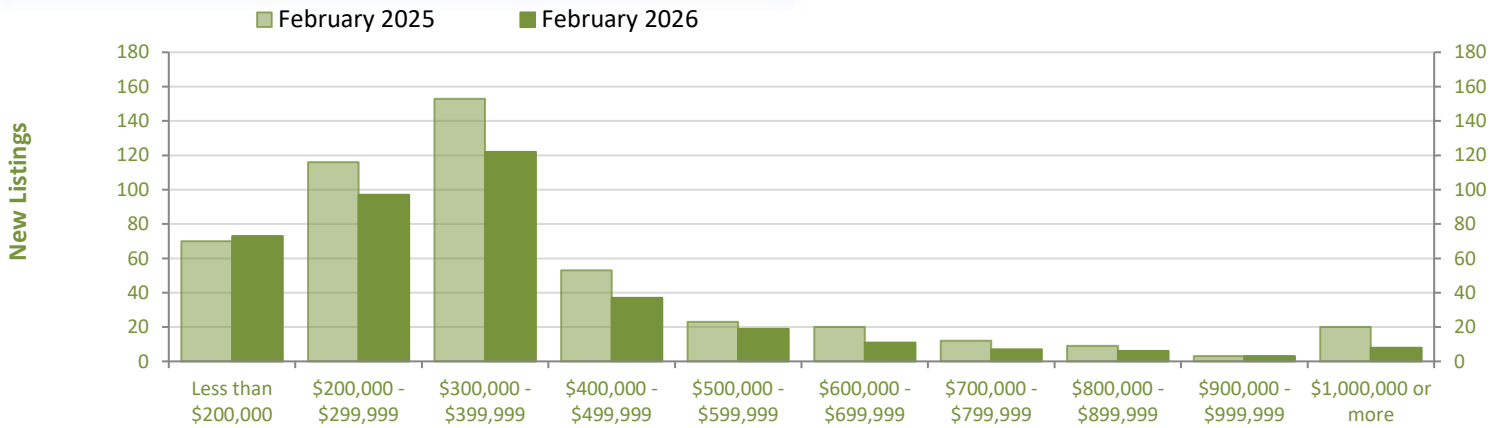


New Listings by Initial Listing Price

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.

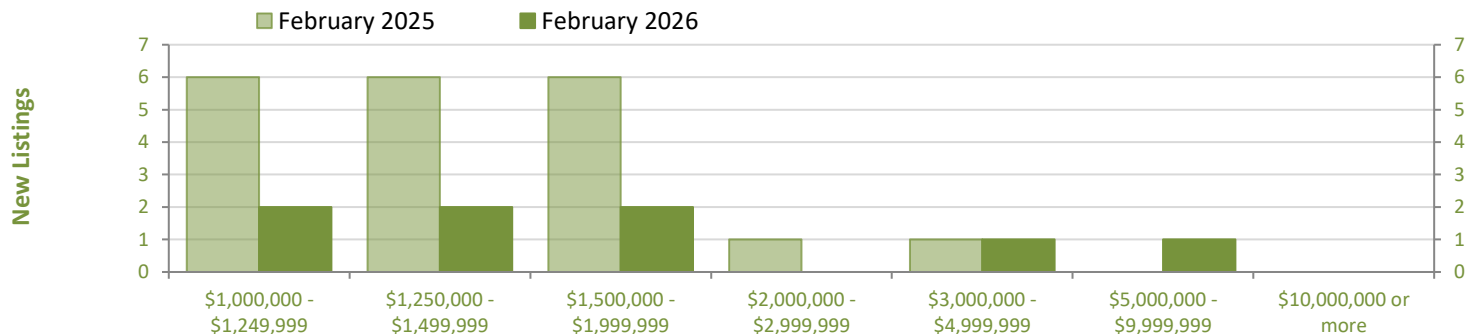
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	73	4.3%
\$200,000 - \$299,999	97	-16.4%
\$300,000 - \$399,999	122	-20.3%
\$400,000 - \$499,999	37	-30.2%
\$500,000 - \$599,999	19	-17.4%
\$600,000 - \$699,999	11	-45.0%
\$700,000 - \$799,999	7	-41.7%
\$800,000 - \$899,999	6	-33.3%
\$900,000 - \$999,999	3	0.0%
\$1,000,000 or more	8	-60.0%



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	2	-66.7%
\$1,250,000 - \$1,499,999	2	-66.7%
\$1,500,000 - \$1,999,999	2	-66.7%
\$2,000,000 - \$2,999,999	0	-100.0%
\$3,000,000 - \$4,999,999	1	0.0%
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - February 2026

Townhouses and Condos

Manatee County

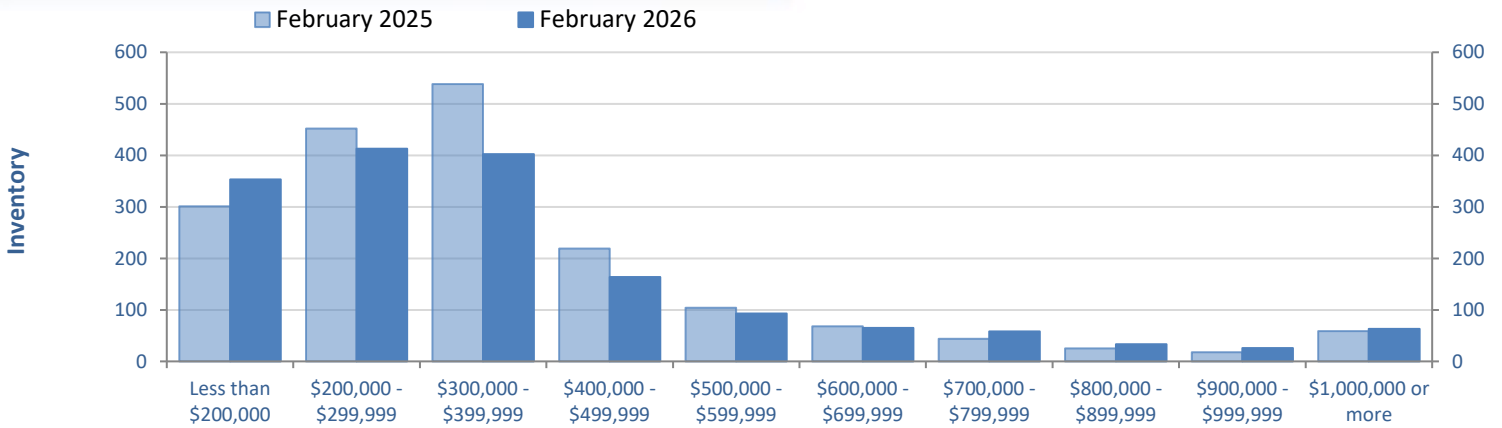


Inventory by Current Listing Price

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.

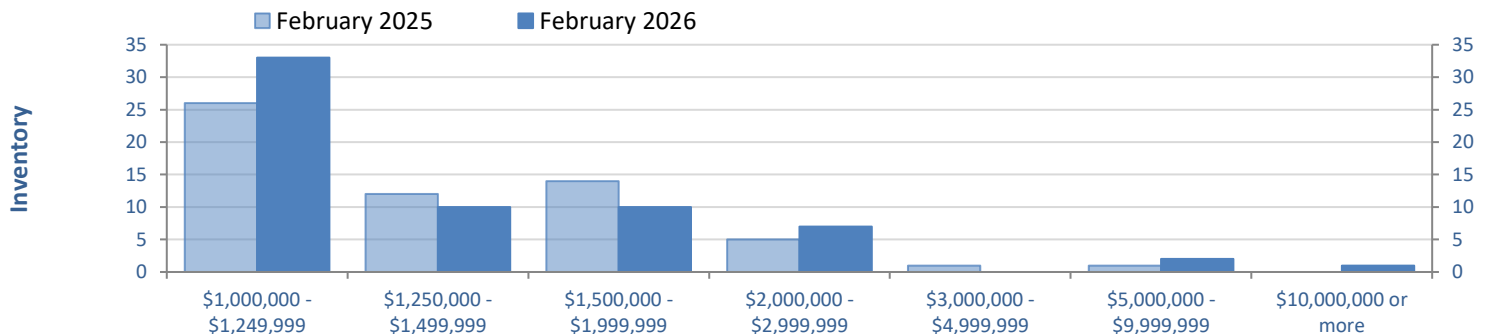
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	353	17.3%
\$200,000 - \$299,999	413	-8.6%
\$300,000 - \$399,999	402	-25.3%
\$400,000 - \$499,999	164	-25.1%
\$500,000 - \$599,999	93	-10.6%
\$600,000 - \$699,999	65	-4.4%
\$700,000 - \$799,999	58	31.8%
\$800,000 - \$899,999	33	32.0%
\$900,000 - \$999,999	26	44.4%
\$1,000,000 or more	63	6.8%



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	33	26.9%
\$1,250,000 - \$1,499,999	10	-16.7%
\$1,500,000 - \$1,999,999	10	-28.6%
\$2,000,000 - \$2,999,999	7	40.0%
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	2	100.0%
\$10,000,000 or more	1	N/A



Monthly Distressed Market - February 2026

Townhouses and Condos

Manatee County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	203	251	-19.1%
	Median Sale Price	\$313,990	\$319,990	-1.9%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$62,475	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

