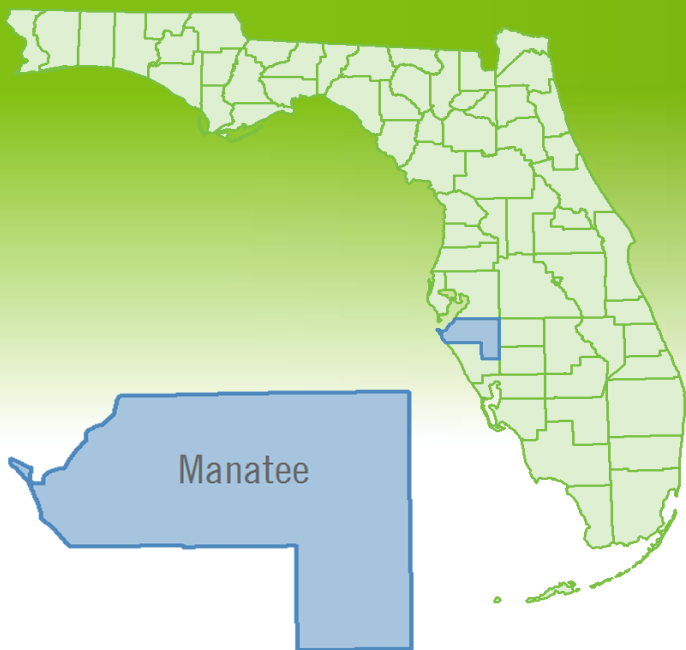


Monthly Market Detail - January 2026

Single-Family Homes

Manatee County



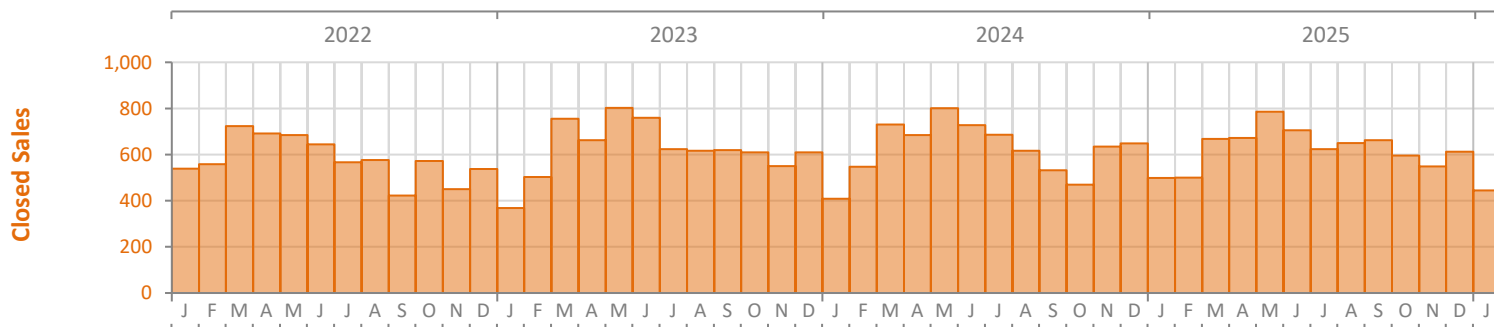
Summary Statistics	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	444	498	-10.8%
Paid in Cash	144	169	-14.8%
Median Sale Price	\$480,495	\$480,000	0.1%
Average Sale Price	\$647,324	\$662,504	-2.3%
Dollar Volume	\$287.4 Million	\$329.9 Million	-12.9%
Median Percent of Original List Price Received	94.2%	94.7%	-0.5%
Median Time to Contract	58 Days	49 Days	18.4%
Median Time to Sale	105 Days	98 Days	7.1%
New Pending Sales	709	604	17.4%
New Listings	1,018	1,121	-9.2%
Pending Inventory	919	757	21.4%
Inventory (Active Listings)	2,843	2,907	-2.2%
Months Supply of Inventory	4.6	4.6	0.0%

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	444	-10.8%
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%
January 2025	498	22.1%



Monthly Market Detail - January 2026

Single-Family Homes

Manatee County

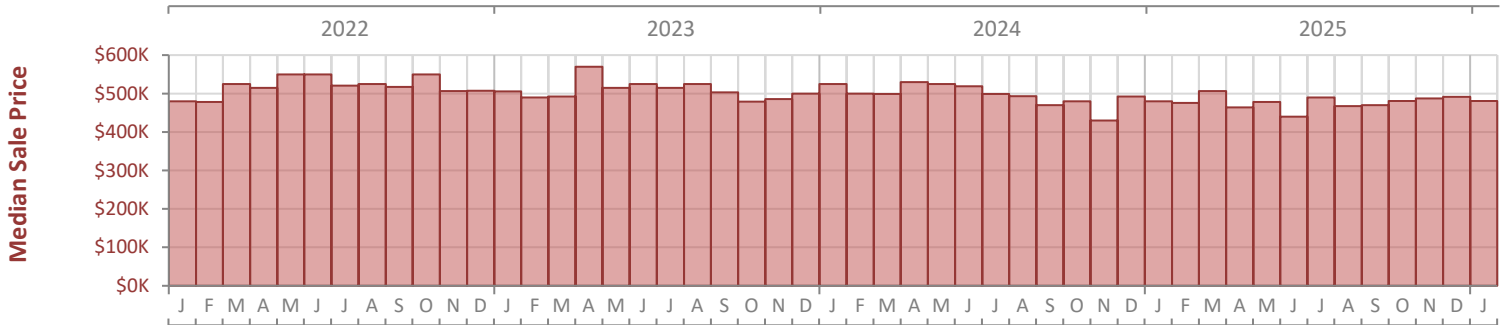


Median Sale Price

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	\$480,495	0.1%
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%
January 2025	\$480,000	-8.6%

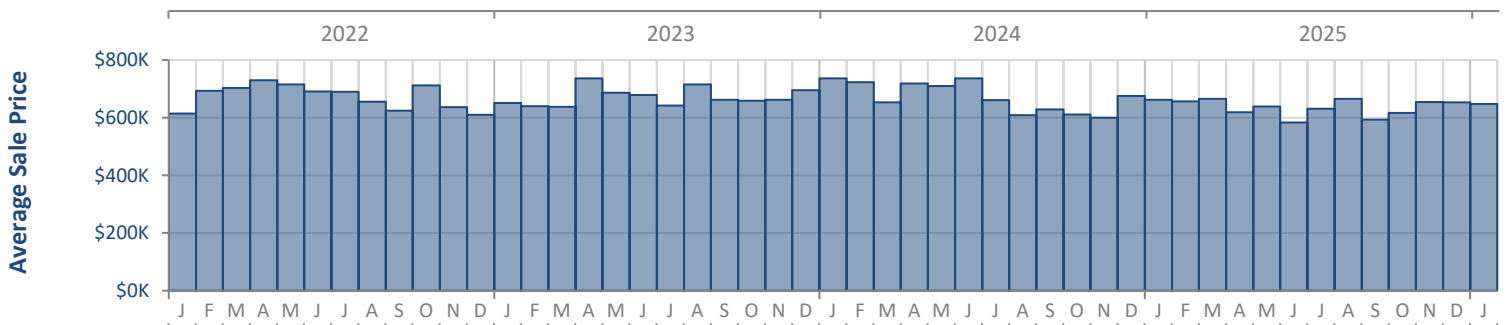


Average Sale Price

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	\$647,324	-2.3%
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%
January 2025	\$662,504	-10.0%



Monthly Market Detail - January 2026

Single-Family Homes

Manatee County

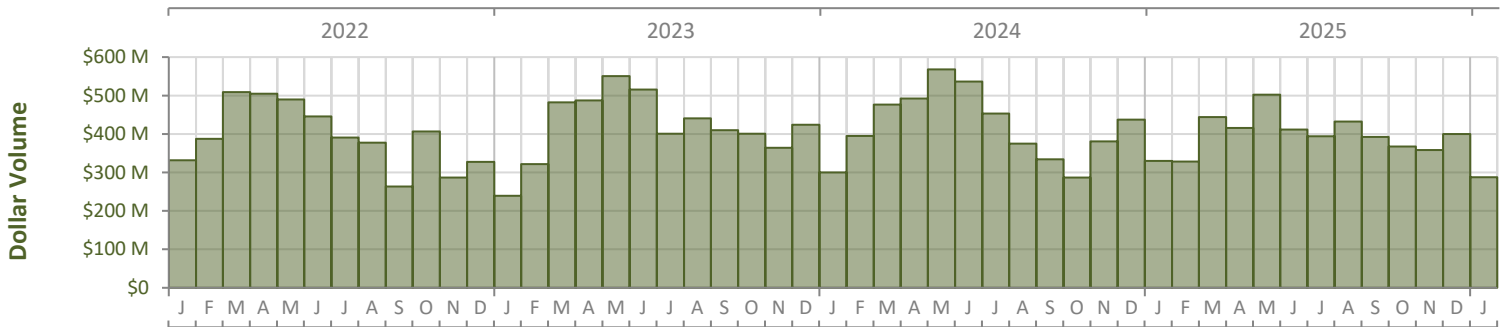


Dollar Volume

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	\$287.4 Million	-12.9%
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%
January 2025	\$329.9 Million	9.9%

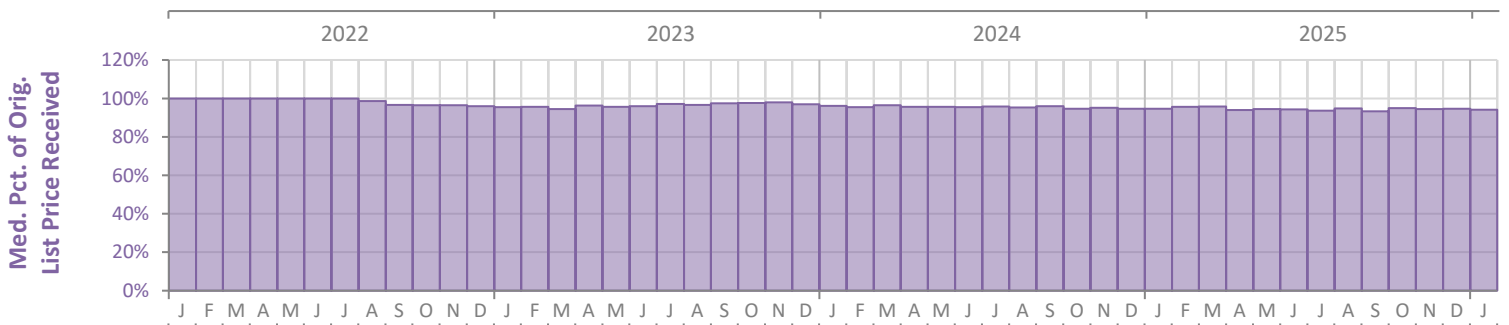


Median Percent of Original List Price Received

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%	-0.5%
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%
January 2025	94.7%	-1.6%

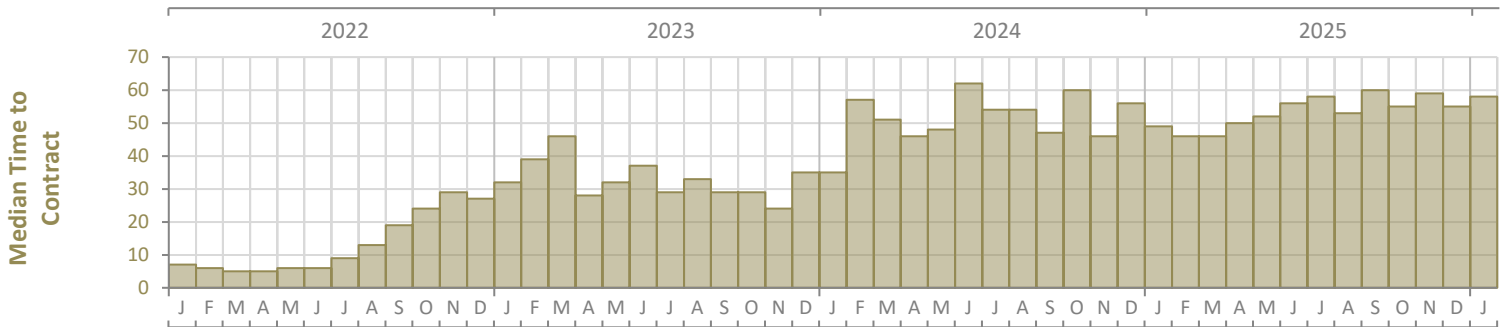


Median Time to Contract

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	58 Days	18.4%
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%
January 2025	49 Days	40.0%

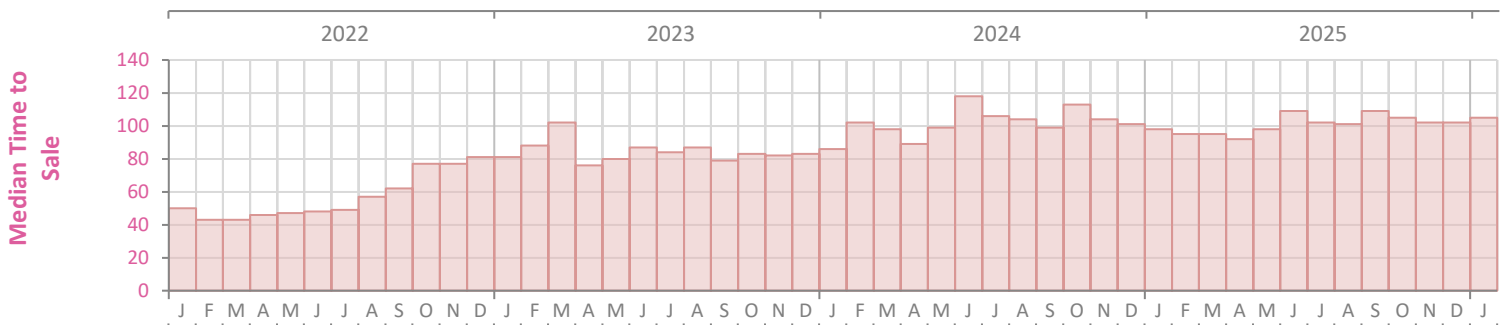


Median Time to Sale

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	105 Days	7.1%
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%
January 2025	98 Days	14.0%

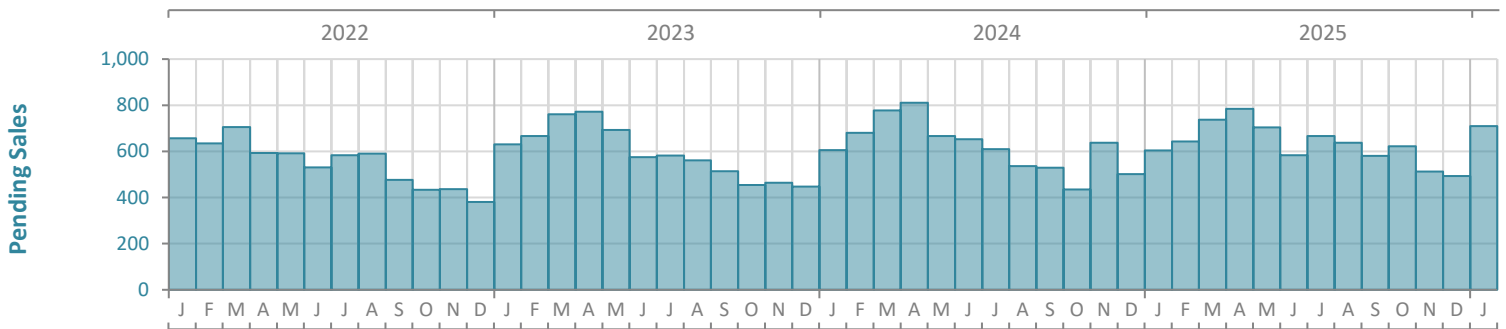


New Pending Sales

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	709	17.4%
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%
January 2025	604	-0.2%

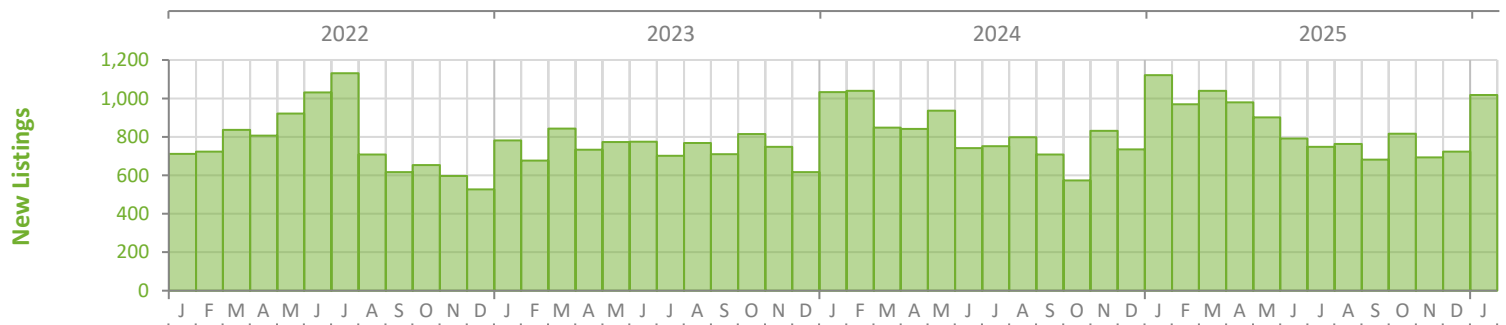


New Listings

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	1,018	-9.2%
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%
January 2025	1,121	8.5%

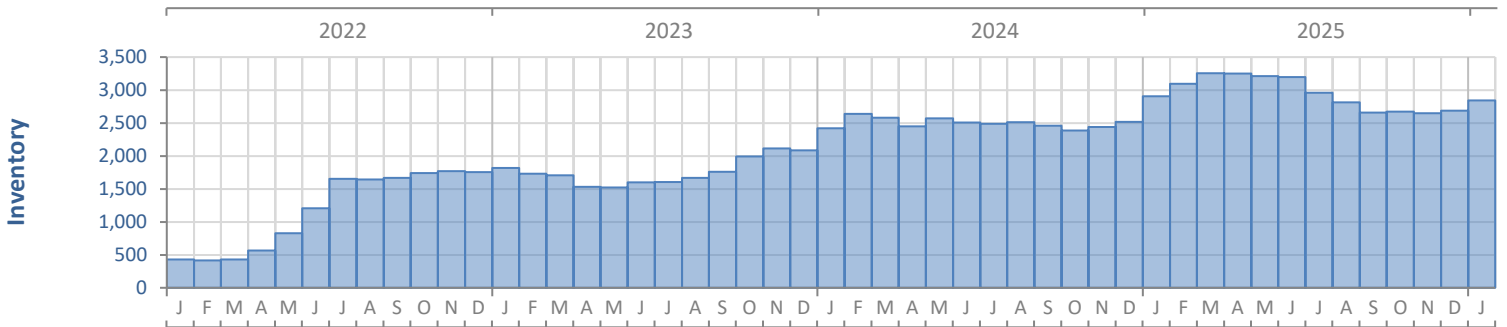


Inventory (Active Listings)

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)	2,843	-2.2%
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%
January 2025	2,907	20.1%

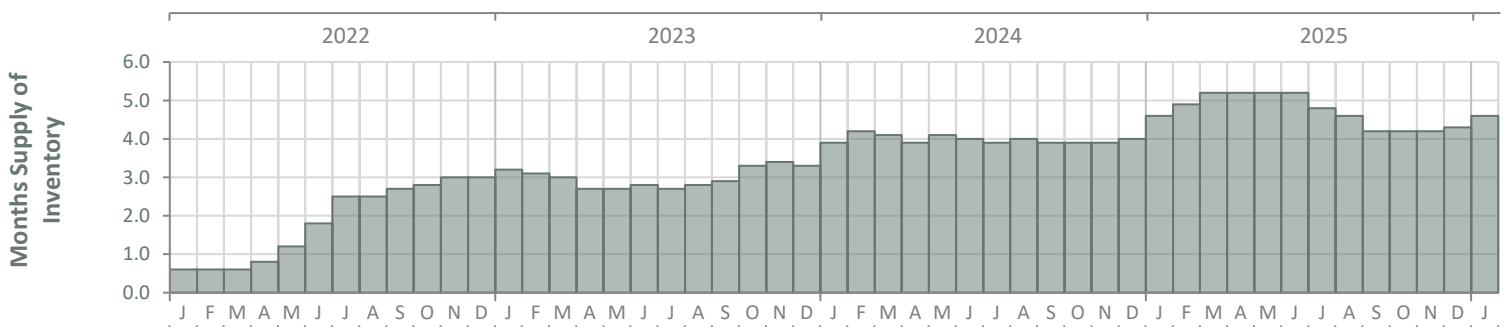


Months Supply of Inventory

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)	4.6	0.0%
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%
January 2025	4.6	17.9%

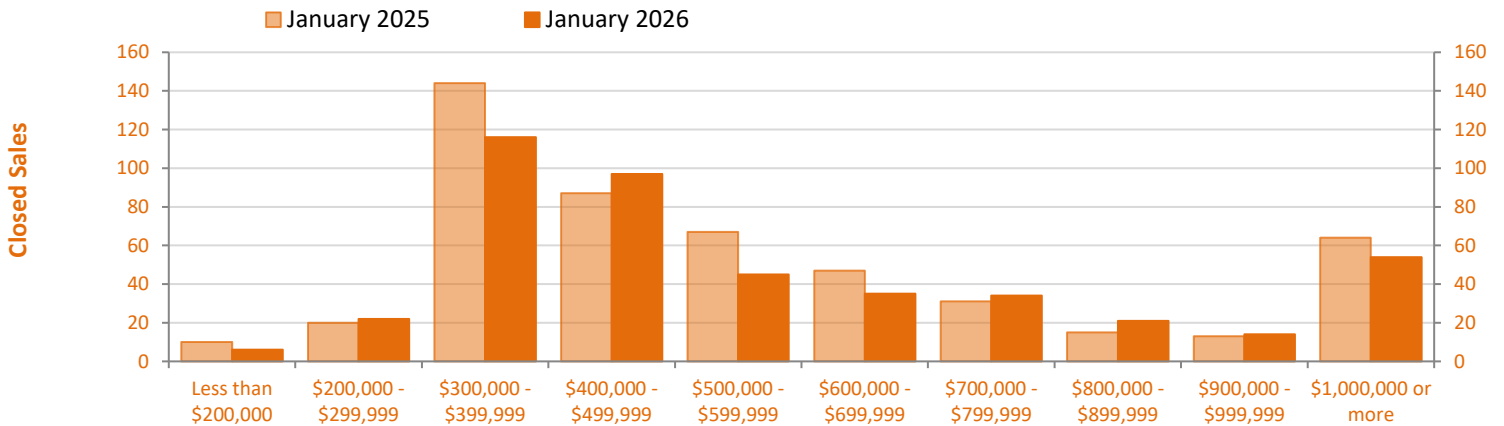


Closed Sales by Sale Price

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.

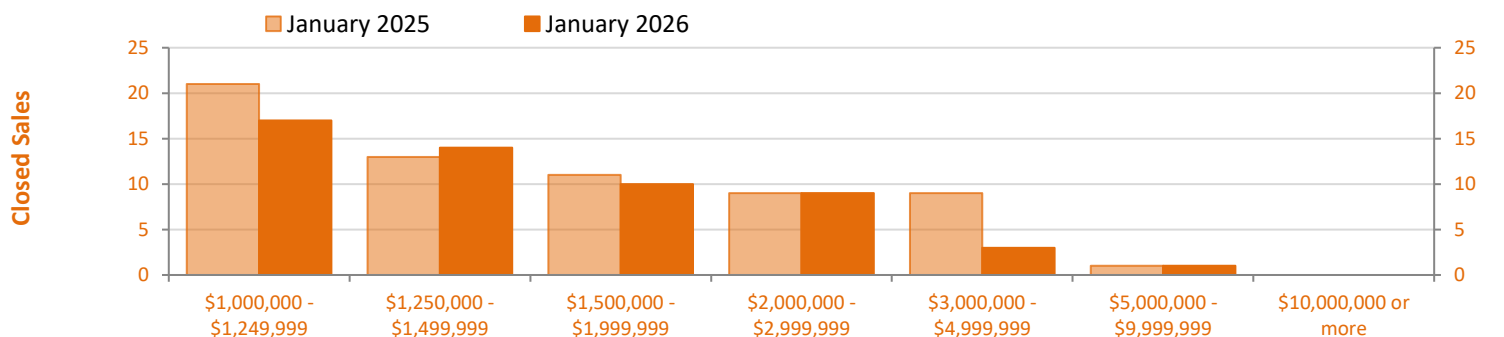
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	6	-40.0%
\$200,000 - \$299,999	22	10.0%
\$300,000 - \$399,999	116	-19.4%
\$400,000 - \$499,999	97	11.5%
\$500,000 - \$599,999	45	-32.8%
\$600,000 - \$699,999	35	-25.5%
\$700,000 - \$799,999	34	9.7%
\$800,000 - \$899,999	21	40.0%
\$900,000 - \$999,999	14	7.7%
\$1,000,000 or more	54	-15.6%



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	17	-19.0%
\$1,250,000 - \$1,499,999	14	7.7%
\$1,500,000 - \$1,999,999	10	-9.1%
\$2,000,000 - \$2,999,999	9	0.0%
\$3,000,000 - \$4,999,999	3	-66.7%
\$5,000,000 - \$9,999,999	1	0.0%
\$10,000,000 or more	0	N/A

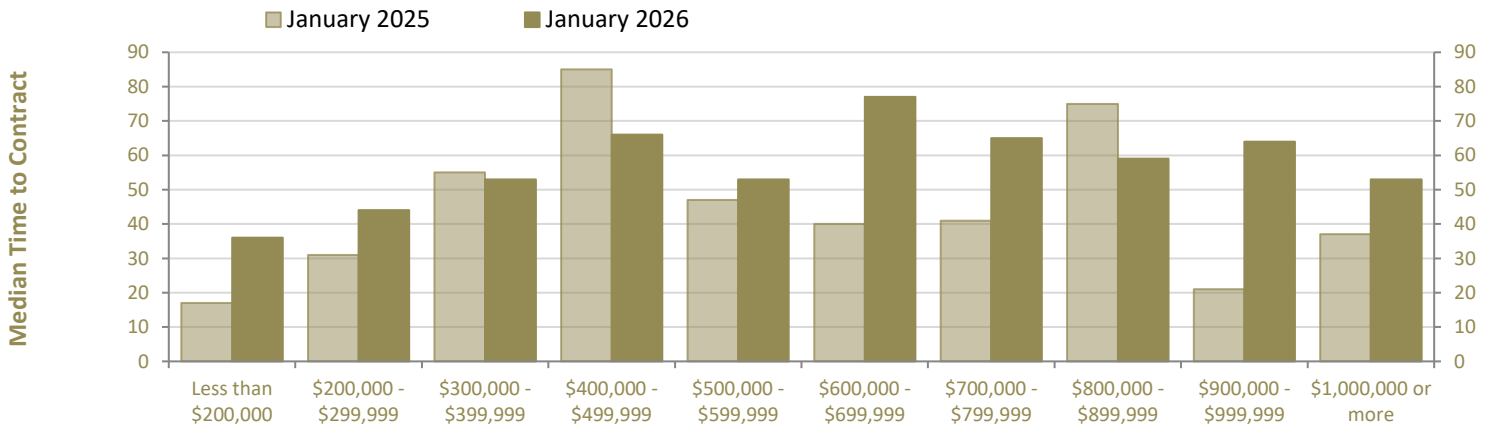


Median Time to Contract by Sale Price

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.

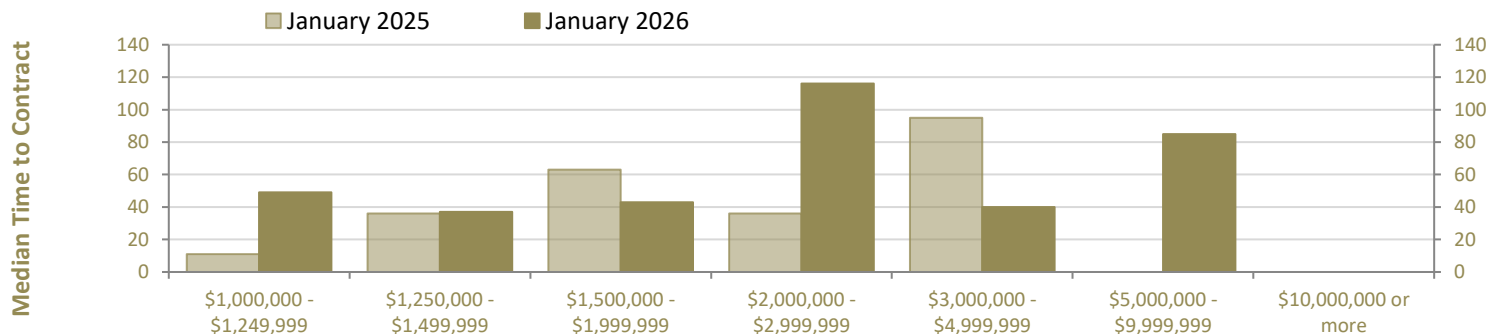
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	36 Days	111.8%
\$200,000 - \$299,999	44 Days	41.9%
\$300,000 - \$399,999	53 Days	-3.6%
\$400,000 - \$499,999	66 Days	-22.4%
\$500,000 - \$599,999	53 Days	12.8%
\$600,000 - \$699,999	77 Days	92.5%
\$700,000 - \$799,999	65 Days	58.5%
\$800,000 - \$899,999	59 Days	-21.3%
\$900,000 - \$999,999	64 Days	204.8%
\$1,000,000 or more	53 Days	43.2%



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	49 Days	345.5%
\$1,250,000 - \$1,499,999	37 Days	2.8%
\$1,500,000 - \$1,999,999	43 Days	-31.7%
\$2,000,000 - \$2,999,999	116 Days	222.2%
\$3,000,000 - \$4,999,999	40 Days	-57.9%
\$5,000,000 - \$9,999,999	85 Days	N/A
\$10,000,000 or more	(No Sales)	N/A

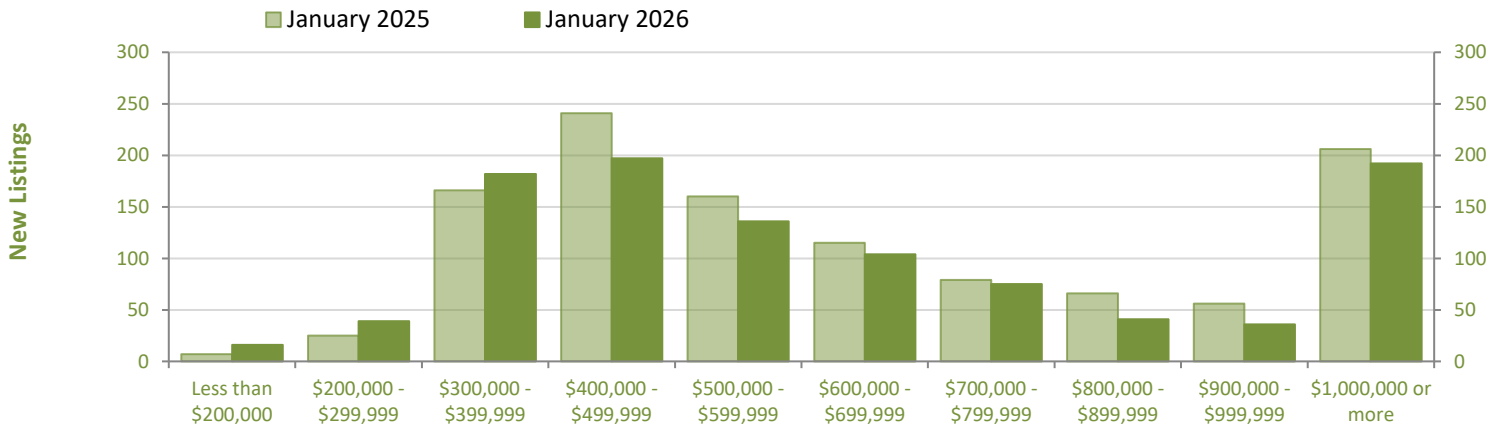


New Listings by Initial Listing Price

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.

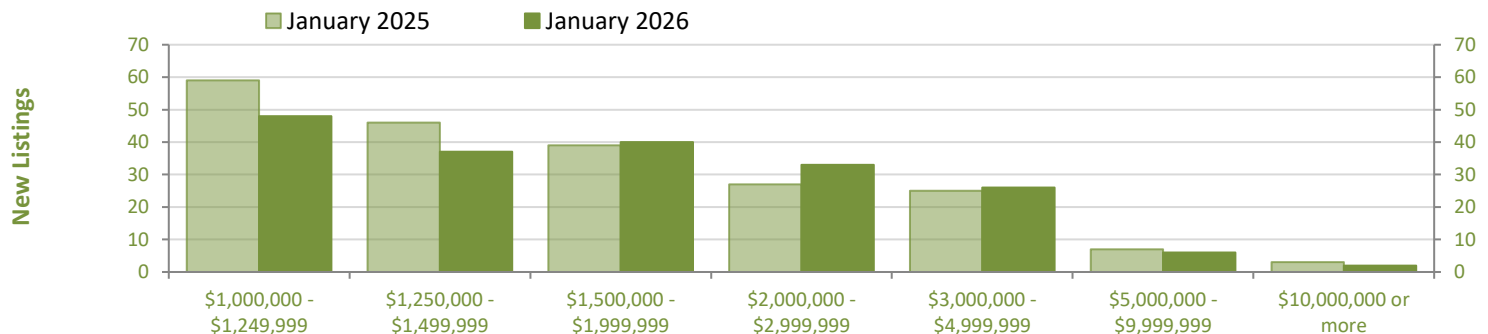
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	16	128.6%
\$200,000 - \$299,999	39	56.0%
\$300,000 - \$399,999	182	9.6%
\$400,000 - \$499,999	197	-18.3%
\$500,000 - \$599,999	136	-15.0%
\$600,000 - \$699,999	104	-9.6%
\$700,000 - \$799,999	75	-5.1%
\$800,000 - \$899,999	41	-37.9%
\$900,000 - \$999,999	36	-35.7%
\$1,000,000 or more	192	-6.8%



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	48	-18.6%
\$1,250,000 - \$1,499,999	37	-19.6%
\$1,500,000 - \$1,999,999	40	2.6%
\$2,000,000 - \$2,999,999	33	22.2%
\$3,000,000 - \$4,999,999	26	4.0%
\$5,000,000 - \$9,999,999	6	-14.3%
\$10,000,000 or more	2	-33.3%

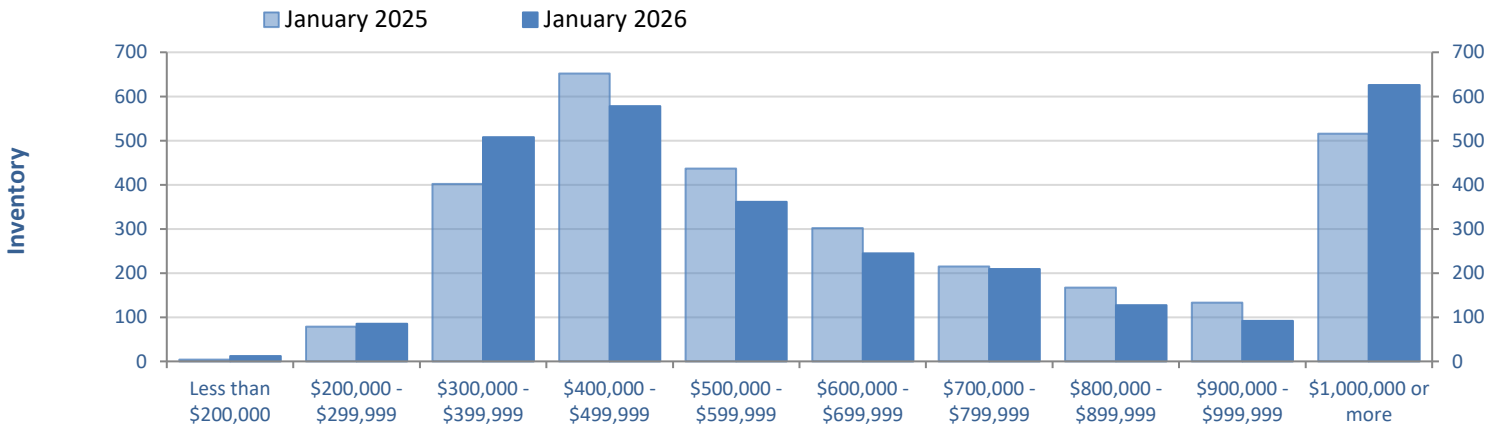


Inventory by Current Listing Price

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.

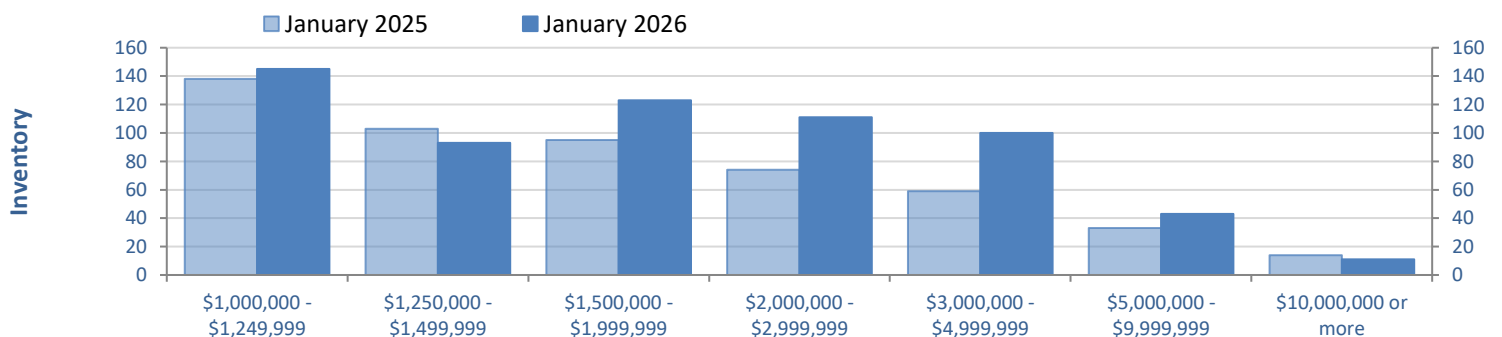
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	12	200.0%
\$200,000 - \$299,999	85	7.6%
\$300,000 - \$399,999	508	26.4%
\$400,000 - \$499,999	578	-11.3%
\$500,000 - \$599,999	361	-17.4%
\$600,000 - \$699,999	245	-18.9%
\$700,000 - \$799,999	209	-2.8%
\$800,000 - \$899,999	127	-24.0%
\$900,000 - \$999,999	92	-30.8%
\$1,000,000 or more	626	21.3%



Million Dollar Spotlight

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

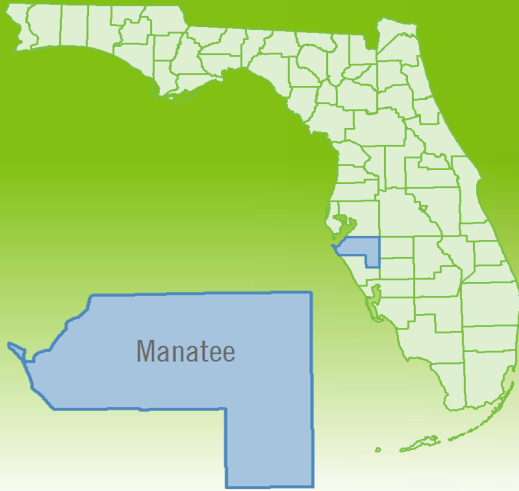
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	145	5.1%
\$1,250,000 - \$1,499,999	93	-9.7%
\$1,500,000 - \$1,999,999	123	29.5%
\$2,000,000 - \$2,999,999	111	50.0%
\$3,000,000 - \$4,999,999	100	69.5%
\$5,000,000 - \$9,999,999	43	30.3%
\$10,000,000 or more	11	-21.4%



Monthly Distressed Market - January 2026

Single-Family Homes

Manatee County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	442	497	-11.1%
	Median Sale Price	\$480,000	\$480,000	0.0%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$343,000	N/A
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$849,500	(No Sales)	N/A

