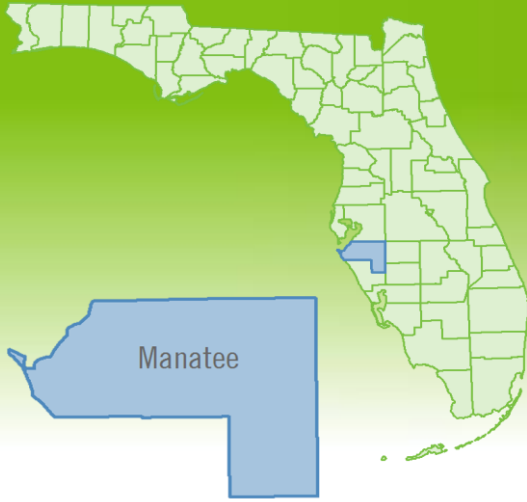


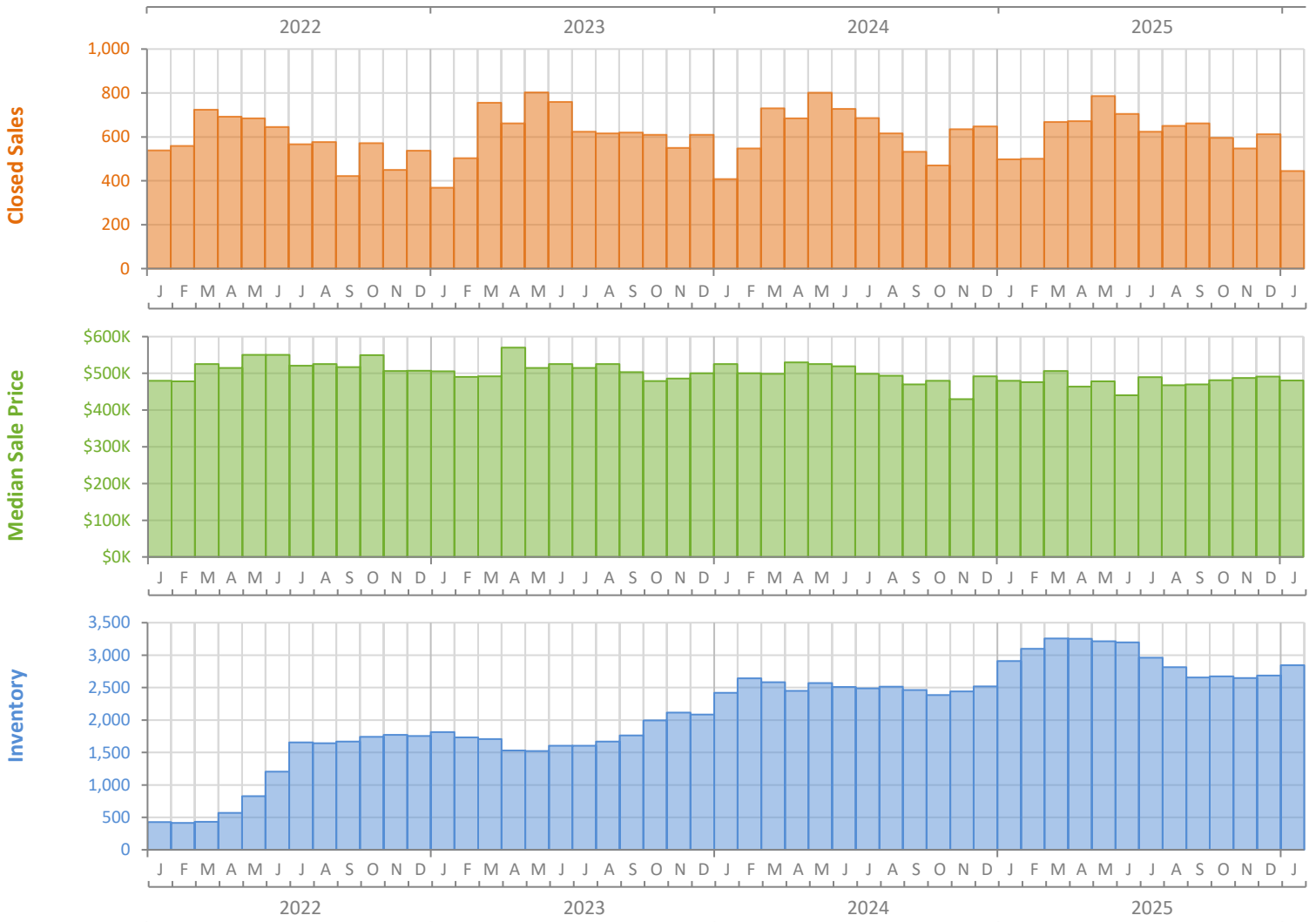
Monthly Market Summary - January 2026

Single-Family Homes

Manatee County



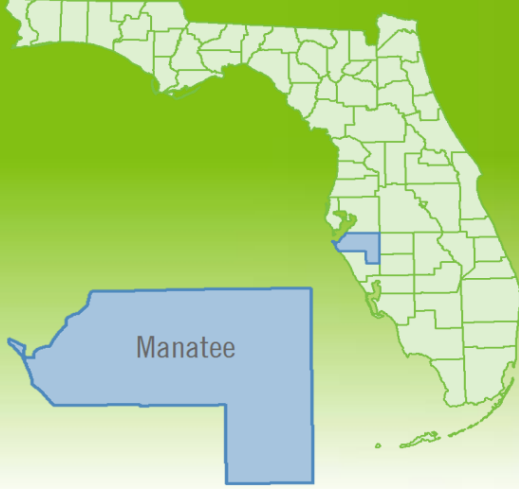
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	444	498	-10.8%
Paid in Cash	144	169	-14.8%
Median Sale Price	\$480,495	\$480,000	0.1%
Average Sale Price	\$647,324	\$662,504	-2.3%
Dollar Volume	\$287.4 Million	\$329.9 Million	-12.9%
Med. Pct. of Orig. List Price Received	94.2%	94.7%	-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%



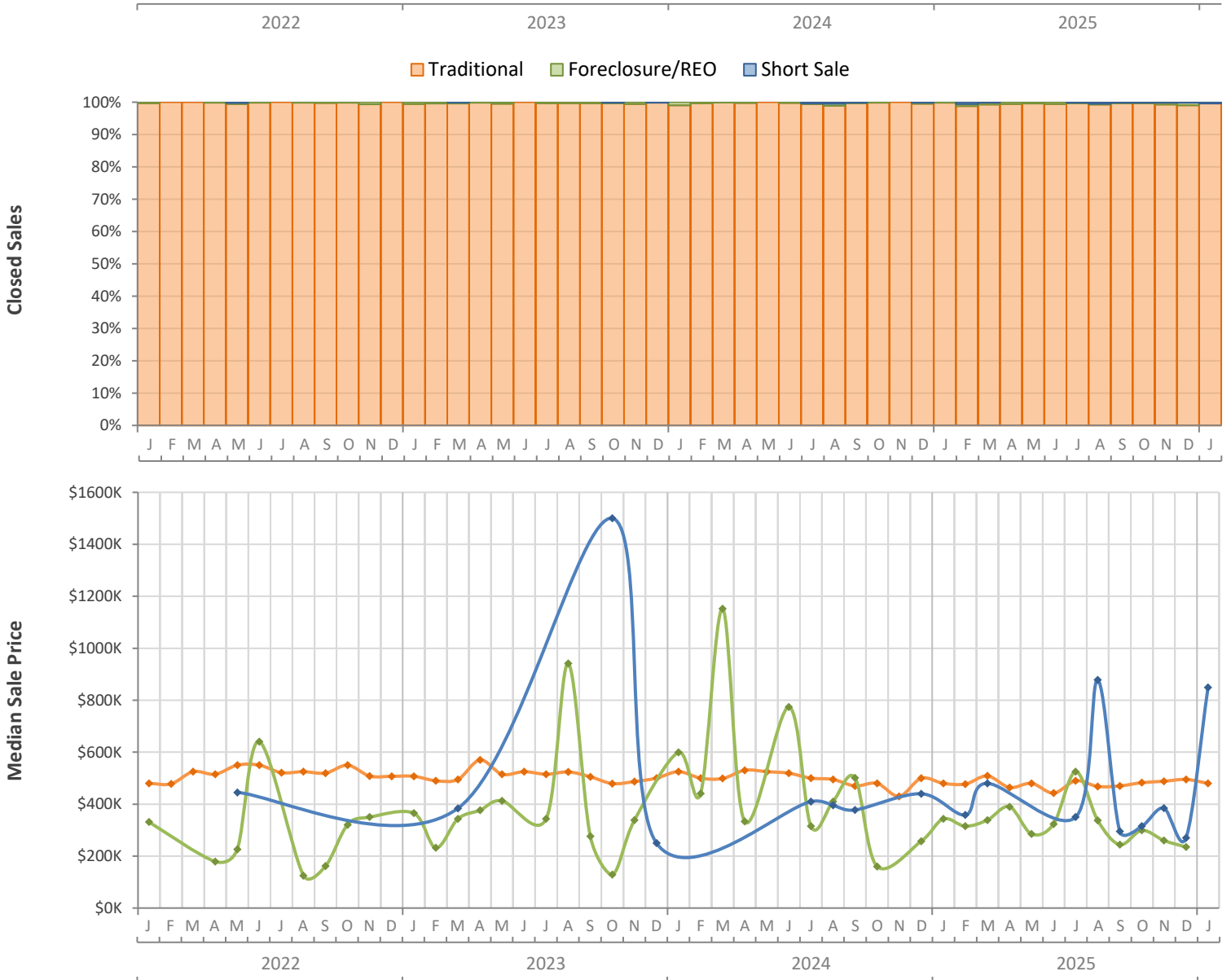
Monthly Distressed Market - January 2026

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



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 Tuesday, February 17, 2026. Next data release is Monday, March 16, 2026.