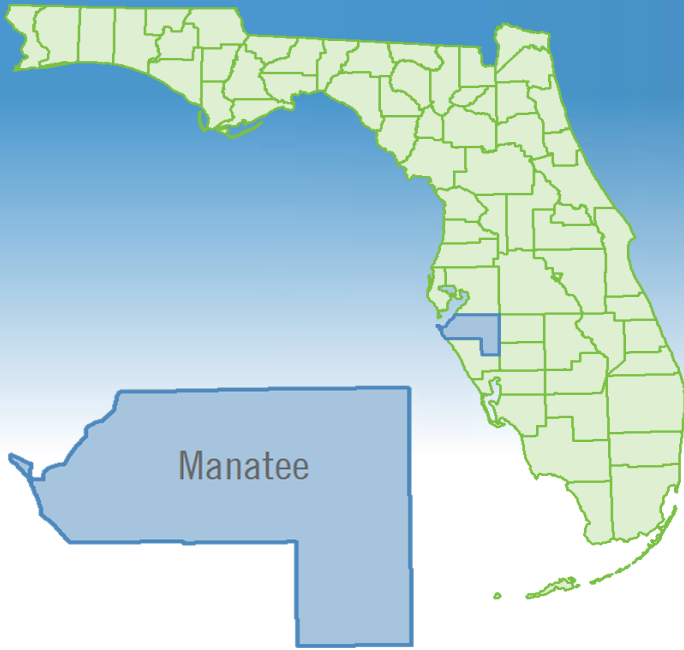


# Monthly Market Detail - January 2026

## Townhouses and Condos

### Manatee County



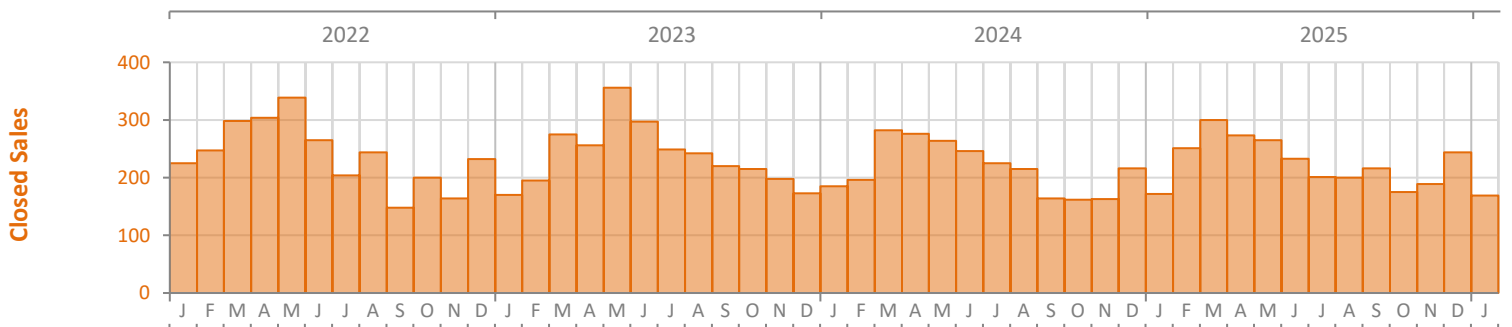
Summary Statistics	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	169	172	-1.7%
Paid in Cash	104	100	4.0%
Median Sale Price	\$305,000	\$335,990	-9.2%
Average Sale Price	\$366,887	\$408,238	-10.1%
Dollar Volume	\$62.0 Million	\$70.2 Million	-11.7%
Median Percent of Original List Price Received	91.2%	93.1%	-2.0%
Median Time to Contract	65 Days	60 Days	8.3%
Median Time to Sale	110 Days	105 Days	4.8%
New Pending Sales	261	253	3.2%
New Listings	488	550	-11.3%
Pending Inventory	315	321	-1.9%
Inventory (Active Listings)	1,631	1,714	-4.8%
Months Supply of Inventory	7.2	8.0	-10.0%

## 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	169	-1.7%
<b>January 2026</b>	<b>169</b>	<b>-1.7%</b>
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%
January 2025	172	-7.0%

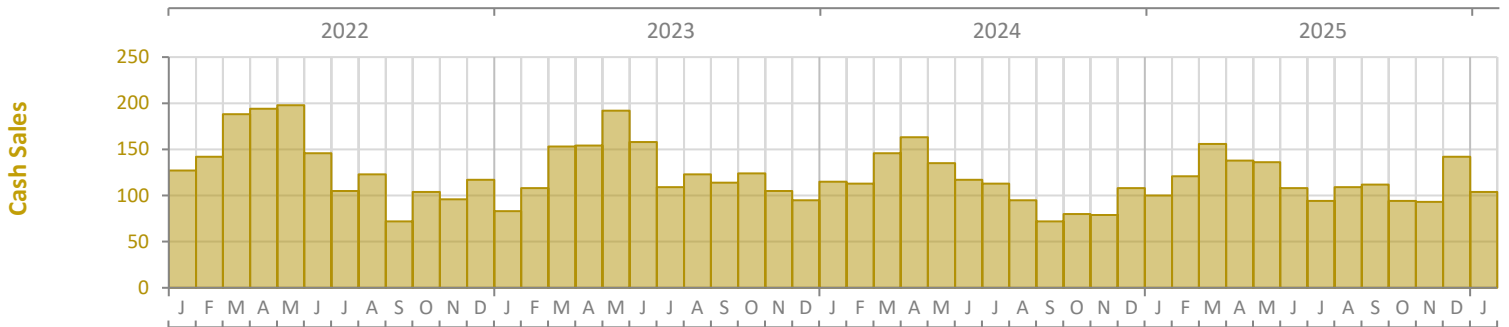


## Cash Sales

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	104	4.0%
<b>January 2026</b>	<b>104</b>	<b>4.0%</b>
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%
January 2025	100	-13.0%

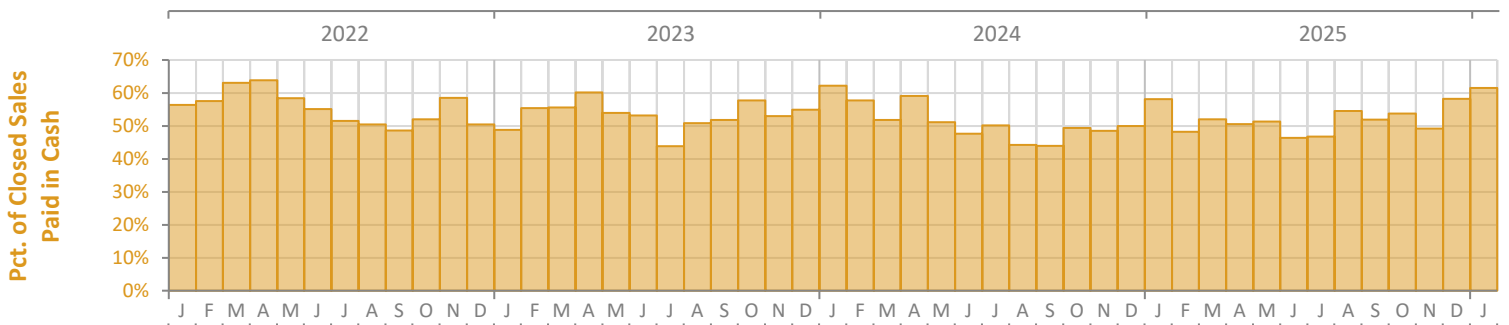


## Cash Sales as a Percentage of Closed Sales

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	61.5%	5.9%
<b>January 2026</b>	<b>61.5%</b>	<b>5.9%</b>
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%
January 2025	58.1%	-6.6%

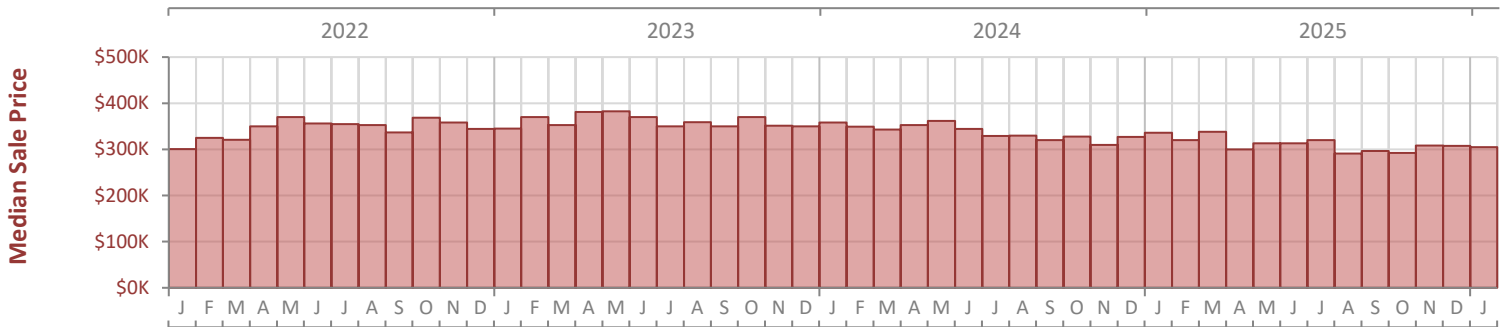


## Median Sale Price

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	\$305,000	-9.2%
<b>January 2026</b>	<b>\$305,000</b>	<b>-9.2%</b>
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%
January 2025	\$335,990	-6.1%

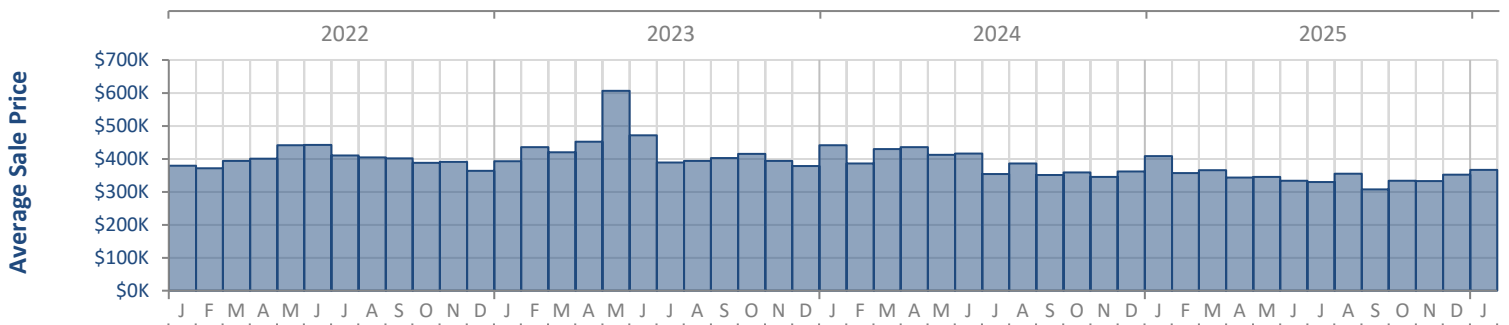


## Average Sale Price

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	\$366,887	-10.1%
<b>January 2026</b>	<b>\$366,887</b>	<b>-10.1%</b>
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%
January 2025	\$408,238	-7.5%



# Monthly Market Detail - January 2026

## Townhouses and Condos

### Manatee County

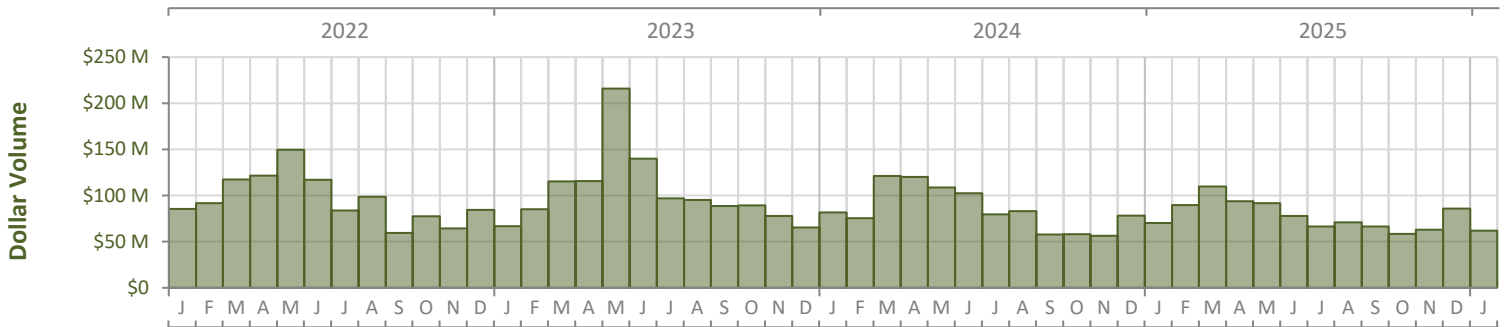


## Dollar Volume

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	\$62.0 Million	-11.7%
<b>January 2026</b>	<b>\$62.0 Million</b>	<b>-11.7%</b>
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%
January 2025	\$70.2 Million	-14.0%

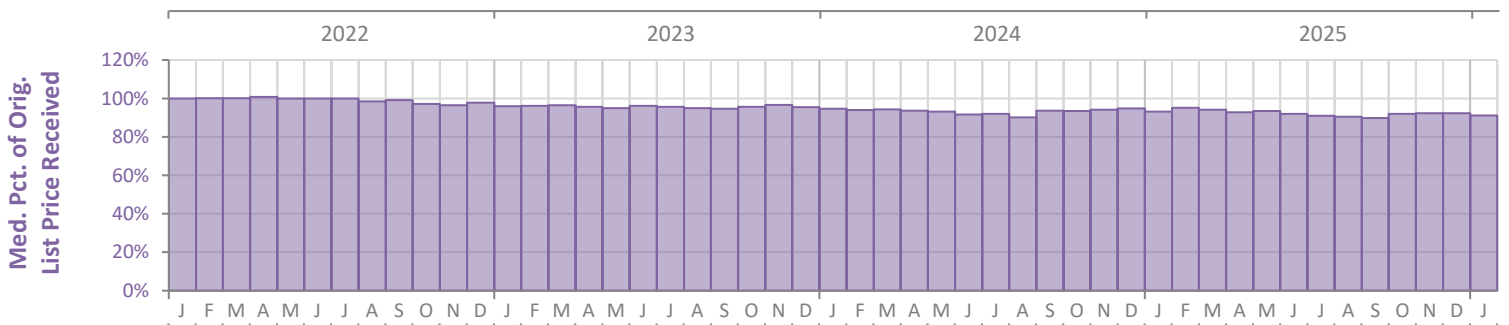


## Median Percent of Original List Price Received

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	91.2%	-2.0%
<b>January 2026</b>	<b>91.2%</b>	<b>-2.0%</b>
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%
January 2025	93.1%	-1.7%

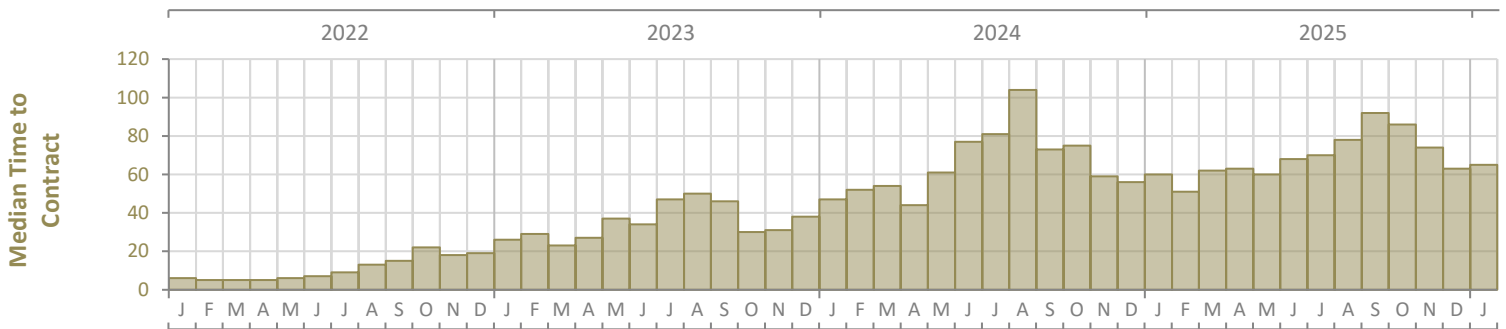


## Median Time to Contract

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	65 Days	8.3%
<b>January 2026</b>	<b>65 Days</b>	<b>8.3%</b>
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%
January 2025	60 Days	27.7%

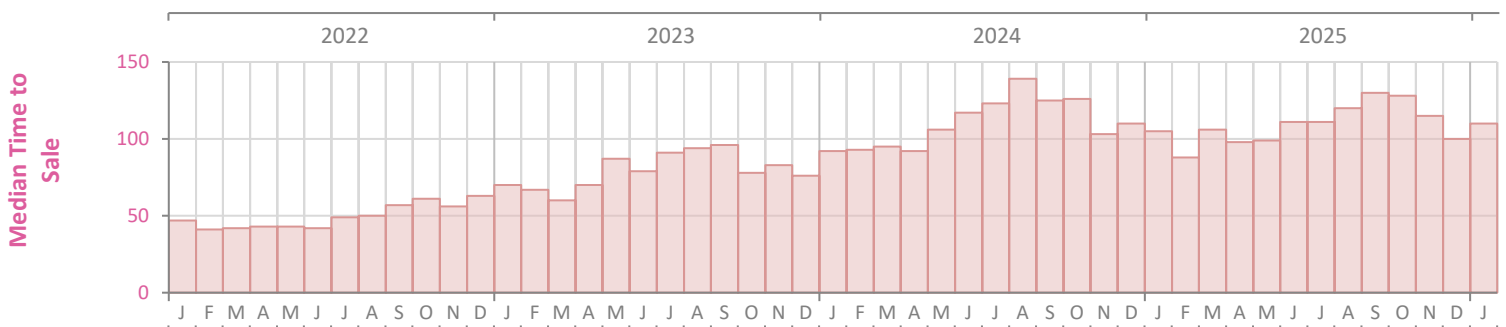


## Median Time to Sale

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	4.8%
<b>January 2026</b>	<b>110 Days</b>	<b>4.8%</b>
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%
January 2025	105 Days	14.1%

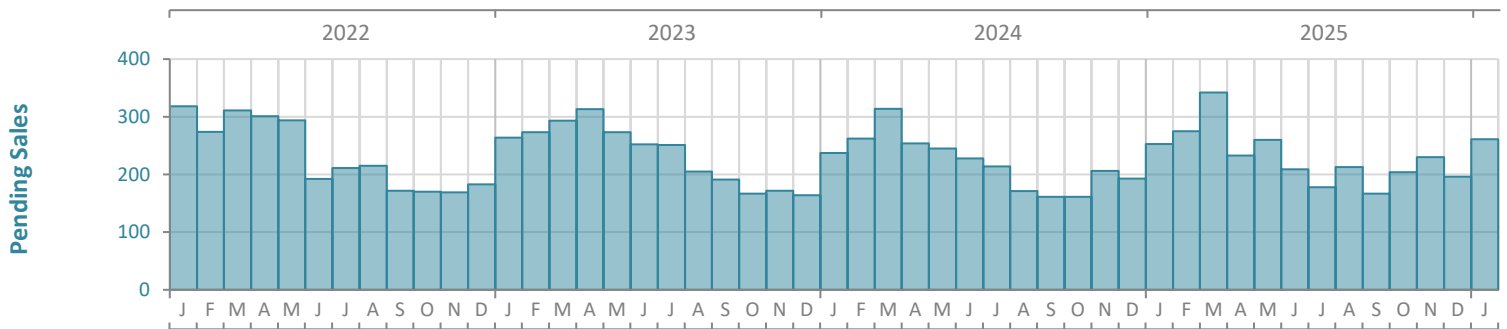


## New Pending Sales

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	261	3.2%
<b>January 2026</b>	<b>261</b>	<b>3.2%</b>
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%
January 2025	253	6.8%

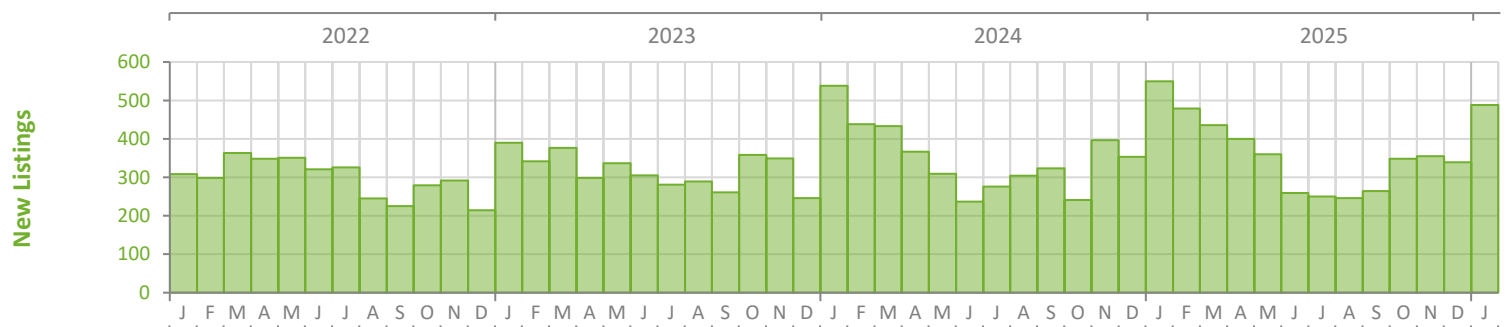


## New Listings

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	488	-11.3%
<b>January 2026</b>	<b>488</b>	<b>-11.3%</b>
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%
January 2025	550	2.2%



# Monthly Market Detail - January 2026

## Townhouses and Condos

### Manatee County

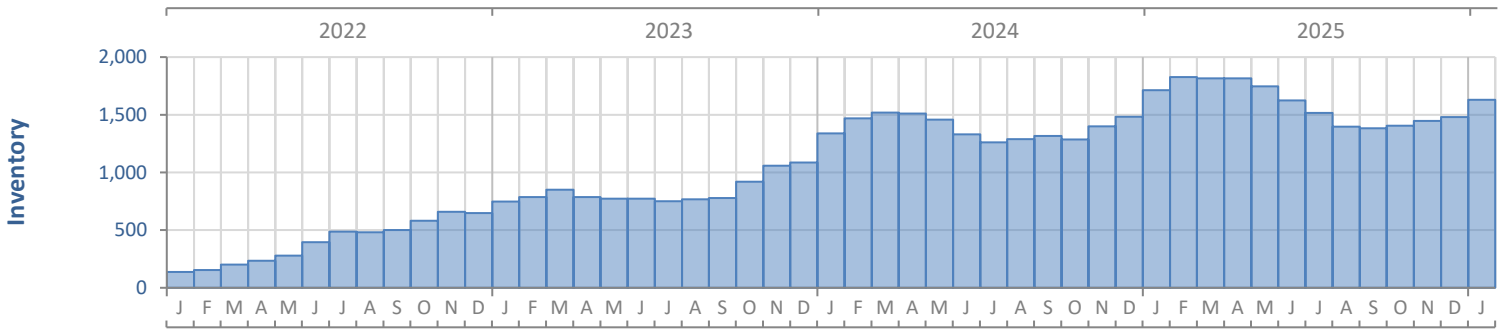


## Inventory (Active Listings)

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)	1,631	-4.8%
<b>January 2026</b>	<b>1,631</b>	<b>-4.8%</b>
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%
January 2025	1,714	27.9%

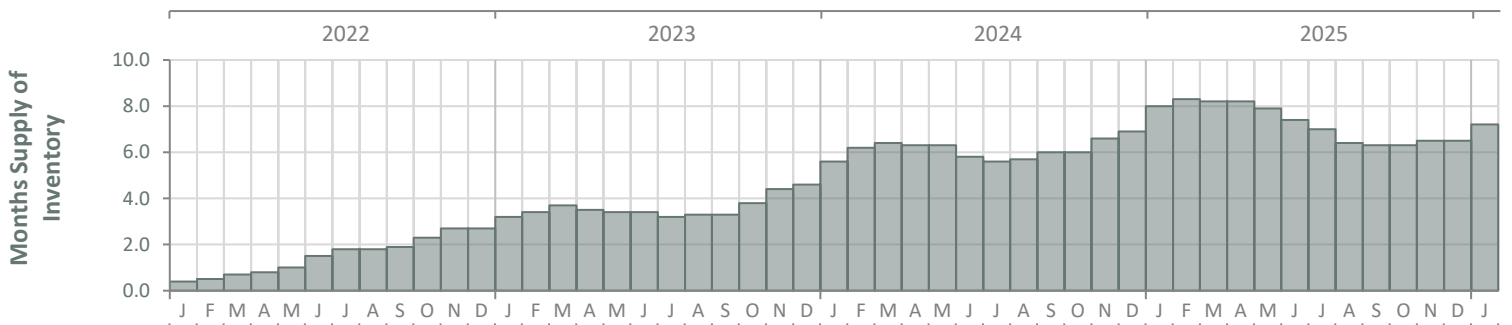


## Months Supply of Inventory

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)	7.2	-10.0%
<b>January 2026</b>	<b>7.2</b>	<b>-10.0%</b>
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%
January 2025	8.0	42.9%



# Monthly Market Detail - January 2026

## Townhouses and Condos

### Manatee County

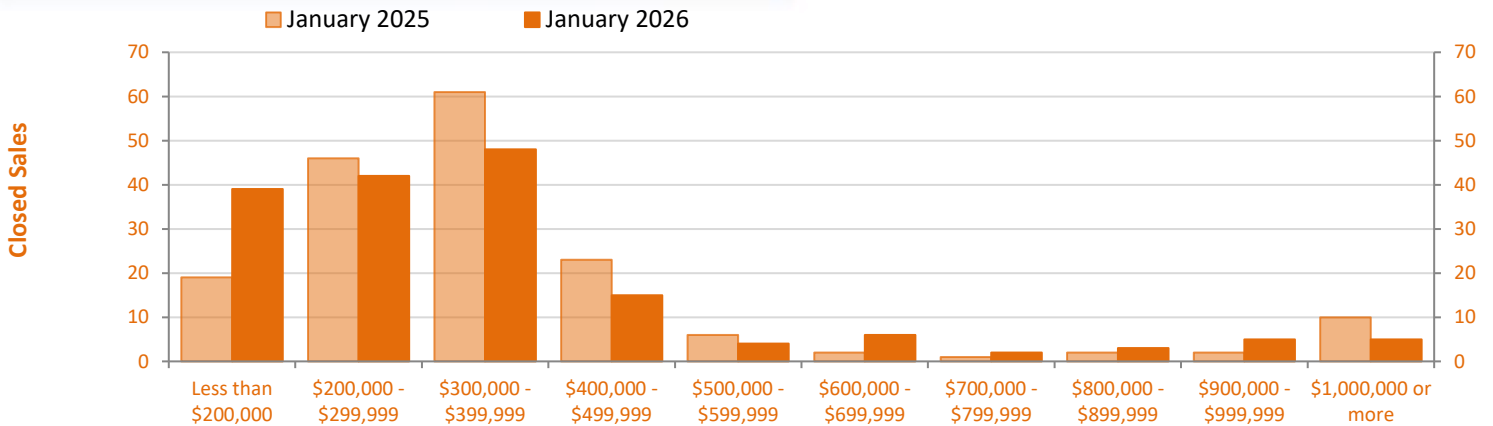


## Closed Sales by Sale Price

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.

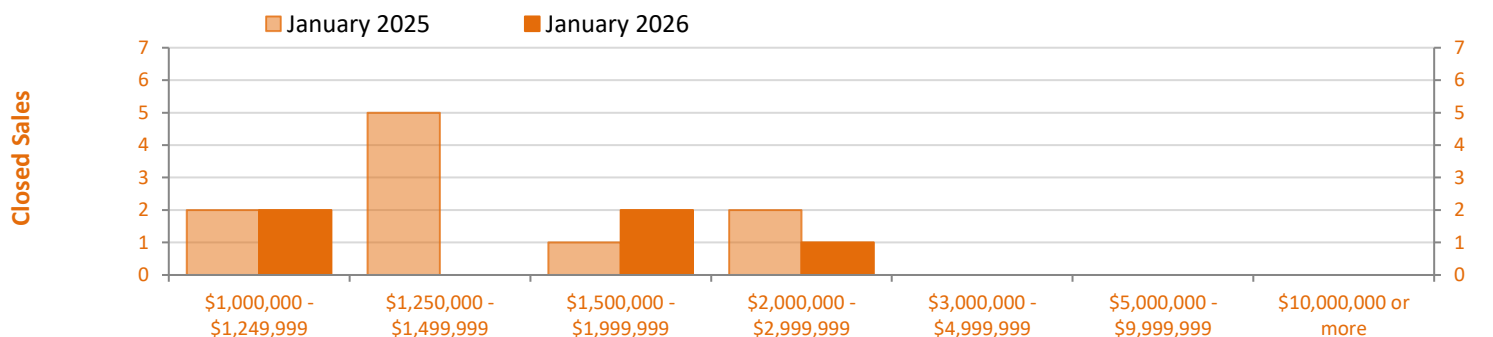
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	39	105.3%
\$200,000 - \$299,999	42	-8.7%
\$300,000 - \$399,999	48	-21.3%
\$400,000 - \$499,999	15	-34.8%
\$500,000 - \$599,999	4	-33.3%
\$600,000 - \$699,999	6	200.0%
\$700,000 - \$799,999	2	100.0%
\$800,000 - \$899,999	3	50.0%
\$900,000 - \$999,999	5	150.0%
\$1,000,000 or more	5	-50.0%



## 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	0	-100.0%
\$1,500,000 - \$1,999,999	2	100.0%
\$2,000,000 - \$2,999,999	1	-50.0%
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

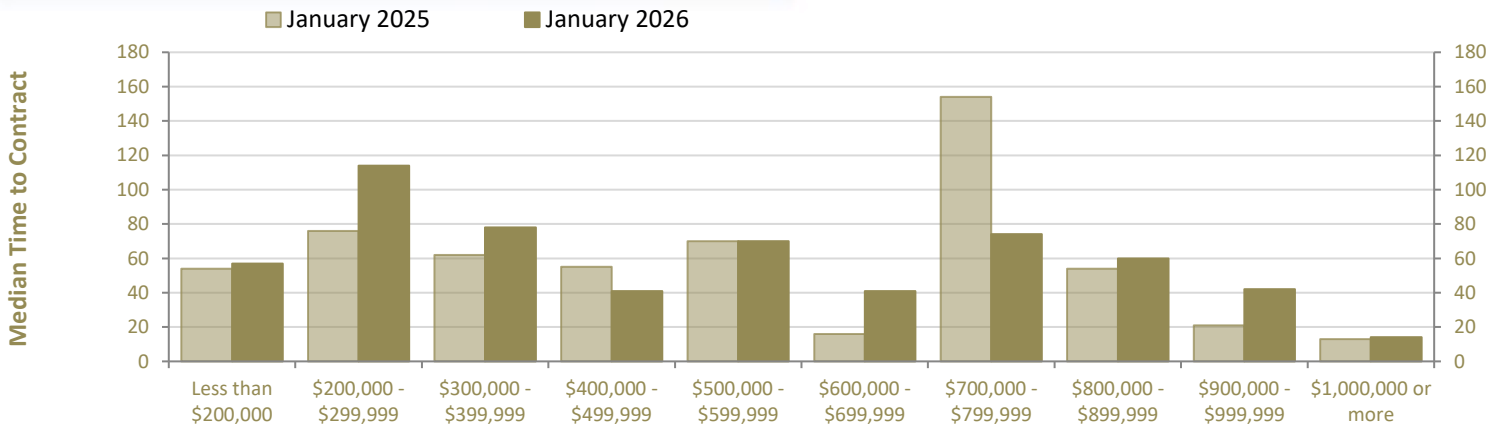


## Median Time to Contract by Sale Price

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.

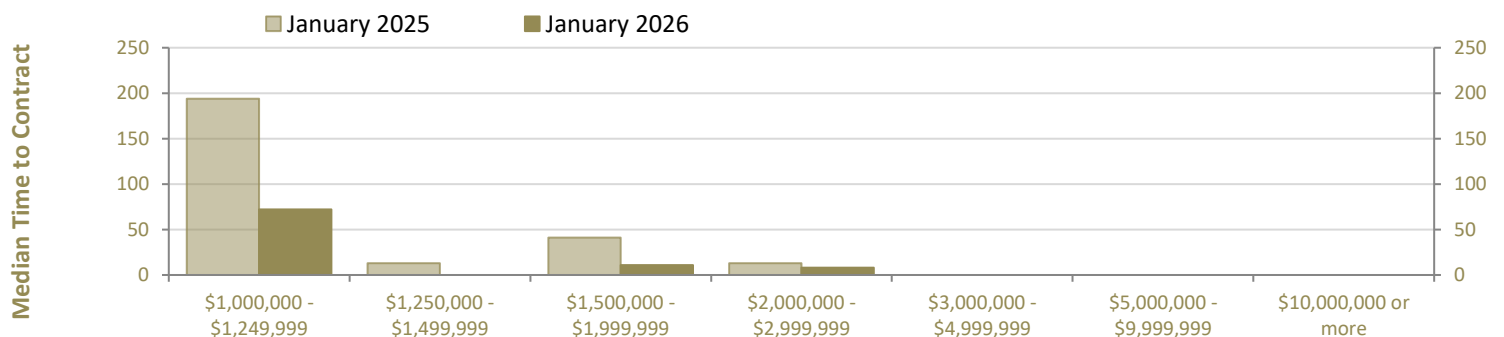
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	57 Days	5.6%
\$200,000 - \$299,999	114 Days	50.0%
\$300,000 - \$399,999	78 Days	25.8%
\$400,000 - \$499,999	41 Days	-25.5%
\$500,000 - \$599,999	70 Days	0.0%
\$600,000 - \$699,999	41 Days	156.3%
\$700,000 - \$799,999	74 Days	-51.9%
\$800,000 - \$899,999	60 Days	11.1%
\$900,000 - \$999,999	42 Days	100.0%
\$1,000,000 or more	14 Days	7.7%



## 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	72 Days	-62.9%
\$1,250,000 - \$1,499,999	(No Sales)	N/A
\$1,500,000 - \$1,999,999	11 Days	-73.2%
\$2,000,000 - \$2,999,999	8 Days	-38.5%
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

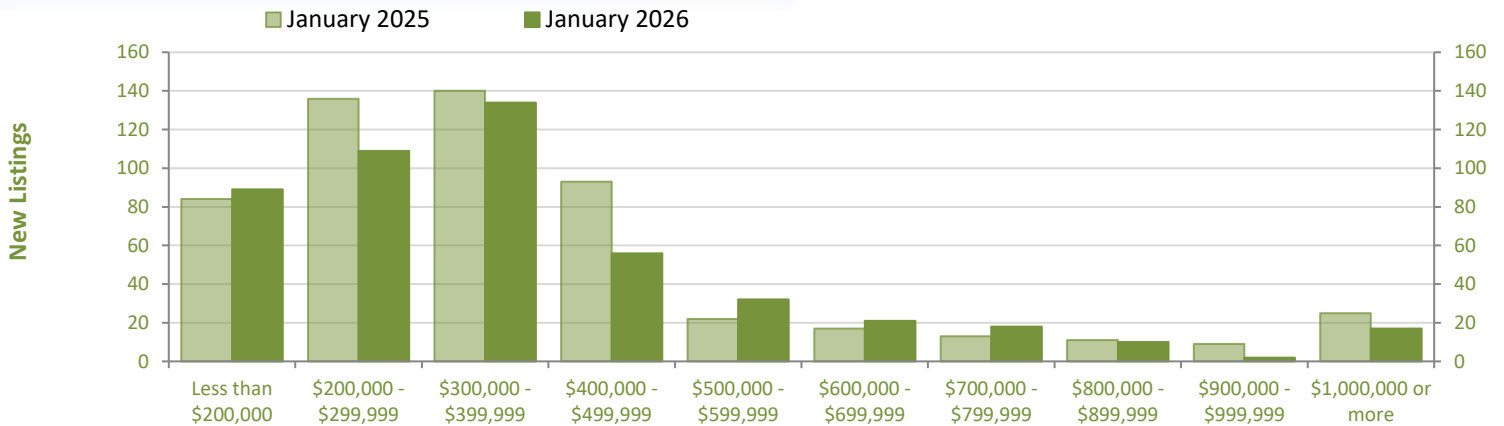


## New Listings by Initial Listing Price

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.

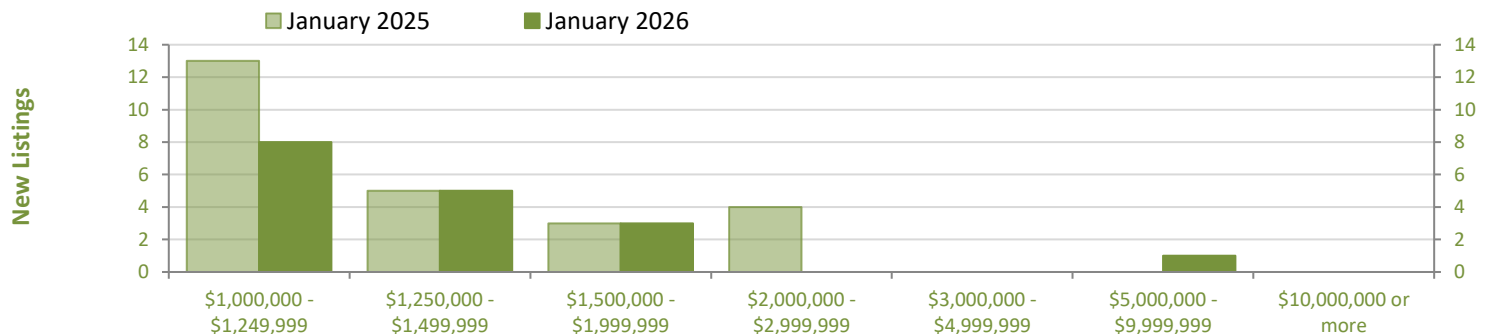
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	89	6.0%
\$200,000 - \$299,999	109	-19.9%
\$300,000 - \$399,999	134	-4.3%
\$400,000 - \$499,999	56	-39.8%
\$500,000 - \$599,999	32	45.5%
\$600,000 - \$699,999	21	23.5%
\$700,000 - \$799,999	18	38.5%
\$800,000 - \$899,999	10	-9.1%
\$900,000 - \$999,999	2	-77.8%
\$1,000,000 or more	17	-32.0%



## 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	8	-38.5%
\$1,250,000 - \$1,499,999	5	0.0%
\$1,500,000 - \$1,999,999	3	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



# Monthly Market Detail - January 2026

## Townhouses and Condos

### Manatee County

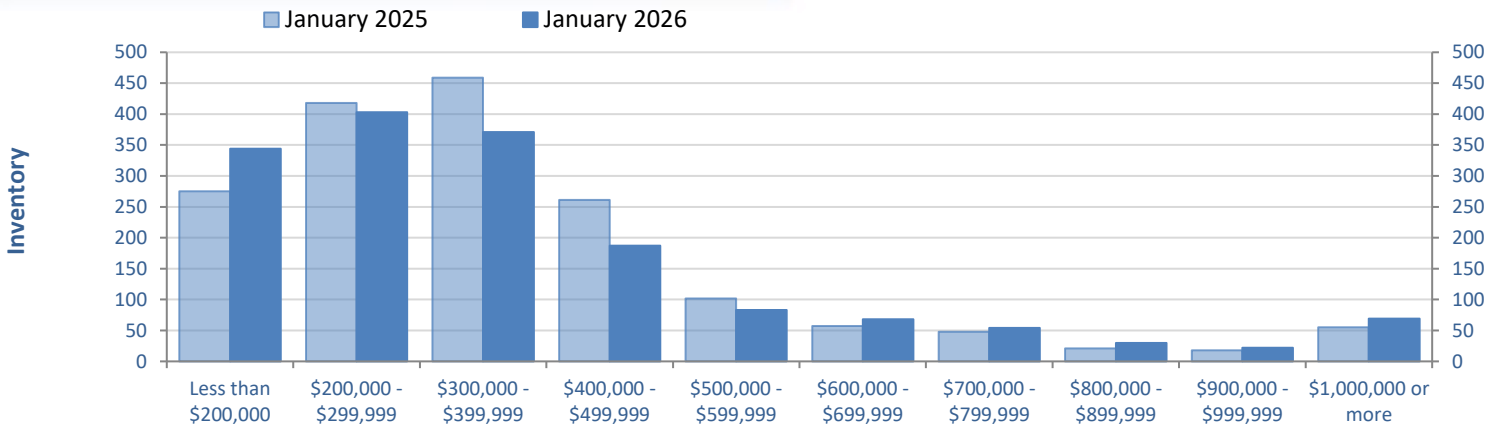


## Inventory by Current Listing Price

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.

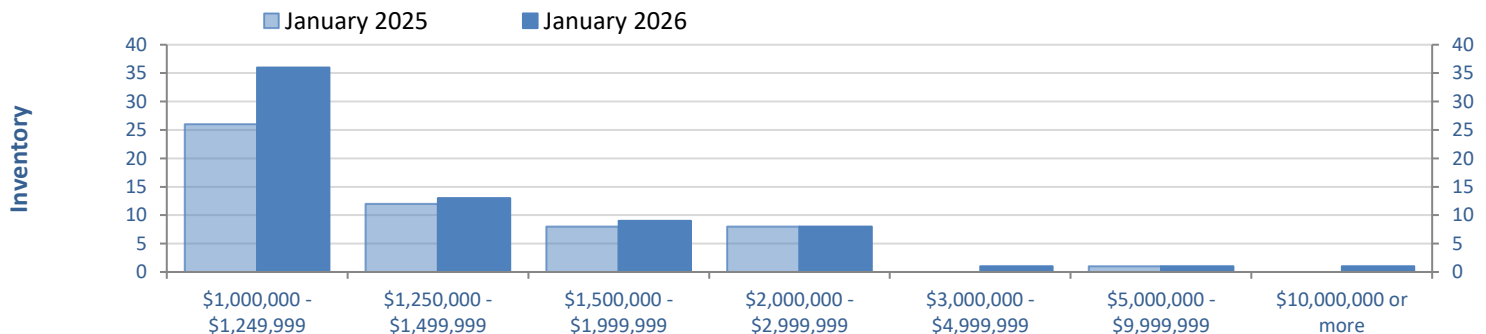
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	344	25.1%
\$200,000 - \$299,999	403	-3.6%
\$300,000 - \$399,999	371	-19.2%
\$400,000 - \$499,999	187	-28.4%
\$500,000 - \$599,999	83	-18.6%
\$600,000 - \$699,999	68	19.3%
\$700,000 - \$799,999	54	12.5%
\$800,000 - \$899,999	30	42.9%
\$900,000 - \$999,999	22	22.2%
\$1,000,000 or more	69	25.5%



## 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	36	38.5%
\$1,250,000 - \$1,499,999	13	8.3%
\$1,500,000 - \$1,999,999	9	12.5%
\$2,000,000 - \$2,999,999	8	0.0%
\$3,000,000 - \$4,999,999	1	N/A
\$5,000,000 - \$9,999,999	1	0.0%
\$10,000,000 or more	1	N/A



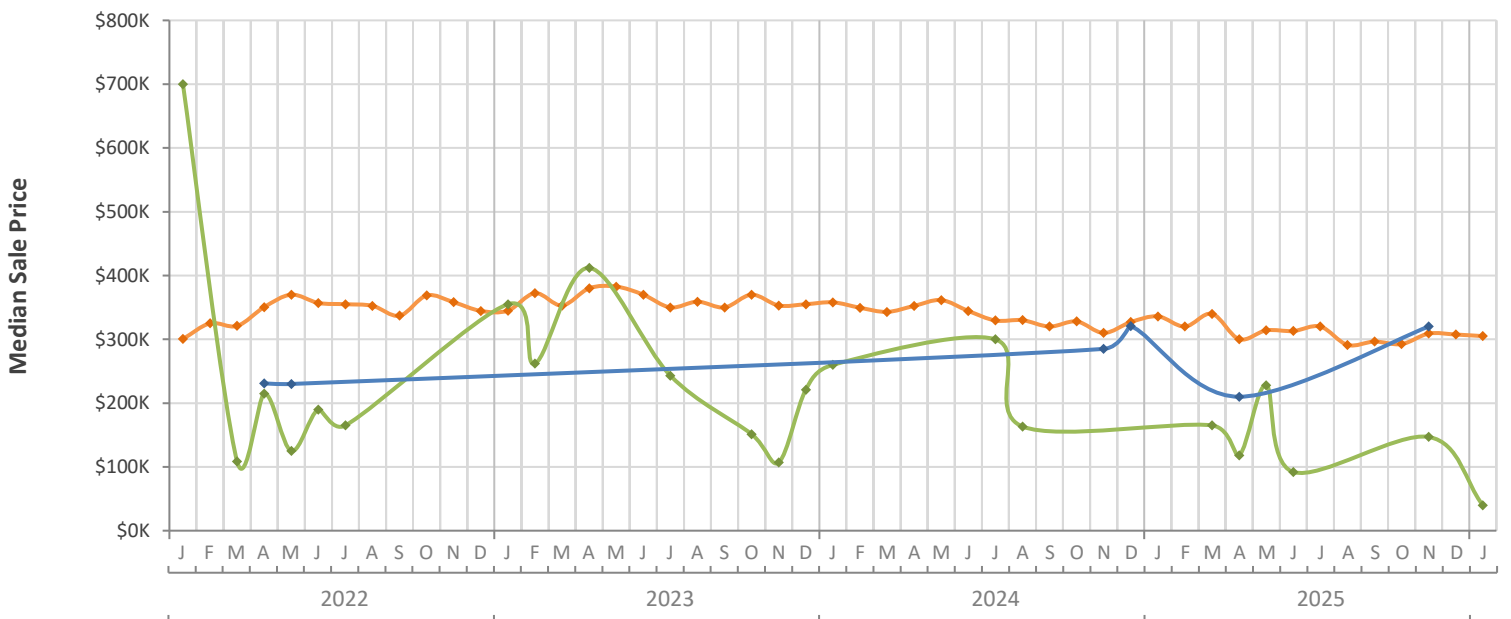
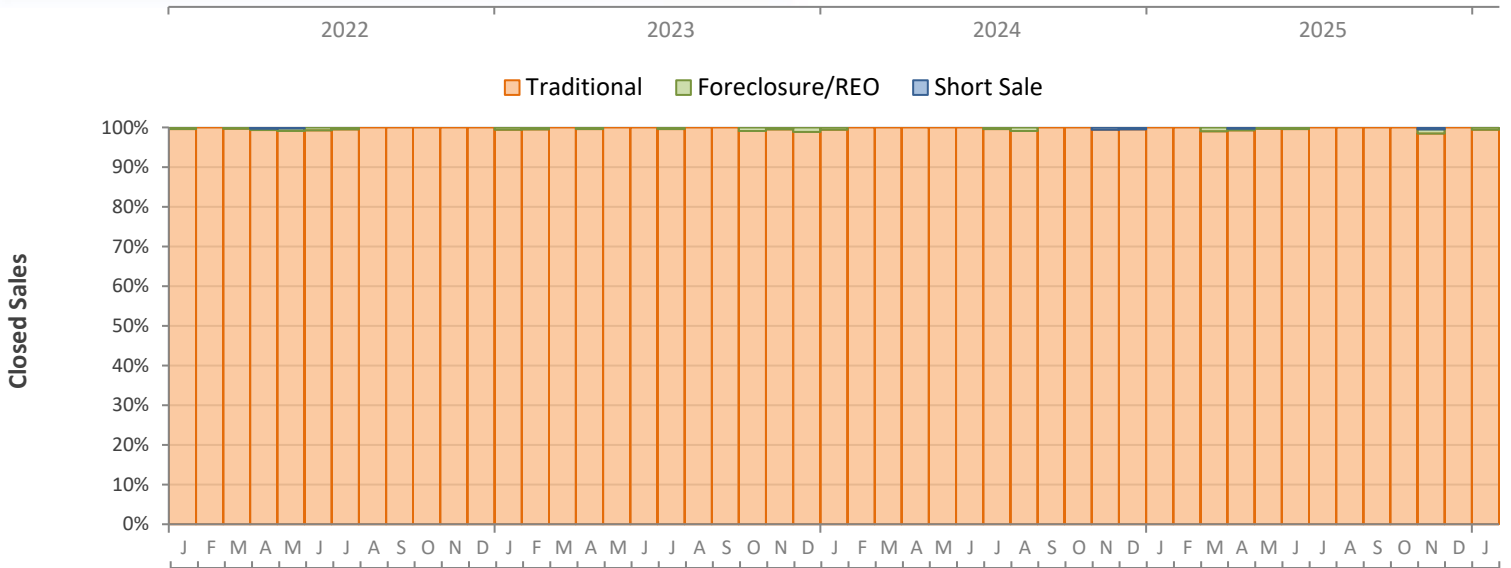
# Monthly Distressed Market - January 2026

## Townhouses and Condos

### Manatee County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	168	172	-2.3%
	Median Sale Price	\$305,000	\$335,990	-9.2%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$40,000	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(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.