

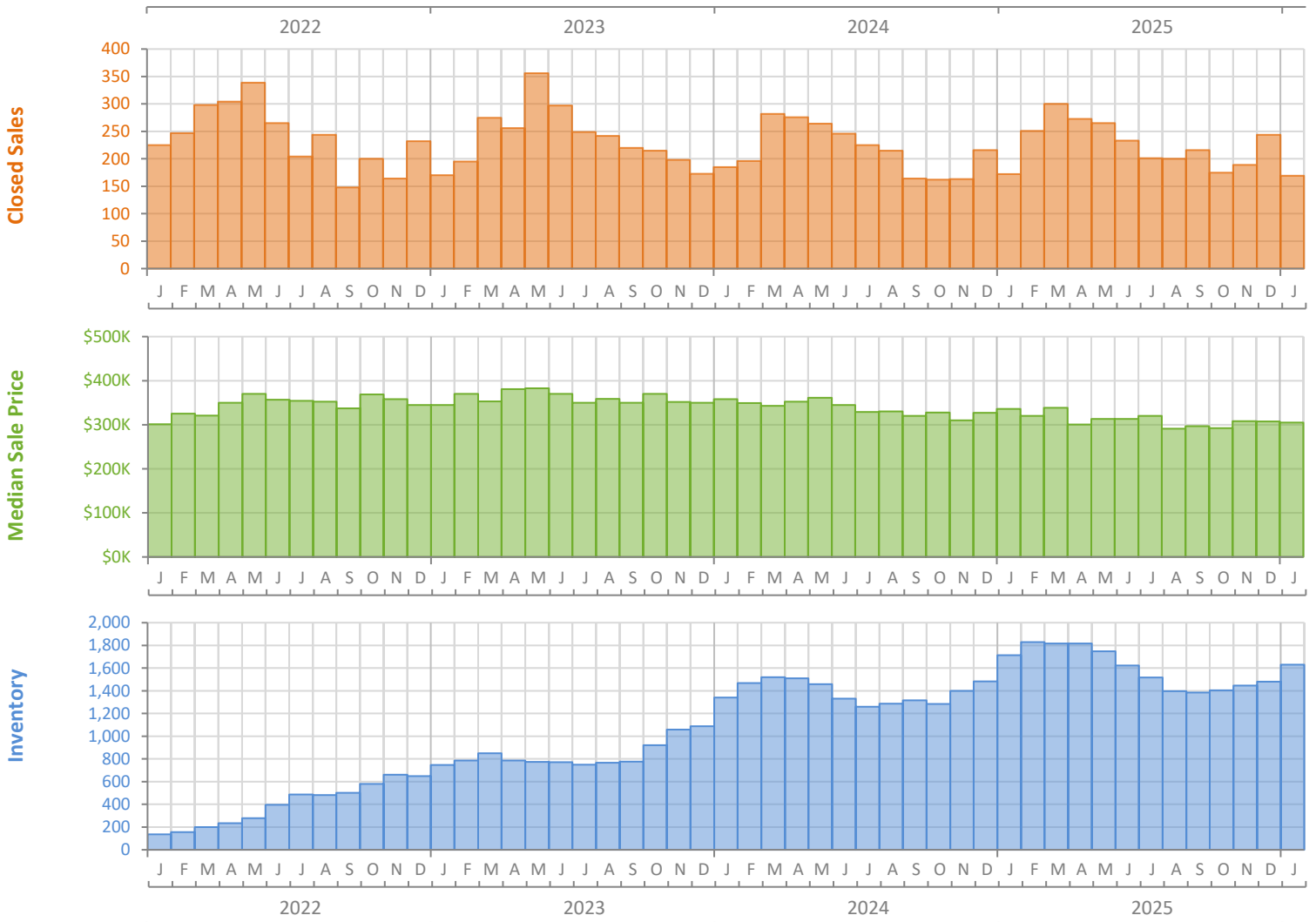
Monthly Market Summary - January 2026

Townhouses and Condos

Manatee County



	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%
Med. Pct. of Orig. 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%



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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

