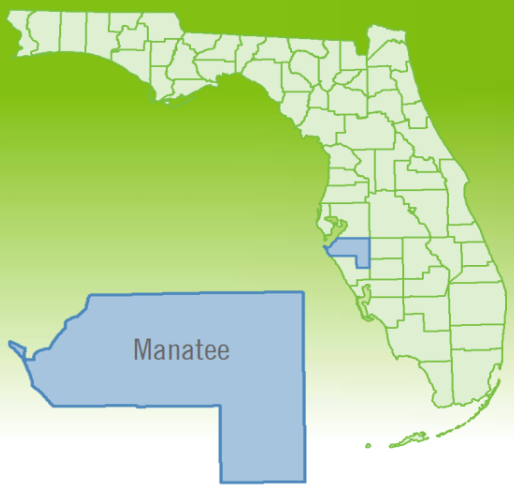
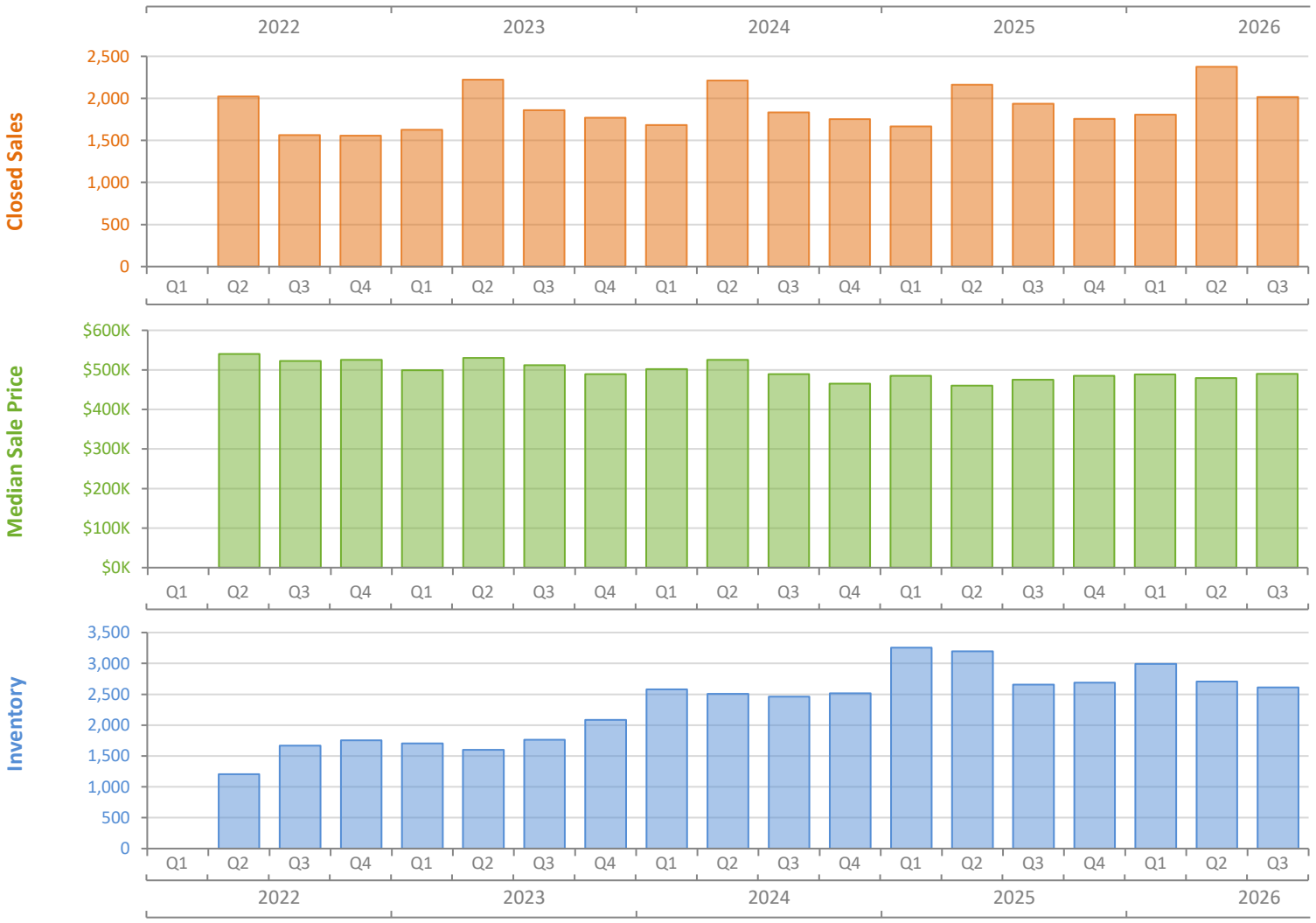
Quarterly Market Summary - Q3 2026
Single-Family Homes
Manatee County

FloridaRealtors®
The Voice for Real Estate® in Florida



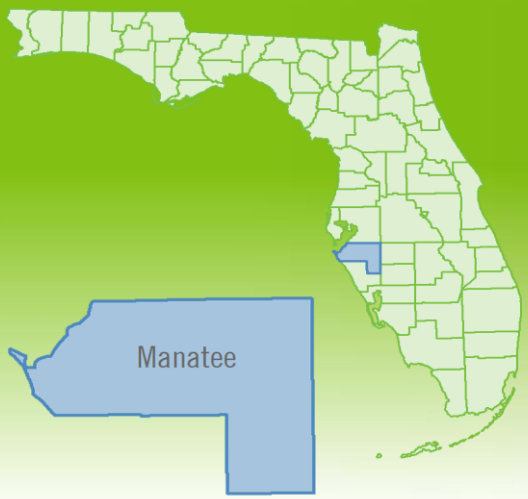
	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	2,017	1,936	4.2%
Paid in Cash	555	567	-2.1%
Median Sale Price	$490,000	$475,000	3.2%
Average Sale Price	$657,172	$629,726	4.4%
Dollar Volume	$1.3 Billion	$1.2 Billion	8.7%
Med. Pct. of Orig. List Price Received	95.6%	93.8%	1.9%
Median Time to Contract	49 Days	59 Days	-16.9%
Median Time to Sale	99 Days	104 Days	-4.8%
New Pending Sales	1,877	1,883	-0.3%
New Listings	2,297	2,193	4.7%
Pending Inventory	820	794	3.3%
Inventory (Active Listings)	2,610	2,656	-1.7%
Months Supply of Inventory	3.9	4.2	-7.1%



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 Friday, October 16, 2026. Next data release is TBD.

Quarterly Distressed Market - Q3 2026
Single-Family Homes
Manatee County

FloridaRealtors®
The Voice for Real Estate® in Florida



		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,992	1,927	3.4%
	Median Sale Price	$493,832	$475,000	4.0%
Foreclosure/REO	Closed Sales	14	4	250.0%
	Median Sale Price	$315,000	$337,000	-6.5%
Short Sale	Closed Sales	11	5	120.0%
	Median Sale Price	$325,000	$353,000	-7.9%

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 Friday, October 16, 2026. Next data release is TBD.