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

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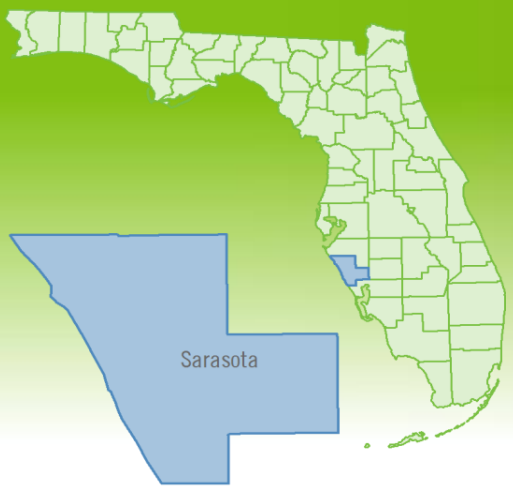
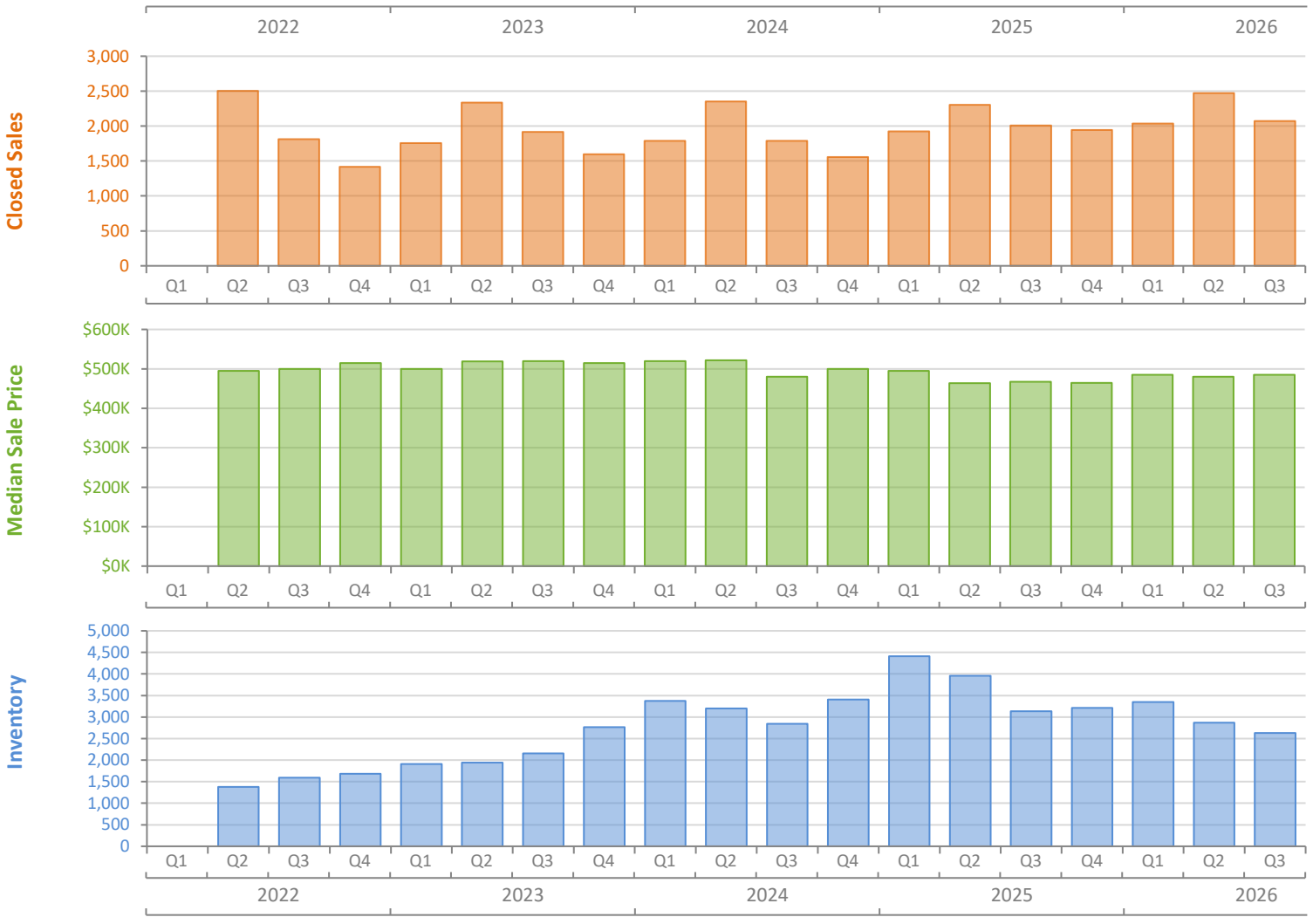


	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	2,071	2,010	3.0%
Paid in Cash	778	767	1.4%
Median Sale Price	$485,000	$467,500	3.7%
Average Sale Price	$807,627	$671,920	20.2%
Dollar Volume	$1.7 Billion	$1.4 Billion	23.8%
Med. Pct. of Orig. List Price Received	94.4%	91.9%	2.7%
Median Time to Contract	52 Days	68 Days	-23.5%
Median Time to Sale	92 Days	107 Days	-14.0%
New Pending Sales	2,008	1,974	1.7%
New Listings	2,354	2,210	6.5%
Pending Inventory	822	826	-0.5%
Inventory (Active Listings)	2,629	3,137	-16.2%
Months Supply of Inventory	3.7	4.8	-22.9%



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.

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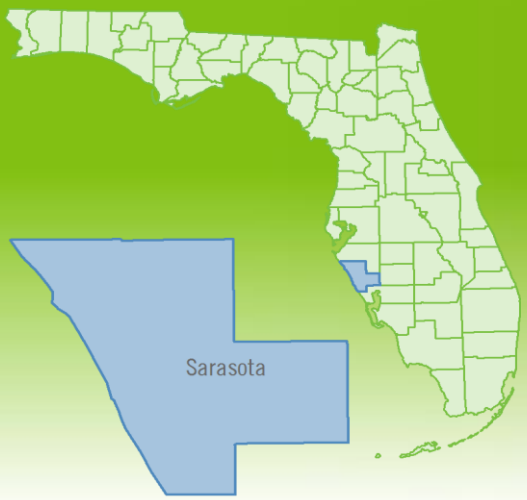
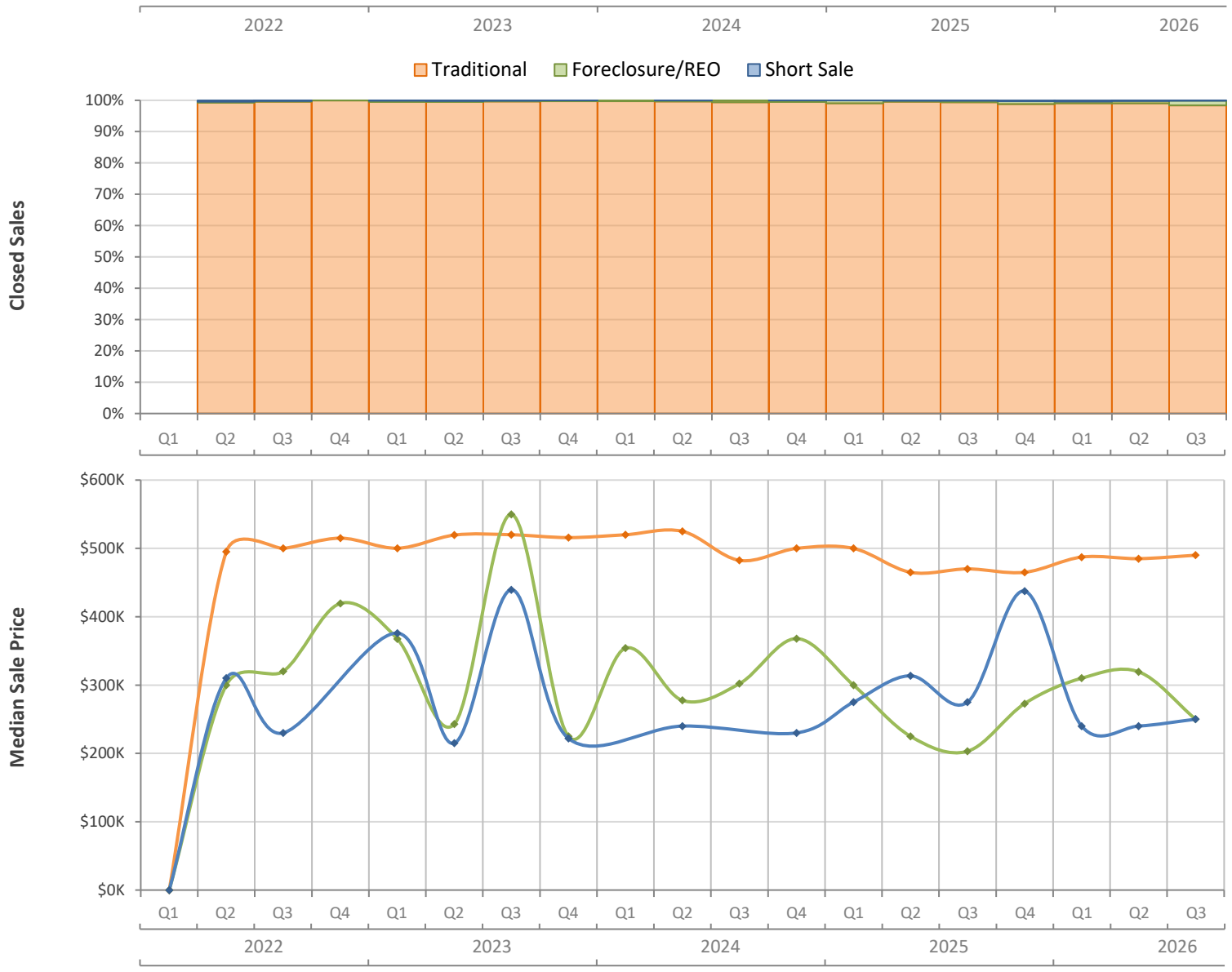


		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,037	1,997	2.0%
	Median Sale Price	$490,000	$470,000	4.3%
Foreclosure/REO	Closed Sales	31	10	210.0%
	Median Sale Price	$250,000	$203,175	23.0%
Short Sale	Closed Sales	3	3	0.0%
	Median Sale Price	$250,000	$275,000	-9.1%



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