Monthly Market Summary - September 2026
Single-Family Homes
Manatee County

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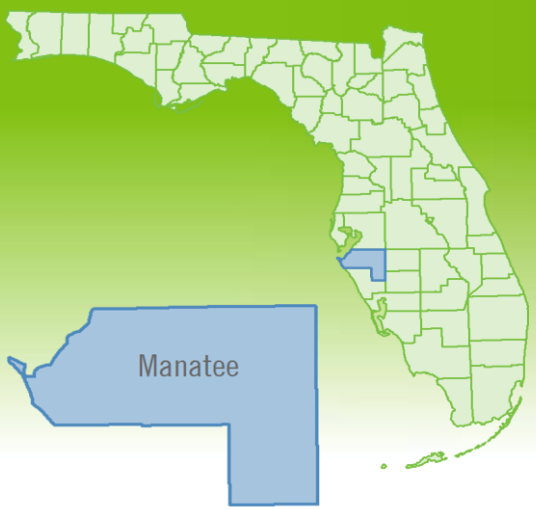
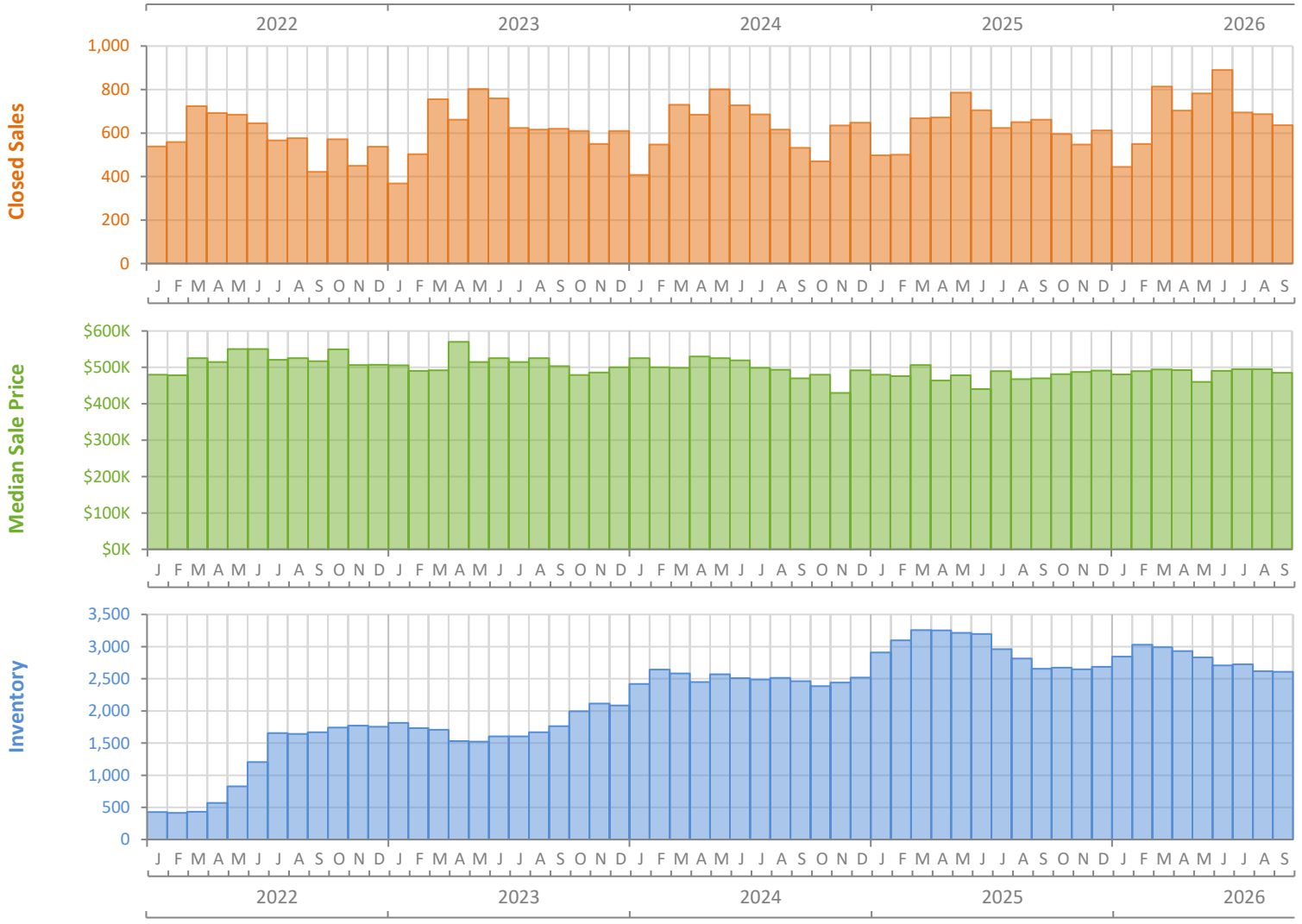


	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	636	662	-3.9%
Paid in Cash	180	198	-9.1%
Median Sale Price	$485,000	$470,000	3.2%
Average Sale Price	$629,444	$593,139	6.1%
Dollar Volume	$400.3 Million	$392.7 Million	2.0%
Med. Pct. of Orig. List Price Received	95.7%	93.3%	2.6%
Median Time to Contract	53 Days	60 Days	-11.7%
Median Time to Sale	103 Days	109 Days	-5.5%
New Pending Sales	559	580	-3.6%
New Listings	741	681	8.8%
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 Monday, November 16, 2026.

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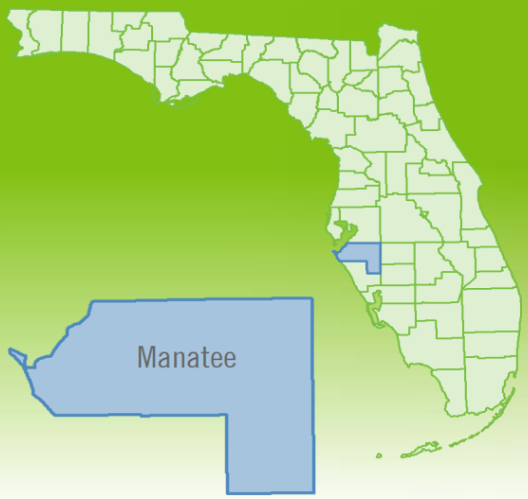
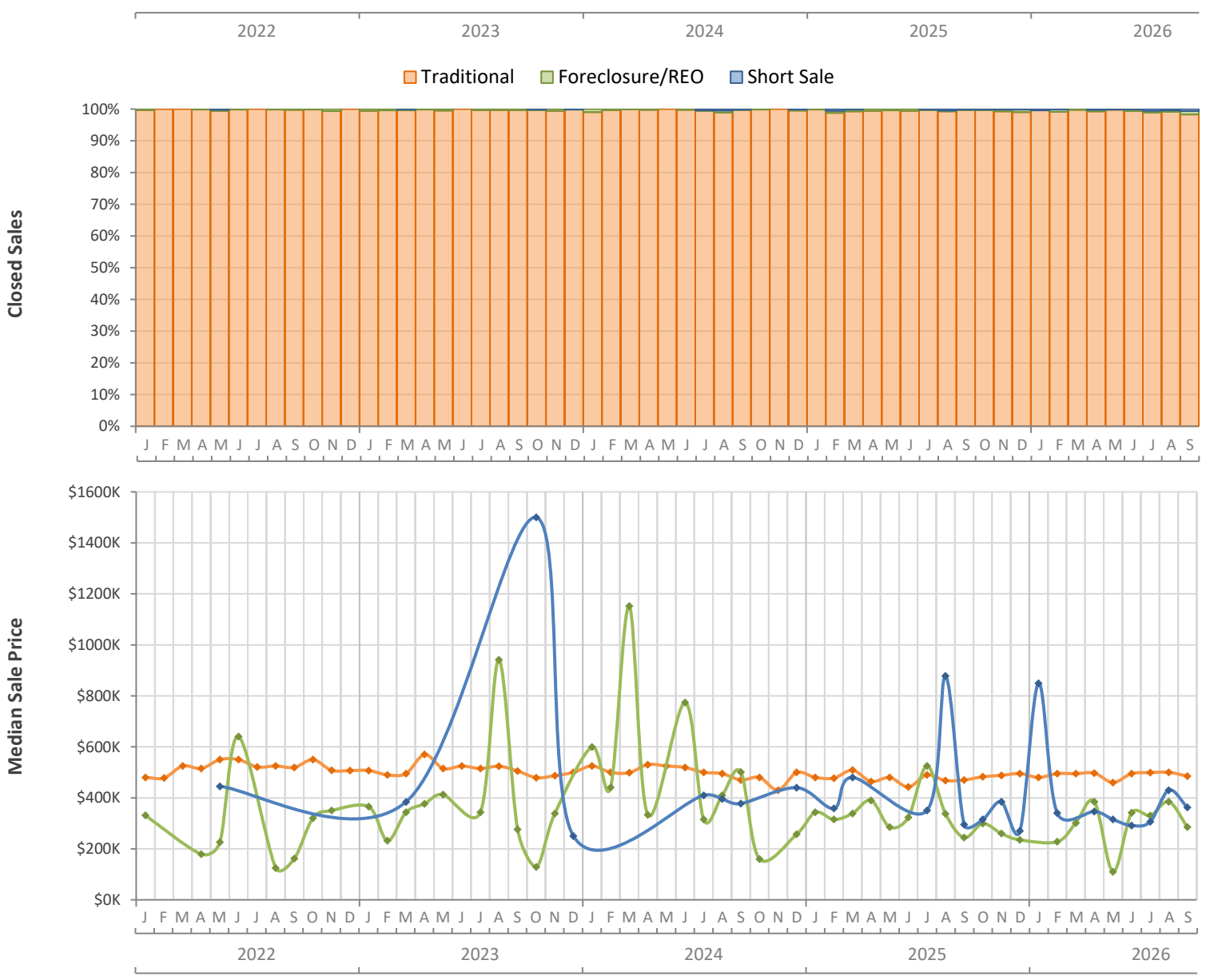


		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	625	660	-5.3%
	Median Sale Price	$485,000	$470,000	3.2%
Foreclosure/REO	Closed Sales	7	1	600.0%
	Median Sale Price	$285,000	$244,176	16.7%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	$362,500	$295,000	22.9%



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