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

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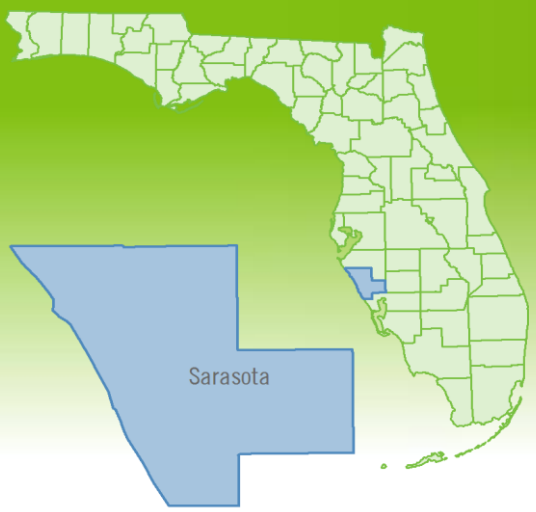
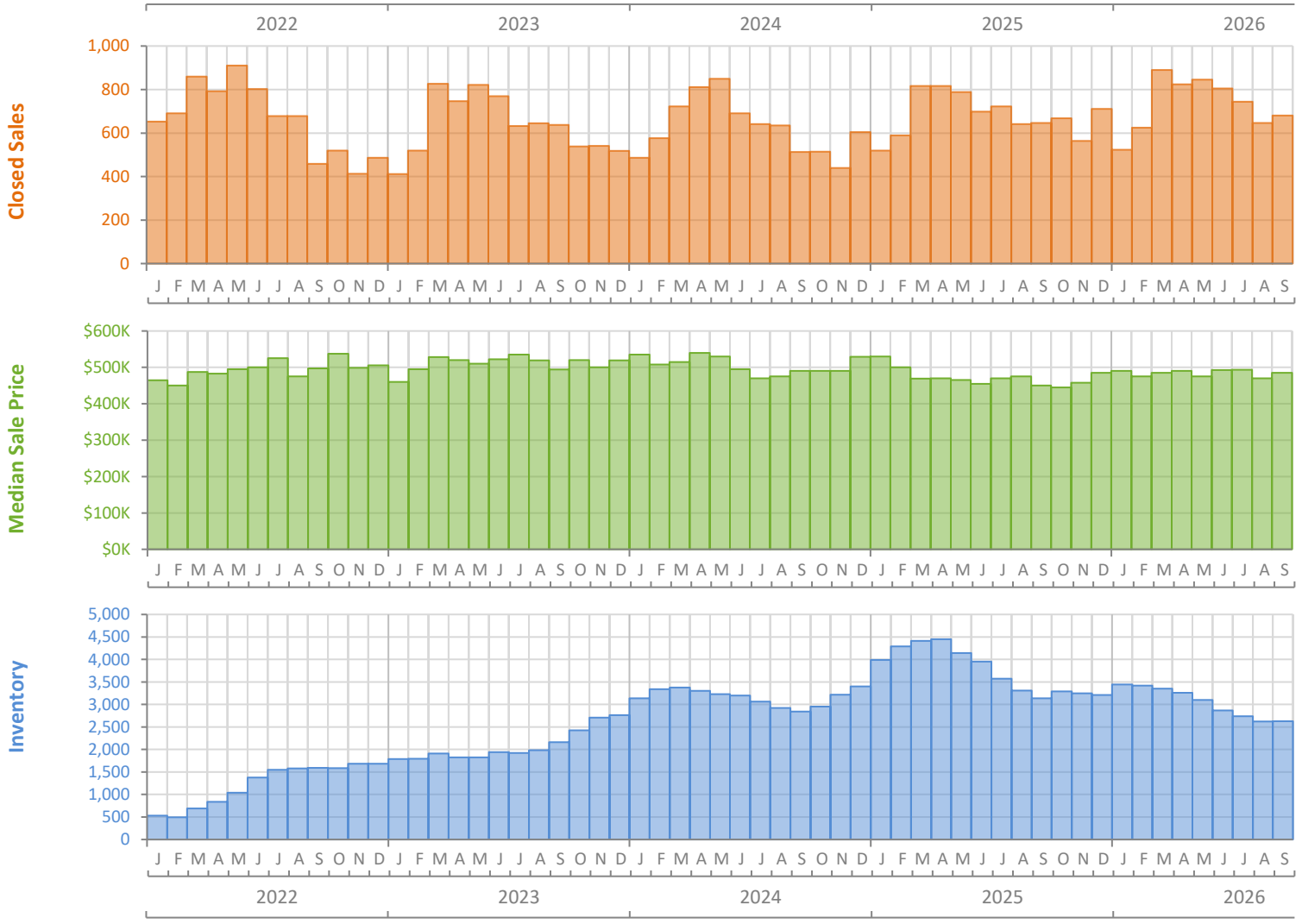


	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	681	646	5.4%
Paid in Cash	287	261	10.0%
Median Sale Price	$485,000	$450,000	7.8%
Average Sale Price	$985,116	$645,845	52.5%
Dollar Volume	$670.9 Million	$417.2 Million	60.8%
Med. Pct. of Orig. List Price Received	94.3%	92.2%	2.3%
Median Time to Contract	51 Days	64 Days	-20.3%
Median Time to Sale	91 Days	105 Days	-13.3%
New Pending Sales	619	637	-2.8%
New Listings	803	754	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 Monday, November 16, 2026.

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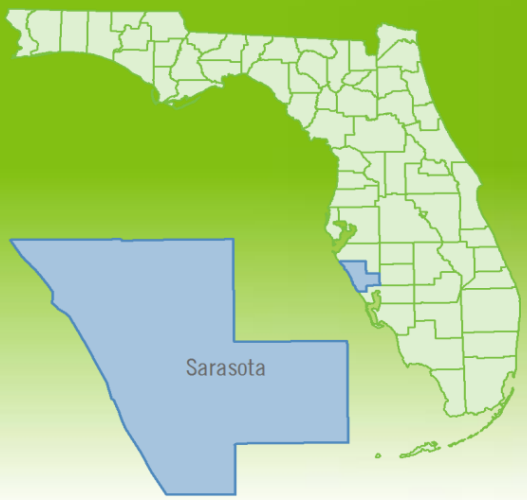
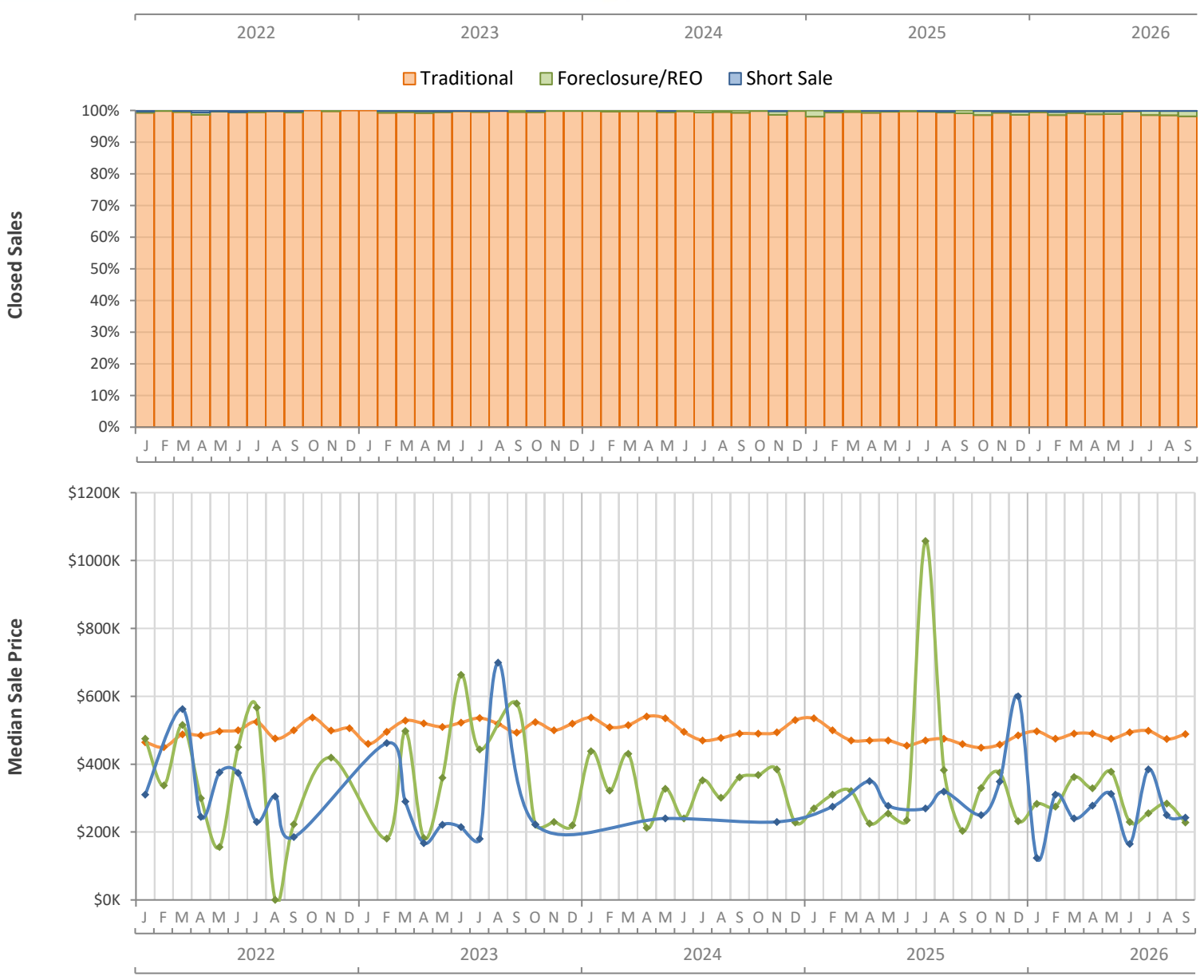


		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	668	640	4.4%
	Median Sale Price	$488,450	$459,000	6.4%
Foreclosure/REO	Closed Sales	12	6	100.0%
	Median Sale Price	$228,500	$203,175	12.5%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	$242,857	(No Sales)	N/A



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