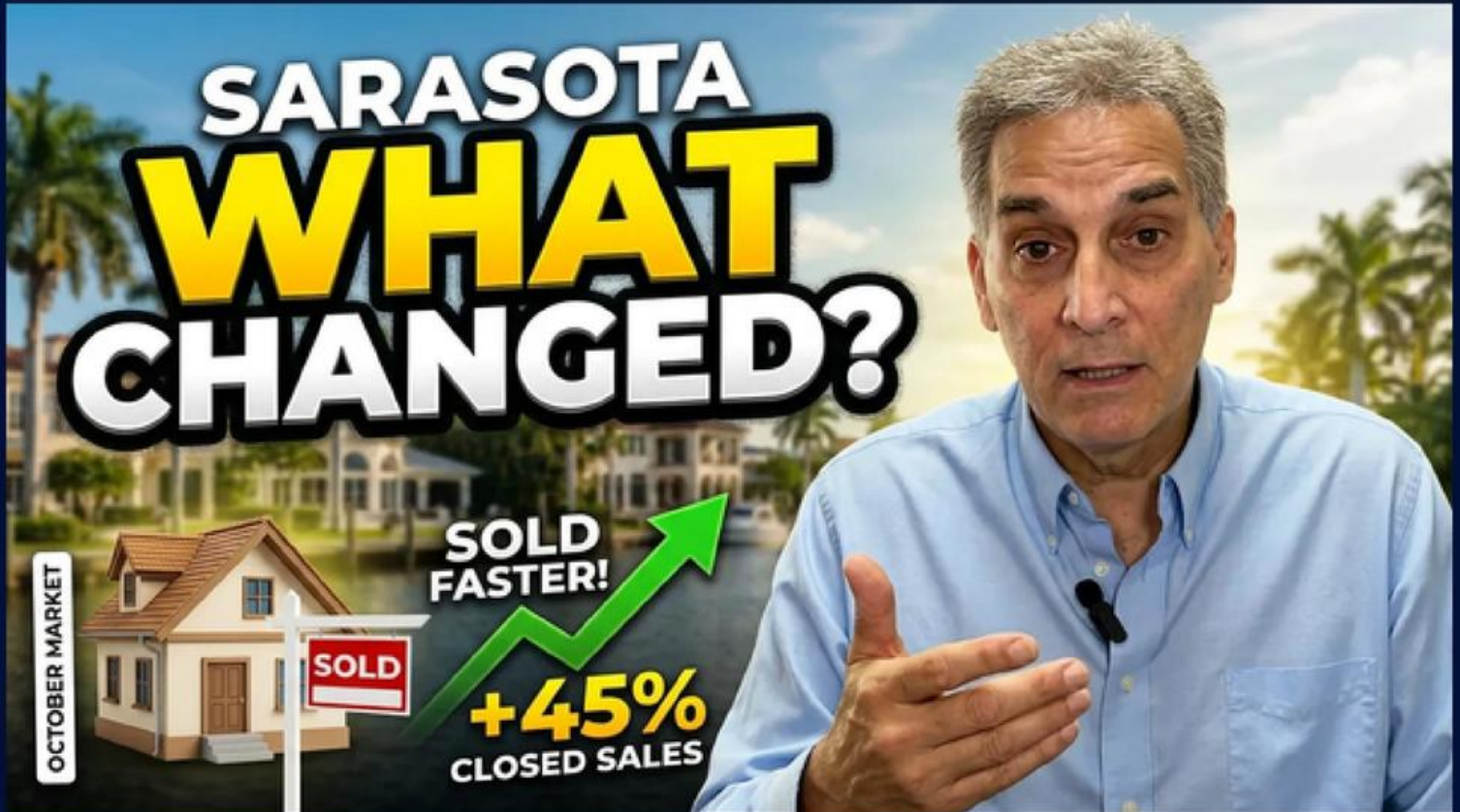


OCTOBER 2026

SARASOTA COUNTY MARKET REPORT



OCTOBER MARKET



+34.3%

Condo/townhome sales



-16.2%

Single-family active listings



51 days

Single-family median to contract (was 64)

Troy Sacco | Generous Property Real Estate

Data: RASM, September 2026 (Sarasota County) · \$1M+: Stellar MLS

Sarasota County Real Estate Market Update

October 2026 Market Report

Your local guide to buying and selling smarter in today's market

Welcome

Welcome to the **October 2026 Sarasota County Real Estate Market Report**, brought to you by **Troy Sacco at Generous Property**.

This monthly report is designed to help you understand what's really happening in our local housing market—so you can make confident, informed decisions whether you're buying, selling, or just watching the trends.

In this edition, we cover:

What's happening with home prices

Inventory levels and market supply

The shift toward buyer leverage

Performance of single-family homes, condos, and luxury properties

The impact of interest rates on activity

If you have any questions about how this data affects your unique situation, we're here to help.

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 Instagram: [@generousproperty](https://www.instagram.com/generousproperty)

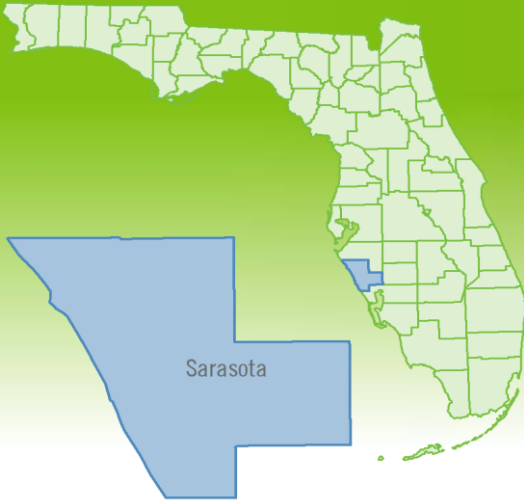
 Facebook: [facebook.com/generousproperty](https://www.facebook.com/generousproperty)

This report is provided for informational purposes only and reflects data from the REALTOR® Association of Sarasota and Manatee (RASM) as of September 2026.

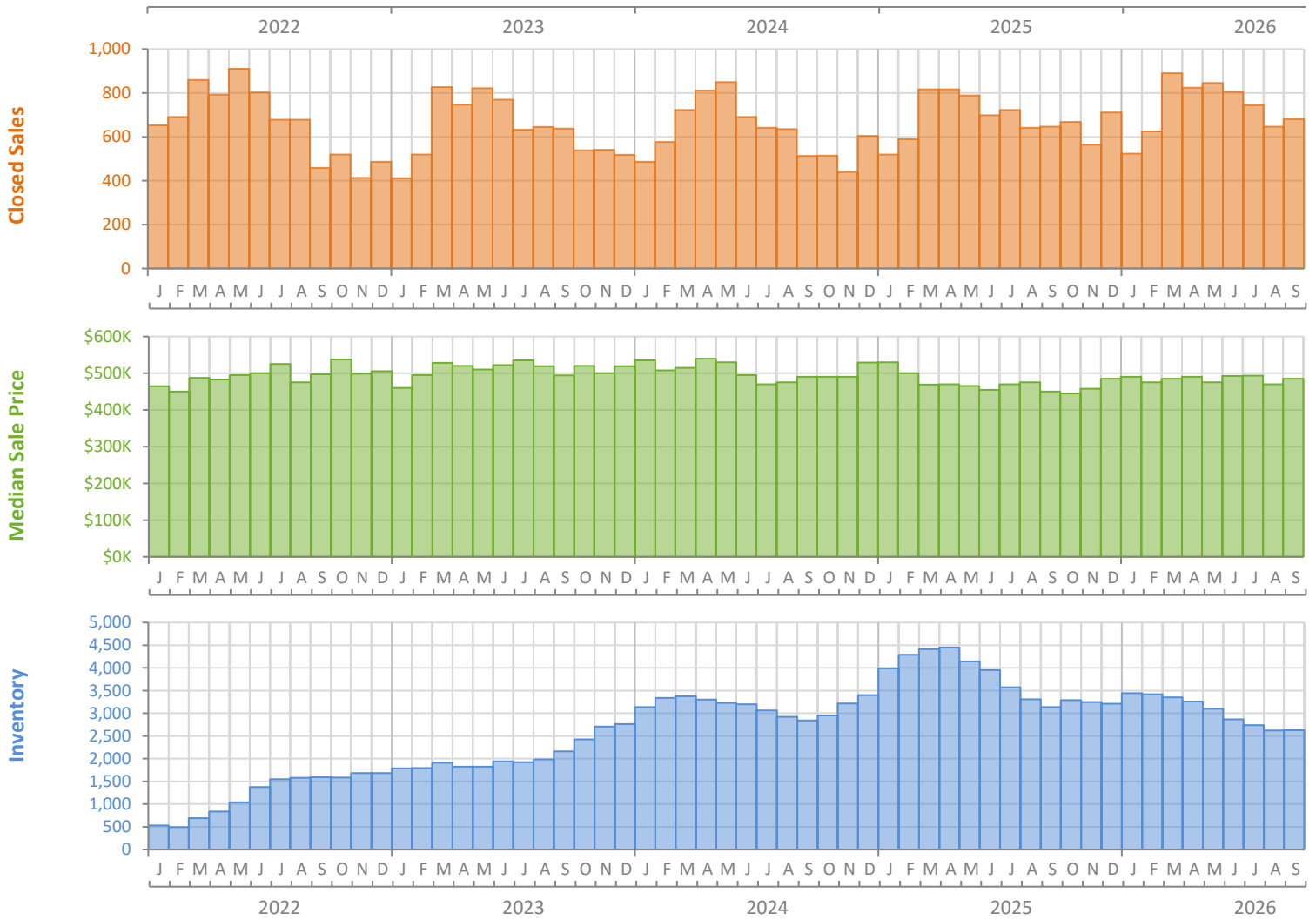
Monthly Market Summary - September 2026

Single-Family Homes

Sarasota County



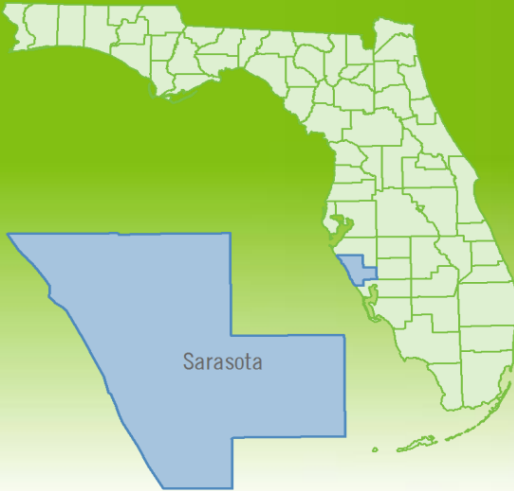
	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	681	646	5.4%
Paid in Cash	287	261	10.0%
Median Sale Price	\$485,000	\$450,000	7.8%
Average Sale Price	\$985,116	\$645,845	52.5%
Dollar Volume	\$670.9 Million	\$417.2 Million	60.8%
Med. Pct. of Orig. List Price Received	94.3%	92.2%	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%



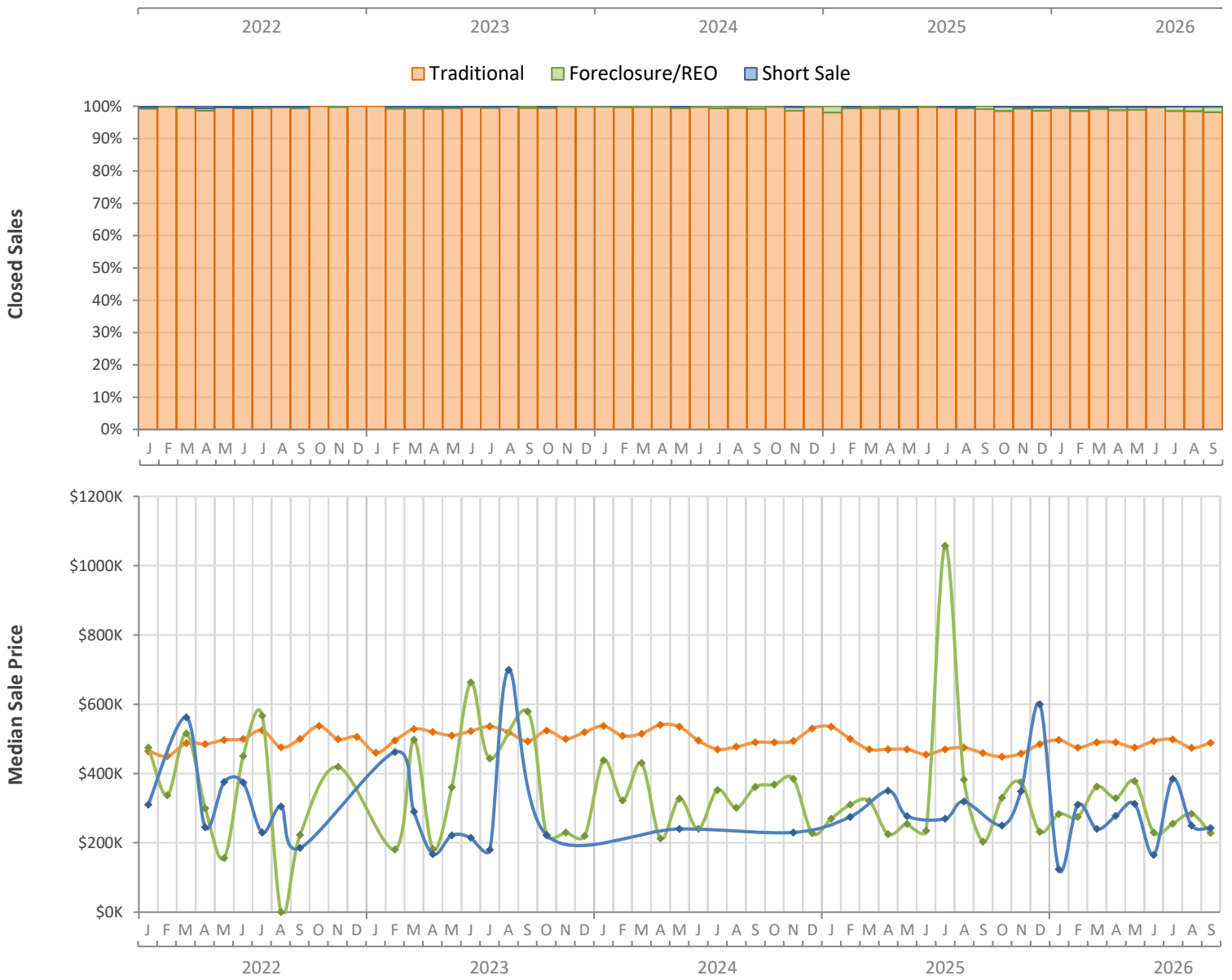
Monthly Distressed Market - September 2026

Single-Family Homes

Sarasota County



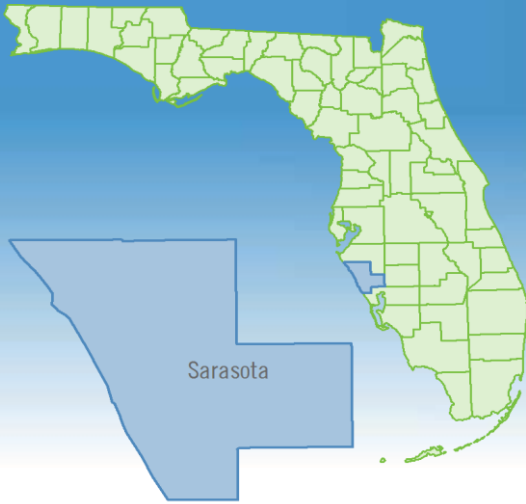
		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	668	640	4.4%
	Median Sale Price	\$488,450	\$459,000	6.4%
Foreclosure/REO	Closed Sales	12	6	100.0%
	Median Sale Price	\$228,500	\$203,175	12.5%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$242,857	(No Sales)	N/A



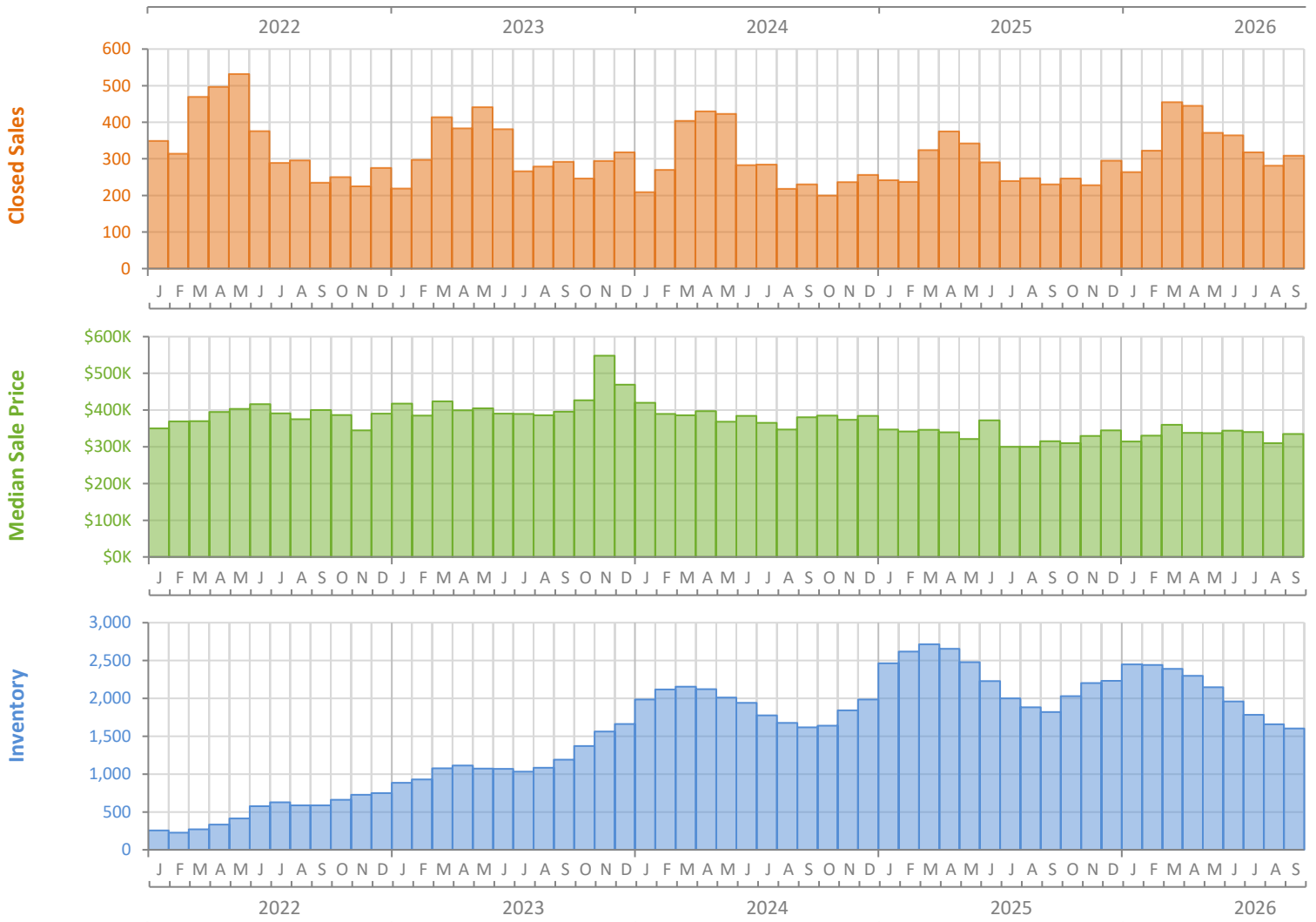
Monthly Market Summary - September 2026

Townhouses and Condos

Sarasota County



	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	309	230	34.3%
Paid in Cash	195	138	41.3%
Median Sale Price	\$335,000	\$315,000	6.3%
Average Sale Price	\$1,082,129	\$419,617	157.9%
Dollar Volume	\$334.4 Million	\$96.5 Million	246.5%
Med. Pct. of Orig. List Price Received	93.0%	88.3%	5.3%
Median Time to Contract	77 Days	108 Days	-28.7%
Median Time to Sale	131 Days	139 Days	-5.8%
New Pending Sales	291	244	19.3%
New Listings	363	338	7.4%
Pending Inventory	562	476	18.1%
Inventory (Active Listings)	1,601	1,820	-12.0%
Months Supply of Inventory	4.9	6.8	-27.9%



Monthly Distressed Market - September 2026

Townhouses and Condos

Sarasota County



		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	309	229	34.9%
	Median Sale Price	\$335,000	\$315,250	6.3%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$110,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

