Single Family Homes | October 2026 Market Report

Stellar MLS, Residential | Sarasota, Manatee and Charlotte counties | this tab feeds the landing page charts

Month	County	Active Listings	New Listings	Pending (current)	Sold	Months of Inventory	Median Orig List	Median Sold Price	% Reduced from Orig	Days to Sell (DOM)	Expired	Close/Orig ratio
Oct 2026	Sarasota	2,751	842	747	569	4.8	$505,000	$485,000	5.2%	40	84	94.8%
Oct 2026	Manatee	2,711	832	831	555	4.9	$564,500	$483,900	4.3%	47	90	95.7%
Oct 2026	Charlotte	2,273	665	461	341	6.7	$385,000	$339,990	5.4%	50	86	94.6%
Oct 2026	**TOTAL**	**7,735**	**2,339**	**2,039**	**1,465**	**5.3**	**-**	**-**	**-**	**-**	**260**	
Sep 2026	Sarasota	2,595	750	856	601	4.3	$499,900	$460,000	5.9%	47	69	94.1%
Sep 2026	Manatee	2,609	725	882	578	4.5	$525,500	$475,000	4.5%	49	67	95.5%
Sep 2026	Charlotte	2,054	553	535	372	5.5	$384,900	$347,000	5.4%	55	62	94.6%
Sep 2026	**TOTAL**	**7,258**	**2,028**	**2,273**	**1,551**	**4.7**	**-**	**-**	**-**	**-**	**198**	

NEED TO KNOW

- Months of inventory: Sarasota 4.8, Manatee 4.9, Charlotte 6.7. Charlotte has tipped past 6 months into buyer territory; Sarasota and Manatee still lean toward sellers but supply is building.
- Sarasota's median sold price rose to $485,000 from $460,000 in September; Manatee and Charlotte held close to September.

- Sarasota homes sold faster: 40 days median, down from 47 in September.

- Demand gauge (pending to active): Sarasota 0.27, Manatee 0.31, Charlotte 0.20. Pendings become next month's closings, so a higher number means more demand in the pipeline.

Medians are never summed; TOTAL rows show a dash there. Months of Inventory and % Reduced are live formulas. October pending is the count on Nov 1; September pending is the count that stood on Oct 1.

Condos & Townhouses | October 2026 Market Report

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Month	County	Active Listings	New Listings	Pending (current)	Sold	Months of Inventory	Median Orig List	Median Sold Price	% Reduced from Orig	Days to Sell (DOM)	Expired	Close/Orig ratio
Oct 2026	Sarasota	1,438	383	240	195	7.4	$374,950	$330,000	8.3%	79	53	91.7%
Oct 2026	Manatee	1,014	272	182	135	7.5	$289,950	$269,990	7.7%	75	29	92.3%
Oct 2026	Charlotte	590	162	62	63	9.4	$269,450	$194,000	7.7%	66	26	92.3%
Oct 2026	**TOTAL**	**3,042**	**817**	**484**	**393**	**7.7**	**-**	**-**	**-**	**-**	**108**	
Sep 2026	Sarasota	1,285	252	299	221	5.8	$325,000	$325,169	8.0%	84	46	92.0%
Sep 2026	Manatee	960	215	177	149	6.4	$279,700	$270,000	9.6%	72	31	90.4%
Sep 2026	Charlotte	504	100	76	61	8.3	$225,000	$180,000	9.1%	90	19	90.9%
Sep 2026	**TOTAL**	**2,749**	**567**	**552**	**431**	**6.4**	**-**	**-**	**-**	**-**	**96**	

NEED TO KNOW

- Months of inventory: Sarasota 7.4, Manatee 7.5, Charlotte 9.4. Every county is past 6 months for condos and townhouses, so buyers hold the leverage here.
- Sales picked up from September in Charlotte (63 vs 61) and held near September in Sarasota and Manatee.

- Condo sellers gave up about 8 percent from original list on average in all three counties.

- Demand gauge (pending to active): Sarasota 0.17, Manatee 0.18, Charlotte 0.11. Much thinner pipeline than single family, which matches the longer supply.

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