



SARASOTA &
SURROUNDING
BEACHES
FLORIDA
SIESTA KEY TO ANNA MARIA ISLANDS

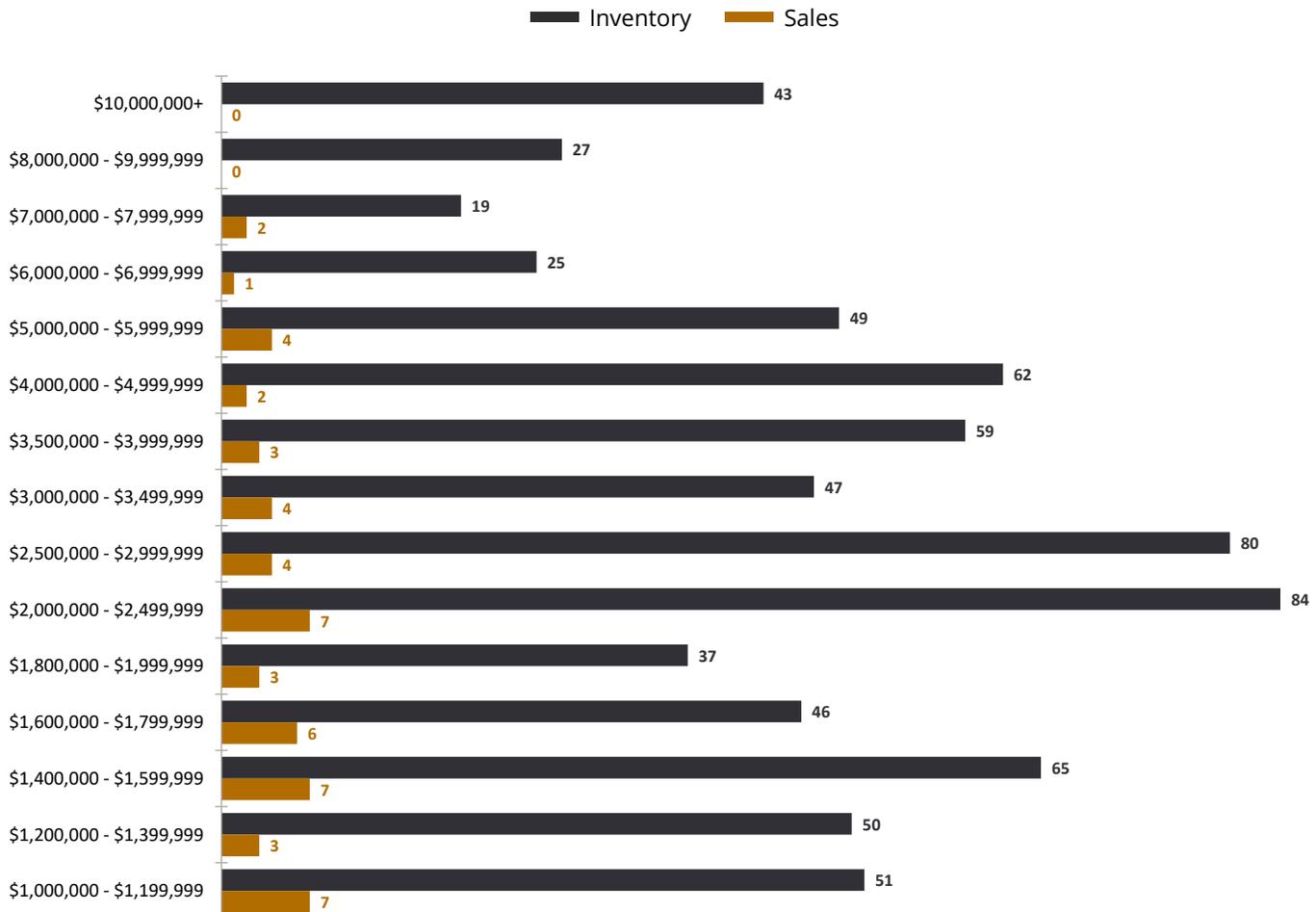
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: 744

Total Sales: 53

Total Sales Ratio²: 7%

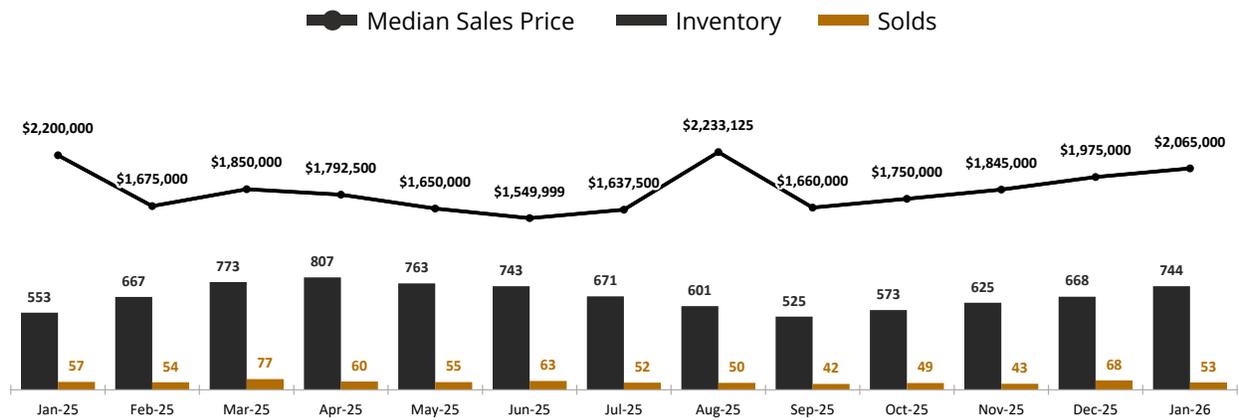
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,481,696	3	3	11	130	8%
2,000 - 2,999	\$2,300,000	3	3	20	225	9%
3,000 - 3,999	\$2,085,000	4	4	15	196	8%
4,000 - 4,999	\$3,845,000	4	4	3	109	3%
5,000 - 5,999	\$5,100,000	5	6	3	36	8%
6,000+	\$7,454,237	4	6	1	48	2%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025: 553
Jan. 2026: 744

VARIANCE: **35%**

TOTAL SOLD

Jan. 2025: 57
Jan. 2026: 53

VARIANCE: **-7%**

SALES PRICE

Jan. 2025: \$2.20m
Jan. 2026: \$2.07m

VARIANCE: **-6%**

SALE PRICE PER SQFT.

Jan. 2025: \$769
Jan. 2026: \$849

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Jan. 2025: 95.24%
Jan. 2026: 94.45%

VARIANCE: **-1%**

DAYS ON MARKET

Jan. 2025: 24
Jan. 2026: 35

VARIANCE: **46%**

SARASOTA MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.45% of list price** in January 2026.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **14%**.
- The median luxury sales price for single-family homes is **\$2,065,000**.
- The median days on market for January 2026 was **35** days, up from **24** in January 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

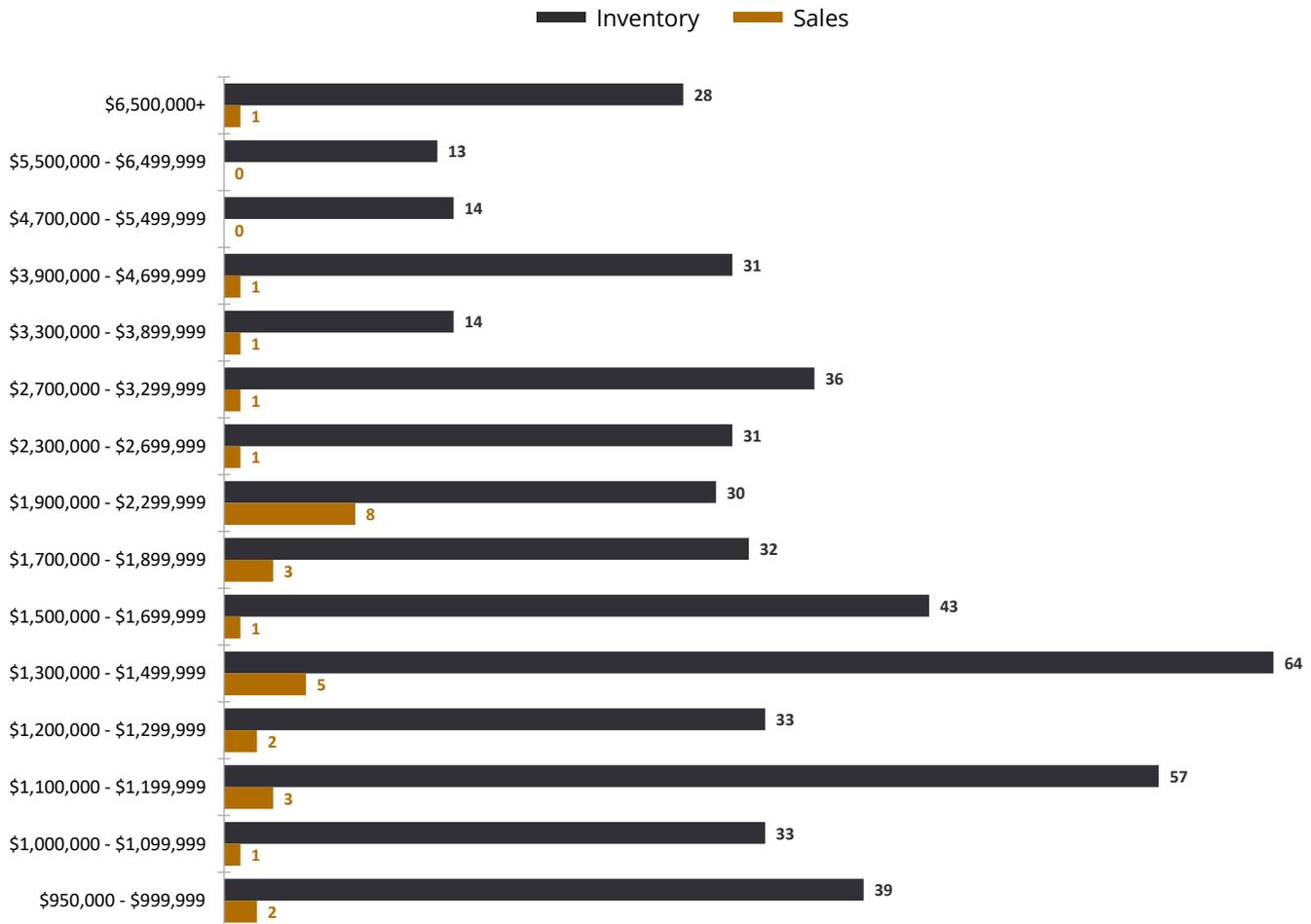
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **498**

Total Sales: **30**

Total Sales Ratio²: **6%**

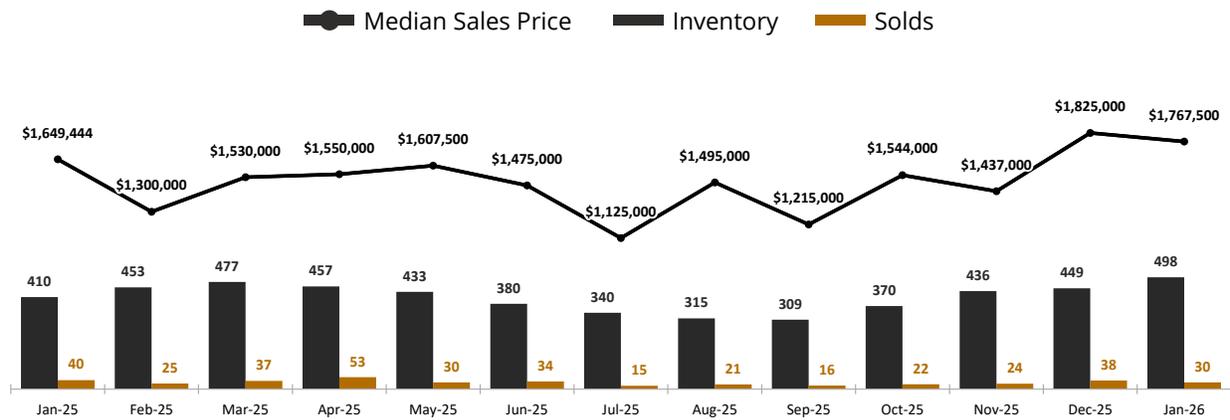
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,275,000	2	2	6	131	5%
1,500 - 1,999	\$1,250,000	2	3	7	132	5%
2,000 - 2,499	\$1,915,000	3	3	7	78	9%
2,500 - 2,999	\$2,062,500	3	4	6	50	12%
3,000 - 3,499	\$3,875,000	3	4	3	46	7%
3,500+	\$7,650,000	3	4	1	61	2%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
410 **498**

VARIANCE: **21%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
40 **30**

VARIANCE: **-25%**

SALES PRICE

Jan. 2025 Jan. 2026
\$1.65m **\$1.77m**

VARIANCE: **7%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$913 **\$885**

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
94.56% **95.24%**

VARIANCE: **1%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
18 **39**

VARIANCE: **117%**

SARASOTA MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **95.24% of list price** in January 2026.
- The most active price band is **\$1,900,000-\$2,299,999**, where the sales ratio is **27%**.
- The median luxury sales price for attached homes is **\$1,767,500**.
- The median days on market for January 2026 was **39** days, up from **18** in January 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.