

SARASOTA &
SURROUNDING
BEACHES

FLORIDA

SIESTA KEY TO ANNA MARIA ISLANDS

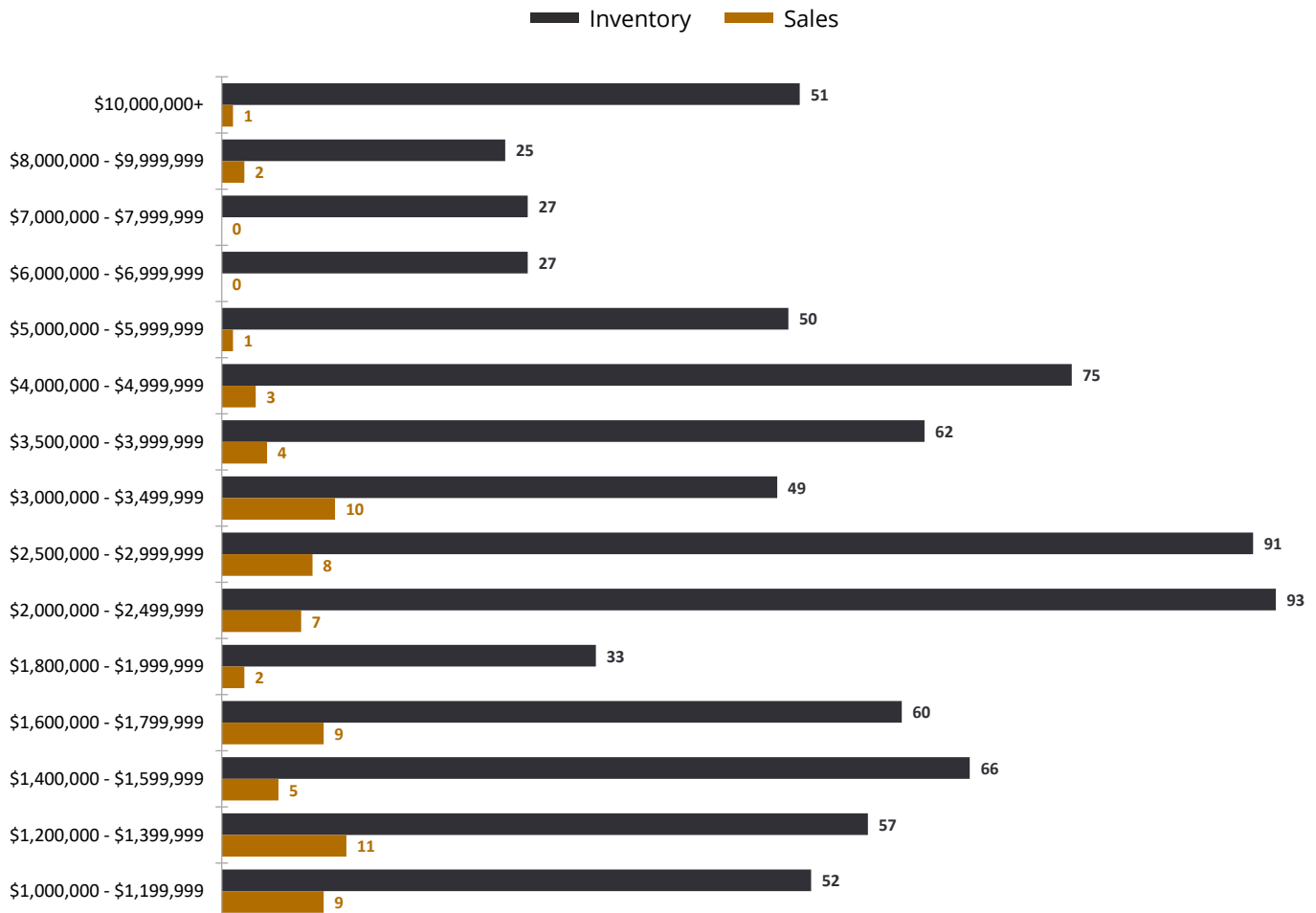
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **818**

Total Sales: **72**

Total Sales Ratio²: **9%**

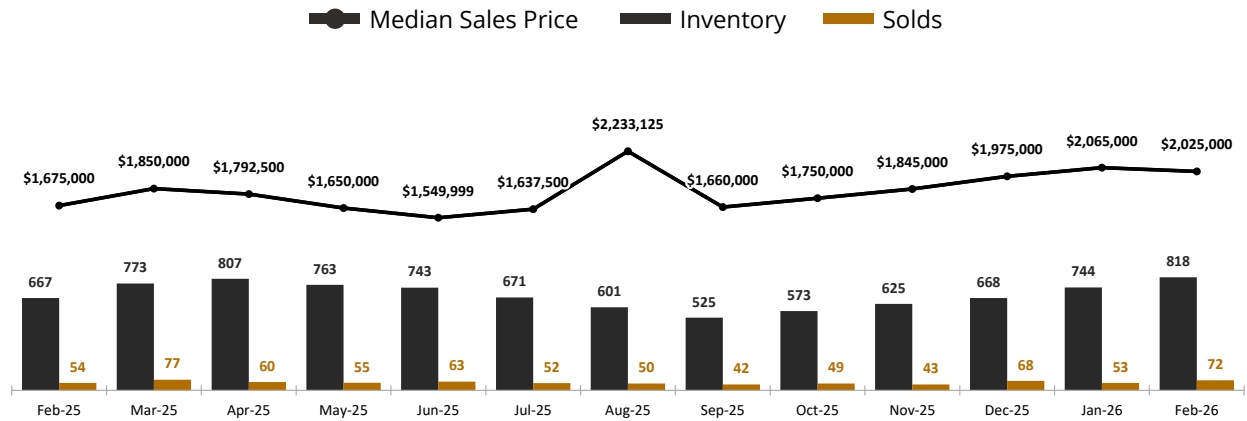
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,325,000	3	2	14	144	10%
2,000 - 2,999	\$1,600,000	4	3	21	241	9%
3,000 - 3,999	\$2,700,000	4	5	21	219	10%
4,000 - 4,999	\$2,950,000	5	5	9	118	8%
5,000 - 5,999	\$3,410,000	5	6	4	42	10%
6,000+	\$3,400,000	5	7	3	54	6%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025: **667**
Feb. 2026: **818**

VARIANCE: **23%**

TOTAL SOLDS

Feb. 2025: **54**
Feb. 2026: **72**

VARIANCE: **33%**

SALES PRICE

Feb. 2025: **\$1.68m**
Feb. 2026: **\$2.03m**

VARIANCE: **21%**

SALE PRICE PER SQFT.

Feb. 2025: **\$648**
Feb. 2026: **\$740**

VARIANCE: **14%**

SALE TO LIST PRICE RATIO

Feb. 2025: **94.37%**
Feb. 2026: **93.42%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2025: **30**
Feb. 2026: **67**

VARIANCE: **123%**

SARASOTA MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **93.42% of list price** in February 2026.
- The most active price band is **\$3,000,000-\$3,499,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$2,025,000**.
- The median days on market for February 2026 was **67** days, up from **30** in February 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.

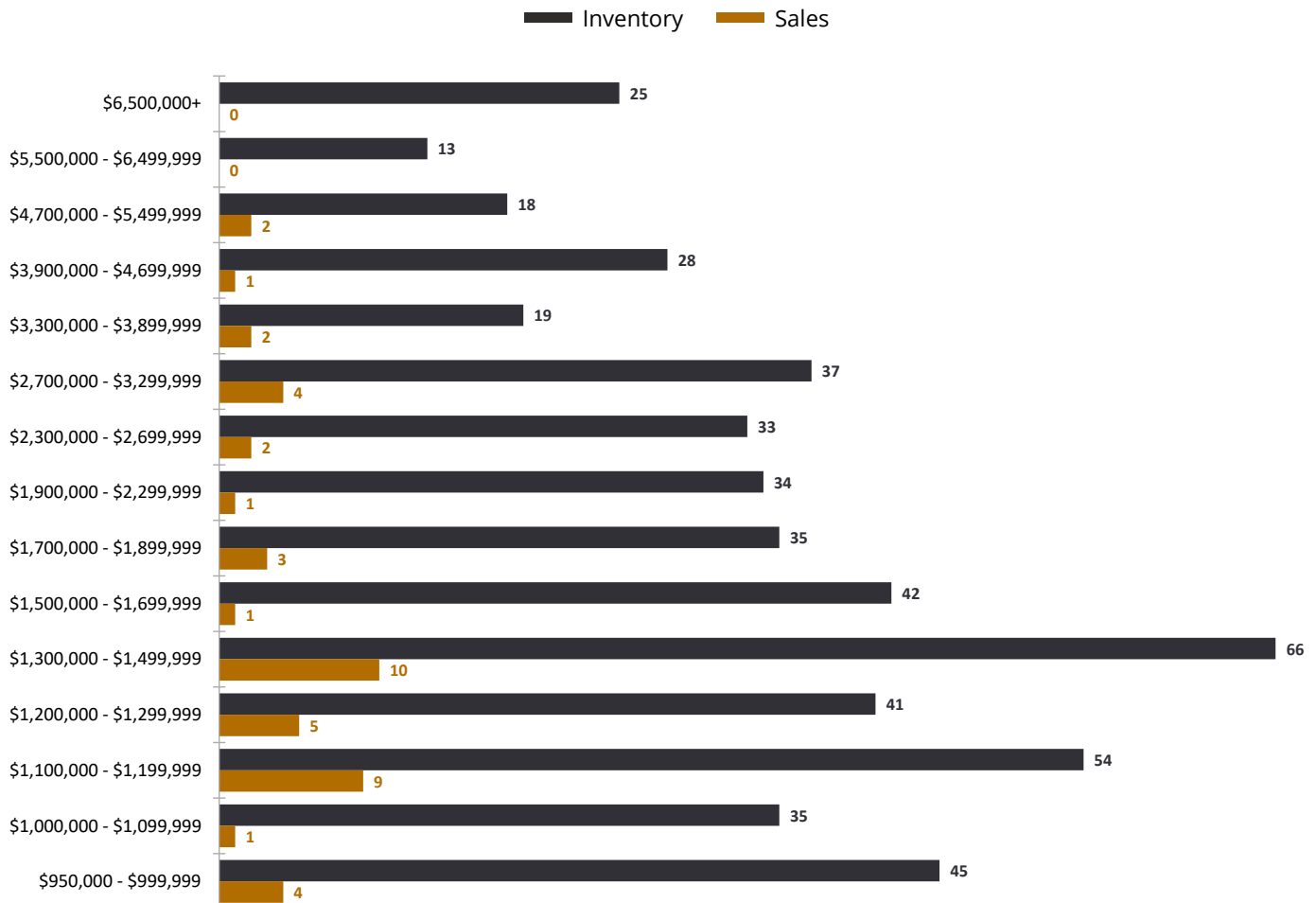
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **525**

Total Sales: **45**

Total Sales Ratio²: **9%**

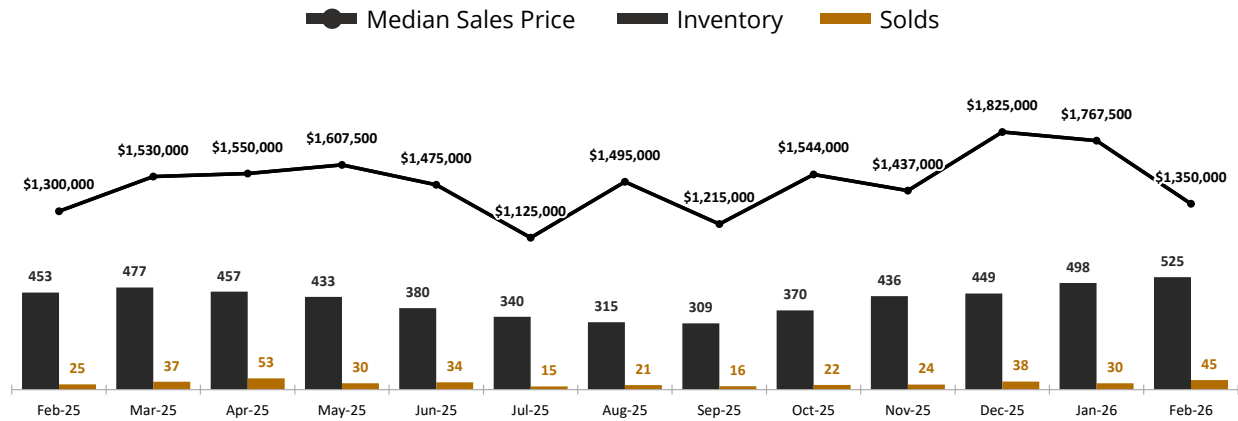
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,175,000	2	2	15	140	11%
1,500 - 1,999	\$1,270,000	2	2	12	128	9%
2,000 - 2,499	\$1,593,000	3	3	4	89	4%
2,500 - 2,999	\$1,962,500	3	4	6	61	10%
3,000 - 3,499	\$2,987,500	3	4	6	47	13%
3,500+	\$4,125,000	3	5	2	60	3%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
453 **525**

VARIANCE: **16%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
25 **45**

VARIANCE: **80%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.30m **\$1.35m**

VARIANCE: **4%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$707 **\$875**

VARIANCE: **24%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
94.34% **94.10%**

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
28 **72**

VARIANCE: **157%**

SARASOTA MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.10% of list price** in February 2026.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$1,350,000**.
- The median days on market for February 2026 was **72** days, up from **28** in February 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.