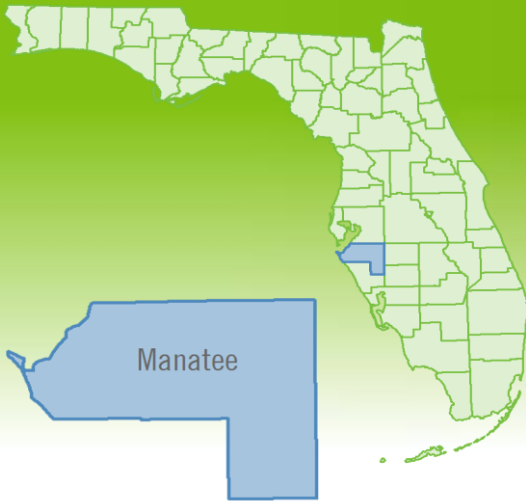


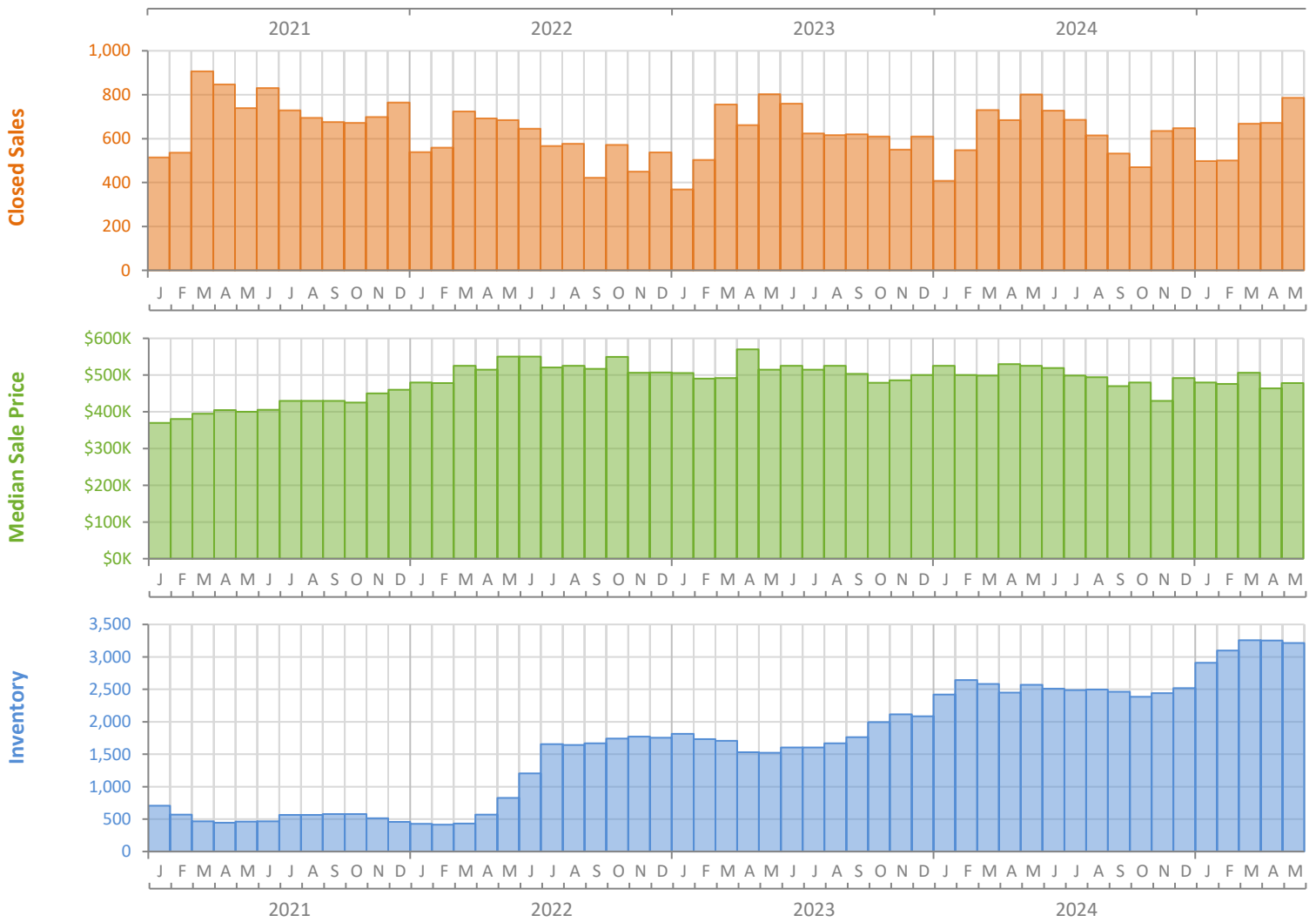
# Monthly Market Summary - May 2025

## Single-Family Homes

### Manatee County



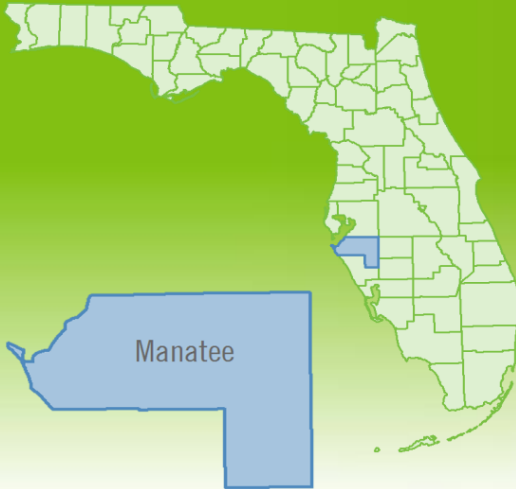
	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	786	801	-1.9%
Paid in Cash	245	253	-3.2%
Median Sale Price	\$478,195	\$525,000	-8.9%
Average Sale Price	\$638,855	\$709,406	-9.9%
Dollar Volume	\$502.1 Million	\$568.2 Million	-11.6%
Med. Pct. of Orig. List Price Received	94.4%	95.6%	-1.3%
Median Time to Contract	52 Days	45 Days	15.6%
Median Time to Sale	98 Days	95 Days	3.2%
New Pending Sales	704	666	5.7%
New Listings	902	966	-6.6%
Pending Inventory	989	1,023	-3.3%
Inventory (Active Listings)	3,212	2,570	25.0%
Months Supply of Inventory	5.2	4.1	26.8%



# Monthly Distressed Market - May 2025

## Single-Family Homes

### Manatee County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	783	801	-2.2%
	Median Sale Price	\$479,900	\$525,000	-8.6%
Foreclosure/REO	Closed Sales	3	0	N/A
	Median Sale Price	\$285,000	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

