

Q3 2026 · THE ANNA MARIA ISLAND OWNER'S BRIEFING

Anna Maria Island Q3 2026 Report

Every price tier on the island gained ground this quarter, a broader move than Q2's concentrated surge in one segment. Fifty-six single-family homes closed, up 24% from a year ago, and the average sale firmed to $2.27M.

If you have owned on Anna Maria for a few years, you already know the island rarely moves as one market. This quarter it moved as three, and for the first time since I started tracking it closely, all three gained in volume at the same time. Out-of-state buyers kept competing for new construction, but resale activity in the entry tier picked up too. Whether you are weighing what your property is worth, timing a listing, or waiting on the right home, the tier you are in still matters more than the island-wide number.

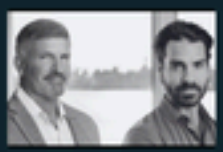
John Forberger SALES ASSOCIATE

QUICK TAKEAWAYS · Q3 2026

$2.27M
Average single-family sale
Up 5.9% year over year

+33.3%
$2M–$4M closed sales
16 sales, up from 12

$7.30M
Average $4M+ sale
Up 17.6% year over year



Joel Schemmel, J.D.
Schemmel Soda Group
Executive Director, Luxury Sales
M: 941.587.4894
O: 941.867.6199

John Forberger
Sales Associate
M: 305.905.1842
O: 941.867.6199
john.forberger@elliman.com

AMI single-family split into three markets.

For the first time this cycle, every tier gained in closed sales at once. Entry-level activity picked up alongside the new-construction demand that has driven the upper bands all year.

$1M–$2M · ACCESSIBLE ENTRY

+28.6%

closed sales, year over year

Sales (Q3)	**27 vs 21**
Avg sold price	**$1.47M**
Avg price vs Q3 2025	**+2.0%**

$2M–$4M · THE SURGE TIER

+33.3%

closed sales, year over year

Sales (Q3)	**16 vs 12**
Avg sold price	**$2.82M**
Avg price vs Q3 2025	**–4.7%**

$4M–$10M · ULTRA-LUXURY

+25.0%

closed sales, year over year

Sales (Q3)	**5 vs 4**
Avg sold price	**$7.30M**
Avg price vs Q3 2025	**+17.6%**

Four to five sales each quarter, so the price swing reflects individual homes more than a trend.

Source: Stellar MLS · Anna Maria, Holmes Beach & Bradenton Beach · Q3 2026 vs. Q3 2025.

THE TAKEAWAY

Every tier gained in closed sales this quarter, a broader move than Q2's concentrated surge in the $2M–$4M range. The $4M+ segment's price jump reflects a handful of sales, not a market shift, worth watching over another quarter or two before reading too much into it.

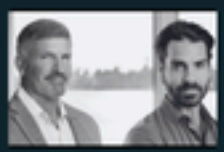


Anna Maria Beach, looking west across the Gulf.

FOLLOW ALONG

New listings, closings, and island market notes.

@johnf_realtor on Instagram



Joel Schemmel, J.D.
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What buyers ask, and what they're buying.

ANSWERS FROM JOHN AND JOEL

Buying AMI new construction

What are the key architectural features of new construction homes on Anna Maria Island?

Modern new builds on the island feature elevated living spaces compliant with strict coastal flood zones, reinforced concrete block construction, impact-rated windows and doors, standing-seam metal roofs, and private resort-style outdoor pool areas designed for luxury coastal living.

Do new construction properties on AMI make strong investment assets?

Yes. With active inventory tightly constrained and new construction demand surging, turn-key properties capture high-paying out-of-state visitors while commanding exceptional seasonal rental revenue from corporate retreats and multi-family groups.

What should buyers look out for regarding zoning and location on the North End?

Evaluate lot setbacks, parking requirements, and coastal environmental restrictions. Properties on the North End of Anna Maria offer a quieter, Old Florida neighborhood feel combined with immediate proximity to gulf beaches and local dining like The Waterfront and Harry's Grill.

How fast are homes selling on Anna Maria right now?

It depends on where the home sits, but this quarter every tier closed more sales than a year ago. Waterfront, beachside and canal properties are each moving on their own timeline. Ask us and we will pull what is selling in your immediate area.

RECENT OFF-MARKET SALE

Custom New Construction, Anna Maria

$7M+

UNDER CONTRACT

- Luxury West Indies design elevation
- 4,345 SF interior living space, 11,000 SF lot
- 6 bedrooms, 5.5 baths (5 ensuite)
- 6-car garage
- Built to Florida 2026 hurricane standards
- Pool, covered spa, and pool bar
- Full outdoor kitchen, grill, fridge, ice maker, TV
- 3-floor elevator · golf putting green

Off-market, address withheld at the sellers' request.

THE TAKEAWAY

> ***Elevated new construction is still what the out-of-state buyer pool is competing hardest for, and this quarter that demand widened into the resale market too. If you own an older home or a homesite on the island, that scarcity is working in your favor right now.***



NEXT STEP

Find out what your property is worth in this market.

SCAN FOR YOUR ESTIMATE

homevaluation.elliman.com/John-Forberger

John Forberger · 305.905.1842
john.forberger@elliman.com