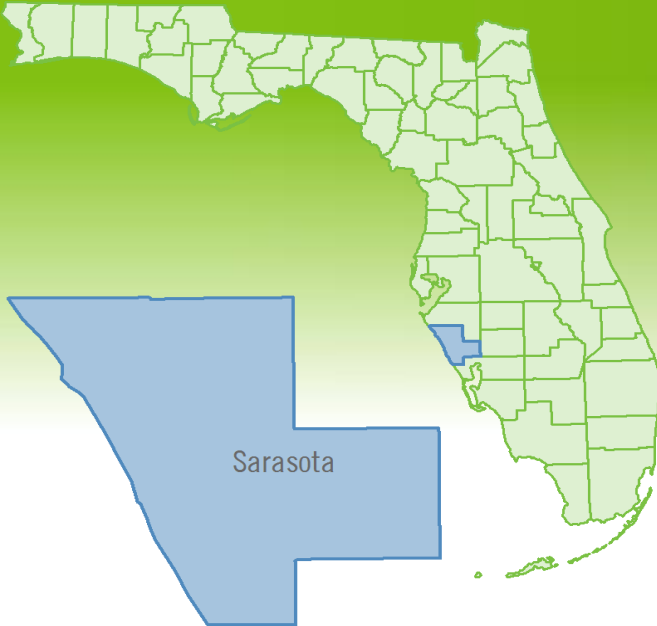


# Monthly Market Detail - February 2016

## Single Family Homes

### Sarasota County



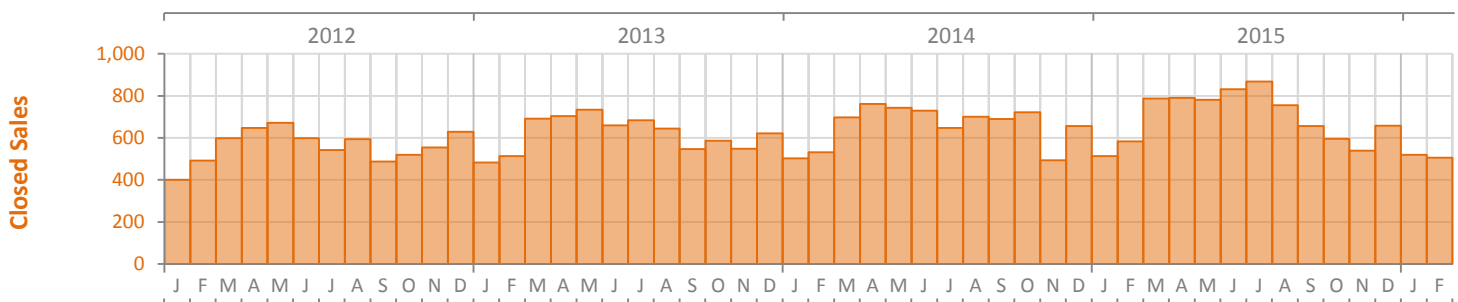
Summary Statistics	February 2016	February 2015	Percent Change Year-over-Year
Closed Sales	506	583	-13.2%
Paid in Cash	240	296	-18.9%
Median Sale Price	\$252,250	\$196,000	28.7%
Average Sale Price	\$376,318	\$296,512	26.9%
Dollar Volume	\$190.4 Million	\$172.9 Million	10.2%
Median Percent of Original List Price Received	95.4%	94.5%	1.0%
Median Time to Contract	40 Days	49 Days	-18.4%
Median Time to Sale	92 Days	90 Days	2.2%
New Pending Sales	558	661	-15.6%
New Listings	1,050	914	14.9%
Pending Inventory	933	1,051	-11.2%
Inventory (Active Listings)	3,160	3,046	3.7%
Months Supply of Inventory	4.6	4.6	0.0%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
<b>February 2016</b>	<b>506</b>	<b>-13.2%</b>
January 2016	520	1.2%
December 2015	658	0.2%
November 2015	540	9.5%
October 2015	596	-17.5%
September 2015	656	-4.9%
August 2015	755	7.9%
July 2015	868	34.2%
June 2015	831	13.8%
May 2015	782	5.2%
April 2015	791	3.9%
March 2015	788	12.9%
February 2015	583	9.8%

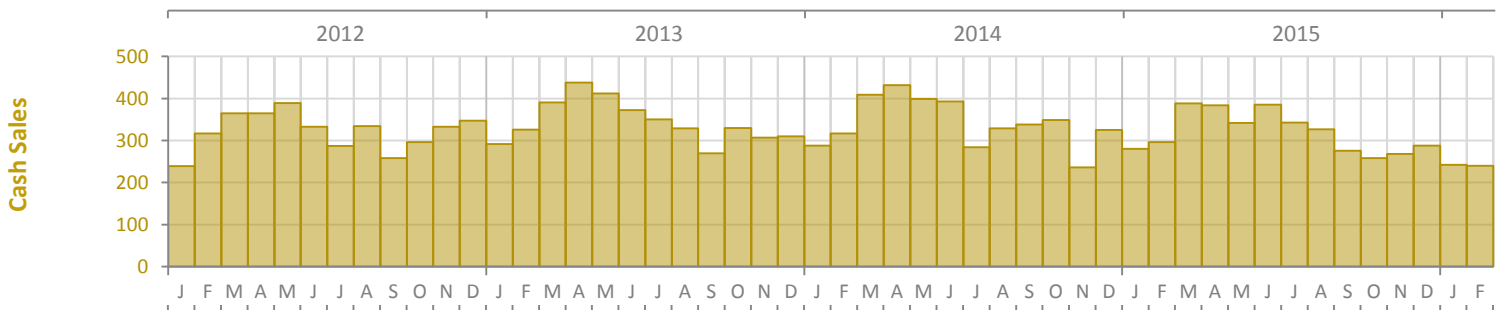


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
<b>February 2016</b>	<b>240</b>	<b>-18.9%</b>
January 2016	242	-13.6%
December 2015	288	-11.4%
November 2015	268	13.6%
October 2015	258	-26.1%
September 2015	276	-18.3%
August 2015	327	-0.6%
July 2015	343	20.8%
June 2015	385	-2.0%
May 2015	342	-14.3%
April 2015	384	-11.1%
March 2015	388	-5.1%
February 2015	296	-6.6%

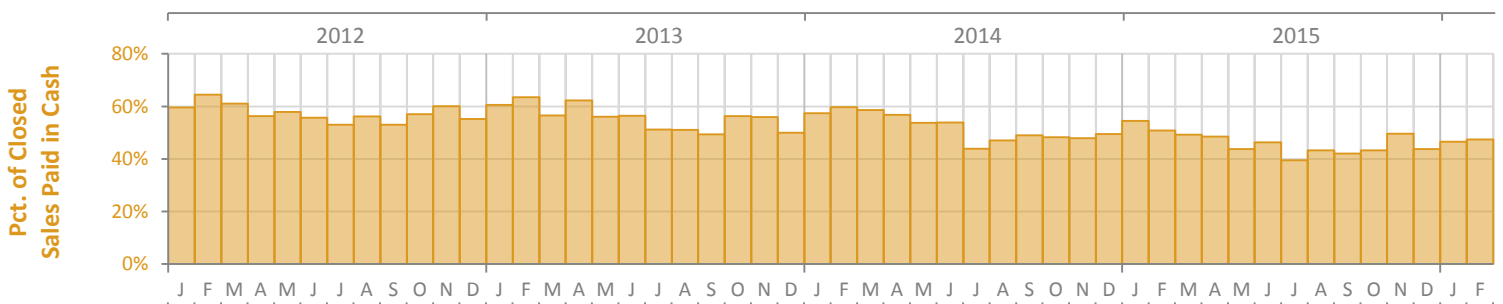


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
<b>February 2016</b>	<b>47.4%</b>	<b>-6.7%</b>
January 2016	46.5%	-14.7%
December 2015	43.8%	-11.5%
November 2015	49.6%	3.5%
October 2015	43.3%	-10.4%
September 2015	42.1%	-14.1%
August 2015	43.3%	-7.9%
July 2015	39.5%	-10.0%
June 2015	46.3%	-13.9%
May 2015	43.7%	-18.6%
April 2015	48.5%	-14.6%
March 2015	49.2%	-16.0%
February 2015	50.8%	-14.9%

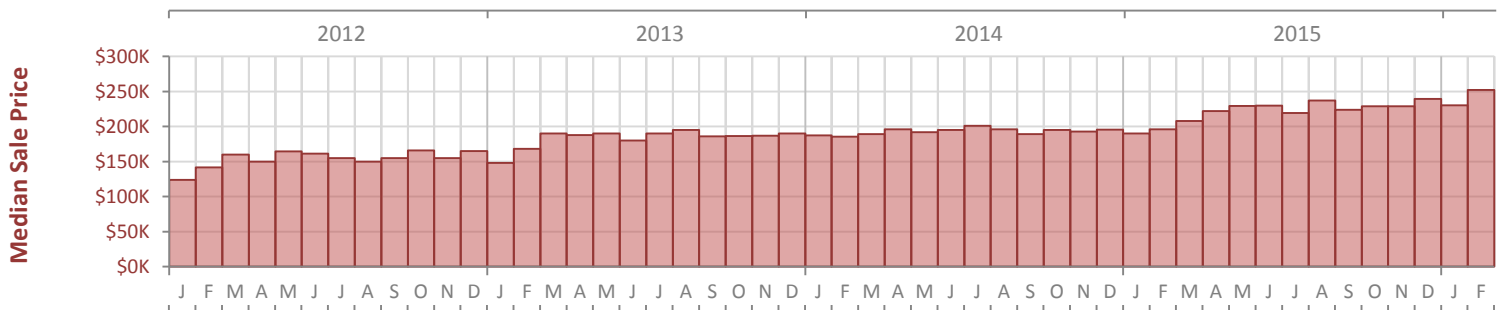


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
<b>February 2016</b>	<b>\$252,250</b>	<b>28.7%</b>
January 2016	\$230,500	21.3%
December 2015	\$239,450	22.5%
November 2015	\$228,750	18.5%
October 2015	\$228,750	17.3%
September 2015	\$223,750	18.4%
August 2015	\$237,000	20.9%
July 2015	\$219,500	9.2%
June 2015	\$230,000	17.9%
May 2015	\$229,500	19.5%
April 2015	\$221,990	13.3%
March 2015	\$207,750	9.8%
February 2015	\$196,000	5.7%

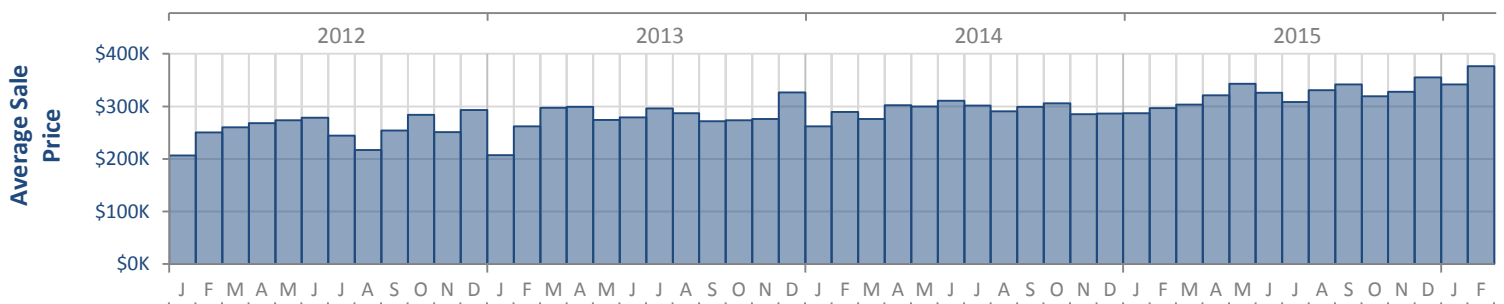


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
<b>February 2016</b>	<b>\$376,318</b>	<b>26.9%</b>
January 2016	\$341,644	19.1%
December 2015	\$355,401	24.1%
November 2015	\$327,954	15.0%
October 2015	\$319,371	4.4%
September 2015	\$341,659	14.2%
August 2015	\$331,011	13.8%
July 2015	\$308,356	2.2%
June 2015	\$326,134	4.9%
May 2015	\$342,690	14.4%
April 2015	\$320,842	6.2%
March 2015	\$303,514	9.9%
February 2015	\$296,512	2.5%



# Monthly Market Detail - February 2016

## Single Family Homes

### Sarasota County

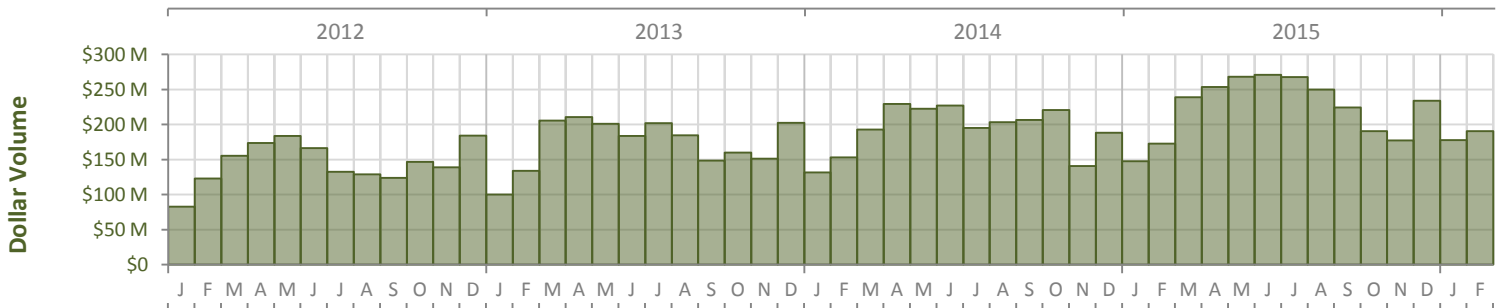


## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
<b>February 2016</b>	<b>\$190.4 Million</b>	<b>10.2%</b>
January 2016	\$177.7 Million	20.5%
December 2015	\$233.9 Million	24.3%
November 2015	\$177.1 Million	25.9%
October 2015	\$190.3 Million	-13.8%
September 2015	\$224.1 Million	8.6%
August 2015	\$249.9 Million	22.8%
July 2015	\$267.7 Million	37.2%
June 2015	\$271.0 Million	19.4%
May 2015	\$268.0 Million	20.5%
April 2015	\$253.8 Million	10.5%
March 2015	\$239.2 Million	24.1%
February 2015	\$172.9 Million	12.7%

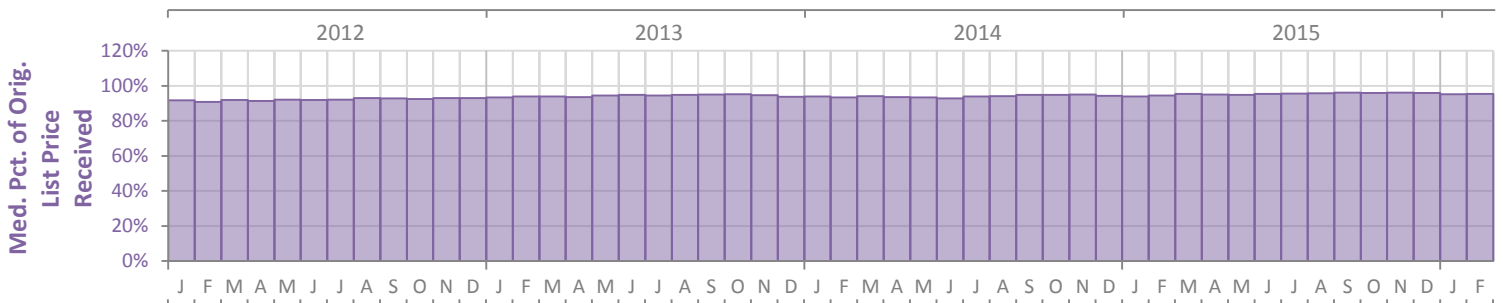


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
<b>February 2016</b>	<b>95.4%</b>	<b>1.0%</b>
January 2016	95.2%	1.3%
December 2015	96.0%	1.8%
November 2015	96.1%	1.1%
October 2015	96.0%	1.2%
September 2015	96.1%	1.4%
August 2015	95.7%	1.6%
July 2015	95.5%	1.6%
June 2015	95.4%	2.7%
May 2015	94.9%	1.7%
April 2015	95.1%	1.7%
March 2015	95.4%	1.4%
February 2015	94.5%	1.3%

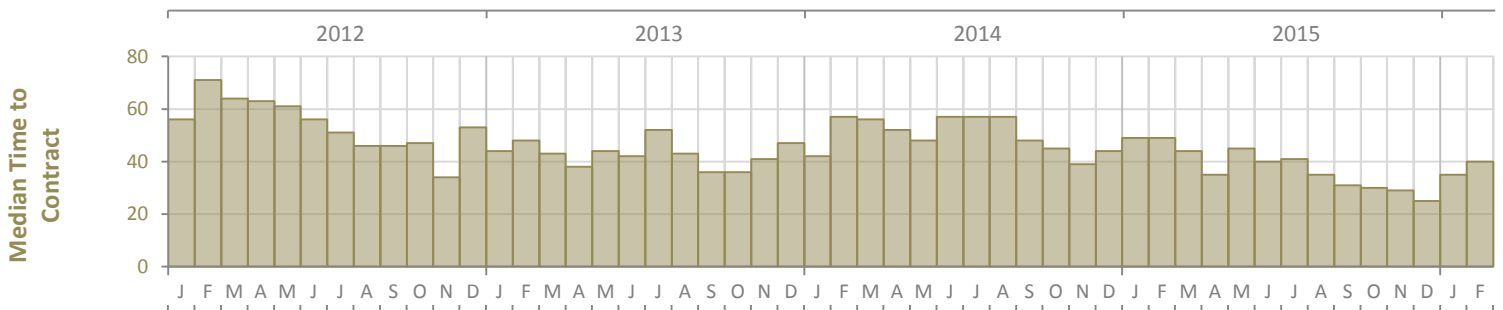


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
<b>February 2016</b>	<b>40 Days</b>	<b>-18.4%</b>
January 2016	35 Days	-28.6%
December 2015	25 Days	-43.2%
November 2015	29 Days	-25.6%
October 2015	30 Days	-33.3%
September 2015	31 Days	-35.4%
August 2015	35 Days	-38.6%
July 2015	41 Days	-28.1%
June 2015	40 Days	-29.8%
May 2015	45 Days	-6.3%
April 2015	35 Days	-32.7%
March 2015	44 Days	-21.4%
February 2015	49 Days	-14.0%

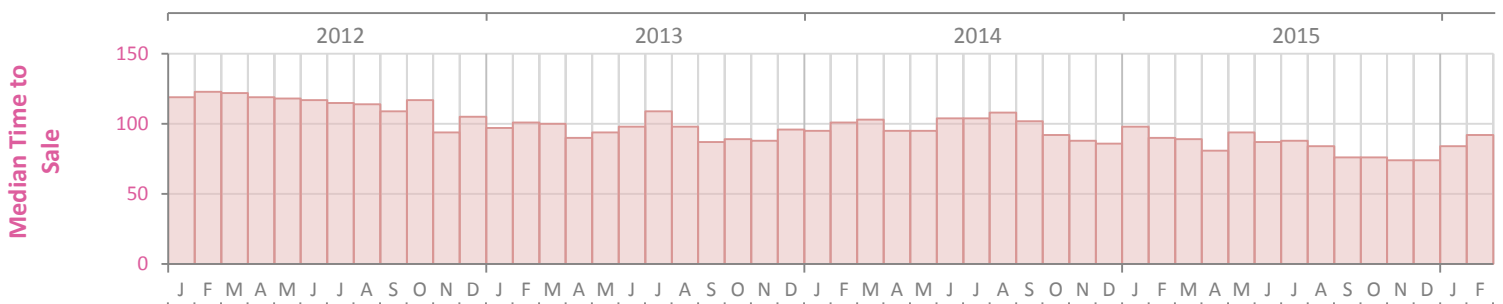


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
<b>February 2016</b>	<b>92 Days</b>	<b>2.2%</b>
January 2016	84 Days	-14.3%
December 2015	74 Days	-14.0%
November 2015	74 Days	-15.9%
October 2015	76 Days	-17.4%
September 2015	76 Days	-25.5%
August 2015	84 Days	-22.2%
July 2015	88 Days	-15.4%
June 2015	87 Days	-16.3%
May 2015	94 Days	-1.1%
April 2015	81 Days	-14.7%
March 2015	89 Days	-13.6%
February 2015	90 Days	-10.9%

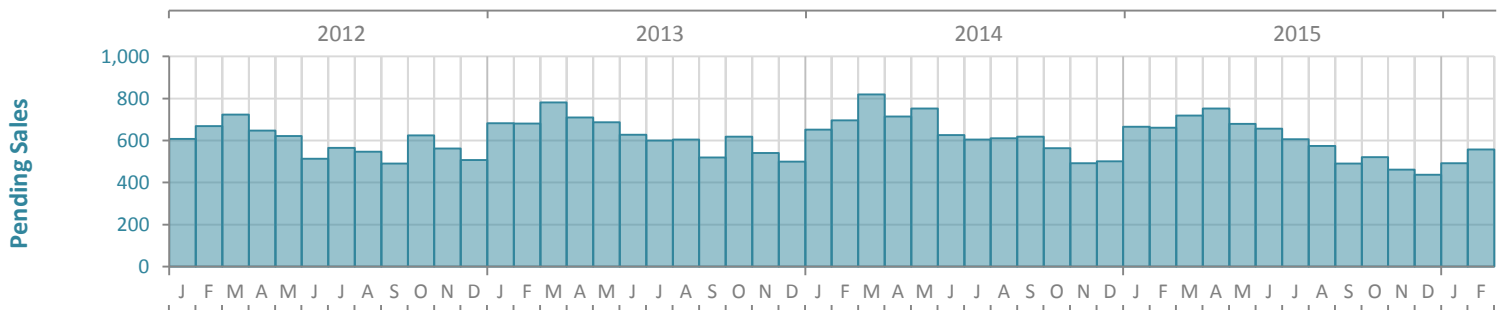


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
<b>February 2016</b>	<b>558</b>	<b>-15.6%</b>
January 2016	492	-26.1%
December 2015	438	-12.6%
November 2015	462	-6.1%
October 2015	521	-7.6%
September 2015	491	-20.7%
August 2015	574	-6.1%
July 2015	606	0.3%
June 2015	656	4.8%
May 2015	680	-9.6%
April 2015	752	5.3%
March 2015	719	-12.2%
February 2015	661	-5.0%

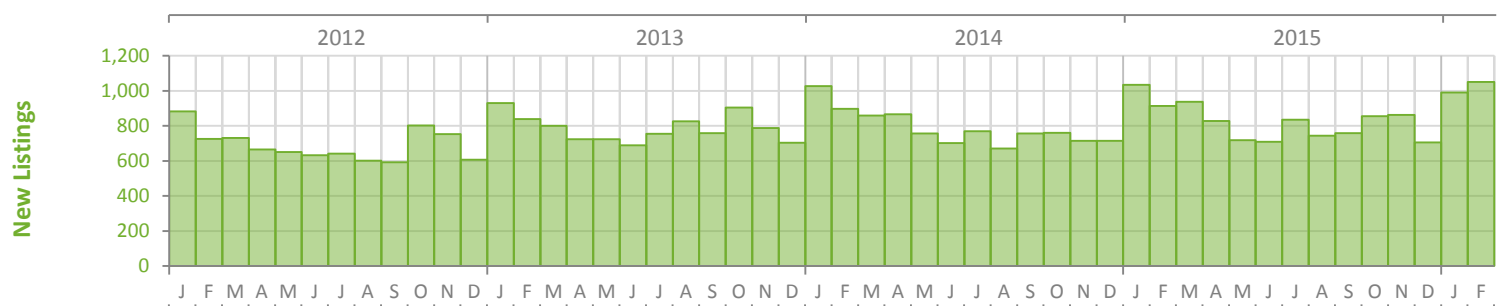


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
<b>February 2016</b>	<b>1,050</b>	<b>14.9%</b>
January 2016	991	-4.2%
December 2015	705	-1.4%
November 2015	863	20.7%
October 2015	856	12.6%
September 2015	758	0.3%
August 2015	744	11.0%
July 2015	835	8.4%
June 2015	710	1.1%
May 2015	718	-5.0%
April 2015	828	-4.5%
March 2015	937	9.1%
February 2015	914	1.9%

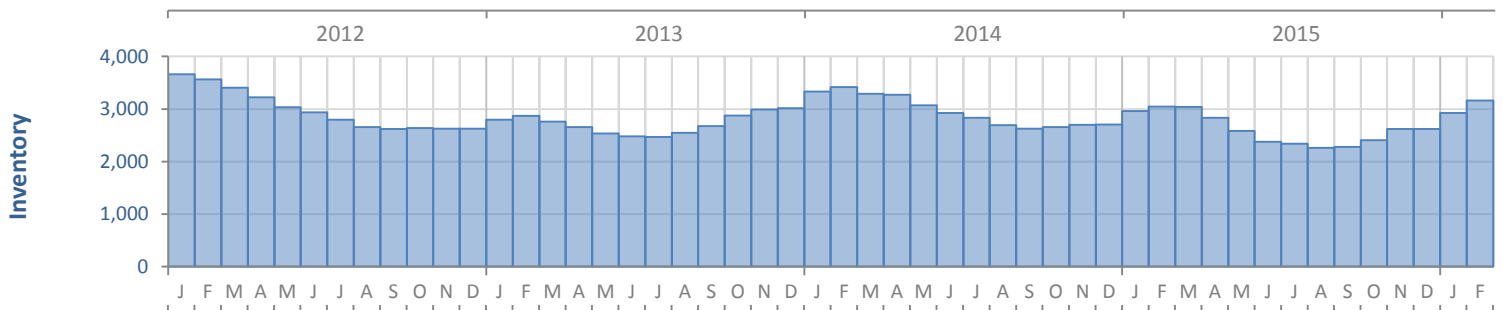


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
<b>February 2016</b>	<b>3,160</b>	<b>3.7%</b>
January 2016	2,926	-1.2%
December 2015	2,622	-3.1%
November 2015	2,621	-3.0%
October 2015	2,409	-9.3%
September 2015	2,279	-13.2%
August 2015	2,259	-16.1%
July 2015	2,340	-17.3%
June 2015	2,377	-18.7%
May 2015	2,582	-15.9%
April 2015	2,833	-13.4%
March 2015	3,037	-7.7%
February 2015	3,046	-10.9%

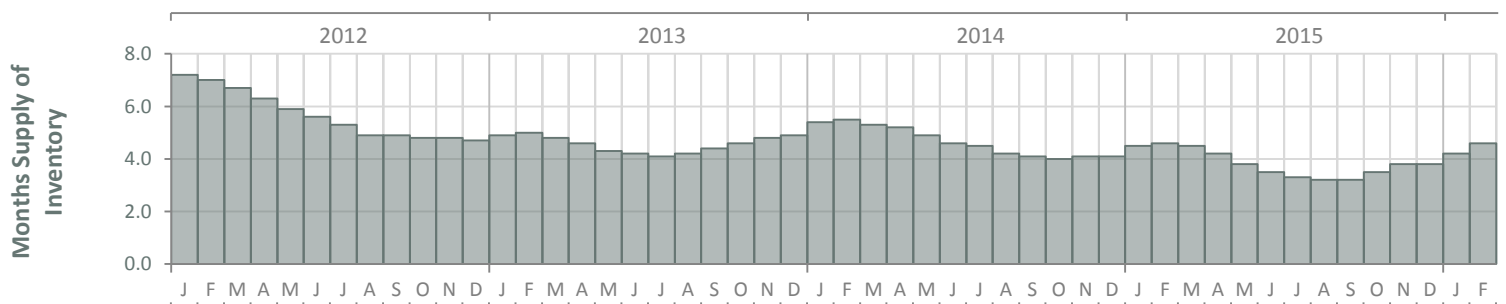


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
<b>February 2016</b>	<b>4.6</b>	<b>0.0%</b>
January 2016	4.2	-6.7%
December 2015	3.8	-7.3%
November 2015	3.8	-7.3%
October 2015	3.5	-12.5%
September 2015	3.2	-22.0%
August 2015	3.2	-23.8%
July 2015	3.3	-26.7%
June 2015	3.5	-23.9%
May 2015	3.8	-22.4%
April 2015	4.2	-19.2%
March 2015	4.5	-15.1%
February 2015	4.6	-16.4%

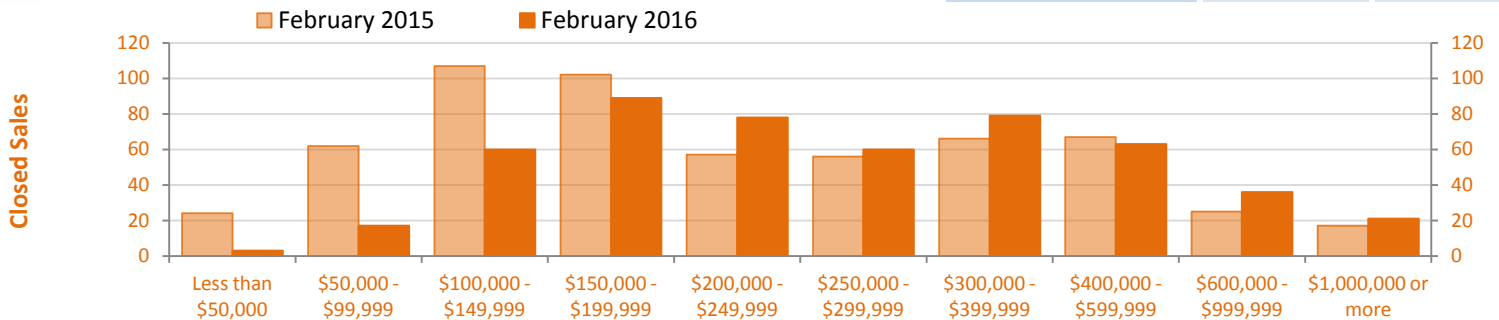


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	3	-87.5%
\$50,000 - \$99,999	17	-72.6%
\$100,000 - \$149,999	60	-43.9%
\$150,000 - \$199,999	89	-12.7%
\$200,000 - \$249,999	78	36.8%
\$250,000 - \$299,999	60	7.1%
\$300,000 - \$399,999	79	19.7%
\$400,000 - \$599,999	63	-6.0%
\$600,000 - \$999,999	36	44.0%
\$1,000,000 or more	21	23.5%

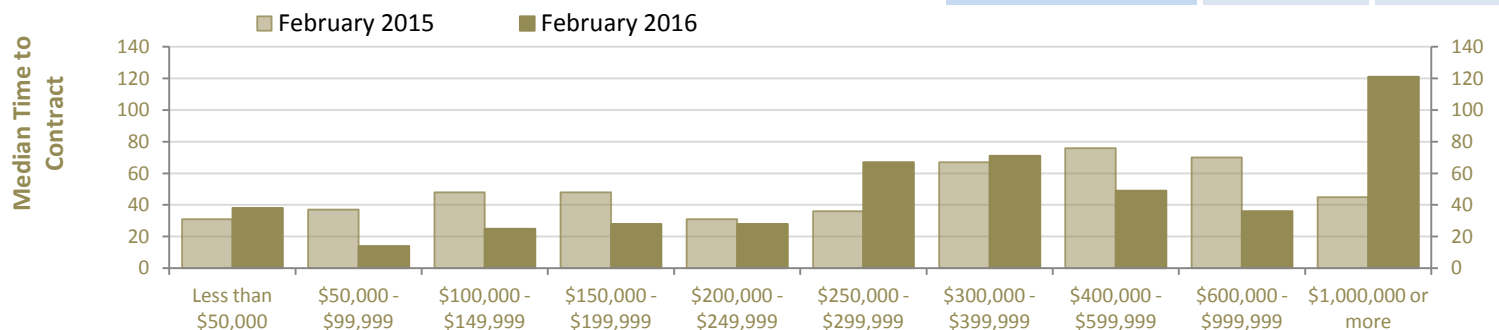


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	38 Days	22.6%
\$50,000 - \$99,999	14 Days	-62.2%
\$100,000 - \$149,999	25 Days	-47.9%
\$150,000 - \$199,999	28 Days	-41.7%
\$200,000 - \$249,999	28 Days	-9.7%
\$250,000 - \$299,999	67 Days	86.1%
\$300,000 - \$399,999	71 Days	6.0%
\$400,000 - \$599,999	49 Days	-35.5%
\$600,000 - \$999,999	36 Days	-48.6%
\$1,000,000 or more	121 Days	168.9%



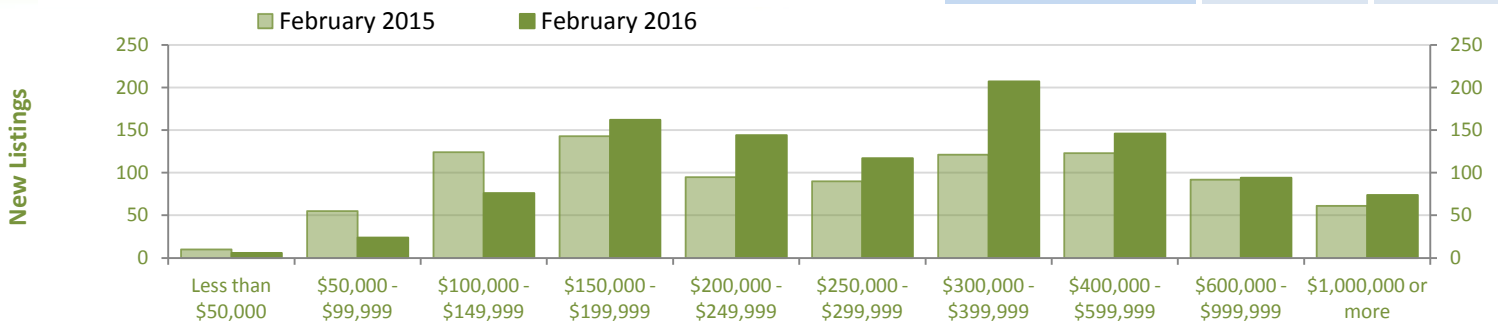


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	6	-40.0%
\$50,000 - \$99,999	24	-56.4%
\$100,000 - \$149,999	76	-38.7%
\$150,000 - \$199,999	162	13.3%
\$200,000 - \$249,999	144	51.6%
\$250,000 - \$299,999	117	30.0%
\$300,000 - \$399,999	207	71.1%
\$400,000 - \$599,999	146	18.7%
\$600,000 - \$999,999	94	2.2%
\$1,000,000 or more	74	21.3%

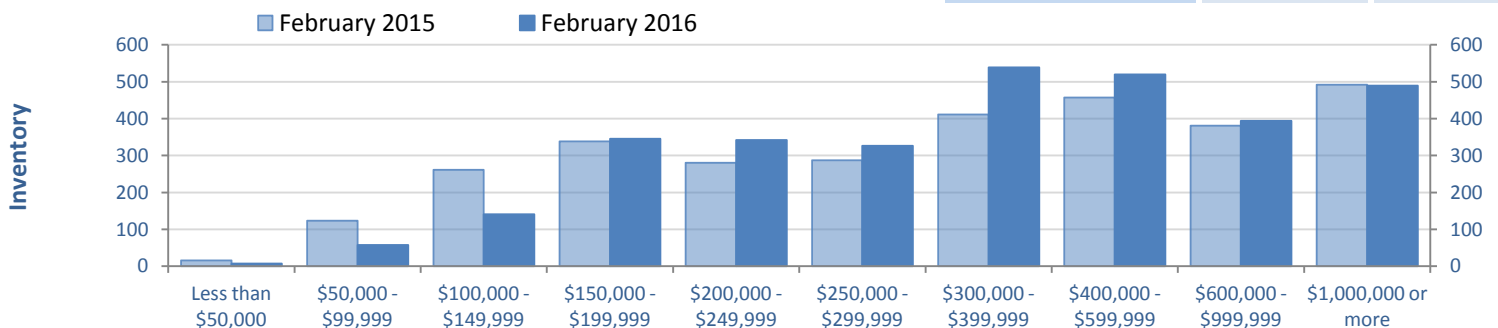


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

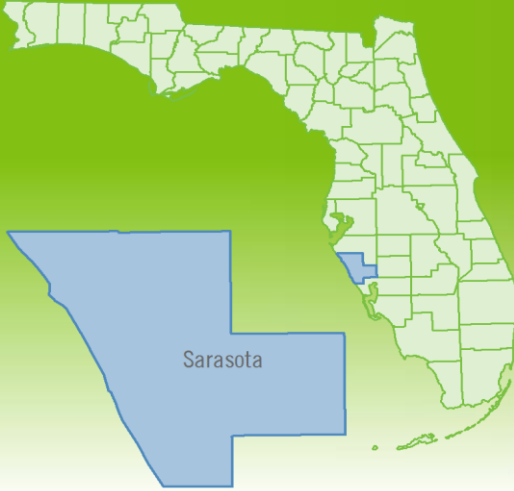
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	7	-56.3%
\$50,000 - \$99,999	57	-53.7%
\$100,000 - \$149,999	141	-46.0%
\$150,000 - \$199,999	345	2.1%
\$200,000 - \$249,999	342	22.1%
\$250,000 - \$299,999	326	13.6%
\$300,000 - \$399,999	539	31.1%
\$400,000 - \$599,999	520	13.8%
\$600,000 - \$999,999	394	3.4%
\$1,000,000 or more	489	-0.6%



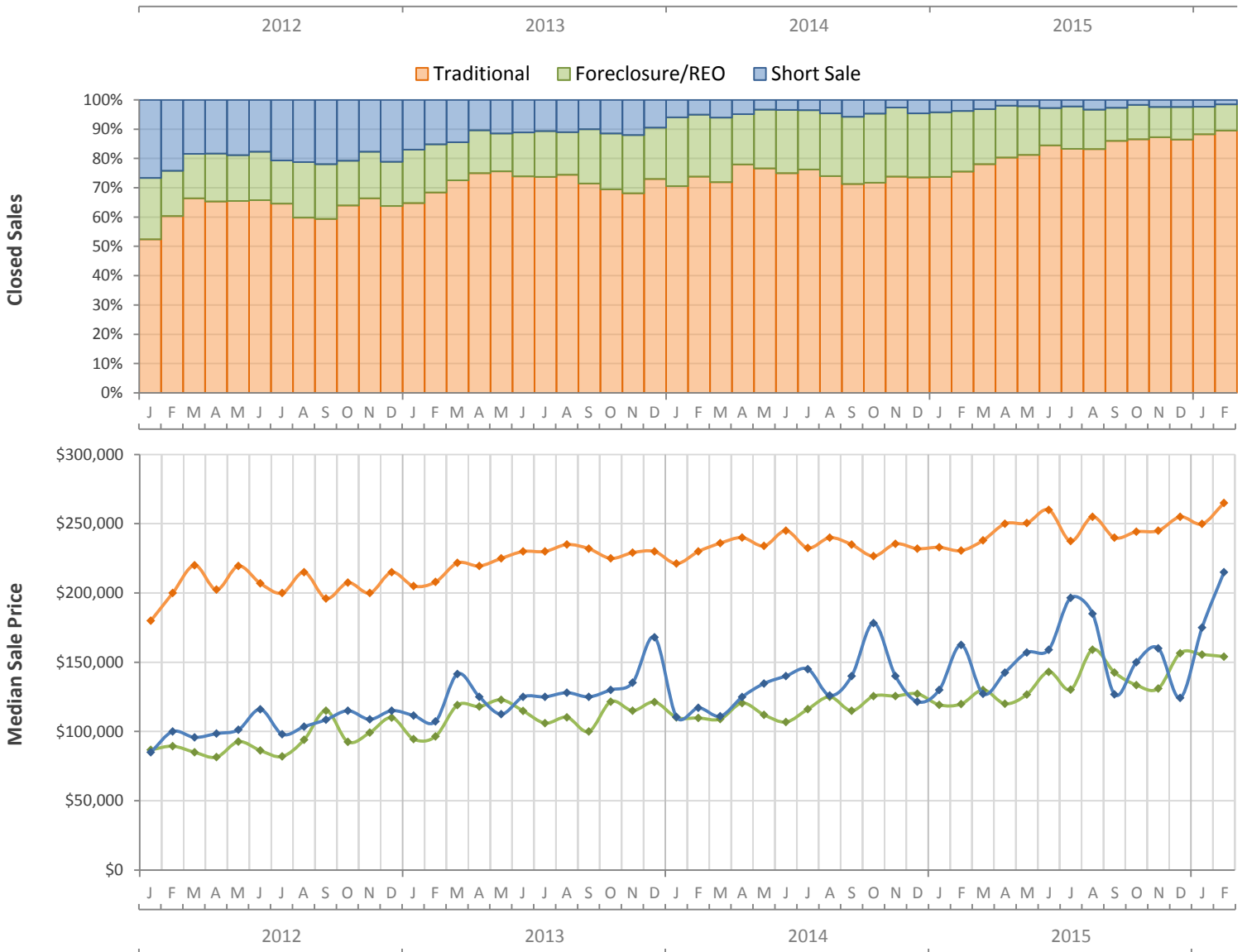
# Monthly Distressed Market - February 2016

## Single Family Homes

### Sarasota County



		February 2016	February 2015	Percent Change Year-over-Year
Traditional	Closed Sales	453	440	3.0%
	Median Sale Price	\$265,000	\$230,625	14.9%
Foreclosure/REO	Closed Sales	45	121	-62.8%
	Median Sale Price	\$154,000	\$119,800	28.5%
Short Sale	Closed Sales	8	22	-63.6%
	Median Sale Price	\$215,000	\$162,500	32.3%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Monday, March 21, 2016. Historical data revised on Friday, February 26, 2016. Next data release is Wednesday, April 20, 2016.