

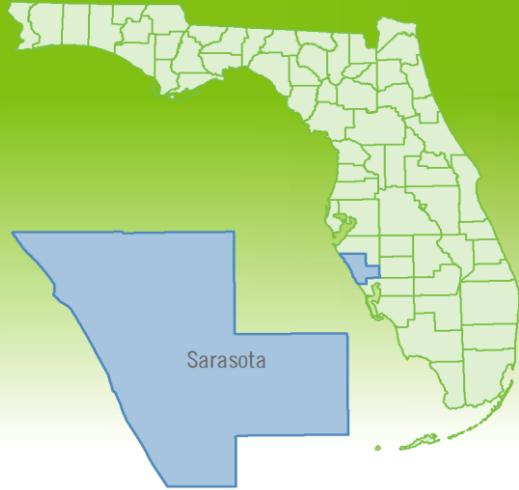
Monthly Market Summary - February 2016

Single Family Homes

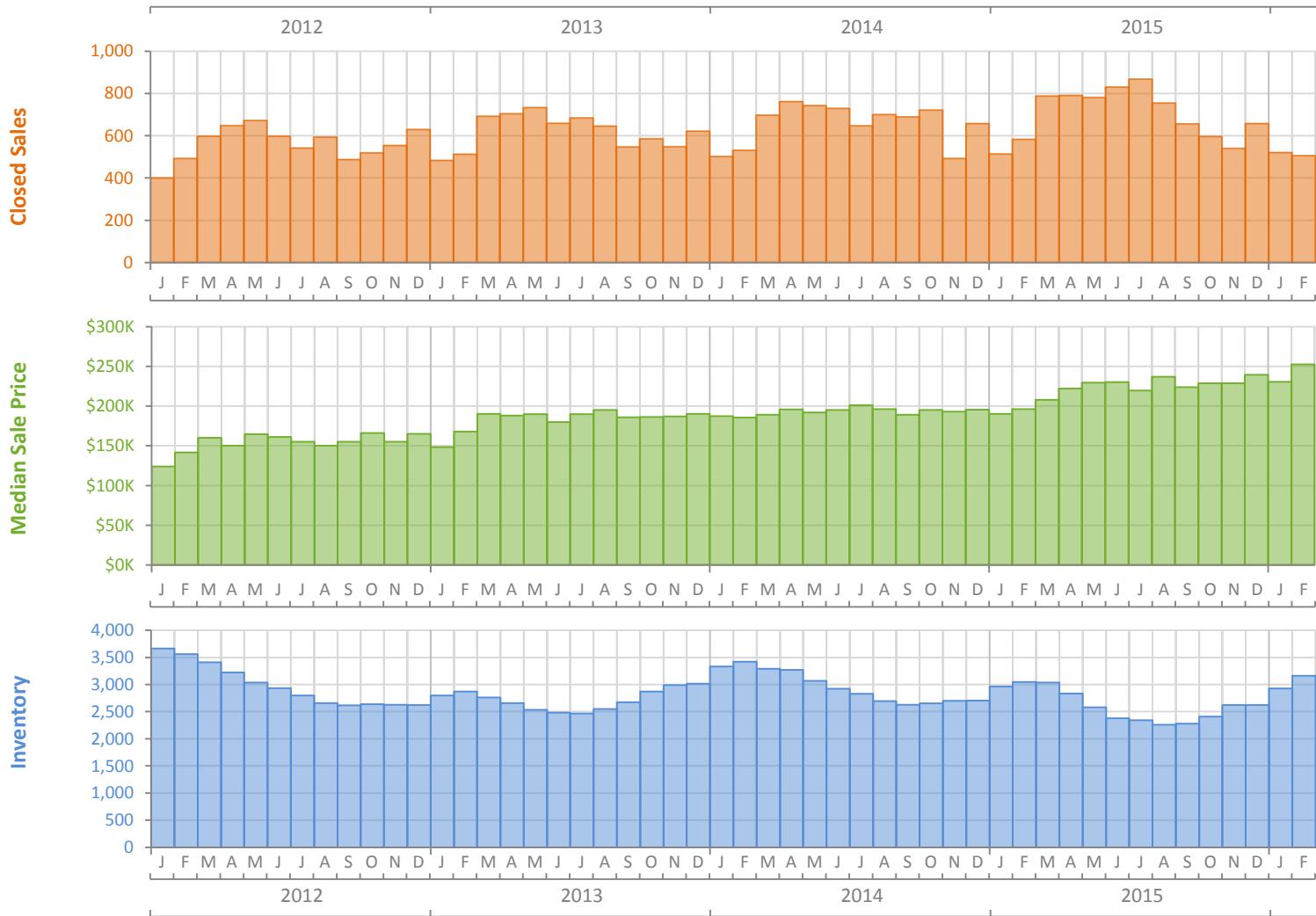
Sarasota County



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	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%
Med. Pct. of Orig. 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%



Monthly Distressed Market - February 2016

Single Family Homes

Sarasota County



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		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%

