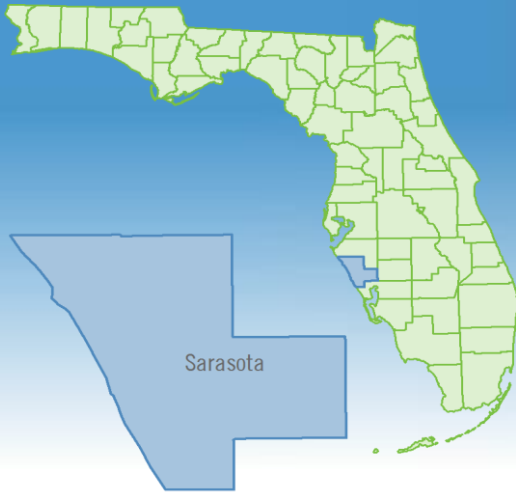


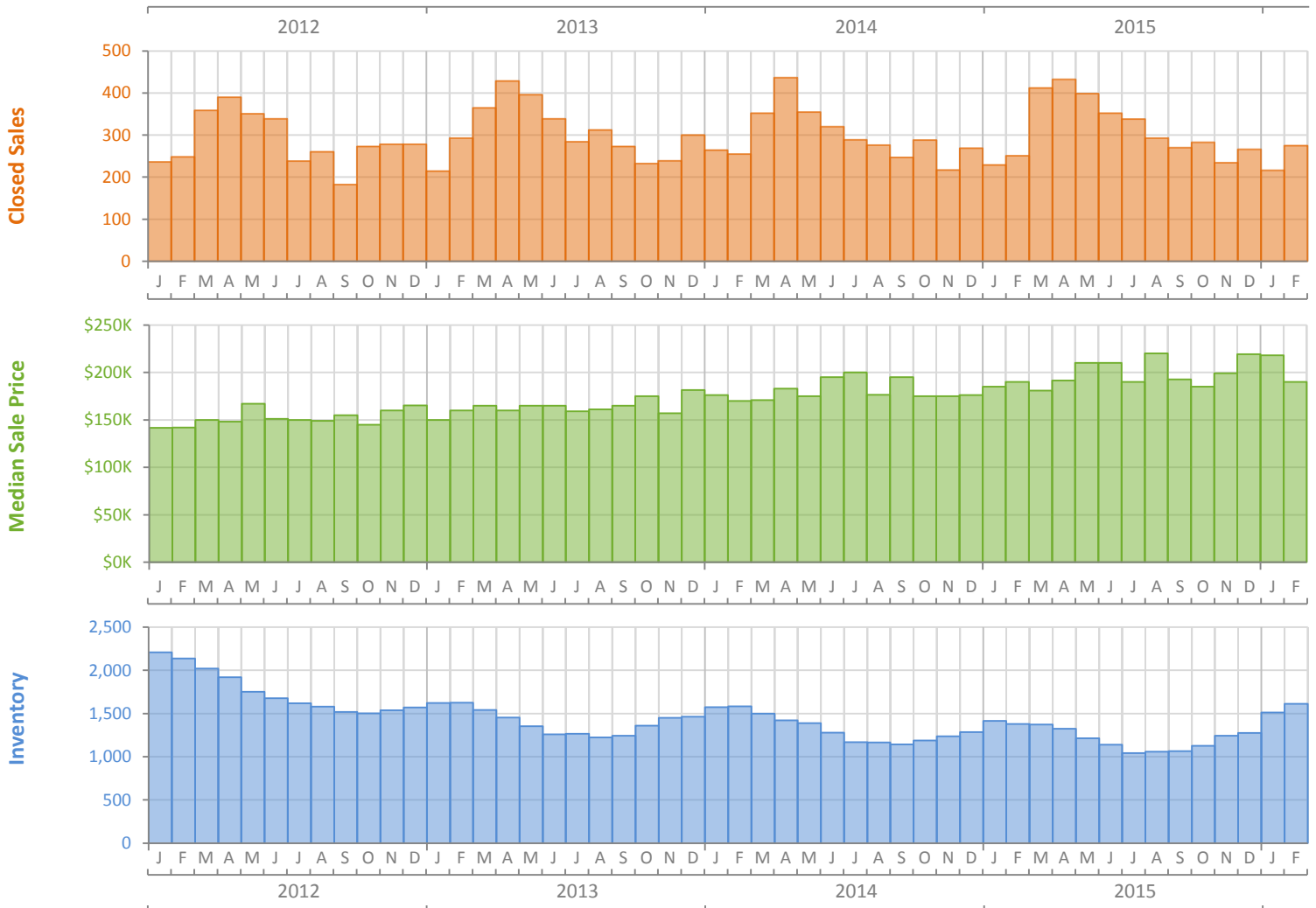
Monthly Market Summary - February 2016

Townhouses and Condos

Sarasota County



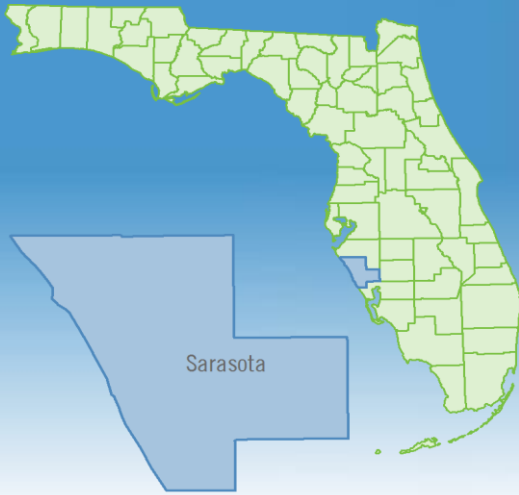
	February 2016	February 2015	Percent Change Year-over-Year
Closed Sales	275	251	9.6%
Paid in Cash	199	191	4.2%
Median Sale Price	\$190,000	\$190,000	0.0%
Average Sale Price	\$310,252	\$238,814	29.9%
Dollar Volume	\$85.3 Million	\$59.9 Million	42.3%
Med. Pct. of Orig. List Price Received	95.3%	94.8%	0.5%
Median Time to Contract	34 Days	49 Days	-30.6%
Median Time to Sale	82 Days	86 Days	-4.7%
New Pending Sales	295	382	-22.8%
New Listings	521	431	20.9%
Pending Inventory	504	560	-10.0%
Inventory (Active Listings)	1,614	1,379	17.0%
Months Supply of Inventory	5.1	4.7	8.5%



Monthly Distressed Market - February 2016

Townhouses and Condos

Sarasota County



		February 2016	February 2015	Percent Change Year-over-Year
Traditional	Closed Sales	262	227	15.4%
	Median Sale Price	\$194,500	\$200,000	-2.8%
Foreclosure/REO	Closed Sales	12	18	-33.3%
	Median Sale Price	\$135,000	\$82,650	63.3%
Short Sale	Closed Sales	1	6	-83.3%
	Median Sale Price	\$300,000	\$130,750	129.4%

