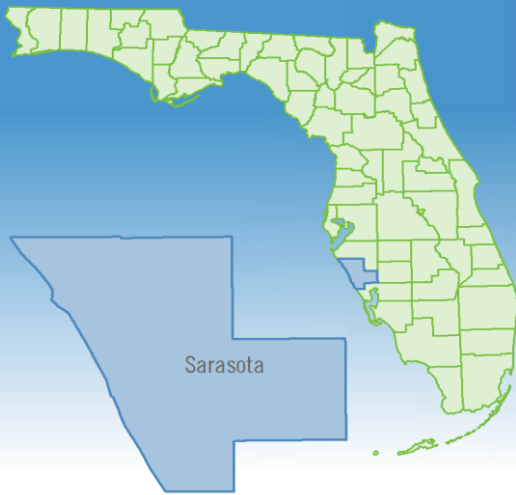


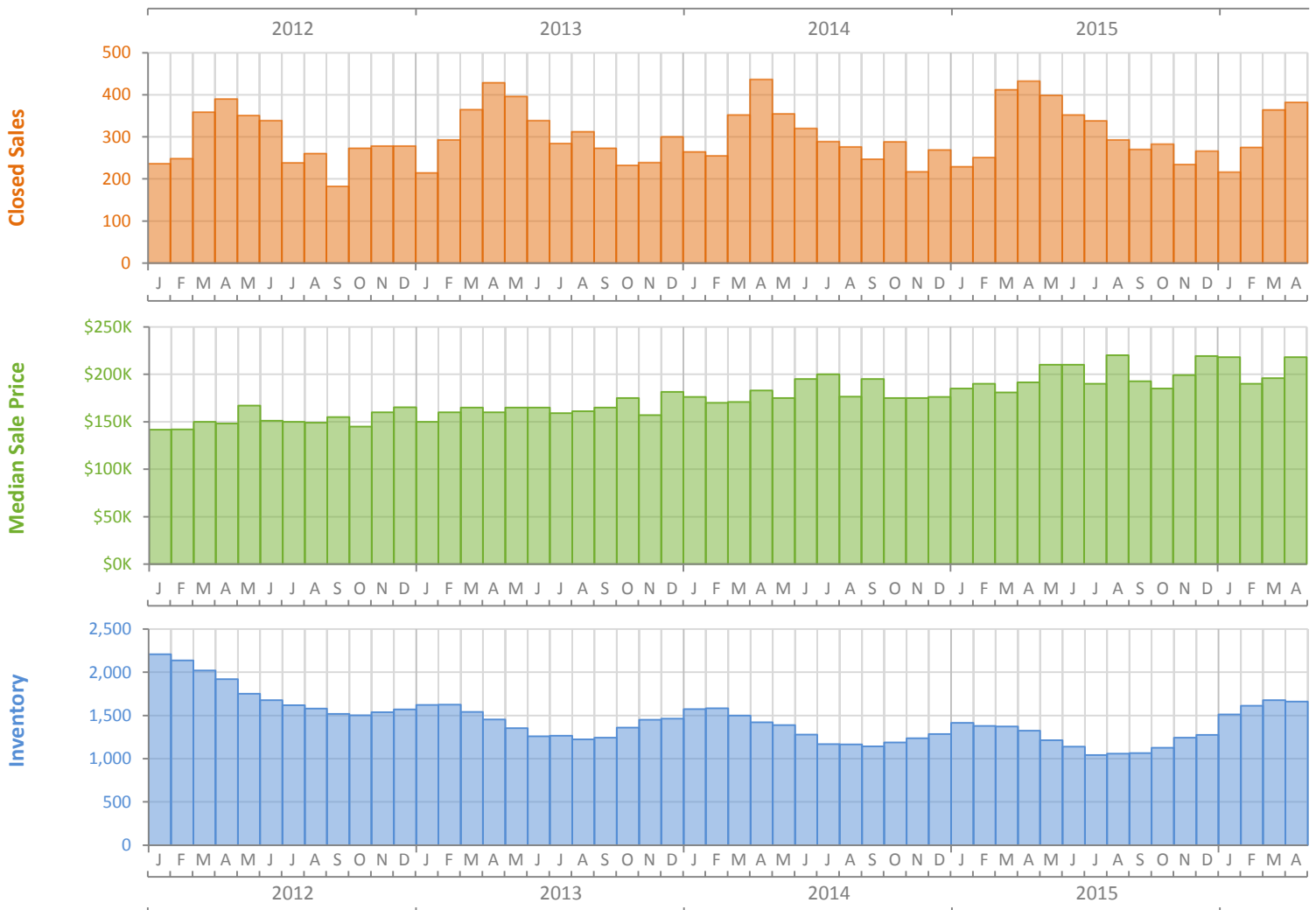
Monthly Market Summary - April 2016

Townhouses and Condos

Sarasota County



	April 2016	April 2015	Percent Change Year-over-Year
Closed Sales	382	433	-11.8%
Paid in Cash	253	295	-14.2%
Median Sale Price	\$218,000	\$191,400	13.9%
Average Sale Price	\$376,033	\$287,026	31.0%
Dollar Volume	\$143.6 Million	\$124.3 Million	15.6%
Med. Pct. of Orig. List Price Received	95.2%	94.8%	0.4%
Median Time to Contract	35 Days	34 Days	2.9%
Median Time to Sale	84 Days	82 Days	2.4%
New Pending Sales	282	372	-24.2%
New Listings	453	437	3.7%
Pending Inventory	480	573	-16.2%
Inventory (Active Listings)	1,662	1,324	25.5%
Months Supply of Inventory	5.4	4.4	22.7%



Monthly Distressed Market - April 2016

Townhouses and Condos

Sarasota County



		April 2016	April 2015	Percent Change Year-over-Year
Traditional	Closed Sales	367	403	-8.9%
	Median Sale Price	\$220,000	\$205,000	7.3%
Foreclosure/REO	Closed Sales	12	25	-52.0%
	Median Sale Price	\$150,000	\$108,000	38.9%
Short Sale	Closed Sales	3	5	-40.0%
	Median Sale Price	\$200,000	\$95,000	110.5%

