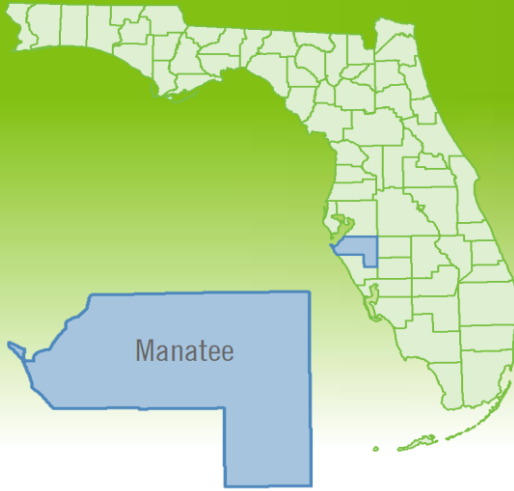


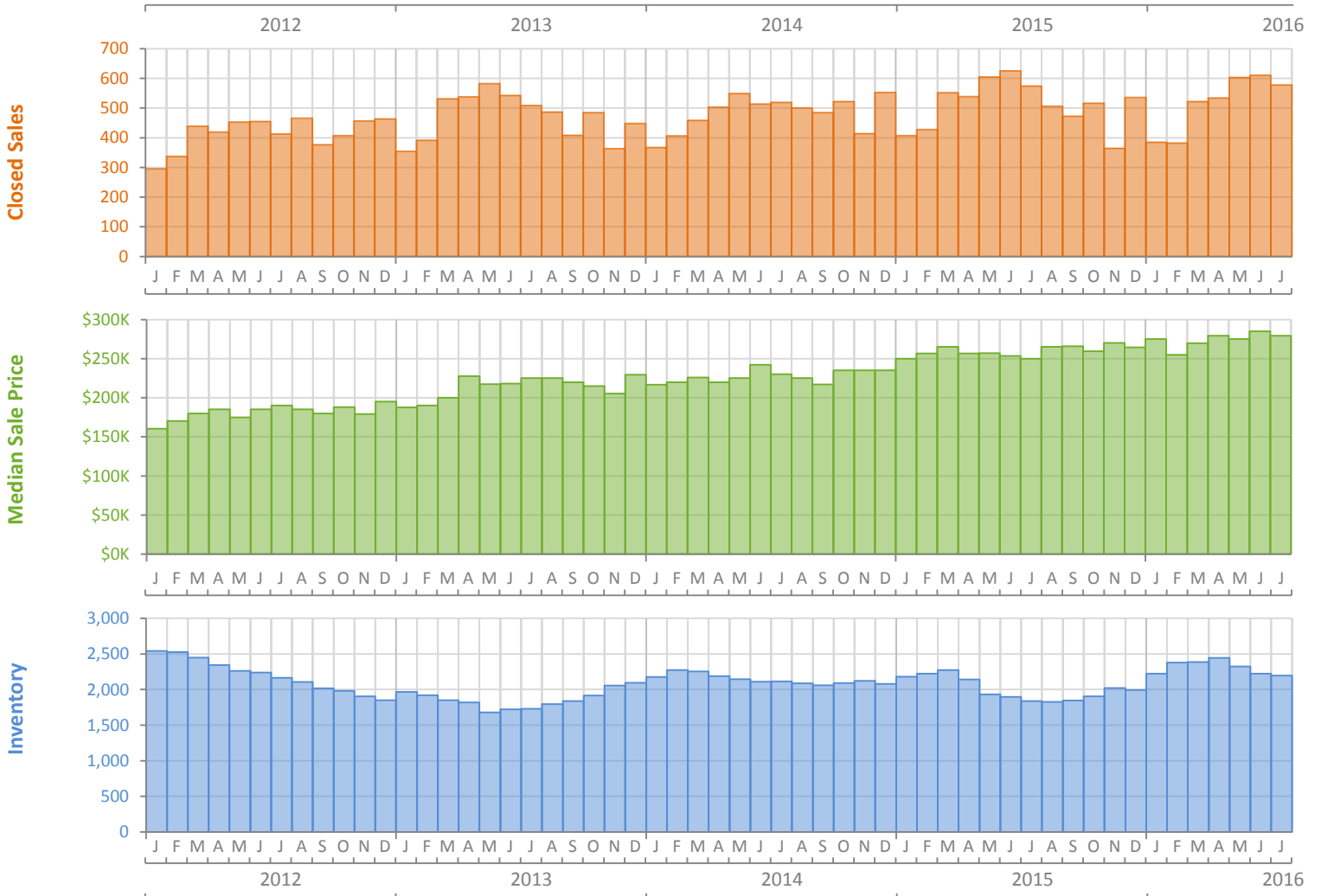
Monthly Market Summary - July 2016

Single Family Homes

Manatee County



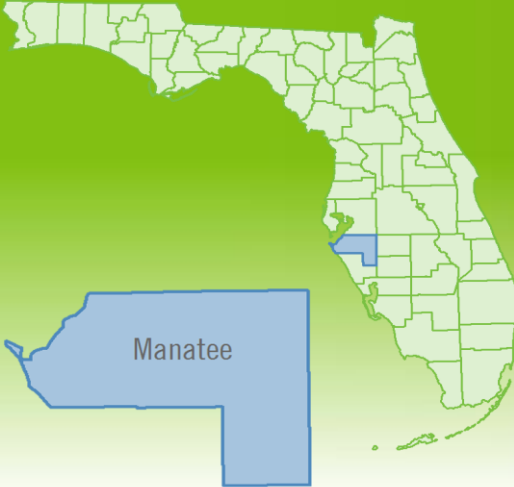
	July 2016	July 2015	Percent Change Year-over-Year
Closed Sales	578	574	0.7%
Paid in Cash	158	200	-21.0%
Median Sale Price	\$279,250	\$250,000	11.7%
Average Sale Price	\$355,374	\$296,373	19.9%
Dollar Volume	\$205.4 Million	\$170.1 Million	20.7%
Med. Pct. of Orig. List Price Received	96.0%	95.6%	0.4%
Median Time to Contract	40 Days	43 Days	-7.0%
Median Time to Sale	95 Days	90 Days	5.6%
New Pending Sales	376	446	-15.7%
New Listings	594	601	-1.2%
Pending Inventory	649	698	-7.0%
Inventory (Active Listings)	2,194	1,836	19.5%
Months Supply of Inventory	4.4	3.6	22.2%



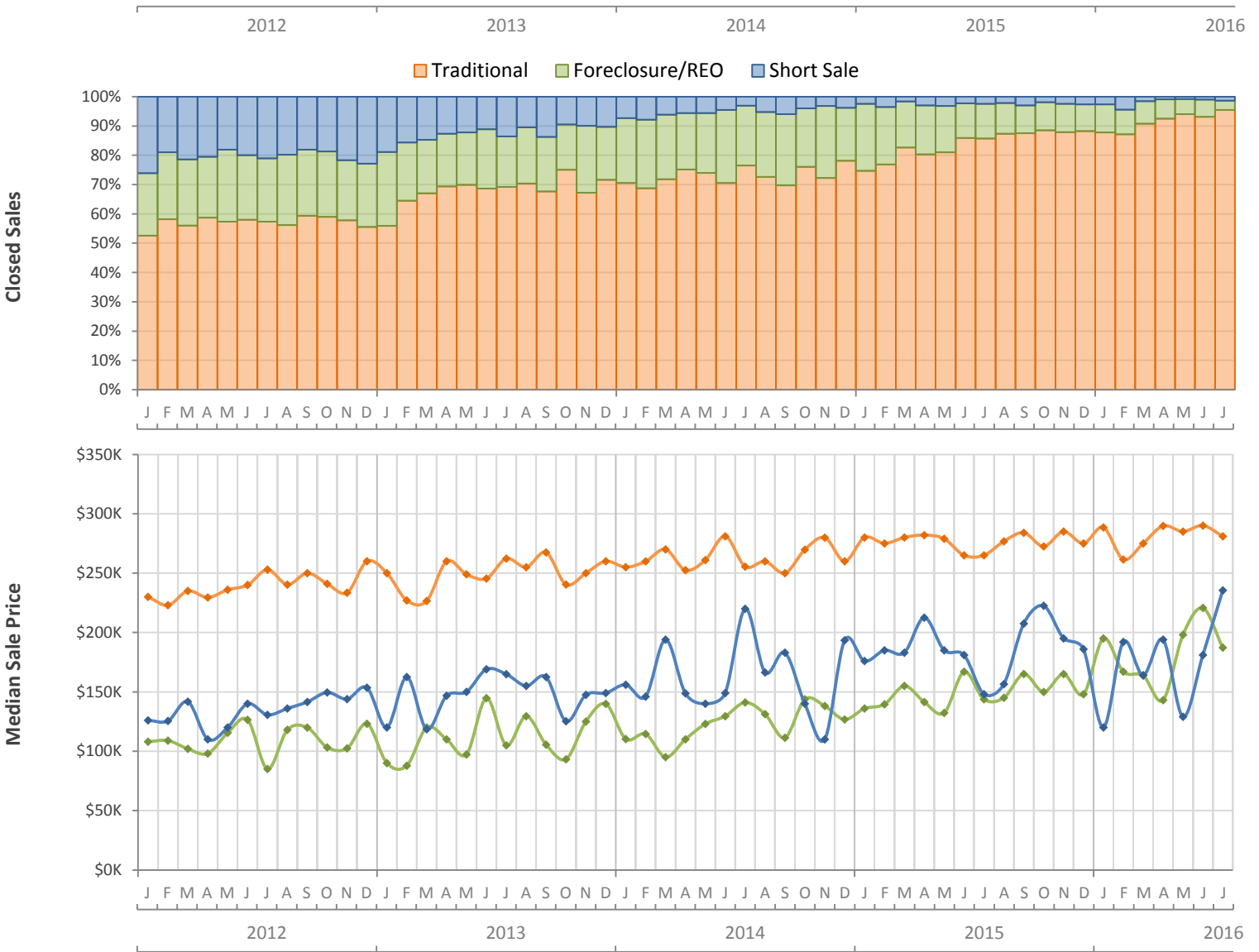
Monthly Distressed Market - July 2016

Single Family Homes

Manatee County



		July 2016	July 2015	Percent Change Year-over-Year
Traditional	Closed Sales	552	492	12.2%
	Median Sale Price	\$281,000	\$265,000	6.0%
Foreclosure/REO	Closed Sales	18	68	-73.5%
	Median Sale Price	\$187,250	\$143,750	30.3%
Short Sale	Closed Sales	8	14	-42.9%
	Median Sale Price	\$235,500	\$148,000	59.1%



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 Wednesday, August 24, 2016. Next data release is Thursday, September 22, 2016.