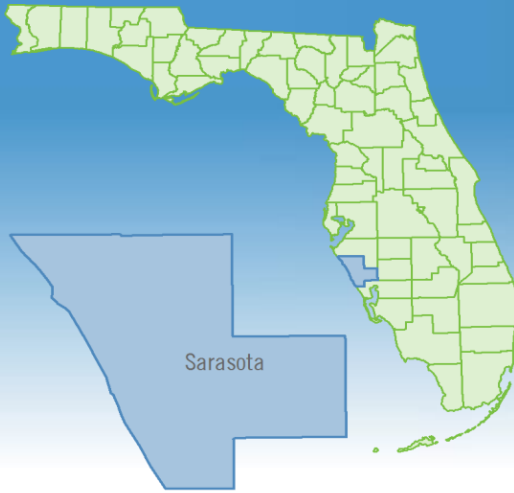


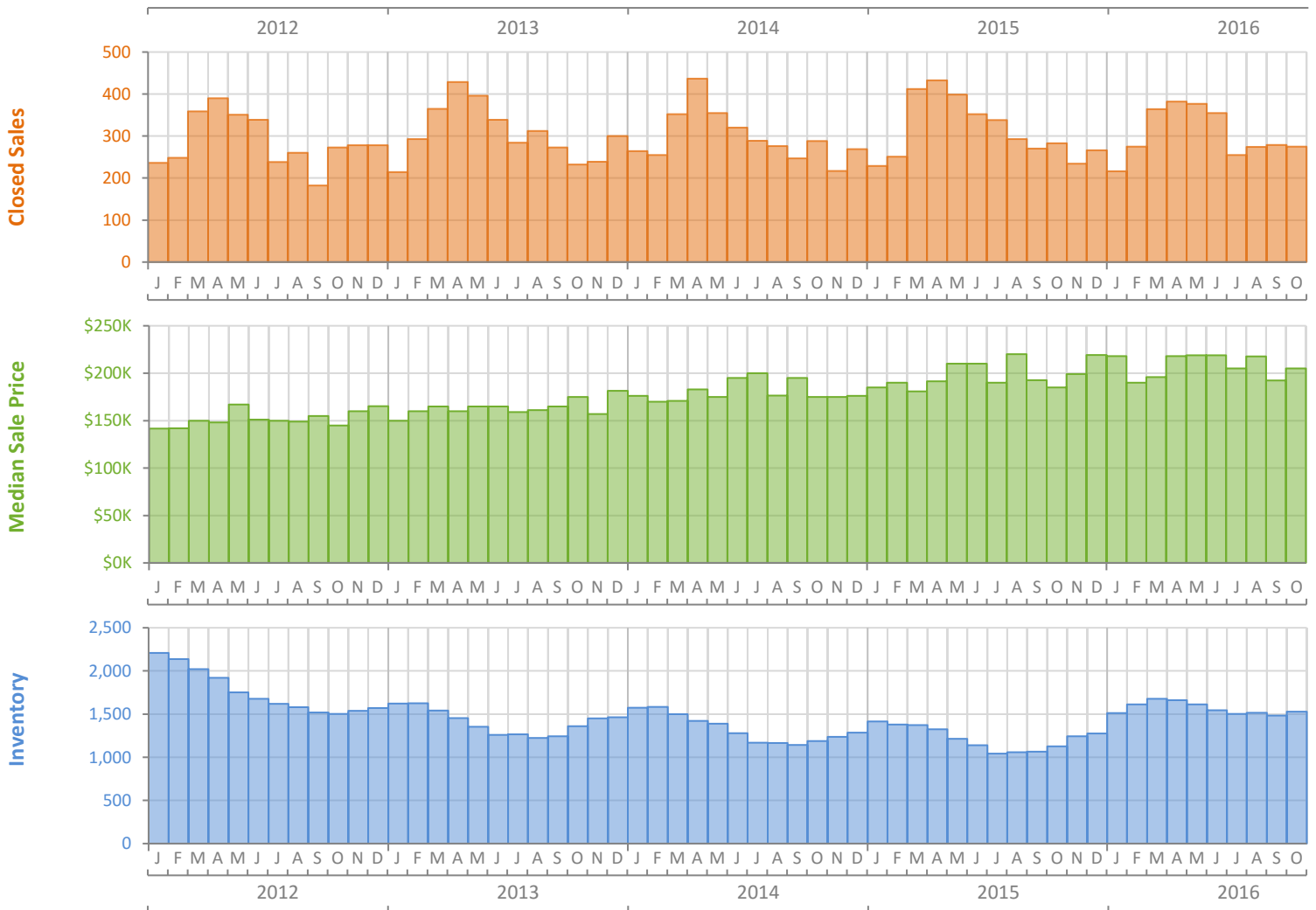
Monthly Market Summary - October 2016

Townhouses and Condos

Sarasota County



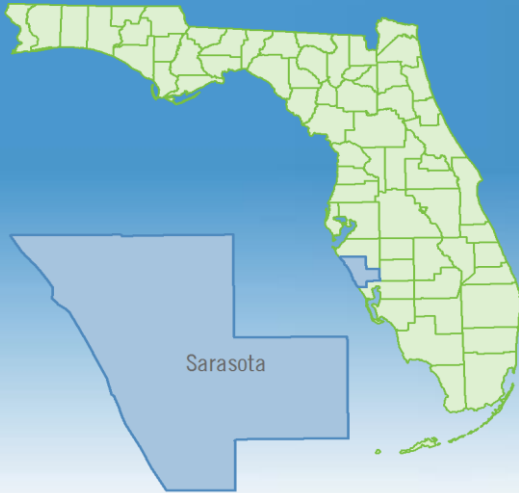
	October 2016	October 2015	Percent Change Year-over-Year
Closed Sales	275	283	-2.8%
Paid in Cash	177	176	0.6%
Median Sale Price	\$205,000	\$185,000	10.8%
Average Sale Price	\$289,646	\$249,196	16.2%
Dollar Volume	\$79.7 Million	\$70.5 Million	12.9%
Med. Pct. of Orig. List Price Received	94.9%	95.4%	-0.5%
Median Time to Contract	57 Days	35 Days	62.9%
Median Time to Sale	103 Days	76 Days	35.5%
New Pending Sales	239	238	0.4%
New Listings	445	371	19.9%
Pending Inventory	407	360	13.1%
Inventory (Active Listings)	1,528	1,125	35.8%
Months Supply of Inventory	5.2	3.6	44.4%



Monthly Distressed Market - October 2016

Townhouses and Condos

Sarasota County



		October 2016	October 2015	Percent Change Year-over-Year
Traditional	Closed Sales	269	256	5.1%
	Median Sale Price	\$209,900	\$191,450	9.6%
Foreclosure/REO	Closed Sales	6	23	-73.9%
	Median Sale Price	\$143,001	\$134,500	6.3%
Short Sale	Closed Sales	0	4	-100.0%
	Median Sale Price	(No Sales)	\$146,000	N/A

