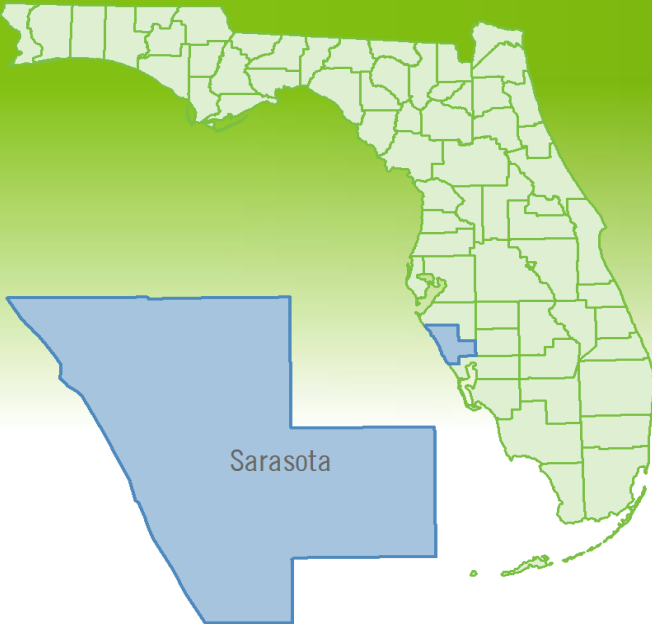


Monthly Market Detail - July 2017

Single Family Homes

Sarasota County



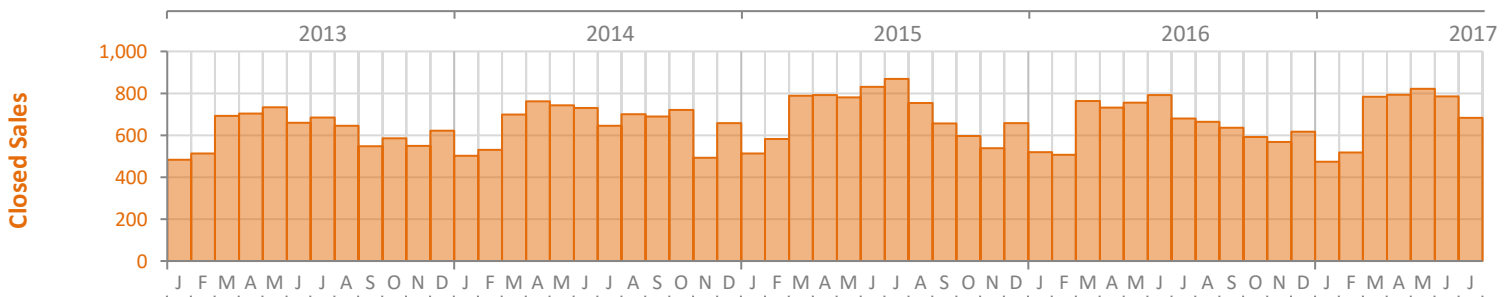
Summary Statistics	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	683	680	0.4%
Paid in Cash	228	233	-2.1%
Median Sale Price	\$260,000	\$242,500	7.2%
Average Sale Price	\$373,959	\$335,617	11.4%
Dollar Volume	\$255.4 Million	\$228.2 Million	11.9%
Median Percent of Original List Price Received	95.2%	95.2%	0.0%
Median Time to Contract	55 Days	45 Days	22.2%
Median Time to Sale	103 Days	97 Days	6.2%
New Pending Sales	703	659	6.7%
New Listings	744	757	-1.7%
Pending Inventory	1,011	1,020	-0.9%
Inventory (Active Listings)	2,714	2,538	6.9%
Months Supply of Inventory	4.1	3.8	7.9%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
July 2017	683	0.4%
June 2017	785	-0.8%
May 2017	822	8.7%
April 2017	793	8.3%
March 2017	784	2.6%
February 2017	518	2.4%
January 2017	474	-8.8%
December 2016	617	-6.1%
November 2016	568	5.6%
October 2016	592	-0.7%
September 2016	635	-3.2%
August 2016	664	-11.9%
July 2016	680	-21.7%

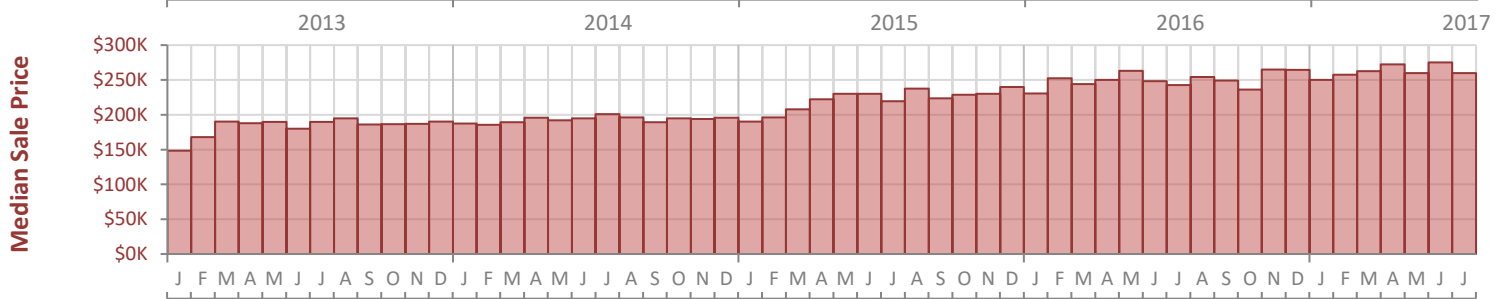


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
July 2017	\$260,000	7.2%
June 2017	\$275,000	10.9%
May 2017	\$260,000	-1.1%
April 2017	\$272,500	9.0%
March 2017	\$262,621	7.6%
February 2017	\$257,500	2.1%
January 2017	\$250,000	8.5%
December 2016	\$264,500	10.3%
November 2016	\$265,000	15.2%
October 2016	\$236,313	3.3%
September 2016	\$249,000	11.3%
August 2016	\$254,250	7.1%
July 2016	\$242,500	10.5%

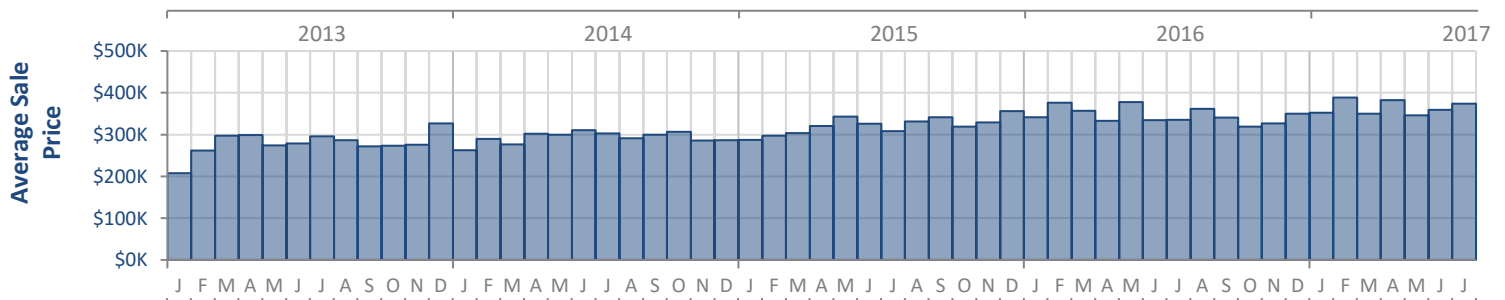


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
July 2017	\$373,959	11.4%
June 2017	\$359,226	7.4%
May 2017	\$345,835	-8.5%
April 2017	\$382,073	14.7%
March 2017	\$350,055	-1.9%
February 2017	\$389,011	3.4%
January 2017	\$352,507	3.2%
December 2016	\$350,103	-1.6%
November 2016	\$327,105	-0.6%
October 2016	\$319,350	0.0%
September 2016	\$340,938	-0.2%
August 2016	\$361,550	9.1%
July 2016	\$335,617	8.8%

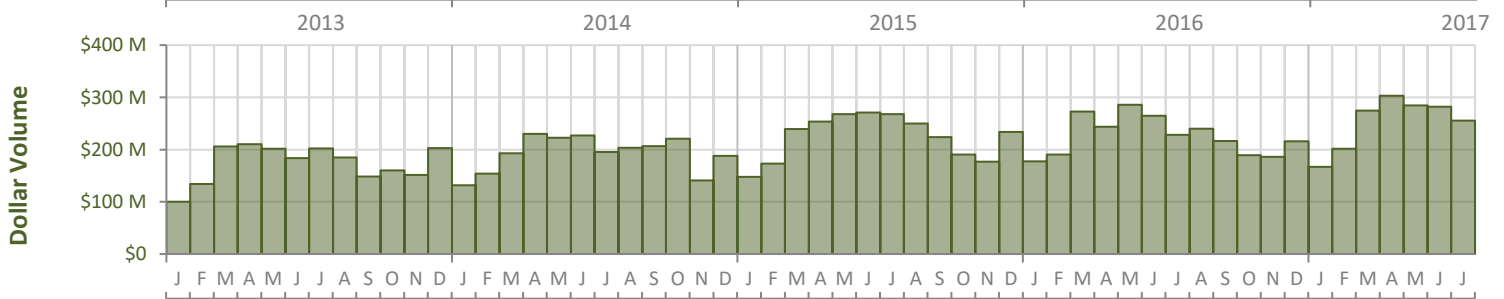


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
July 2017	\$255.4 Million	11.9%
June 2017	\$282.0 Million	6.6%
May 2017	\$284.3 Million	-0.5%
April 2017	\$303.0 Million	24.2%
March 2017	\$274.4 Million	0.7%
February 2017	\$201.5 Million	5.8%
January 2017	\$167.1 Million	-5.9%
December 2016	\$216.0 Million	-7.6%
November 2016	\$185.8 Million	4.9%
October 2016	\$189.1 Million	-0.7%
September 2016	\$216.5 Million	-3.4%
August 2016	\$240.1 Million	-3.9%
July 2016	\$228.2 Million	-14.7%

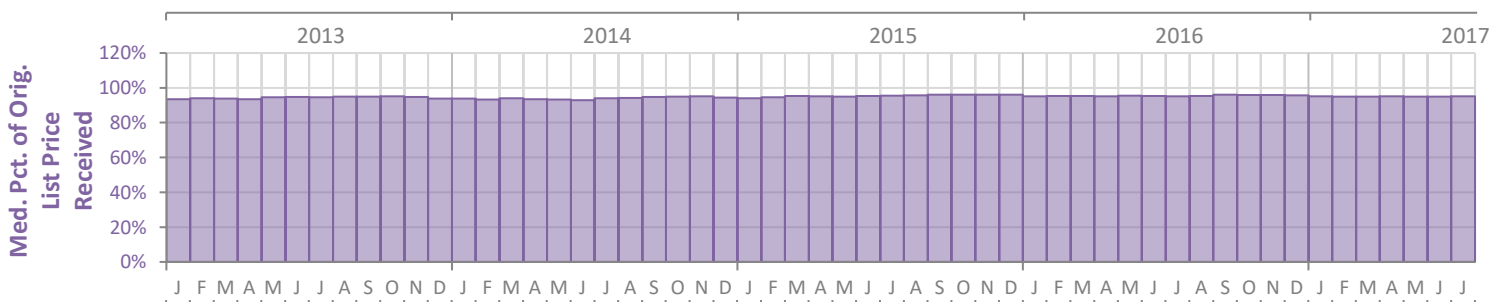


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
July 2017	95.2%	0.0%
June 2017	95.0%	-0.4%
May 2017	95.0%	-0.5%
April 2017	95.2%	0.1%
March 2017	95.0%	-0.4%
February 2017	95.0%	-0.4%
January 2017	95.2%	0.0%
December 2016	95.7%	-0.3%
November 2016	95.8%	-0.3%
October 2016	95.9%	-0.1%
September 2016	96.0%	-0.1%
August 2016	95.3%	-0.4%
July 2016	95.2%	-0.3%

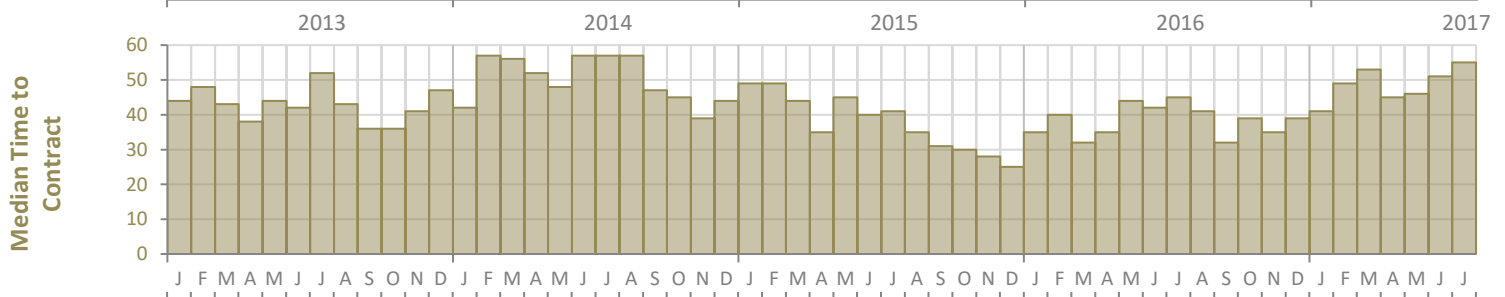


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
July 2017	55 Days	22.2%
June 2017	51 Days	21.4%
May 2017	46 Days	4.5%
April 2017	45 Days	28.6%
March 2017	53 Days	65.6%
February 2017	49 Days	22.5%
January 2017	41 Days	17.1%
December 2016	39 Days	56.0%
November 2016	35 Days	25.0%
October 2016	39 Days	30.0%
September 2016	32 Days	3.2%
August 2016	41 Days	17.1%
July 2016	45 Days	9.8%

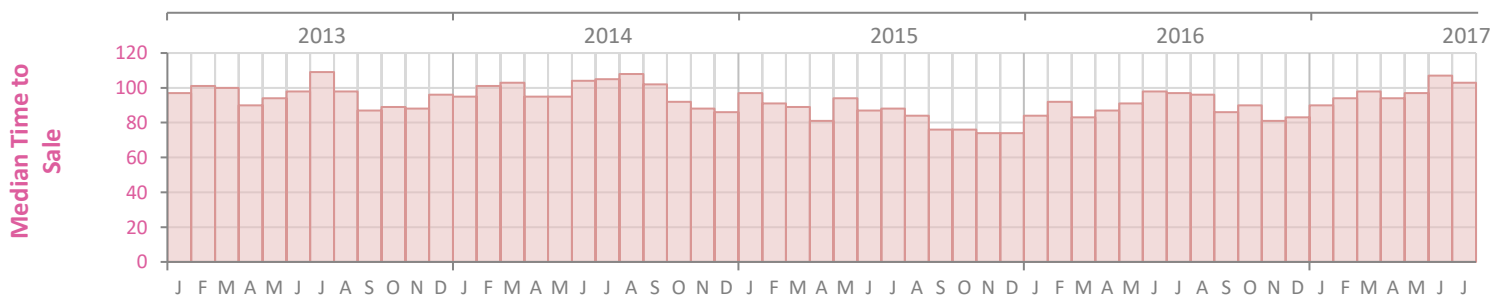


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
July 2017	103 Days	6.2%
June 2017	107 Days	9.2%
May 2017	97 Days	6.6%
April 2017	94 Days	8.0%
March 2017	98 Days	18.1%
February 2017	94 Days	2.2%
January 2017	90 Days	7.1%
December 2016	83 Days	12.2%
November 2016	81 Days	9.5%
October 2016	90 Days	18.4%
September 2016	86 Days	13.2%
August 2016	96 Days	14.3%
July 2016	97 Days	10.2%

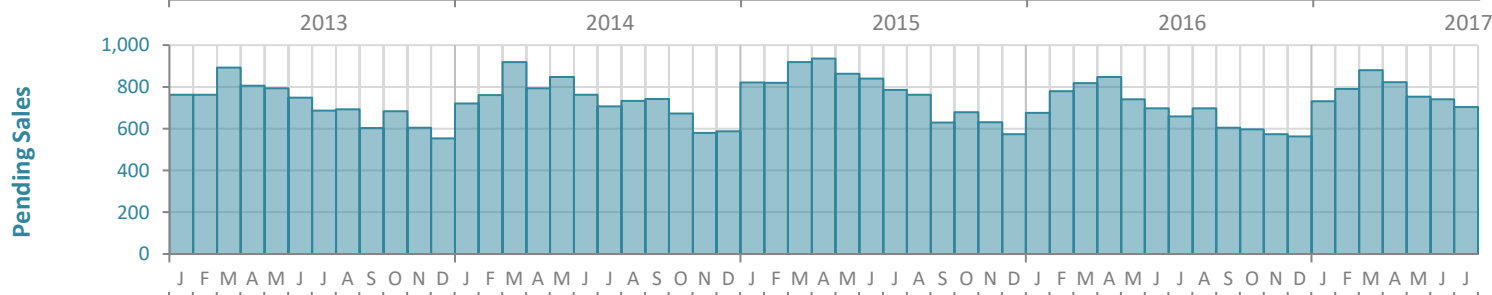


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
July 2017	703	6.7%
June 2017	741	6.2%
May 2017	753	1.6%
April 2017	823	-2.8%
March 2017	880	7.6%
February 2017	790	1.3%
January 2017	731	8.1%
December 2016	562	-1.9%
November 2016	573	-9.0%
October 2016	596	-12.1%
September 2016	605	-3.8%
August 2016	698	-8.4%
July 2016	659	-16.1%

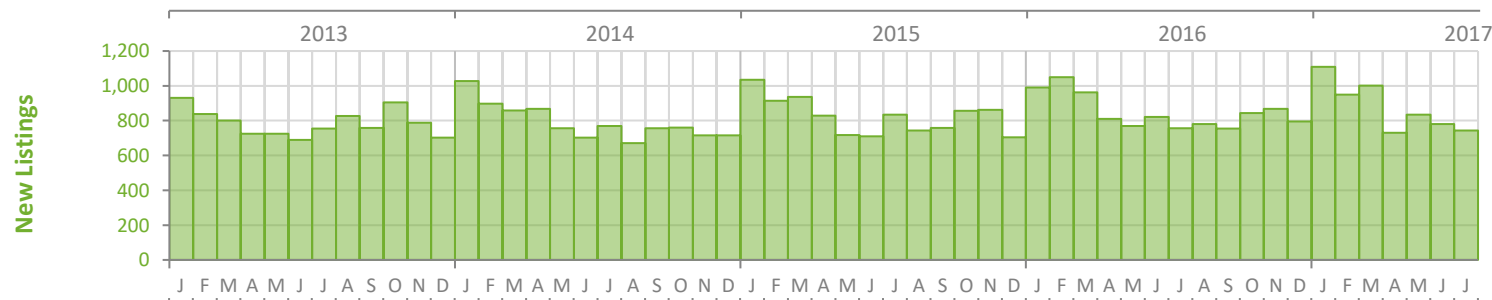


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
July 2017	744	-1.7%
June 2017	781	-4.9%
May 2017	834	8.5%
April 2017	730	-9.9%
March 2017	1,001	4.1%
February 2017	950	-9.5%
January 2017	1,110	12.0%
December 2016	795	12.8%
November 2016	867	0.5%
October 2016	844	-1.4%
September 2016	754	-0.5%
August 2016	781	5.0%
July 2016	757	-9.3%

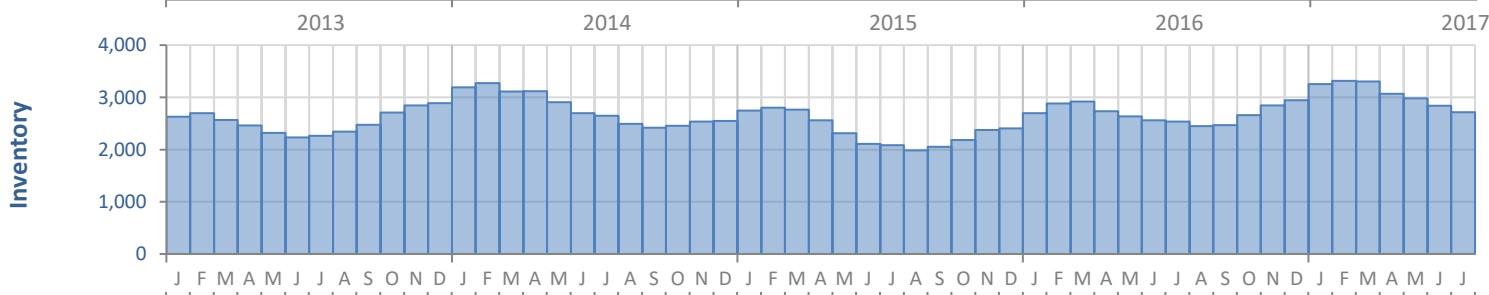


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
July 2017	2,714	6.9%
June 2017	2,841	11.0%
May 2017	2,983	13.2%
April 2017	3,070	12.3%
March 2017	3,302	13.0%
February 2017	3,318	15.1%
January 2017	3,254	20.8%
December 2016	2,941	22.3%
November 2016	2,843	19.8%
October 2016	2,657	21.8%
September 2016	2,469	20.4%
August 2016	2,447	23.5%
July 2016	2,538	21.8%

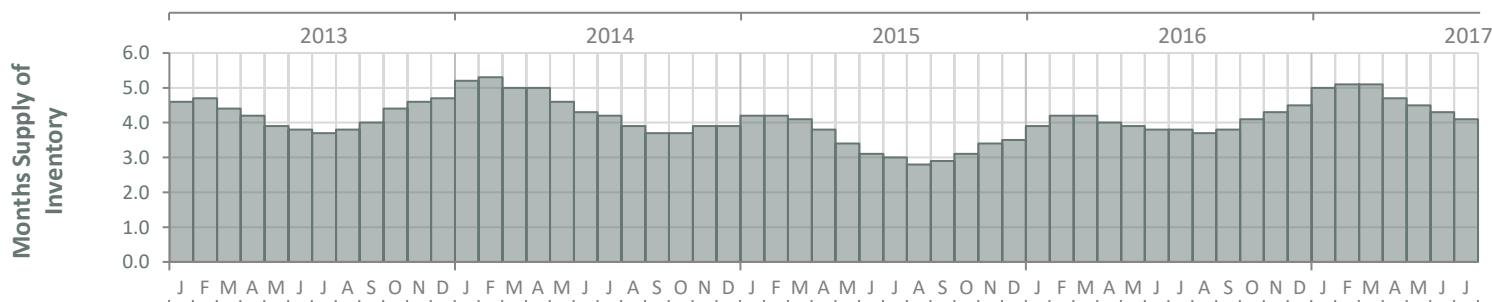


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
July 2017	4.1	7.9%
June 2017	4.3	13.2%
May 2017	4.5	15.4%
April 2017	4.7	17.5%
March 2017	5.1	21.4%
February 2017	5.1	21.4%
January 2017	5.0	28.2%
December 2016	4.5	28.6%
November 2016	4.3	26.5%
October 2016	4.1	32.3%
September 2016	3.8	31.0%
August 2016	3.7	32.1%
July 2016	3.8	26.7%

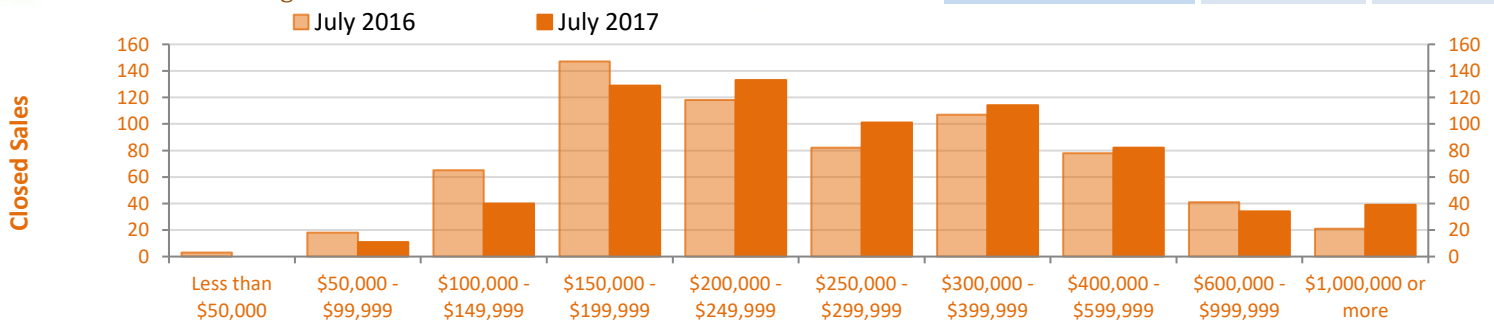


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	11	-38.9%
\$100,000 - \$149,999	40	-38.5%
\$150,000 - \$199,999	129	-12.2%
\$200,000 - \$249,999	133	12.7%
\$250,000 - \$299,999	101	23.2%
\$300,000 - \$399,999	114	6.5%
\$400,000 - \$599,999	82	5.1%
\$600,000 - \$999,999	34	-17.1%
\$1,000,000 or more	39	85.7%

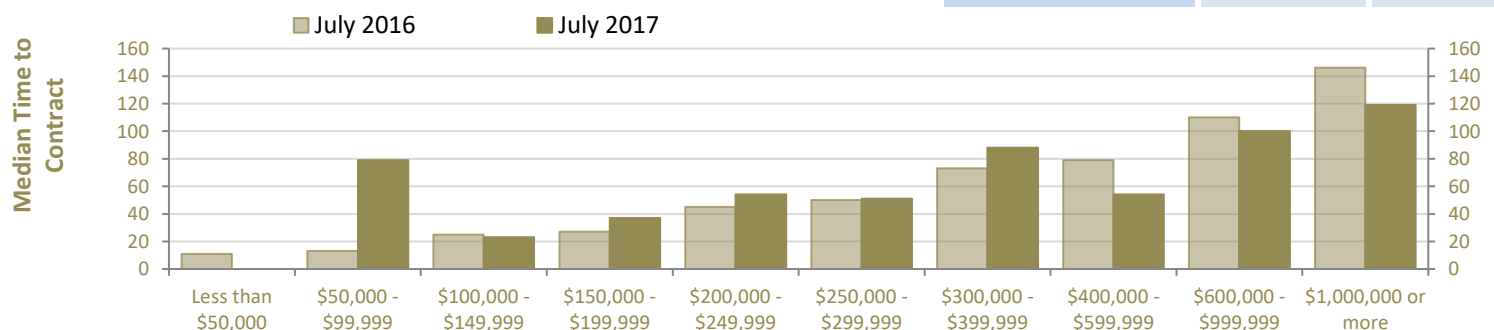


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	79 Days	507.7%
\$100,000 - \$149,999	23 Days	-8.0%
\$150,000 - \$199,999	37 Days	37.0%
\$200,000 - \$249,999	54 Days	20.0%
\$250,000 - \$299,999	51 Days	2.0%
\$300,000 - \$399,999	88 Days	20.5%
\$400,000 - \$599,999	54 Days	-31.6%
\$600,000 - \$999,999	100 Days	-9.1%
\$1,000,000 or more	119 Days	-18.5%



New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	1	-75.0%
\$50,000 - \$99,999	4	-77.8%
\$100,000 - \$149,999	45	-18.2%
\$150,000 - \$199,999	111	-17.8%
\$200,000 - \$249,999	124	7.8%
\$250,000 - \$299,999	109	19.8%
\$300,000 - \$399,999	157	1.9%
\$400,000 - \$599,999	116	16.0%
\$600,000 - \$999,999	40	-20.0%
\$1,000,000 or more	37	5.7%

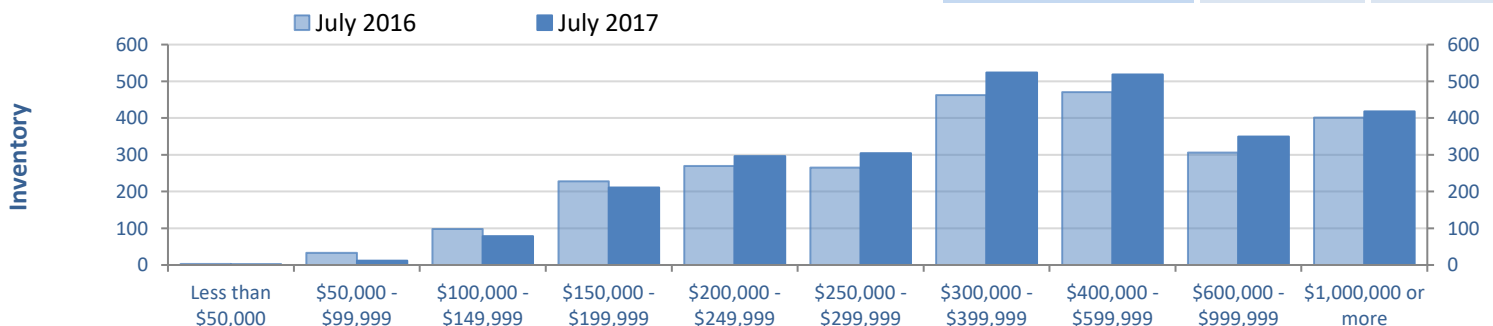


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

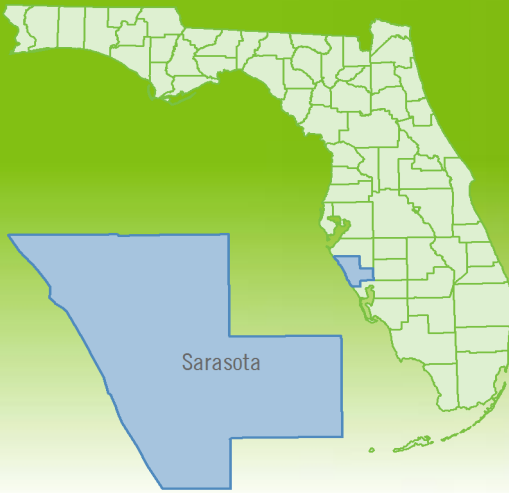
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	-33.3%
\$50,000 - \$99,999	12	-63.6%
\$100,000 - \$149,999	78	-20.4%
\$150,000 - \$199,999	211	-7.5%
\$200,000 - \$249,999	296	9.6%
\$250,000 - \$299,999	304	14.7%
\$300,000 - \$399,999	524	13.2%
\$400,000 - \$599,999	519	10.2%
\$600,000 - \$999,999	350	14.4%
\$1,000,000 or more	418	4.2%



Monthly Distressed Market - July 2017

Single Family Homes

Sarasota County



		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	652	629	3.7%
	Median Sale Price	\$265,000	\$250,000	6.0%
Foreclosure/REO	Closed Sales	22	41	-46.3%
	Median Sale Price	\$164,000	\$165,000	-0.6%
Short Sale	Closed Sales	9	10	-10.0%
	Median Sale Price	\$265,000	\$181,325	46.1%

