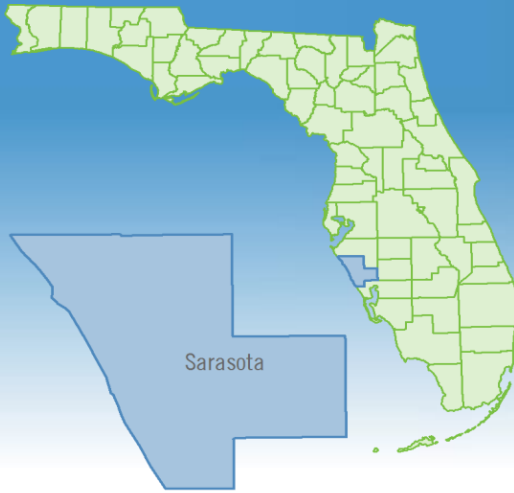


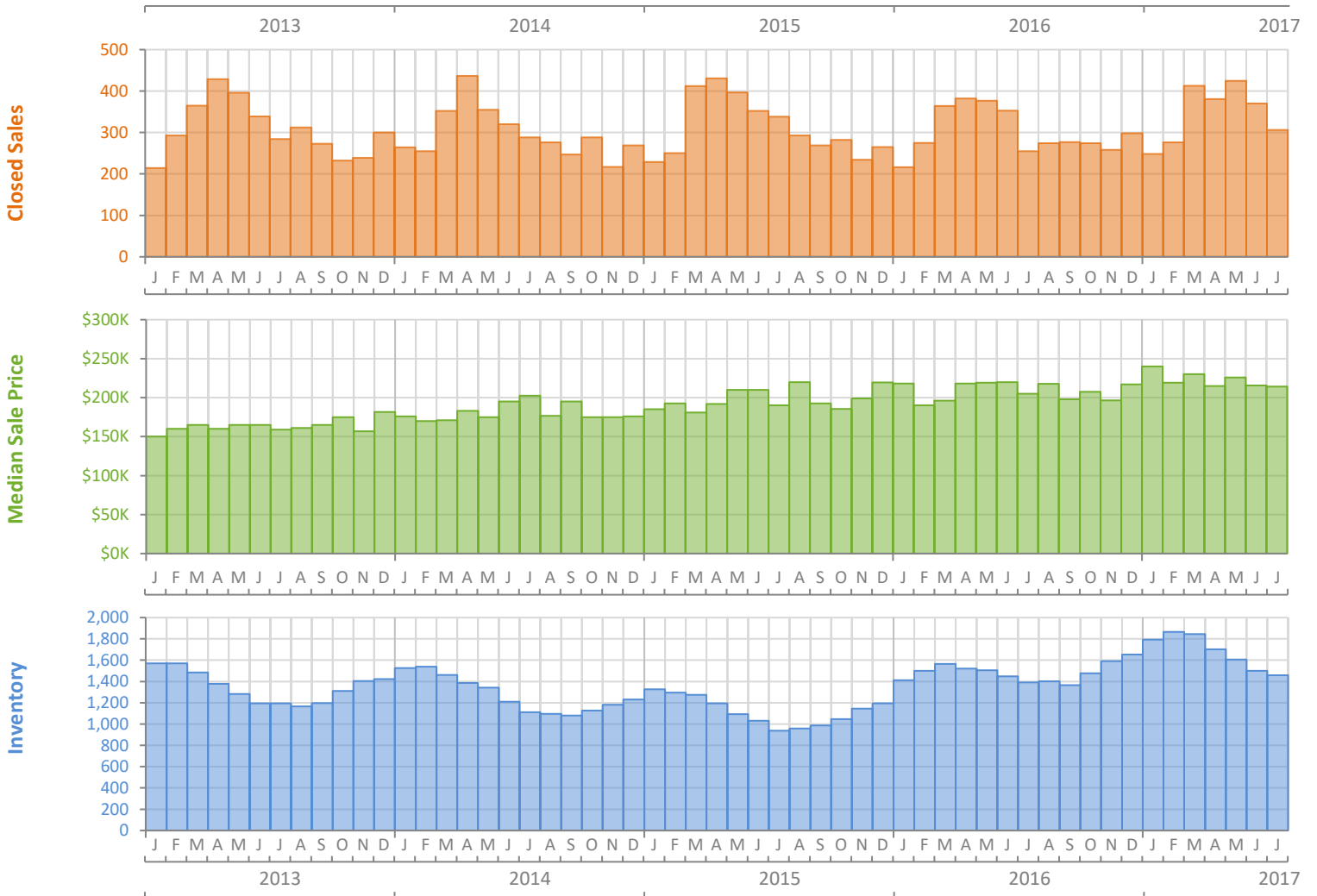
Monthly Market Summary - July 2017

Townhouses and Condos

Sarasota County



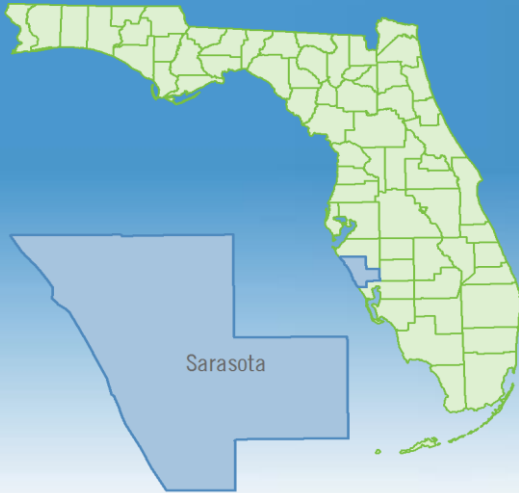
	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	306	255	20.0%
Paid in Cash	183	151	21.2%
Median Sale Price	\$214,175	\$205,000	4.5%
Average Sale Price	\$327,912	\$325,238	0.8%
Dollar Volume	\$100.3 Million	\$82.9 Million	21.0%
Med. Pct. of Orig. List Price Received	94.1%	95.0%	-0.9%
Median Time to Contract	61 Days	58 Days	5.2%
Median Time to Sale	106 Days	105 Days	1.0%
New Pending Sales	289	294	-1.7%
New Listings	323	316	2.2%
Pending Inventory	474	483	-1.9%
Inventory (Active Listings)	1,458	1,392	4.7%
Months Supply of Inventory	4.6	4.7	-2.1%



Monthly Distressed Market - July 2017

Townhouses and Condos

Sarasota County



		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	299	248	20.6%
	Median Sale Price	\$215,500	\$207,500	3.9%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	\$117,450	\$100,000	17.5%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$80,000	\$126,500	-36.8%

