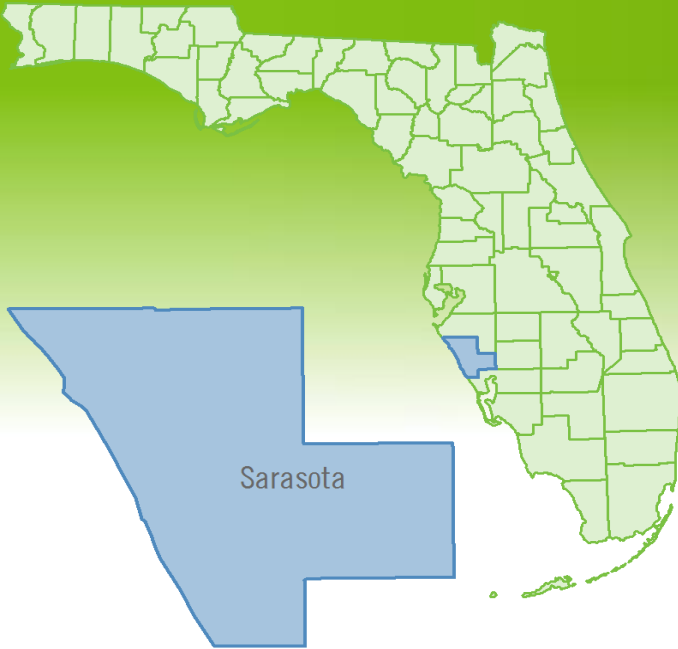


Monthly Market Detail - July 2018

Single Family Homes

Sarasota County



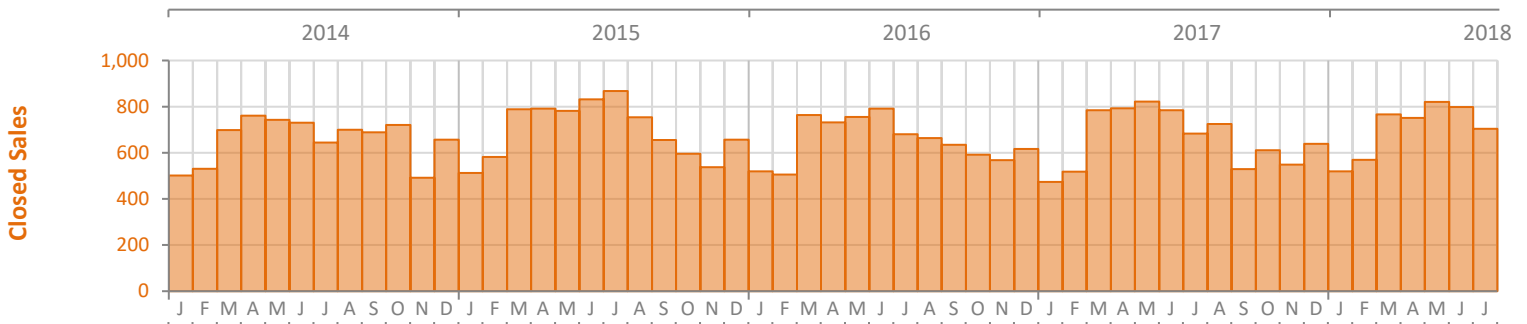
Summary Statistics	July 2018	July 2017	Percent Change Year-over-Year
Closed Sales	704	683	3.1%
Paid in Cash	233	228	2.2%
Median Sale Price	\$280,750	\$260,000	8.0%
Average Sale Price	\$354,396	\$373,959	-5.2%
Dollar Volume	\$249.5 Million	\$255.4 Million	-2.3%
Median Percent of Original List Price Received	95.0%	95.2%	-0.2%
Median Time to Contract	52 Days	55 Days	-5.5%
Median Time to Sale	95 Days	103 Days	-7.8%
New Pending Sales	690	703	-1.8%
New Listings	688	744	-7.5%
Pending Inventory	952	1,011	-5.8%
Inventory (Active Listings)	2,605	2,714	-4.0%
Months Supply of Inventory	3.9	4.1	-4.9%

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
Year-to-Date	4,927	1.4%
July 2018	704	3.1%
June 2018	798	1.7%
May 2018	820	-0.2%
April 2018	751	-5.3%
March 2018	766	-2.3%
February 2018	569	9.8%
January 2018	519	9.5%
December 2017	639	3.6%
November 2017	549	-3.3%
October 2017	611	3.2%
September 2017	529	-16.7%
August 2017	725	9.2%
July 2017	683	0.4%

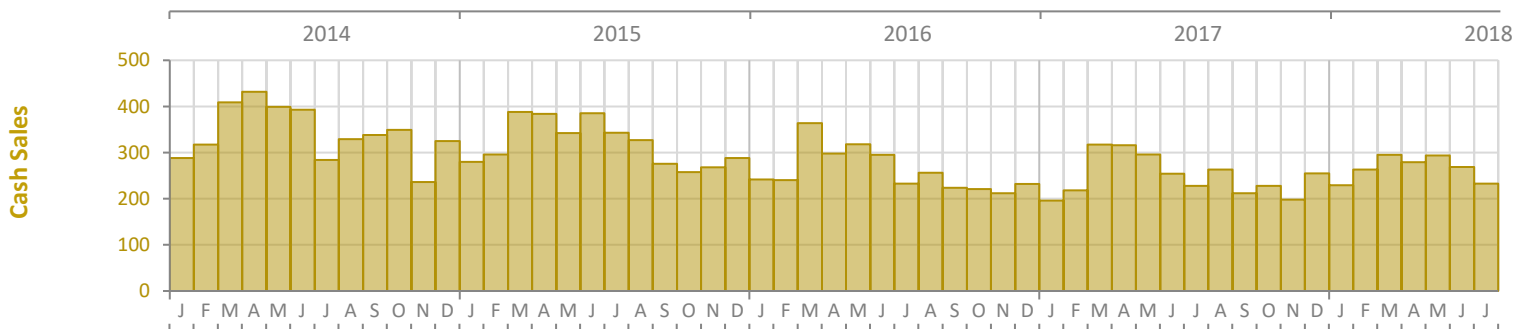


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	1,862	2.0%
July 2018	233	2.2%
June 2018	269	5.9%
May 2018	294	-0.7%
April 2018	279	-11.7%
March 2018	295	-6.9%
February 2018	263	20.6%
January 2018	229	16.8%
December 2017	255	9.9%
November 2017	198	-6.6%
October 2017	228	3.2%
September 2017	212	-5.4%
August 2017	263	2.7%
July 2017	228	-2.1%

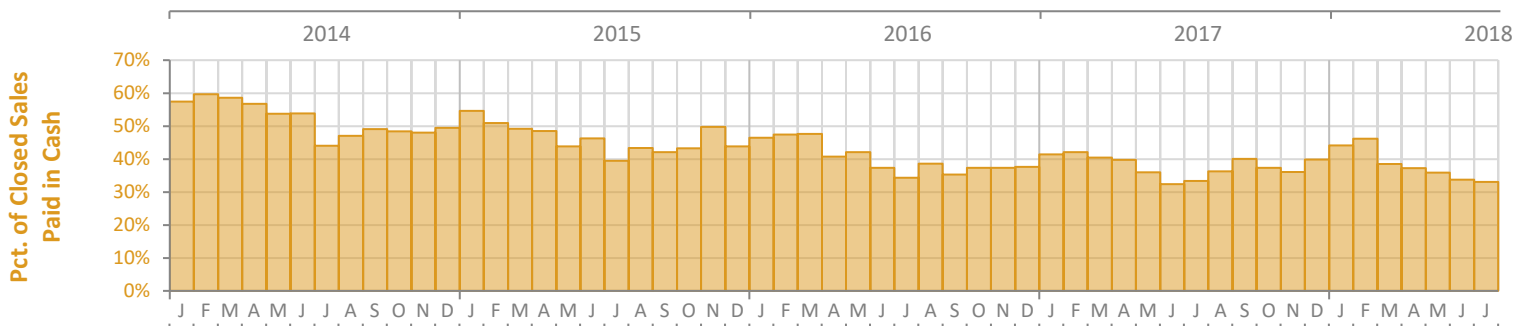


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	37.8%	0.5%
July 2018	33.1%	-0.9%
June 2018	33.7%	4.0%
May 2018	35.9%	-0.3%
April 2018	37.2%	-6.5%
March 2018	38.5%	-4.7%
February 2018	46.2%	9.7%
January 2018	44.1%	6.5%
December 2017	39.9%	6.1%
November 2017	36.1%	-3.2%
October 2017	37.3%	0.0%
September 2017	40.1%	13.6%
August 2017	36.3%	-6.0%
July 2017	33.4%	-2.6%

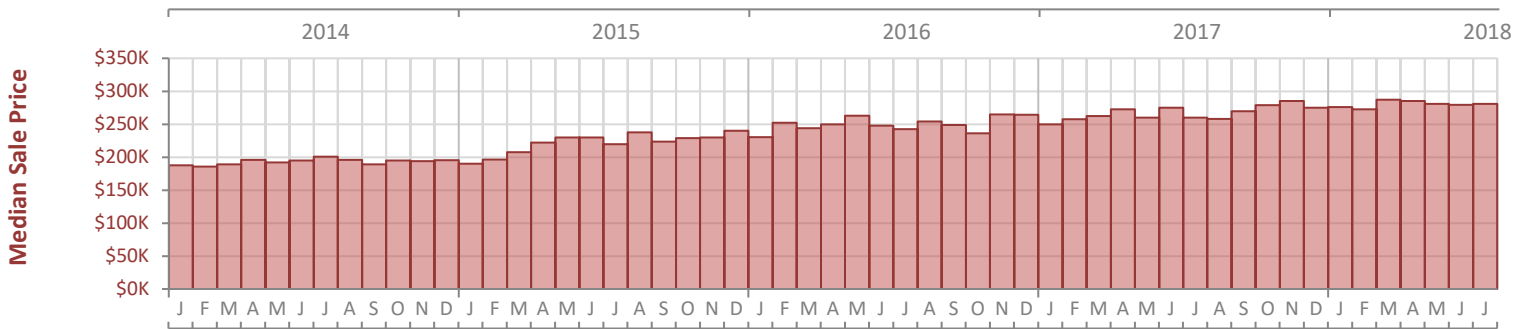


Median Sale Price

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
Year-to-Date	\$280,000	6.1%
July 2018	\$280,750	8.0%
June 2018	\$279,500	1.6%
May 2018	\$280,750	8.0%
April 2018	\$285,000	4.6%
March 2018	\$287,053	9.3%
February 2018	\$272,500	5.8%
January 2018	\$275,900	10.4%
December 2017	\$275,000	4.0%
November 2017	\$285,000	7.5%
October 2017	\$279,000	18.1%
September 2017	\$269,900	8.4%
August 2017	\$258,000	1.5%
July 2017	\$260,000	7.2%

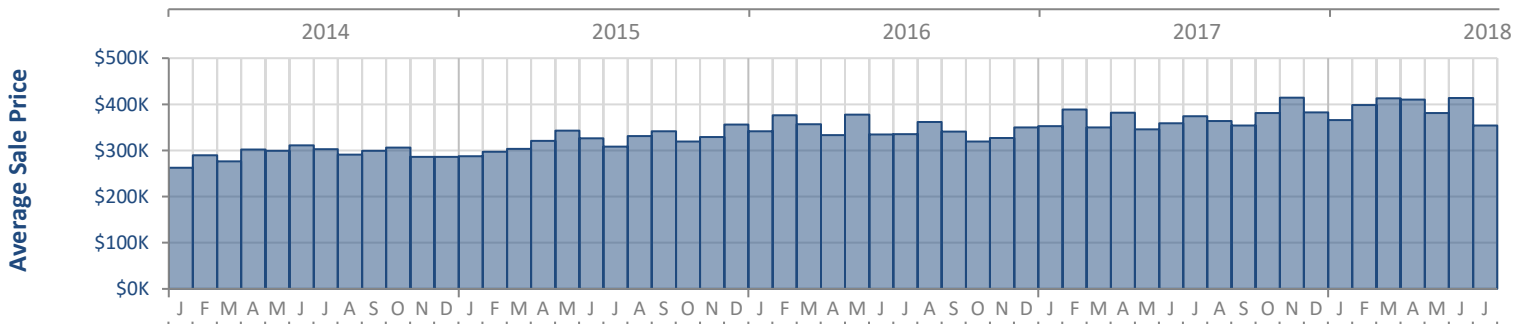


Average Sale Price

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
Year-to-Date	\$392,242	7.8%
July 2018	\$354,396	-5.2%
June 2018	\$413,562	15.1%
May 2018	\$381,076	10.2%
April 2018	\$410,122	7.3%
March 2018	\$412,904	18.0%
February 2018	\$398,148	2.3%
January 2018	\$365,593	3.7%
December 2017	\$382,597	9.3%
November 2017	\$414,368	26.7%
October 2017	\$381,268	19.4%
September 2017	\$353,869	3.8%
August 2017	\$363,729	0.6%
July 2017	\$373,959	11.4%

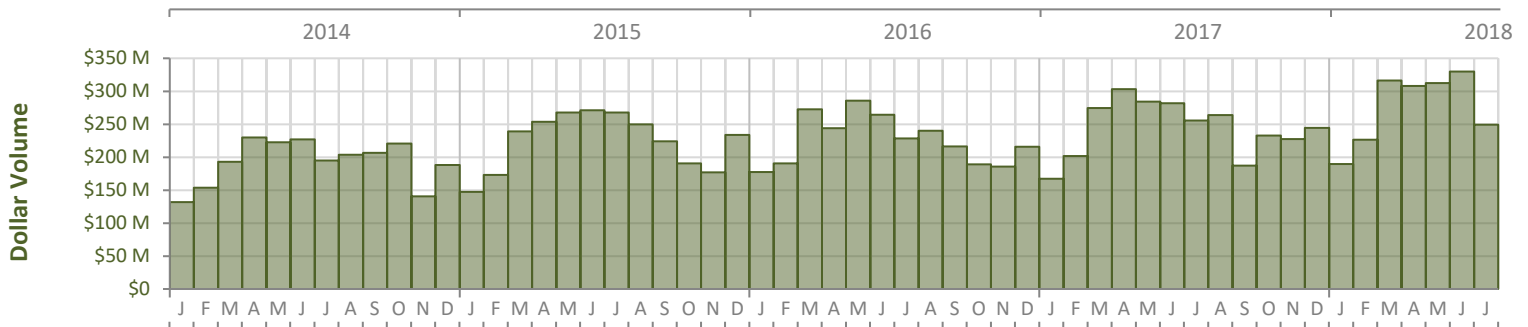


Dollar Volume

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
Year-to-Date	\$1.9 Billion	9.3%
July 2018	\$249.5 Million	-2.3%
June 2018	\$330.0 Million	17.0%
May 2018	\$312.5 Million	9.9%
April 2018	\$308.0 Million	1.7%
March 2018	\$316.3 Million	15.2%
February 2018	\$226.5 Million	12.4%
January 2018	\$189.7 Million	13.6%
December 2017	\$244.5 Million	13.2%
November 2017	\$227.5 Million	22.4%
October 2017	\$233.0 Million	23.2%
September 2017	\$187.2 Million	-13.5%
August 2017	\$263.7 Million	9.8%
July 2017	\$255.4 Million	11.9%

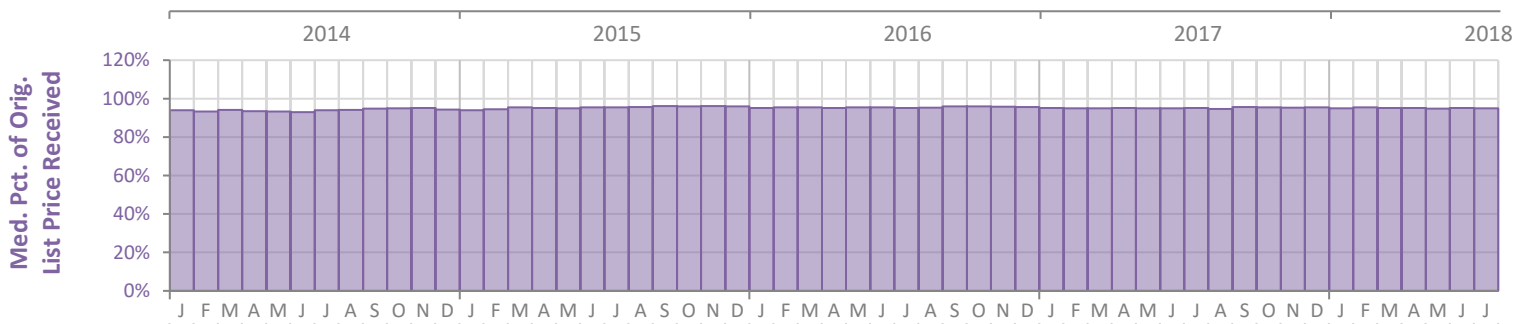


Median Percent of Original List Price Received

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
Year-to-Date	95.1%	0.0%
July 2018	95.0%	-0.2%
June 2018	95.2%	0.2%
May 2018	94.8%	-0.2%
April 2018	95.2%	0.0%
March 2018	95.2%	0.2%
February 2018	95.5%	0.5%
January 2018	95.0%	-0.2%
December 2017	95.5%	-0.2%
November 2017	95.3%	-0.5%
October 2017	95.4%	-0.5%
September 2017	95.7%	-0.3%
August 2017	94.7%	-0.6%
July 2017	95.2%	0.0%

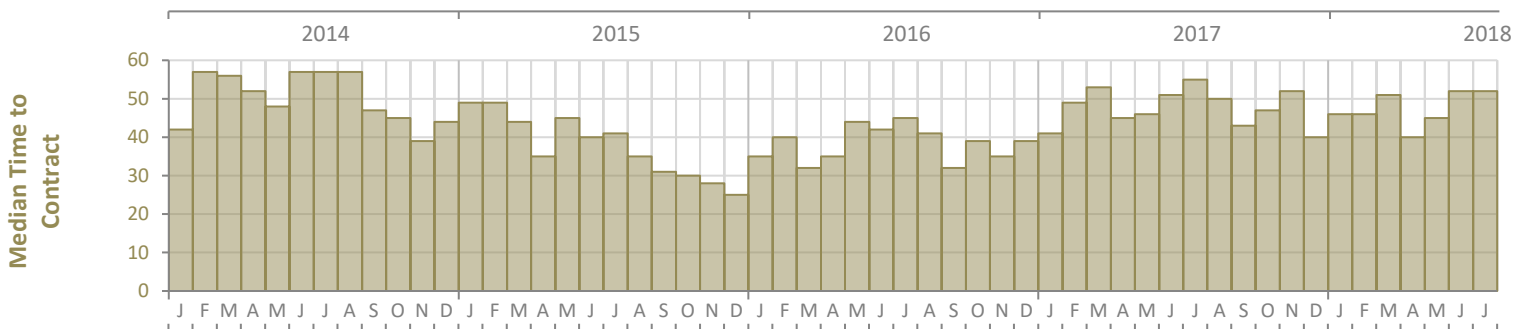


Median Time to Contract

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
Year-to-Date	48 Days	0.0%
July 2018	52 Days	-5.5%
June 2018	52 Days	2.0%
May 2018	45 Days	-2.2%
April 2018	40 Days	-11.1%
March 2018	51 Days	-3.8%
February 2018	46 Days	-6.1%
January 2018	46 Days	12.2%
December 2017	40 Days	2.6%
November 2017	52 Days	48.6%
October 2017	47 Days	20.5%
September 2017	43 Days	34.4%
August 2017	50 Days	22.0%
July 2017	55 Days	22.2%

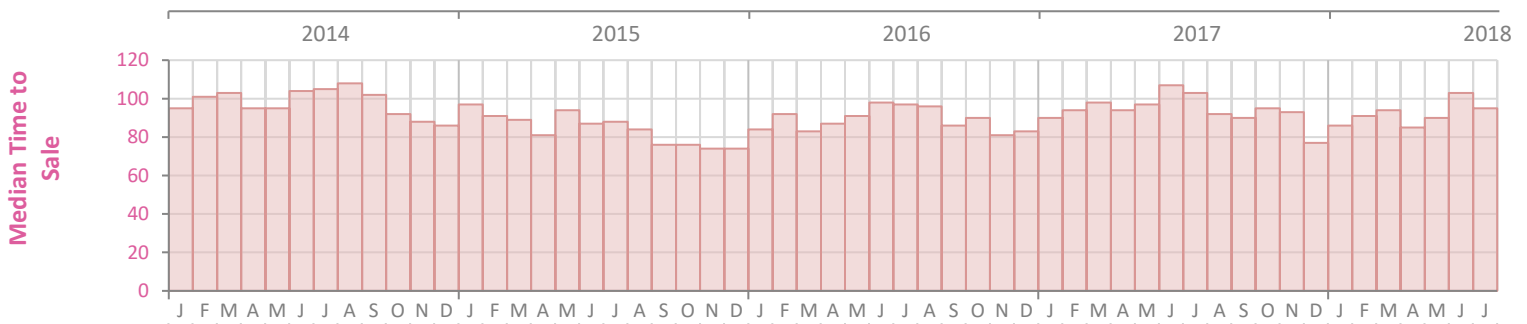


Median Time to Sale

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
Year-to-Date	92 Days	-5.2%
July 2018	95 Days	-7.8%
June 2018	103 Days	-3.7%
May 2018	90 Days	-7.2%
April 2018	85 Days	-9.6%
March 2018	94 Days	-4.1%
February 2018	91 Days	-3.2%
January 2018	86 Days	-4.4%
December 2017	77 Days	-7.2%
November 2017	93 Days	14.8%
October 2017	95 Days	5.6%
September 2017	90 Days	4.7%
August 2017	92 Days	-4.2%
July 2017	103 Days	6.2%

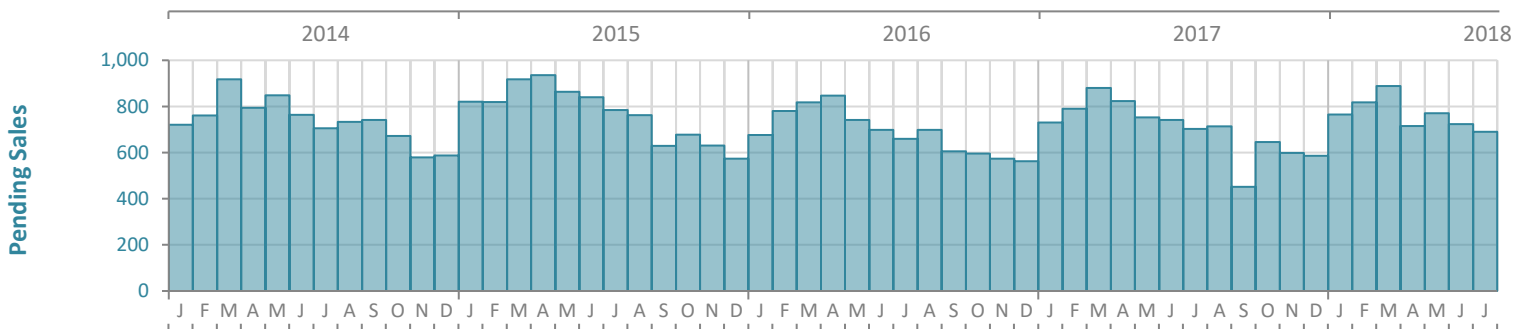


New Pending Sales

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
Year-to-Date	5,370	-0.9%
July 2018	690	-1.8%
June 2018	724	-2.3%
May 2018	770	2.3%
April 2018	715	-13.1%
March 2018	888	0.9%
February 2018	818	3.5%
January 2018	765	4.7%
December 2017	586	4.3%
November 2017	599	4.5%
October 2017	646	8.4%
September 2017	452	-25.3%
August 2017	714	2.3%
July 2017	703	6.7%

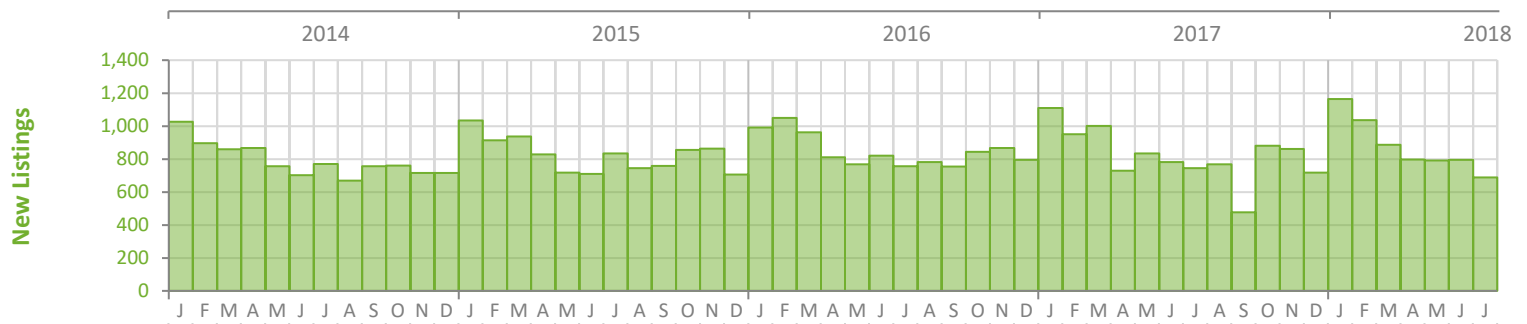


New Listings

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
Year-to-Date	6,161	0.2%
July 2018	688	-7.5%
June 2018	796	1.9%
May 2018	792	-5.0%
April 2018	798	9.3%
March 2018	886	-11.5%
February 2018	1,036	9.1%
January 2018	1,165	5.0%
December 2017	718	-9.7%
November 2017	861	-0.7%
October 2017	880	4.3%
September 2017	477	-36.7%
August 2017	768	-1.7%
July 2017	744	-1.7%

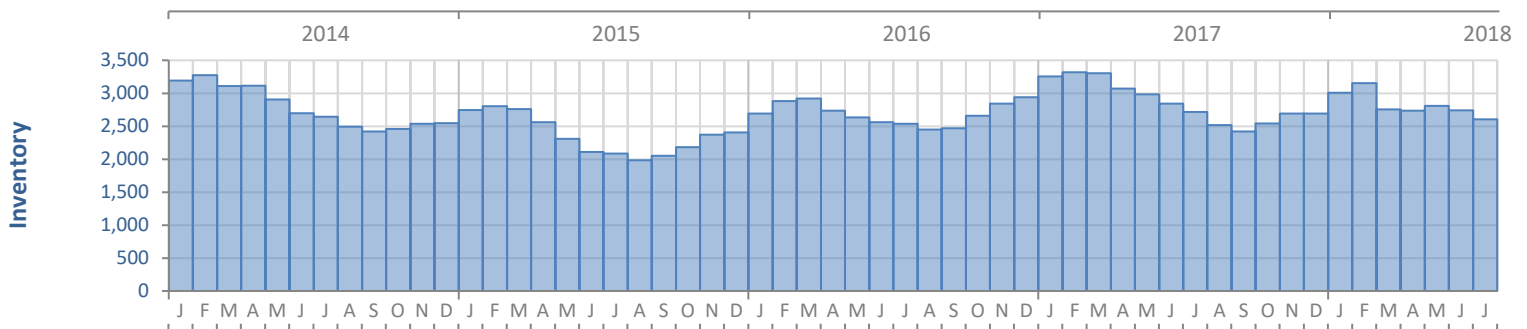


Inventory (Active Listings)

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
YTD (Monthly Avg)	2,829	-7.8%
July 2018	2,605	-4.0%
June 2018	2,743	-3.4%
May 2018	2,808	-5.9%
April 2018	2,737	-10.8%
March 2018	2,754	-16.6%
February 2018	3,151	-5.0%
January 2018	3,008	-7.6%
December 2017	2,693	-8.4%
November 2017	2,692	-5.3%
October 2017	2,540	-4.4%
September 2017	2,420	-2.0%
August 2017	2,515	2.8%
July 2017	2,714	6.9%

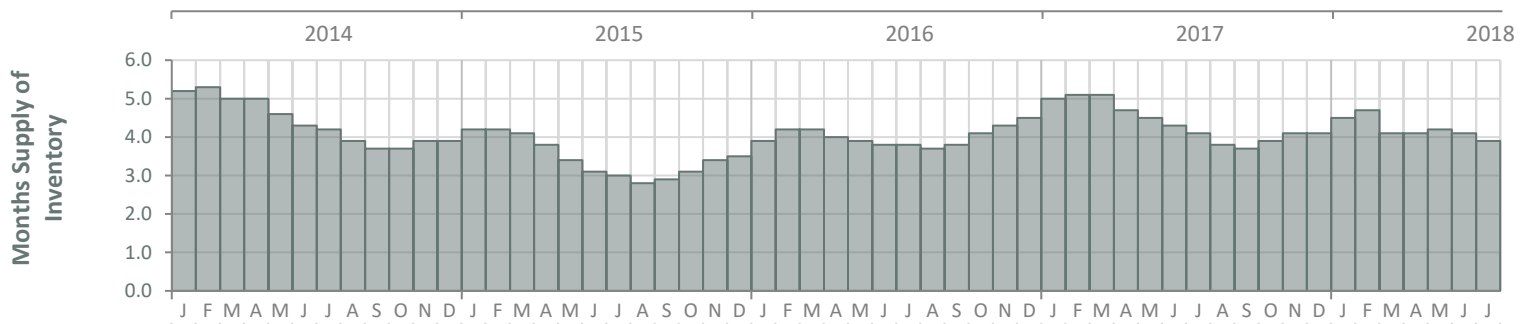


Months Supply of Inventory

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
YTD (Monthly Avg)	4.2	-10.6%
July 2018	3.9	-4.9%
June 2018	4.1	-4.7%
May 2018	4.2	-6.7%
April 2018	4.1	-12.8%
March 2018	4.1	-19.6%
February 2018	4.7	-7.8%
January 2018	4.5	-10.0%
December 2017	4.1	-8.9%
November 2017	4.1	-4.7%
October 2017	3.9	-4.9%
September 2017	3.7	-2.6%
August 2017	3.8	2.7%
July 2017	4.1	7.9%

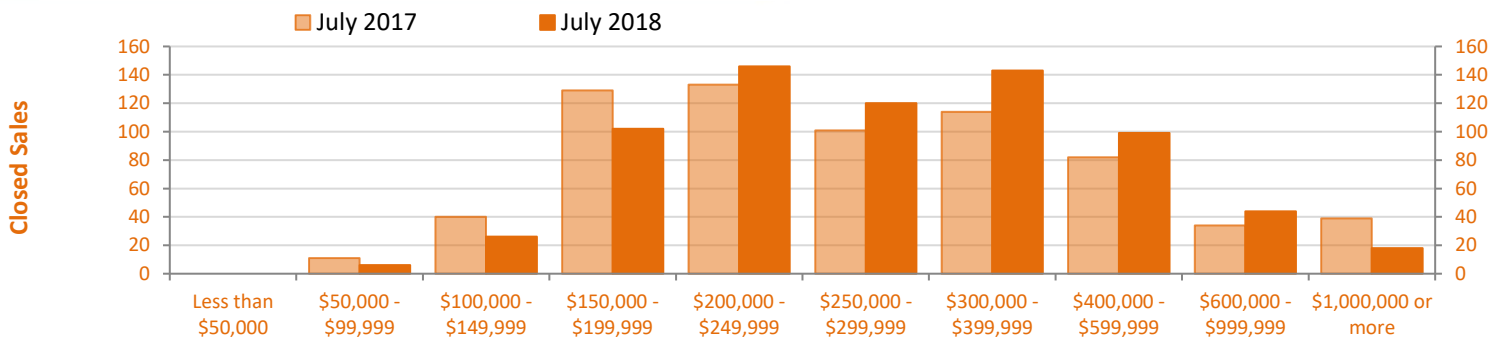


Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	6	-45.5%
\$100,000 - \$149,999	26	-35.0%
\$150,000 - \$199,999	102	-20.9%
\$200,000 - \$249,999	146	9.8%
\$250,000 - \$299,999	120	18.8%
\$300,000 - \$399,999	143	25.4%
\$400,000 - \$599,999	99	20.7%
\$600,000 - \$999,999	44	29.4%
\$1,000,000 or more	18	-53.8%

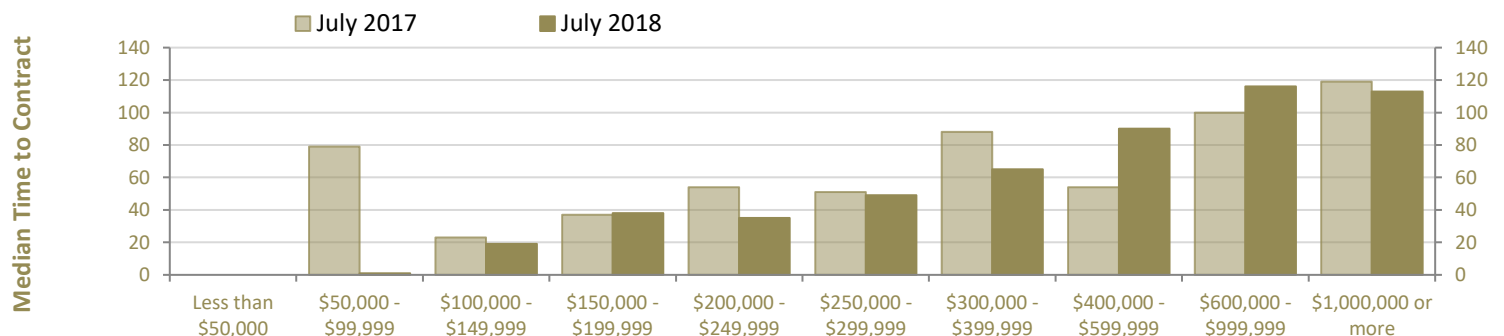


Median Time to Contract by Sale Price

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	1 Day	-98.7%
\$100,000 - \$149,999	19 Days	-17.4%
\$150,000 - \$199,999	38 Days	2.7%
\$200,000 - \$249,999	35 Days	-35.2%
\$250,000 - \$299,999	49 Days	-3.9%
\$300,000 - \$399,999	65 Days	-26.1%
\$400,000 - \$599,999	90 Days	66.7%
\$600,000 - \$999,999	116 Days	16.0%
\$1,000,000 or more	113 Days	-5.0%

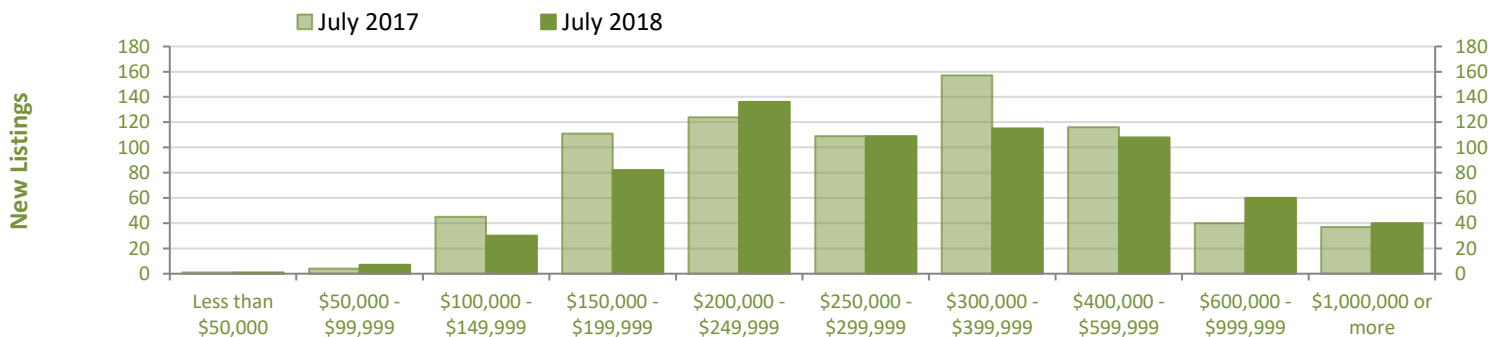


New Listings by Initial Listing Price

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	0.0%
\$50,000 - \$99,999	7	75.0%
\$100,000 - \$149,999	30	-33.3%
\$150,000 - \$199,999	82	-26.1%
\$200,000 - \$249,999	136	9.7%
\$250,000 - \$299,999	109	0.0%
\$300,000 - \$399,999	115	-26.8%
\$400,000 - \$599,999	108	-6.9%
\$600,000 - \$999,999	60	50.0%
\$1,000,000 or more	40	8.1%

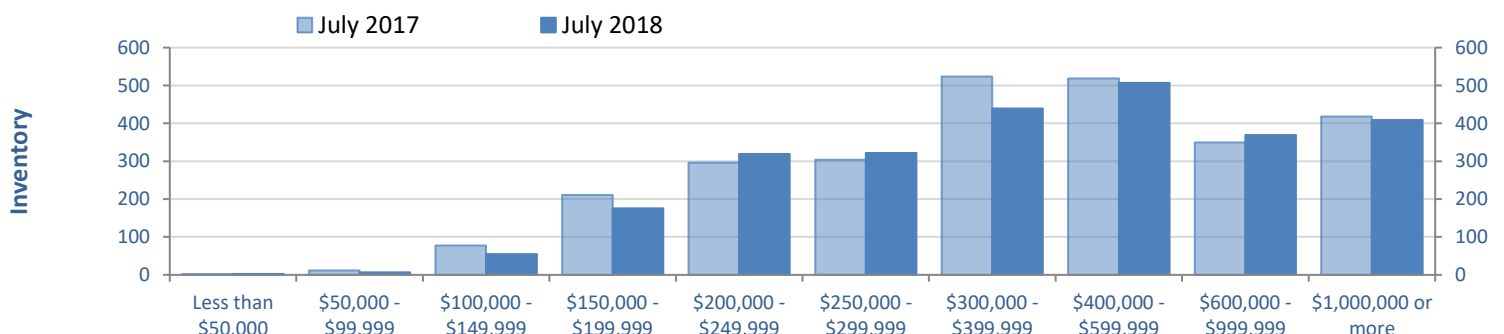


Inventory by Current Listing Price

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.

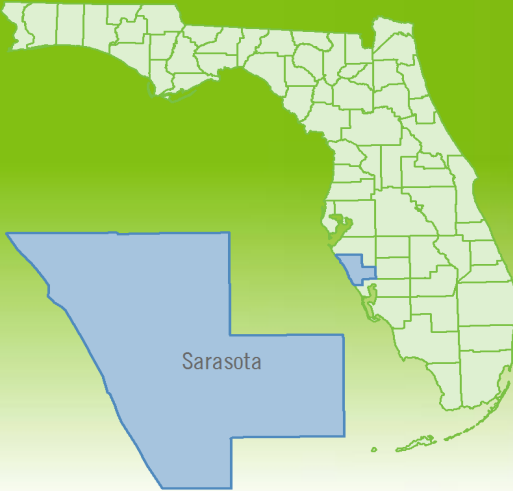
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	0.0%
\$50,000 - \$99,999	7	-41.7%
\$100,000 - \$149,999	55	-29.5%
\$150,000 - \$199,999	176	-16.6%
\$200,000 - \$249,999	319	7.8%
\$250,000 - \$299,999	322	5.9%
\$300,000 - \$399,999	439	-16.2%
\$400,000 - \$599,999	507	-2.3%
\$600,000 - \$999,999	369	5.4%
\$1,000,000 or more	409	-2.2%



Monthly Distressed Market - July 2018

Single Family Homes

Sarasota County



		July 2018	July 2017	Percent Change Year-over-Year
Traditional	Closed Sales	685	652	5.1%
	Median Sale Price	\$285,000	\$265,000	7.5%
Foreclosure/REO	Closed Sales	15	22	-31.8%
	Median Sale Price	\$187,500	\$164,000	14.3%
Short Sale	Closed Sales	4	9	-55.6%
	Median Sale Price	\$221,500	\$265,000	-16.4%

