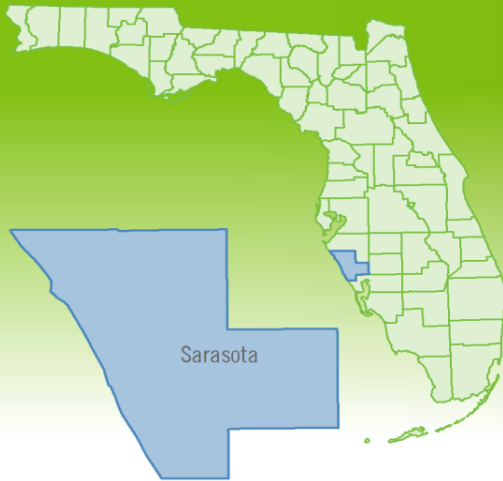


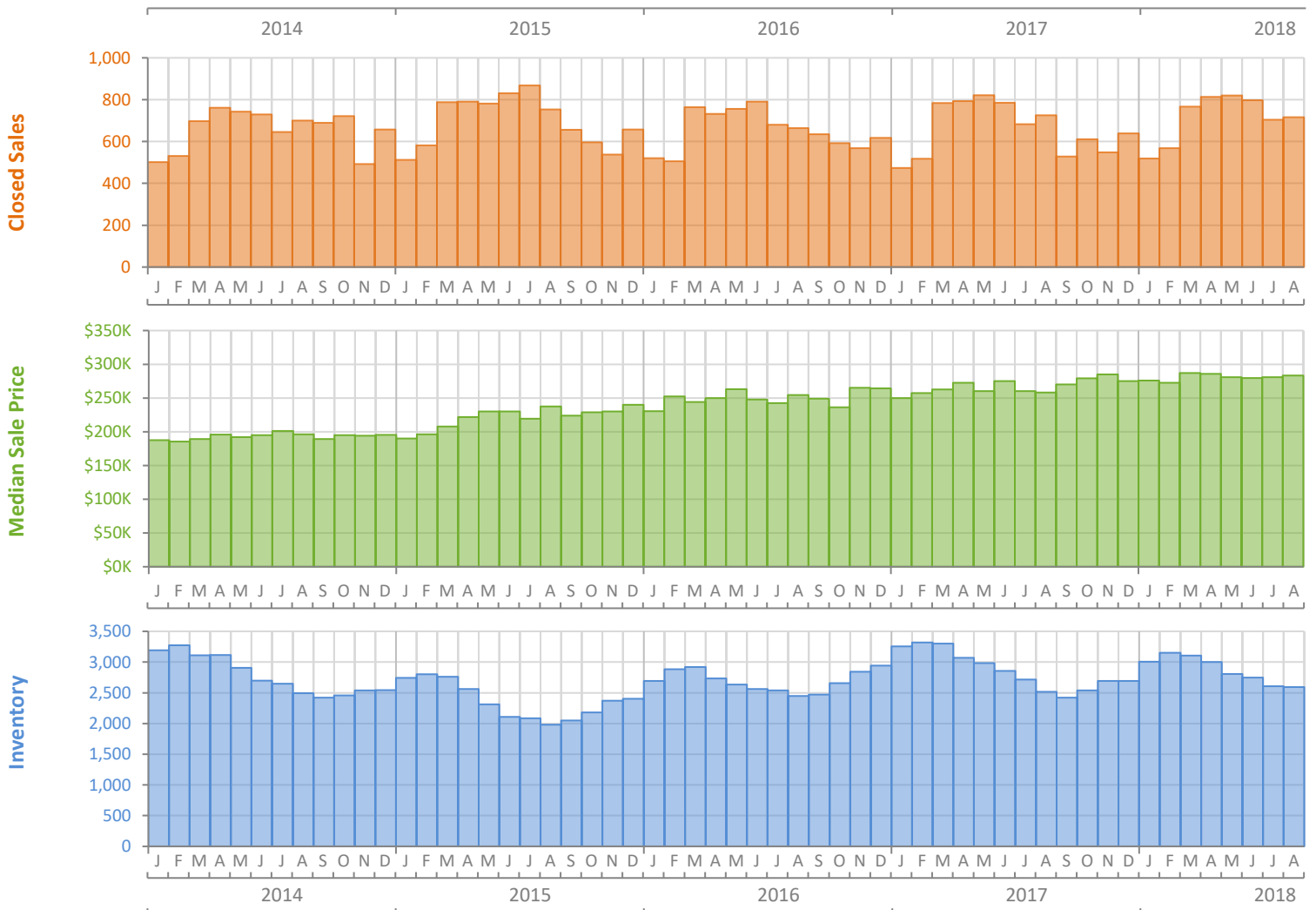
# Monthly Market Summary - August 2018

## Single Family Homes

### Sarasota County



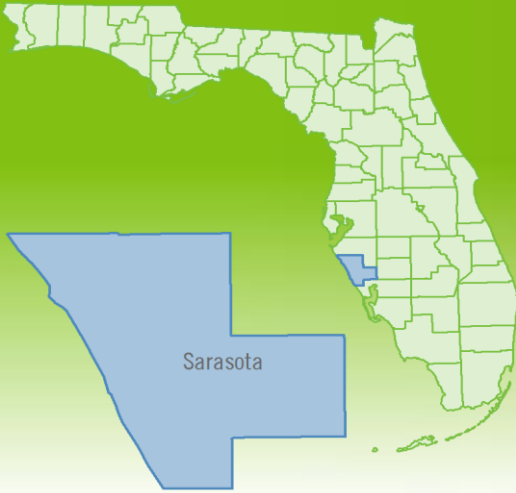
	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	716	725	-1.2%
Paid in Cash	245	263	-6.8%
Median Sale Price	\$283,488	\$258,000	9.9%
Average Sale Price	\$383,483	\$363,729	5.4%
Dollar Volume	\$274.6 Million	\$263.7 Million	4.1%
Med. Pct. of Orig. List Price Received	95.4%	94.7%	0.7%
Median Time to Contract	44 Days	50 Days	-12.0%
Median Time to Sale	87 Days	92 Days	-5.4%
New Pending Sales	598	714	-16.2%
New Listings	770	768	0.3%
Pending Inventory	799	951	-16.0%
Inventory (Active Listings)	2,595	2,515	3.2%
Months Supply of Inventory	3.9	3.8	2.6%



# Monthly Distressed Market - August 2018

## Single Family Homes

### Sarasota County



		August 2018	August 2017	Percent Change Year-over-Year
Traditional	Closed Sales	693	699	-0.9%
	Median Sale Price	\$287,500	\$265,000	8.5%
Foreclosure/REO	Closed Sales	21	23	-8.7%
	Median Sale Price	\$207,000	\$180,000	15.0%
Short Sale	Closed Sales	2	3	-33.3%
	Median Sale Price	\$439,750	\$160,000	174.8%

