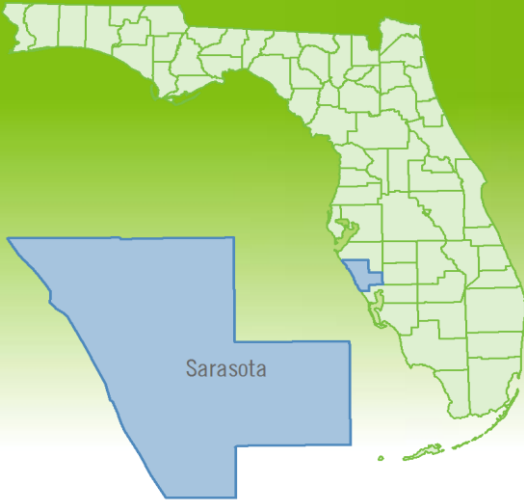


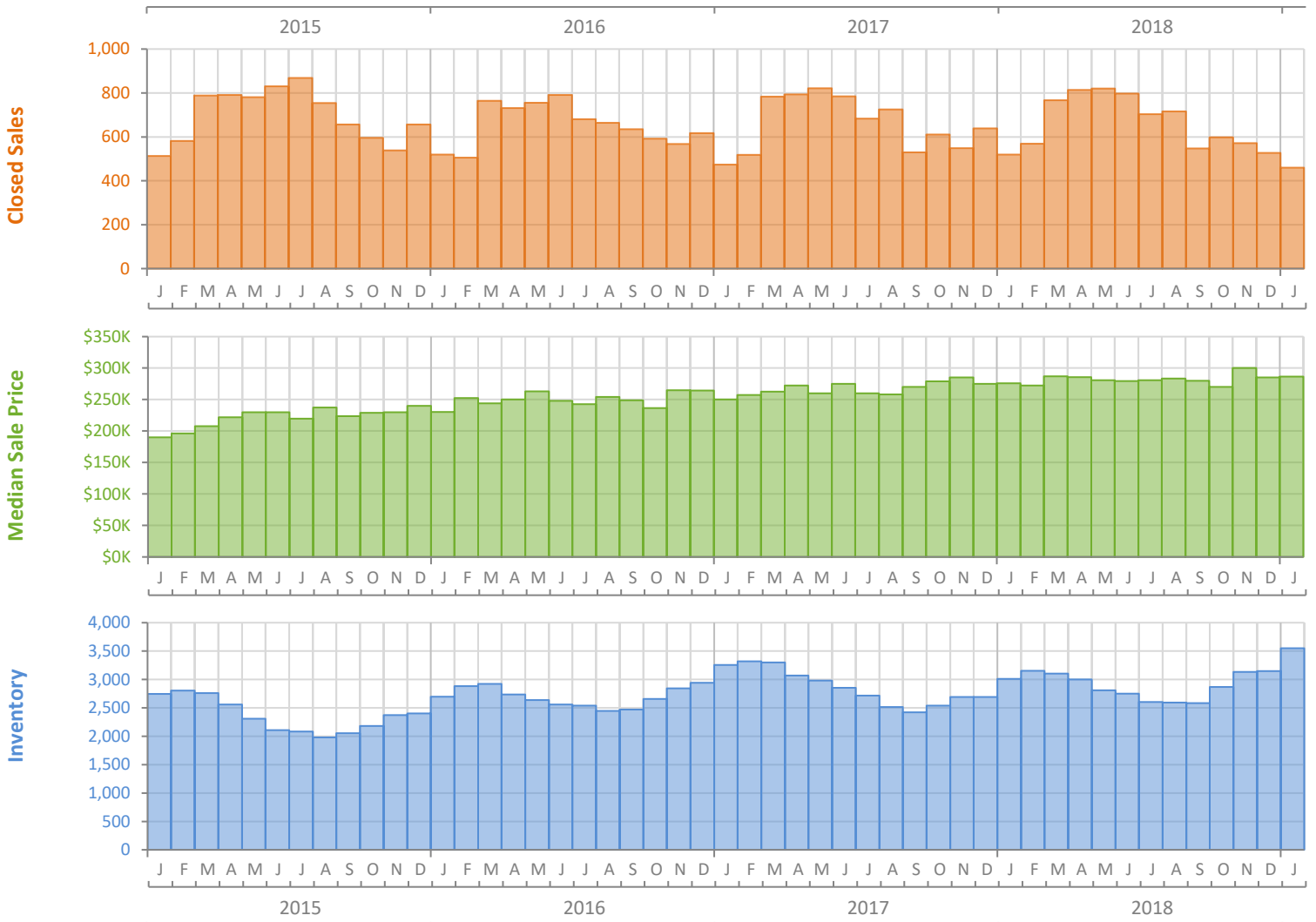
Monthly Market Summary - January 2019

Single Family Homes

Sarasota County



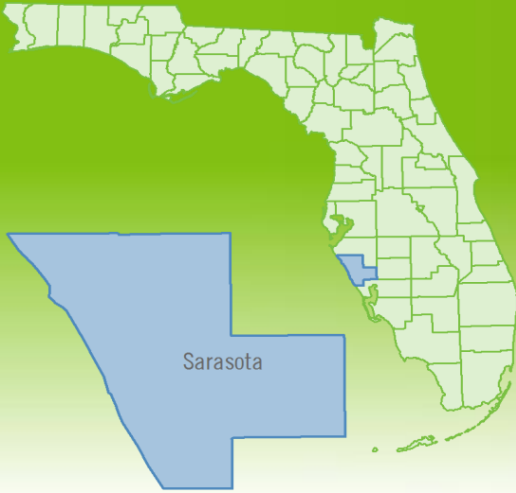
	January 2019	January 2018	Percent Change Year-over-Year
Closed Sales	460	519	-11.4%
Paid in Cash	168	229	-26.6%
Median Sale Price	\$286,600	\$275,900	3.9%
Average Sale Price	\$412,457	\$365,593	12.8%
Dollar Volume	\$189.7 Million	\$189.7 Million	0.0%
Med. Pct. of Orig. List Price Received	95.3%	95.0%	0.3%
Median Time to Contract	45 Days	46 Days	-2.2%
Median Time to Sale	88 Days	86 Days	2.3%
New Pending Sales	723	765	-5.5%
New Listings	1,265	1,165	8.6%
Pending Inventory	891	947	-5.9%
Inventory (Active Listings)	3,548	3,008	18.0%
Months Supply of Inventory	5.4	4.5	20.0%



Monthly Distressed Market - January 2019

Single Family Homes

Sarasota County



		January 2019	January 2018	Percent Change Year-over-Year
Traditional	Closed Sales	443	498	-11.0%
	Median Sale Price	\$290,000	\$279,950	3.6%
Foreclosure/REO	Closed Sales	11	17	-35.3%
	Median Sale Price	\$201,900	\$182,000	10.9%
Short Sale	Closed Sales	6	4	50.0%
	Median Sale Price	\$222,250	\$229,000	-2.9%

