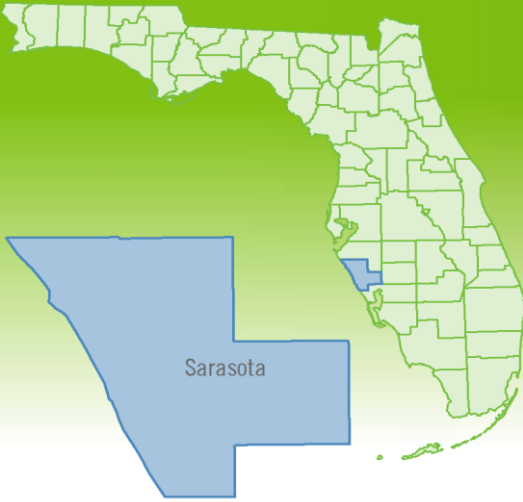


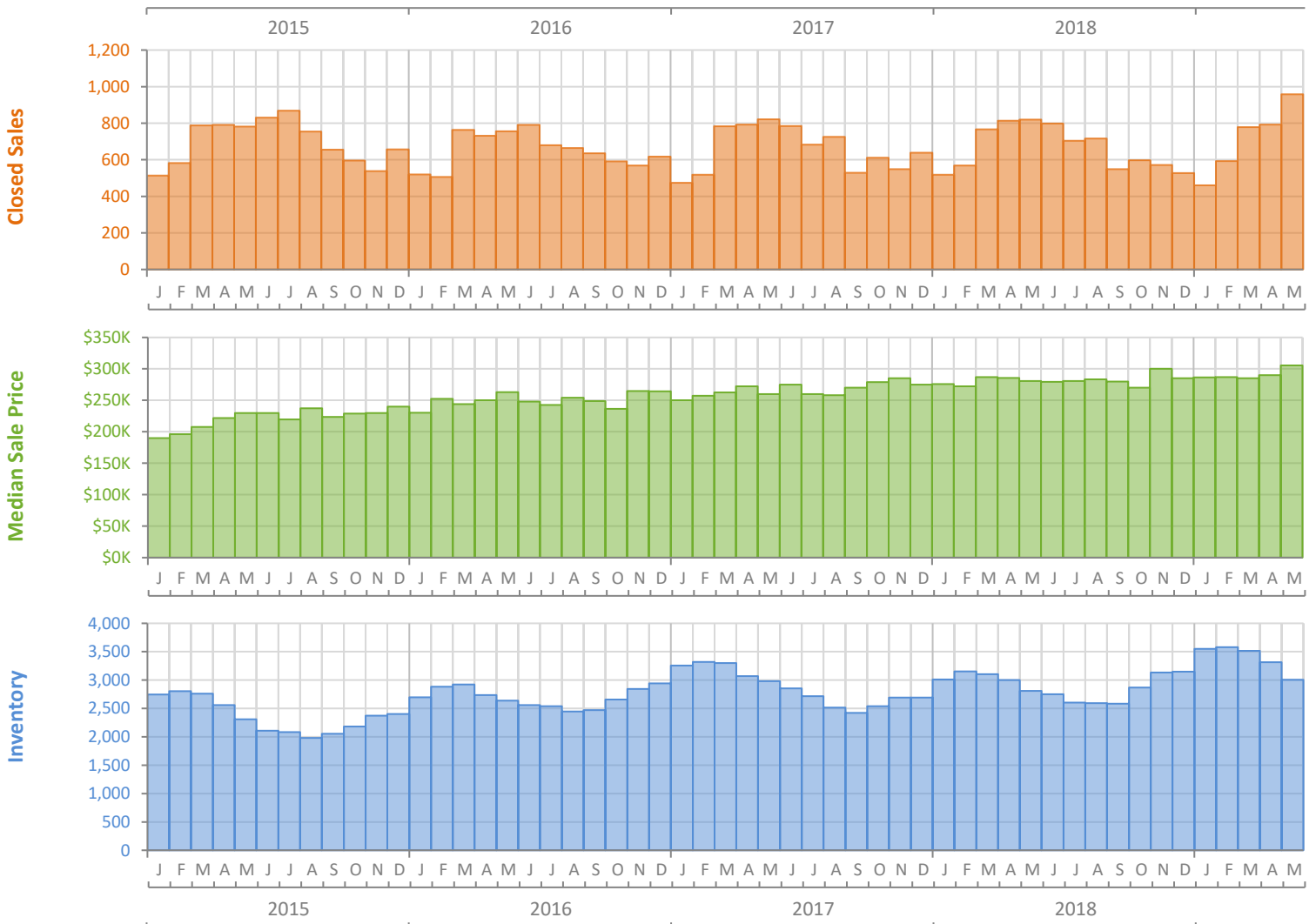
# Monthly Market Summary - May 2019

## Single Family Homes

### Sarasota County



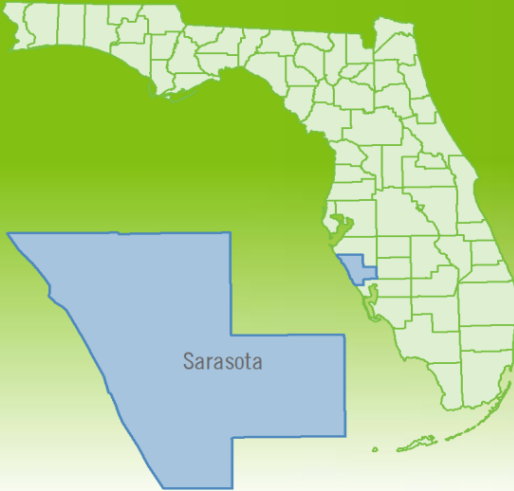
	May 2019	May 2018	Percent Change Year-over-Year
Closed Sales	959	820	17.0%
Paid in Cash	340	294	15.6%
Median Sale Price	\$305,305	\$280,750	8.7%
Average Sale Price	\$411,499	\$381,076	8.0%
Dollar Volume	\$394.6 Million	\$312.5 Million	26.3%
Med. Pct. of Orig. List Price Received	94.5%	94.8%	-0.3%
Median Time to Contract	56 Days	45 Days	24.4%
Median Time to Sale	101 Days	90 Days	12.2%
New Pending Sales	859	770	11.6%
New Listings	815	792	2.9%
Pending Inventory	1,208	1,121	7.8%
Inventory (Active Listings)	3,007	2,808	7.1%
Months Supply of Inventory	4.5	4.2	7.1%



# Monthly Distressed Market - May 2019

## Single Family Homes

### Sarasota County



		May 2019	May 2018	Percent Change Year-over-Year
Traditional	Closed Sales	937	808	16.0%
	Median Sale Price	\$307,603	\$282,250	9.0%
Foreclosure/REO	Closed Sales	19	7	171.4%
	Median Sale Price	\$180,000	\$202,000	-10.9%
Short Sale	Closed Sales	3	5	-40.0%
	Median Sale Price	\$148,200	\$270,000	-45.1%

