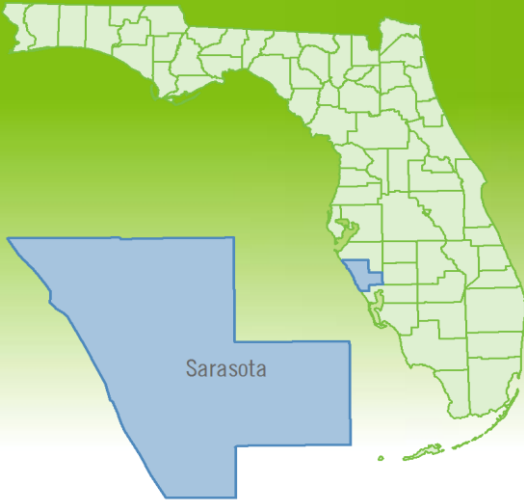


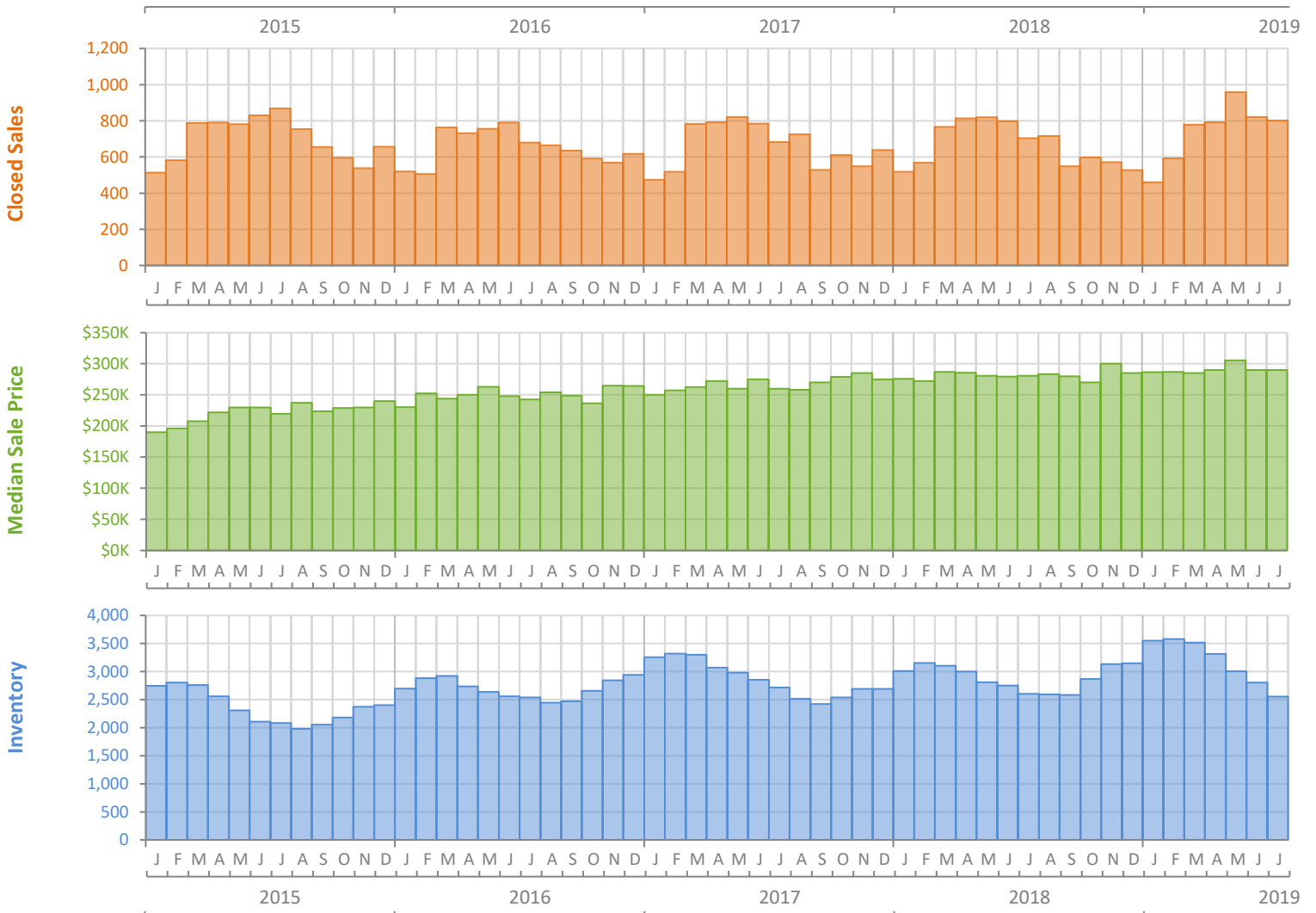
Monthly Market Summary - July 2019

Single Family Homes

Sarasota County



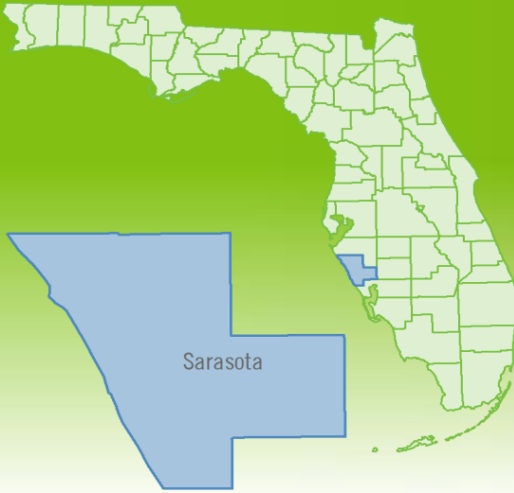
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	802	704	13.9%
Paid in Cash	249	233	6.9%
Median Sale Price	\$290,000	\$280,750	3.3%
Average Sale Price	\$386,220	\$354,396	9.0%
Dollar Volume	\$309.7 Million	\$249.5 Million	24.2%
Med. Pct. of Orig. List Price Received	95.5%	95.0%	0.5%
Median Time to Contract	58 Days	52 Days	11.5%
Median Time to Sale	105 Days	95 Days	10.5%
New Pending Sales	736	690	6.7%
New Listings	763	688	10.9%
Pending Inventory	998	952	4.8%
Inventory (Active Listings)	2,555	2,605	-1.9%
Months Supply of Inventory	3.8	3.9	-2.6%



Monthly Distressed Market - July 2019

Single Family Homes

Sarasota County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	780	685	13.9%
	Median Sale Price	\$291,925	\$285,000	2.4%
Foreclosure/REO	Closed Sales	20	15	33.3%
	Median Sale Price	\$233,500	\$187,500	24.5%
Short Sale	Closed Sales	2	4	-50.0%
	Median Sale Price	\$153,000	\$221,500	-30.9%

