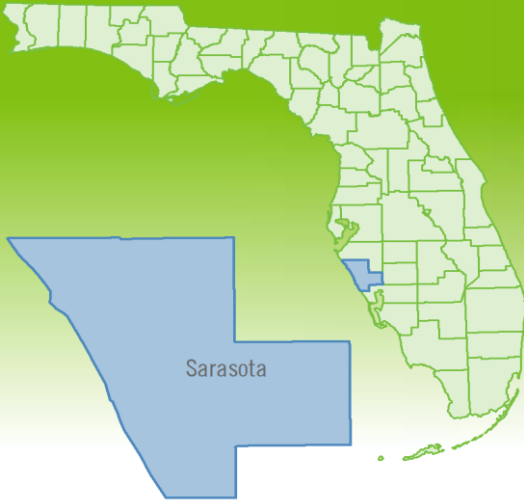


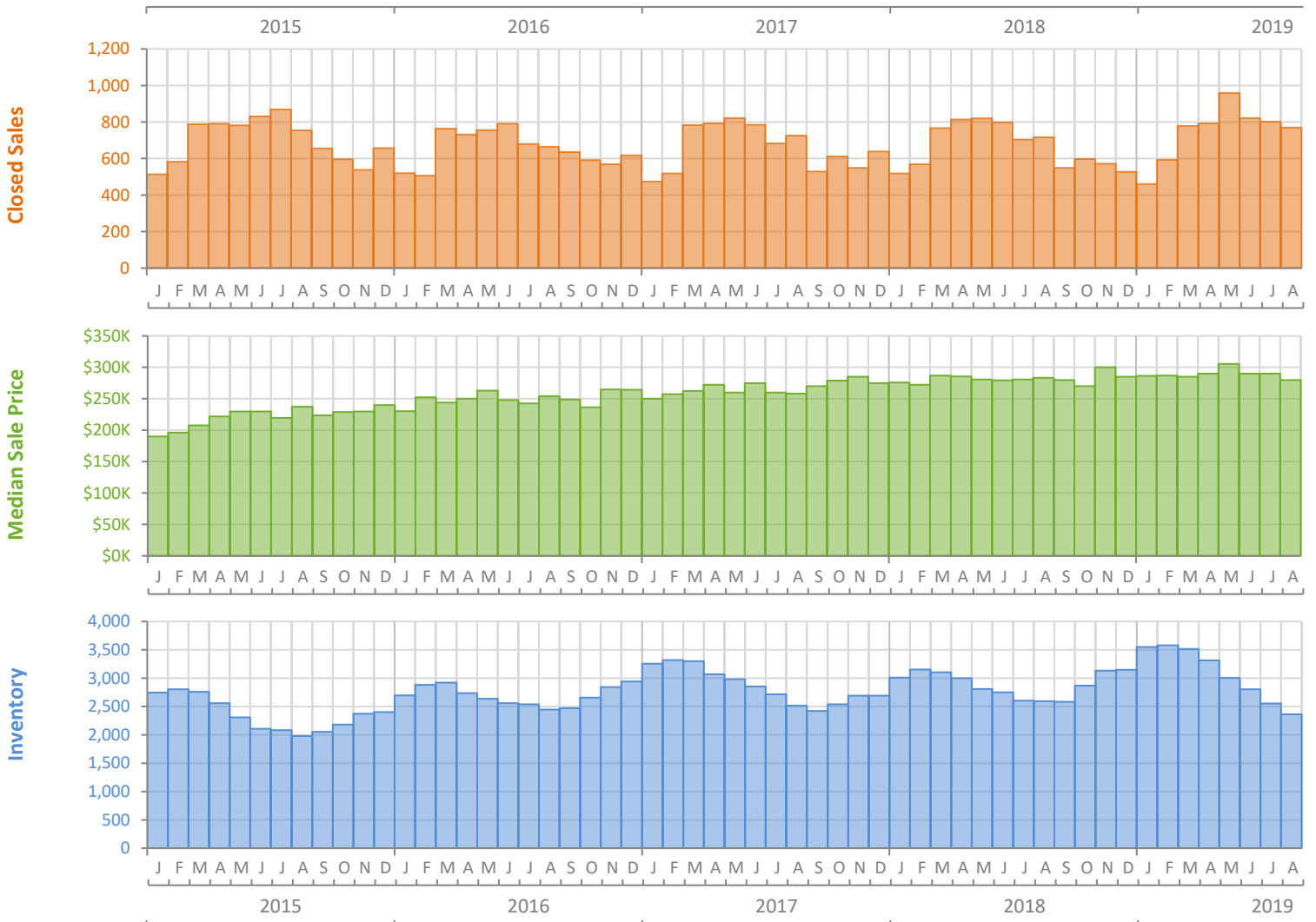
Monthly Market Summary - August 2019

Single Family Homes

Sarasota County



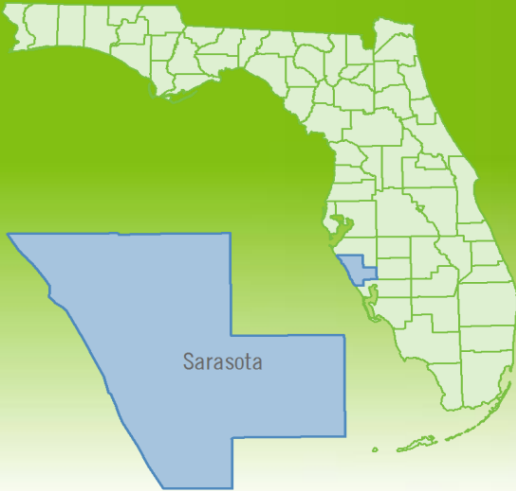
	August 2019	August 2018	Percent Change Year-over-Year
Closed Sales	769	716	7.4%
Paid in Cash	250	245	2.0%
Median Sale Price	\$280,000	\$283,488	-1.2%
Average Sale Price	\$363,534	\$383,483	-5.2%
Dollar Volume	\$279.6 Million	\$274.6 Million	1.8%
Med. Pct. of Orig. List Price Received	95.5%	95.4%	0.1%
Median Time to Contract	51 Days	44 Days	15.9%
Median Time to Sale	94 Days	87 Days	8.0%
New Pending Sales	763	598	27.6%
New Listings	806	770	4.7%
Pending Inventory	989	799	23.8%
Inventory (Active Listings)	2,365	2,595	-8.9%
Months Supply of Inventory	3.5	3.9	-10.3%



Monthly Distressed Market - August 2019

Single Family Homes

Sarasota County



		August 2019	August 2018	Percent Change Year-over-Year
Traditional	Closed Sales	743	693	7.2%
	Median Sale Price	\$284,900	\$287,500	-0.9%
Foreclosure/REO	Closed Sales	20	21	-4.8%
	Median Sale Price	\$181,250	\$207,000	-12.4%
Short Sale	Closed Sales	6	2	200.0%
	Median Sale Price	\$194,950	\$439,750	-55.7%

