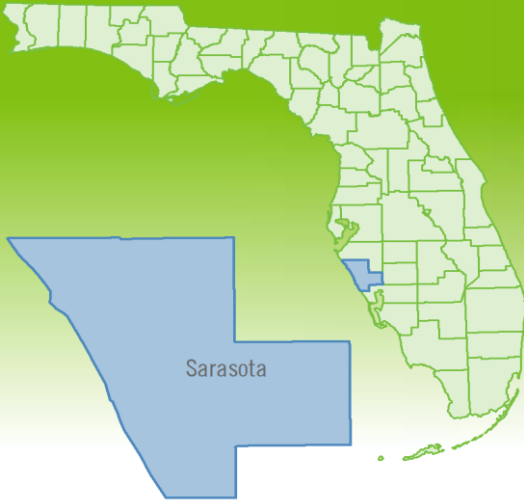


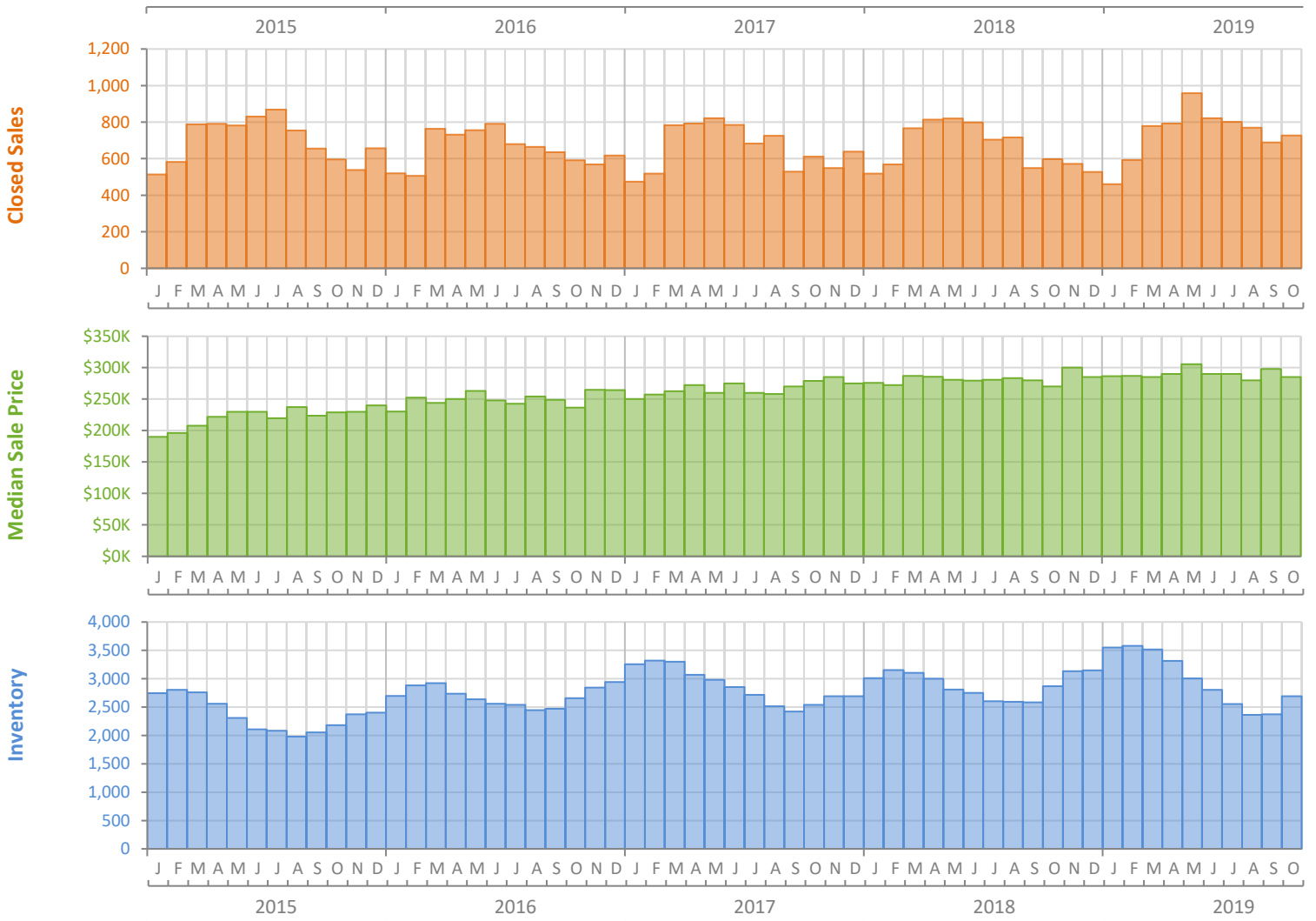
Monthly Market Summary - October 2019

Single Family Homes

Sarasota County



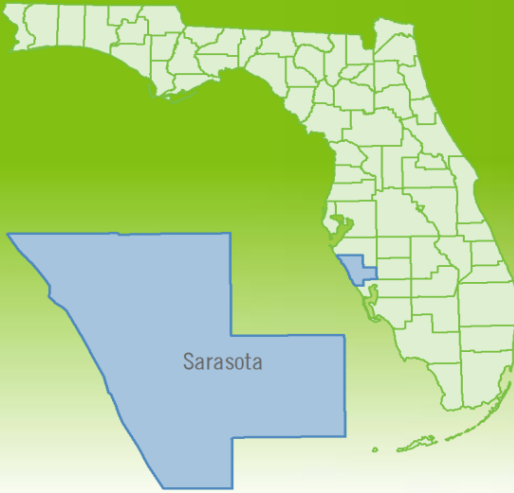
	October 2019	October 2018	Percent Change Year-over-Year
Closed Sales	727	598	21.6%
Paid in Cash	252	237	6.3%
Median Sale Price	\$285,000	\$270,000	5.6%
Average Sale Price	\$385,131	\$342,247	12.5%
Dollar Volume	\$280.0 Million	\$204.7 Million	36.8%
Med. Pct. of Orig. List Price Received	95.8%	95.7%	0.1%
Median Time to Contract	37 Days	39 Days	-5.1%
Median Time to Sale	78 Days	84 Days	-7.1%
New Pending Sales	701	605	15.9%
New Listings	992	990	0.2%
Pending Inventory	936	761	23.0%
Inventory (Active Listings)	2,689	2,866	-6.2%
Months Supply of Inventory	3.8	4.3	-11.6%



Monthly Distressed Market - October 2019

Single Family Homes

Sarasota County



		October 2019	October 2018	Percent Change Year-over-Year
Traditional	Closed Sales	703	569	23.6%
	Median Sale Price	\$288,500	\$280,000	3.0%
Foreclosure/REO	Closed Sales	23	25	-8.0%
	Median Sale Price	\$192,500	\$145,105	32.7%
Short Sale	Closed Sales	1	4	-75.0%
	Median Sale Price	\$180,000	\$152,950	17.7%

