

Yearly Market Summary - 2019

Single Family Homes

Sarasota County



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	2019	2018	Percent Change Year-over-Year
Closed Sales	8,951	7,952	12.6%
Paid in Cash	3,164	2,968	6.6%
Median Sale Price	\$289,798	\$282,500	2.6%
Average Sale Price	\$393,197	\$386,567	1.7%
Dollar Volume	\$3.5 Billion	\$3.1 Billion	14.5%
Med. Pct. of Orig. List Price Received	95.3%	95.3%	0.0%
Median Time to Contract	50 Days	44 Days	13.6%
Median Time to Sale	94 Days	89 Days	5.6%
New Pending Sales	9,195	8,319	10.5%
New Listings	10,674	10,379	2.8%
Pending Inventory	838	651	28.7%
Inventory (Active Listings)	2,790	3,150	-11.4%
Months Supply of Inventory	3.7	4.8	-22.9%



Yearly Distressed Market - 2019

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		2019	2018	Percent Change Year-over-Year
Traditional	Closed Sales	8,706	7,731	12.6%
	Median Sale Price	\$290,000	\$285,000	1.8%
Foreclosure/REO	Closed Sales	200	174	14.9%
	Median Sale Price	\$191,000	\$194,500	-1.8%
Short Sale	Closed Sales	45	47	-4.3%
	Median Sale Price	\$195,000	\$170,000	14.7%

