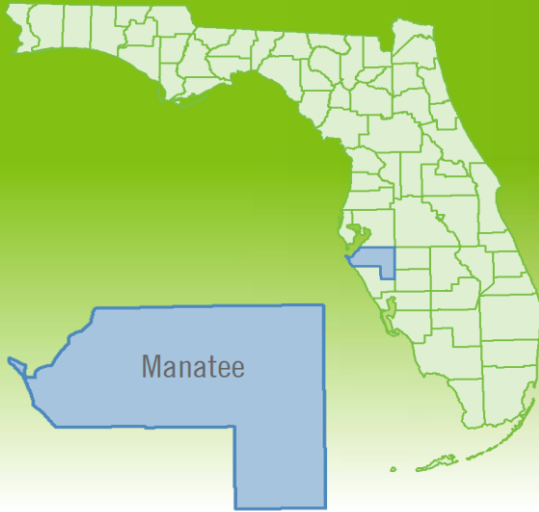


# Monthly Market Summary - July 2014

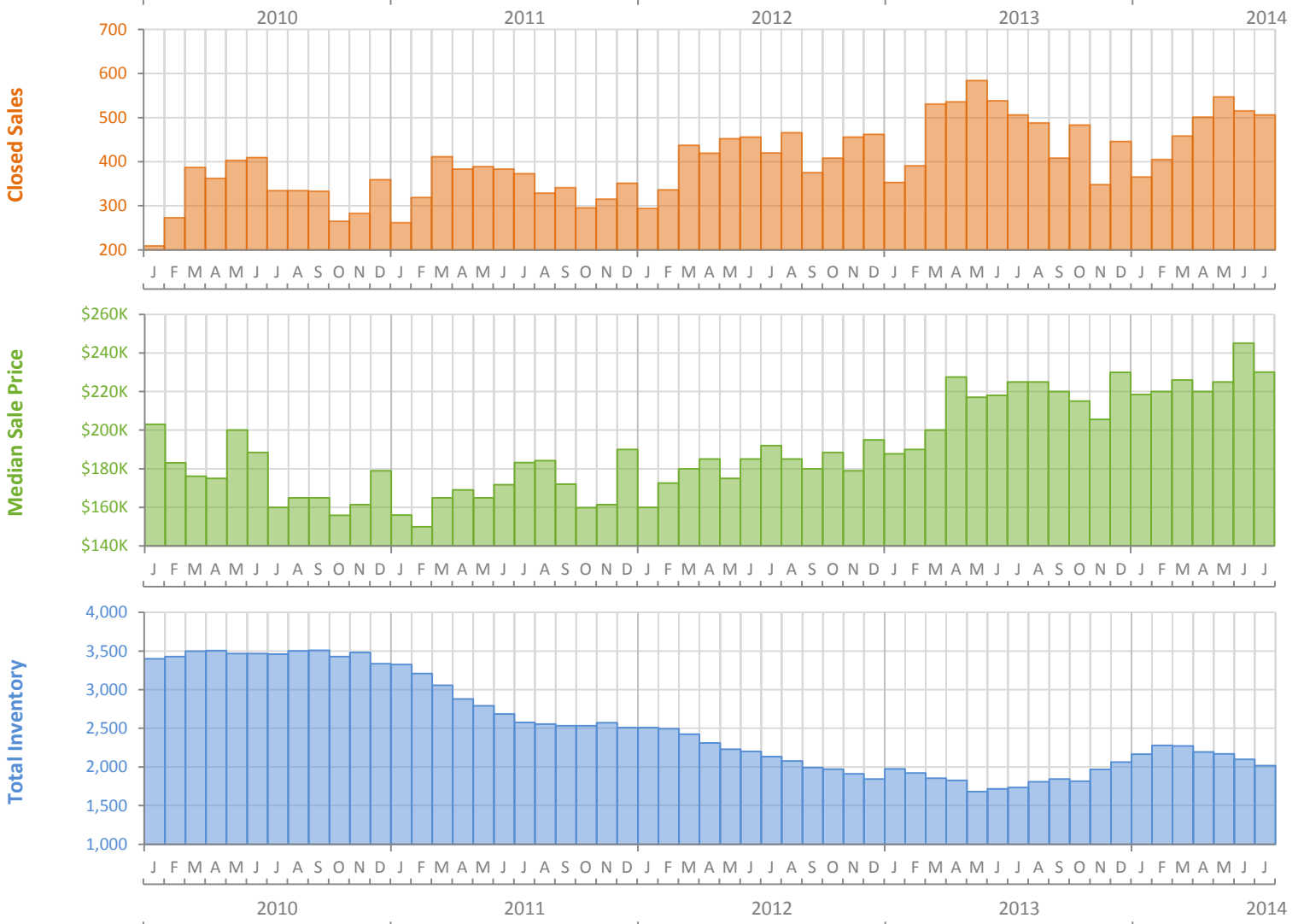
## Single Family Homes

### Manatee County



	July 2014	July 2013	Percent Change Year-over-Year
Closed Sales	506	506	0.0%
Cash Sales	200	209	-4.3%
New Pending Sales	443	423	4.7%
New Listings	624	605	3.1%
Median Sale Price	\$230,000	\$225,000	2.2%
Average Sale Price	\$262,220	\$297,071	-11.7%
Median Days on Market	83*	41	102.4%
Avg. Percent of Original List Price Received	93.4%	95.4%	-2.1%
Pending Inventory	773	936	-17.4%
Inventory (Active Listings)	2,017	1,734	16.3%
Months Supply of Inventory	4.4	3.7	19.2%

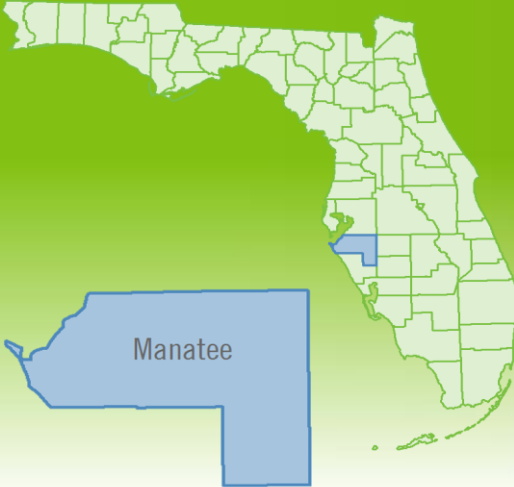
\* due to an MLS software change, this number is under review and may be adjusted in the future



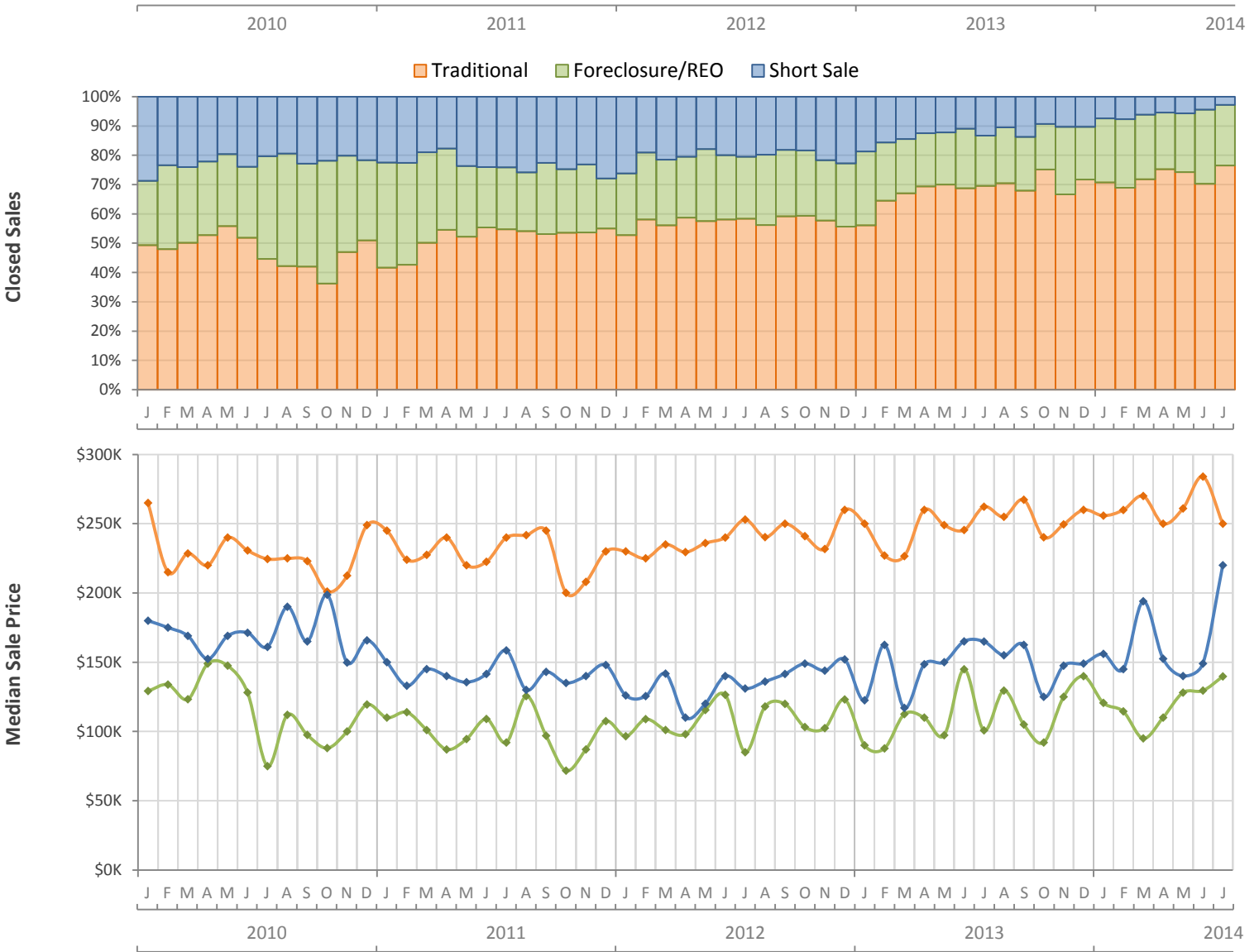
# Monthly Distressed Market - July 2014

## Single Family Homes

### Manatee County



		July 2014	July 2013	Percent Change Year-over-Year
Traditional	Closed Sales	387	352	9.9%
	Median Sale Price	\$250,000	\$262,250	-4.7%
Foreclosure/REO	Closed Sales	105	87	20.7%
	Median Sale Price	\$139,725	\$100,779	38.6%
Short Sale	Closed Sales	14	67	-79.1%
	Median Sale Price	\$220,000	\$164,900	33.4%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, August 21, 2014. Next data release is Monday, September 22, 2014.