

Sales and Listings for November 2005

Residential Sales Summary

PRICE	November 1 to November 30, 2005				SARASOTA ONLY SALES as of Nov. 30 '05 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	1	0	0	0	1
\$100,000-119,999	0	0	0	1	1
\$120,000-139,999	2	0	0	3	5
\$140,000-159,999	2	1	0	5	8
\$160,000-179,999	1	0	0	14	15
\$180,000-199,999	1	0	1	12	14
\$200,000-249,999	16	10	0	19	45
\$250,000-299,999	9	13	4	27	53
\$300,000-399,999	16	38	5	29	88
\$400,000-499,999	6	26	6	9	47
\$500,000-749,999	4	17	16	20	57
\$750,000-999,999	6	12	12	10	40
OVER \$1,000,000	2	10	13	18	43
**TOTALS	66	127	57	167	417
**MEDIAN PRICE (in thousands)	\$305	\$405	\$612	\$310	\$358
**AVERAGE PRICE (in thousands)	\$466	\$508	\$830	\$488	\$529
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$142,767,000	\$81,647,000		\$224,414,000		

Sales Data*

November 2005

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	349	\$510,778	\$372,000	\$178,261,616
Condo	181	\$465,125	\$293,000	\$84,187,659

November 2004

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	536	\$409,354	\$285,000	\$219,413,770
Condo	214	\$337,576	\$220,000	\$72,241,349

Listings Data*

November 2005

Class	New	Average List Price	Median List Price	Volume Listed
Residential	1573	\$714,915	\$439,900	\$1,124,562,531
Condo	674	\$561,343	\$349,900	\$378,345,815

November 2004

Class	New	Average List Price	Median List Price	Volume Listed
Residential	790	\$626,649	\$349,900	\$495,053,342
Condo	341	\$581,888	\$299,000	\$198,423,842

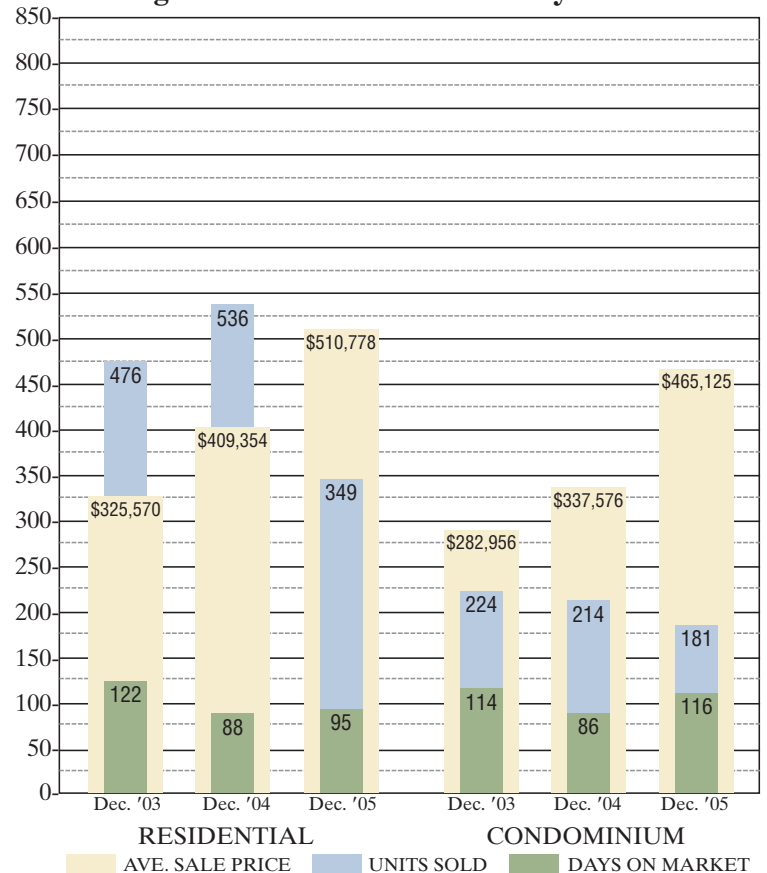
*Figures represent all listings reported in the Sarasota Association of Realtors MLS. Figures include some Manatee, Englewood and Venice listings.

Residential Sales Summary

PRICE	Year to Date January 1 to November 30, 2005				SARASOTA ONLY SALES as of Nov. 30 '05 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	44	7	1	32	84
\$100,000-119,999	21	11	3	47	82
\$120,000-139,999	41	26	4	90	161
\$140,000-159,999	47	46	5	136	234
\$160,000-179,999	73	58	7	184	322
\$180,000-199,999	83	111	10	164	368
\$200,000-249,999	229	363	43	471	1106
\$250,000-299,999	159	449	69	370	1047
\$300,000-399,999	293	666	147	394	1500
\$400,000-499,999	107	397	188	248	940
\$500,000-749,999	84	426	294	418	1222
\$750,000-999,999	26	154	161	225	566
OVER \$1,000,000	29	192	215	256	692
**TOTALS	1236	2907	1147	3037	8327
**MEDIAN PRICE (in thousands)	\$269	\$350	\$569	\$305	\$333
**AVERAGE PRICE (in thousands)	\$335	\$470	\$817	\$482	\$498
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$2,720,600,000	\$1,464,653,000		\$4,185,253,000		

November 2005

Average Sale Price/Units Sold/Days On Market



These statistics were gathered from Sarasota Association of Realtors MLS on December 7, 2005.

Sale Price vs. List Price Rates

Percentage of list price units sold for...

Single Family

	2004	2005
January	95.7%	96.9%
February	96.5%	97.5%
March	96.1%	97.9%
April	96.8%	97.8%
May	96.9%	97.5%
June	97.1%	97.6%
July	97.2%	97.4%
August	97.2%	97.6%
September	97.0%	97.2%
October	97.2%	97.0%
November	97.4%	97.04%
December	97.6%	

Condominium

	2004	2005
January	96.5%	97.6%
February	96.2%	97.7%
March	96.1%	97.5%
April	96.6%	97.5%
May	96.8%	97.8%
June	96.6%	97.3%
July	96.8%	97.7%
August	97.4%	97.3%
September	97.2%	97.0%
October	97.7%	96.3%
November	97.7%	96.15%
December	97.0%	

Median price of Florida's existing homes continue to rise

The pace of Florida's housing market eased somewhat in November - traditionally a slower month for home sales - with statewide sales of existing single-family homes totaling 17,219 for a 1 percent increase over last year's sales activity of 17,110 homes, according to the Florida Association of Realtors® (FAR).

Housing markets nationwide are starting to see a better balance between demand and supply, according to many housing industry analysts, placing homebuyers and sellers on a more even footing.

The statewide median sales price rose 31 percent in November to \$250,500; a year ago, it was \$191,300. In November 2000, the statewide median sales price was \$117,900 - an increase of about 112 percent over the five-year period.

The national median sales price for existing single-family homes was \$216,200 in October, up 16.6 percent over last year, according to the National Association of Realtors® (NAR). In California, the statewide median resale price was \$538,770 in October; in Maryland, it was \$297,682; in New York, it was \$269,000; and in North Carolina, the average resale price was \$215,762.

Interest rates for a 30-year fixed-rate mortgage averaged 6.33 percent in November, up

from the 5.73 percent rate recorded last year. FAR's sales figures reflect closings, which typically occur 30 to 90 days after sales contracts are written.

Among the state's larger metropolitan statistical areas (MSAs), the Tampa-St. Petersburg-Clearwater MSA reported higher figures in both sales and median price last month, with a total of 3,799 existing single-family homes changing hands for a 16 percent increase over the 3,276 homes sold last year. The market's median sales price increased 33 percent to \$222,900; a year ago, it was \$167,100.

In Sarasota, the median sales price for a single-family home in November 2005 was \$372,000, compared to \$285,000 in November 2004. The number of single-family homes sold in November 2005 was 349, compared to 536 in November 2004.

George Bodmer, president of the Greater Tampa Association of Realtors and co-owner of Bayside Realty Group Inc., noted mortgage rates, while edging up, remained favorable in November, which encouraged buyers to enter the market.

- FLORIDA ASSOCIATION OF REALTORS