

Sales and Listings for October 2005

Residential Sales Summary

PRICE	October 1 to October 31, 2005				SARASOTA ONLY SALES as of Oct. 31 '05 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	3	1	0	1	5
\$100,000-119,999	1	1	0	0	2
\$120,000-139,999	0	0	0	3	3
\$140,000-159,999	1	3	1	1	6
\$160,000-179,999	2	0	1	9	12
\$180,000-199,999	6	2	0	8	16
\$200,000-249,999	17	13	2	30	62
\$250,000-299,999	11	33	7	33	84
\$300,000-399,999	26	43	4	29	102
\$400,000-499,999	8	30	11	18	67
\$500,000-749,999	7	29	15	25	76
\$750,000-999,999	3	12	11	16	42
OVER \$1,000,000	5	12	12	25	54
**TOTALS	90	179	64	198	531
**MEDIAN PRICE (in thousands)	\$319	\$390	\$570	\$330	\$360
**AVERAGE PRICE (in thousands)	\$392	\$518	\$788	\$602	\$569
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$178,633,000	\$119,378,000		\$298,011,000		

Sales Data*

October 2005

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	427	\$509,157	\$365,000	\$217,410,290
Condo	223	\$537,550	\$319,900	\$119,873,655

October 2004

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	505	\$389,620	\$285,000	\$196,758,185
Condo	222	\$308,477	\$218,950	\$82,482,060

Listings Data*

October 2005

Class	New	Average List Price	Median List Price	Volume Listed
Residential	1319	\$684,418	\$435,000	\$902,748,162
Condo	648	\$556,058	\$355,000	\$360,326,168

October 2004

Class	New	Average List Price	Median List Price	Volume Listed
Residential	719	\$540,006	\$319,900	\$388,264,494
Condo	325	\$521,370	\$334,900	\$69,445,399

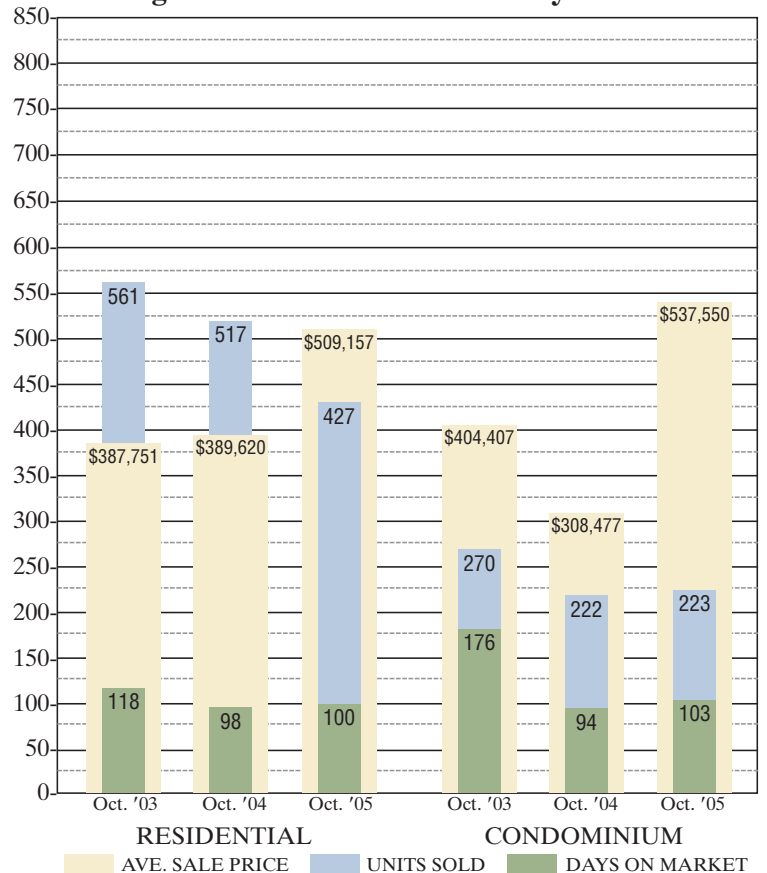
*Figures represent all listings reported in the Sarasota Association of Realtors MLS. Figures include some Manatee, Englewood and Venice listings.

Residential Sales Summary

PRICE	Year to Date January 1 to October 31, 2005				SARASOTA ONLY SALES as of Oct. 31 '05 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	43	7	1	32	83
\$100,000-119,999	21	11	3	46	81
\$120,000-139,999	39	26	4	87	156
\$140,000-159,999	45	45	5	131	226
\$160,000-179,999	72	58	7	169	306
\$180,000-199,999	82	111	9	151	353
\$200,000-249,999	213	354	43	450	1060
\$250,000-299,999	149	436	65	343	993
\$300,000-399,999	276	628	143	365	1412
\$400,000-499,999	101	371	182	239	893
\$500,000-749,999	80	409	278	396	1163
\$750,000-999,999	20	142	148	215	525
OVER \$1,000,000	27	182	201	238	648
**TOTALS	1168	2781	1089	2864	7902
**MEDIAN PRICE (in thousands)	\$269	\$350	\$560	\$305	\$332
**AVERAGE PRICE (in thousands)	\$328	\$468	\$815	\$482	\$496
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$2,575,652,000	\$1,380,837,000		\$3,956,489,000		

October 2005

Average Sale Price/Units Sold/Days On Market



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

Home resales' median price rises 28 percent in October

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%	
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%	
December	97.0%	

Home sales statistics from the Florida Association of Realtors® (FAR) show that home prices continued to rise, but the number of sales fell in October, notably in southern areas directly impacted by Hurricane Wilma's march across the state.

Most insurers stopped issuing new policies when the hurricane neared Florida, and, following the storm, some lenders required a re-inspection of properties before they would release mortgage money.

Despite storm problems, however, the state's median home price rose 28 percent in October 2005 to \$241,000 from \$188,800 in October 2004. In September 2005, the median price was \$247,800. In October 2000, FAR records show the statewide median sales price was \$116,100, resulting in an increase of 107 percent over the five-year-period.

Many Realtors across the state report gains in housing supply, giving buyers a larger selection of homes to consider. Statewide, a total of 16,029 existing single-family homes sold last month compared to 16,844 homes a year ago for a decrease of 5 percent, according to FAR.

The national median existing-home price in September was \$212,000, up 13.4 percent from the previous September's median price of \$187,000, according to the National Association of Realtors® (NAR). In California, the statewide median resales price was \$543,980 in September; in New York, the median price was \$275,000; and in North Carolina, the average resales price was \$208,097.

Interest rates for a 30-year fixed-rate mortgage averaged 6.07 percent in October, a slight increase from the average 5.72 percent in October

2004. FAR's sales figures reflect closings, which typically occur 30 to 90 days after sales contracts are written.

Among the state's larger markets, the Daytona Beach metropolitan statistical area (MSA) reported that 1,037 homes sold in October for an 18 percent gain over October 2004 home sales of 881. The median home price in Daytona Beach rose 35 percent over the same time period, from \$165,000 in October 2004 to \$223,300 in October 2005.

In Sarasota, the median sales price for a single-family home in October 2005 was \$365,000, compared to \$285,000 in October 2004. The number of single-family homes sold in October 2005 was 427, compared to 505 in October 2004.

Other larger MSAs with strong sales and price increases include Tampa-St. Petersburg-Clearwater, with 3,735 homes sold for an increase of 4 percent over the same time period. The median price rose 35 percent from the previous year to \$225,700.

A chart showing statistics for Florida and its 20 MSAs is available by visiting <http://media.living.net/releases/october05chart.htm>. The chart compares the volume of existing, single-family home sales and median sales prices in October 2005 to October 2004, based on Realtor transactions.

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OF REALTORS