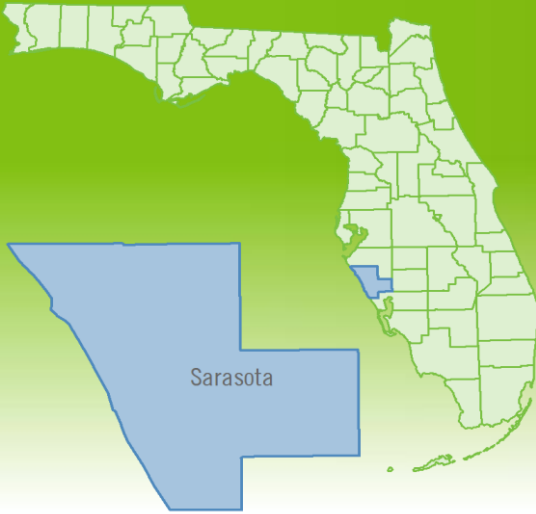


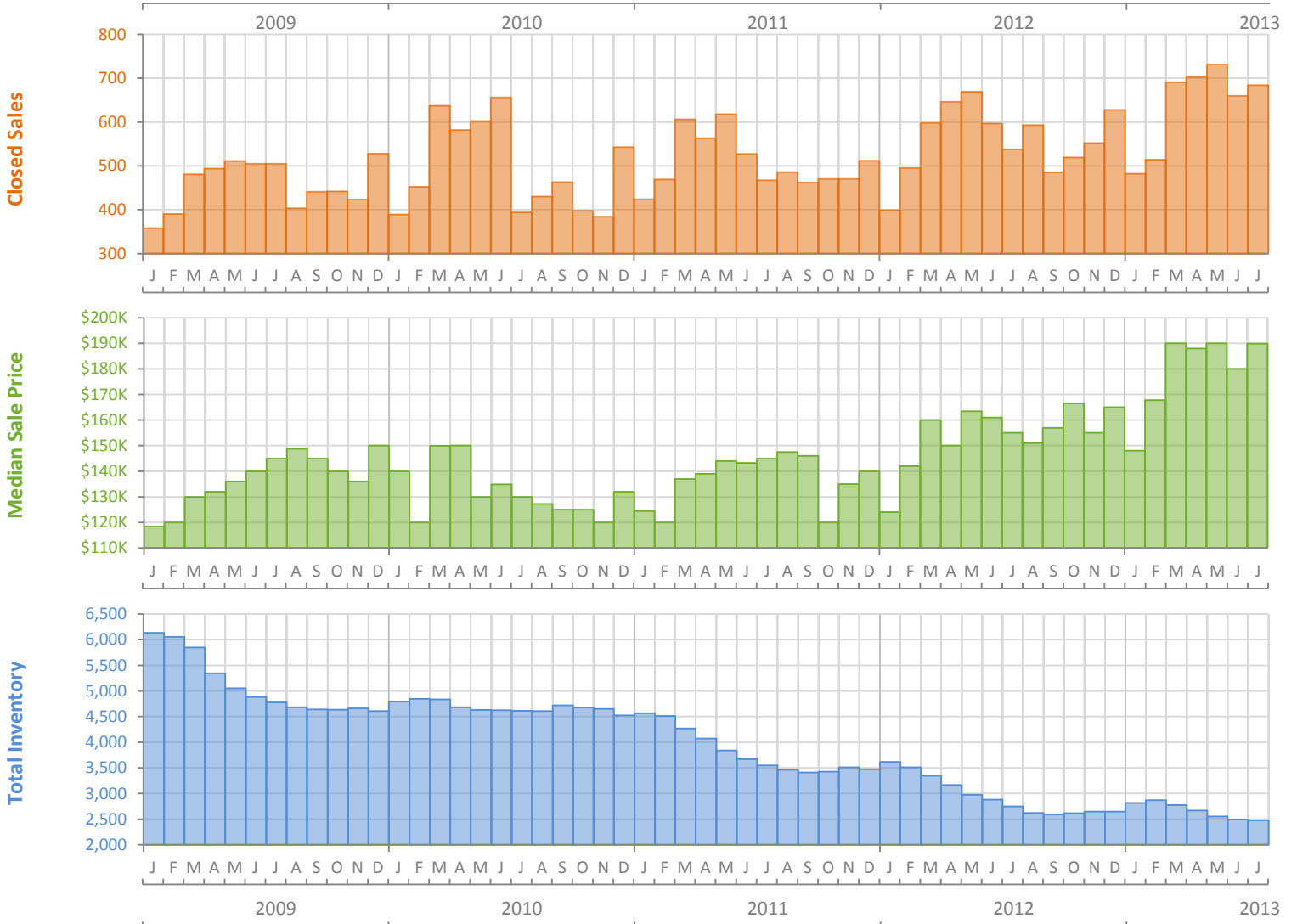
# Monthly Market Summary - July 2013

## Single Family Homes

### Sarasota County



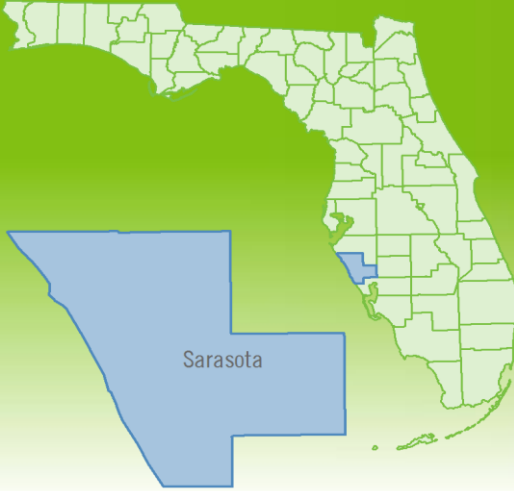
	July 2013	July 2012	Percent Change Year-over-Year
Closed Sales	684	538	27.1%
Cash Sales	349	284	22.9%
New Pending Sales	599	565	6.0%
New Listings	808	701	15.3%
Median Sale Price	\$189,900	\$155,000	22.5%
Average Sale Price	\$295,795	\$244,431	21.0%
Median Days on Market	52	42	23.8%
Avg. Percent of Original List Price Received	93.4%	91.1%	2.5%
Pending Inventory	1,168	(No Data)	N/A
Inventory (Active Listings)	2,478	2,748	-9.8%
Months Supply of Inventory	4.1	5.2	-21.0%



# Monthly Distressed Market - July 2013

## Single Family Homes

### Sarasota County



		July 2013	July 2012	Percent Change Year-over-Year
Traditional	Closed Sales	504	348	44.8%
	Median Sale Price	\$230,000	\$200,000	15.0%
Foreclosure/REO	Closed Sales	107	78	37.2%
	Median Sale Price	\$106,000	\$82,000	29.3%
Short Sale	Closed Sales	73	112	-34.8%
	Median Sale Price	\$125,000	\$98,000	27.6%

