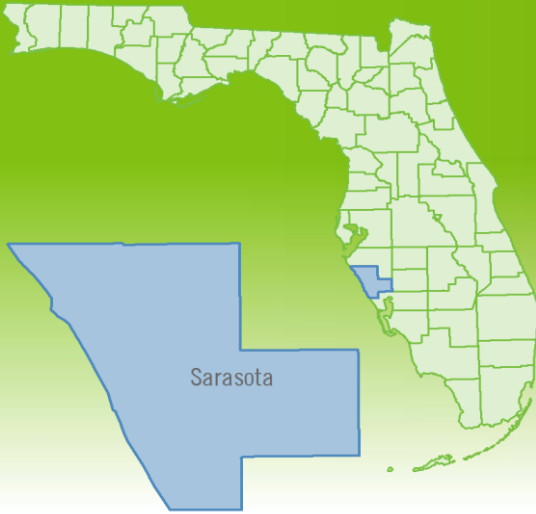


Monthly Market Summary - July 2014

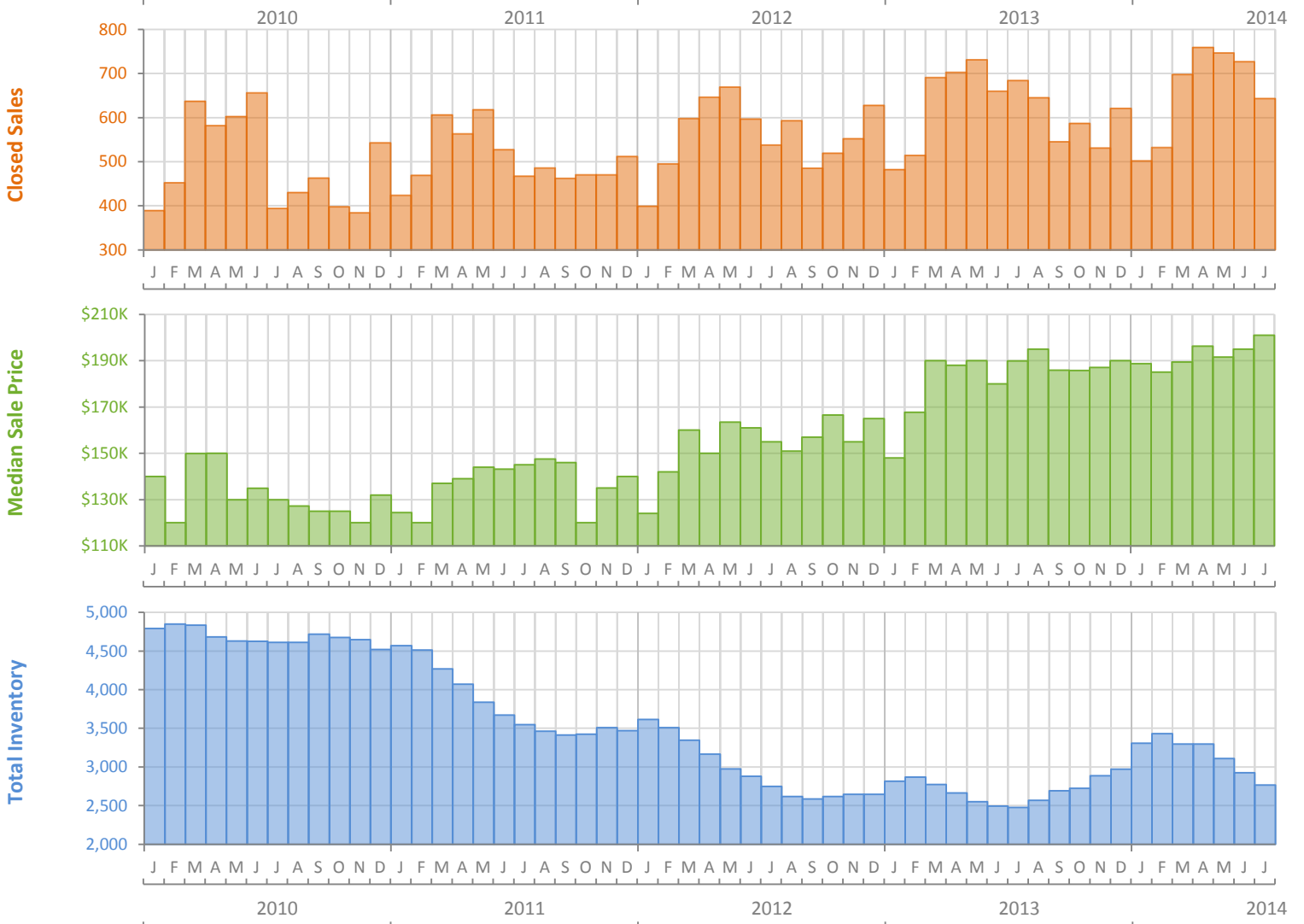
Single Family Homes

Sarasota County



	July 2014	July 2013	Percent Change Year-over-Year
Closed Sales	643	684	-6.0%
Cash Sales	283	349	-18.9%
New Pending Sales	593	599	-1.0%
New Listings	813	808	0.6%
Median Sale Price	\$201,000	\$189,900	5.8%
Average Sale Price	\$302,394	\$295,795	2.2%
Median Days on Market	88*	52	69.2%
Avg. Percent of Original List Price Received	92.2%	93.4%	-1.3%
Pending Inventory	1,049	1,168	-10.2%
Inventory (Active Listings)	2,765	2,478	11.6%
Months Supply of Inventory	4.4	4.1	7.2%

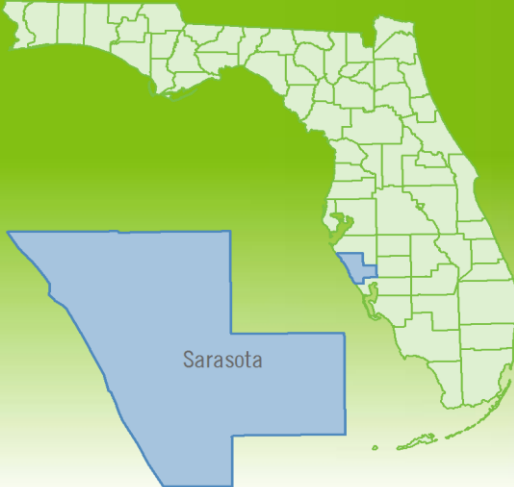
*** due to an MLS software change, this number is under review and may be adjusted in the future**



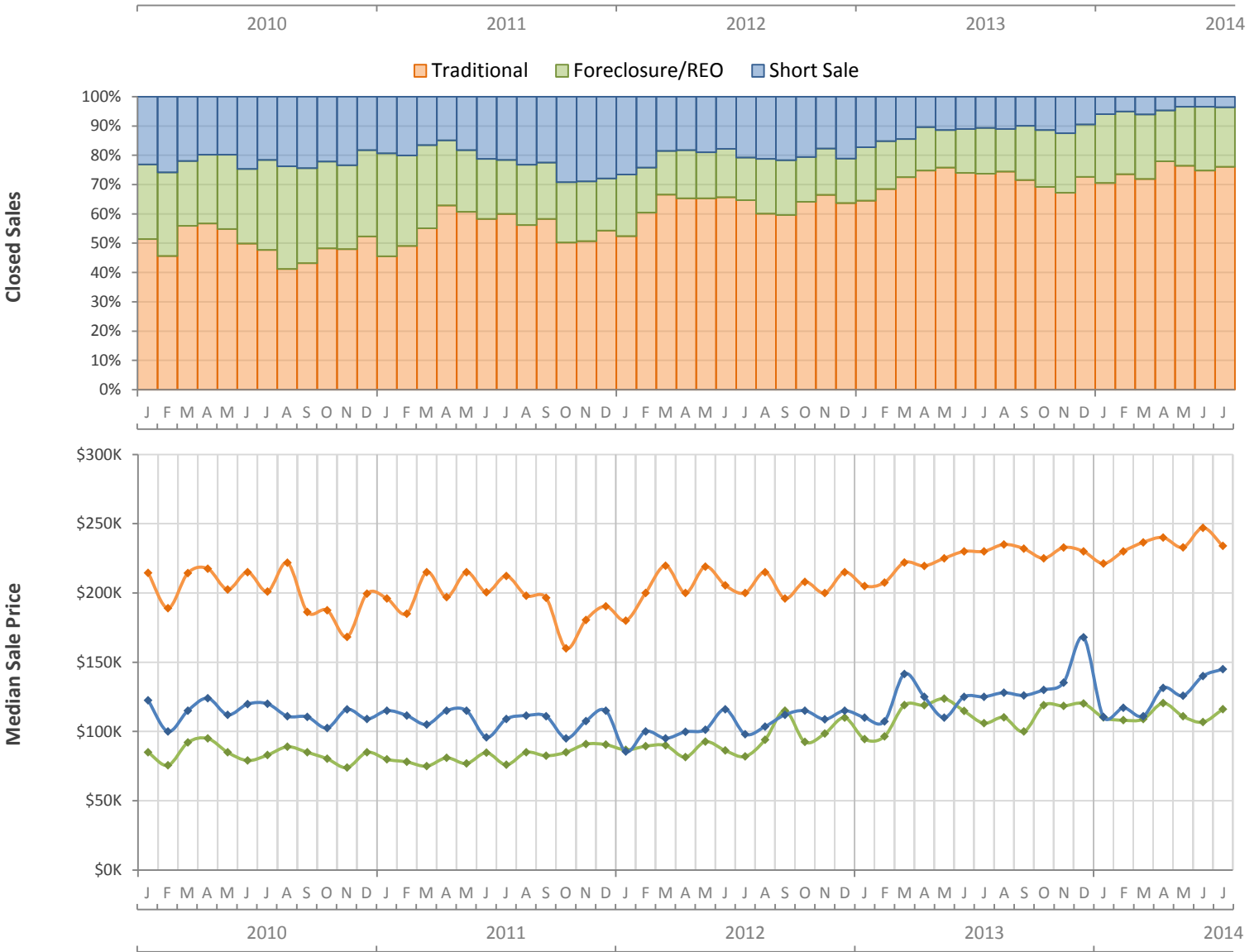
Monthly Distressed Market - July 2014

Single Family Homes

Sarasota County



		July 2014	July 2013	Percent Change Year-over-Year
Traditional	Closed Sales	489	504	-3.0%
	Median Sale Price	\$234,000	\$230,000	1.7%
Foreclosure/REO	Closed Sales	131	107	22.4%
	Median Sale Price	\$116,100	\$106,000	9.5%
Short Sale	Closed Sales	23	73	-68.5%
	Median Sale Price	\$145,000	\$125,000	16.0%



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.