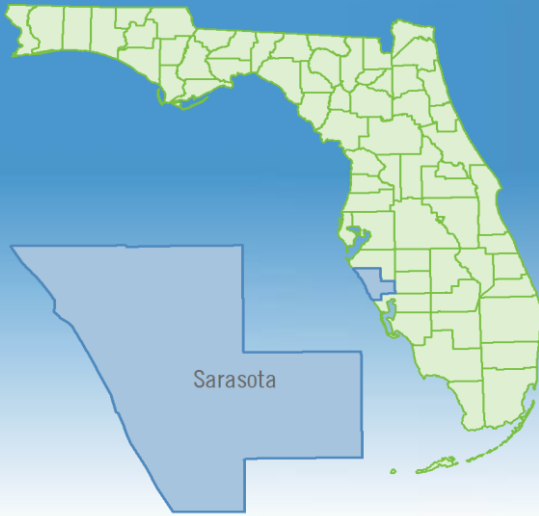


Monthly Market Summary - July 2014

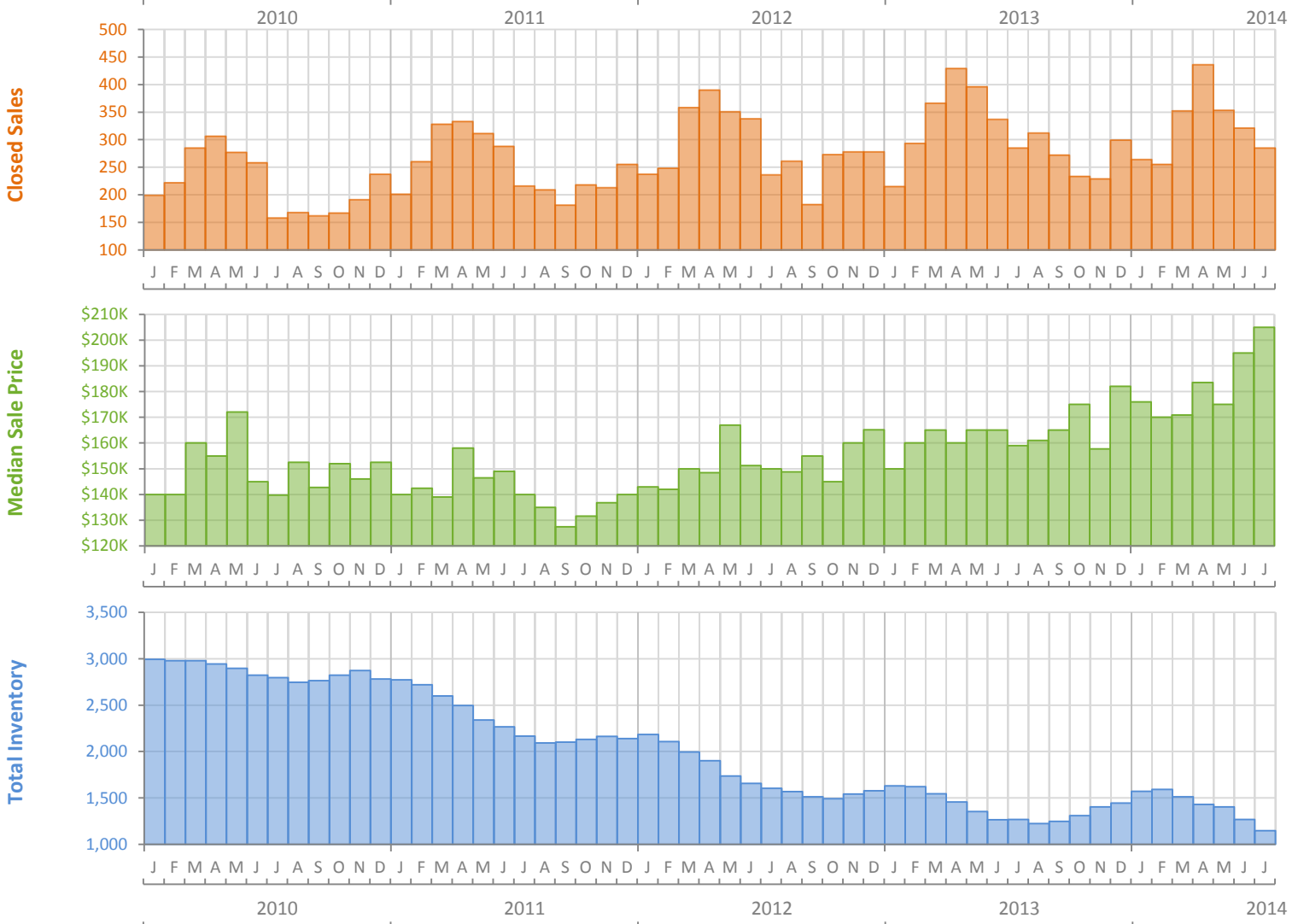
Townhouses and Condos

Sarasota County



	July 2014	July 2013	Percent Change Year-over-Year
Closed Sales	285	285	0.0%
Cash Sales	184	190	-3.2%
New Pending Sales	241	250	-3.6%
New Listings	283	340	-16.8%
Median Sale Price	\$205,000	\$159,000	28.9%
Average Sale Price	\$315,677	\$274,224	15.1%
Median Days on Market	86*	67	28.4%
Avg. Percent of Original List Price Received	92.3%	92.0%	0.3%
Pending Inventory	367	415	-11.6%
Inventory (Active Listings)	1,147	1,269	-9.6%
Months Supply of Inventory	3.8	4.2	-10.1%

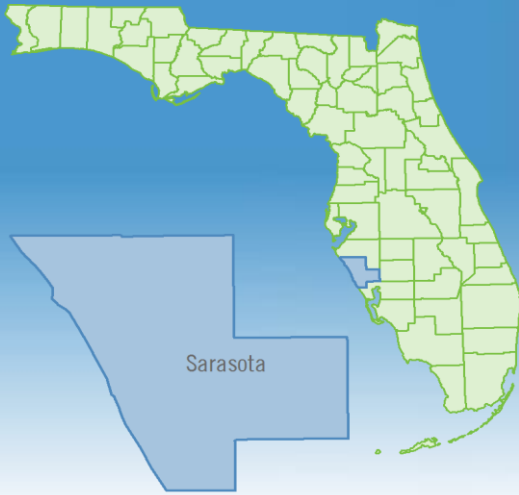
* due to an MLS software change, this number is under review and may be adjusted in the future



Monthly Distressed Market - July 2014

Townhouses and Condos

Sarasota County



		July 2014	July 2013	Percent Change Year-over-Year
Traditional	Closed Sales	256	240	6.7%
	Median Sale Price	\$210,000	\$179,500	17.0%
Foreclosure/REO	Closed Sales	23	21	9.5%
	Median Sale Price	\$111,100	\$97,000	14.5%
Short Sale	Closed Sales	6	24	-75.0%
	Median Sale Price	\$181,000	\$111,000	63.1%

