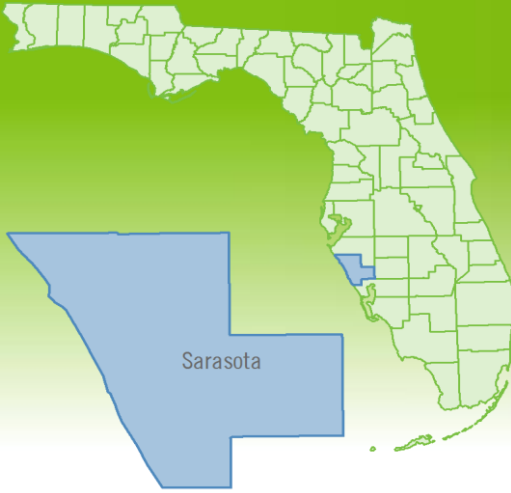


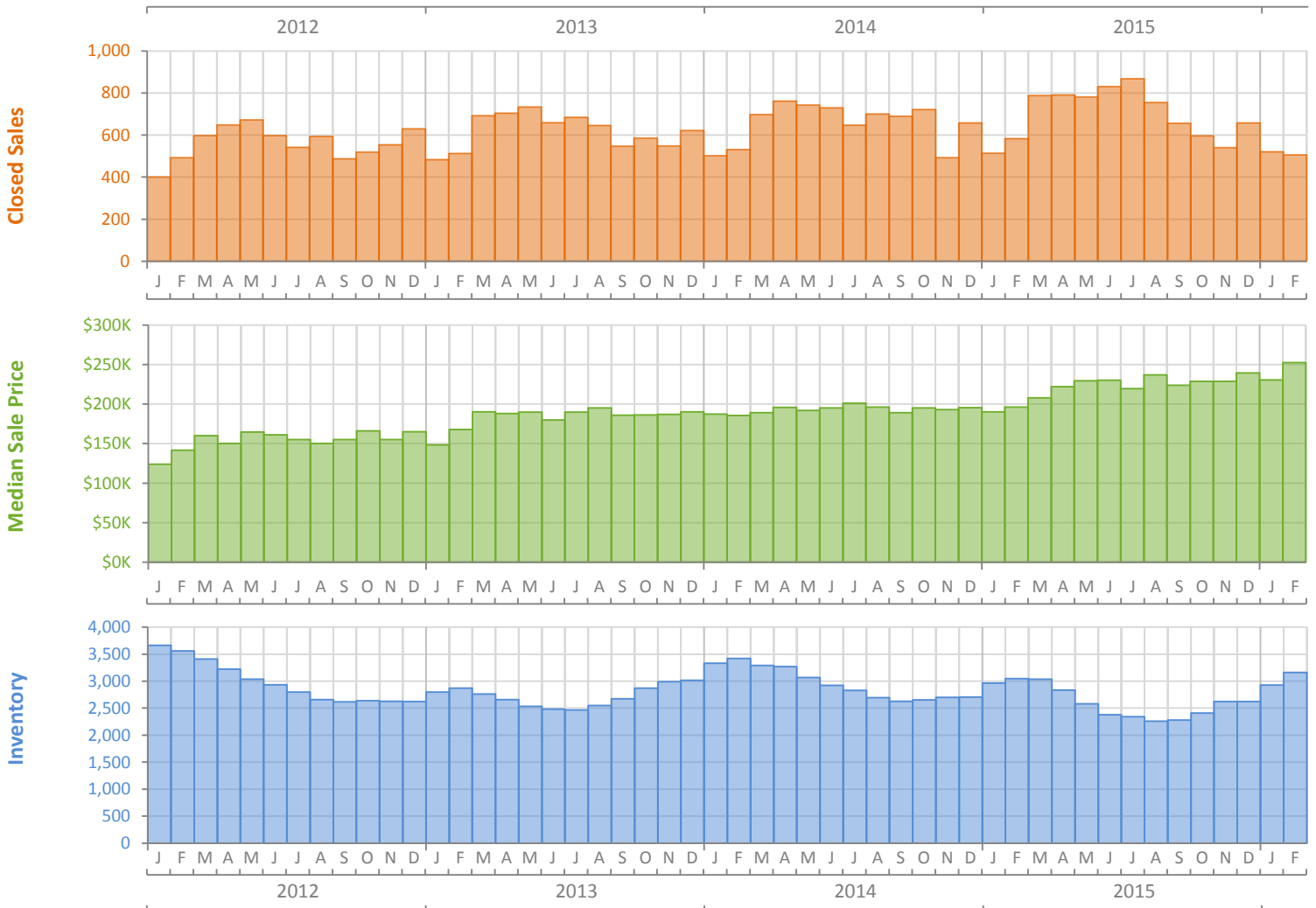
Monthly Market Summary - February 2016

Single Family Homes

Sarasota County



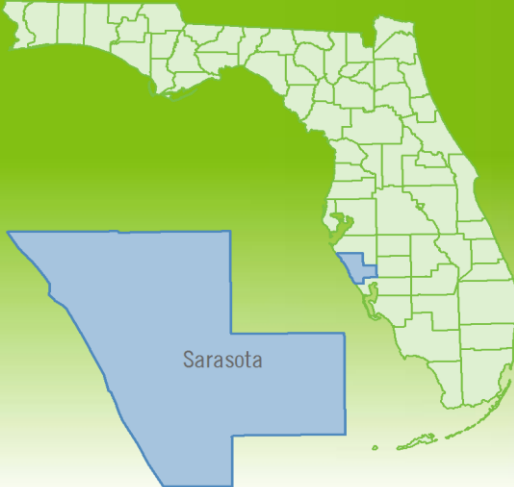
	February 2016	February 2015	Percent Change Year-over-Year
Closed Sales	506	583	-13.2%
Paid in Cash	240	296	-18.9%
Median Sale Price	\$252,250	\$196,000	28.7%
Average Sale Price	\$376,318	\$296,512	26.9%
Dollar Volume	\$190.4 Million	\$172.9 Million	10.2%
Med. Pct. of Orig. List Price Received	95.4%	94.5%	1.0%
Median Time to Contract	40 Days	49 Days	-18.4%
Median Time to Sale	92 Days	90 Days	2.2%
New Pending Sales	558	661	-15.6%
New Listings	1,050	914	14.9%
Pending Inventory	933	1,051	-11.2%
Inventory (Active Listings)	3,160	3,046	3.7%
Months Supply of Inventory	4.6	4.6	0.0%



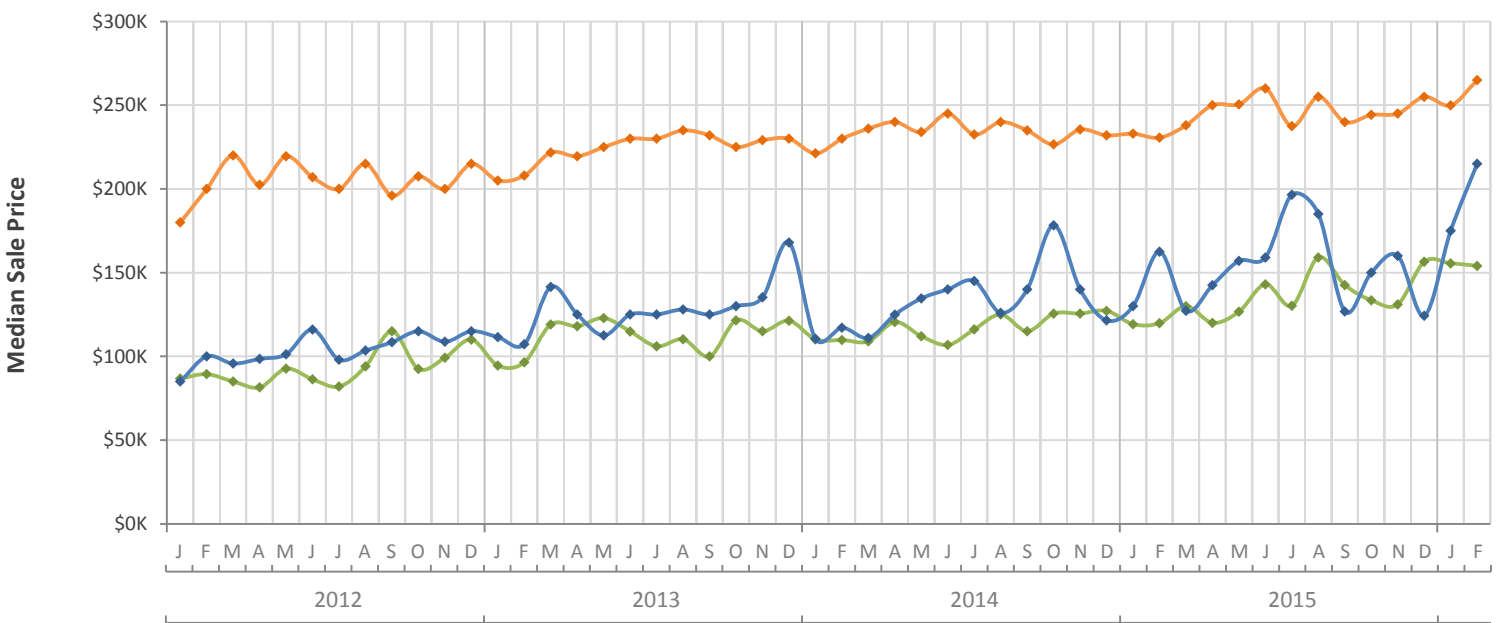
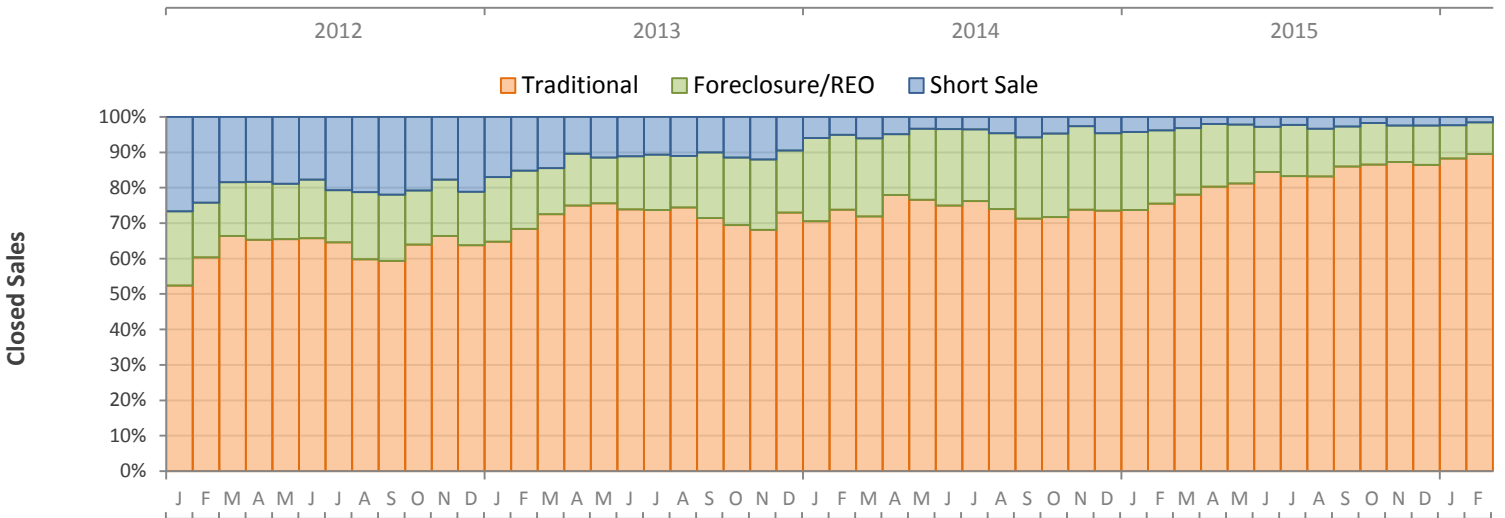
Monthly Distressed Market - February 2016

Single Family Homes

Sarasota County



		February 2016	February 2015	Percent Change Year-over-Year
Traditional	Closed Sales	453	440	3.0%
	Median Sale Price	\$265,000	\$230,625	14.9%
Foreclosure/REO	Closed Sales	45	121	-62.8%
	Median Sale Price	\$154,000	\$119,800	28.5%
Short Sale	Closed Sales	8	22	-63.6%
	Median Sale Price	\$215,000	\$162,500	32.3%



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 Monday, March 21, 2016. Historical data revised on Friday, February 26, 2016. Next data release is Wednesday, April 20, 2016.