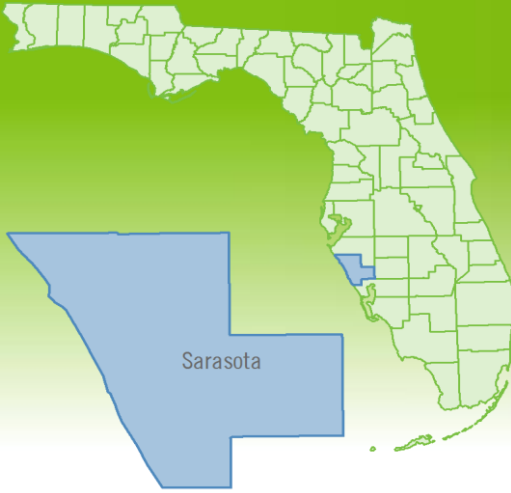


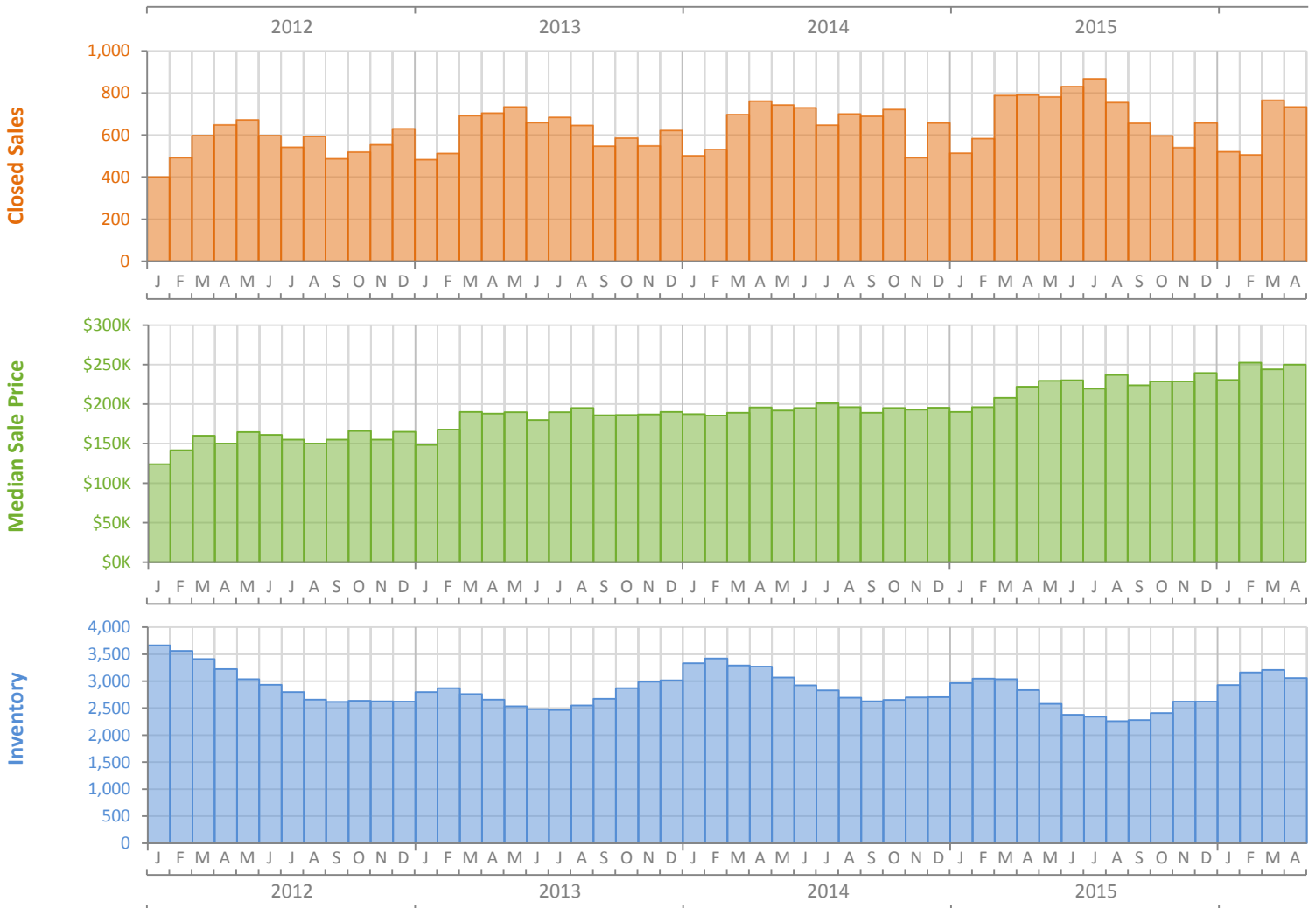
Monthly Market Summary - April 2016

Single Family Homes

Sarasota County



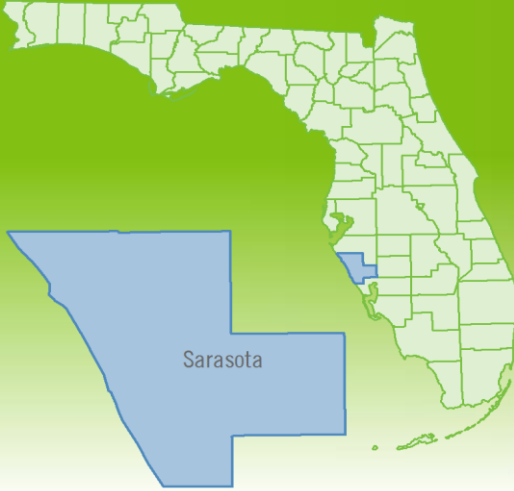
	April 2016	April 2015	Percent Change Year-over-Year
Closed Sales	733	791	-7.3%
Paid in Cash	298	384	-22.4%
Median Sale Price	\$250,000	\$221,990	12.6%
Average Sale Price	\$332,692	\$320,842	3.7%
Dollar Volume	\$243.9 Million	\$253.8 Million	-3.9%
Med. Pct. of Orig. List Price Received	95.1%	95.1%	0.0%
Median Time to Contract	35 Days	35 Days	0.0%
Median Time to Sale	86 Days	81 Days	6.2%
New Pending Sales	586	752	-22.1%
New Listings	810	828	-2.2%
Pending Inventory	947	1,138	-16.8%
Inventory (Active Listings)	3,059	2,833	8.0%
Months Supply of Inventory	4.5	4.2	7.1%



Monthly Distressed Market - April 2016

Single Family Homes

Sarasota County



		April 2016	April 2015	Percent Change Year-over-Year
Traditional	Closed Sales	677	635	6.6%
	Median Sale Price	\$255,000	\$250,000	2.0%
Foreclosure/REO	Closed Sales	41	140	-70.7%
	Median Sale Price	\$156,900	\$120,000	30.8%
Short Sale	Closed Sales	15	16	-6.3%
	Median Sale Price	\$174,000	\$142,500	22.1%

