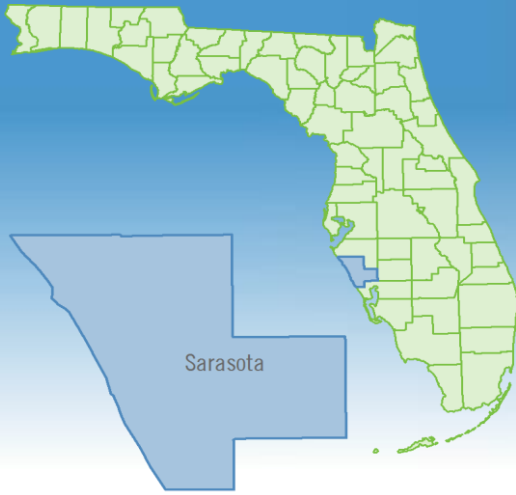


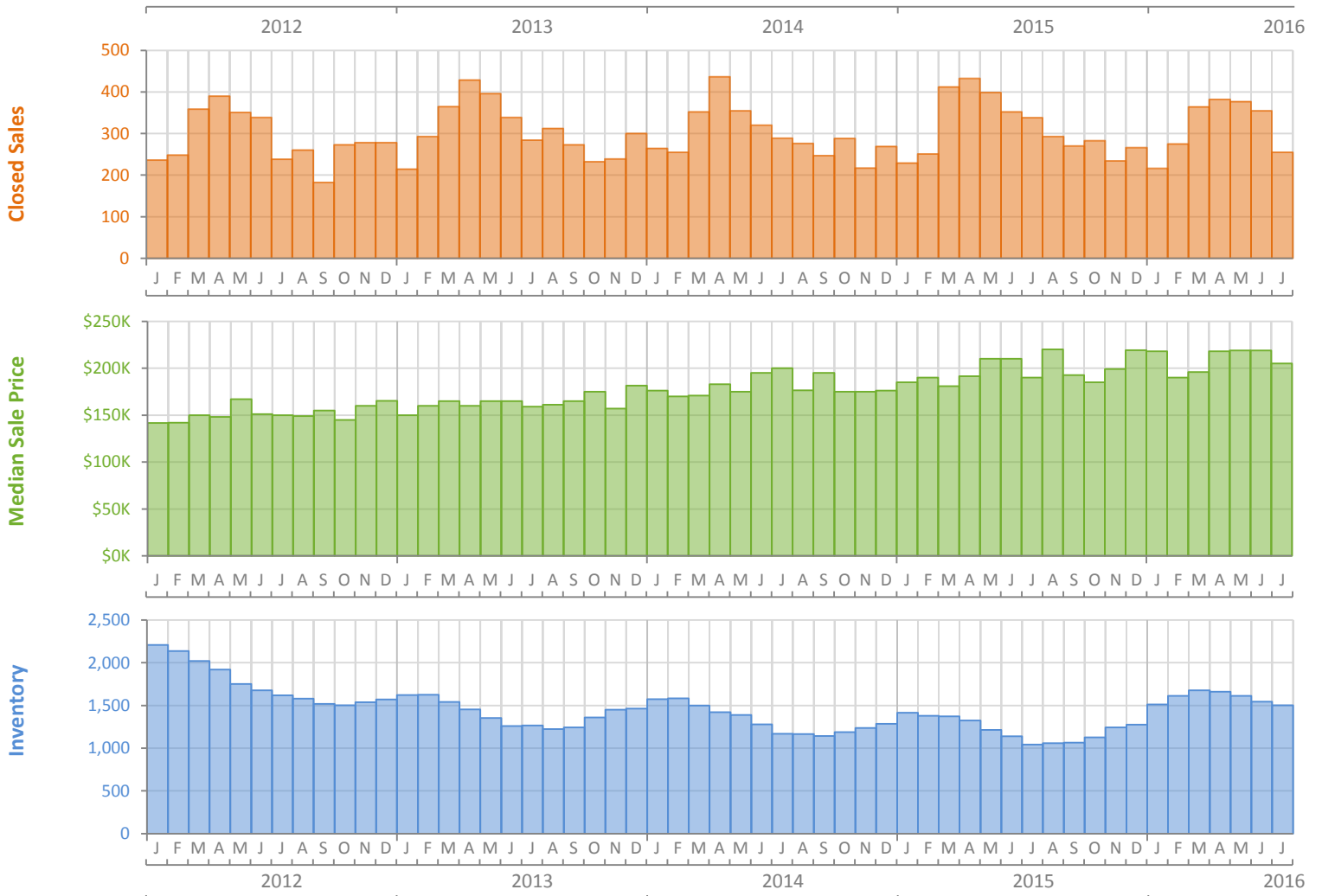
# Monthly Market Summary - July 2016

## Townhouses and Condos

### Sarasota County



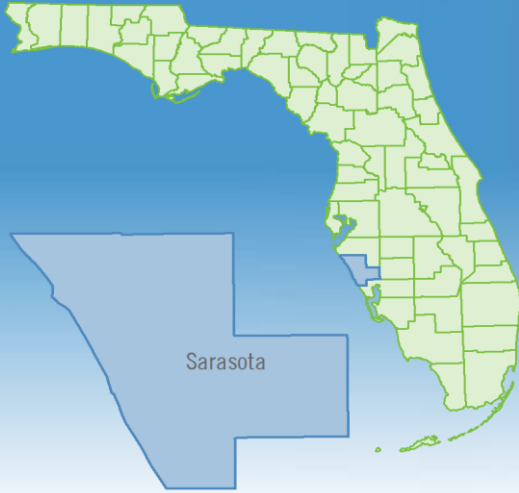
	July 2016	July 2015	Percent Change Year-over-Year
Closed Sales	255	338	-24.6%
Paid in Cash	151	203	-25.6%
Median Sale Price	\$205,000	\$190,000	7.9%
Average Sale Price	\$325,238	\$275,700	18.0%
Dollar Volume	\$82.9 Million	\$93.2 Million	-11.0%
Med. Pct. of Orig. List Price Received	95.0%	94.7%	0.3%
Median Time to Contract	58 Days	49 Days	18.4%
Median Time to Sale	105 Days	99 Days	6.1%
New Pending Sales	205	255	-19.6%
New Listings	316	256	23.4%
Pending Inventory	371	409	-9.3%
Inventory (Active Listings)	1,504	1,041	44.5%
Months Supply of Inventory	5.1	3.4	50.0%



# Monthly Distressed Market - July 2016

## Townhouses and Condos

### Sarasota County



		July 2016	July 2015	Percent Change Year-over-Year
Traditional	Closed Sales	248	315	-21.3%
	Median Sale Price	\$207,500	\$199,900	3.8%
Foreclosure/REO	Closed Sales	5	21	-76.2%
	Median Sale Price	\$100,000	\$84,900	17.8%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$126,500	\$407,500	-69.0%

