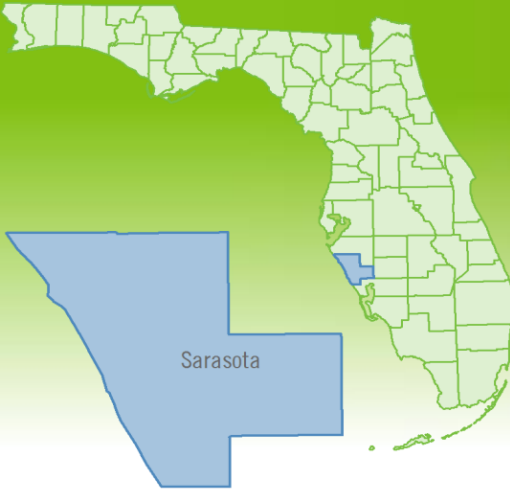


Yearly Market Summary - 2017

Single Family Homes

Sarasota County



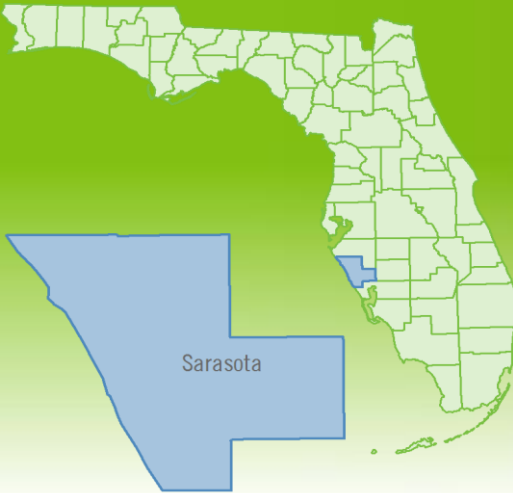
	2017	2016	Percent Change Year-over-Year
Closed Sales	7,912	7,825	1.1%
Paid in Cash	2,981	3,135	-4.9%
Median Sale Price	\$269,000	\$250,050	7.6%
Average Sale Price	\$369,506	\$346,366	6.7%
Dollar Volume	\$2.9 Billion	\$2.7 Billion	7.9%
Med. Pct. of Orig. List Price Received	95.2%	95.5%	-0.3%
Median Time to Contract	47 Days	39 Days	20.5%
Median Time to Sale	95 Days	89 Days	6.7%
New Pending Sales	8,418	8,253	2.0%
New Listings	9,854	10,201	-3.4%
Pending Inventory	741	766	-3.3%
Inventory (Active Listings)	2,693	2,941	-8.4%
Months Supply of Inventory	4.1	4.5	-8.9%



Yearly Distressed Market - 2017

Single Family Homes

Sarasota County



		2017	2016	Percent Change Year-over-Year
Traditional	Closed Sales	7,544	7,230	4.3%
	Median Sale Price	\$273,750	\$258,900	5.7%
Foreclosure/REO	Closed Sales	289	479	-39.7%
	Median Sale Price	\$172,900	\$159,900	8.1%
Short Sale	Closed Sales	79	116	-31.9%
	Median Sale Price	\$209,500	\$172,500	21.4%

