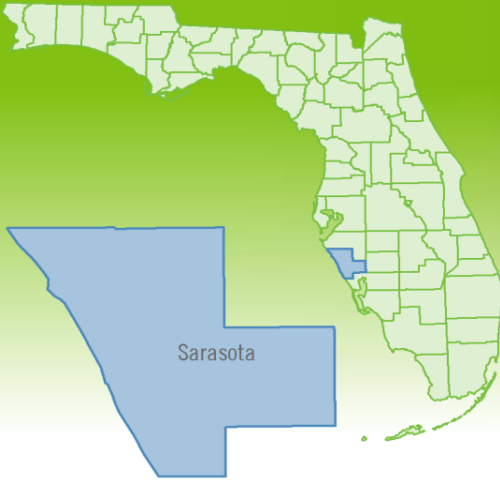


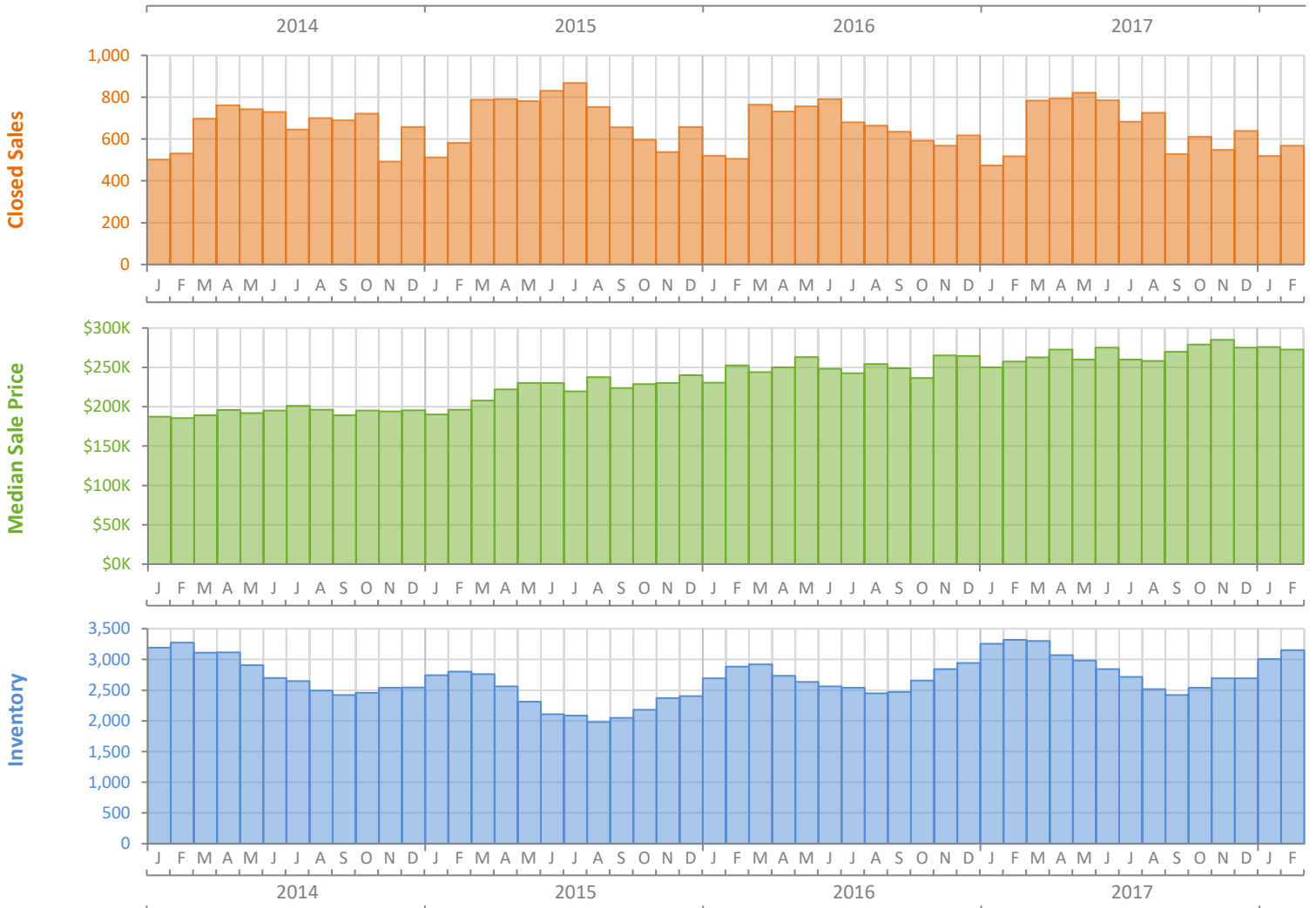
Monthly Market Summary - February 2018

Single Family Homes

Sarasota County



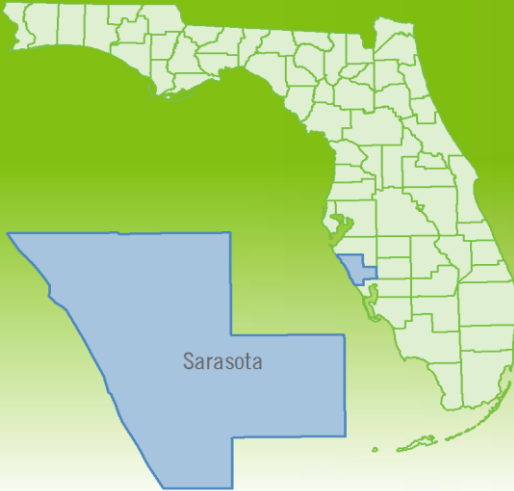
	February 2018	February 2017	Percent Change Year-over-Year
Closed Sales	569	518	9.8%
Paid in Cash	263	218	20.6%
Median Sale Price	\$272,500	\$257,500	5.8%
Average Sale Price	\$398,148	\$389,011	2.3%
Dollar Volume	\$226.5 Million	\$201.5 Million	12.4%
Med. Pct. of Orig. List Price Received	95.5%	95.0%	0.5%
Median Time to Contract	46 Days	49 Days	-6.1%
Median Time to Sale	91 Days	94 Days	-3.2%
New Pending Sales	818	790	3.5%
New Listings	1,036	950	9.1%
Pending Inventory	1,156	1,218	-5.1%
Inventory (Active Listings)	3,151	3,318	-5.0%
Months Supply of Inventory	4.7	5.1	-7.8%



Monthly Distressed Market - February 2018

Single Family Homes

Sarasota County



		February 2018	February 2017	Percent Change Year-over-Year
Traditional	Closed Sales	549	481	14.1%
	Median Sale Price	\$273,000	\$262,000	4.2%
Foreclosure/REO	Closed Sales	18	28	-35.7%
	Median Sale Price	\$260,550	\$155,100	68.0%
Short Sale	Closed Sales	2	9	-77.8%
	Median Sale Price	\$149,450	\$265,000	-43.6%

