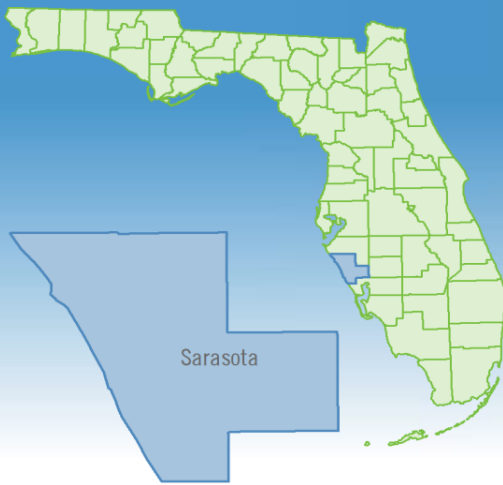


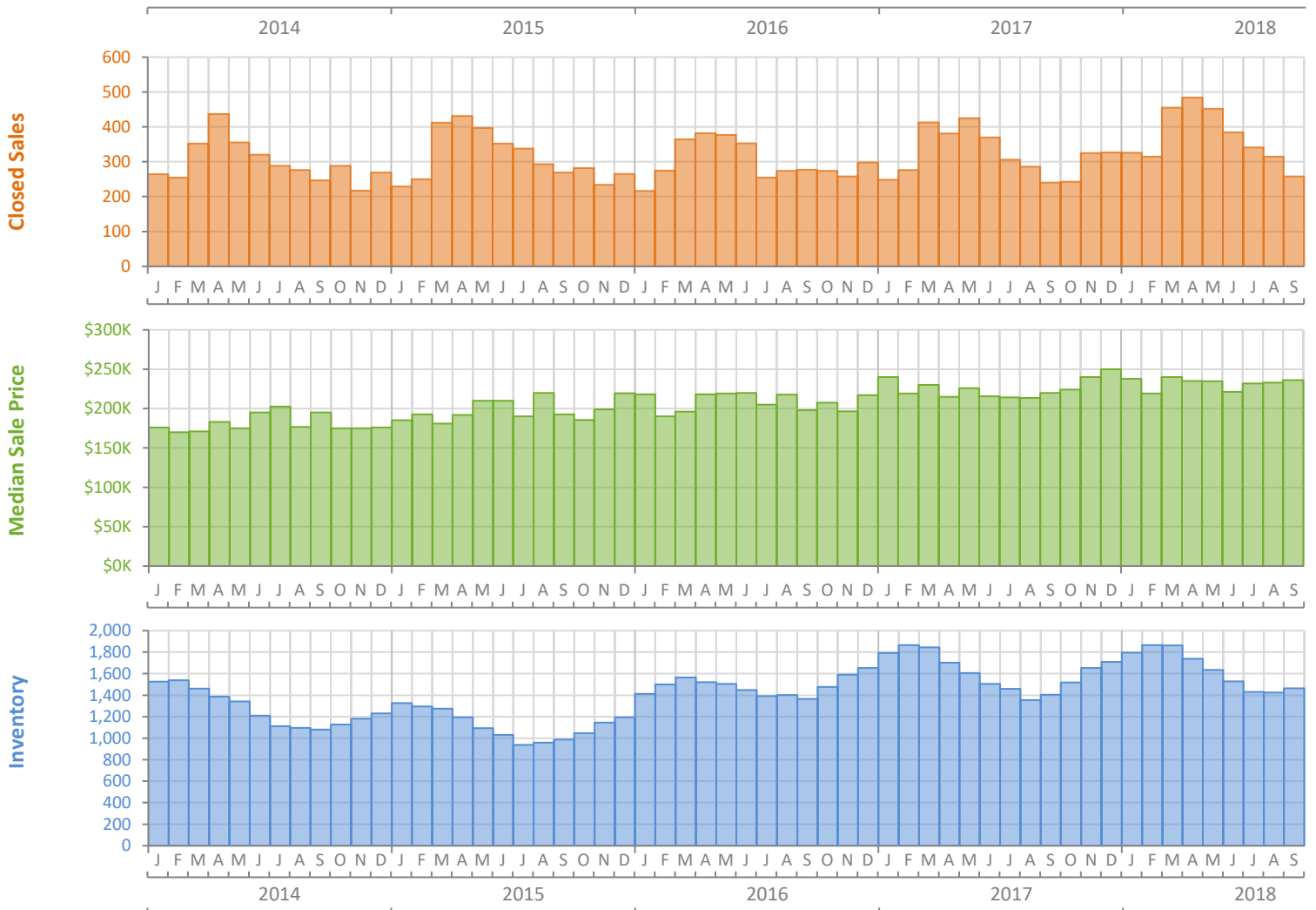
Monthly Market Summary - September 2018

Townhouses and Condos

Sarasota County



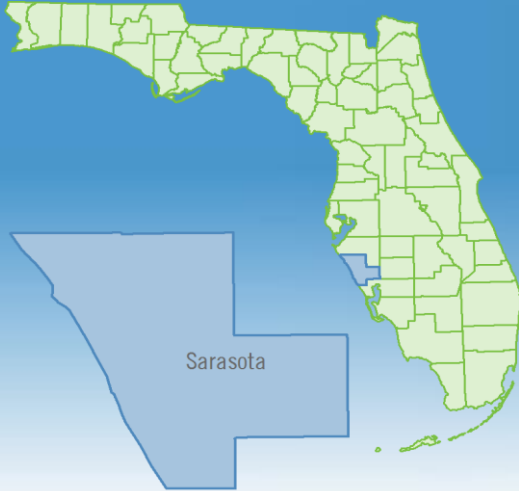
	September 2018	September 2017	Percent Change Year-over-Year
Closed Sales	258	240	7.5%
Paid in Cash	140	135	3.7%
Median Sale Price	\$236,248	\$220,000	7.4%
Average Sale Price	\$311,829	\$314,206	-0.8%
Dollar Volume	\$80.5 Million	\$75.4 Million	6.7%
Med. Pct. of Orig. List Price Received	94.6%	94.2%	0.4%
Median Time to Contract	52 Days	61 Days	-14.8%
Median Time to Sale	103 Days	110 Days	-6.4%
New Pending Sales	260	185	40.5%
New Listings	365	282	29.4%
Pending Inventory	471	400	17.8%
Inventory (Active Listings)	1,463	1,404	4.2%
Months Supply of Inventory	4.2	4.5	-6.7%



Monthly Distressed Market - September 2018

Townhouses and Condos

Sarasota County



		September 2018	September 2017	Percent Change Year-over-Year
Traditional	Closed Sales	257	235	9.4%
	Median Sale Price	\$235,865	\$220,000	7.2%
Foreclosure/REO	Closed Sales	0	4	-100.0%
	Median Sale Price	(No Sales)	\$168,950	N/A
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$270,000	\$387,000	-30.2%

