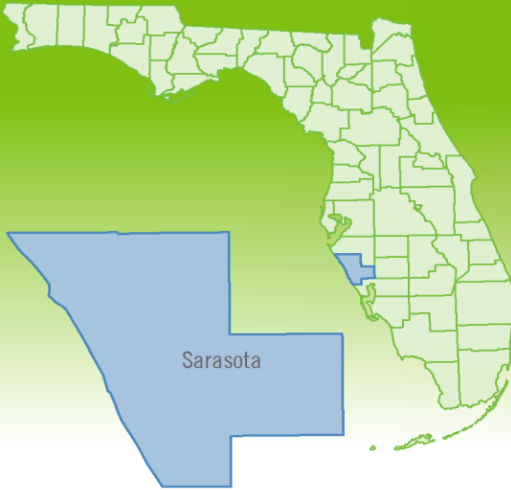


Yearly Market Summary - 2018

Single Family Homes

Sarasota County



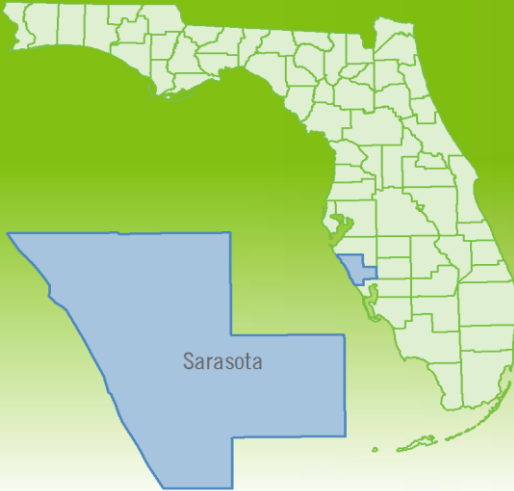
	2018	2017	Percent Change Year-over-Year
Closed Sales	7,952	7,912	0.5%
Paid in Cash	2,968	2,981	-0.4%
Median Sale Price	\$282,500	\$269,000	5.0%
Average Sale Price	\$386,567	\$369,506	4.6%
Dollar Volume	\$3.1 Billion	\$2.9 Billion	5.1%
Med. Pct. of Orig. List Price Received	95.3%	95.2%	0.1%
Median Time to Contract	44 Days	47 Days	-6.4%
Median Time to Sale	89 Days	95 Days	-6.3%
New Pending Sales	8,320	8,412	-1.1%
New Listings	10,378	9,868	5.2%
Pending Inventory	652	741	-12.0%
Inventory (Active Listings)	3,148	2,693	16.9%
Months Supply of Inventory	4.8	4.1	17.1%



Yearly Distressed Market - 2018

Single Family Homes

Sarasota County



		2018	2017	Percent Change Year-over-Year
Traditional	Closed Sales	7,731	7,544	2.5%
	Median Sale Price	\$285,000	\$273,750	4.1%
Foreclosure/REO	Closed Sales	174	289	-39.8%
	Median Sale Price	\$194,500	\$172,900	12.5%
Short Sale	Closed Sales	47	79	-40.5%
	Median Sale Price	\$170,000	\$209,500	-18.9%

