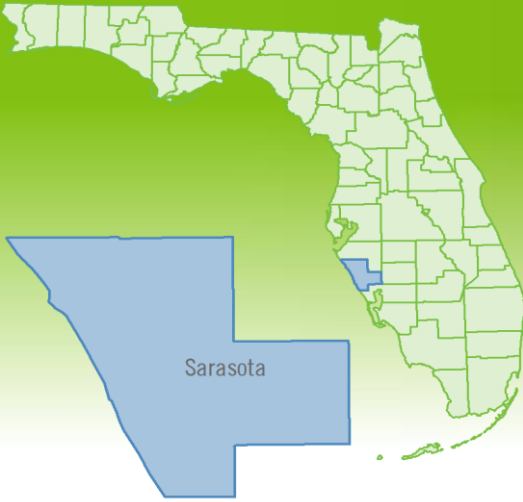


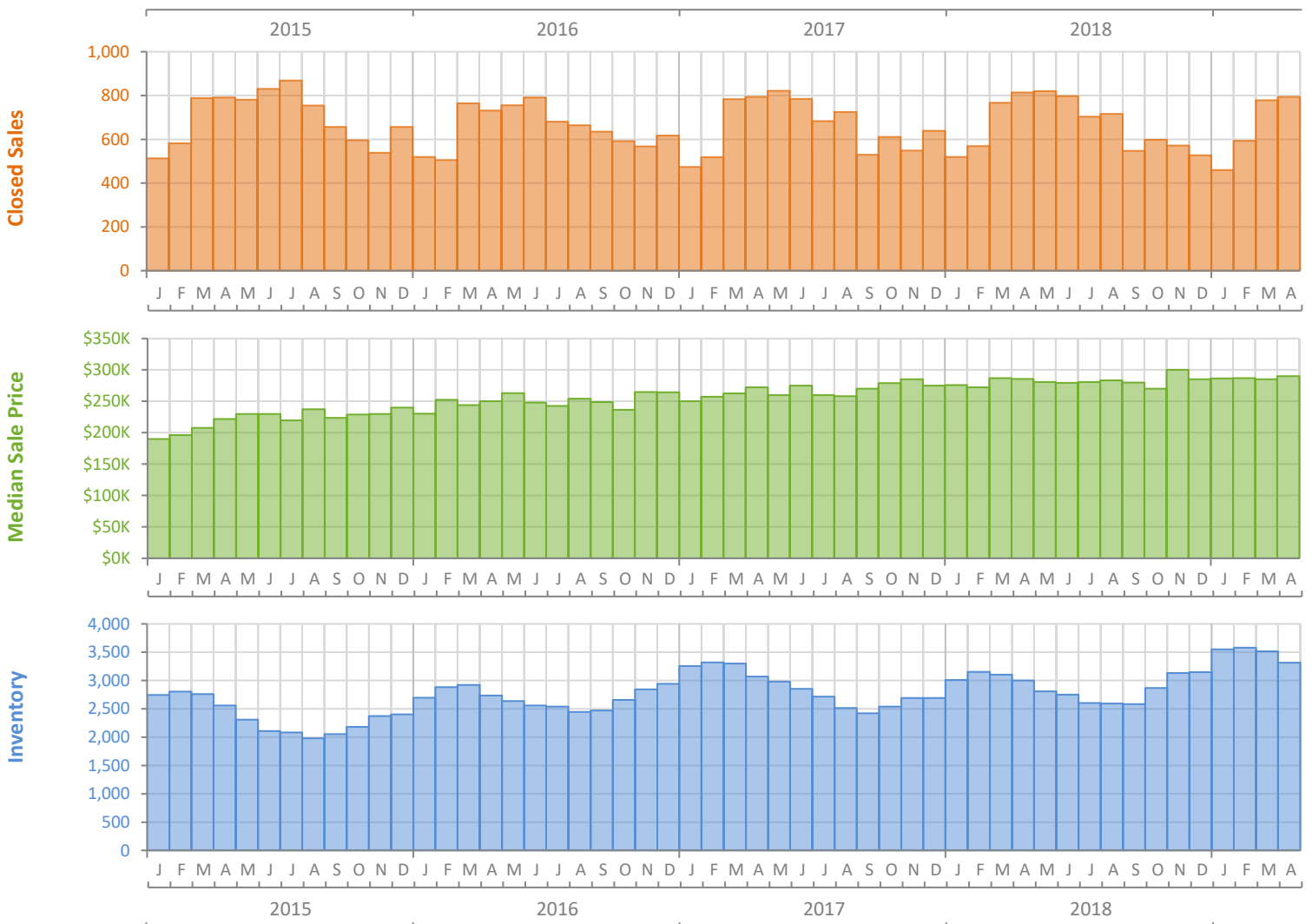
Monthly Market Summary - April 2019

Single Family Homes

Sarasota County



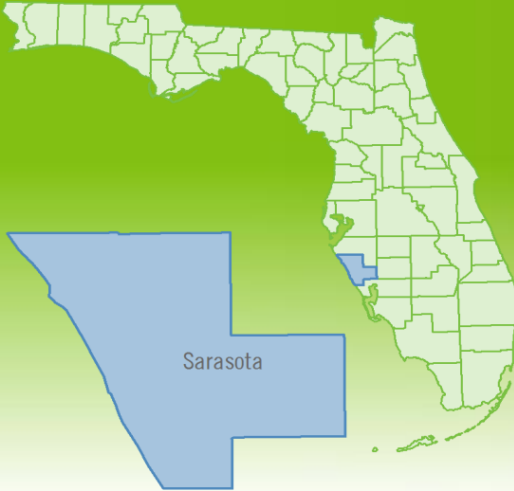
	April 2019	April 2018	Percent Change Year-over-Year
Closed Sales	793	814	-2.6%
Paid in Cash	293	313	-6.4%
Median Sale Price	\$290,000	\$285,650	1.5%
Average Sale Price	\$417,774	\$417,923	0.0%
Dollar Volume	\$331.3 Million	\$340.2 Million	-2.6%
Med. Pct. of Orig. List Price Received	94.4%	95.2%	-0.8%
Median Time to Contract	55 Days	40 Days	37.5%
Median Time to Sale	96 Days	85 Days	12.9%
New Pending Sales	892	828	7.7%
New Listings	833	853	-2.3%
Pending Inventory	1,293	1,234	4.8%
Inventory (Active Listings)	3,313	3,002	10.4%
Months Supply of Inventory	5.0	4.5	11.1%



Monthly Distressed Market - April 2019

Single Family Homes

Sarasota County



		April 2019	April 2018	Percent Change Year-over-Year
Traditional	Closed Sales	776	798	-2.8%
	Median Sale Price	\$290,000	\$289,588	0.1%
Foreclosure/REO	Closed Sales	14	9	55.6%
	Median Sale Price	\$198,500	\$147,000	35.0%
Short Sale	Closed Sales	3	7	-57.1%
	Median Sale Price	\$225,000	\$165,000	36.4%

