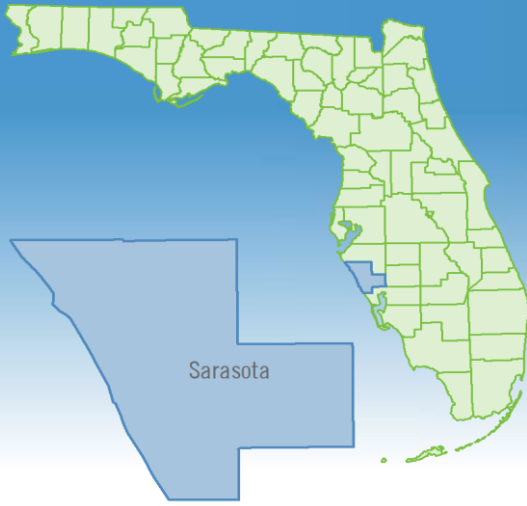


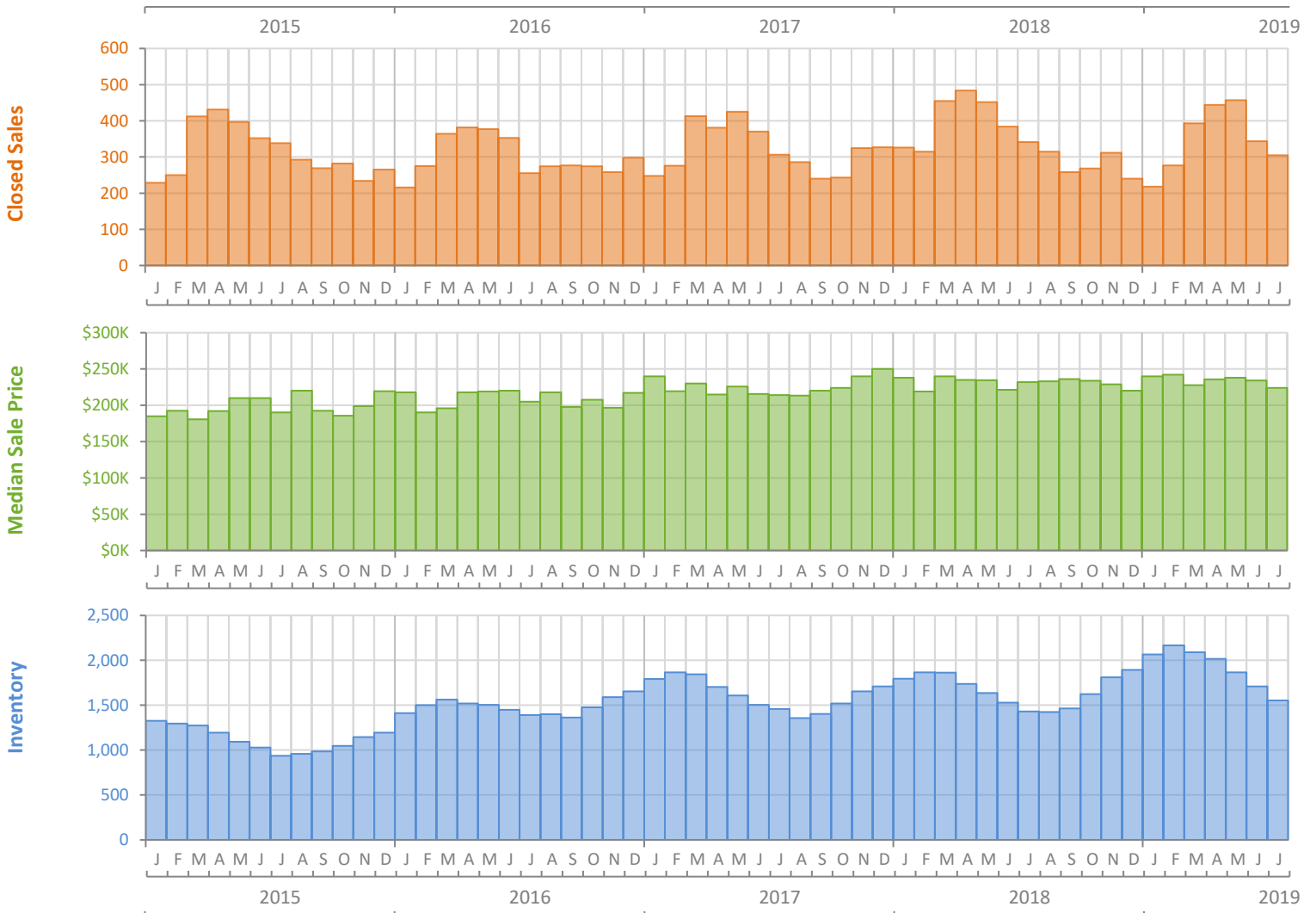
Monthly Market Summary - July 2019

Townhouses and Condos

Sarasota County



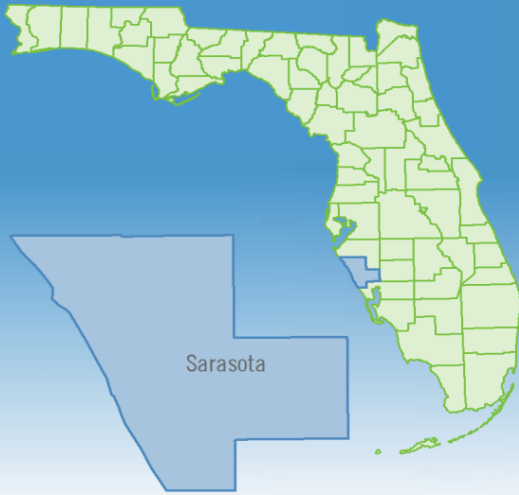
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	305	341	-10.6%
Paid in Cash	162	193	-16.1%
Median Sale Price	\$224,000	\$232,000	-3.4%
Average Sale Price	\$307,526	\$331,241	-7.2%
Dollar Volume	\$93.8 Million	\$113.0 Million	-17.0%
Med. Pct. of Orig. List Price Received	94.4%	94.4%	0.0%
Median Time to Contract	79 Days	63 Days	25.4%
Median Time to Sale	125 Days	102 Days	22.5%
New Pending Sales	305	308	-1.0%
New Listings	315	341	-7.6%
Pending Inventory	556	524	6.1%
Inventory (Active Listings)	1,552	1,431	8.5%
Months Supply of Inventory	4.9	4.1	19.5%



Monthly Distressed Market - July 2019

Townhouses and Condos

Sarasota County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	303	339	-10.6%
	Median Sale Price	\$224,000	\$232,000	-3.4%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	\$156,450	\$222,125	-29.6%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

