

Monthly Market Summary - July 2014

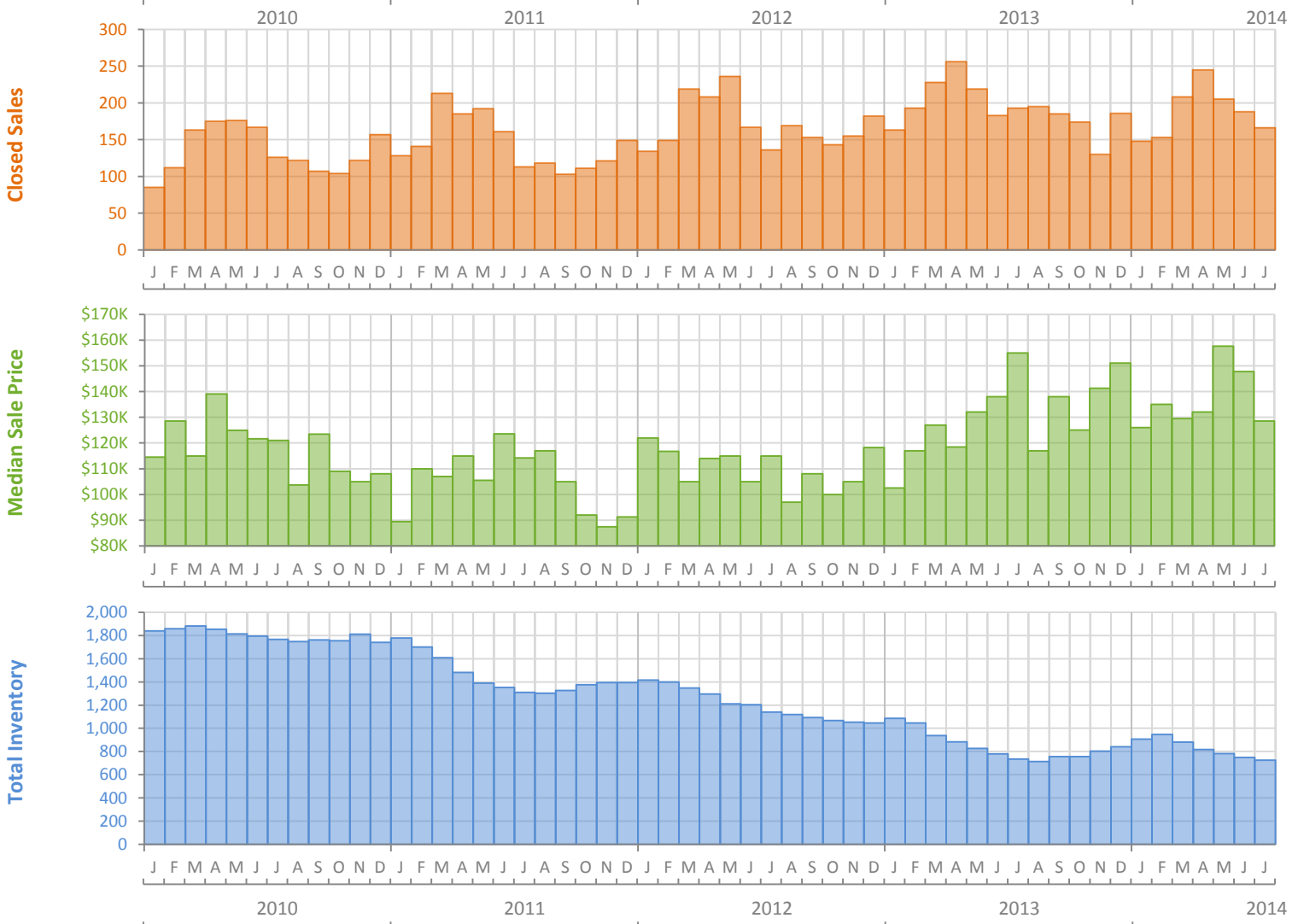
Townhouses and Condos

Manatee County



	July 2014	July 2013	Percent Change Year-over-Year
Closed Sales	166	193	-14.0%
Cash Sales	115	114	0.9%
New Pending Sales	161	178	-9.6%
New Listings	224	201	11.4%
Median Sale Price	\$128,500	\$155,000	-17.1%
Average Sale Price	\$167,943	\$177,935	-5.6%
Median Days on Market	76*	57	33.3%
Avg. Percent of Original List Price Received	92.5%	91.8%	0.8%
Pending Inventory	242	332	-27.1%
Inventory (Active Listings)	725	734	-1.2%
Months Supply of Inventory	4.0	3.9	1.2%

* due to an MLS software change, this number is under review and may be adjusted in the future



Monthly Distressed Market - July 2014

Townhouses and Condos

Manatee County



		July 2014	July 2013	Percent Change Year-over-Year
Traditional	Closed Sales	133	153	-13.1%
	Median Sale Price	\$150,000	\$170,540	-12.0%
Foreclosure/REO	Closed Sales	24	30	-20.0%
	Median Sale Price	\$87,250	\$95,550	-8.7%
Short Sale	Closed Sales	9	10	-10.0%
	Median Sale Price	\$77,000	\$98,000	-21.4%

