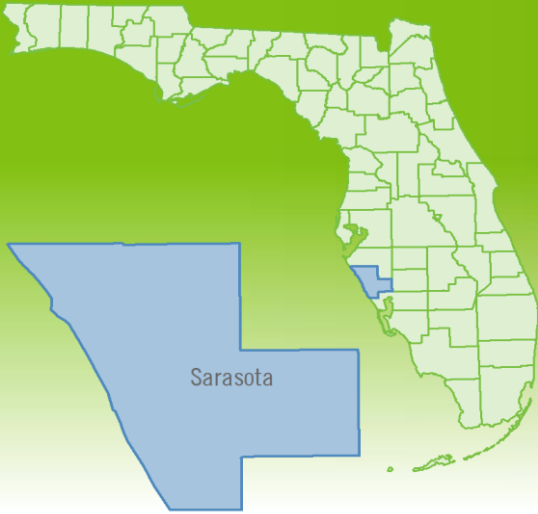


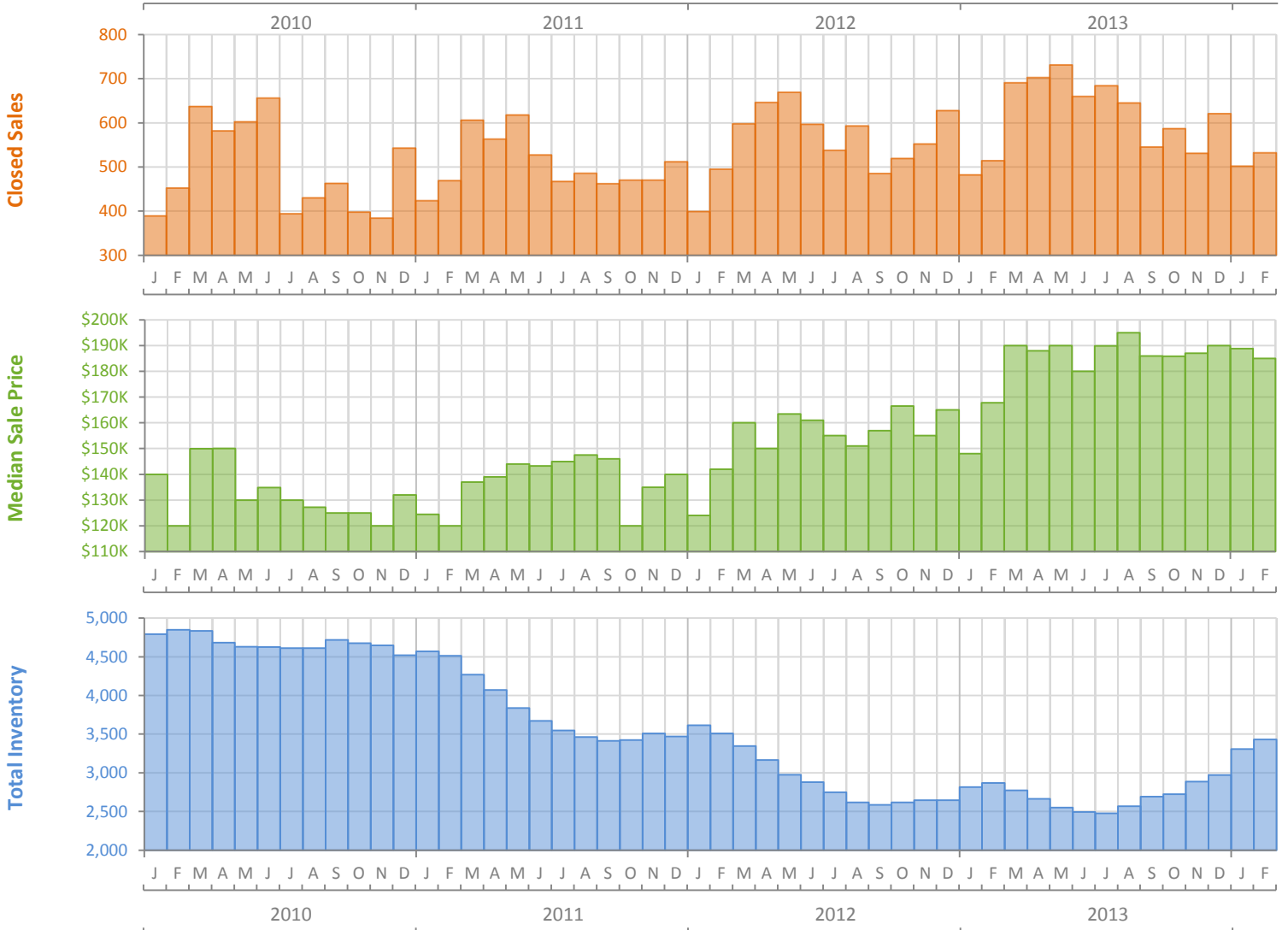
Monthly Market Summary - February 2014

Single Family Homes

Sarasota County



| | February 2014 | February 2013 | Percent Change Year-over-Year |
|--|---------------|---------------|-------------------------------|
| Closed Sales | 532 | 514 | 3.5% |
| Cash Sales | 319 | 326 | -2.1% |
| New Pending Sales | 695 | 682 | 1.9% |
| New Listings | 988 | 910 | 8.6% |
| Median Sale Price | \$185,000 | \$167,725 | 10.3% |
| Average Sale Price | \$288,575 | \$261,516 | 10.3% |
| Median Days on Market | 58 | 46 | 26.1% |
| Avg. Percent of Original List Price Received | 92.3% | 93.4% | -1.2% |
| Pending Inventory | 1,127 | 1,390 | -18.9% |
| Inventory (Active Listings) | 3,430 | 2,870 | 19.5% |
| Months Supply of Inventory | 5.5 | 5.0 | 9.7% |

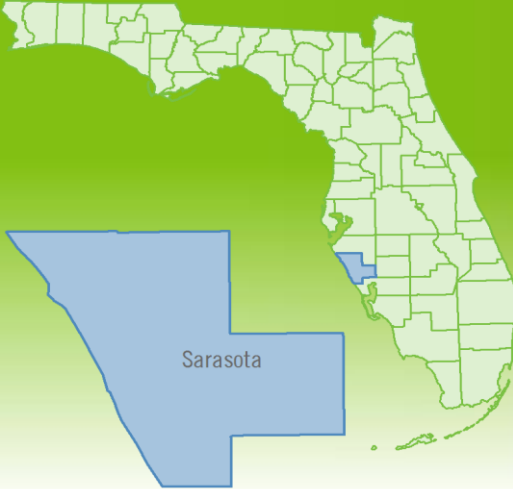


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, March 20, 2014. Next data release is Tuesday, April 22, 2014.

Monthly Distressed Market - February 2014

Single Family Homes

Sarasota County



| | | February 2014 | February 2013 | Percent Change Year-over-Year |
|-----------------|-------------------|---------------|---------------|-------------------------------|
| Traditional | Closed Sales | 391 | 352 | 11.1% |
| | Median Sale Price | \$230,000 | \$207,500 | 10.8% |
| Foreclosure/REO | Closed Sales | 114 | 84 | 35.7% |
| | Median Sale Price | \$108,200 | \$96,447 | 12.2% |
| Short Sale | Closed Sales | 27 | 78 | -65.4% |
| | Median Sale Price | \$117,100 | \$107,250 | 9.2% |

