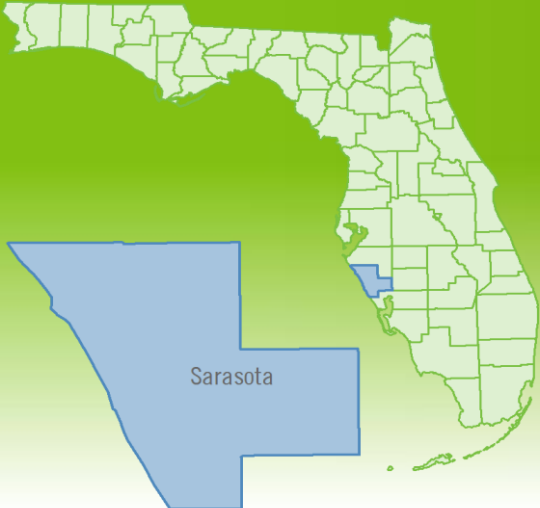


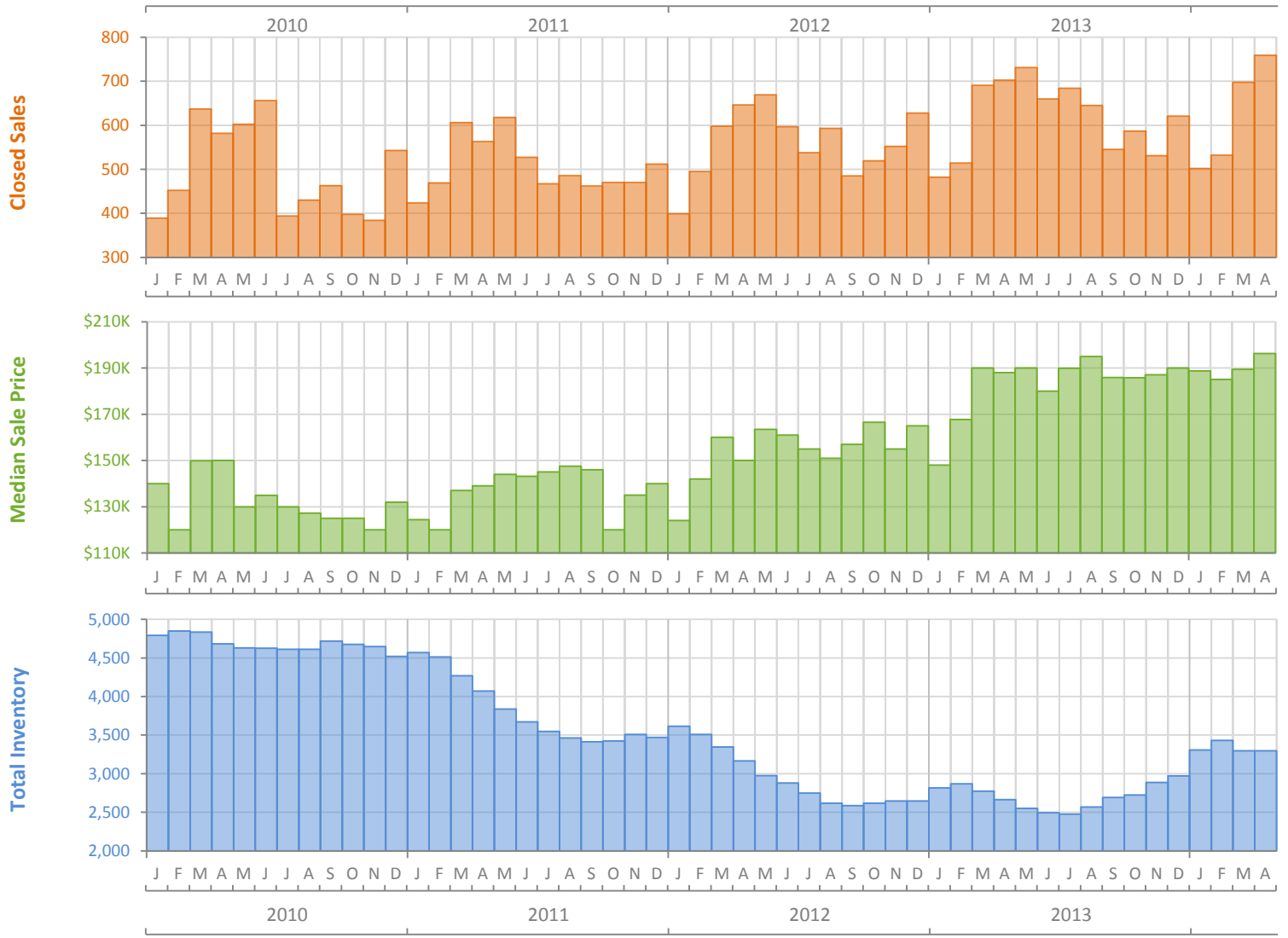
Monthly Market Summary - April 2014

Single Family Homes

Sarasota County



	April 2014	April 2013	Percent Change Year-over-Year
Closed Sales	759	703	8.0%
Cash Sales	430	437	-1.6%
New Pending Sales	715	710	0.7%
New Listings	966	797	21.2%
Median Sale Price	\$196,250	\$188,000	4.4%
Average Sale Price	\$302,564	\$298,436	1.4%
Median Days on Market	58	44	31.8%
Avg. Percent of Original List Price Received	92.1%	93.3%	-1.3%
Pending Inventory	1,174	1,424	-17.6%
Inventory (Active Listings)	3,297	2,665	23.7%
Months Supply of Inventory	5.3	4.6	15.1%

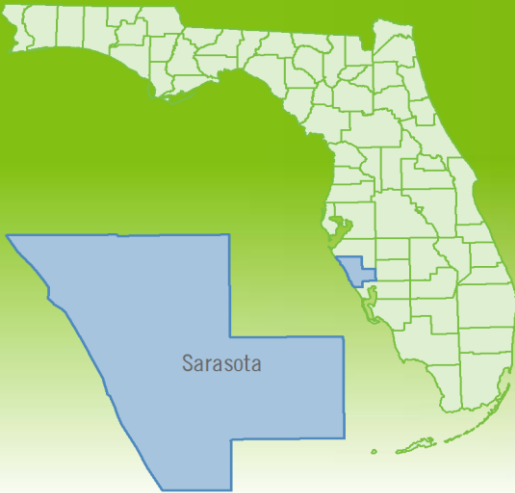


Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, May 22, 2014. Next data release is Monday, June 23, 2014.

Monthly Distressed Market - April 2014

Single Family Homes

Sarasota County



		April 2014	April 2013	Percent Change Year-over-Year
Traditional	Closed Sales	592	526	12.5%
	Median Sale Price	\$240,000	\$219,500	9.3%
Foreclosure/REO	Closed Sales	131	104	26.0%
	Median Sale Price	\$120,500	\$119,000	1.3%
Short Sale	Closed Sales	36	73	-50.7%
	Median Sale Price	\$131,450	\$125,000	5.2%

