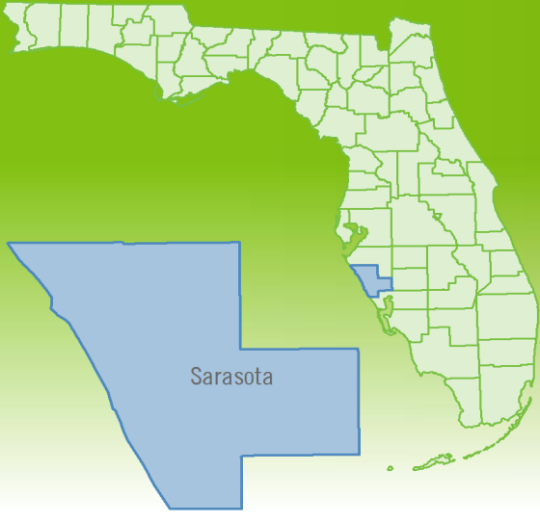


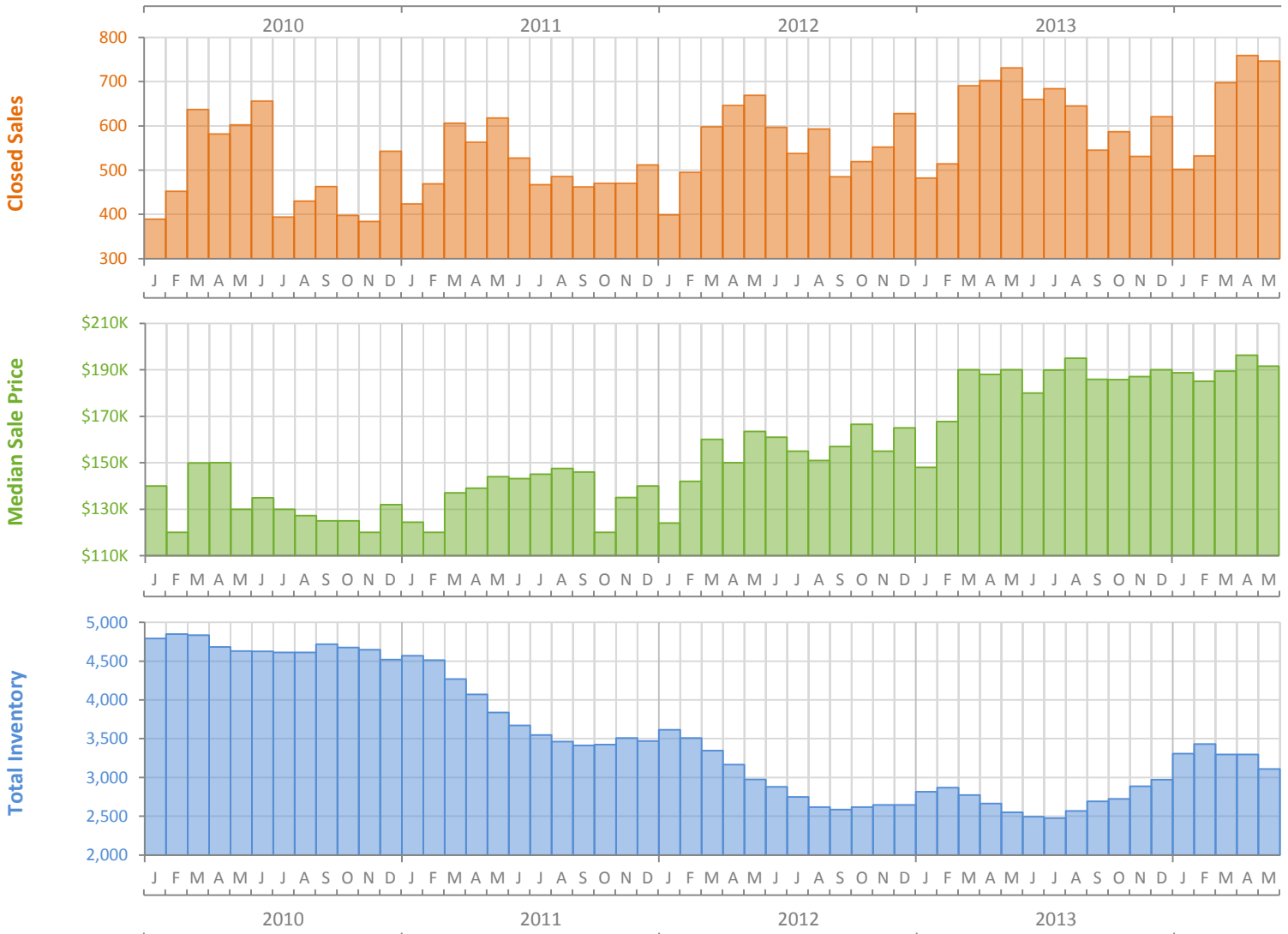
Monthly Market Summary - May 2014

Single Family Homes

Sarasota County



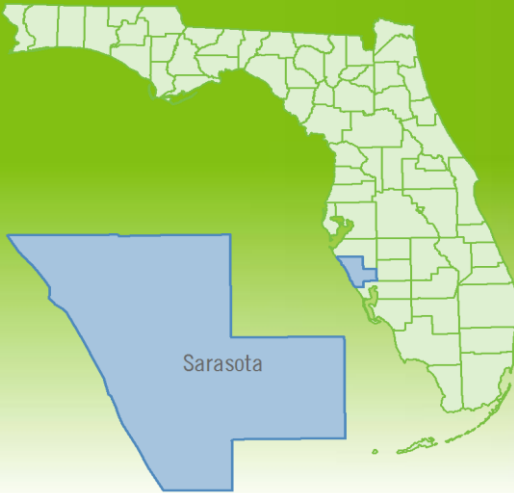
	May 2014	May 2013	Percent Change Year-over-Year
Closed Sales	747	731	2.2%
Cash Sales	402	410	-2.0%
New Pending Sales	738	686	7.6%
New Listings	843	801	5.2%
Median Sale Price	\$191,500	\$189,950	0.8%
Average Sale Price	\$298,664	\$274,777	8.7%
Median Days on Market	58	44	31.8%
Avg. Percent of Original List Price Received	92.0%	93.4%	-1.5%
Pending Inventory	1,180	1,338	-11.8%
Inventory (Active Listings)	3,109	2,551	21.9%
Months Supply of Inventory	5.0	4.4	14.1%



Monthly Distressed Market - May 2014

Single Family Homes

Sarasota County



		May 2014	May 2013	Percent Change Year-over-Year
Traditional	Closed Sales	571	554	3.1%
	Median Sale Price	\$232,900	\$225,000	3.5%
Foreclosure/REO	Closed Sales	150	94	59.6%
	Median Sale Price	\$111,000	\$123,700	-10.3%
Short Sale	Closed Sales	26	83	-68.7%
	Median Sale Price	\$125,800	\$110,000	14.4%

