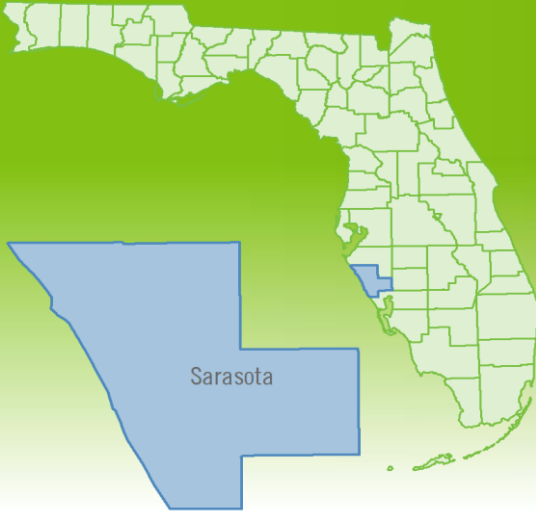


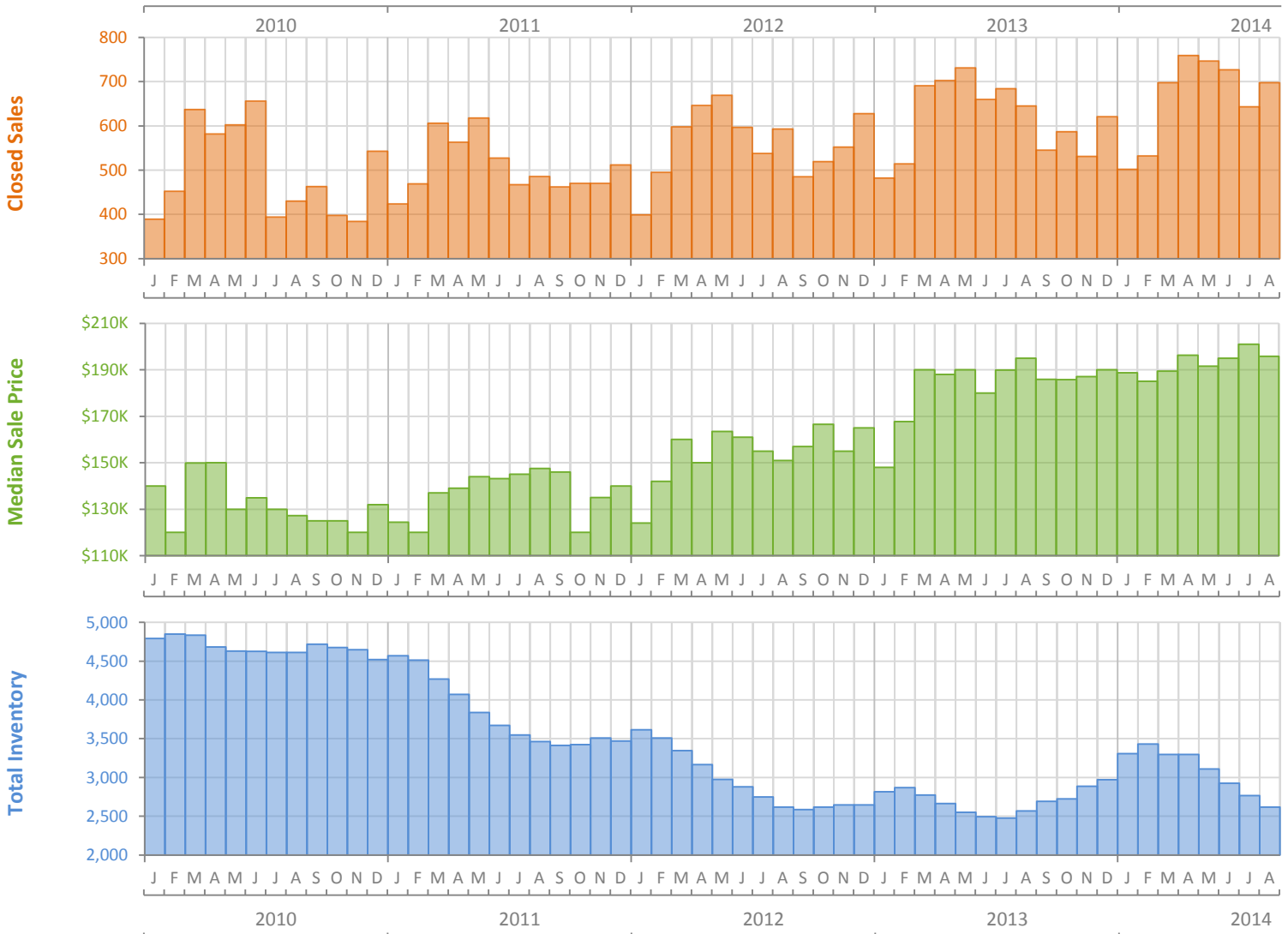
# Monthly Market Summary - August 2014

## Single Family Homes

### Sarasota County



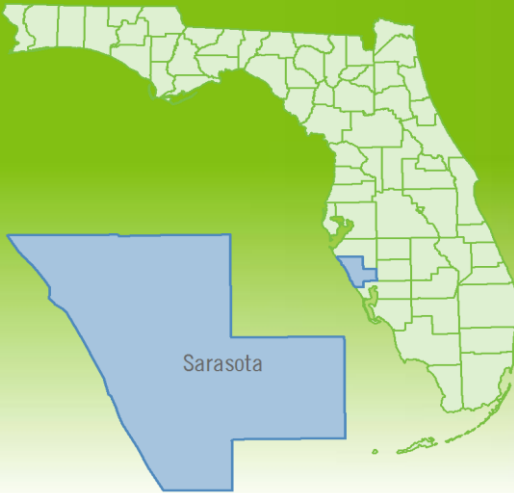
	August 2014	August 2013	Percent Change Year-over-Year
Closed Sales	698	645	8.2%
Cash Sales	328	329	-0.3%
New Pending Sales	608	603	0.8%
New Listings	731	885	-17.4%
Median Sale Price	\$195,750	\$195,000	0.4%
Average Sale Price	\$290,804	\$286,649	1.4%
Median Days on Market	65	46	41.3%
Avg. Percent of Original List Price Received	92.3%	94.2%	-2.0%
Pending Inventory	985	1,085	-9.2%
Inventory (Active Listings)	2,619	2,570	1.9%
Months Supply of Inventory	4.1	4.2	-2.1%



# Monthly Distressed Market - August 2014

## Single Family Homes

### Sarasota County



		August 2014	August 2013	Percent Change Year-over-Year
Traditional	Closed Sales	516	480	7.5%
	Median Sale Price	\$239,900	\$235,000	2.1%
Foreclosure/REO	Closed Sales	150	94	59.6%
	Median Sale Price	\$125,000	\$110,206	13.4%
Short Sale	Closed Sales	32	71	-54.9%
	Median Sale Price	\$126,000	\$128,000	-1.6%

