

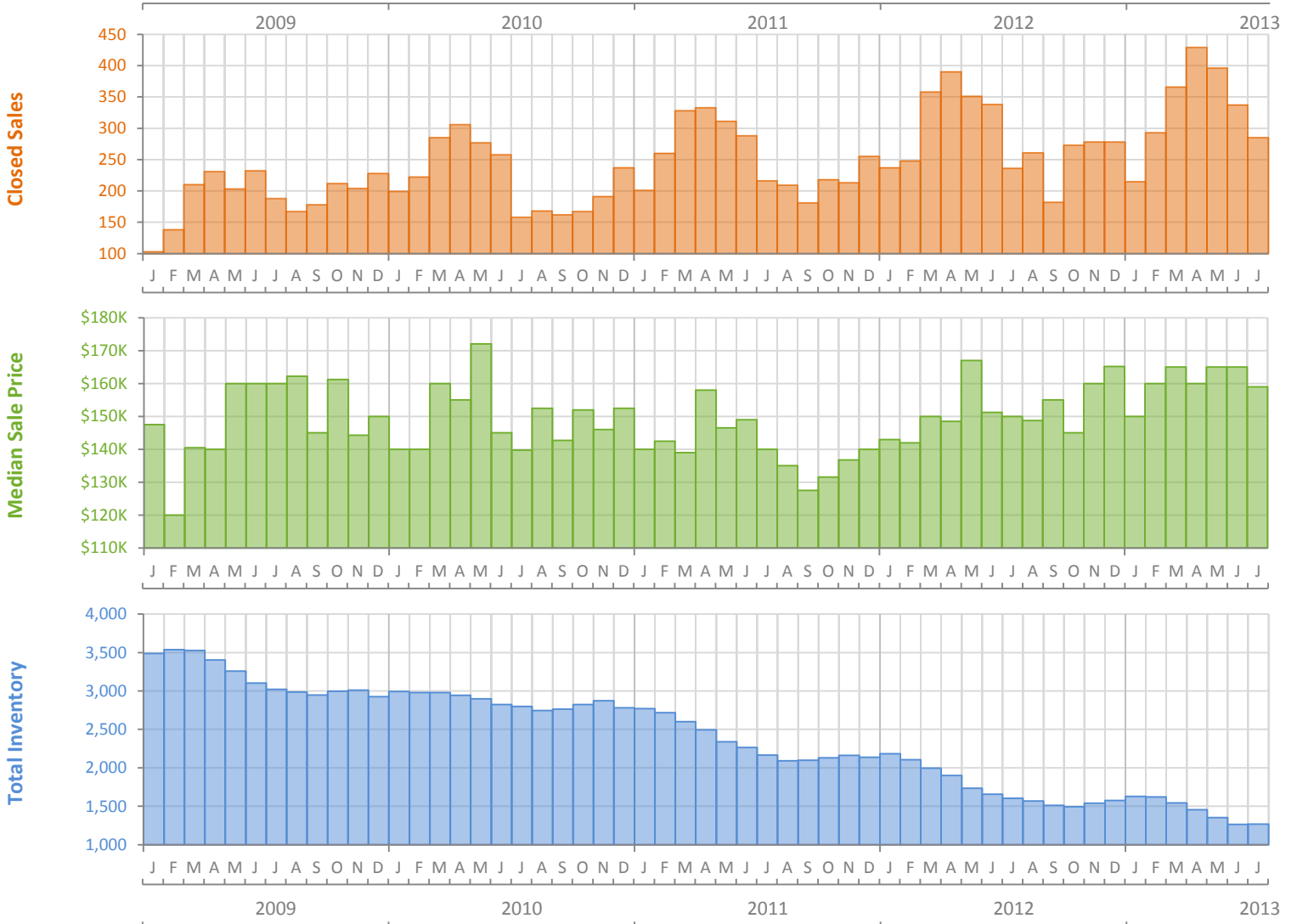
Monthly Market Summary - July 2013

Townhouses and Condos

Sarasota County



	July 2013	July 2012	Percent Change Year-over-Year
Closed Sales	285	236	20.8%
Cash Sales	190	159	19.5%
New Pending Sales	250	220	13.6%
New Listings	340	274	24.1%
Median Sale Price	\$159,000	\$150,000	6.0%
Average Sale Price	\$274,224	\$249,125	10.1%
Median Days on Market	67	81	-17.3%
Avg. Percent of Original List Price Received	92.0%	89.3%	3.0%
Pending Inventory	415	(No Data)	N/A
Inventory (Active Listings)	1,269	1,603	-20.8%
Months Supply of Inventory	4.2	5.9	-28.7%



Monthly Distressed Market - July 2013

Townhouses and Condos

Sarasota County



		July 2013	July 2012	Percent Change Year-over-Year
Traditional	Closed Sales	240	189	27.0%
	Median Sale Price	\$179,500	\$170,000	5.6%
Foreclosure/REO	Closed Sales	21	16	31.3%
	Median Sale Price	\$97,000	\$84,000	15.5%
Short Sale	Closed Sales	24	31	-22.6%
	Median Sale Price	\$111,000	\$85,000	30.6%

