

Local Market Update for August 2012

A Research Tool Provided by Florida REALTORS®



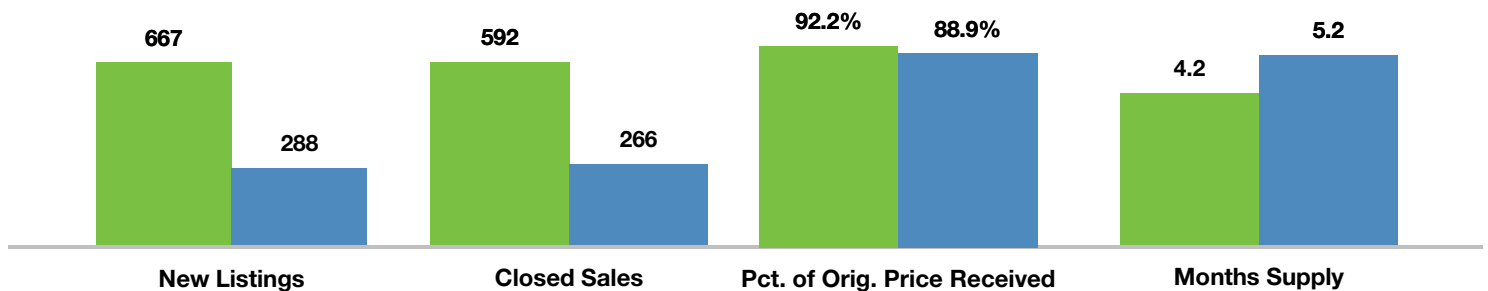
Sarasota County

Key Metrics	Single-Family			Townhouse-Condo		
	8-2011	8-2012	Percent Change	8-2011	8-2012	Percent Change
New Listings	702	667	- 5.0%	293	288	- 1.7%
Pending Sales	508	577	+ 13.6%	202	231	+ 14.4%
Closed Sales	487	592	+ 21.6%	211	266	+ 26.1%
Days on Market Until Sale	62	39	- 37.1%	102	78	- 23.5%
Median Sales Price*	\$147,750	\$150,000	+ 1.5%	\$135,000	\$148,889	+ 10.3%
Average Sales Price*	\$224,318	\$217,081	- 3.2%	\$212,788	\$227,172	+ 6.8%
Percent of Original List Price Received*	88.9%	92.2%	+ 3.7%	86.8%	88.9%	+ 2.4%
Inventory of Homes for Sale	3,466	2,435	- 29.7%	2,114	1,518	- 28.2%
Months Supply of Inventory	6.6	4.2	- 36.4%	8.3	5.2	- 37.3%

* Does not account for seller concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

August 2012

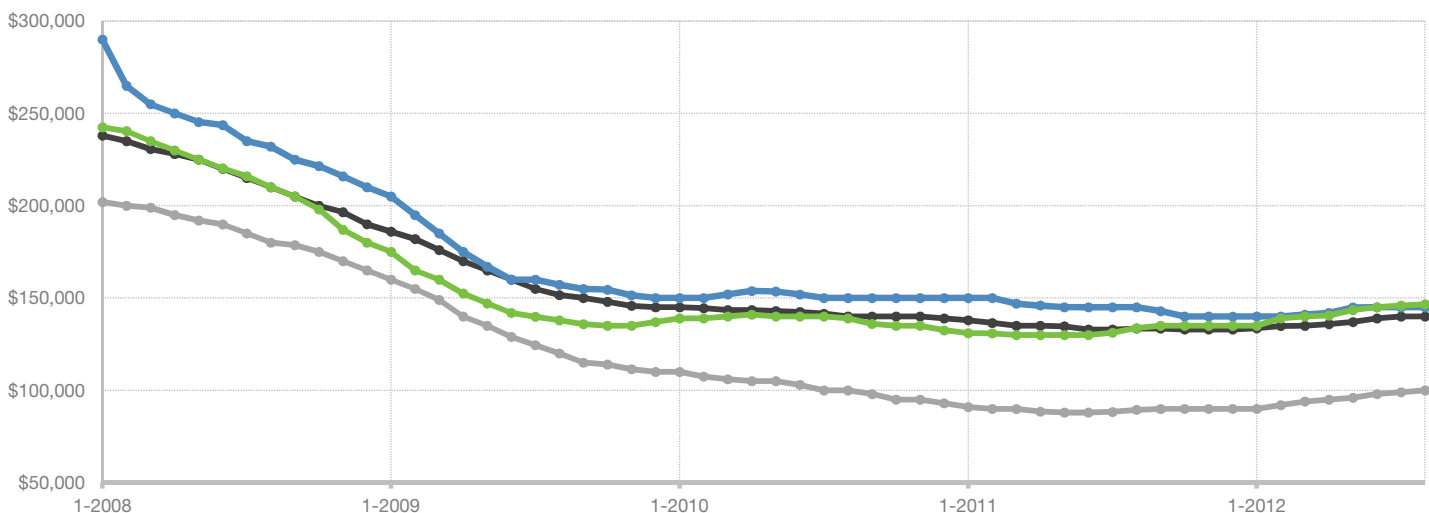
■ Single-Family ■ Townhouse-Condo



Historical Median Sales Price

Rolling 12-Month Calculation

— Sarasota County Single-Family —
 — Sarasota County Townhouse-Condo —
 — Statewide Single-Family —
 — Statewide Townhouse-Condo —



Note on the Historical Line Chart: If no activity occurred during a month, no data point is shown and the line extends to the next available data point. Data as of September 15, 2012 All data from the multiple listing services located in Florida. Provided by Florida REALTORS®. Powered by 10K Research and Marketing.

Lender-Mediated Overview for August 2012

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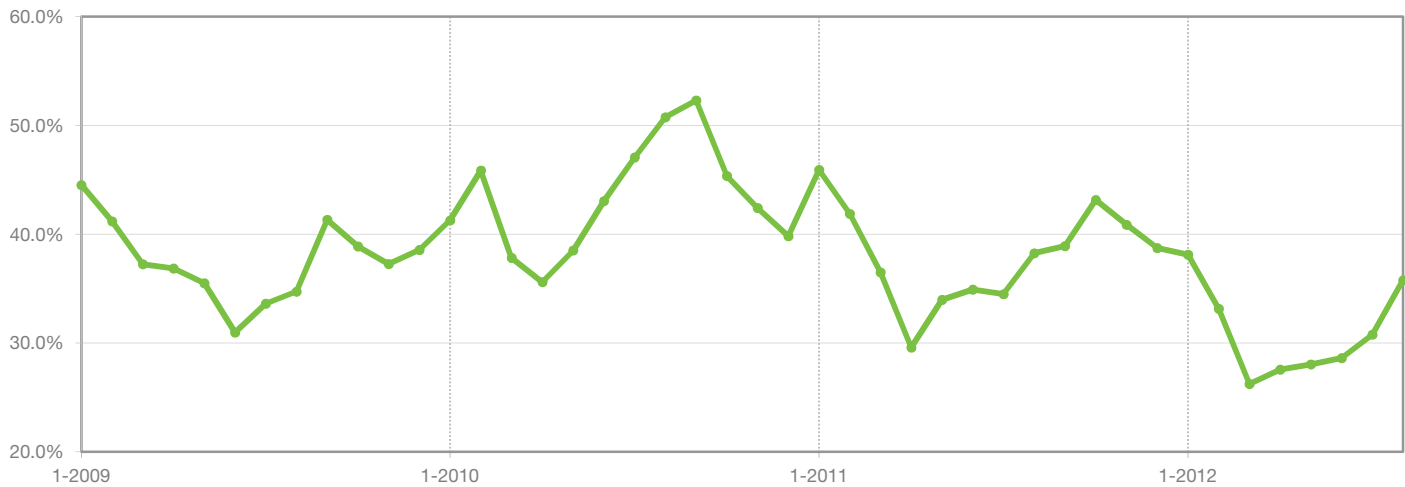


Sarasota County

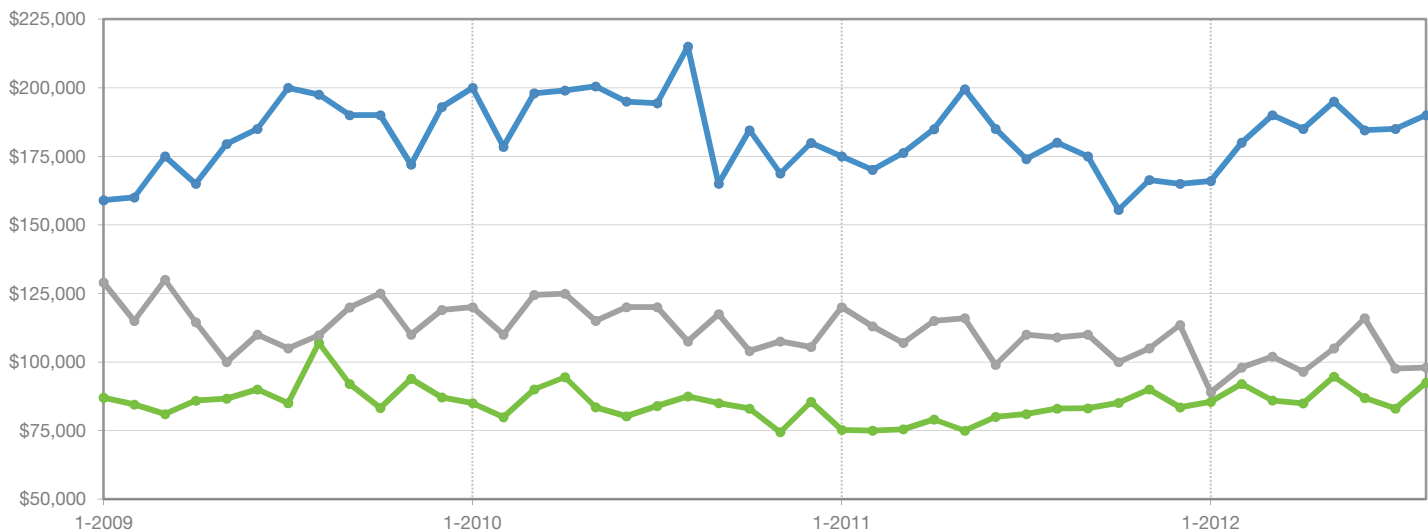
Sale Type	Closed Sales*			Median Sales Price**		
	8-2011	8-2012	Percent Change	8-2011	8-2012	Percent Change
Traditional	431	551	+ 27.8%	\$180,000	\$190,000	+ 5.6%
Foreclosures	120	144	+ 20.0%	\$83,000	\$92,500	+ 11.4%
Short Sales	147	163	+ 10.9%	\$109,000	\$98,000	- 10.1%

Note: Activity for one month can sometimes look extreme due to small sample size. Lender-mediated properties are those marked in an MLS as "Foreclosure" or "Short Sale" for single-family properties, townhomes and condominiums. * The sum of Closed Sales for traditional, foreclosures and short sales may not be the same as the overall Closed Sales figure noted elsewhere as some lender-mediated homes are listed both as a foreclosure and short sale, or cannot be classified. ** Does not account for sale concessions and/or down payment assistance.

Share of Closed Sales that were Lender-Mediated: 35.8%



Historical Median Sales Price by Sale Type



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