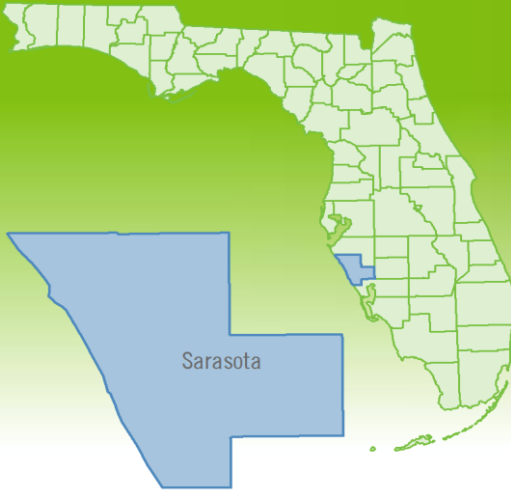


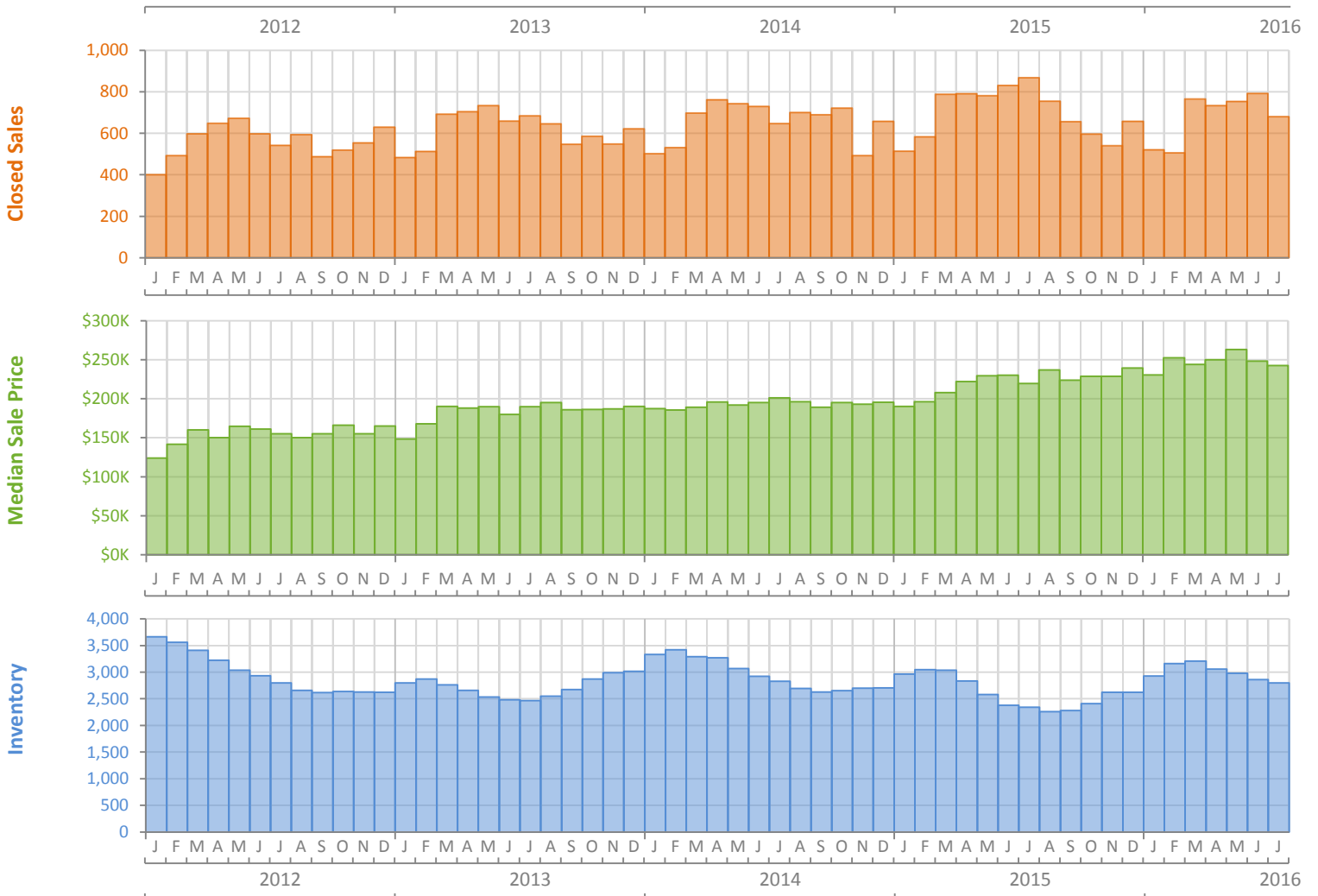
# Monthly Market Summary - July 2016

## Single Family Homes

### Sarasota County



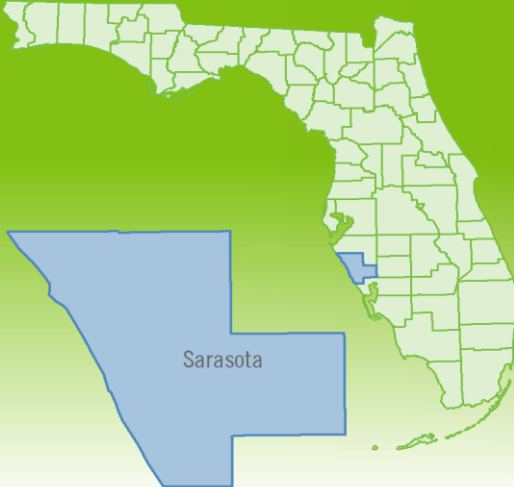
	July 2016	July 2015	Percent Change Year-over-Year
Closed Sales	680	868	-21.7%
Paid in Cash	233	343	-32.1%
Median Sale Price	\$242,500	\$219,500	10.5%
Average Sale Price	\$335,617	\$308,356	8.8%
Dollar Volume	\$228.2 Million	\$267.7 Million	-14.7%
Med. Pct. of Orig. List Price Received	95.2%	95.5%	-0.3%
Median Time to Contract	45 Days	41 Days	9.8%
Median Time to Sale	97 Days	88 Days	10.2%
New Pending Sales	460	606	-24.1%
New Listings	757	835	-9.3%
Pending Inventory	764	923	-17.2%
Inventory (Active Listings)	2,797	2,340	19.5%
Months Supply of Inventory	4.2	3.3	27.3%



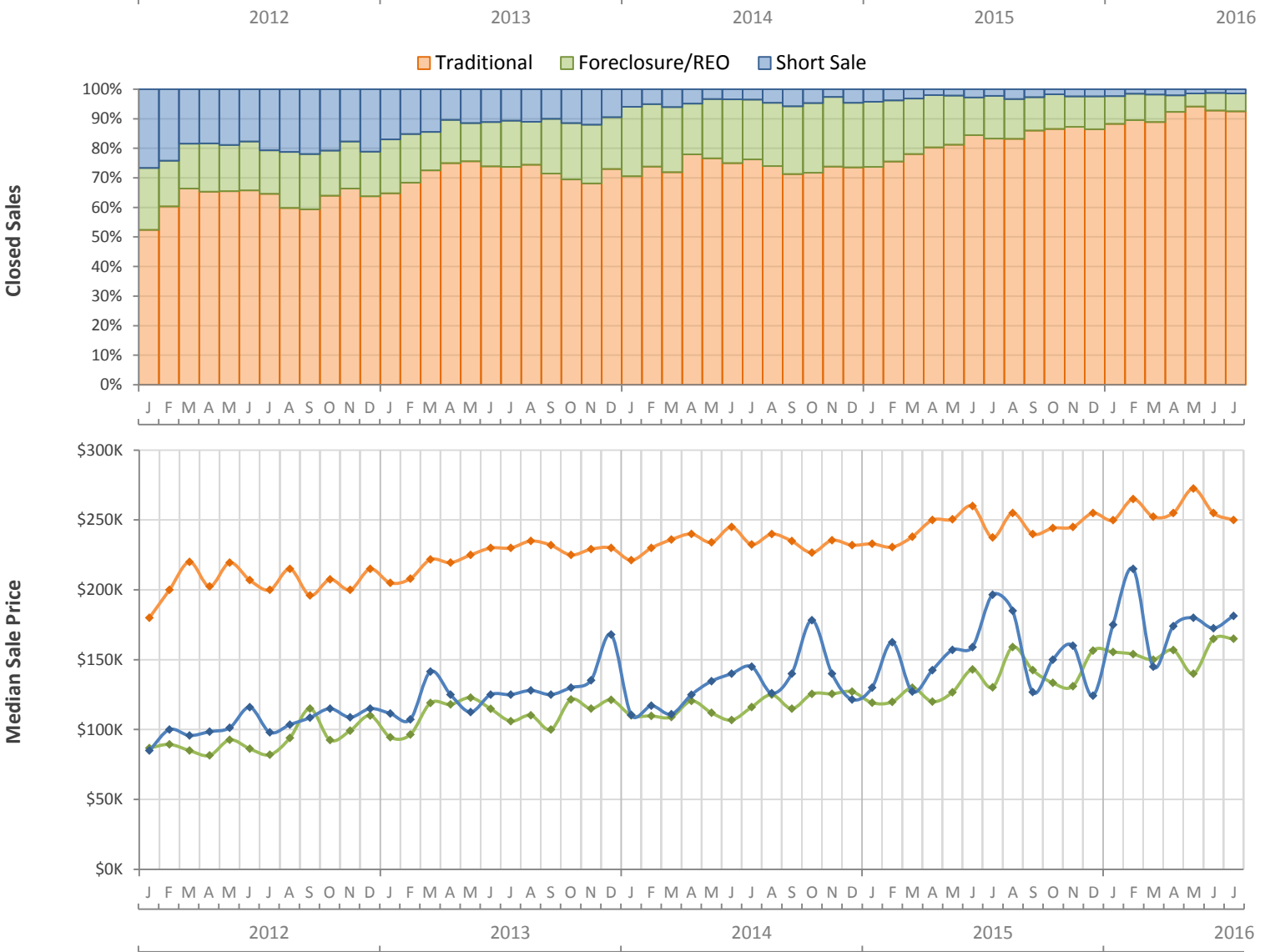
# Monthly Distressed Market - July 2016

## Single Family Homes

### Sarasota County



		July 2016	July 2015	Percent Change Year-over-Year
Traditional	Closed Sales	629	723	-13.0%
	Median Sale Price	\$250,000	\$237,500	5.3%
Foreclosure/REO	Closed Sales	41	125	-67.2%
	Median Sale Price	\$165,000	\$130,200	26.7%
Short Sale	Closed Sales	10	20	-50.0%
	Median Sale Price	\$181,325	\$196,500	-7.7%



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 Wednesday, August 24, 2016. Next data release is Thursday, September 22, 2016.