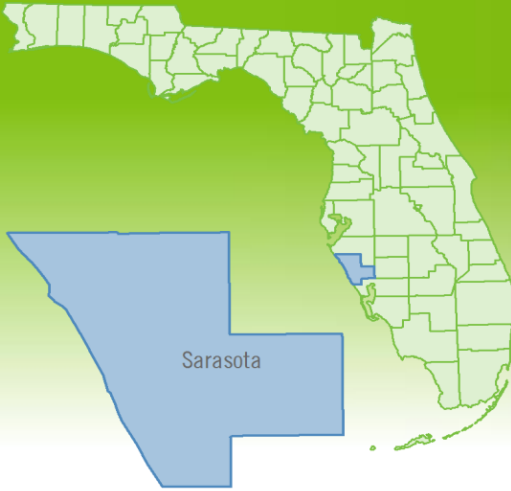


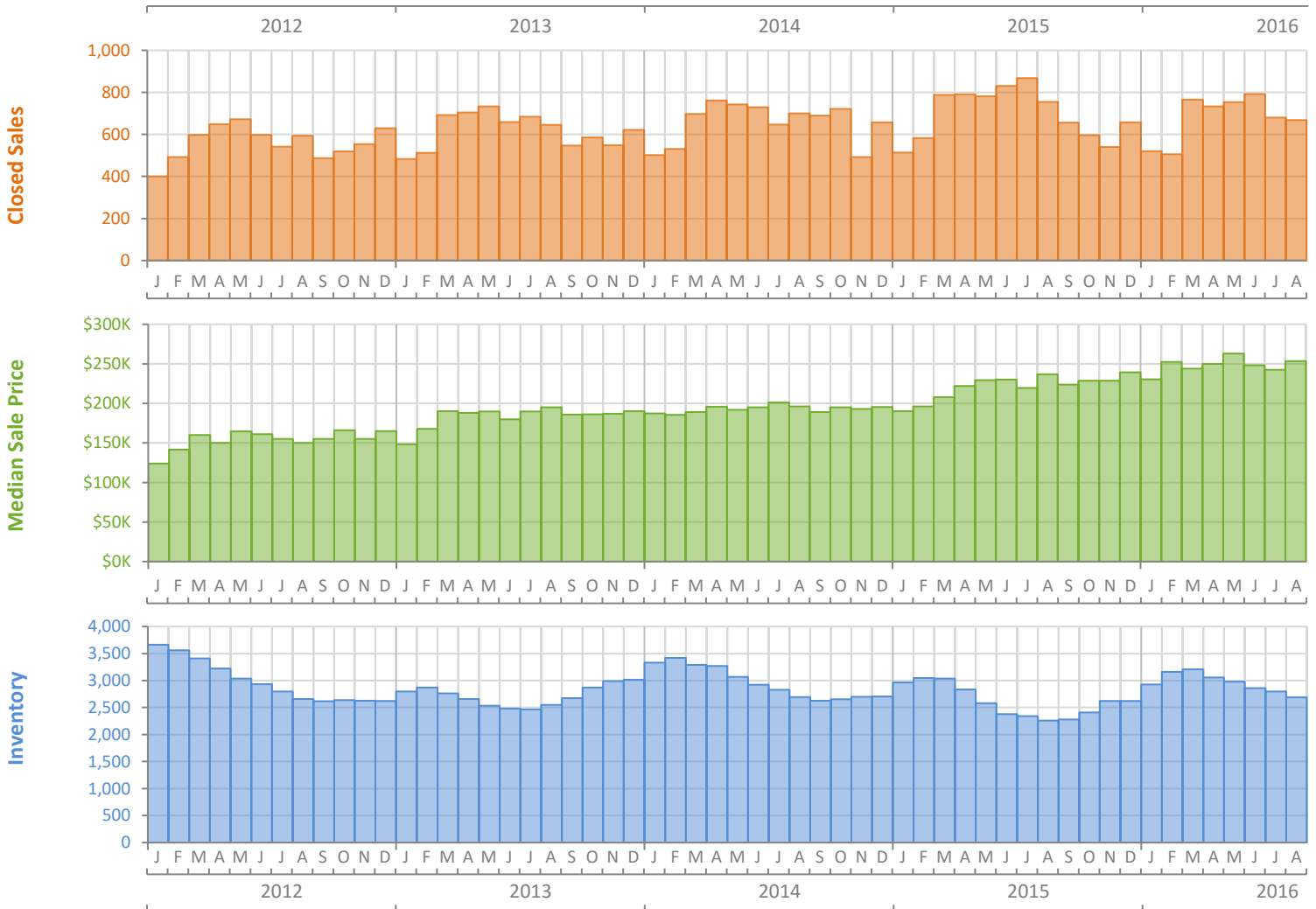
# Monthly Market Summary - August 2016

## Single Family Homes

### Sarasota County



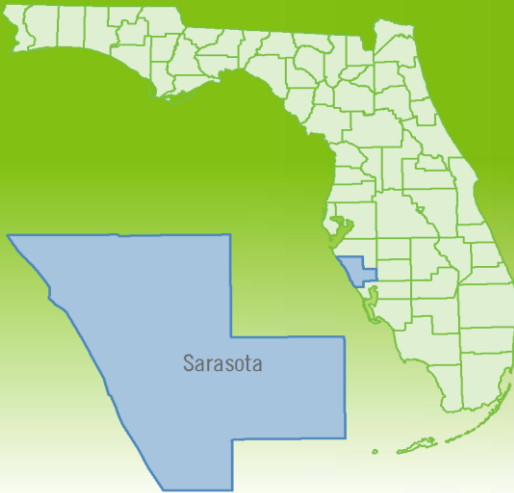
	August 2016	August 2015	Percent Change Year-over-Year
Closed Sales	668	755	-11.5%
Paid in Cash	256	327	-21.7%
Median Sale Price	\$253,528	\$237,000	7.0%
Average Sale Price	\$359,394	\$331,011	8.6%
Dollar Volume	\$240.1 Million	\$249.9 Million	-3.9%
Med. Pct. of Orig. List Price Received	95.3%	95.7%	-0.4%
Median Time to Contract	41 Days	35 Days	17.1%
Median Time to Sale	95 Days	84 Days	13.1%
New Pending Sales	506	574	-11.8%
New Listings	781	744	5.0%
Pending Inventory	769	831	-7.5%
Inventory (Active Listings)	2,691	2,259	19.1%
Months Supply of Inventory	4.1	3.2	28.1%



# Monthly Distressed Market - August 2016

## Single Family Homes

### Sarasota County



		August 2016	August 2015	Percent Change Year-over-Year
Traditional	Closed Sales	622	628	-1.0%
	Median Sale Price	\$260,000	\$255,000	2.0%
Foreclosure/REO	Closed Sales	38	102	-62.7%
	Median Sale Price	\$161,750	\$159,050	1.7%
Short Sale	Closed Sales	8	25	-68.0%
	Median Sale Price	\$144,000	\$185,000	-22.2%

