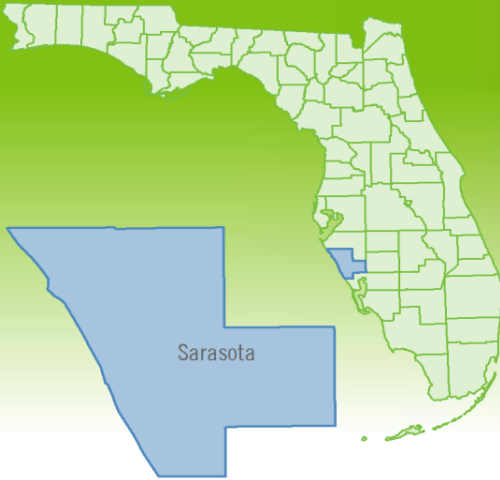


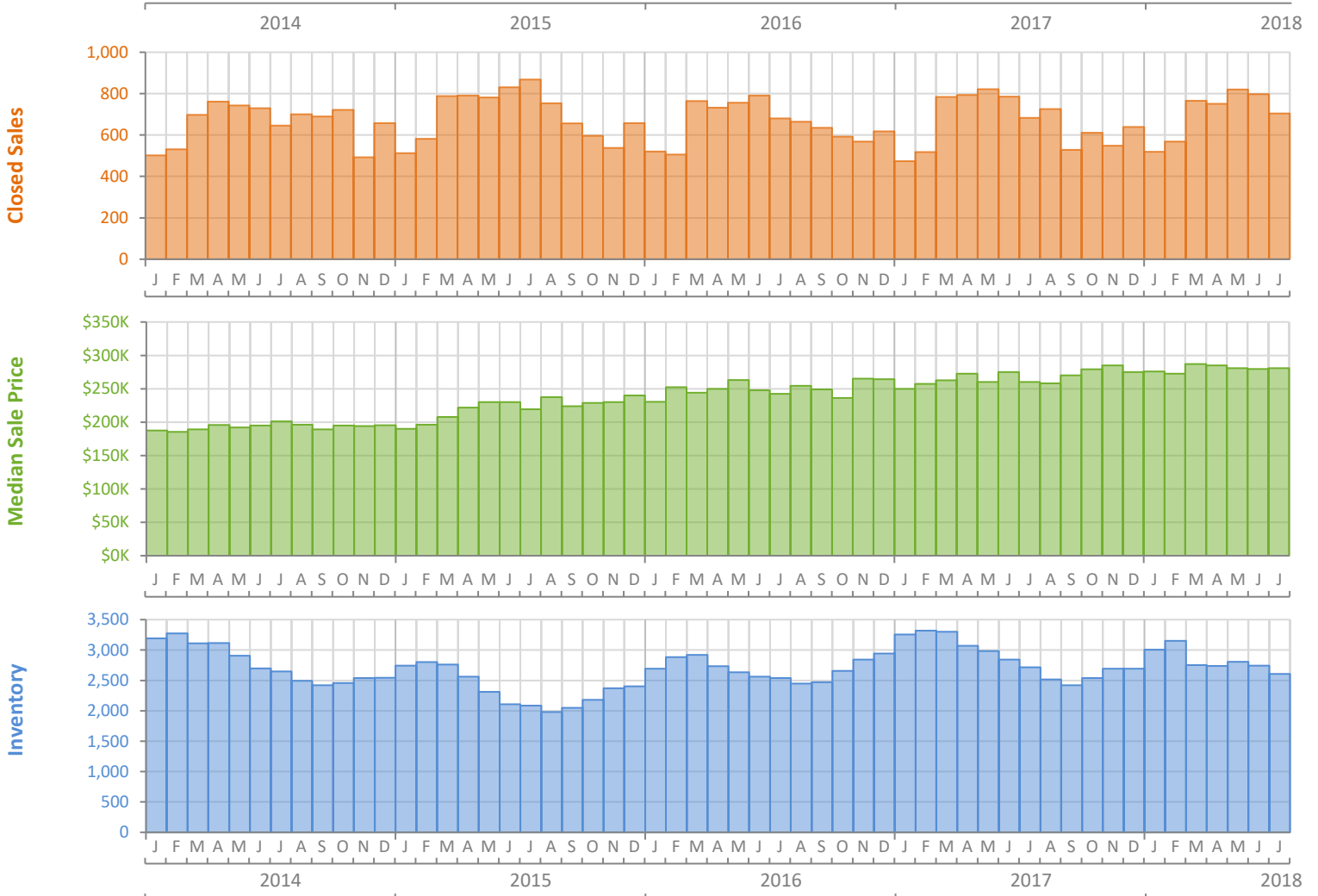
Monthly Market Summary - July 2018

Single Family Homes

Sarasota County



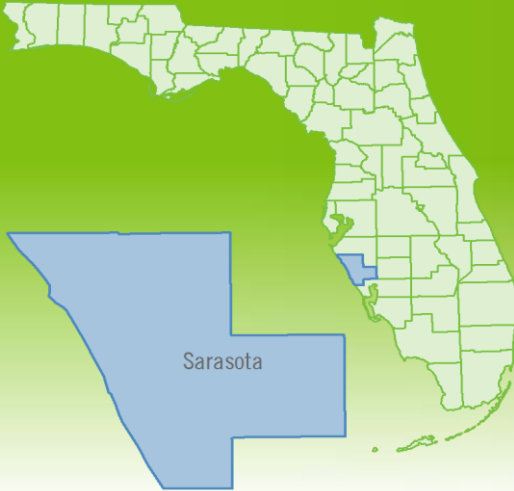
	July 2018	July 2017	Percent Change Year-over-Year
Closed Sales	704	683	3.1%
Paid in Cash	233	228	2.2%
Median Sale Price	\$280,750	\$260,000	8.0%
Average Sale Price	\$354,396	\$373,959	-5.2%
Dollar Volume	\$249.5 Million	\$255.4 Million	-2.3%
Med. Pct. of Orig. List Price Received	95.0%	95.2%	-0.2%
Median Time to Contract	52 Days	55 Days	-5.5%
Median Time to Sale	95 Days	103 Days	-7.8%
New Pending Sales	690	703	-1.8%
New Listings	688	744	-7.5%
Pending Inventory	952	1,011	-5.8%
Inventory (Active Listings)	2,605	2,714	-4.0%
Months Supply of Inventory	3.9	4.1	-4.9%



Monthly Distressed Market - July 2018

Single Family Homes

Sarasota County



		July 2018	July 2017	Percent Change Year-over-Year
Traditional	Closed Sales	685	652	5.1%
	Median Sale Price	\$285,000	\$265,000	7.5%
Foreclosure/REO	Closed Sales	15	22	-31.8%
	Median Sale Price	\$187,500	\$164,000	14.3%
Short Sale	Closed Sales	4	9	-55.6%
	Median Sale Price	\$221,500	\$265,000	-16.4%

