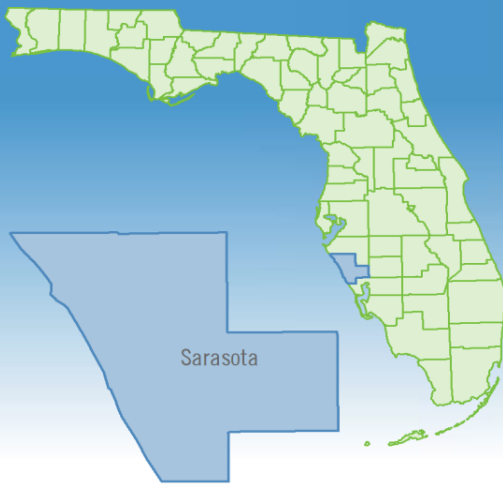


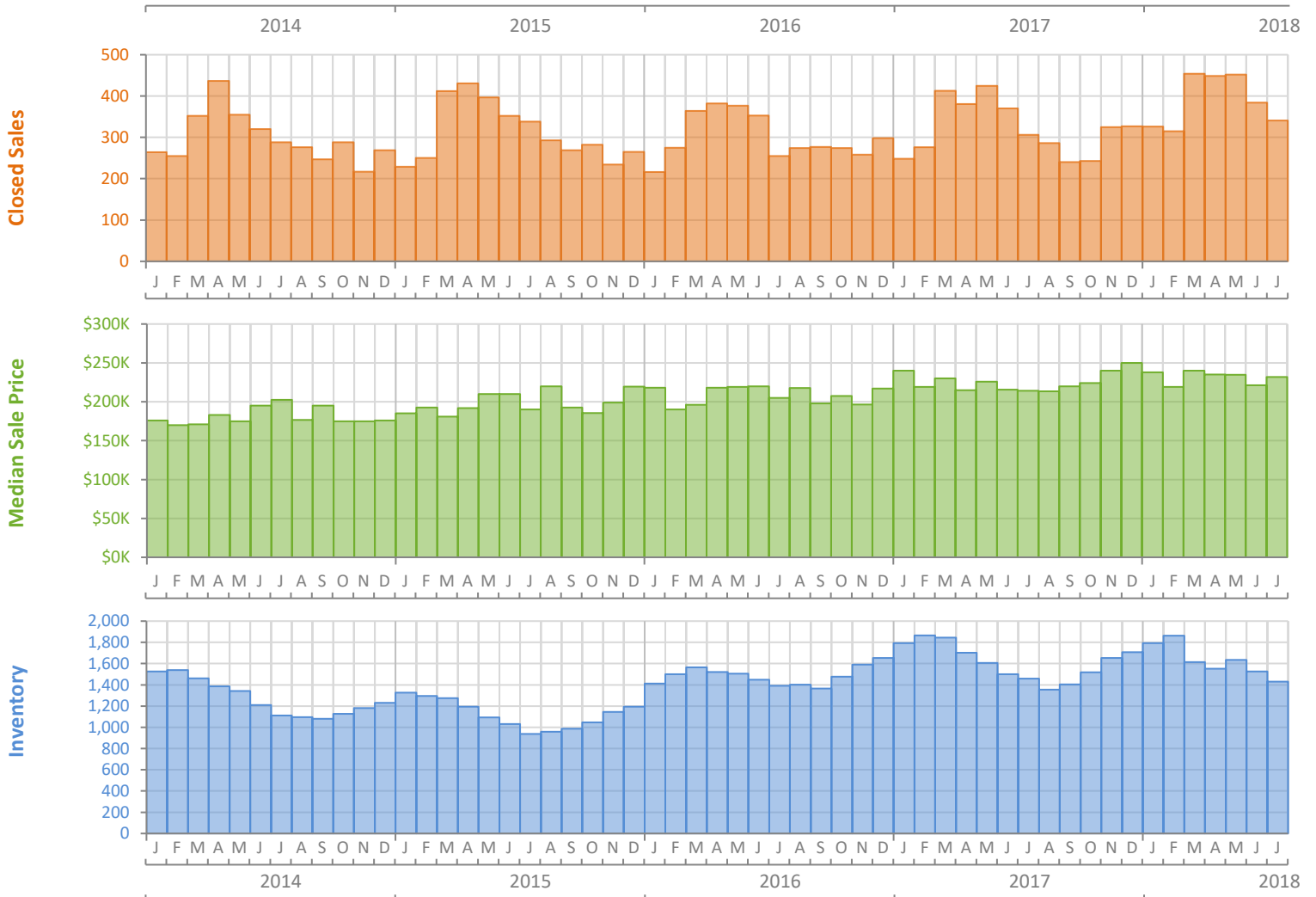
Monthly Market Summary - July 2018

Townhouses and Condos

Sarasota County



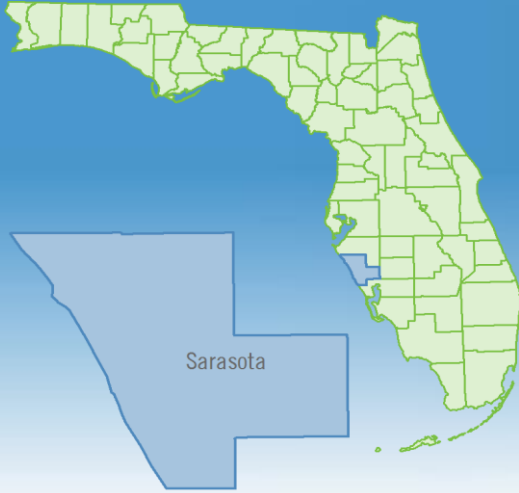
	July 2018	July 2017	Percent Change Year-over-Year
Closed Sales	341	306	11.4%
Paid in Cash	193	183	5.5%
Median Sale Price	\$232,000	\$214,175	8.3%
Average Sale Price	\$331,241	\$327,912	1.0%
Dollar Volume	\$113.0 Million	\$100.3 Million	12.6%
Med. Pct. of Orig. List Price Received	94.4%	94.1%	0.3%
Median Time to Contract	63 Days	61 Days	3.3%
Median Time to Sale	102 Days	106 Days	-3.8%
New Pending Sales	308	289	6.6%
New Listings	341	323	5.6%
Pending Inventory	524	474	10.5%
Inventory (Active Listings)	1,431	1,458	-1.9%
Months Supply of Inventory	4.1	4.6	-10.9%



Monthly Distressed Market - July 2018

Townhouses and Condos

Sarasota County



		July 2018	July 2017	Percent Change Year-over-Year
Traditional	Closed Sales	339	299	13.4%
	Median Sale Price	\$232,000	\$215,500	7.7%
Foreclosure/REO	Closed Sales	2	6	-66.7%
	Median Sale Price	\$222,125	\$117,450	89.1%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$80,000	N/A

