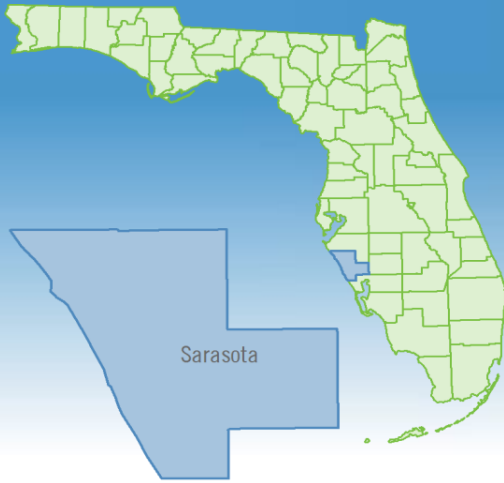


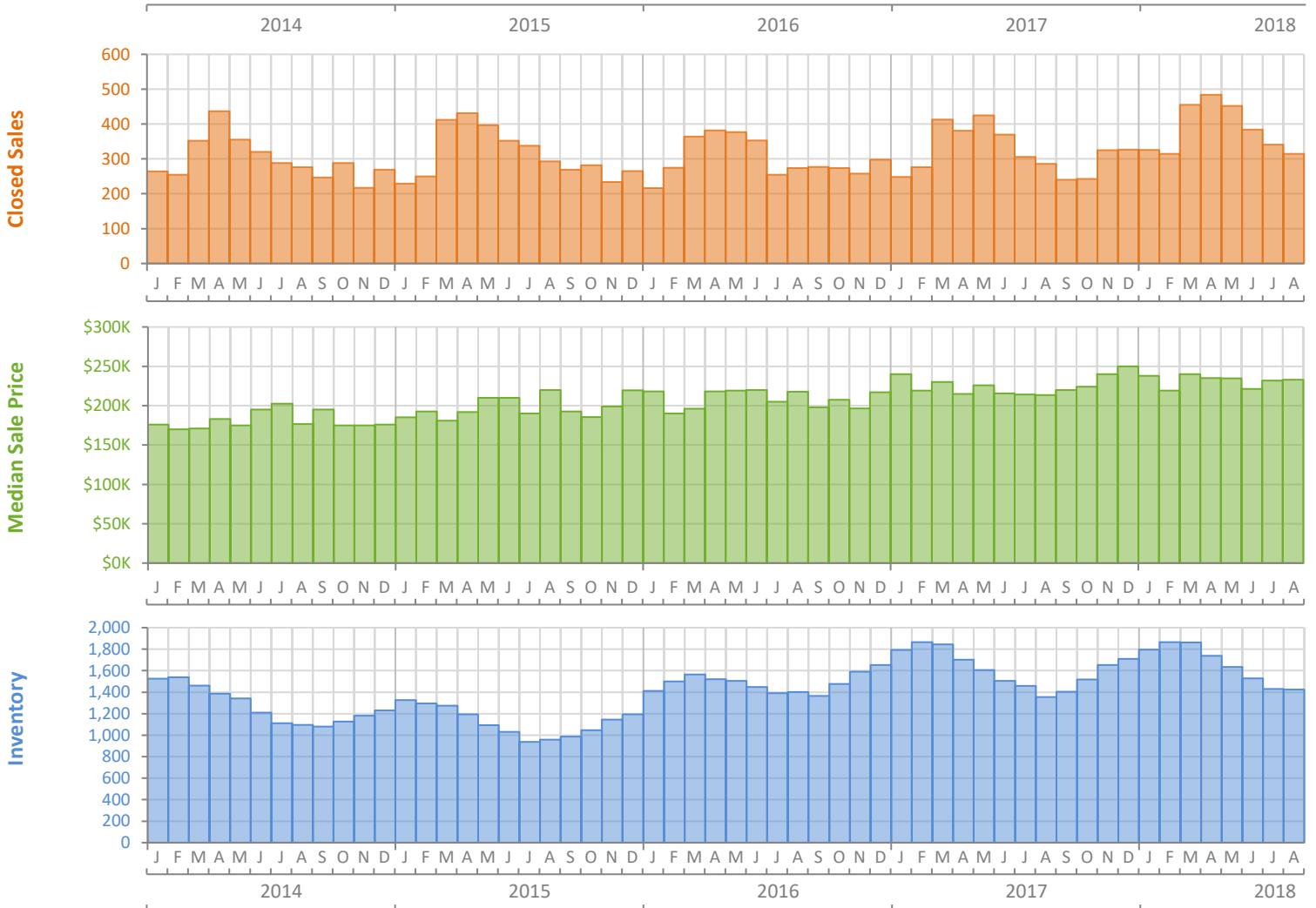
Monthly Market Summary - August 2018

Townhouses and Condos

Sarasota County



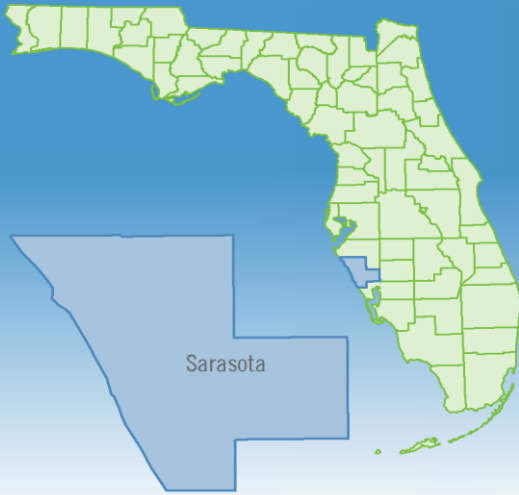
	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	315	286	10.1%
Paid in Cash	166	157	5.7%
Median Sale Price	\$232,950	\$213,500	9.1%
Average Sale Price	\$323,255	\$308,389	4.8%
Dollar Volume	\$101.8 Million	\$88.2 Million	15.4%
Med. Pct. of Orig. List Price Received	94.4%	93.9%	0.5%
Median Time to Contract	76 Days	77 Days	-1.3%
Median Time to Sale	115 Days	119 Days	-3.4%
New Pending Sales	301	307	-2.0%
New Listings	371	333	11.4%
Pending Inventory	488	487	0.2%
Inventory (Active Listings)	1,425	1,356	5.1%
Months Supply of Inventory	4.1	4.3	-4.7%



Monthly Distressed Market - August 2018

Townhouses and Condos

Sarasota County



		August 2018	August 2017	Percent Change Year-over-Year
Traditional	Closed Sales	311	279	11.5%
	Median Sale Price	\$232,950	\$215,000	8.3%
Foreclosure/REO	Closed Sales	4	6	-33.3%
	Median Sale Price	\$217,750	\$118,750	83.4%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$155,000	N/A

