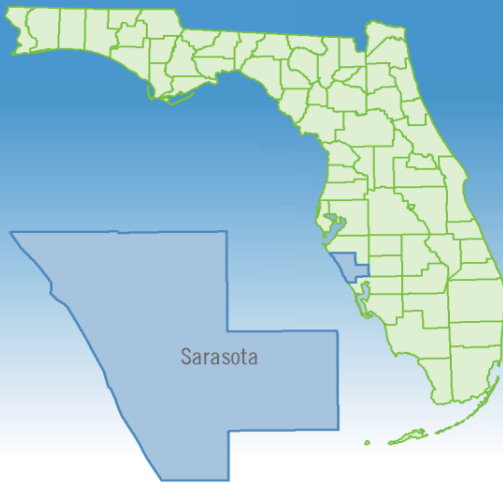


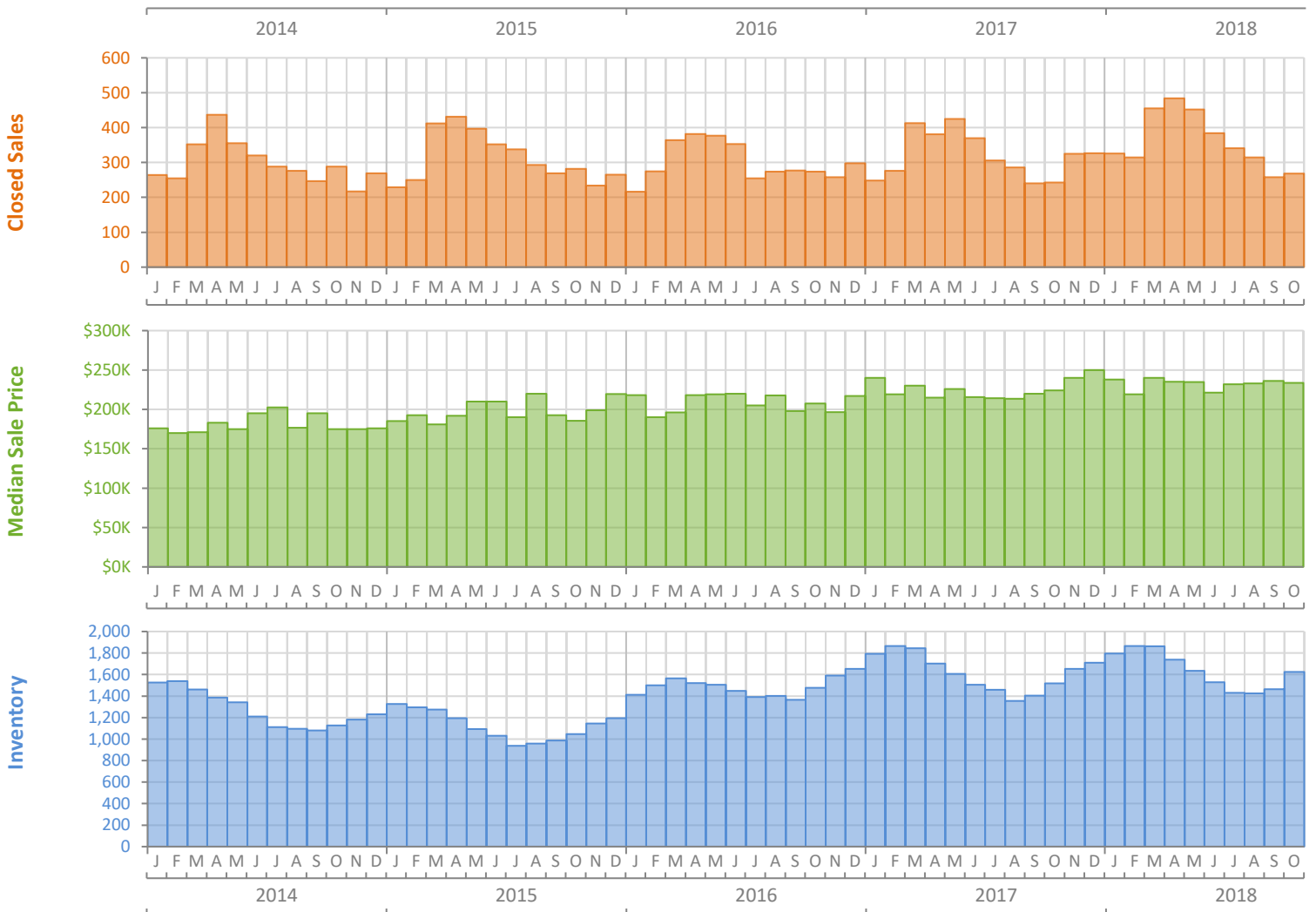
Monthly Market Summary - October 2018

Townhouses and Condos

Sarasota County



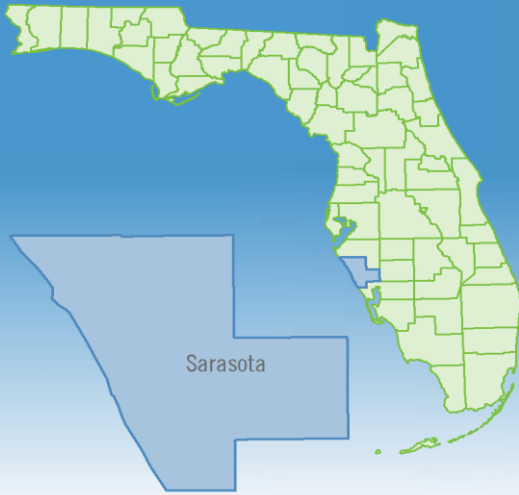
	October 2018	October 2017	Percent Change Year-over-Year
Closed Sales	268	243	10.3%
Paid in Cash	162	127	27.6%
Median Sale Price	\$233,745	\$224,000	4.4%
Average Sale Price	\$300,172	\$334,247	-10.2%
Dollar Volume	\$80.4 Million	\$81.2 Million	-1.0%
Med. Pct. of Orig. List Price Received	95.7%	95.1%	0.6%
Median Time to Contract	47 Days	53 Days	-11.3%
Median Time to Sale	101 Days	96 Days	5.2%
New Pending Sales	301	316	-4.7%
New Listings	492	484	1.7%
Pending Inventory	481	462	4.1%
Inventory (Active Listings)	1,624	1,519	6.9%
Months Supply of Inventory	4.6	4.9	-6.1%



Monthly Distressed Market - October 2018

Townhouses and Condos

Sarasota County



		October 2018	October 2017	Percent Change Year-over-Year
Traditional	Closed Sales	264	234	12.8%
	Median Sale Price	\$234,995	\$226,374	3.8%
Foreclosure/REO	Closed Sales	4	8	-50.0%
	Median Sale Price	\$113,750	\$118,375	-3.9%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$490,000	N/A

