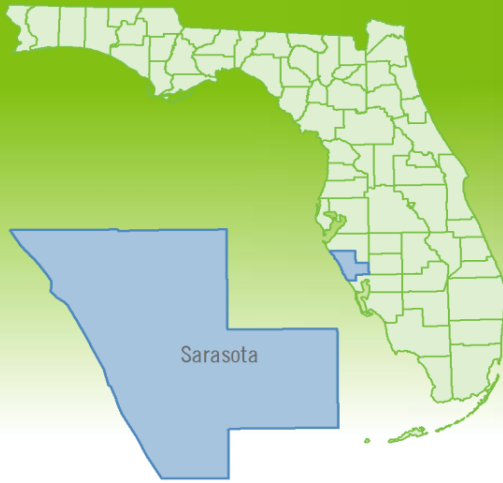


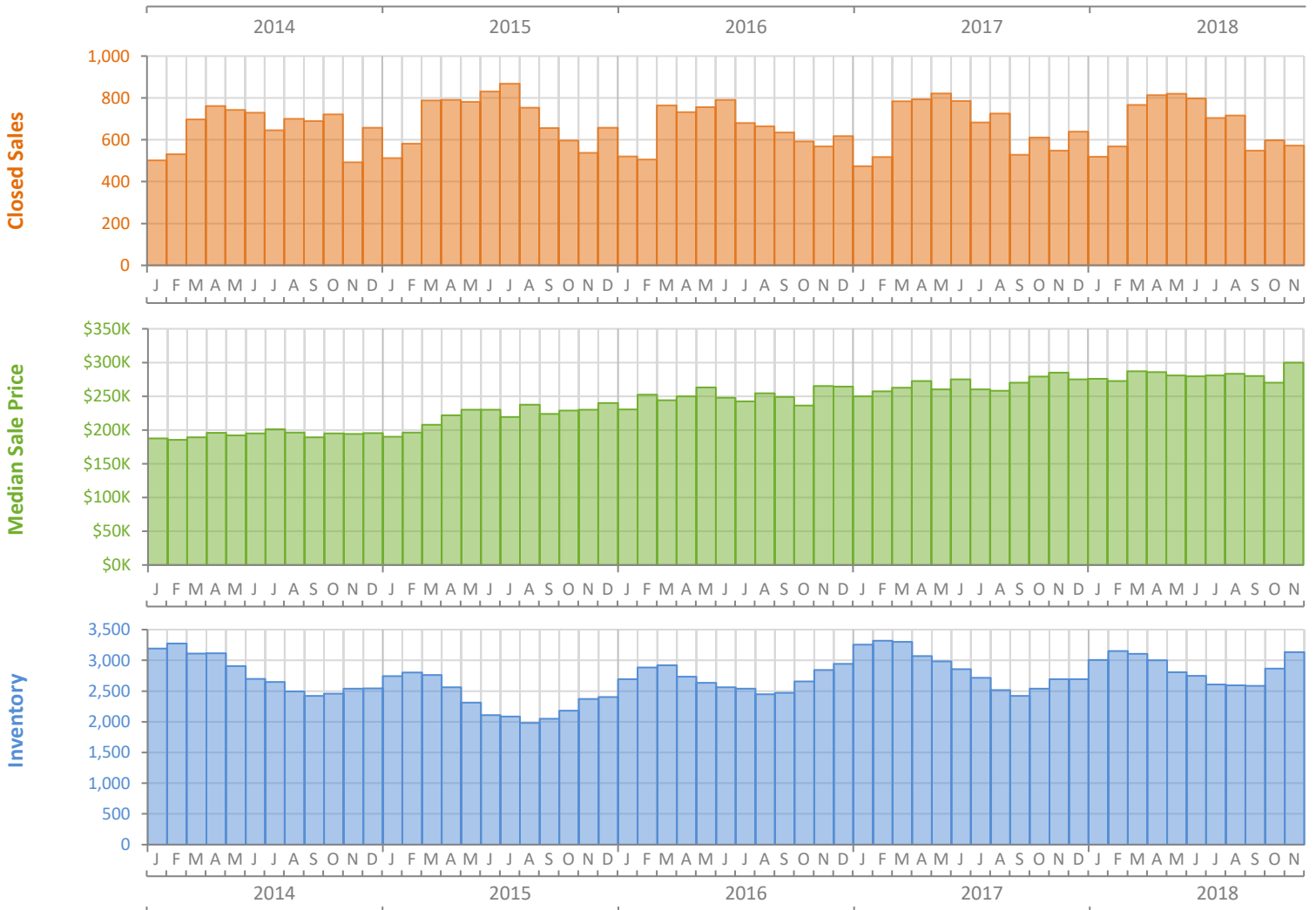
# Monthly Market Summary - November 2018

## Single Family Homes

### Sarasota County



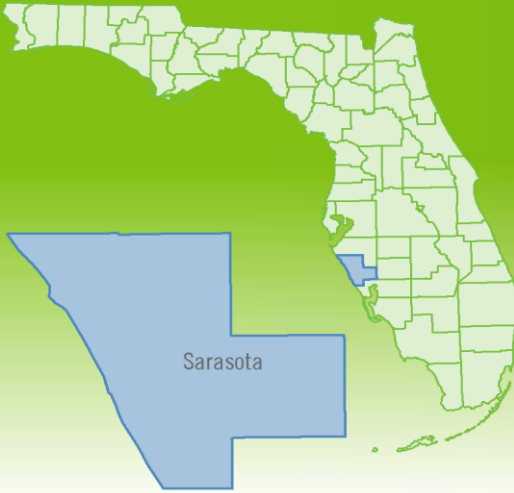
	November 2018	November 2017	Percent Change Year-over-Year
Closed Sales	572	549	4.2%
Paid in Cash	198	198	0.0%
Median Sale Price	\$300,000	\$285,000	5.3%
Average Sale Price	\$387,268	\$414,368	-6.5%
Dollar Volume	\$221.5 Million	\$227.5 Million	-2.6%
Med. Pct. of Orig. List Price Received	95.7%	95.3%	0.4%
Median Time to Contract	38 Days	52 Days	-26.9%
Median Time to Sale	78 Days	93 Days	-16.1%
New Pending Sales	540	599	-9.8%
New Listings	914	861	6.2%
Pending Inventory	709	831	-14.7%
Inventory (Active Listings)	3,131	2,692	16.3%
Months Supply of Inventory	4.7	4.1	14.6%



# Monthly Distressed Market - November 2018

## Single Family Homes

### Sarasota County



		November 2018	November 2017	Percent Change Year-over-Year
Traditional	Closed Sales	561	531	5.6%
	Median Sale Price	\$305,000	\$285,000	7.0%
Foreclosure/REO	Closed Sales	9	15	-40.0%
	Median Sale Price	\$207,500	\$200,000	3.8%
Short Sale	Closed Sales	2	3	-33.3%
	Median Sale Price	\$182,500	\$225,000	-18.9%

