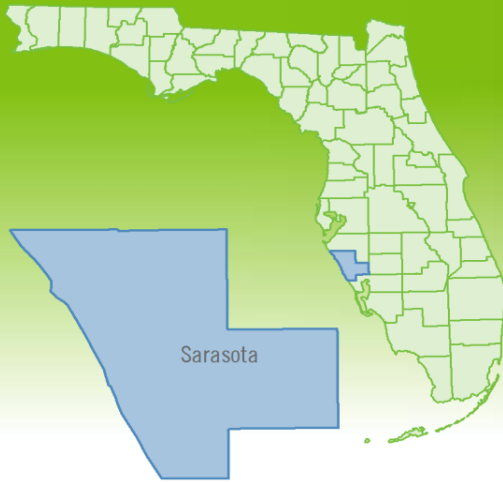


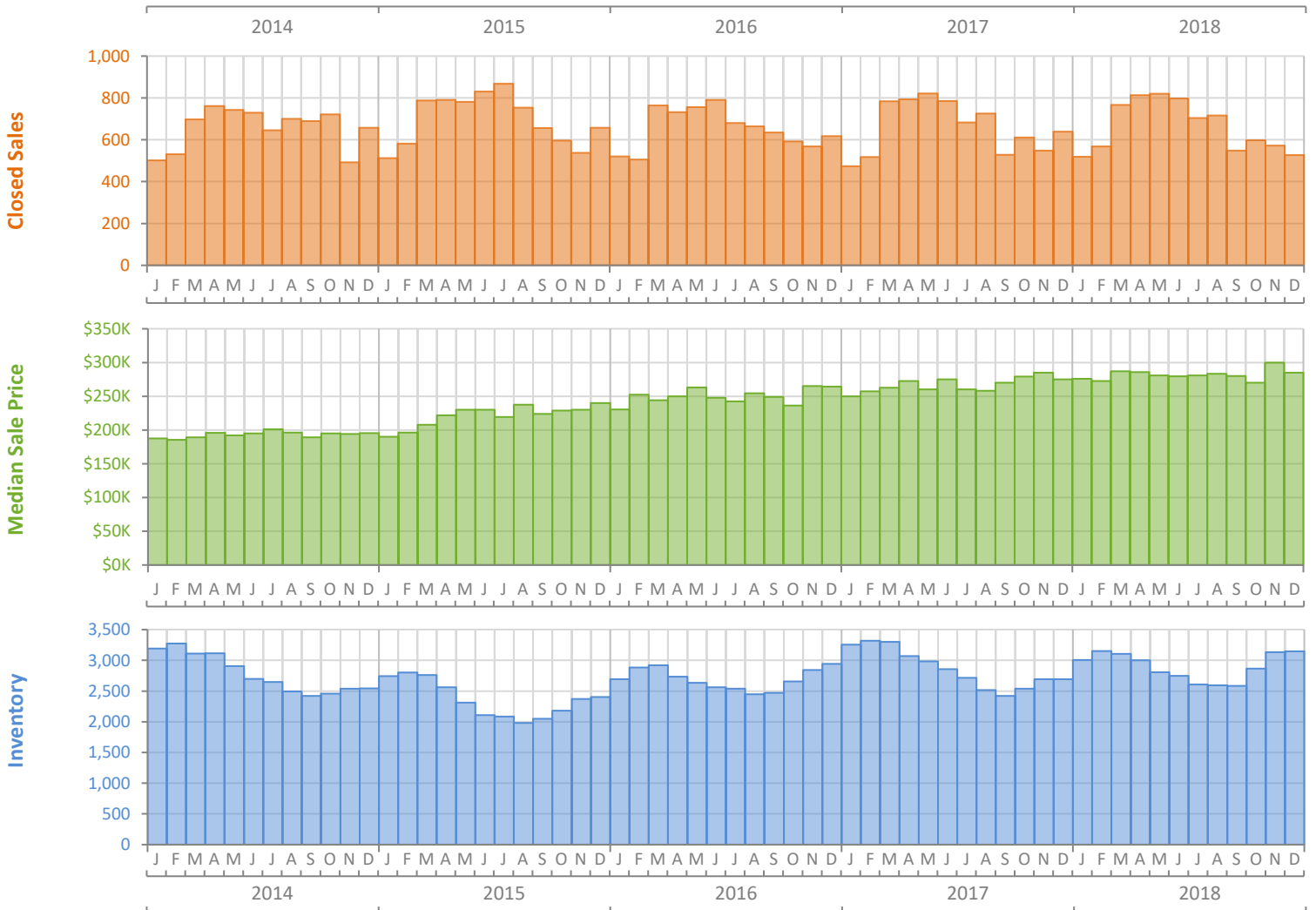
Monthly Market Summary - December 2018

Single Family Homes

Sarasota County



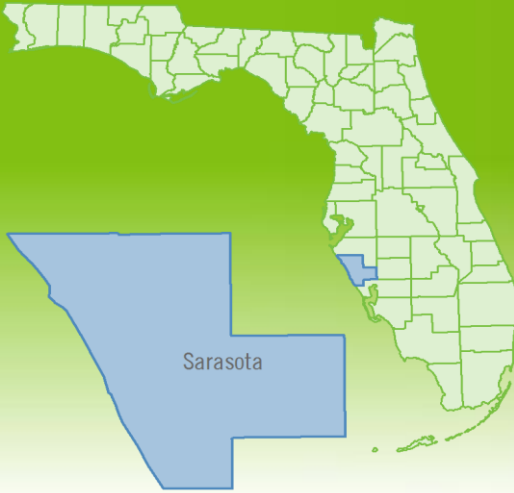
	December 2018	December 2017	Percent Change Year-over-Year
Closed Sales	527	639	-17.5%
Paid in Cash	196	255	-23.1%
Median Sale Price	\$285,000	\$275,000	3.6%
Average Sale Price	\$405,098	\$382,597	5.9%
Dollar Volume	\$213.5 Million	\$244.5 Million	-12.7%
Med. Pct. of Orig. List Price Received	95.6%	95.5%	0.1%
Median Time to Contract	41 Days	40 Days	2.5%
Median Time to Sale	78 Days	77 Days	1.3%
New Pending Sales	478	586	-18.4%
New Listings	651	718	-9.3%
Pending Inventory	652	741	-12.0%
Inventory (Active Listings)	3,148	2,693	16.9%
Months Supply of Inventory	4.8	4.1	17.1%



Monthly Distressed Market - December 2018

Single Family Homes

Sarasota County



		December 2018	December 2017	Percent Change Year-over-Year
Traditional	Closed Sales	513	617	-16.9%
	Median Sale Price	\$289,000	\$278,000	4.0%
Foreclosure/REO	Closed Sales	10	16	-37.5%
	Median Sale Price	\$183,750	\$204,200	-10.0%
Short Sale	Closed Sales	4	6	-33.3%
	Median Sale Price	\$252,500	\$209,250	20.7%

