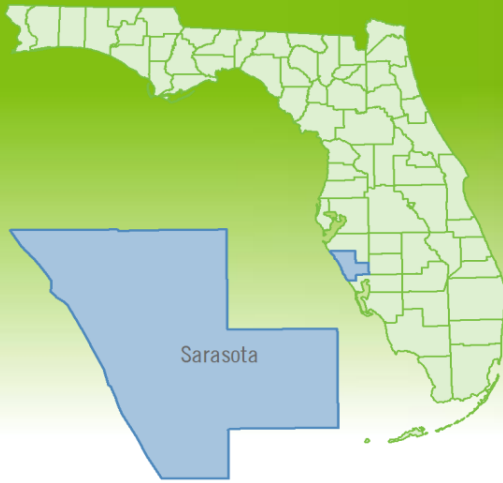


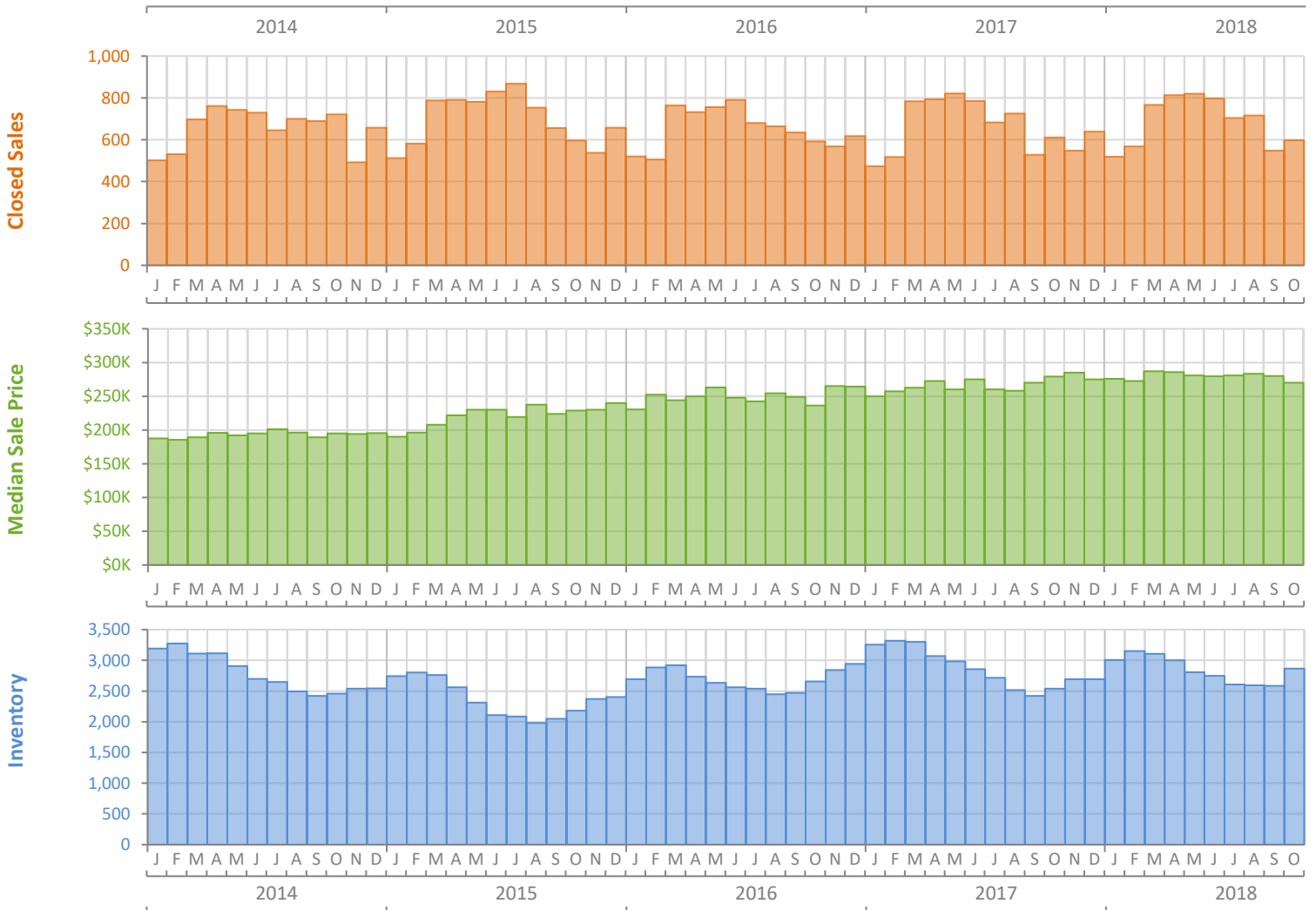
# Monthly Market Summary - October 2018

## Single Family Homes

### Sarasota County



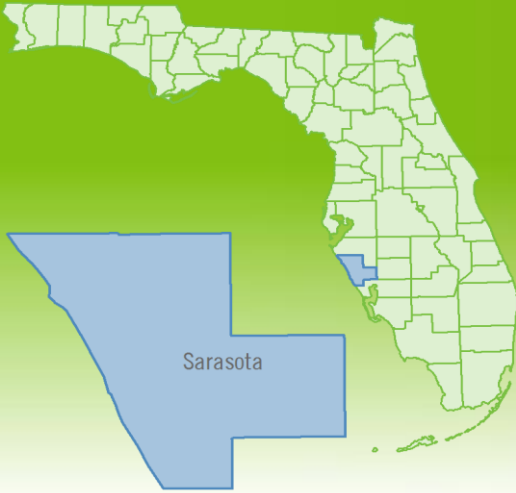
	October 2018	October 2017	Percent Change Year-over-Year
Closed Sales	598	611	-2.1%
Paid in Cash	237	228	3.9%
Median Sale Price	\$270,000	\$279,000	-3.2%
Average Sale Price	\$342,247	\$381,268	-10.2%
Dollar Volume	\$204.7 Million	\$233.0 Million	-12.1%
Med. Pct. of Orig. List Price Received	95.7%	95.4%	0.3%
Median Time to Contract	39 Days	47 Days	-17.0%
Median Time to Sale	84 Days	95 Days	-11.6%
New Pending Sales	605	646	-6.3%
New Listings	990	880	12.5%
Pending Inventory	761	811	-6.2%
Inventory (Active Listings)	2,866	2,540	12.8%
Months Supply of Inventory	4.3	3.9	10.3%



# Monthly Distressed Market - October 2018

## Single Family Homes

### Sarasota County



		October 2018	October 2017	Percent Change Year-over-Year
Traditional	Closed Sales	569	579	-1.7%
	Median Sale Price	\$280,000	\$286,518	-2.3%
Foreclosure/REO	Closed Sales	25	26	-3.8%
	Median Sale Price	\$145,105	\$174,550	-16.9%
Short Sale	Closed Sales	4	6	-33.3%
	Median Sale Price	\$152,950	\$181,000	-15.5%

