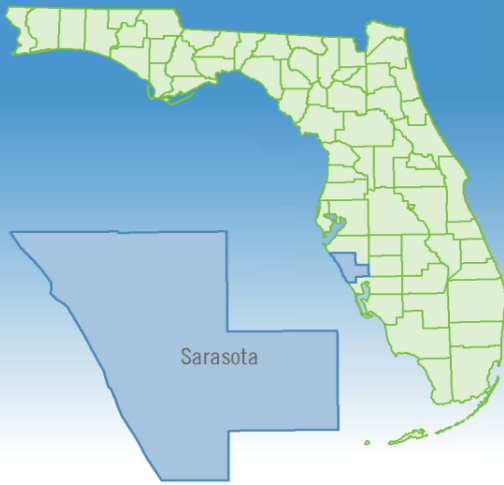


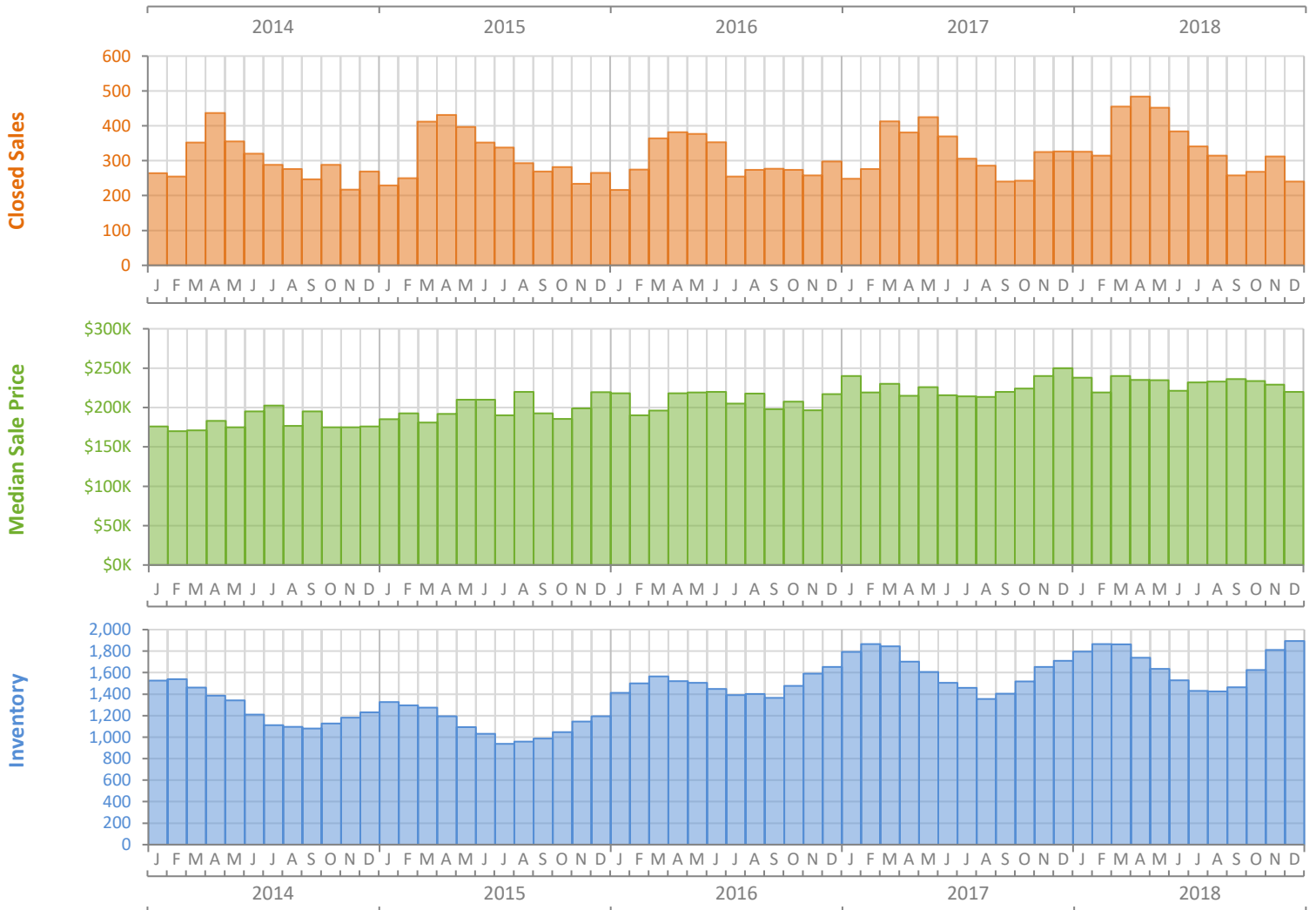
# Monthly Market Summary - December 2018

## Townhouses and Condos

### Sarasota County



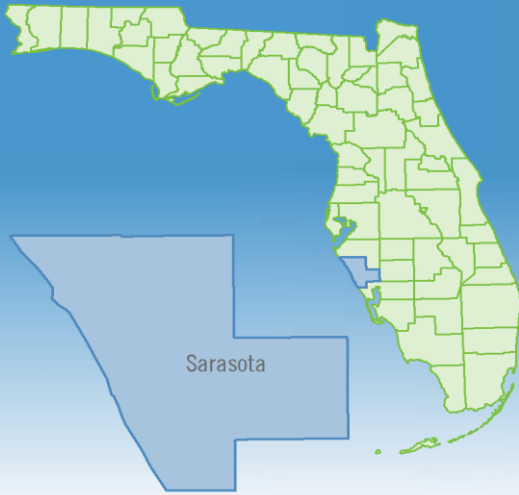
	December 2018	December 2017	Percent Change Year-over-Year
Closed Sales	240	327	-26.6%
Paid in Cash	149	205	-27.3%
Median Sale Price	\$220,000	\$250,000	-12.0%
Average Sale Price	\$311,284	\$480,239	-35.2%
Dollar Volume	\$74.7 Million	\$157.0 Million	-52.4%
Med. Pct. of Orig. List Price Received	94.3%	95.7%	-1.5%
Median Time to Contract	48 Days	36 Days	33.3%
Median Time to Sale	81 Days	74 Days	9.5%
New Pending Sales	195	309	-36.9%
New Listings	357	430	-17.0%
Pending Inventory	373	427	-12.6%
Inventory (Active Listings)	1,893	1,709	10.8%
Months Supply of Inventory	5.5	5.3	3.8%



# Monthly Distressed Market - December 2018

## Townhouses and Condos

### Sarasota County



		December 2018	December 2017	Percent Change Year-over-Year
Traditional	Closed Sales	238	320	-25.6%
	Median Sale Price	\$220,000	\$255,000	-13.7%
Foreclosure/REO	Closed Sales	2	6	-66.7%
	Median Sale Price	\$155,750	\$107,750	44.5%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$124,000	N/A

