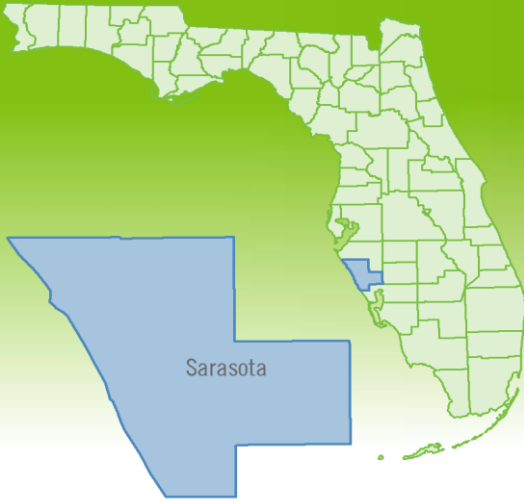


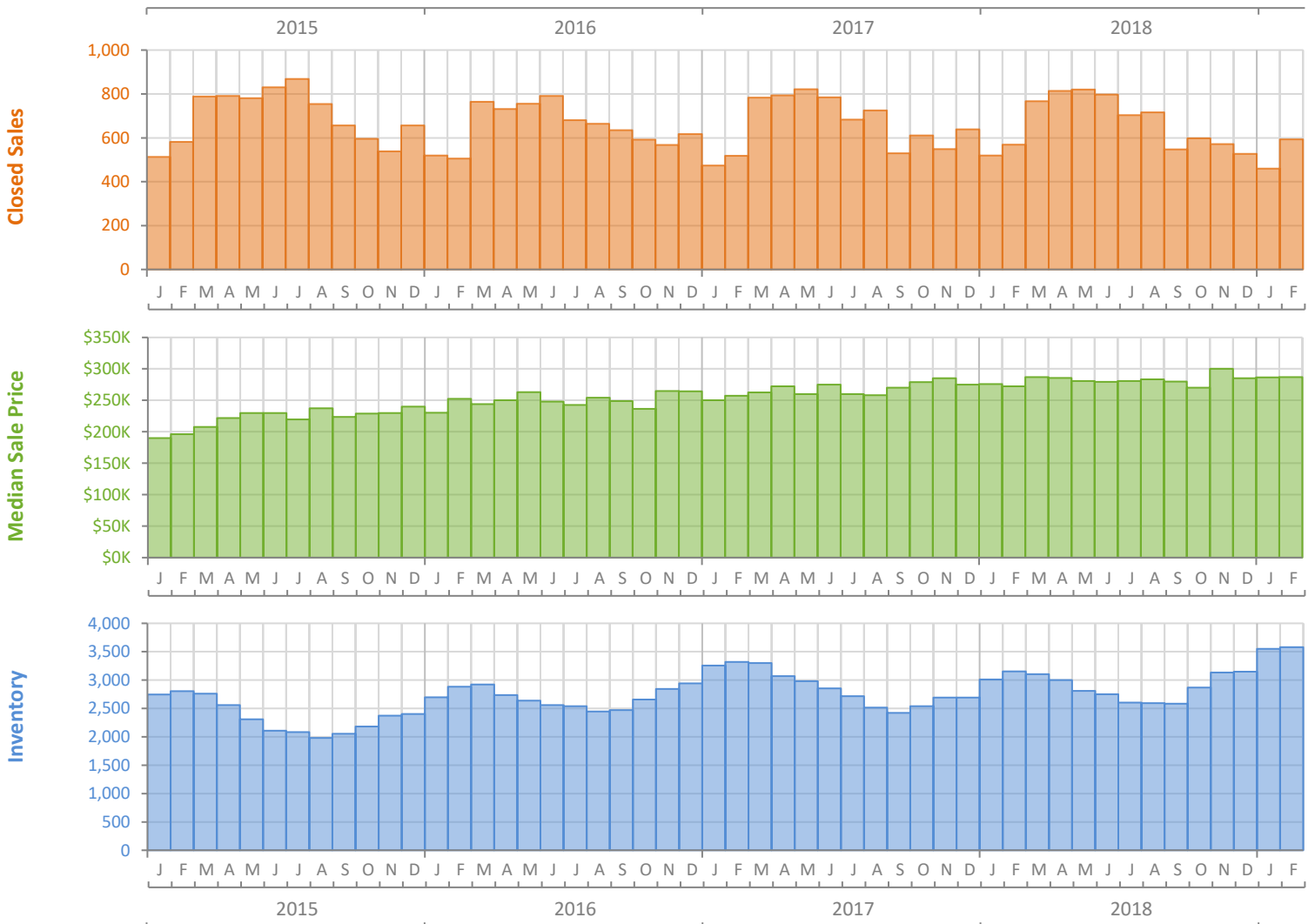
# Monthly Market Summary - February 2019

## Single Family Homes

### Sarasota County



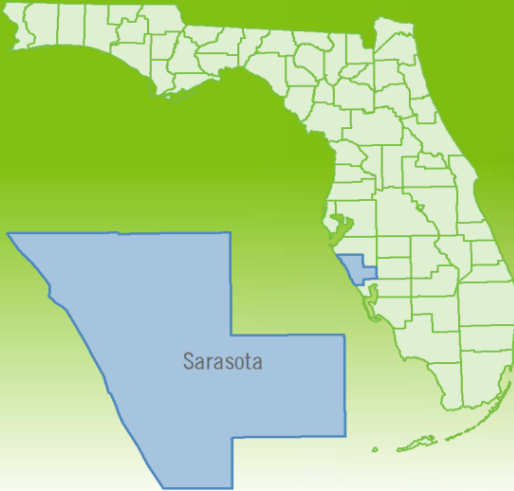
	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	593	569	4.2%
Paid in Cash	237	263	-9.9%
Median Sale Price	\$287,000	\$272,500	5.3%
Average Sale Price	\$397,980	\$398,148	0.0%
Dollar Volume	\$236.0 Million	\$226.5 Million	4.2%
Med. Pct. of Orig. List Price Received	94.9%	95.5%	-0.6%
Median Time to Contract	60 Days	46 Days	30.4%
Median Time to Sale	101 Days	91 Days	11.0%
New Pending Sales	794	817	-2.8%
New Listings	969	1,036	-6.5%
Pending Inventory	1,086	1,155	-6.0%
Inventory (Active Listings)	3,581	3,152	13.6%
Months Supply of Inventory	5.4	4.7	14.9%



# Monthly Distressed Market - February 2019

## Single Family Homes

### Sarasota County



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	576	549	4.9%
	Median Sale Price	\$290,000	\$273,000	6.2%
Foreclosure/REO	Closed Sales	12	18	-33.3%
	Median Sale Price	\$210,500	\$260,550	-19.2%
Short Sale	Closed Sales	5	2	150.0%
	Median Sale Price	\$181,250	\$149,450	21.3%

