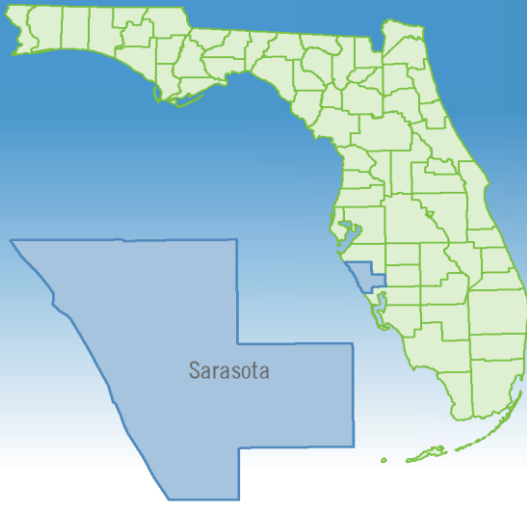


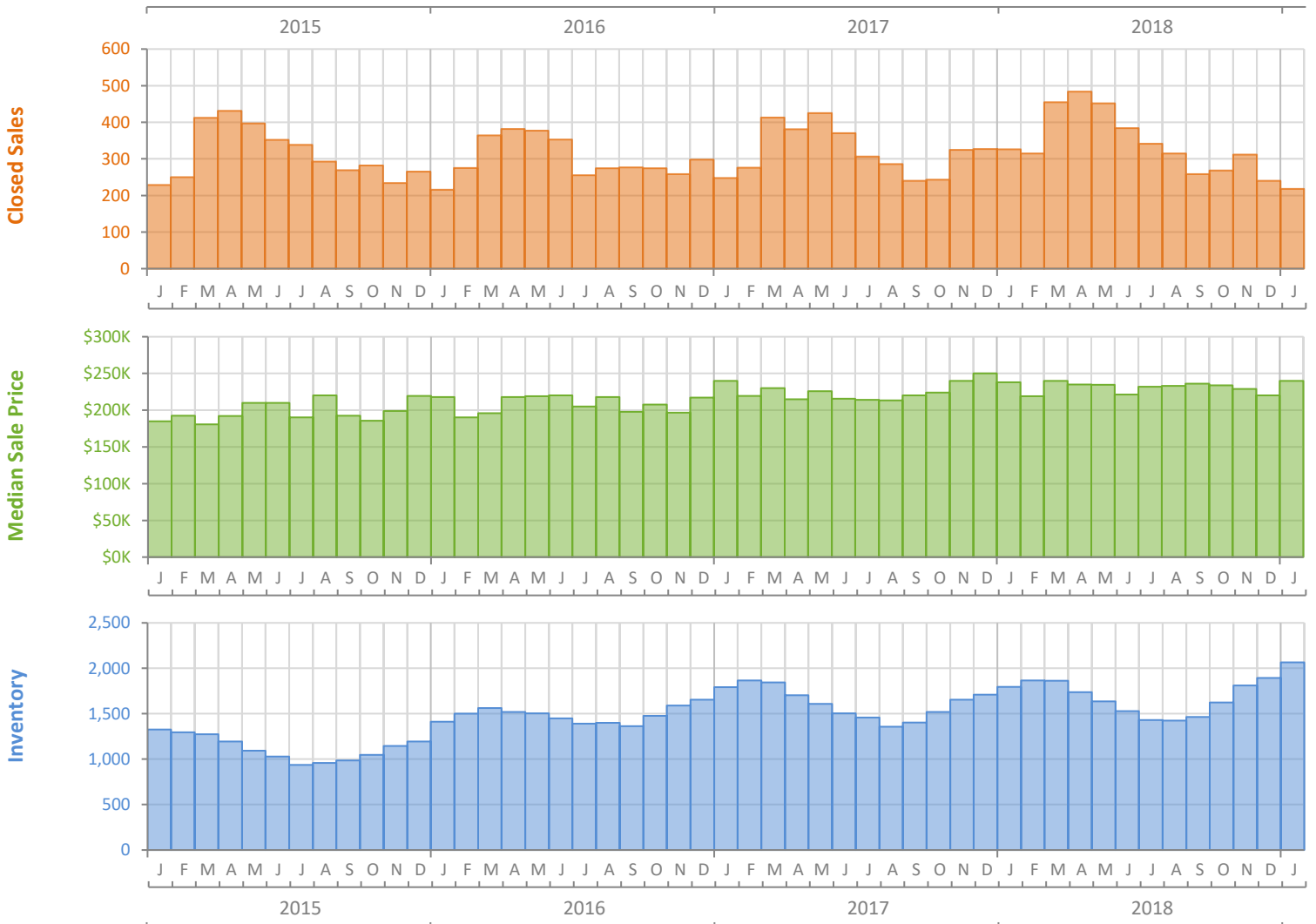
Monthly Market Summary - January 2019

Townhouses and Condos

Sarasota County



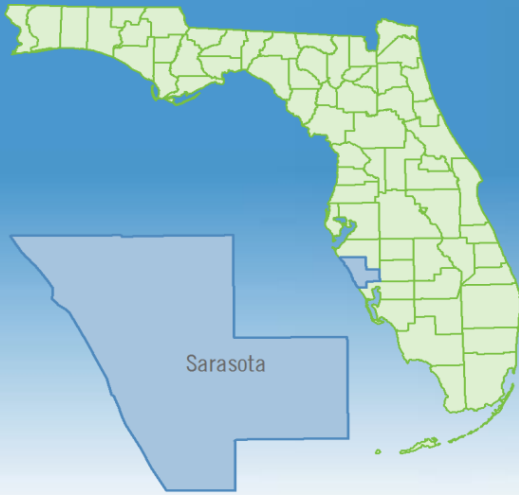
	January 2019	January 2018	Percent Change Year-over-Year
Closed Sales	218	326	-33.1%
Paid in Cash	143	194	-26.3%
Median Sale Price	\$240,000	\$238,000	0.8%
Average Sale Price	\$344,209	\$484,342	-28.9%
Dollar Volume	\$75.0 Million	\$157.9 Million	-52.5%
Med. Pct. of Orig. List Price Received	94.3%	96.3%	-2.1%
Median Time to Contract	51 Days	42 Days	21.4%
Median Time to Sale	91 Days	93 Days	-2.2%
New Pending Sales	401	478	-16.1%
New Listings	661	625	5.8%
Pending Inventory	541	570	-5.1%
Inventory (Active Listings)	2,064	1,795	15.0%
Months Supply of Inventory	6.1	5.5	10.9%



Monthly Distressed Market - January 2019

Townhouses and Condos

Sarasota County



		January 2019	January 2018	Percent Change Year-over-Year
Traditional	Closed Sales	216	321	-32.7%
	Median Sale Price	\$240,000	\$240,000	0.0%
Foreclosure/REO	Closed Sales	1	4	-75.0%
	Median Sale Price	\$79,900	\$111,450	-28.3%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$129,000	\$209,000	-38.3%

