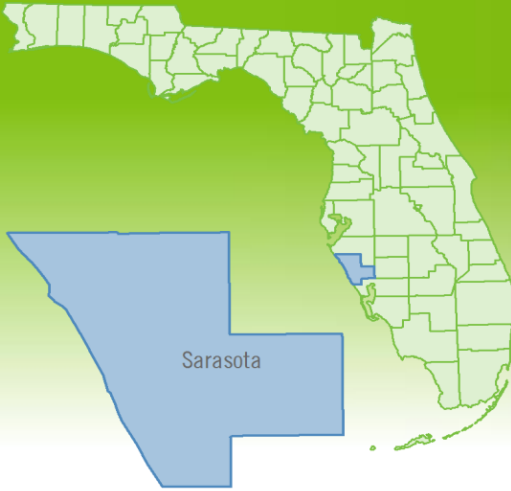


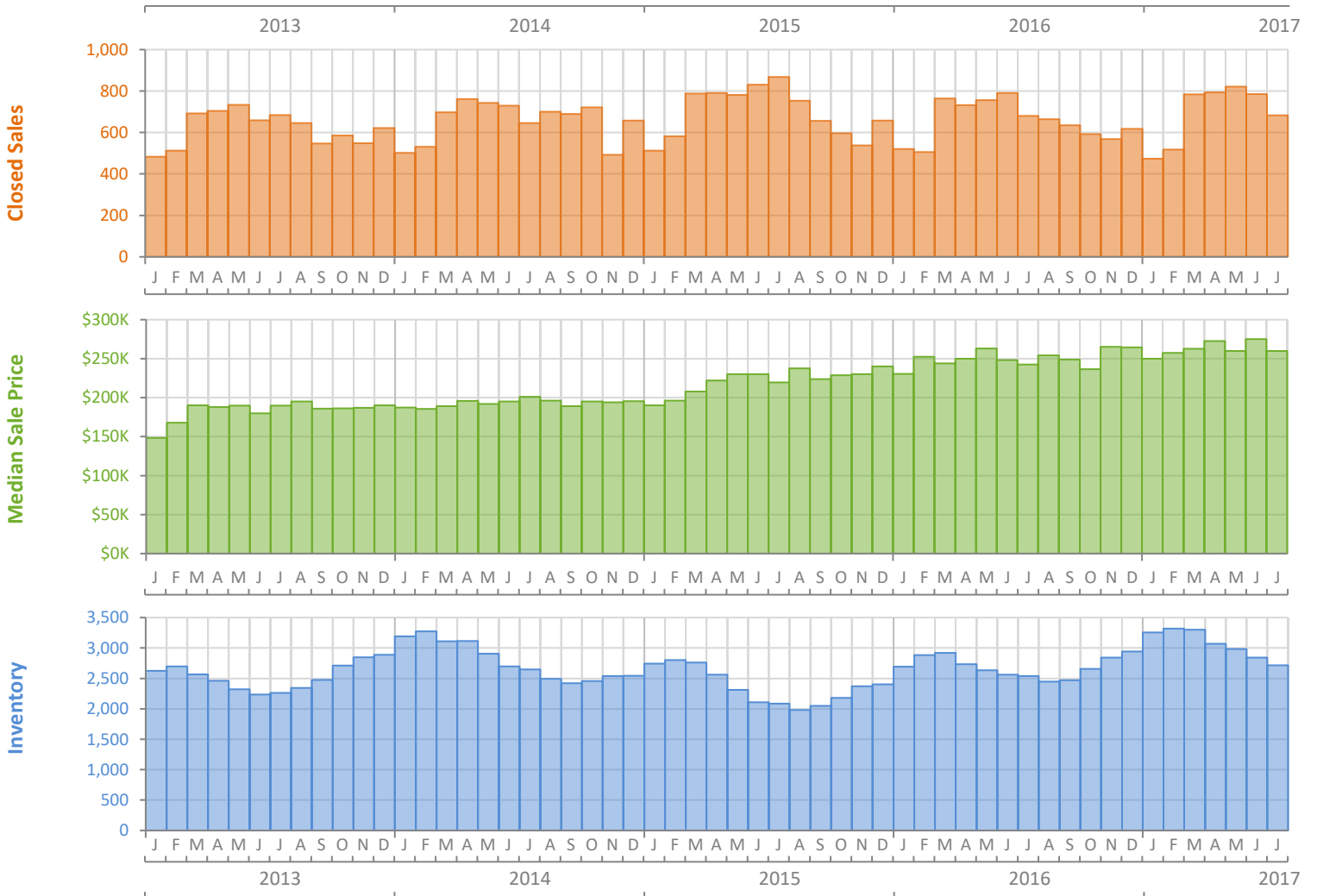
# Monthly Market Summary - July 2017

## Single Family Homes

### Sarasota County



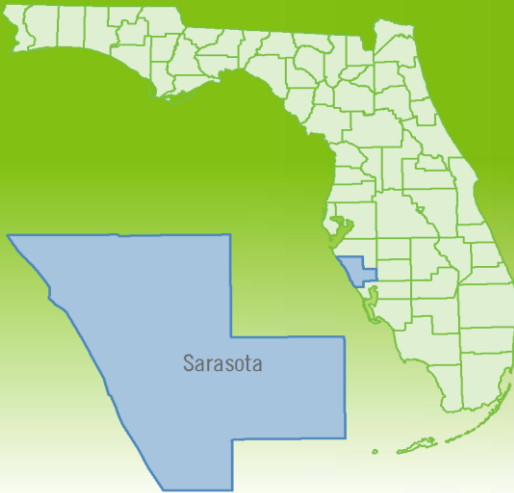
	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	683	680	0.4%
Paid in Cash	228	233	-2.1%
Median Sale Price	\$260,000	\$242,500	7.2%
Average Sale Price	\$373,959	\$335,617	11.4%
Dollar Volume	\$255.4 Million	\$228.2 Million	11.9%
Med. Pct. of Orig. List Price Received	95.2%	95.2%	0.0%
Median Time to Contract	55 Days	45 Days	22.2%
Median Time to Sale	103 Days	97 Days	6.2%
New Pending Sales	703	659	6.7%
New Listings	744	757	-1.7%
Pending Inventory	1,011	1,020	-0.9%
Inventory (Active Listings)	2,714	2,538	6.9%
Months Supply of Inventory	4.1	3.8	7.9%



# Monthly Distressed Market - July 2017

## Single Family Homes

### Sarasota County



		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	652	629	3.7%
	Median Sale Price	\$265,000	\$250,000	6.0%
Foreclosure/REO	Closed Sales	22	41	-46.3%
	Median Sale Price	\$164,000	\$165,000	-0.6%
Short Sale	Closed Sales	9	10	-10.0%
	Median Sale Price	\$265,000	\$181,325	46.1%

