



July 2019 Summary

Sarasota & Manatee Sales

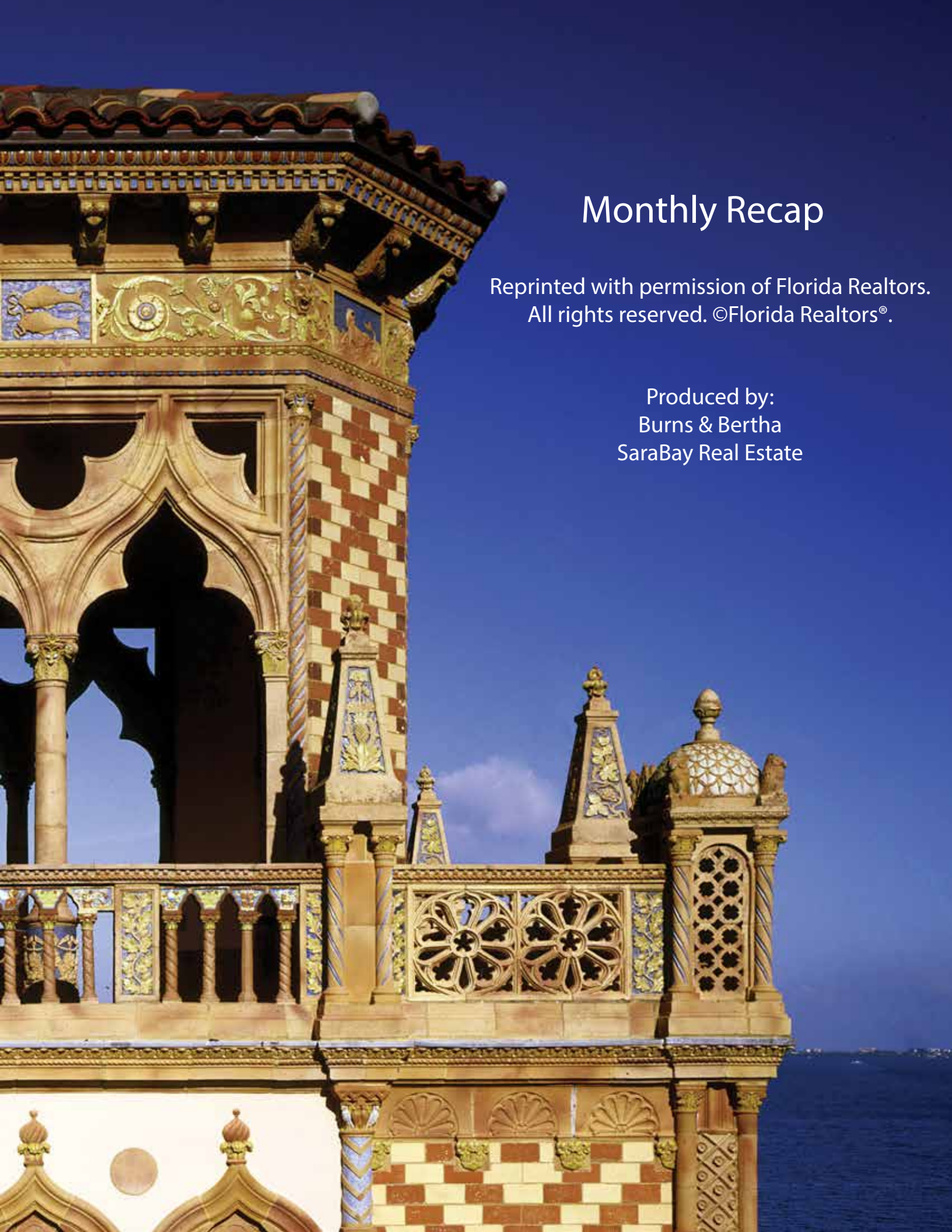
Single Family  
Condo  
Townhome



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# Monthly Recap

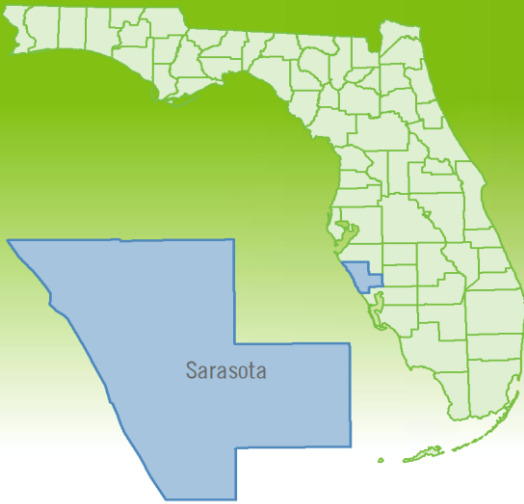
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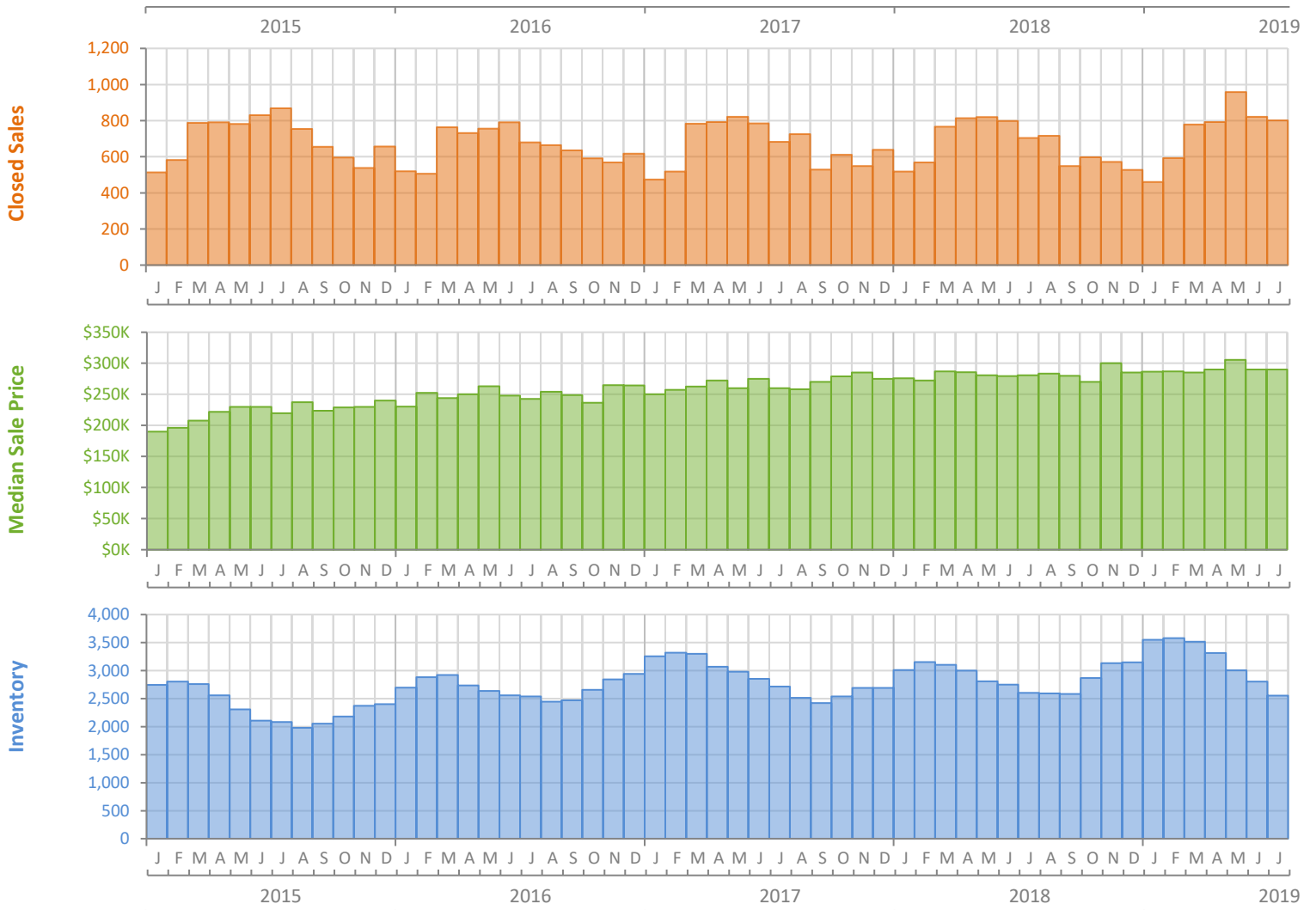
# Monthly Market Summary - July 2019

## Single Family Homes

### Sarasota County



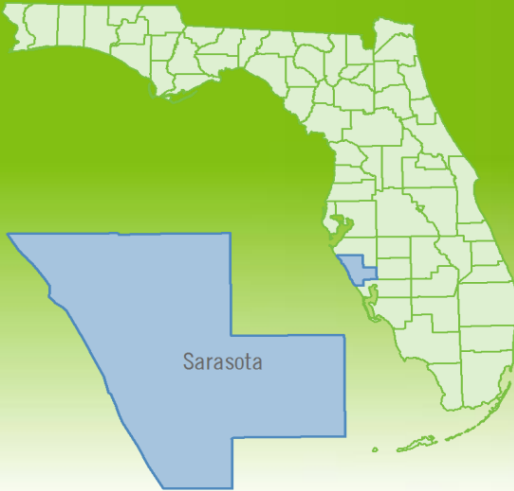
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	802	704	13.9%
Paid in Cash	249	233	6.9%
Median Sale Price	\$290,000	\$280,750	3.3%
Average Sale Price	\$386,220	\$354,396	9.0%
Dollar Volume	\$309.7 Million	\$249.5 Million	24.2%
Med. Pct. of Orig. List Price Received	95.5%	95.0%	0.5%
Median Time to Contract	58 Days	52 Days	11.5%
Median Time to Sale	105 Days	95 Days	10.5%
New Pending Sales	736	690	6.7%
New Listings	763	688	10.9%
Pending Inventory	998	952	4.8%
Inventory (Active Listings)	2,555	2,605	-1.9%
Months Supply of Inventory	3.8	3.9	-2.6%



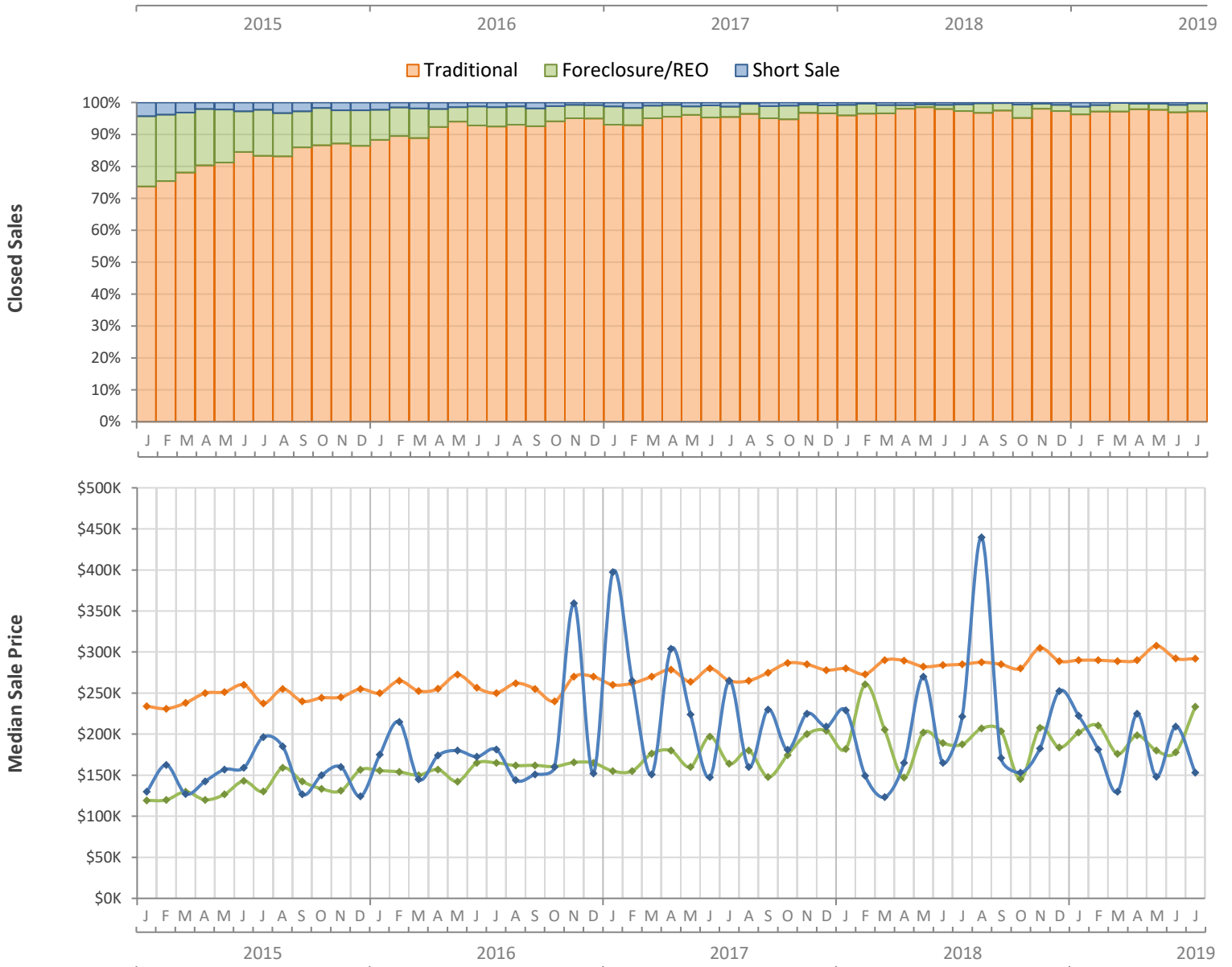
# Monthly Distressed Market - July 2019

## Single Family Homes

### Sarasota County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	780	685	13.9%
	Median Sale Price	\$291,925	\$285,000	2.4%
Foreclosure/REO	Closed Sales	20	15	33.3%
	Median Sale Price	\$233,500	\$187,500	24.5%
Short Sale	Closed Sales	2	4	-50.0%
	Median Sale Price	\$153,000	\$221,500	-30.9%

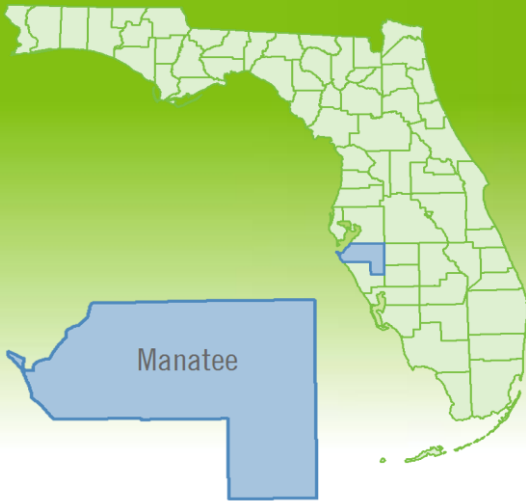




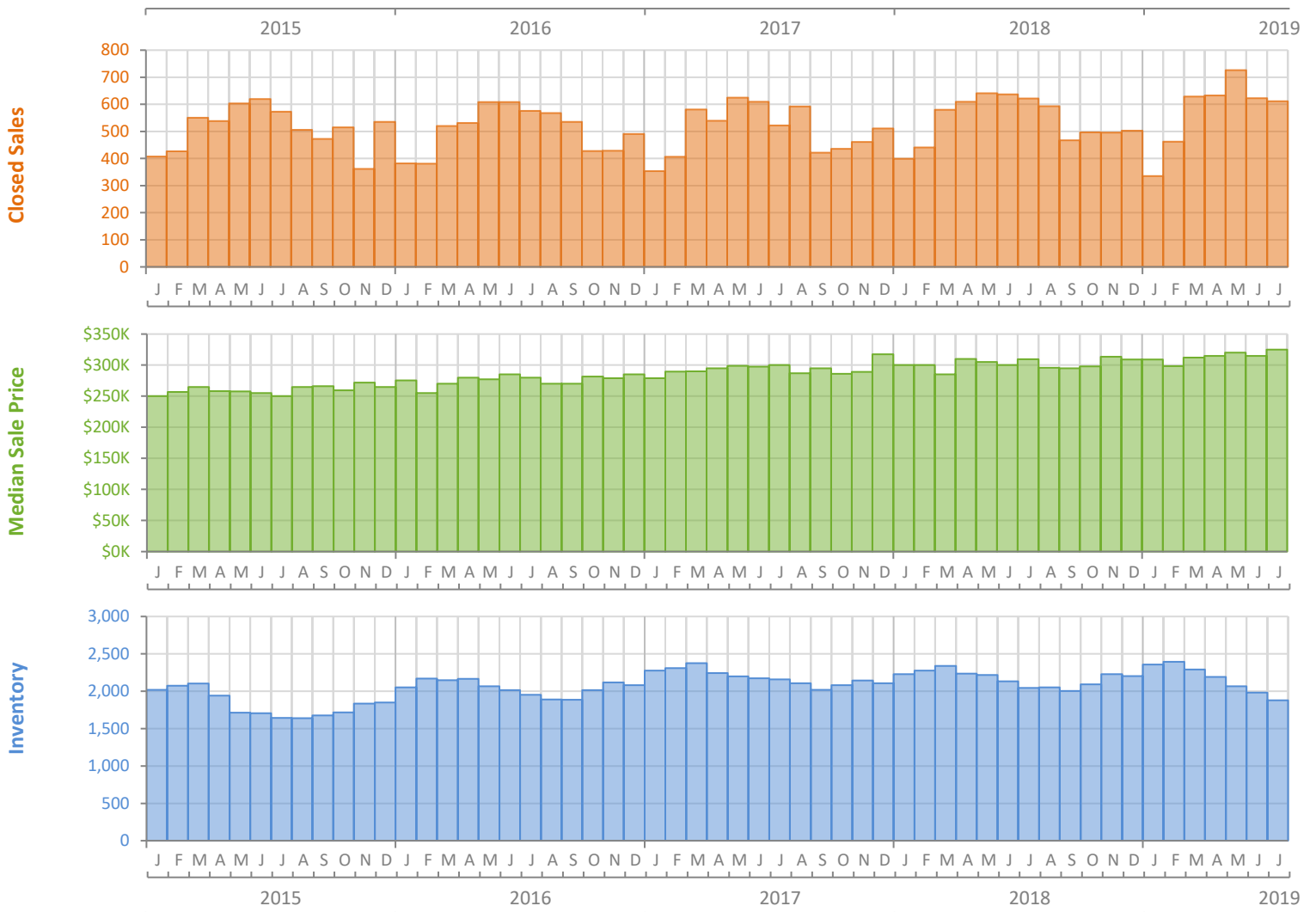
# Monthly Market Summary - July 2019

## Single Family Homes

### Manatee County



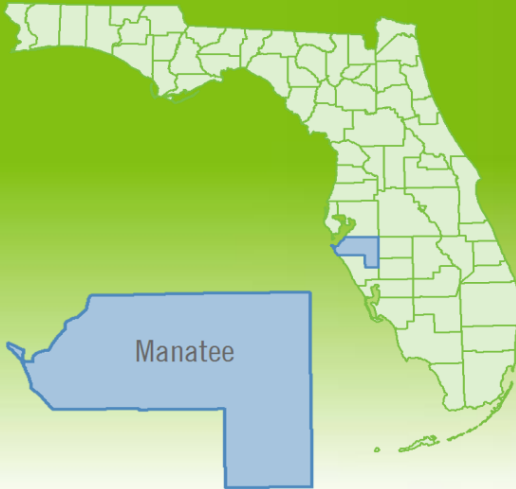
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	611	622	-1.8%
Paid in Cash	142	162	-12.3%
Median Sale Price	\$325,000	\$309,500	5.0%
Average Sale Price	\$391,049	\$383,398	2.0%
Dollar Volume	\$238.9 Million	\$238.5 Million	0.2%
Med. Pct. of Orig. List Price Received	95.9%	96.0%	-0.1%
Median Time to Contract	53 Days	49 Days	8.2%
Median Time to Sale	99 Days	90 Days	10.0%
New Pending Sales	608	567	7.2%
New Listings	651	600	8.5%
Pending Inventory	868	789	10.0%
Inventory (Active Listings)	1,877	2,045	-8.2%
Months Supply of Inventory	3.4	3.9	-12.8%



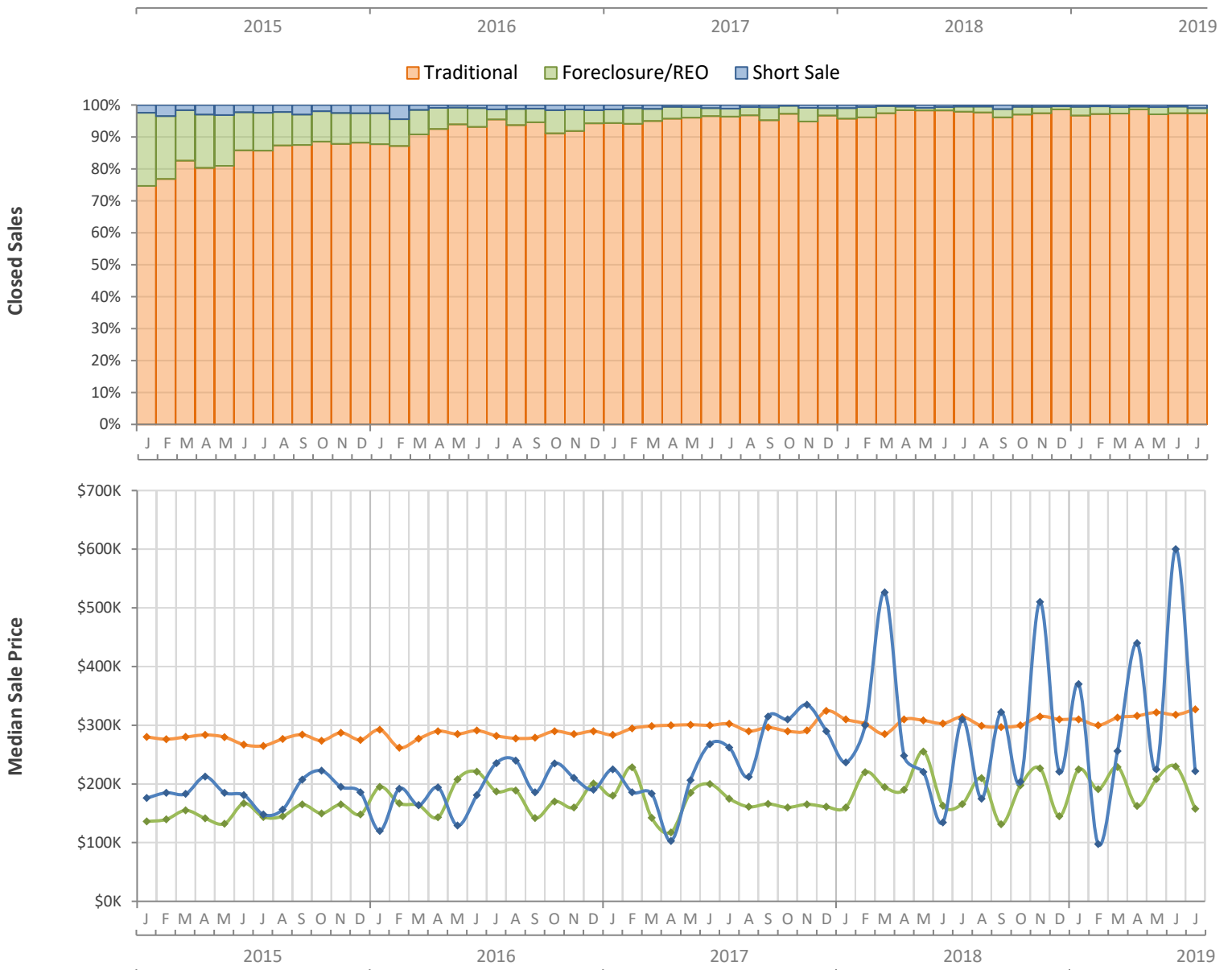
# Monthly Distressed Market - July 2019

## Single Family Homes

### Manatee County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	595	609	-2.3%
	Median Sale Price	\$327,351	\$313,990	4.3%
Foreclosure/REO	Closed Sales	10	10	0.0%
	Median Sale Price	\$157,500	\$165,750	-5.0%
Short Sale	Closed Sales	6	3	100.0%
	Median Sale Price	\$221,775	\$310,000	-28.5%



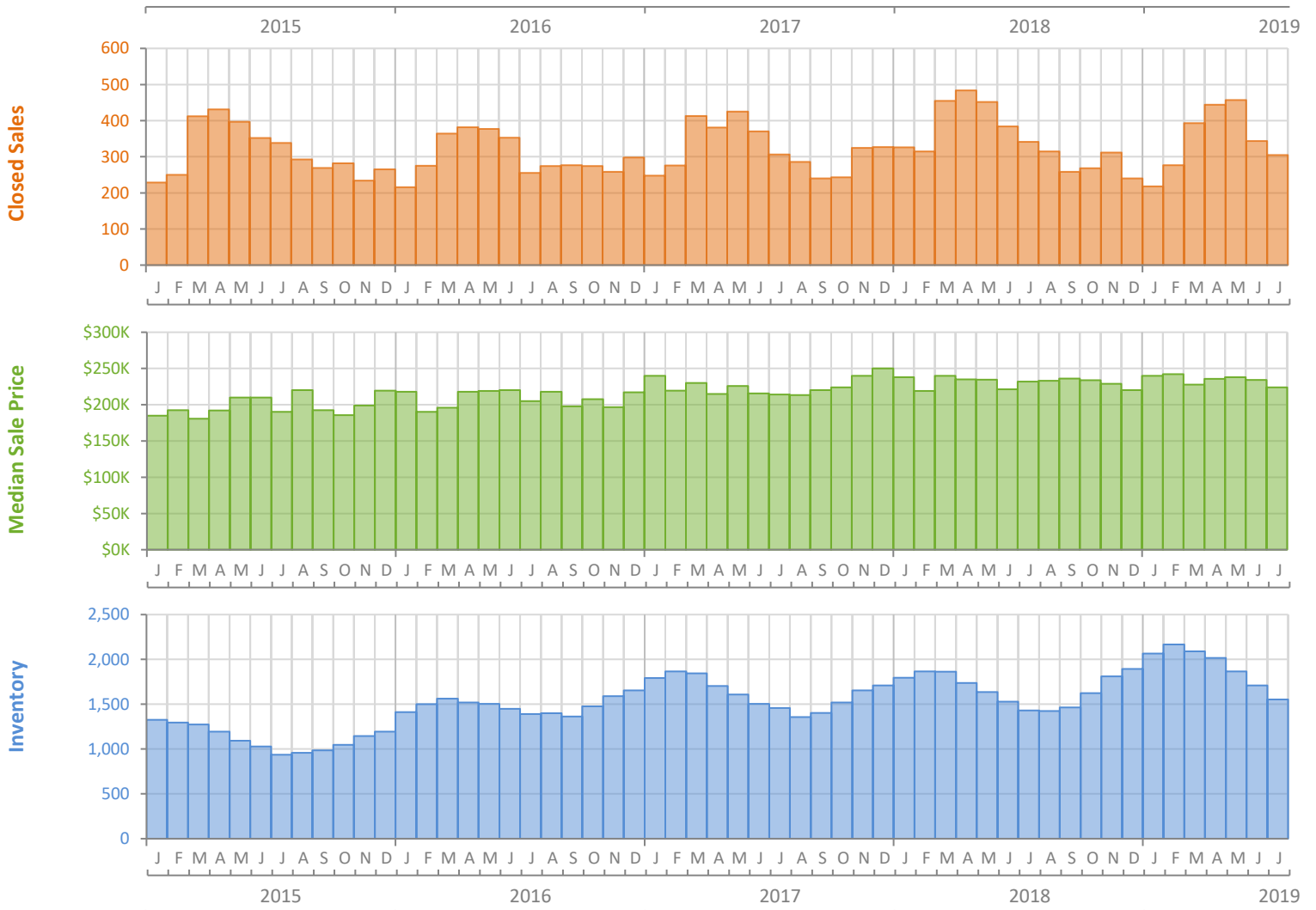
# Monthly Market Summary - July 2019

## Townhouses and Condos

### Sarasota County



	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	305	341	-10.6%
Paid in Cash	162	193	-16.1%
Median Sale Price	\$224,000	\$232,000	-3.4%
Average Sale Price	\$307,526	\$331,241	-7.2%
Dollar Volume	\$93.8 Million	\$113.0 Million	-17.0%
Med. Pct. of Orig. List Price Received	94.4%	94.4%	0.0%
Median Time to Contract	79 Days	63 Days	25.4%
Median Time to Sale	125 Days	102 Days	22.5%
New Pending Sales	305	308	-1.0%
New Listings	315	341	-7.6%
Pending Inventory	556	524	6.1%
Inventory (Active Listings)	1,552	1,431	8.5%
Months Supply of Inventory	4.9	4.1	19.5%



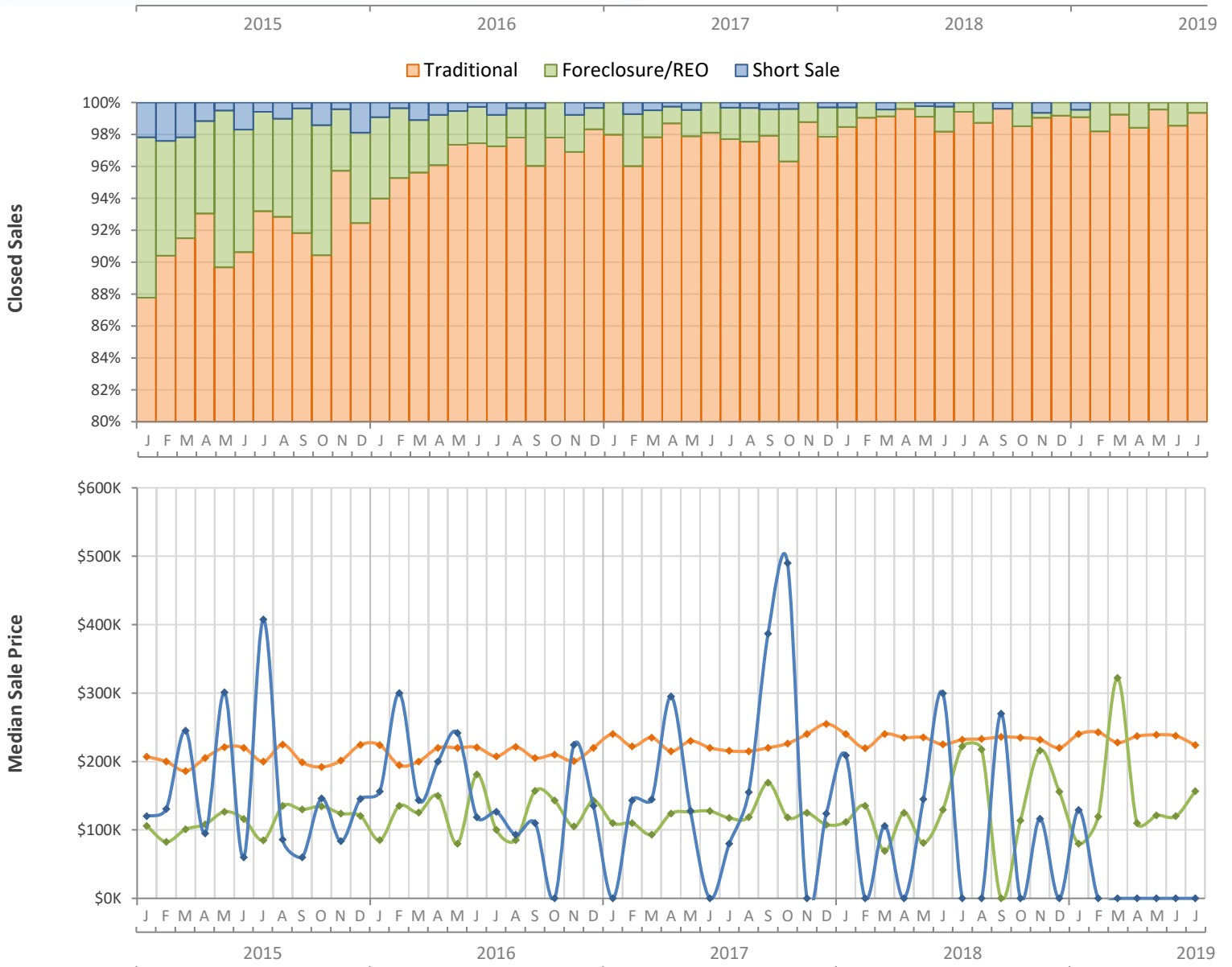
# Monthly Distressed Market - July 2019

## Townhouses and Condos

### Sarasota County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	303	339	-10.6%
	Median Sale Price	\$224,000	\$232,000	-3.4%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	\$156,450	\$222,125	-29.6%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





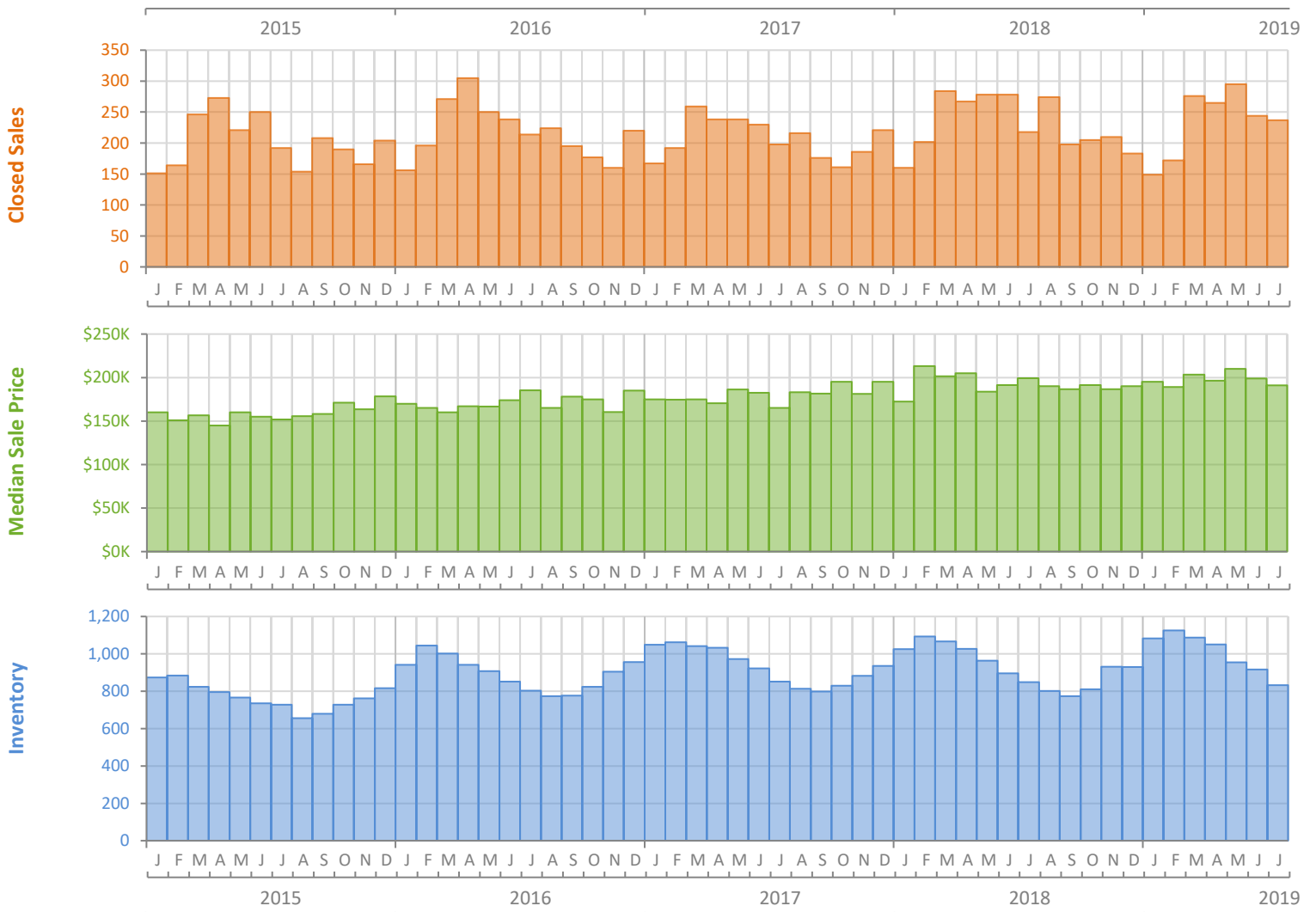
# Monthly Market Summary - July 2019

## Townhouses and Condos

### Manatee County



	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	237	218	8.7%
Paid in Cash	121	114	6.1%
Median Sale Price	\$191,000	\$199,250	-4.1%
Average Sale Price	\$216,523	\$231,836	-6.6%
Dollar Volume	\$51.3 Million	\$50.5 Million	1.5%
Med. Pct. of Orig. List Price Received	95.0%	95.5%	-0.5%
Median Time to Contract	57 Days	44 Days	29.5%
Median Time to Sale	103 Days	87 Days	18.4%
New Pending Sales	221	243	-9.1%
New Listings	205	250	-18.0%
Pending Inventory	286	348	-17.8%
Inventory (Active Listings)	832	849	-2.0%
Months Supply of Inventory	3.7	3.8	-2.6%



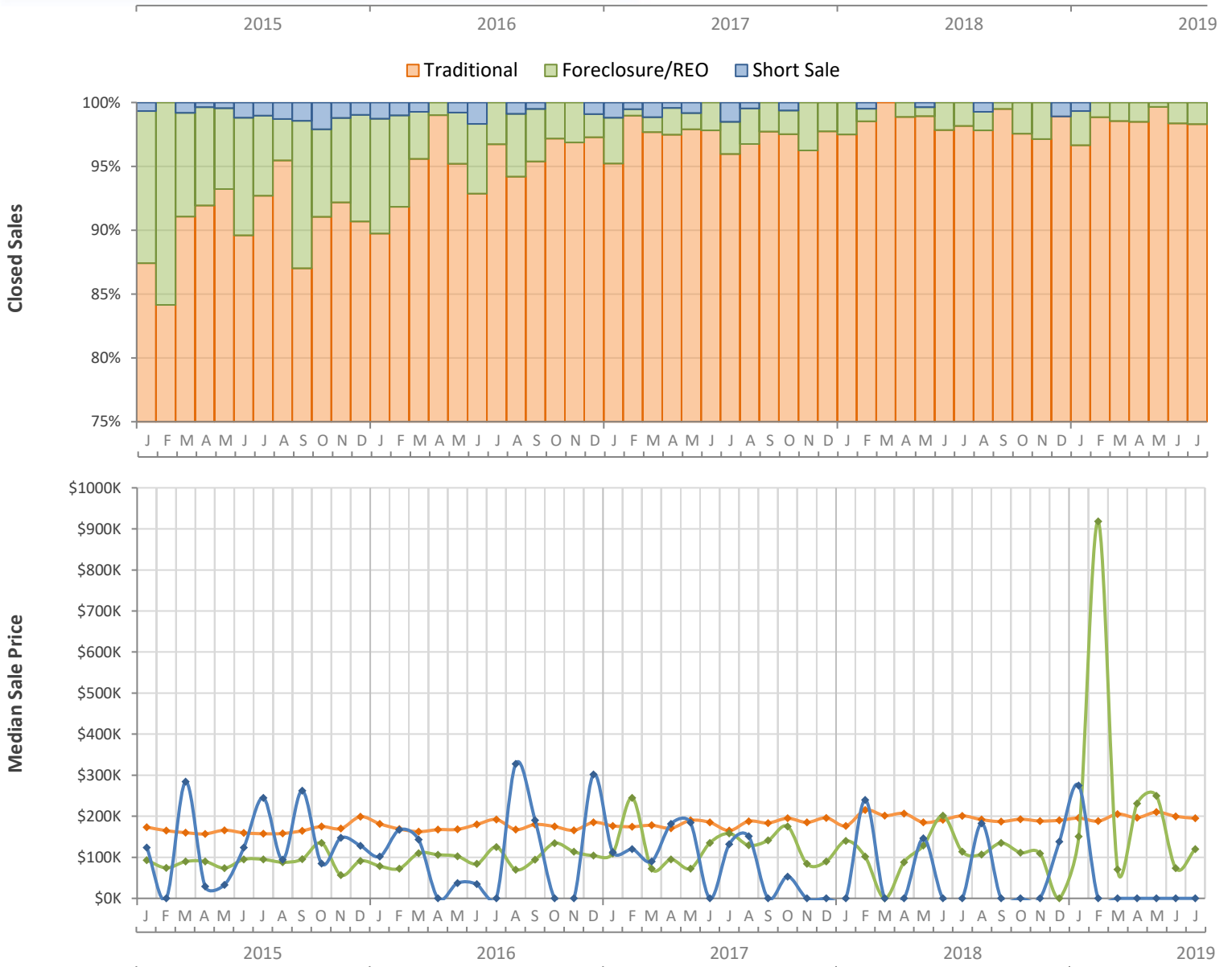
# Monthly Distressed Market - July 2019

## Townhouses and Condos

### Manatee County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	233	214	8.9%
	Median Sale Price	\$195,000	\$201,000	-3.0%
Foreclosure/REO	Closed Sales	4	4	0.0%
	Median Sale Price	\$120,000	\$113,550	5.7%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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