



Sarasota County, FL
YTD Market Statistics - Detailed Report
September-2018

Sold Summary

	Sep-2018	Sep-2017	% Change
Sold Dollar Volume	\$3,730,329,981	\$3,263,178,724	14.32%
Avg Sold Price	\$374,832	\$349,452	7.26%
Median Sold Price	\$258,900	\$245,000	5.67%
Units Sold	9,952	9,338	6.58%
Avg Days on Market	77	75	2.67%
Avg List Price for Solds	\$391,865	\$367,066	6.76%
Avg SP to OLP Ratio	93.6%	93.4%	0.28%
Ratio of Avg SP to Avg OLP	92.5%	91.6%	0.97%
Avg SP to LP Ratio	96.4%	96.2%	0.21%
Ratio of Avg SP to Avg LP	95.7%	95.2%	0.47%
Attached Avg Sold Price	\$415,657	\$377,264	10.18%
Detached Avg Sold Price	\$361,627	\$341,177	5.99%
Attached Units Sold	2,517	2,177	15.62%
Detached Units Sold	7,410	7,152	3.61%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Attached = Townhouse, Condo, Condo-Hotel, and Cooperatives
- Detached = Single Family Home, Villas, Mobile Homes, Manufactured, and Modular

Inventory

	Sep-2018	Sep-2017	% Change
Active Listings	4,101	3,777	8.58%
New Listings	12,692	11,829	7.30%
New Under Contracts	11,279	10,607	6.34%
New Contingents	0	0	0%
New Pending	12,140	11,459	5.94%
All Pending	1,407	1,325	6.19%

Financing (Sold)

Assumption	71
Cash	4,597
Conventional	3,967
FHA	812
Other	217
Owner	36
VA	252

Days on Market (Sold)

0	462
1 to 10	1,949
11 to 20	1,023
21 to 30	757
31 to 60	1,701
61 to 90	1,164
91 to 120	841
121 to 180	997
181 to 360	838
361 to 720	184
721+	31

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod		SFH/Villa	Cnd/Coop/TH
< \$50,000	2	2	1	0	0	0	14	24	0	0
\$50K to \$99,999	64	106	20	11	3	4	103	316	8	34
\$100K to \$124,999	88	122	27	5	4	8	52	308	15	44
\$125K to \$149,999	161	225	84	11	6	0	52	543	41	58
\$150K to \$199,999	535	411	584	95	35	0	42	1,704	221	137
\$200K to \$249,999	491	153	890	150	98	0	4	1,788	377	125
\$250K to \$299,999	307	125	656	97	110	5	3	1,303	377	102
\$300K to \$399,999	213	182	882	62	241	2	0	1,585	504	149
\$400K to \$499,999	53	145	371	31	187	0	0	788	297	132
\$500K to \$599,999	20	113	176	24	114	0	0	447	196	95
\$600K to \$799,999	11	110	154	45	124	0	0	444	216	90
\$800K to \$999,999	8	42	73	36	60	1	0	221	133	61
\$1,000,000+	3	69	87	106	197	19	0	481	380	131
Total	1,956	1,805	4,005	673	1,179	39	270	9,952	2,765	1,158
Avg Sold Price	\$229,574	\$323,937	\$340,458	\$611,445	\$710,223	\$1,282,036	\$110,074	\$374,832		
Prev Year - Avg Sold Price	\$225,565	\$287,047	\$323,668	\$573,867	\$674,381	\$1,661,860	\$104,257	\$349,452		
Avg Sold % Change	1.78%	12.85%	5.19%	6.55%	5.31%	-22.86%	5.58%	7.26%		
Prev Year - # of Solds	1,953	1,620	3,899	524	1,056	32	244	9,338		

Active Detail