



Sarasota County, FL
 Quarterly Market Statistics - Detailed Report
 3rd Quarter 2018

Sold Summary

	Q3 2018	Q3 2017	% Change
Sold Dollar Volume	\$1,025,767,290	\$987,631,983	3.86%
Avg Sold Price	\$345,959	\$348,371	-0.69%
Median Sold Price	\$259,990	\$246,000	5.69%
Units Sold	2,965	2,835	4.59%
Avg Days on Market	76	75	1.33%
Avg List Price for Solds	\$361,189	\$367,053	-1.60%
Avg SP to OLP Ratio	93.7%	93.4%	0.35%
Ratio of Avg SP to Avg OLP	92.6%	90.9%	1.86%
Avg SP to LP Ratio	96.5%	96.3%	0.20%
Ratio of Avg SP to Avg LP	95.8%	94.9%	0.92%
Attached Avg Sold Price	\$353,448	\$353,534	-0.02%
Detached Avg Sold Price	\$344,022	\$347,367	-0.96%
Attached Units Sold	685	604	13.41%
Detached Units Sold	2,277	2,227	2.25%

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

	Q3 2018	Q3 2017	% Change
Active Listings	4,101	3,777	8.58%
New Listings	3,461	3,077	12.48%
New Under Contracts	3,040	2,891	5.15%
New Contingents	0	0	0%
New Pending	3,298	3,145	4.86%
All Pending	1,407	1,325	6.19%

Financing (Sold)

Assumption	1
Cash	1,239
Conventional	1,285
FHA	276
Other	71
Owner	17
VA	76

Days on Market (Sold)

0	138
1 to 10	586
11 to 20	295
21 to 30	214
31 to 60	483
61 to 90	326
91 to 120	268
121 to 180	352
181 to 360	250
361 to 720	41
721+	9

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	1	1	0	0	0	0	4	6	0	0
\$50K to \$99,999	17	27	3	4	1	0	30	83	8	34
\$100K to \$124,999	38	35	10	3	0	2	9	98	15	44
\$125K to \$149,999	38	62	22	4	0	0	13	140	41	58
\$150K to \$199,999	154	103	183	34	10	0	10	494	221	137
\$200K to \$249,999	126	37	287	56	39	0	1	546	377	125
\$250K to \$299,999	107	31	218	41	44	3	1	445	377	102
\$300K to \$399,999	57	62	281	12	81	1	0	494	504	149
\$400K to \$499,999	12	35	130	11	64	0	0	252	297	132
\$500K to \$599,999	6	26	53	2	40	0	0	127	196	95
\$600K to \$799,999	4	26	48	12	32	0	0	122	216	90
\$800K to \$999,999	0	13	26	9	16	0	0	64	133	61
\$1,000,000+	0	15	18	14	43	4	0	94	380	131
Total	560	473	1,279	202	370	10	68	2,965	2,765	1,158
Avg Sold Price	\$224,325	\$311,924	\$333,814	\$427,103	\$604,137	\$829,700	\$106,437	\$345,959		
Prev Year - Avg Sold Price	\$227,532	\$285,531	\$325,874	\$534,295	\$677,834	\$1,911,833	\$107,398	\$348,371		
Avg Sold % Change	-1.41%	9.24%	2.44%	-20.06%	-10.87%	-56.60%	-0.89%	-0.69%		
Prev Year - # of Solds	612	463	1,214	137	343	3	58	2,835		

Active Detail