

1st Quarter 2019

Sarasota County, FL

Sold Summary

	Q1 2019	Q1 2018	% Change
Sold Dollar Volume	\$1,034,030,033	\$1,232,258,601	-16.09%
Avg Sold Price	\$372,623	\$400,344	-6.92%
Median Sold Price	\$259,900	\$254,990	1.93%
Units Sold	2,775	3,078	-9.84%
Avg Days on Market	80	77	3.90%
Avg List Price for Solds	\$391,567	\$417,575	-6.23%
Avg SP to OLP Ratio	93.1%	93.8%	-0.69%
Ratio of Avg SP to Avg OLP	91.9%	93.1%	-1.31%
Attached Avg Sold Price	\$396,690	\$498,523	-20.43%
Detached Avg Sold Price	\$366,232	\$363,171	0.84%
Attached Units Sold	610	847	-27.98%
Detached Units Sold	2,159	2,228	-3.10%

Financing (Sold)

Assumption	1
Cash	1,348
Conventional	1,072
FHA	215
Other	52
Owner	10
VA	77

Days on Market (Sold)

0	83
1 to 10	531
11 to 20	289
21 to 30	213
31 to 60	464
61 to 90	323
91 to 120	258
121 to 180	295
181 to 360	263
361 to 720	45
721+	10

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

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	0	0	0	0	0	1	3	0	1
\$50K to \$99,999	18	29	8	4	0	1	35	96	8	40
\$100K to \$124,999	31	38	5	6	0	0	18	98	26	57
\$125K to \$149,999	46	57	19	1	1	1	27	152	37	85
\$150K to \$199,999	139	95	161	15	5	0	10	426	279	217
\$200K to \$249,999	156	42	265	30	23	0	2	518	502	173
\$250K to \$299,999	104	28	195	32	31	0	0	390	507	161
\$300K to \$399,999	77	32	241	18	56	0	0	426	744	211
\$400K to \$499,999	28	44	96	9	43	1	0	222	422	173
\$500K to \$599,999	8	22	53	5	46	0	0	134	255	128
\$600K to \$799,999	2	32	41	9	44	0	0	128	281	155
\$800K to \$999,999	1	13	17	10	20	0	0	61	198	86
\$1,000,000+	1	12	29	22	55	2	0	121	528	182
Total	612	444	1,130	161	324	5	93	2,775	3,787	1,669
Avg Sold Price	\$236,330	\$320,147	\$348,737	\$593,041	\$745,049	\$871,200	\$113,889	\$372,623		
Prev Year - Avg Sold Price	\$228,746	\$356,782	\$346,606	\$799,329	\$739,561	\$1,124,349	\$111,163	\$400,344		
Avg Sold % Change	3.32%	-10.27%	0.61%	-25.81%	0.74%	-22.52%	2.45%	-6.92%		
Prev Year - # of Solds	624	586	1,179	247	335	14	90	3,078		

Active Detail

March 2019
 Sarasota County, FL

Sold Summary

	Mar 2019	Mar 2018	% Change
Sold Dollar Volume	\$432,456,648	\$512,102,366	-15.55%
Avg Sold Price	\$359,781	\$400,080	-10.07%
Median Sold Price	\$257,000	\$260,000	-1.15%
Units Sold	1,202	1,280	-6.09%
Avg Days on Market	78	85	-8.24%
Avg List Price for Solds	\$376,801	\$418,164	-9.89%
Avg SP to OLP Ratio	93.5%	93.5%	-0.03%
Ratio of Avg SP to Avg OLP	92.6%	92.4%	0.30%
Attached Avg Sold Price	\$371,795	\$465,654	-20.16%
Detached Avg Sold Price	\$357,065	\$375,677	-4.95%
Attached Units Sold	266	349	-23.78%
Detached Units Sold	933	930	0.32%

Inventory

	Mar 2019	Mar 2018	% Change
Active Listings	5,682	4,971	14.30%
New Listings	1,622	1,682	-3.57%
New Under Contracts	1,549	1,564	-0.96%
New Pending	1,670	1,682	-0.71%
All Pending	2,094	2,132	-1.78%

Financing (Sold)

Assumption	0
Cash	589
Conventional	457
FHA	98
Other	23
Owner	4
VA	31

Days on Market (Sold)

0	26
1 to 10	247
11 to 20	135
21 to 30	95
31 to 60	189
61 to 90	130
91 to 120	125
121 to 180	124
181 to 360	105
361 to 720	22
721+	3

Notes:

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- Garage/Parking Spaces are not included in Detached/Attached section totals.

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	0	0	0	0	0	0	1	2	0	1
\$50K to \$99,999	7	14	2	2	0	1	20	47	8	40
\$100K to \$124,999	14	15	3	2	0	0	10	44	26	57
\$125K to \$149,999	21	37	7	0	1	0	13	79	37	85
\$150K to \$199,999	59	41	69	5	1	0	3	178	279	217
\$200K to \$249,999	67	14	112	13	6	0	1	213	502	173
\$250K to \$299,999	55	15	90	16	12	0	0	188	507	161
\$300K to \$399,999	20	15	103	6	14	0	0	159	744	211
\$400K to \$499,999	16	17	54	4	18	0	0	109	422	173
\$500K to \$599,999	3	8	20	3	21	0	0	55	255	128
\$600K to \$799,999	1	12	26	2	18	0	0	59	281	155
\$800K to \$999,999	0	8	5	3	10	0	0	26	198	86
\$1,000,000+	1	3	9	10	20	0	0	43	528	182
Total	264	199	500	66	121	1	48	1,202	3,787	1,669
Avg Sold Price	\$237,055	\$293,350	\$344,790	\$612,664	\$767,266	\$85,000	\$110,928	\$359,781		
Prev Year - Avg Sold Price	\$230,749	\$361,753	\$349,989	\$664,057	\$765,279	\$1,116,013	\$109,312	\$400,080		
Avg Sold % Change	2.73%	-18.91%	-1.49%	-7.74%	0.26%	-92.38%	1.48%	-10.07%		
Prev Year - # of Solds	243	244	506	95	147	10	34	1,280		

Active Detail