

## January thru June 2019 YTD

## Sarasota County, FL

## Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$2,544,046,316	\$2,700,704,888	-5.80%
Avg Sold Price	\$376,283	\$387,031	-2.78%
Median Sold Price	\$265,000	\$257,250	3.01%
Units Sold	6,761	6,978	-3.11%
Avg Days on Market	83	77	7.79%
Avg List Price for Solds	\$394,894	\$404,826	-2.45%
Avg SP to OLP Ratio	92.8%	93.6%	-0.85%
Ratio of Avg SP to Avg OLP	91.3%	92.4%	-1.21%
Attached Avg Sold Price	\$389,669	\$438,843	-11.21%
Detached Avg Sold Price	\$372,912	\$369,372	0.96%
Attached Units Sold	1,544	1,831	-15.67%
Detached Units Sold	5,203	5,125	1.52%

## Financing (Sold)

Assumption	2
Cash	3,077
Conventional	2,796
FHA	543
Other	143
Owner	23
VA	177

## Days on Market (Sold)

0	226
1 to 10	1,156
11 to 20	660
21 to 30	517
31 to 60	1,202
61 to 90	824
91 to 120	614
121 to 180	756
181 to 360	641
361 to 720	146
721+	17

## 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	3	0	0	0	0	0	4	11	0	0
\$50K to \$99,999	36	72	13	7	2	2	76	212	7	32
\$100K to \$124,999	68	94	9	12	0	2	41	226	12	44
\$125K to \$149,999	100	126	52	8	2	1	45	334	27	59
\$150K to \$199,999	336	238	380	40	11	0	27	1,033	207	149
\$200K to \$249,999	388	110	587	84	45	0	11	1,227	354	153
\$250K to \$299,999	227	67	494	78	82	1	0	949	355	147
\$300K to \$399,999	184	95	628	48	160	1	0	1,118	517	164
\$400K to \$499,999	63	99	240	16	121	1	0	541	316	155
\$500K to \$599,999	16	68	133	27	90	0	0	334	235	110
\$600K to \$799,999	10	71	105	29	99	0	0	314	226	125
\$800K to \$999,999	2	33	54	23	44	1	0	157	156	60
\$1,000,000+	2	20	73	64	140	6	0	305	461	166
<b>Total</b>	<b>1,435</b>	<b>1,093</b>	<b>2,768</b>	<b>436</b>	<b>796</b>	<b>15</b>	<b>204</b>	<b>6,761</b>	<b>2,873</b>	<b>1,364</b>
Avg Sold Price	\$236,595	\$310,483	\$354,225	\$560,126	\$749,513	\$1,205,094	\$115,881	\$376,283		
Prev Year - Avg Sold Price	\$231,625	\$328,018	\$343,566	\$690,505	\$758,445	\$1,438,013	\$111,299	\$387,031		
Avg Sold % Change	2.15%	-5.35%	3.10%	-18.88%	-1.18%	-16.20%	4.12%	-2.78%		
Prev Year - # of Solds	1,394	1,331	2,721	471	808	29	202	6,978		

## Active Detail