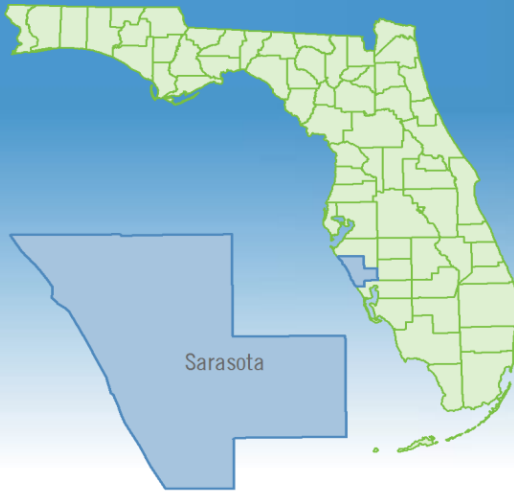


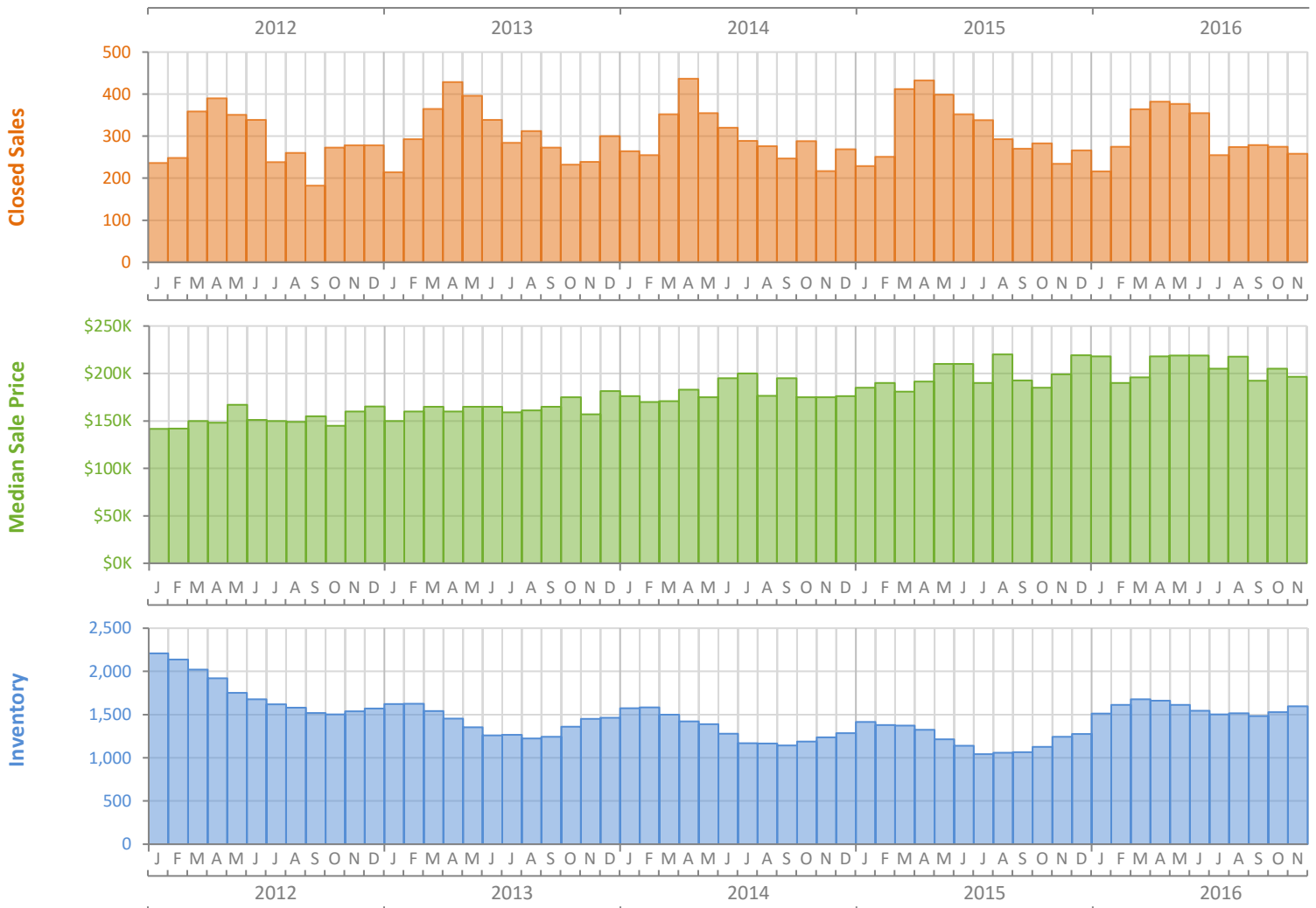
Monthly Market Summary - November 2016

Townhouses and Condos

Sarasota County



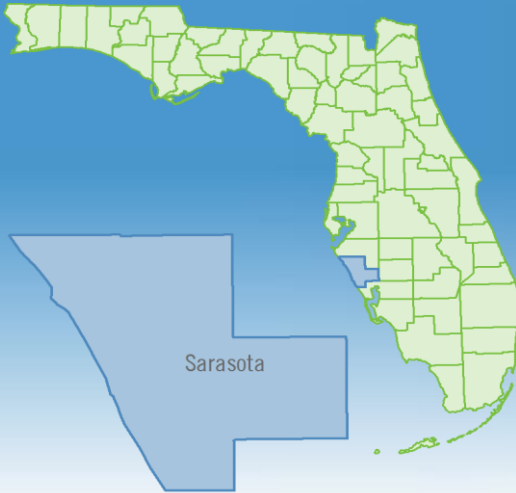
	November 2016	November 2015	Percent Change Year-over-Year
Closed Sales	258	234	10.3%
Paid in Cash	152	169	-10.1%
Median Sale Price	\$196,500	\$199,000	-1.3%
Average Sale Price	\$322,414	\$309,171	4.3%
Dollar Volume	\$83.2 Million	\$72.3 Million	15.0%
Med. Pct. of Orig. List Price Received	95.0%	95.5%	-0.5%
Median Time to Contract	45 Days	30 Days	50.0%
Median Time to Sale	89 Days	73 Days	21.9%
New Pending Sales	281	201	39.8%
New Listings	425	391	8.7%
Pending Inventory	453	363	24.8%
Inventory (Active Listings)	1,598	1,243	28.6%
Months Supply of Inventory	5.4	4.0	35.0%



Monthly Distressed Market - November 2016

Townhouses and Condos

Sarasota County



		November 2016	November 2015	Percent Change Year-over-Year
Traditional	Closed Sales	250	224	11.6%
	Median Sale Price	\$200,500	\$201,250	-0.4%
Foreclosure/REO	Closed Sales	6	9	-33.3%
	Median Sale Price	\$105,000	\$124,000	-15.3%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$224,400	\$83,600	168.4%

