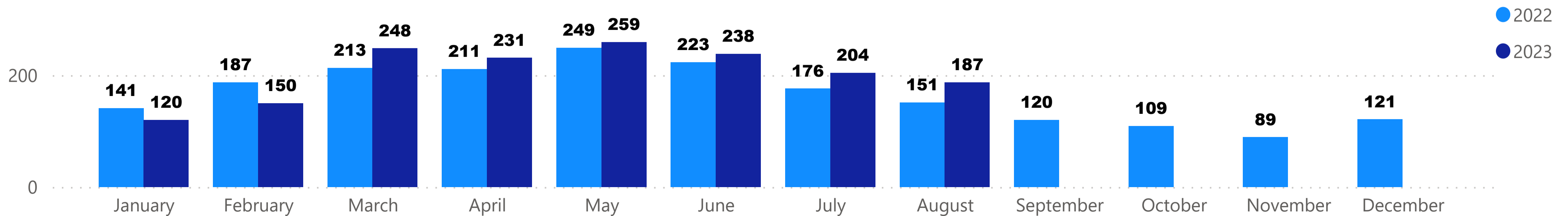


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Single Family Homes & Villas

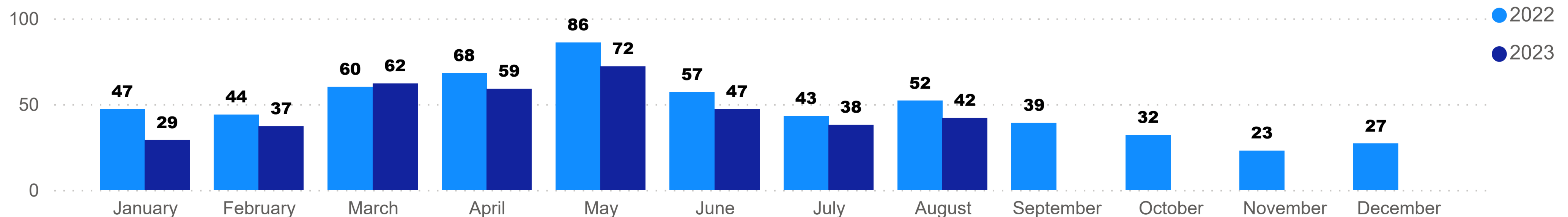
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999					1								1
\$ 140,000 - 159,999	1	1		1									3
\$ 160,000 - 179,999			1	1		1	1						4
\$ 180,000 - 199,999		4	1	2	3	2	1						13
\$ 200,000 - 249,999	1	6	8		8	5	3	5					36
\$ 250,000 - 299,999	11	3	16	17	16	12	9	6					90
\$ 300,000 - 349,999	14	20	24	27	38	26	34	20					203
\$ 350,000 - 399,999	20	22	26	26	43	31	32	22					222
\$ 400,000 - 499,999	32	42	54	54	48	61	41	56					388
\$ 500,000 - 599,999	20	18	46	43	27	37	34	32					257
\$ 600,000 - 699,999	7	12	24	26	26	25	24	21					165
\$ 700,000 - 799,999	3	9	15	16	22	16	10	10					101
\$ 800,000 - 899,999	4	1	13	5	14	11	6	7					61
\$ 900,000 - 999,999	1	6	9	8	2	4	1	1					32
\$ 1,000,000 - and over	6	6	11	5	11	7	8	7					61
Total	120	150	248	231	259	238	204	187					1637



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999					1	1							2
\$ 120,000 - 139,999				1				1					2
\$ 140,000 - 159,999					1			2					13
\$ 160,000 - 179,999		2	5	2	1		1	2					12
\$ 180,000 - 199,999			1	1	3	2	2	3					35
\$ 200,000 - 249,999	1	3	10	6	6	1	4	4					66
\$ 250,000 - 299,999	5	5	11	9	13	11	7	5					73
\$ 300,000 - 349,999	8	6	13	11	12	9	5	9					51
\$ 350,000 - 399,999	7	5	5	10	11	5	5	3					57
\$ 400,000 - 499,999	5	7	5	9	8	10	5	8					30
\$ 500,000 - 599,999	2	5	5	4	6	1	3	4					13
\$ 600,000 - 699,999	1		2	2	3	2	2	1					10
\$ 700,000 - 799,999		2	1	2	2	1	1	1					2
\$ 800,000 - 899,999						2							9
\$ 900,000 - 999,999			2		2	1	3	1					11
\$ 1,000,000 - and over		2	2	2	4	1							386
Total	29	37	62	59	72	47	38	42					

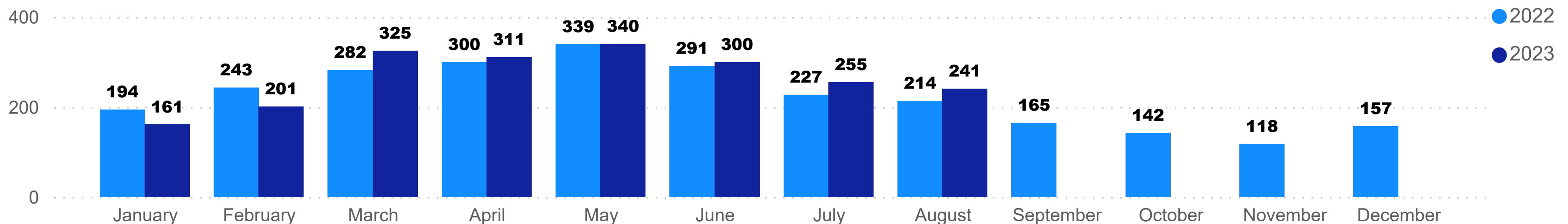




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999						1	1						2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1			1			1						3
\$ 70,000 - 79,999		1	1			1							3
\$ 80,000 - 89,999	2	1			1	2							6
\$ 90,000 - 99,999	2	1											3
\$ 100,000 - 119,999	1	2	2	3			1	2					11
\$ 120,000 - 139,999	2	2	1	1	3	4							13
\$ 140,000 - 159,999	3	2	3	6	1	1	4	3					23
\$ 160,000 - 179,999		3	7	3	3	3	2	4					25
\$ 180,000 - 199,999		4	2	7	9	7	3	3					35
\$ 200,000 - 249,999	3	13	20	9	15	7	12	14					93
\$ 250,000 - 299,999	16	9	32	30	29	23	17	12					168
\$ 300,000 - 349,999	23	26	37	39	50	36	39	29					279
\$ 350,000 - 399,999	27	27	31	36	54	36	37	25					273
\$ 400,000 - 499,999	37	49	59	63	56	71	46	64					445
\$ 500,000 - 599,999	22	23	51	47	33	38	37	36					287
\$ 600,000 - 699,999	8	12	26	28	29	27	26	22					178
\$ 700,000 - 799,999	3	11	16	18	24	17	11	11					111
\$ 800,000 - 899,999	4	1	13	5	14	13	6	7					63
\$ 900,000 - 999,999	1	6	11	8	4	5	4	2					41
\$ 1,000,000 - and over	6	8	13	7	15	8	8	7					72
Total	161	201	325	311	340	300	255	241					2134



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	2	1	6	6	1	7	2	2					27
2	71	96	131	126	133	124	96	92					869
3	74	87	149	144	161	129	119	113					976
4	14	16	37	31	43	36	34	30					241
5		1	2	4	2	4	4	3					20
6+								1					1
Total	161	201	325	311	340	300	255	241					2134

Sales by Bathroom Count

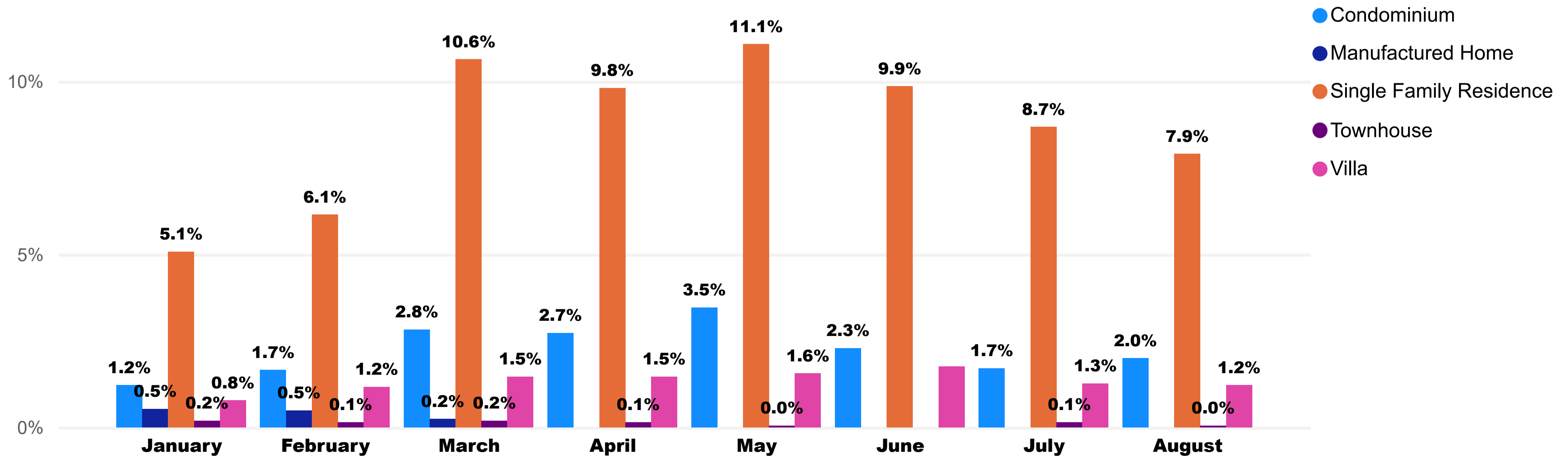
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	4	8	16	9	14	13	7	8					79
2	128	158	252	245	268	237	188	182					1658
3	28	31	49	48	50	43	51	37					337
4	1	4	6	9	4	6	8	10					48
5			2		3	1	1	3					10
6+					1			1					2
Total	161	201	325	311	340	300	255	241					2134

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	25	34	58	56	71	47	35	41					367
Manufactured Home	11	10	5										26
Single Family Residence	104	126	218	201	227	202	178	162					1418
Townhouse	4	3	4	3	1		3	1					19
Villa	16	24	30	30	32	36	26	25					219
Total	160	197	315	290	331	285	242	229					2049

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - August - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							
\$ 100,000 - 119,999							
\$ 120,000 - 139,999							2
\$ 140,000 - 159,999	1	0%	149,900	145,000	97%	90	3
\$ 160,000 - 179,999	2	1%	165,000	160,000	97%	83	2
\$ 180,000 - 199,999	3	1%	194,933	190,333	98%	45	4
\$ 200,000 - 249,999	9	4%	230,378	228,500	99%	36	22
\$ 250,000 - 299,999	11	5%	292,509	282,400	97%	37	49
\$ 300,000 - 349,999	29	13%	334,215	329,380	99%	70	77
\$ 350,000 - 399,999	25	11%	385,056	376,328	98%	55	117
\$ 400,000 - 499,999	64	28%	454,738	442,475	97%	54	218
\$ 500,000 - 599,999	36	16%	558,714	543,621	97%	63	99
\$ 600,000 - 699,999	22	10%	655,664	634,227	97%	44	61
\$ 700,000 - 799,999	11	5%	758,709	737,636	97%	23	43
\$ 800,000 - 899,999	7	3%	864,843	837,143	97%	62	29
\$ 900,000 - 999,999	2	1%	997,000	932,500	94%	35	13
\$ 1,000,000 - and over	7	3%	1,349,636	1,307,414	97%	74	48
Total	229	100%	502,869	489,047	97%	55	787

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.



Venice Area Board of REALTORS®

Multiple Listing Year to Date Sales and Inventory Report - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0.09%	40,845	34,850	85%	37	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	3	0.14%	66,000	61,167	93%	45	
\$ 70,000 - 79,999	3	0.14%	76,600	76,300	100%	50	
\$ 80,000 - 89,999	6	0.28%	98,317	82,167	84%	29	
\$ 90,000 - 99,999	3	0.14%	114,333	96,500	84%	7	
\$ 100,000 - 119,999	11	0.52%	124,773	109,582	88%	50	
\$ 120,000 - 139,999	13	0.61%	140,269	126,500	90%	35	2
\$ 140,000 - 159,999	23	1.08%	162,109	148,109	91%	34	3
\$ 160,000 - 179,999	25	1.17%	180,874	170,592	94%	30	2
\$ 180,000 - 199,999	35	1.64%	201,651	190,163	94%	44	4
\$ 200,000 - 249,999	93	4.36%	235,791	226,930	96%	25	22
\$ 250,000 - 299,999	168	7.87%	287,027	279,307	97%	46	49
\$ 300,000 - 349,999	279	13.07%	329,673	322,515	98%	43	77
\$ 350,000 - 399,999	273	12.79%	383,027	373,380	97%	47	117
\$ 400,000 - 499,999	445	20.85%	456,599	444,836	97%	44	218
\$ 500,000 - 599,999	287	13.45%	560,040	545,565	97%	42	99
\$ 600,000 - 699,999	178	8.34%	664,613	645,193	97%	44	61
\$ 700,000 - 799,999	111	5.20%	758,782	741,091	98%	38	43
\$ 800,000 - 899,999	63	2.95%	866,952	842,060	97%	45	29
\$ 900,000 - 999,999	41	1.92%	983,700	944,351	96%	45	13
\$ 1,000,000 - and over	72	3.37%	1,672,563	1,595,953	95%	38	48
Total	2134	100.00%	500,684	485,799	97%	43	787

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2019	246	296,008	285,597	96%	89	775	3.15
10/31/2019	254	294,023	285,151	97%	81	833	3.28
11/30/2019	230	286,495	277,142	97%	88	857	3.73
12/31/2019	246	287,445	277,979	97%	66	846	3.44
01/31/2020	196	323,439	311,771	96%	67	927	4.73
02/29/2020	247	300,905	289,118	96%	69	877	3.55
03/31/2020	329	316,175	303,317	96%	81	929	2.82
04/30/2020	229	335,262	322,467	96%	72	821	3.59
05/31/2020	188	311,395	297,398	96%	74	721	3.84
06/30/2020	287	316,023	304,352	96%	80	632	2.20
07/31/2020	329	328,205	315,500	96%	69	598	1.82
08/31/2020	267	314,513	302,763	96%	69	575	2.15
09/30/2020	278	315,236	306,603	97%	68	552	1.99
10/31/2020	322	330,873	321,397	97%	62	544	1.69
11/30/2020	299	334,181	324,355	97%	47	486	1.63
12/31/2020	336	332,267	324,785	98%	46	429	1.28
01/31/2021	248	338,936	330,017	97%	58	340	1.37
02/28/2021	294	355,836	348,790	98%	46	259	0.88
03/31/2021	430	348,668	345,144	99%	37	246	0.57
04/30/2021	350	400,172	397,069	99%	27	211	0.60
05/31/2021	327	386,454	388,056	100%	19	178	0.54
06/30/2021	362	402,182	406,553	101%	19	191	0.53
07/31/2021	260	389,673	393,855	101%	17	240	0.92
08/31/2021	247	389,204	394,993	101%	12	257	1.04
09/30/2021	258	429,017	433,833	101%	15	272	1.05
10/31/2021	248	420,666	424,024	101%	9	256	1.03
11/30/2021	276	412,620	418,234	101%	13	251	0.91
12/31/2021	256	491,626	489,009	99%	18	235	0.92
01/31/2022	193	450,630	450,442	100%	15	193	1.00
02/28/2022	241	458,033	468,339	102%	16	210	0.87
03/31/2022	279	470,562	481,057	102%	12	270	0.97
04/30/2022	297	487,627	498,323	102%	11	334	1.12
05/31/2022	339	522,695	528,750	101%	9	359	1.06
06/30/2022	289	508,520	509,896	100%	10	454	1.57
07/31/2022	224	513,282	507,638	99%	15	571	2.55
08/31/2022	210	485,159	475,669	98%	18	552	2.63
09/30/2022	164	553,473	536,250	97%	34	610	3.72
10/31/2022	142	533,962	517,037	97%	29	640	4.51
11/30/2022	117	491,391	473,147	96%	34	666	5.69
12/31/2022	157	508,975	491,523	97%	40	684	4.36
01/31/2023	160	475,242	462,613	97%	34	715	4.47
02/28/2023	197	491,502	479,198	97%	38	781	3.96
03/31/2023	315	542,242	526,222	97%	43	847	2.69
04/30/2023	290	510,721	496,721	97%	38	850	2.93
05/31/2023	331	521,780	506,117	97%	47	792	2.39
06/30/2023	285	525,415	505,874	96%	52	838	2.94
07/31/2023	242	508,828	494,799	97%	53	786	3.25
08/31/2023	229	502,869	489,047	97%	61	787	3.44

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Charlotte	Hernando	Lake	Lee	Manatee	Pasco	Sarasota
Condo - Hotel	0%						
Condominium	1%				1%		15%
Manufactured Home - Post 1977	0%		0%				2%
Mobile Home - Pre 1976	0%						2%
Single Family Residence	15%	0%		1%	1%	0%	49%
Townhouse							0%
Villa							10%
Total	18%	0%	0%	1%	2%	0%	79%

