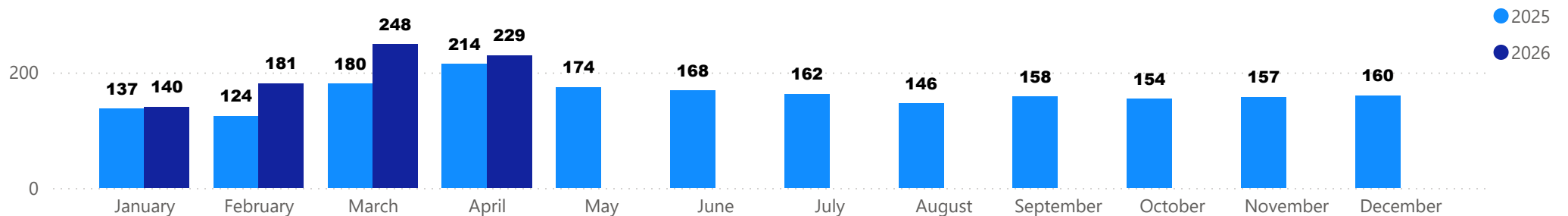


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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										2
\$ 140,000 - 159,999	1	1		2									4
\$ 160,000 - 179,999	1	1	5	4									11
\$ 180,000 - 199,999	2	1	2	1									6
\$ 200,000 - 249,999	7	11	17	19									54
\$ 250,000 - 299,999	11	21	22	23									77
\$ 300,000 - 349,999	20	27	40	37									124
\$ 350,000 - 399,999	19	32	33	26									110
\$ 400,000 - 499,999	27	26	50	40									143
\$ 500,000 - 599,999	20	24	30	30									104
\$ 600,000 - 699,999	10	14	15	16									55
\$ 700,000 - 799,999	7	5	11	10									33
\$ 800,000 - 899,999	5	6	7	2									20
\$ 900,000 - 999,999	2	2	3	4									11
\$ 1,000,000 - and over	7	10	12	15									44
Total	140	181	248	229									798

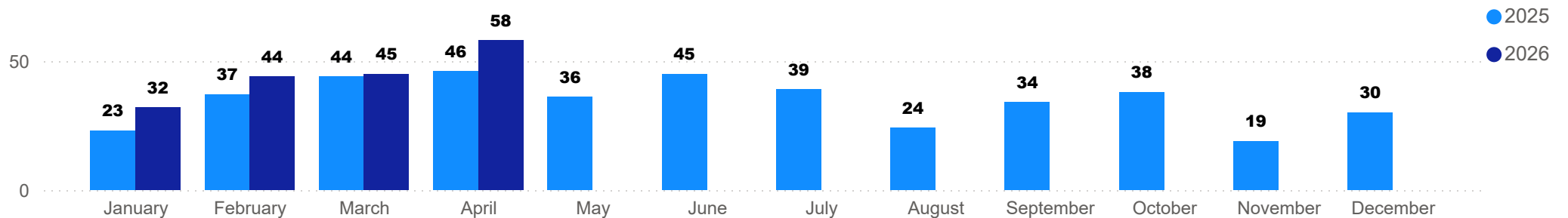




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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

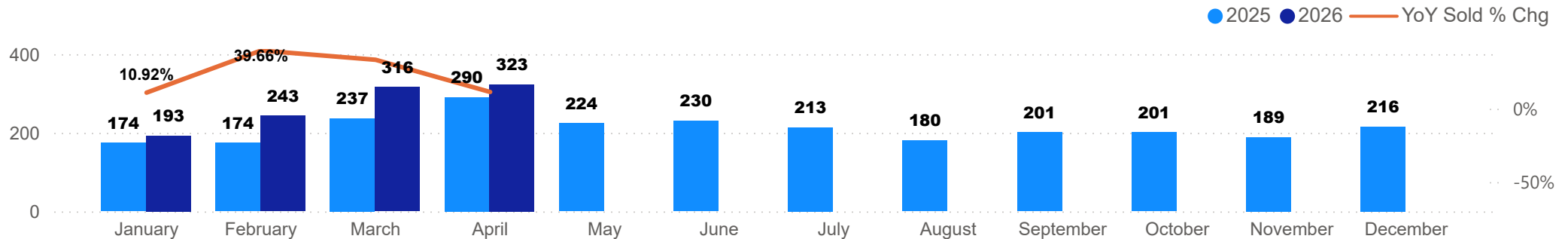
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1												1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999				1									1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1			2									3
\$ 120,000 - 139,999		1	1	1									3
\$ 140,000 - 159,999	4	2	1	2									9
\$ 160,000 - 179,999	3	2	5	6									16
\$ 180,000 - 199,999	3	5	1	5									14
\$ 200,000 - 249,999	4	13	12	14									43
\$ 250,000 - 299,999	3	11	5	10									29
\$ 300,000 - 349,999	4	3	4	2									13
\$ 350,000 - 399,999	2	2	3	6									13
\$ 400,000 - 499,999	3	4	6	2									15
\$ 500,000 - 599,999	2	1	1										4
\$ 600,000 - 699,999				3									3
\$ 700,000 - 799,999	1		2										3
\$ 800,000 - 899,999			1										1
\$ 900,000 - 999,999	1		2	2									5
\$ 1,000,000 - and over			1	2									3
Total	32	44	45	58									179



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	3		1										4
\$ 50,000 - 59,999		1	1	1									3
\$ 60,000 - 69,999	4												4
\$ 70,000 - 79,999		2		4									6
\$ 80,000 - 89,999		1		1									2
\$ 90,000 - 99,999	1	1	1	2									5
\$ 100,000 - 119,999	3	1	3	6									13
\$ 120,000 - 139,999	6	4	6	8									24
\$ 140,000 - 159,999	7	5	5	10									27
\$ 160,000 - 179,999	5	5	13	15									38
\$ 180,000 - 199,999	7	7	6	9									29
\$ 200,000 - 249,999	11	26	31	36									104
\$ 250,000 - 299,999	16	34	28	33									111
\$ 300,000 - 349,999	24	30	44	39									137
\$ 350,000 - 399,999	21	34	36	33									124
\$ 400,000 - 499,999	30	30	56	42									158
\$ 500,000 - 599,999	22	25	31	30									108
\$ 600,000 - 699,999	10	14	15	19									58
\$ 700,000 - 799,999	8	5	13	10									36
\$ 800,000 - 899,999	5	6	8	2									21
\$ 900,000 - 999,999	3	2	5	6									16
\$ 1,000,000 - and over	7	10	13	17									47
Total	193	243	316	323									1075



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	7	1	5	8									21
2	77	119	140	146									482
3	87	100	128	133									448
4	21	17	39	35									112
5	1	5	4	1									11
6+		1											1
Total	193	243	316	323									1075

Sales by Bathroom Count

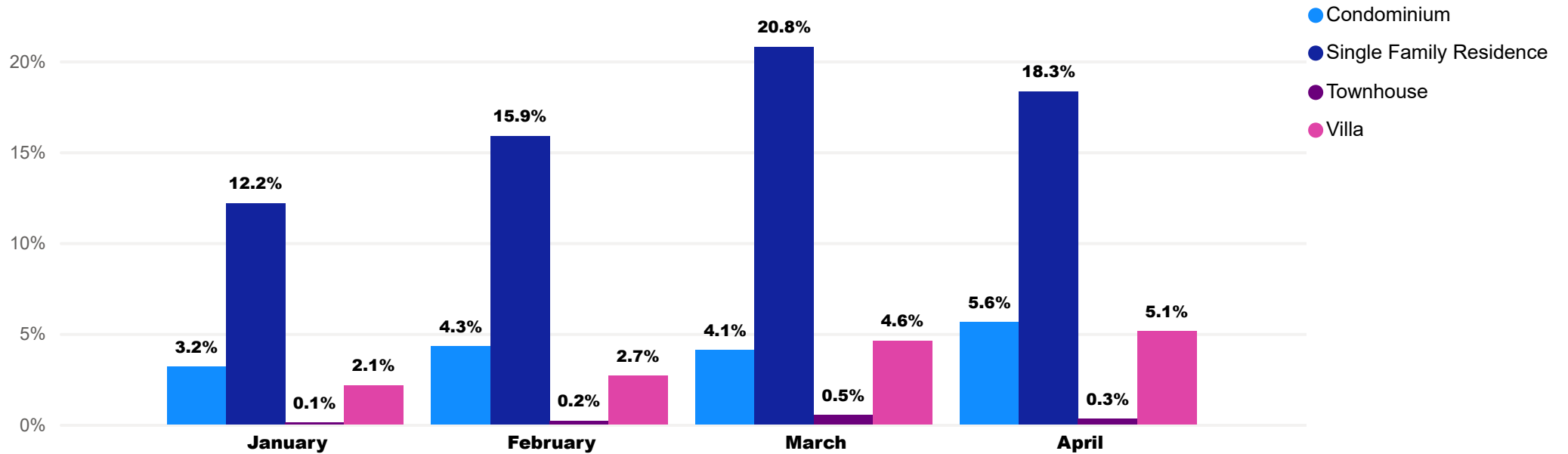
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	9	9	11									39
2	137	195	243	244									819
3	36	32	50	57									175
4	8	4	10	10									32
5	1	2	3	1									7
6+	1	1	1										3
Total	193	243	316	323									1075

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	31	42	40	55									168
Single Family Residence	119	155	203	179									656
Townhouse	1	2	5	3									11
Villa	21	26	45	50									142
Total	172	225	293	287									977

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - April - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0%	70,000	70,000	100%	50	1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							2
\$ 100,000 - 119,999	2	1%	122,475	107,250	88%	175	4
\$ 120,000 - 139,999	1	0%	125,000	120,000	96%	169	11
\$ 140,000 - 159,999	4	1%	163,644	152,375	93%	61	14
\$ 160,000 - 179,999	10	3%	180,430	167,090	93%	66	30
\$ 180,000 - 199,999	6	2%	195,350	185,500	95%	144	28
\$ 200,000 - 249,999	33	11%	242,767	228,109	94%	92	82
\$ 250,000 - 299,999	33	11%	283,959	271,814	96%	85	107
\$ 300,000 - 349,999	39	14%	337,479	321,956	95%	69	109
\$ 350,000 - 399,999	32	11%	382,068	371,888	97%	47	109
\$ 400,000 - 499,999	42	15%	464,836	447,117	96%	70	159
\$ 500,000 - 599,999	30	10%	569,647	547,421	96%	138	113
\$ 600,000 - 699,999	19	7%	674,884	655,916	97%	87	88
\$ 700,000 - 799,999	10	3%	763,805	747,990	98%	73	42
\$ 800,000 - 899,999	2	1%	849,498	830,000	98%	20	36
\$ 900,000 - 999,999	6	2%	1,030,483	944,167	92%	89	18
\$ 1,000,000 - and over	17	6%	1,702,282	1,581,818	93%	50	75
Total	287	100%	490,365	467,288	95%	81	1032

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	4	0.37%	49,250	34,125	69%	258	2
\$ 50,000 - 59,999	3	0.28%	72,800	50,000	69%	100	
\$ 60,000 - 69,999	4	0.37%	73,500	62,625	85%	130	
\$ 70,000 - 79,999	6	0.56%	82,483	72,333	88%	342	1
\$ 80,000 - 89,999	2	0.19%	88,750	81,000	91%	164	2
\$ 90,000 - 99,999	5	0.47%	104,880	92,600	88%	157	2
\$ 100,000 - 119,999	13	1.21%	120,004	109,637	91%	169	4
\$ 120,000 - 139,999	24	2.23%	139,675	128,288	92%	102	11
\$ 140,000 - 159,999	27	2.51%	160,632	148,528	92%	131	14
\$ 160,000 - 179,999	38	3.53%	179,616	167,287	93%	90	30
\$ 180,000 - 199,999	29	2.70%	199,586	187,555	94%	102	28
\$ 200,000 - 249,999	104	9.67%	237,045	225,168	95%	82	82
\$ 250,000 - 299,999	111	10.33%	284,864	273,211	96%	81	107
\$ 300,000 - 349,999	137	12.74%	336,385	322,247	96%	84	109
\$ 350,000 - 399,999	124	11.53%	387,783	373,560	96%	66	109
\$ 400,000 - 499,999	158	14.70%	460,782	444,088	96%	78	159
\$ 500,000 - 599,999	108	10.05%	564,580	546,152	97%	73	113
\$ 600,000 - 699,999	58	5.40%	663,026	642,291	97%	69	88
\$ 700,000 - 799,999	36	3.35%	767,604	742,150	97%	71	42
\$ 800,000 - 899,999	21	1.95%	866,543	839,881	97%	50	36
\$ 900,000 - 999,999	16	1.49%	1,009,862	944,625	94%	99	18
\$ 1,000,000 - and over	47	4.37%	1,761,180	1,618,040	92%	78	75
Total	1075	100.00%	456,939	435,385	95%	84	1032

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®

Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
05/31/2022	336	525,696	531,829	101%	9	354	1.05
06/30/2022	283	514,101	515,732	100%	10	448	1.58
07/31/2022	221	516,925	511,610	99%	15	564	2.55
08/31/2022	204	492,892	483,322	98%	18	549	2.69
09/30/2022	161	559,258	541,948	97%	34	606	3.76
10/31/2022	142	533,962	517,037	97%	29	636	4.48
11/30/2022	113	501,573	483,383	96%	32	654	5.79
12/31/2022	150	524,695	506,998	97%	42	675	4.50
01/31/2023	151	494,727	482,431	98%	36	711	4.71
02/28/2023	187	508,813	496,696	98%	38	781	4.18
03/31/2023	311	546,760	530,712	97%	43	848	2.73
04/30/2023	290	510,721	496,721	97%	38	854	2.94
05/31/2023	331	521,780	506,117	97%	47	797	2.41
06/30/2023	286	525,169	505,796	96%	52	846	2.96
07/31/2023	242	508,828	494,840	97%	53	802	3.31
08/31/2023	230	502,411	488,227	97%	60	821	3.57
09/30/2023	229	496,025	478,059	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	961	5.01
11/30/2023	199	523,978	508,100	97%	69	1072	5.39
12/31/2023	163	487,197	466,318	96%	72	1088	6.67
01/31/2024	156	548,363	528,593	96%	69	1285	8.24
02/29/2024	200	540,530	519,652	96%	80	1364	6.82
03/31/2024	266	550,120	531,937	97%	74	1354	5.09
04/30/2024	298	589,333	564,065	96%	79	1371	4.60
05/31/2024	286	476,666	456,856	96%	88	1319	4.61
06/30/2024	237	494,075	475,951	96%	98	1202	5.07
07/31/2024	220	536,295	504,114	94%	94	1092	4.96
08/31/2024	193	487,224	466,725	96%	93	1022	5.30
09/30/2024	154	465,482	446,153	96%	85	1020	6.62
10/31/2024	159	522,635	497,927	95%	96	1044	6.57
11/30/2024	123	490,713	470,180	96%	81	1177	9.57
12/31/2024	153	514,841	493,128	96%	100	1219	7.97
01/31/2025	160	549,658	524,936	96%	109	1473	9.21
02/28/2025	161	506,759	487,472	96%	69	1606	9.98
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1609	6.21
05/31/2025	211	493,217	463,271	94%	97	1455	6.90
06/30/2025	214	516,998	504,202	98%	96	1349	6.30
07/31/2025	201	432,570	410,982	95%	111	1216	6.05
08/31/2025	168	537,032	502,576	94%	113	1084	6.45
09/30/2025	192	487,521	459,170	94%	110	1056	5.50
10/31/2025	192	455,818	432,587	95%	87	1100	5.73
11/30/2025	176	446,631	426,291	95%	93	1111	6.31
12/31/2025	190	436,721	415,267	95%	99	1118	5.88
01/31/2026	172	491,262	466,101	95%	87	1186	6.90
02/28/2026	225	478,248	456,825	96%	84	1161	5.16
03/31/2026	293	489,033	467,838	96%	89	1127	3.85
04/30/2026	287	490,365	467,288	95%	94	1032	3.60

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	DeSoto	Lake	Lee	Manatee	Miami-Dade	Pinellas	Sarasota
Condominium	1%				1%	0%		
Manufactured Home - Post 1977	1%							
Mobile Home - Pre 1976			0%					
Single Family Residence	7%	0%		1%	2%			
Townhouse					0%			
Villa	1%							
Total	10%	0%	0%	1%	2%	0%	0%	0%

