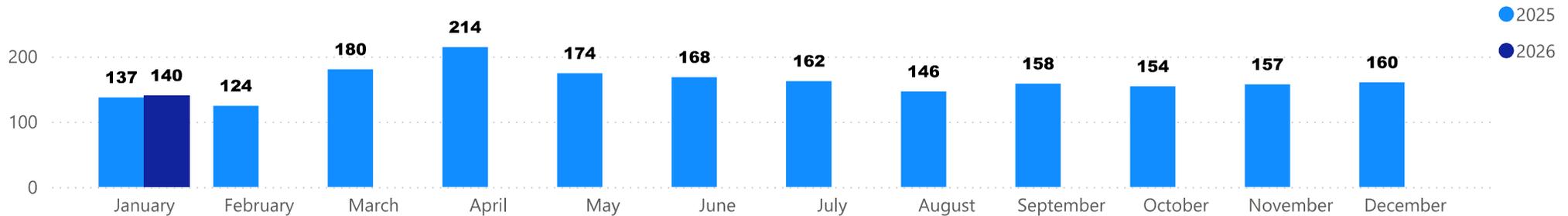


## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

### Sales by Price Range - Single Family Homes & Villas

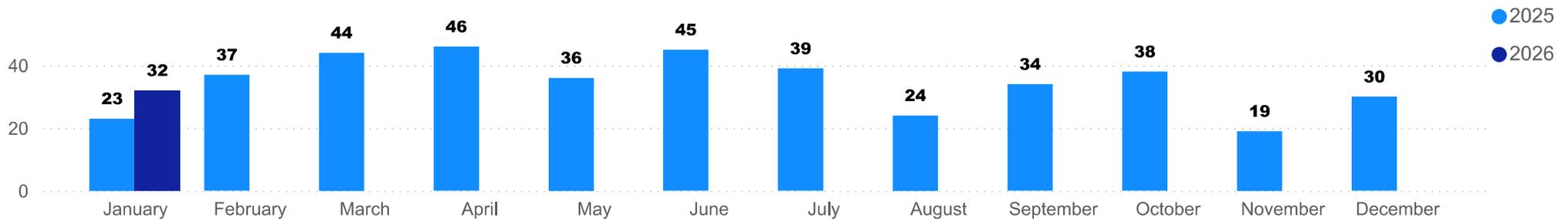
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	1												1
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999	1												1
\$ 180,000 - 199,999	2												2
\$ 200,000 - 249,999	7												7
\$ 250,000 - 299,999	11												11
\$ 300,000 - 349,999	20												20
\$ 350,000 - 399,999	19												19
\$ 400,000 - 499,999	27												27
\$ 500,000 - 599,999	20												20
\$ 600,000 - 699,999	10												10
\$ 700,000 - 799,999	7												7
\$ 800,000 - 899,999	5												5
\$ 900,000 - 999,999	2												2
\$ 1,000,000 - and over	7												7
<b>Total</b>	<b>140</b>												<b>140</b>



## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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

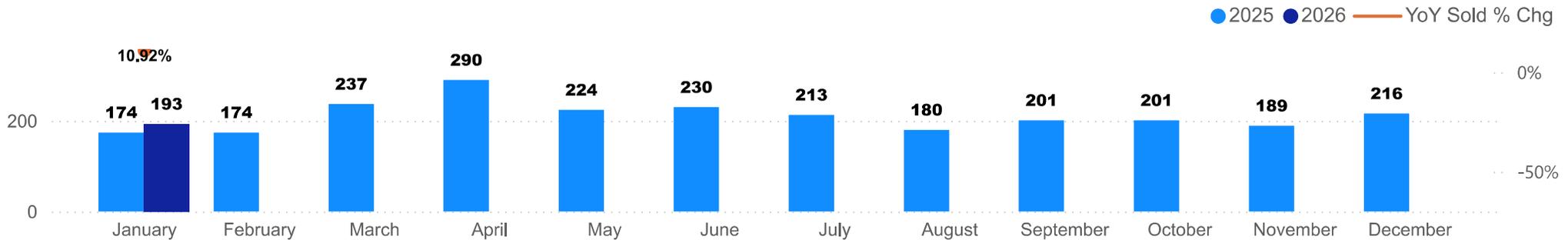
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1												1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1												1
\$ 120,000 - 139,999													
\$ 140,000 - 159,999	4												4
\$ 160,000 - 179,999	3												3
\$ 180,000 - 199,999	3												3
\$ 200,000 - 249,999	4												4
\$ 250,000 - 299,999	3												3
\$ 300,000 - 349,999	4												4
\$ 350,000 - 399,999	2												2
\$ 400,000 - 499,999	3												3
\$ 500,000 - 599,999	2												2
\$ 600,000 - 699,999													
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over													
<b>Total</b>	<b>32</b>												<b>32</b>



## 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												3
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	4												4
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	3												3
\$ 120,000 - 139,999	6												6
\$ 140,000 - 159,999	7												7
\$ 160,000 - 179,999	5												5
\$ 180,000 - 199,999	7												7
\$ 200,000 - 249,999	11												11
\$ 250,000 - 299,999	16												16
\$ 300,000 - 349,999	24												24
\$ 350,000 - 399,999	21												21
\$ 400,000 - 499,999	30												30
\$ 500,000 - 599,999	22												22
\$ 600,000 - 699,999	10												10
\$ 700,000 - 799,999	8												8
\$ 800,000 - 899,999	5												5
\$ 900,000 - 999,999	3												3
\$ 1,000,000 - and over	7												7
<b>Total</b>	<b>193</b>												<b>193</b>



## 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												7
2	77												77
3	87												87
4	21												21
5	1												1
<b>Total</b>	<b>193</b>												<b>193</b>

### Sales by Bathroom Count

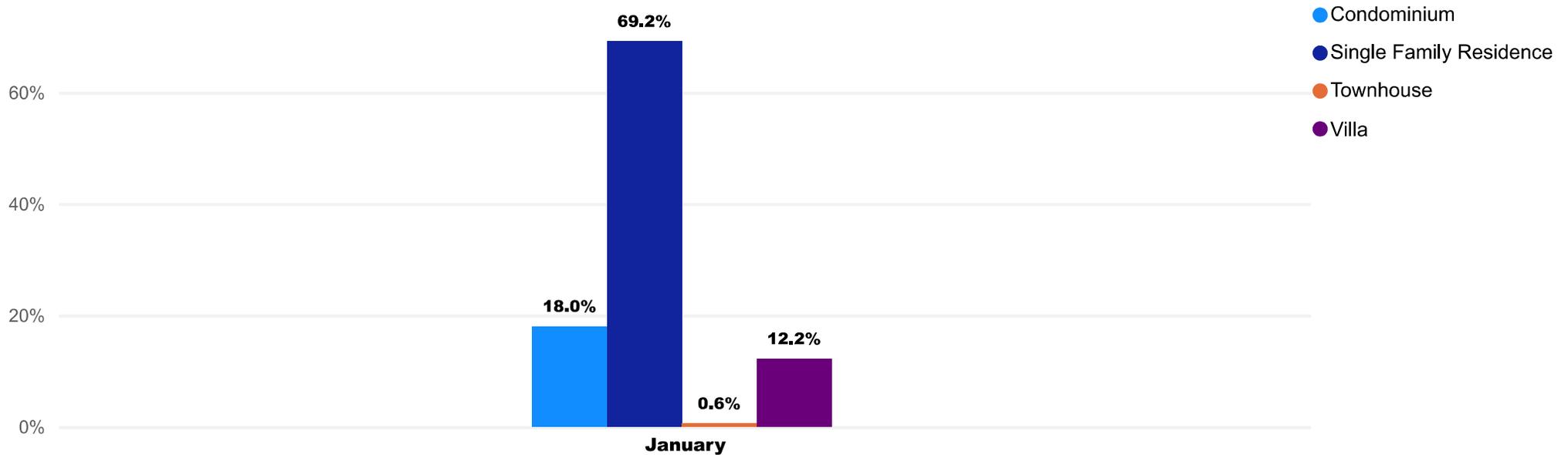
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10												10
2	137												137
3	36												36
4	8												8
5	1												1
6+	1												1
<b>Total</b>	<b>193</b>												<b>193</b>

## 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												31
Single Family Residence	119												119
Townhouse	1												1
Villa	21												21
<b>Total</b>	<b>172</b>												<b>172</b>

**YTD % of Sales by Property Type**



**Multiple Listing One Month Sales and Inventory Report - January - 2026**

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	1%	40,000	40,000	100%	159	1
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999	1	1%	119,900	100,000	83%	167	3
\$ 120,000 - 139,999	1	1%	110,000	120,000	109%	2	7
\$ 140,000 - 159,999	5	3%	155,500	150,000	96%	102	13
\$ 160,000 - 179,999	4	2%	178,100	169,250	95%	51	18
\$ 180,000 - 199,999	5	3%	197,860	189,700	96%	58	36
\$ 200,000 - 249,999	11	6%	227,800	222,273	98%	59	102
\$ 250,000 - 299,999	14	8%	292,193	279,428	96%	98	128
\$ 300,000 - 349,999	24	14%	335,079	317,098	95%	138	125
\$ 350,000 - 399,999	21	12%	397,043	378,395	95%	60	157
\$ 400,000 - 499,999	30	17%	463,213	446,327	96%	83	170
\$ 500,000 - 599,999	22	13%	565,523	548,682	97%	48	143
\$ 600,000 - 699,999	10	6%	650,280	633,150	97%	55	91
\$ 700,000 - 799,999	8	5%	763,713	736,250	96%	93	43
\$ 800,000 - 899,999	5	3%	877,280	842,600	96%	38	28
\$ 900,000 - 999,999	3	2%	1,053,333	971,667	92%	125	22
\$ 1,000,000 - and over	7	4%	1,753,557	1,544,286	88%	58	78
<b>Total</b>	<b>172</b>	<b>100%</b>	<b>491,262</b>	<b>466,101</b>	<b>95%</b>	<b>80</b>	<b>1169</b>

**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	3	1.55%	40,667	36,667	90%	294	1
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999	4	2.07%	73,500	62,625	85%	130	
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	1	0.52%	100,000	90,000	90%	236	1
\$ 100,000 - 119,999	3	1.55%	113,300	103,333	91%	139	3
\$ 120,000 - 139,999	6	3.11%	134,217	126,333	94%	39	7
\$ 140,000 - 159,999	7	3.63%	157,857	150,143	95%	86	13
\$ 160,000 - 179,999	5	2.59%	180,280	169,200	94%	50	18
\$ 180,000 - 199,999	7	3.63%	202,614	190,186	94%	82	36
\$ 200,000 - 249,999	11	5.70%	227,800	222,273	98%	59	102
\$ 250,000 - 299,999	16	8.29%	291,794	278,562	95%	107	128
\$ 300,000 - 349,999	24	12.44%	335,079	317,098	95%	138	125
\$ 350,000 - 399,999	21	10.88%	397,043	378,395	95%	60	157
\$ 400,000 - 499,999	30	15.54%	463,213	446,327	96%	83	170
\$ 500,000 - 599,999	22	11.40%	565,523	548,682	97%	48	143
\$ 600,000 - 699,999	10	5.18%	650,280	633,150	97%	55	91
\$ 700,000 - 799,999	8	4.15%	763,713	736,250	96%	93	43
\$ 800,000 - 899,999	5	2.59%	877,280	842,600	96%	38	28
\$ 900,000 - 999,999	3	1.55%	1,053,333	971,667	92%	125	22
\$ 1,000,000 - and over	7	3.63%	1,753,557	1,544,286	88%	58	78
<b>Total</b>	<b>193</b>	<b>100.00%</b>	<b>452,911</b>	<b>429,149</b>	<b>95%</b>	<b>85</b>	<b>1169</b>

**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 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
02/28/2022	235	464,261	475,161	102%	16	206	0.88
03/31/2022	276	474,011	484,639	102%	12	263	0.95
04/30/2022	287	498,095	509,240	102%	11	325	1.13
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	494,799	97%	53	802	3.31
08/31/2023	230	502,411	488,649	97%	60	821	3.57
09/30/2023	229	496,025	478,016	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	961	5.01
11/30/2023	199	523,978	508,075	97%	69	1072	5.39
12/31/2023	163	487,197	466,502	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	531,975	97%	74	1354	5.09
04/30/2024	298	589,333	564,065	96%	79	1371	4.60
05/31/2024	286	476,666	456,974	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	466,776	96%	93	1022	5.30
09/30/2024	153	467,446	447,991	96%	85	1020	6.67
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	1055	5.49
10/31/2025	192	455,818	432,587	95%	87	1098	5.72
11/30/2025	176	446,631	426,291	95%	93	1106	6.28
12/31/2025	190	436,721	415,267	95%	99	1111	5.85
01/31/2026	172	491,262	466,101	95%	87	1169	6.80

## Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Lee	Manatee	Sarasota	Total
Condominium	1%		1%	15%	16%
Manufactured Home - Post 1977	3%			5%	8%
Mobile Home - Pre 1976			1%	3%	3%
Single Family Residence	8%	1%	2%	51%	62%
Townhouse				1%	1%
Villa			1%	10%	11%
<b>Total</b>	<b>12%</b>	<b>1%</b>	<b>5%</b>	<b>83%</b>	<b>100%</b>

