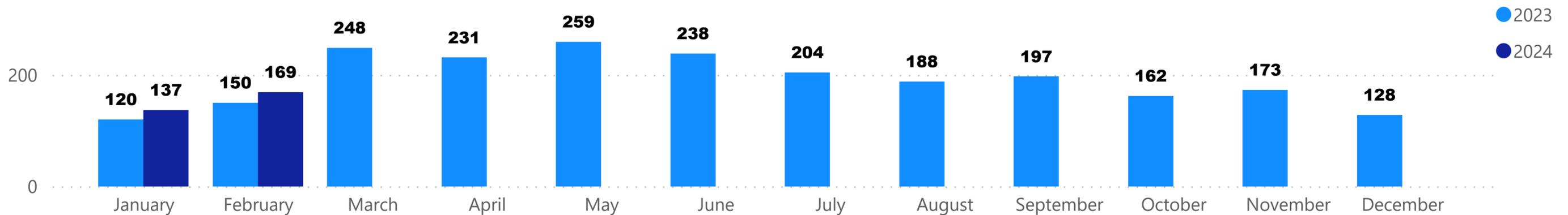


## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### 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		2											2
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999													
\$ 180,000 - 199,999													
\$ 200,000 - 249,999	5	10											15
\$ 250,000 - 299,999	7	8											15
\$ 300,000 - 349,999	21	21											42
\$ 350,000 - 399,999	12	27											39
\$ 400,000 - 499,999	38	32											70
\$ 500,000 - 599,999	20	17											37
\$ 600,000 - 699,999	12	12											24
\$ 700,000 - 799,999	8	18											26
\$ 800,000 - 899,999	3	8											11
\$ 900,000 - 999,999	1	4											5
\$ 1,000,000 - and over	9	10											19
<b>Total</b>	<b>137</b>	<b>169</b>											<b>306</b>

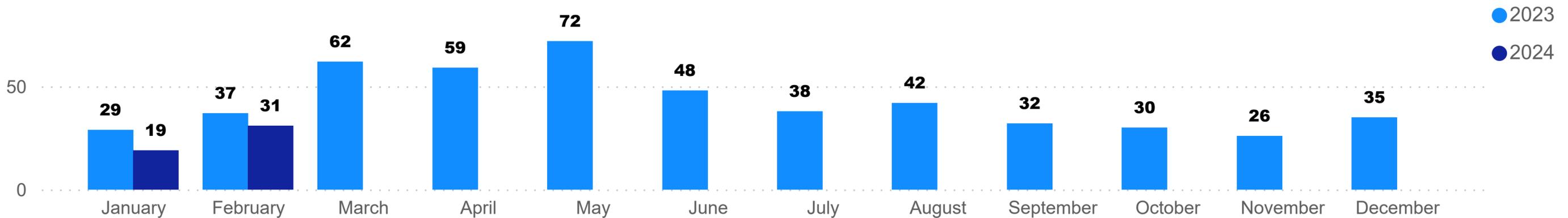




## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### 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	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999		2											2
\$ 140,000 - 159,999		1											1
\$ 160,000 - 179,999		1											1
\$ 180,000 - 199,999		2											2
\$ 200,000 - 249,999	1	5											6
\$ 250,000 - 299,999	1	7											8
\$ 300,000 - 349,999	6												6
\$ 350,000 - 399,999	2	5											7
\$ 400,000 - 499,999	2	2											4
\$ 500,000 - 599,999	2												2
\$ 600,000 - 699,999	2	2											4
\$ 700,000 - 799,999	1	3											4
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1	1											2
<b>Total</b>	<b>19</b>	<b>31</b>											<b>50</b>

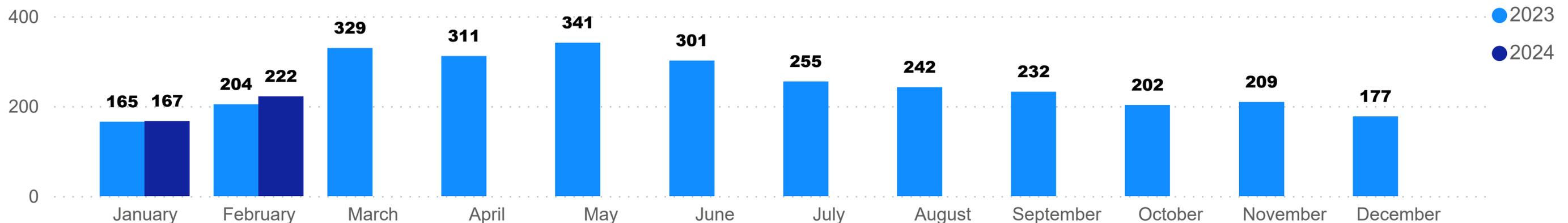




# Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

## 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
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1											2
\$ 100,000 - 119,999		1											1
\$ 120,000 - 139,999	4	4											8
\$ 140,000 - 159,999	2	5											7
\$ 160,000 - 179,999	1	3											4
\$ 180,000 - 199,999	1	6											7
\$ 200,000 - 249,999	8	21											29
\$ 250,000 - 299,999	8	17											25
\$ 300,000 - 349,999	27	22											49
\$ 350,000 - 399,999	14	32											46
\$ 400,000 - 499,999	40	34											74
\$ 500,000 - 599,999	22	17											39
\$ 600,000 - 699,999	14	14											28
\$ 700,000 - 799,999	9	21											30
\$ 800,000 - 899,999	3	8											11
\$ 900,000 - 999,999	1	4											5
\$ 1,000,000 - and over	10	11											21
<b>Total</b>	<b>167</b>	<b>222</b>											<b>389</b>



## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	2	7											9
2	69	90											159
3	64	96											160
4	30	25											55
5	2	3											5
6+		1											1
<b>Total</b>	<b>167</b>	<b>222</b>											<b>389</b>

### Sales by Bathroom Count

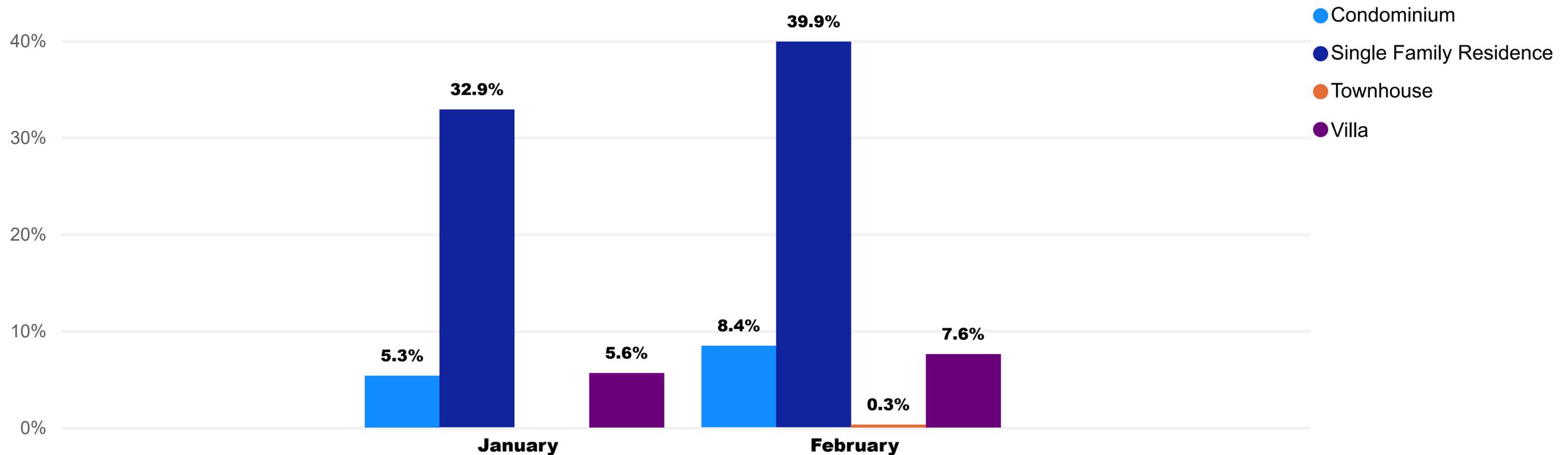
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	13											18
2	119	165											284
3	39	39											78
4	3	3											6
5	1	1											2
6+		1											1
<b>Total</b>	<b>167</b>	<b>222</b>											<b>389</b>

# Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

## Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	19	30											49
Single Family Residence	117	142											259
Townhouse		1											1
Villa	20	27											47
<b>Total</b>	<b>156</b>	<b>200</b>											<b>356</b>

## YTD % of Sales by Property Type





## Venice Area Board of REALTORS®

### Multiple Listing One Month Sales and Inventory Report - February - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999							
\$ 100,000 - 119,999							
\$ 120,000 - 139,999	4	2%	148,725	131,625	89%	42	1
\$ 140,000 - 159,999	1	1%	147,000	147,000	100%	19	8
\$ 160,000 - 179,999	1	1%	165,000	160,000	97%	60	10
\$ 180,000 - 199,999	2	1%	219,500	196,300	89%	119	7
\$ 200,000 - 249,999	15	8%	233,027	214,233	92%	61	51
\$ 250,000 - 299,999	15	8%	291,060	283,127	97%	47	132
\$ 300,000 - 349,999	21	11%	332,589	326,729	98%	101	149
\$ 350,000 - 399,999	32	16%	384,302	372,815	97%	84	170
\$ 400,000 - 499,999	34	17%	468,954	449,395	96%	98	310
\$ 500,000 - 599,999	17	9%	567,277	549,335	97%	53	185
\$ 600,000 - 699,999	14	7%	673,047	648,805	96%	61	114
\$ 700,000 - 799,999	21	11%	761,343	733,958	96%	52	73
\$ 800,000 - 899,999	8	4%	869,113	842,813	97%	76	53
\$ 900,000 - 999,999	4	2%	998,750	936,250	94%	67	29
\$ 1,000,000 - and over	11	6%	1,606,354	1,531,864	95%	41	57
<b>Total</b>	<b>200</b>	<b>100%</b>	<b>540,530</b>	<b>519,652</b>	<b>96%</b>	<b>72</b>	<b>1351</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 - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0.26%	35,000	28,500	81%	248	1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0.26%	69,900	62,000	89%	108	
\$ 70,000 - 79,999	1	0.26%	245,000	70,000	29%	16	
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	2	0.51%	99,950	96,250	96%	64	
\$ 100,000 - 119,999	1	0.26%	119,900	118,000	98%	228	
\$ 120,000 - 139,999	8	2.06%	146,238	129,563	89%	36	1
\$ 140,000 - 159,999	7	1.80%	171,829	154,357	90%	50	8
\$ 160,000 - 179,999	4	1.03%	178,250	165,950	93%	106	10
\$ 180,000 - 199,999	7	1.80%	209,614	193,086	92%	82	7
\$ 200,000 - 249,999	29	7.46%	236,743	220,830	93%	50	51
\$ 250,000 - 299,999	25	6.43%	294,152	281,916	96%	51	132
\$ 300,000 - 349,999	49	12.60%	332,998	326,462	98%	102	149
\$ 350,000 - 399,999	46	11.83%	383,636	373,591	97%	86	170
\$ 400,000 - 499,999	74	19.02%	464,490	447,661	96%	83	310
\$ 500,000 - 599,999	39	10.03%	564,652	548,787	97%	51	185
\$ 600,000 - 699,999	28	7.20%	668,720	644,471	96%	61	114
\$ 700,000 - 799,999	30	7.71%	761,540	737,937	97%	48	73
\$ 800,000 - 899,999	11	2.83%	866,900	846,045	98%	73	53
\$ 900,000 - 999,999	5	1.29%	998,000	946,000	95%	55	29
\$ 1,000,000 - and over	21	5.40%	1,616,405	1,533,071	95%	39	57
<b>Total</b>	<b>389</b>	<b>100.00%</b>	<b>513,729</b>	<b>494,039</b>	<b>96%</b>	<b>70</b>	<b>1351</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 2020 - 2024. Compiled from Monthly Sales and Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2020	324	319,183	306,294	96%	82	918	2.83
04/30/2020	226	336,996	324,146	96%	72	810	3.58
05/31/2020	185	314,460	300,335	96%	73	712	3.85
06/30/2020	280	320,531	308,817	96%	81	624	2.23
07/31/2020	327	329,212	316,428	96%	70	596	1.82
08/31/2020	260	318,025	306,222	96%	69	570	2.19
09/30/2020	274	317,958	309,371	97%	65	543	1.98
10/31/2020	316	333,900	324,383	97%	63	535	1.69
11/30/2020	296	335,924	326,023	97%	47	478	1.61
12/31/2020	333	333,745	326,209	98%	46	419	1.26
01/31/2021	244	341,913	332,951	97%	58	331	1.36
02/28/2021	291	358,016	350,961	98%	46	253	0.87
03/31/2021	423	351,169	347,653	99%	36	241	0.57
04/30/2021	345	403,707	400,681	99%	27	208	0.60
05/31/2021	322	389,940	391,731	100%	19	177	0.55
06/30/2021	356	404,686	409,305	101%	19	191	0.54
07/31/2021	259	390,390	394,627	101%	17	239	0.92
08/31/2021	245	390,749	396,560	101%	12	256	1.04
09/30/2021	258	429,017	433,833	101%	15	270	1.05
10/31/2021	246	422,685	426,058	101%	9	253	1.03
11/30/2021	272	414,189	419,973	101%	13	245	0.90
12/31/2021	252	495,228	492,809	100%	18	233	0.92
01/31/2022	189	455,808	455,801	100%	15	191	1.01
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	849	2.73
04/30/2023	290	510,721	496,721	97%	38	856	2.95
05/31/2023	331	521,780	506,117	97%	47	800	2.42
06/30/2023	286	525,169	505,679	96%	52	849	2.97
07/31/2023	242	508,828	494,799	97%	53	805	3.33
08/31/2023	230	502,411	488,649	97%	60	825	3.59
09/30/2023	229	496,025	478,016	96%	66	894	3.90
10/31/2023	192	516,414	501,041	97%	61	966	5.03
11/30/2023	199	523,978	508,075	97%	69	1076	5.41
12/31/2023	163	487,197	466,502	96%	72	1091	6.69
01/31/2024	156	548,363	528,593	96%	69	1286	8.24
02/29/2024	200	540,530	519,652	96%	80	1351	6.76

## Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	DeSoto	Hillsborough	Lee	Manatee	Out of Area
Condominium	2%		0%	0%	0%	0%
Manufactured Home - Post 1977	2%					
Mobile Home - Pre 1976						
Single Family Residence	14%	0%	0%		1%	
Townhouse					0%	
Villa	2%					
<b>Total</b>	<b>21%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>2%</b>	<b>0%</b>

