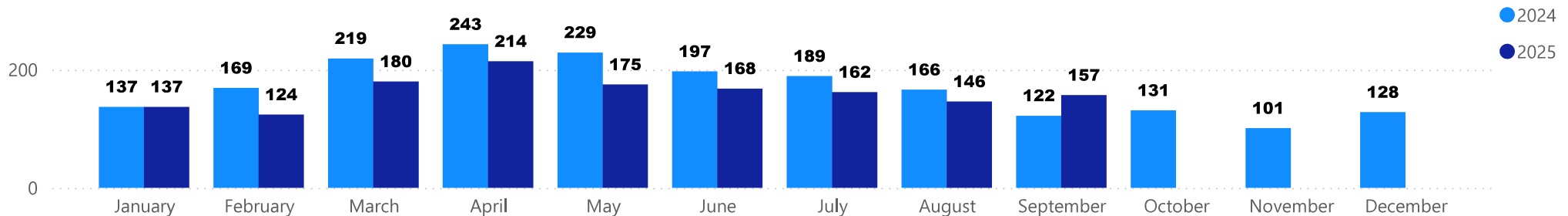


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

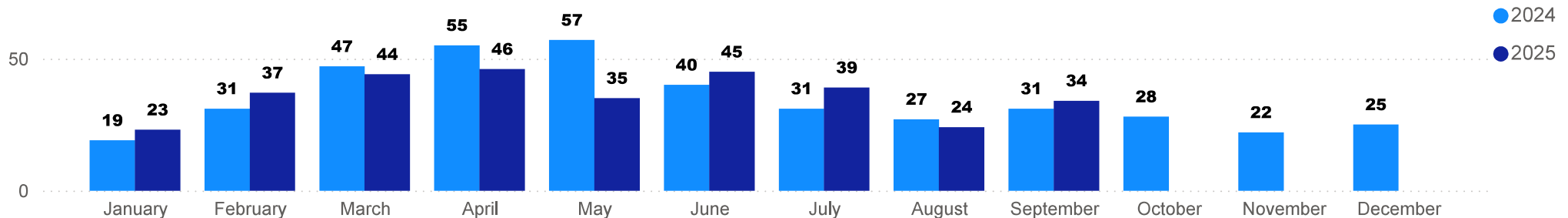
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999		1			1			1					3
\$ 120,000 - 139,999		1					1	1	1				4
\$ 140,000 - 159,999						1							1
\$ 160,000 - 179,999	2	1	1	1	1	1	2	1	2				12
\$ 180,000 - 199,999	2	1		3	2	3	2	2	4				19
\$ 200,000 - 249,999	7	2	9	13	6	9	8	6	8				68
\$ 250,000 - 299,999	19	13	22	19	30	23	17	15	14				172
\$ 300,000 - 349,999	19	14	19	34	25	22	26	32	27				218
\$ 350,000 - 399,999	15	13	23	33	22	20	29	20	26				201
\$ 400,000 - 499,999	24	29	34	37	28	32	29	23	28				264
\$ 500,000 - 599,999	15	10	26	24	17	14	18	15	15				154
\$ 600,000 - 699,999	13	14	11	12	17	17	14	10	13				121
\$ 700,000 - 799,999	4	7	10	13	9	11	5	5	8				72
\$ 800,000 - 899,999	6	7	5	5	5	3	6	6	2				45
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1				28
\$ 1,000,000 - and over	8	8	15	11	9	10	3	9	8				81
Total	137	124	180	214	175	168	162	146	157				1463



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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

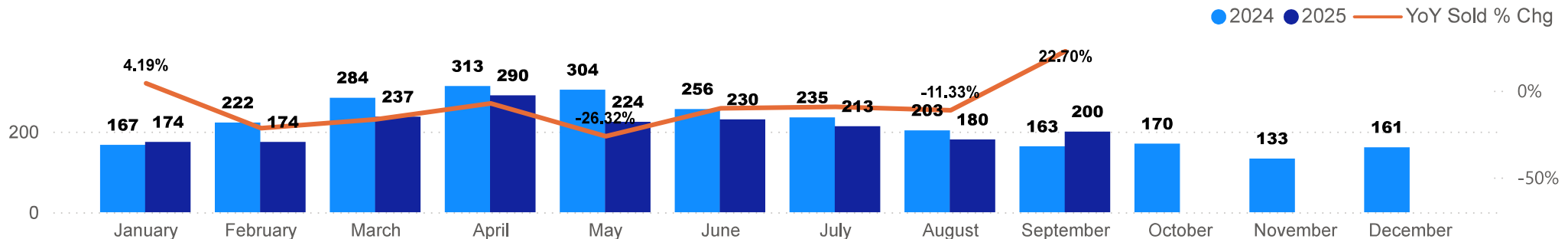
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999				1			1						2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999								1					1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999				1		1		1					3
\$ 100,000 - 119,999		1	2			1	3	1	1				9
\$ 120,000 - 139,999	1	1	1		1	2	7		4				17
\$ 140,000 - 159,999		2	2	1		4	2	2	3				16
\$ 160,000 - 179,999		5	3	3	3	2	6	2	4				28
\$ 180,000 - 199,999	2		3	2	5	4	2	2					20
\$ 200,000 - 249,999	8	10	6	11	6	11	6	6	10				74
\$ 250,000 - 299,999	3	5	9	9	7	10		7	2				52
\$ 300,000 - 349,999	4	7	9	8	4	1	6		4				43
\$ 350,000 - 399,999	3	2	1	4	4	1	2		1				18
\$ 400,000 - 499,999		2	2	1	3	3	2	1					14
\$ 500,000 - 599,999		1	2	1	1	1		1	2				9
\$ 600,000 - 699,999		1	2				1		2				6
\$ 700,000 - 799,999				1		1	1						3
\$ 800,000 - 899,999			1	1		1							3
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2		1	2	1	2			1				9
Total	23	37	44	46	35	45	39	24	34				327



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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				1						3
\$ 50,000 - 59,999	1			1				1					3
\$ 60,000 - 69,999				3									3
\$ 70,000 - 79,999		1				1	1						3
\$ 80,000 - 89,999	1	1			1	3		1					7
\$ 90,000 - 99,999	1			1		2		3					7
\$ 100,000 - 119,999	1	4	6	4	1	2	5	4	2				29
\$ 120,000 - 139,999	4	4	3	8	4	5	11	1	9				49
\$ 140,000 - 159,999	1	3	4	4	4	7	3	3	4				33
\$ 160,000 - 179,999	4	8	4	7	5	5	10	5	6				54
\$ 180,000 - 199,999	4	2	3	6	8	8	4	4	5				44
\$ 200,000 - 249,999	17	13	16	31	12	21	15	13	20				158
\$ 250,000 - 299,999	24	19	32	29	40	34	18	23	16				235
\$ 300,000 - 349,999	23	21	29	42	30	24	33	32	31				265
\$ 350,000 - 399,999	18	15	24	37	26	21	31	20	27				219
\$ 400,000 - 499,999	24	31	37	38	31	35	31	24	28				279
\$ 500,000 - 599,999	15	11	28	25	18	15	18	16	17				163
\$ 600,000 - 699,999	13	15	13	12	17	17	15	10	15				127
\$ 700,000 - 799,999	4	7	10	14	9	12	6	5	8				75
\$ 800,000 - 899,999	6	7	6	6	5	4	6	6	2				48
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1				28
\$ 1,000,000 - and over	10	8	16	13	10	12	3	9	9				90
Total	174	174	237	290	224	230	213	180	200				1922



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	2	5	6	4	4	4	2	2	3				32
2	77	74	89	118	93	104	89	79	81				804
3	81	81	117	143	103	102	102	76	92				897
4	11	13	18	21	23	19	16	19	17				157
5	2	1	6	4	1		3	4	5				26
6+	1		1			1	1		2				6
Total	174	174	237	291	224	230	213	182	200				1925

Sales by Bathroom Count

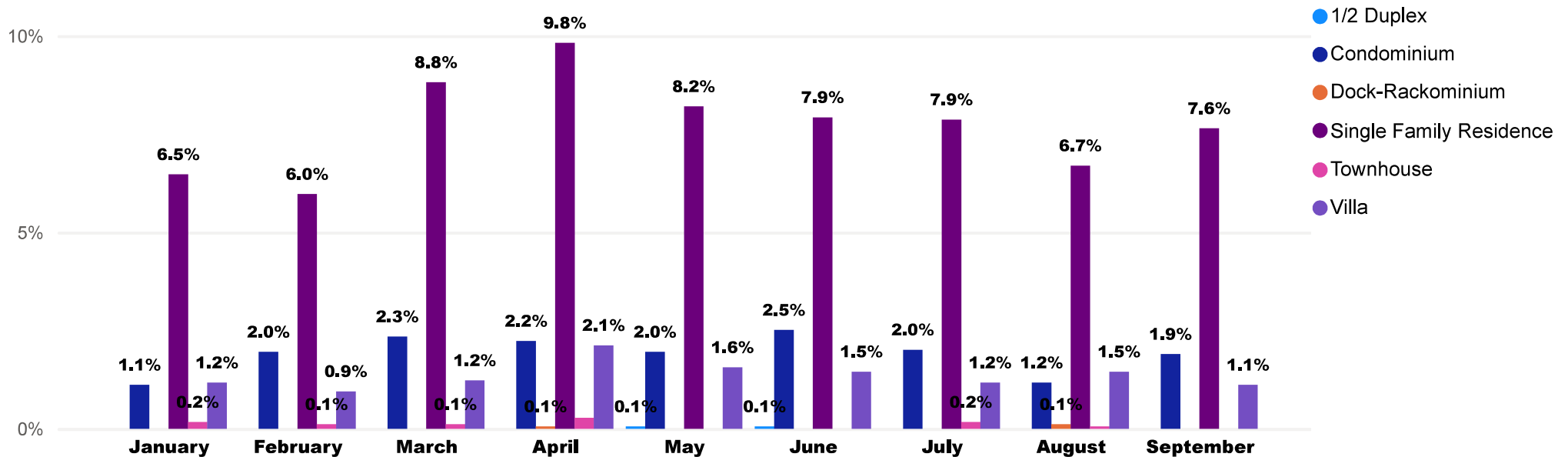
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	3	8	11	11	8	6	6	5	9				67
2	129	130	173	220	171	182	171	138	154				1468
3	35	29	44	52	38	34	29	30	26				317
4	6	5	6	4	5	7	6	7	9				55
5		2	2	2	1		1		1				9
6+	1		1	1	1	1			1				6
Total	174	174	237	291	224	230	213	182	200				1925

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex					1	1							2
Condominium	20	35	42	40	35	45	36	21	34				308
Dock-Rackominium				1				2					3
Single Family Residence	116	107	158	176	147	142	141	120	137				1244
Townhouse	3	2	2	5			3	1					16
Villa	21	17	22	38	28	26	21	26	20				219
Total	160	161	224	260	211	214	201	170	191				1792

YTD % of Sales by Property Type



Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - September - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							4
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							2
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999	1	1%	129,700	115,000	89%	39	2
\$ 120,000 - 139,999	5	3%	138,400	128,000	92%	94	6
\$ 140,000 - 159,999	3	2%	161,633	152,500	94%	19	16
\$ 160,000 - 179,999	6	3%	199,800	165,833	83%	220	28
\$ 180,000 - 199,999	4	2%	208,700	189,860	91%	52	31
\$ 200,000 - 249,999	19	10%	236,816	227,474	96%	63	68
\$ 250,000 - 299,999	16	8%	283,075	273,925	97%	60	114
\$ 300,000 - 349,999	31	16%	346,474	324,656	94%	106	98
\$ 350,000 - 399,999	27	14%	386,052	372,815	97%	101	130
\$ 400,000 - 499,999	28	15%	459,807	441,054	96%	90	165
\$ 500,000 - 599,999	17	9%	572,223	547,029	96%	85	120
\$ 600,000 - 699,999	15	8%	700,127	649,667	93%	97	75
\$ 700,000 - 799,999	8	4%	761,600	741,625	97%	88	65
\$ 800,000 - 899,999	2	1%	827,000	812,500	98%	120	20
\$ 900,000 - 999,999	1	1%	1,100,000	950,000	86%	27	14
\$ 1,000,000 - and over	9	5%	1,982,667	1,797,944	91%	137	81
Total	192	100%	486,084	457,737	94%	93	1041

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0.16%	53,000	39,667	75%	126	4
\$ 50,000 - 59,999	3	0.16%	64,000	51,833	81%	40	
\$ 60,000 - 69,999	3	0.16%	74,667	62,667	84%	28	
\$ 70,000 - 79,999	3	0.16%	88,300	73,333	83%	148	2
\$ 80,000 - 89,999	7	0.36%	101,986	84,429	83%	59	1
\$ 90,000 - 99,999	7	0.36%	101,186	92,786	92%	72	1
\$ 100,000 - 119,999	29	1.51%	131,521	109,229	83%	142	2
\$ 120,000 - 139,999	49	2.55%	145,080	129,582	89%	100	6
\$ 140,000 - 159,999	33	1.72%	160,075	149,047	93%	70	16
\$ 160,000 - 179,999	54	2.81%	185,124	169,600	92%	109	28
\$ 180,000 - 199,999	44	2.29%	204,386	189,685	93%	79	31
\$ 200,000 - 249,999	158	8.22%	238,045	224,162	94%	80	68
\$ 250,000 - 299,999	235	12.23%	289,620	276,425	95%	93	114
\$ 300,000 - 349,999	265	13.79%	337,570	324,437	96%	82	98
\$ 350,000 - 399,999	219	11.39%	388,444	373,314	96%	90	130
\$ 400,000 - 499,999	279	14.52%	461,444	442,200	96%	84	165
\$ 500,000 - 599,999	163	8.48%	568,852	545,675	96%	74	120
\$ 600,000 - 699,999	127	6.61%	671,188	640,624	95%	77	75
\$ 700,000 - 799,999	75	3.90%	773,781	740,140	96%	73	65
\$ 800,000 - 899,999	48	2.50%	878,303	841,742	96%	60	20
\$ 900,000 - 999,999	28	1.46%	995,270	941,219	95%	105	14
\$ 1,000,000 - and over	90	4.68%	1,971,191	1,846,500	94%	81	81
Total	1922	100.00%	483,782	459,991	95%	84	1041

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.

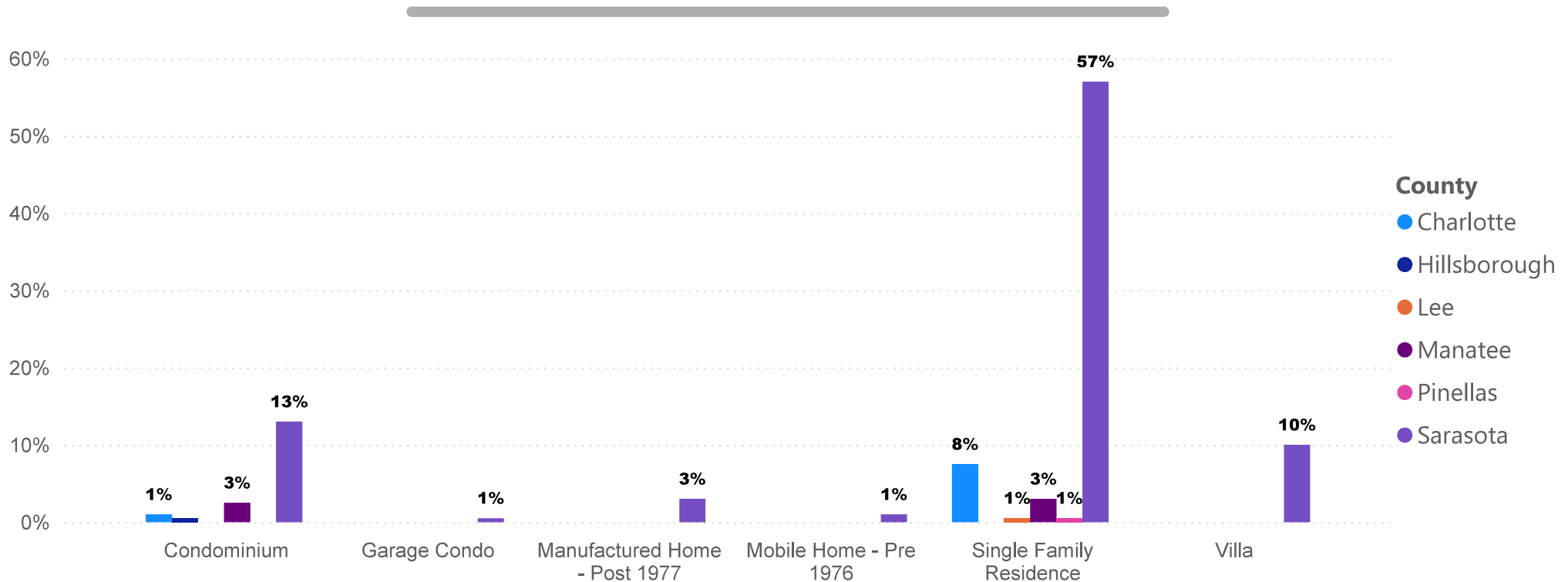
**Four Year Sales and
Inventory History 2021 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	1474	9.21
02/28/2025	161	506,759	487,472	96%	69	1608	9.99
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1610	6.22
05/31/2025	211	493,217	463,271	94%	97	1454	6.89
06/30/2025	214	516,998	504,202	98%	96	1352	6.32
07/31/2025	201	432,570	410,982	95%	111	1219	6.06
08/31/2025	168	537,032	502,576	94%	113	1080	6.43
09/30/2025	191	487,325	458,956	94%	109	1041	5.45

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Lee	Manatee	Pinellas	Sarasota
Condominium	1%	1%		3%		13%
Garage Condo						1%
Manufactured Home - Post 1977						3%
Mobile Home - Pre 1976						1%
Single Family Residence	8%		1%	3%	1%	57%
Villa						10%
Total	9%	1%	1%	6%	1%	85%



Board/Association: State Month Year
 Venice FL September 2025

National Association of Realtors®
 700 Eleventh Street, NW
 Washington, DC 20001-4507

Email: data@realtors.com
 Fax: 202-383-7568
 Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

Price Range ▲	2 or Less	3	4 or More	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				
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	2	2		4
\$ 200,000 - 249,999	5	3		8
\$ 250,000 - 299,999	7	7		14
\$ 300,000 - 349,999	15	9	3	27
\$ 350,000 - 399,999	6	18	2	26
\$ 400,000 - 499,999	6	18	4	28
\$ 500,000 - 599,999	4	8	3	15
\$ 600,000 - 699,999	1	7	5	13
\$ 700,000 - 799,999		5	3	8
\$ 800,000 - 899,999		2		2
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over	1	4	3	8
Total	50	84	23	157

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	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
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	10			10
\$ 250,000 - 299,999	2			2
\$ 300,000 - 349,999	2	2		4
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999				
\$ 500,000 - 599,999	1	1		2
\$ 600,000 - 699,999	1	1		2
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over			1	1
Total	27	6	1	34

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999		3
\$ 120,000 - 139,999		5
\$ 140,000 - 159,999		15
\$ 160,000 - 179,999	7	16
\$ 180,000 - 199,999	6	25
\$ 200,000 - 249,999	33	34
\$ 250,000 - 299,999	63	49
\$ 300,000 - 349,999	75	26
\$ 350,000 - 399,999	123	16
\$ 400,000 - 499,999	147	19
\$ 500,000 - 599,999	107	16
\$ 600,000 - 699,999	66	9
\$ 700,000 - 799,999	55	3
\$ 800,000 - 899,999	17	2
\$ 900,000 - 999,999	12	
\$ 1,000,000 - and over	67	9
Total	778	250

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	2	
\$ 140,000 - 159,999	1	1
\$ 160,000 - 179,999	2	4
\$ 180,000 - 199,999	5	1
\$ 200,000 - 249,999	12	11
\$ 250,000 - 299,999	17	7
\$ 300,000 - 349,999	26	2
\$ 350,000 - 399,999	27	2
\$ 400,000 - 499,999	48	4
\$ 500,000 - 599,999	25	1
\$ 600,000 - 699,999	19	1
\$ 700,000 - 799,999	6	1
\$ 800,000 - 899,999	4	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	6	
Total	204	36

Time On Market Sort	M-SF	M-Condo
0 - 30	49	10
31-60	22	7
61-90	22	3
91-120	17	2
121-over	47	12
Total	157	34

