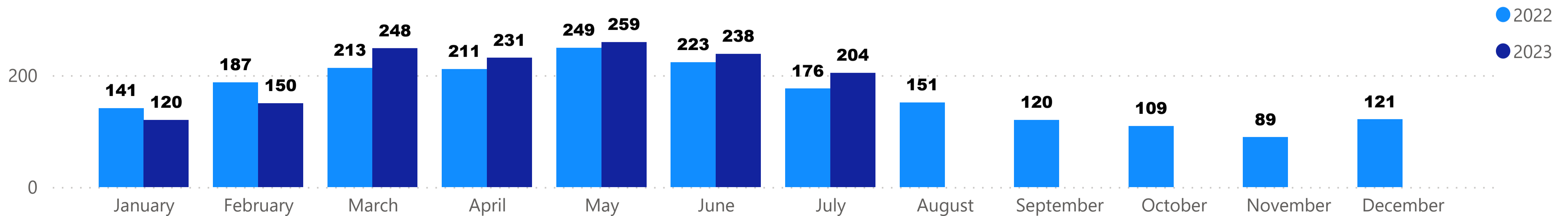




## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

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

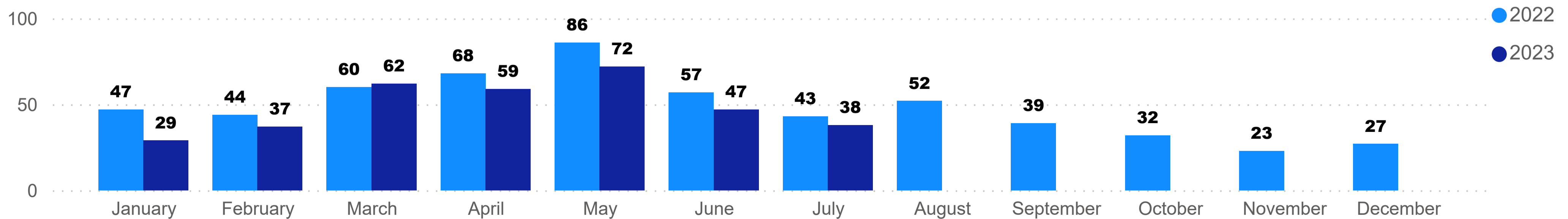
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 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						31
\$ 250,000 - 299,999	11	3	16	17	16	12	9						84
\$ 300,000 - 349,999	14	20	24	27	38	26	34						183
\$ 350,000 - 399,999	20	22	26	26	43	31	32						200
\$ 400,000 - 499,999	32	42	54	54	48	61	41						332
\$ 500,000 - 599,999	20	18	46	43	27	37	34						225
\$ 600,000 - 699,999	7	12	24	26	26	25	24						144
\$ 700,000 - 799,999	3	9	15	16	22	16	10						91
\$ 800,000 - 899,999	4	1	13	5	14	11	6						54
\$ 900,000 - 999,999	1	6	9	8	2	4	1						31
\$ 1,000,000 - and over	6	6	11	5	11	7	8						54
<b>Total</b>	<b>120</b>	<b>150</b>	<b>248</b>	<b>231</b>	<b>259</b>	<b>238</b>	<b>204</b>						<b>1450</b>



## 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													
\$ 120,000 - 139,999					1	1							2
\$ 140,000 - 159,999				1									1
\$ 160,000 - 179,999		2	5	2	1		1						11
\$ 180,000 - 199,999			1	1	3	2	2						9
\$ 200,000 - 249,999	1	3	10	6	6	1	4						31
\$ 250,000 - 299,999	5	5	11	9	13	11	7						61
\$ 300,000 - 349,999	8	6	13	11	12	9	5						64
\$ 350,000 - 399,999	7	5	5	10	11	5	5						48
\$ 400,000 - 499,999	5	7	5	9	8	10	5						49
\$ 500,000 - 599,999	2	5	5	4	6	1	3						26
\$ 600,000 - 699,999	1		2	2	3	2	2						12
\$ 700,000 - 799,999		2	1	2	2	1	1						9
\$ 800,000 - 899,999						2							2
\$ 900,000 - 999,999			2		2	1	3						8
\$ 1,000,000 - and over		2	2	2	4	1							11
<b>Total</b>	<b>29</b>	<b>37</b>	<b>62</b>	<b>59</b>	<b>72</b>	<b>47</b>	<b>38</b>						<b>344</b>

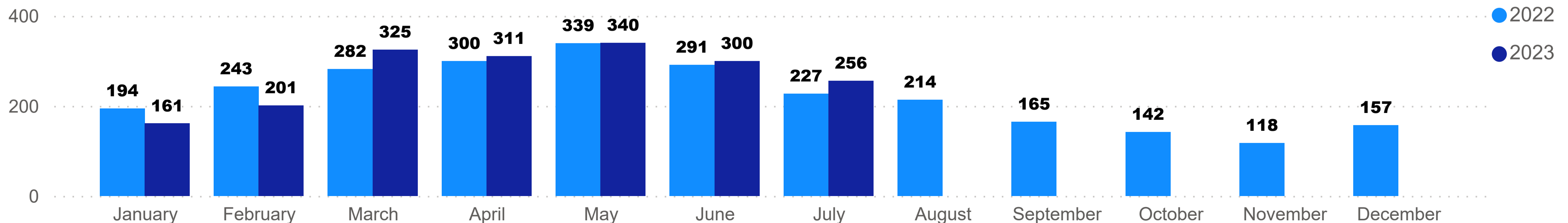




## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

### 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	1						4
\$ 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						9
\$ 120,000 - 139,999	2	2	1	1	3	4							13
\$ 140,000 - 159,999	3	2	3	6	1	1	4						20
\$ 160,000 - 179,999		3	7	3	3	3	2						21
\$ 180,000 - 199,999		4	2	7	9	7	3						32
\$ 200,000 - 249,999	3	13	20	9	15	7	12						79
\$ 250,000 - 299,999	16	9	32	30	29	23	17						156
\$ 300,000 - 349,999	23	26	37	39	50	36	39						250
\$ 350,000 - 399,999	27	27	31	36	54	36	37						248
\$ 400,000 - 499,999	37	49	59	63	56	71	46						381
\$ 500,000 - 599,999	22	23	51	47	33	38	37						251
\$ 600,000 - 699,999	8	12	26	28	29	27	26						156
\$ 700,000 - 799,999	3	11	16	18	24	17	11						100
\$ 800,000 - 899,999	4	1	13	5	14	13	6						56
\$ 900,000 - 999,999	1	6	11	8	4	5	4						39
\$ 1,000,000 - and over	6	8	13	7	15	8	8						65
<b>Total</b>	<b>161</b>	<b>201</b>	<b>325</b>	<b>311</b>	<b>340</b>	<b>300</b>	<b>256</b>						<b>1894</b>



## 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						25
2	71	96	131	126	133	124	97						778
3	74	87	149	144	161	129	119						863
4	14	16	37	31	43	36	34						211
5		1	2	4	2	4	4						17
<b>Total</b>	<b>161</b>	<b>201</b>	<b>325</b>	<b>311</b>	<b>340</b>	<b>300</b>	<b>256</b>						<b>1894</b>

### Sales by Bathroom Count

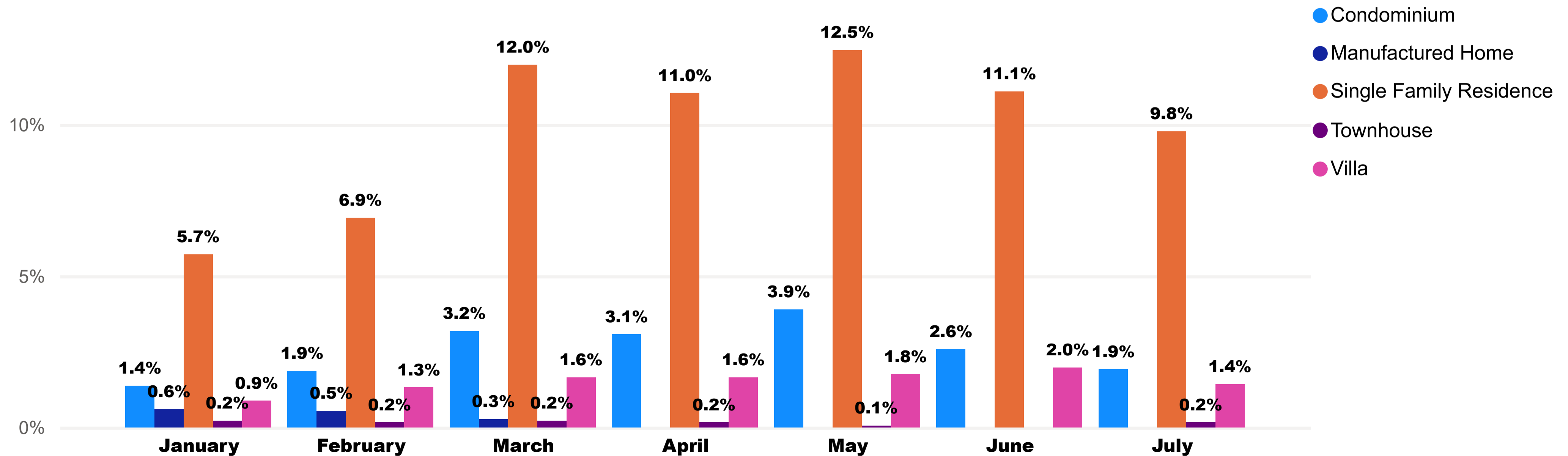
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	4	8	16	9	14	13	8						72
2	128	158	252	245	268	237	188						1476
3	28	31	49	48	50	43	51						300
4	1	4	6	9	4	6	8						38
5			2		3	1	1						7
6+					1								1
<b>Total</b>	<b>161</b>	<b>201</b>	<b>325</b>	<b>311</b>	<b>340</b>	<b>300</b>	<b>256</b>						<b>1894</b>

# 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						326
Manufactured Home	11	10	5										26
Single Family Residence	104	126	218	201	227	202	178						1256
Townhouse	4	3	4	3	1		3						18
Villa	16	24	30	30	32	36	26						194
<b>Total</b>	<b>160</b>	<b>197</b>	<b>315</b>	<b>290</b>	<b>331</b>	<b>285</b>	<b>242</b>						<b>1820</b>

## YTD % of Sales by Property Type







## Venice Area Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - July - 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							1
\$ 140,000 - 159,999							4
\$ 160,000 - 179,999	2	1%	189,400	170,350	90%	2	4
\$ 180,000 - 199,999	3	1%	189,133	186,667	99%	128	3
\$ 200,000 - 249,999	7	3%	237,128	228,129	96%	9	19
\$ 250,000 - 299,999	16	7%	294,037	282,469	96%	56	37
\$ 300,000 - 349,999	39	16%	329,554	322,766	98%	53	65
\$ 350,000 - 399,999	37	15%	379,281	370,556	98%	50	123
\$ 400,000 - 499,999	46	19%	461,175	450,200	98%	61	197
\$ 500,000 - 599,999	37	15%	555,193	541,202	97%	48	98
\$ 600,000 - 699,999	26	11%	665,132	650,472	98%	52	77
\$ 700,000 - 799,999	11	5%	775,255	760,000	98%	38	45
\$ 800,000 - 899,999	6	2%	878,300	856,650	98%	27	25
\$ 900,000 - 999,999	4	2%	1,016,375	954,375	94%	48	19
\$ 1,000,000 - and over	8	3%	1,503,375	1,432,813	95%	23	52
<b>Total</b>	<b>242</b>	<b>100%</b>	<b>508,828</b>	<b>494,799</b>	<b>97%</b>	<b>50</b>	<b>769</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 - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0.11%	40,845	34,850	85%	37	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	3	0.16%	66,000	61,167	93%	45	
\$ 70,000 - 79,999	4	0.21%	77,450	75,225	97%	43	
\$ 80,000 - 89,999	6	0.32%	98,317	82,167	84%	29	
\$ 90,000 - 99,999	3	0.16%	114,333	96,500	84%	7	
\$ 100,000 - 119,999	9	0.48%	126,067	109,267	87%	49	
\$ 120,000 - 139,999	13	0.69%	140,269	126,500	90%	35	1
\$ 140,000 - 159,999	20	1.06%	161,185	147,825	92%	25	4
\$ 160,000 - 179,999	21	1.11%	181,576	171,300	94%	22	4
\$ 180,000 - 199,999	32	1.69%	202,281	190,147	94%	44	3
\$ 200,000 - 249,999	79	4.17%	236,630	226,653	96%	24	19
\$ 250,000 - 299,999	156	8.24%	286,718	279,180	97%	47	37
\$ 300,000 - 349,999	250	13.20%	329,146	321,719	98%	40	65
\$ 350,000 - 399,999	248	13.09%	382,822	373,082	97%	47	123
\$ 400,000 - 499,999	381	20.12%	456,911	445,233	97%	43	197
\$ 500,000 - 599,999	251	13.25%	560,231	545,843	97%	39	98
\$ 600,000 - 699,999	156	8.24%	665,875	646,740	97%	44	77
\$ 700,000 - 799,999	100	5.28%	758,790	741,471	98%	40	45
\$ 800,000 - 899,999	56	2.96%	867,216	842,675	97%	43	25
\$ 900,000 - 999,999	39	2.06%	983,018	944,959	96%	46	19
\$ 1,000,000 - and over	65	3.43%	1,707,340	1,627,027	95%	34	52
<b>Total</b>	<b>1894</b>	<b>100.00%</b>	<b>502,098</b>	<b>487,061</b>	<b>97%</b>	<b>41</b>	<b>769</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 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
08/31/2019	265	284,915	274,482	96%	99	765	2.89
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	667	5.70
12/31/2022	157	508,975	491,523	97%	40	685	4.36
01/31/2023	160	475,242	462,613	97%	34	716	4.48
02/28/2023	197	491,502	479,198	97%	38	782	3.97
03/31/2023	315	542,242	526,222	97%	43	849	2.70
04/30/2023	290	510,721	496,721	97%	38	851	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	833	2.92
07/31/2023	242	508,828	494,799	97%	53	769	3.18



## Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Collier	DeSoto	Hernando	Hillsborough	Lee
Condo - Hotel						
Condominium	0%					
Manufactured Home - Post 1977		0%	0%			
Mobile Home - Pre 1976						
Single Family Residence	16%			0%	1%	0%
Townhouse						
Villa						
<b>Total</b>	<b>16%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>

