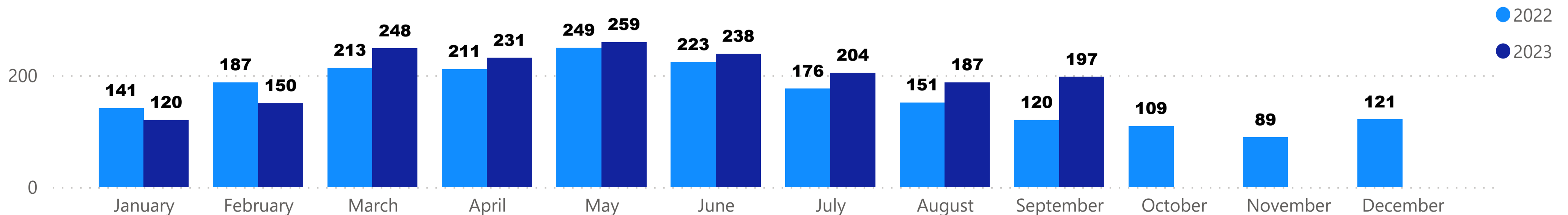


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Single Family Homes & Villas

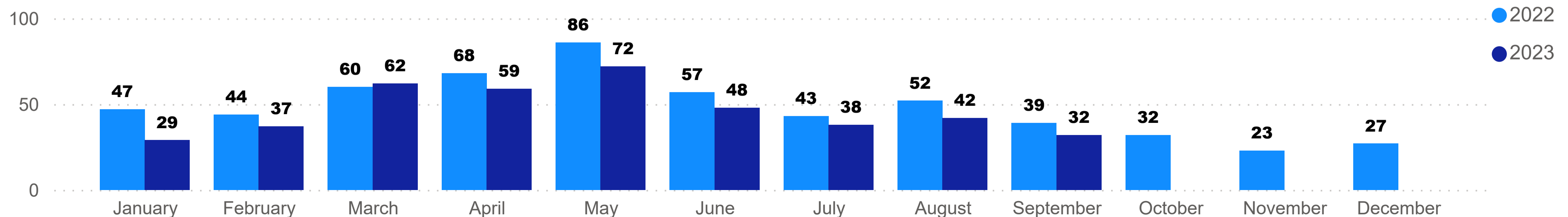
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999					1								1
\$ 140,000 - 159,999	1	1		1									3
\$ 160,000 - 179,999			1	1		1	1		1				5
\$ 180,000 - 199,999		4	1	2	3	2	1		1				14
\$ 200,000 - 249,999	1	6	8		8	5	3	5	7				43
\$ 250,000 - 299,999	11	3	16	17	16	12	9	6	14				104
\$ 300,000 - 349,999	14	20	24	27	38	26	34	20	25				228
\$ 350,000 - 399,999	20	22	26	26	43	31	32	22	39				261
\$ 400,000 - 499,999	32	42	54	54	48	61	41	56	46				434
\$ 500,000 - 599,999	20	18	46	43	27	37	34	32	21				278
\$ 600,000 - 699,999	7	12	24	26	26	25	24	21	15				180
\$ 700,000 - 799,999	3	9	15	16	22	16	10	10	11				112
\$ 800,000 - 899,999	4	1	13	5	14	11	6	7	9				70
\$ 900,000 - 999,999	1	6	9	8	2	4	1	1	2				34
\$ 1,000,000 - and over	6	6	11	5	11	7	8	7	6				67
Total	120	150	248	231	259	238	204	187	197				1834



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2023

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

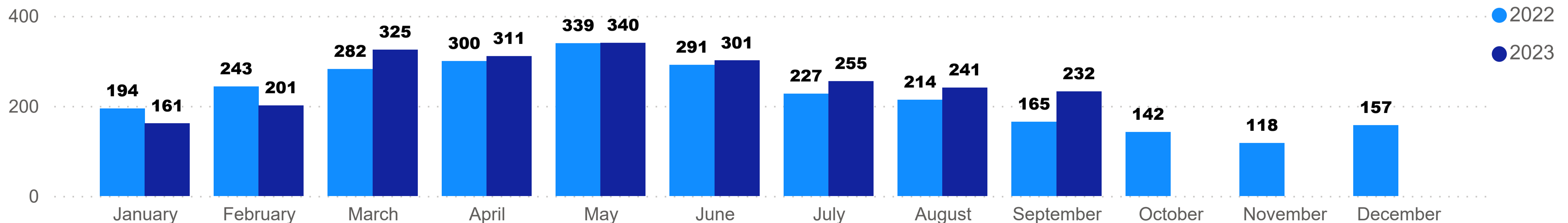
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999					1	1							2
\$ 120,000 - 139,999				1				1					2
\$ 140,000 - 159,999		2	5	2	1		1	2	2				15
\$ 160,000 - 179,999			1	1	3	2	2	3	2				14
\$ 180,000 - 199,999	1	3	10	6	6	1	4	4	5				40
\$ 200,000 - 249,999	5	5	11	9	13	11	7	5	7				73
\$ 250,000 - 299,999	8	6	13	11	12	9	5	9	6				79
\$ 300,000 - 349,999	7	5	5	10	11	5	5	3	4				55
\$ 350,000 - 399,999	5	7	5	9	8	11	5	8	3				61
\$ 400,000 - 499,999	2	5	5	4	6	1	3	4					30
\$ 500,000 - 599,999	1		2	2	3	2	2	1					13
\$ 600,000 - 699,999		2	1	2	2	1	1	1	1				11
\$ 700,000 - 799,999						2							2
\$ 800,000 - 899,999			2		2	1	3	1					9
\$ 900,000 - 999,999		2	2	2	4	1			2				13
\$ 1,000,000 - and over													
Total	29	37	62	59	72	48	38	42	32				419



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							3
\$ 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	2					11
\$ 120,000 - 139,999	2	2	1	1	3	4							13
\$ 140,000 - 159,999	3	2	3	6	1	1	4	3					23
\$ 160,000 - 179,999		3	7	3	3	3	2	4	4				29
\$ 180,000 - 199,999		4	2	7	9	7	3	3	3				38
\$ 200,000 - 249,999	3	13	20	9	15	7	12	14	12				105
\$ 250,000 - 299,999	16	9	32	30	29	23	17	12	22				190
\$ 300,000 - 349,999	23	26	37	39	50	36	39	29	32				311
\$ 350,000 - 399,999	27	27	31	36	54	36	37	25	43				316
\$ 400,000 - 499,999	37	49	59	63	56	72	46	64	49				495
\$ 500,000 - 599,999	22	23	51	47	33	38	37	36	21				308
\$ 600,000 - 699,999	8	12	26	28	29	27	26	22	15				193
\$ 700,000 - 799,999	3	11	16	18	24	17	11	11	12				123
\$ 800,000 - 899,999	4	1	13	5	14	13	6	7	9				72
\$ 900,000 - 999,999	1	6	11	8	4	5	4	2	2				43
\$ 1,000,000 - and over	6	8	13	7	15	8	8	7	8				80
Total	161	201	325	311	340	301	255	241	232				2367



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	2	2				29
2	71	96	131	126	133	124	96	92	99				968
3	74	87	149	144	161	130	119	113	100				1077
4	14	16	37	31	43	36	34	30	28				269
5		1	2	4	2	4	4	3	3				23
6+								1					1
Total	161	201	325	311	340	301	255	241	232				2367

Sales by Bathroom Count

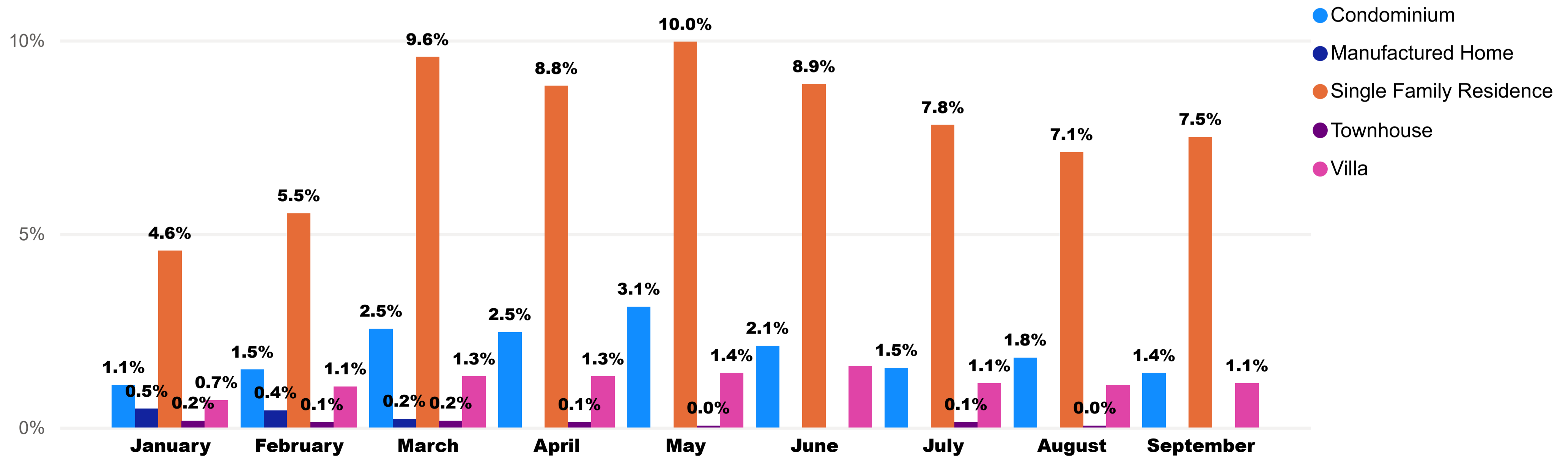
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	4	8	16	9	14	13	7	8	5				84
2	128	158	252	245	268	238	188	182	185				1844
3	28	31	49	48	50	43	51	37	34				371
4	1	4	6	9	4	6	8	10	8				56
5			2		3	1	1	3					10
6+					1			1					2
Total	161	201	325	311	340	301	255	241	232				2367

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	48	35	41	32				400
Manufactured Home	11	10	5										26
Single Family Residence	104	126	218	201	227	202	178	162	171				1589
Townhouse	4	3	4	3	1		3	1					19
Villa	16	24	30	30	32	36	26	25	26				245
Total	160	197	315	290	331	286	242	229	229				2279

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - September - 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							1
\$ 120,000 - 139,999							1
\$ 140,000 - 159,999							2
\$ 160,000 - 179,999	3	1%	176,000	171,667	98%	52	2
\$ 180,000 - 199,999	3	1%	184,000	186,333	101%	17	1
\$ 200,000 - 249,999	12	5%	243,146	223,375	92%	31	30
\$ 250,000 - 299,999	21	9%	291,332	280,419	96%	53	50
\$ 300,000 - 349,999	31	14%	327,179	317,371	97%	38	108
\$ 350,000 - 399,999	43	19%	383,949	372,309	97%	89	138
\$ 400,000 - 499,999	49	21%	451,227	435,329	96%	70	201
\$ 500,000 - 599,999	21	9%	561,768	545,157	97%	48	123
\$ 600,000 - 699,999	15	7%	664,547	645,167	97%	63	71
\$ 700,000 - 799,999	12	5%	748,300	733,417	98%	65	38
\$ 800,000 - 899,999	9	4%	869,100	836,111	96%	34	30
\$ 900,000 - 999,999	2	1%	962,500	940,000	98%	30	20
\$ 1,000,000 - and over	8	3%	1,777,449	1,663,942	94%	62	49
Total	229	100%	496,025	478,016	96%	60	865

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	0.08%	40,845	34,850	85%	37	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	3	0.13%	66,000	61,167	93%	45	
\$ 70,000 - 79,999	3	0.13%	76,600	76,300	100%	50	
\$ 80,000 - 89,999	6	0.25%	98,317	82,167	84%	29	
\$ 90,000 - 99,999	3	0.13%	114,333	96,500	84%	7	
\$ 100,000 - 119,999	11	0.46%	124,773	109,582	88%	50	1
\$ 120,000 - 139,999	13	0.55%	140,269	126,500	90%	35	1
\$ 140,000 - 159,999	23	0.97%	162,109	148,109	91%	34	2
\$ 160,000 - 179,999	29	1.23%	179,991	170,407	95%	34	2
\$ 180,000 - 199,999	38	1.61%	200,258	189,861	95%	42	1
\$ 200,000 - 249,999	105	4.44%	236,631	226,524	96%	26	30
\$ 250,000 - 299,999	190	8.03%	287,466	279,328	97%	47	50
\$ 300,000 - 349,999	311	13.14%	329,425	322,010	98%	42	108
\$ 350,000 - 399,999	316	13.35%	383,152	373,234	97%	53	138
\$ 400,000 - 499,999	495	20.91%	456,064	443,906	97%	47	201
\$ 500,000 - 599,999	308	13.01%	560,158	545,537	97%	42	123
\$ 600,000 - 699,999	193	8.15%	664,608	645,191	97%	45	71
\$ 700,000 - 799,999	123	5.20%	757,759	740,342	98%	41	38
\$ 800,000 - 899,999	72	3.04%	867,221	841,317	97%	44	30
\$ 900,000 - 999,999	43	1.82%	982,714	944,149	96%	44	20
\$ 1,000,000 - and over	80	3.38%	1,683,051	1,602,752	95%	40	49
Total	2367	100.00%	499,908	484,731	97%	44	865

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
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	553	2.63
09/30/2022	164	553,473	536,250	97%	34	611	3.73
10/31/2022	142	533,962	517,037	97%	29	641	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	717	4.48
02/28/2023	197	491,502	479,198	97%	38	783	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	855	2.95
05/31/2023	331	521,780	506,117	97%	47	797	2.41
06/30/2023	286	525,169	505,679	96%	52	845	2.95
07/31/2023	242	508,828	494,799	97%	53	800	3.31
08/31/2023	229	502,869	489,047	97%	61	816	3.56
09/30/2023	229	496,025	478,016	96%	66	865	3.78

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Manatee	Pasco	Sarasota	Total
Condominium	1%	0%	0%	0%	12%	14%
Manufactured Home - Post 1977	0%				1%	1%
Single Family Residence	15%	1%	1%	0%	56%	73%
Villa	1%				10%	11%
Total	17%	1%	2%	1%	79%	100%

