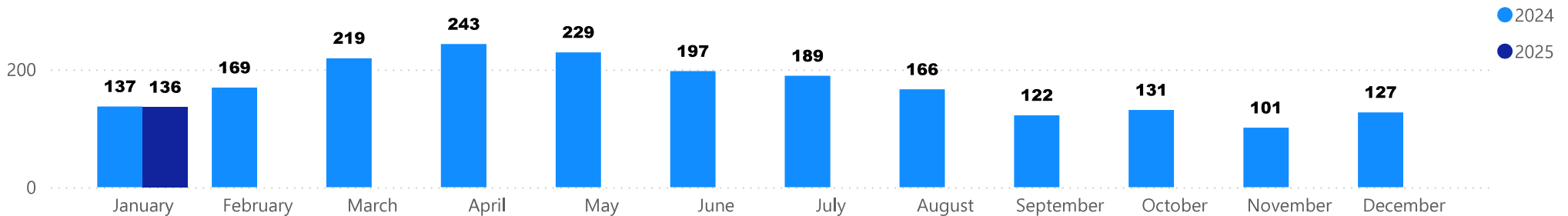


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

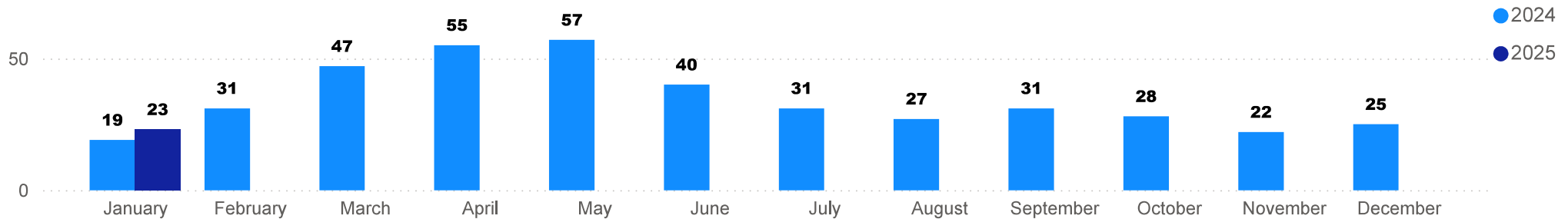
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999													
\$ 140,000 - 159,999													
\$ 160,000 - 179,999	2												2
\$ 180,000 - 199,999	2												2
\$ 200,000 - 249,999	7												7
\$ 250,000 - 299,999	19												19
\$ 300,000 - 349,999	19												19
\$ 350,000 - 399,999	15												15
\$ 400,000 - 499,999	23												23
\$ 500,000 - 599,999	15												15
\$ 600,000 - 699,999	13												13
\$ 700,000 - 799,999	4												4
\$ 800,000 - 899,999	6												6
\$ 900,000 - 999,999	3												3
\$ 1,000,000 - and over	8												8
Total	136												136



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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

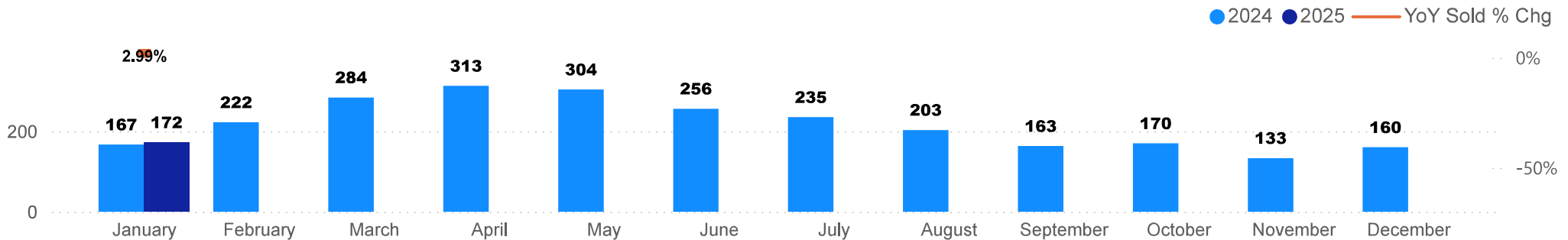
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	1												1
\$ 140,000 - 159,999													
\$ 160,000 - 179,999													
\$ 180,000 - 199,999	2												2
\$ 200,000 - 249,999	8												8
\$ 250,000 - 299,999	3												3
\$ 300,000 - 349,999	4												4
\$ 350,000 - 399,999	3												3
\$ 400,000 - 499,999													
\$ 500,000 - 599,999													
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2												2
Total	23												23



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													
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	1												1
\$ 120,000 - 139,999	4												4
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999	4												4
\$ 180,000 - 199,999	4												4
\$ 200,000 - 249,999	17												17
\$ 250,000 - 299,999	23												23
\$ 300,000 - 349,999	23												23
\$ 350,000 - 399,999	18												18
\$ 400,000 - 499,999	23												23
\$ 500,000 - 599,999	15												15
\$ 600,000 - 699,999	13												13
\$ 700,000 - 799,999	4												4
\$ 800,000 - 899,999	6												6
\$ 900,000 - 999,999	3												3
\$ 1,000,000 - and over	10												10
Total	172												172



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
1	2												2
2	76												76
3	81												81
4	10												10
5	2												2
6+	1												1
Total	172												172

Sales by Bathroom Count

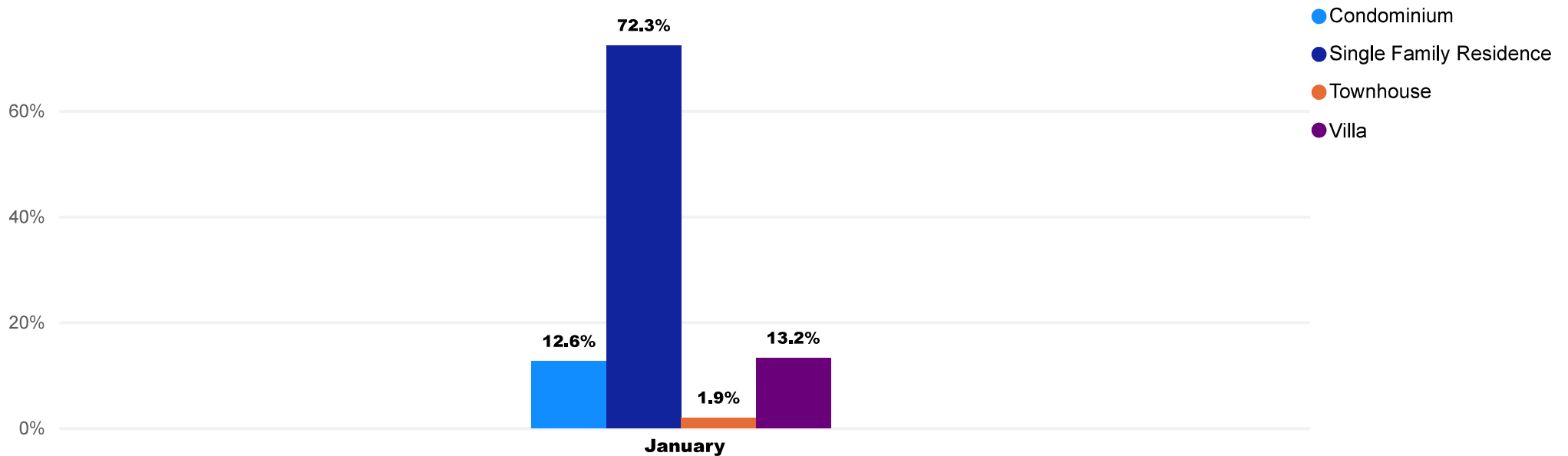
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	3												3
2	128												128
3	34												34
4	6												6
6+	1												1
Total	172												172

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
Condominium	20												20
Single Family Residence	115												115
Townhouse	3												3
Villa	21												21
Total	159												159

YTD % of Sales by Property Type





Venice Area Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - January - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							
\$ 100,000 - 119,999							3
\$ 120,000 - 139,999	1	1%	120,000	120,000	100%	14	4
\$ 140,000 - 159,999							6
\$ 160,000 - 179,999	2	1%	192,450	163,750	85%	72	22
\$ 180,000 - 199,999	4	3%	207,450	188,000	91%	56	18
\$ 200,000 - 249,999	15	9%	238,765	230,560	97%	81	97
\$ 250,000 - 299,999	22	14%	287,348	276,873	96%	100	138
\$ 300,000 - 349,999	23	14%	341,258	328,657	96%	43	175
\$ 350,000 - 399,999	18	11%	391,806	377,272	96%	123	200
\$ 400,000 - 499,999	23	14%	469,872	443,071	94%	140	268
\$ 500,000 - 599,999	15	9%	565,560	547,773	97%	77	161
\$ 600,000 - 699,999	13	8%	698,369	657,954	94%	72	105
\$ 700,000 - 799,999	4	3%	804,250	768,750	96%	80	71
\$ 800,000 - 899,999	6	4%	861,317	850,833	99%	46	44
\$ 900,000 - 999,999	3	2%	978,333	955,000	98%	141	21
\$ 1,000,000 - and over	10	6%	2,164,690	2,041,000	94%	104	92
Total	159	100%	550,159	525,250	95%	90	1427

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							2
\$ 50,000 - 59,999	1	0.58%	57,000	52,000	91%	35	
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999	1	0.58%	119,900	85,000	71%	272	
\$ 90,000 - 99,999	1	0.58%	109,900	90,000	82%	19	
\$ 100,000 - 119,999	1	0.58%	105,000	100,000	95%	38	3
\$ 120,000 - 139,999	4	2.33%	144,750	129,500	89%	132	4
\$ 140,000 - 159,999	1	0.58%	169,900	155,000	91%	145	6
\$ 160,000 - 179,999	4	2.33%	189,725	170,500	90%	77	22
\$ 180,000 - 199,999	4	2.33%	207,450	188,000	91%	56	18
\$ 200,000 - 249,999	17	9.88%	241,252	230,788	96%	81	97
\$ 250,000 - 299,999	23	13.37%	287,024	276,465	96%	97	138
\$ 300,000 - 349,999	23	13.37%	341,258	328,657	96%	43	175
\$ 350,000 - 399,999	18	10.47%	391,806	377,272	96%	123	200
\$ 400,000 - 499,999	23	13.37%	469,872	443,071	94%	140	268
\$ 500,000 - 599,999	15	8.72%	565,560	547,773	97%	77	161
\$ 600,000 - 699,999	13	7.56%	698,369	657,954	94%	72	105
\$ 700,000 - 799,999	4	2.33%	804,250	768,750	96%	80	71
\$ 800,000 - 899,999	6	3.49%	861,317	850,833	99%	46	44
\$ 900,000 - 999,999	3	1.74%	978,333	955,000	98%	141	21
\$ 1,000,000 - and over	10	5.81%	2,164,690	2,041,000	94%	104	92
Total	172	100.00%	521,336	496,987	95%	92	1427

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
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	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	1023	5.30
09/30/2024	153	467,446	447,991	96%	85	1022	6.68
10/31/2024	159	522,635	497,927	95%	96	1046	6.58
11/30/2024	123	490,713	470,180	96%	81	1176	9.56
12/31/2024	152	514,676	492,885	96%	99	1214	7.99
01/31/2025	159	550,159	525,250	95%	109	1427	8.97

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Manatee	Sarasota	Total
Condominium				12%	12%
Manufactured Home - Post 1977				3%	3%
Mobile Home - Pre 1976				4%	4%
Single Family Residence	14%	1%	1%	52%	67%
Townhouse				2%	2%
Villa	1%		1%	10%	12%
Total	15%	1%	1%	83%	100%

