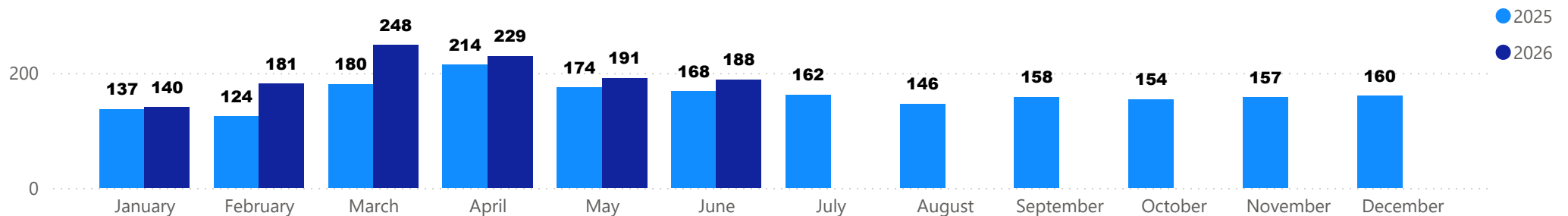




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

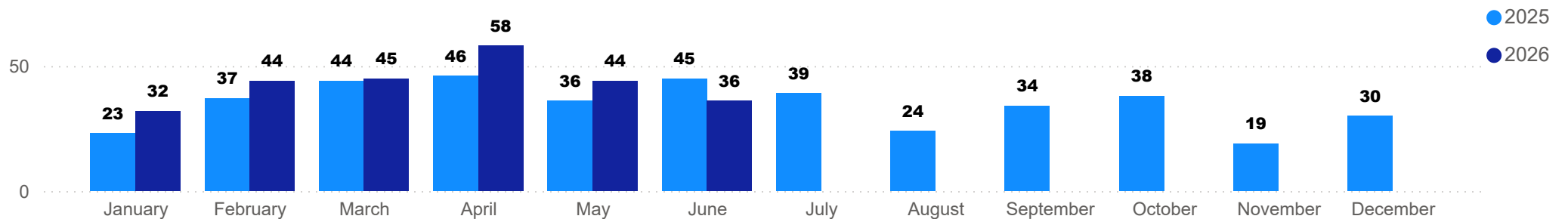
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999					1								1
\$ 120,000 - 139,999	1		1		1								3
\$ 140,000 - 159,999	1	1		2		2							6
\$ 160,000 - 179,999	1	1	5	4	2	3							16
\$ 180,000 - 199,999	2	1	2	1	5	1							12
\$ 200,000 - 249,999	7	11	17	19	13	17							84
\$ 250,000 - 299,999	11	21	22	23	20	25							122
\$ 300,000 - 349,999	20	27	40	37	22	22							168
\$ 350,000 - 399,999	19	32	33	26	26	19							155
\$ 400,000 - 499,999	27	26	50	40	44	36							223
\$ 500,000 - 599,999	20	24	30	30	21	30							155
\$ 600,000 - 699,999	10	14	15	16	18	16							89
\$ 700,000 - 799,999	7	5	11	10	8	8							49
\$ 800,000 - 899,999	5	6	7	2	3	4							27
\$ 900,000 - 999,999	2	2	3	4	2	1							14
\$ 1,000,000 - and over	7	10	12	15	5	4							53
Total	140	181	248	229	191	188							1177



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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
\$ 50,000 - 59,999													
\$ 60,000 - 69,999						1							1
\$ 70,000 - 79,999				1		1							2
\$ 80,000 - 89,999													
\$ 90,000 - 99,999					2								2
\$ 100,000 - 119,999	1			2	1								4
\$ 120,000 - 139,999		1	1	1	2	1							6
\$ 140,000 - 159,999	4	2	1	2	4	1							14
\$ 160,000 - 179,999	3	2	5	6	4	1							21
\$ 180,000 - 199,999	3	5	1	5	5	4							23
\$ 200,000 - 249,999	4	13	12	14	10	9							62
\$ 250,000 - 299,999	3	11	5	10	7	6							42
\$ 300,000 - 349,999	4	3	4	2		3							16
\$ 350,000 - 399,999	2	2	3	6	1	2							16
\$ 400,000 - 499,999	3	4	6	2	3	2							20
\$ 500,000 - 599,999	2	1	1			4							8
\$ 600,000 - 699,999				3	1	1							5
\$ 700,000 - 799,999	1		2		1								4
\$ 800,000 - 899,999			1		2								3
\$ 900,000 - 999,999	1		2	2	1								6
\$ 1,000,000 - and over			1	2									3
Total	32	44	45	58	44	36							259

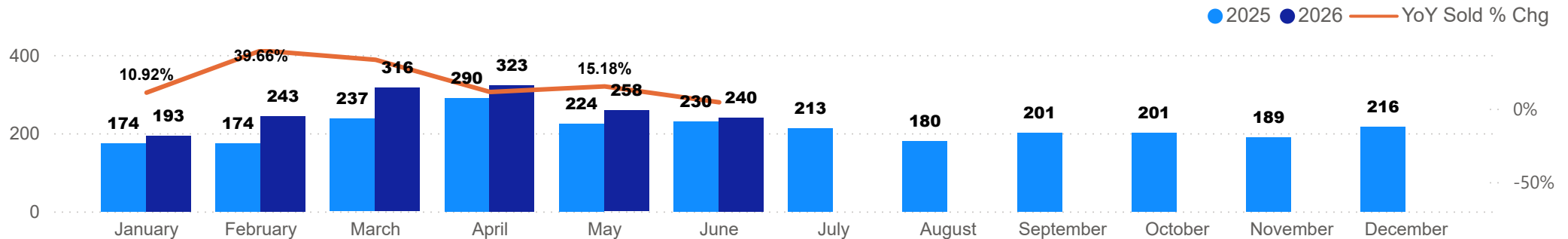




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	3		1		3								7
\$ 50,000 - 59,999		1	1	1	2								5
\$ 60,000 - 69,999	4				2	1							7
\$ 70,000 - 79,999		2		4	1	1							8
\$ 80,000 - 89,999		1		1									2
\$ 90,000 - 99,999	1	1	1	2	2	1							8
\$ 100,000 - 119,999	3	1	3	6	4	2							19
\$ 120,000 - 139,999	6	4	6	8	4	5							33
\$ 140,000 - 159,999	7	5	5	10	6	5							38
\$ 160,000 - 179,999	5	5	13	15	9	5							52
\$ 180,000 - 199,999	7	7	6	9	14	8							51
\$ 200,000 - 249,999	11	26	31	36	24	26							154
\$ 250,000 - 299,999	16	34	28	33	28	33							172
\$ 300,000 - 349,999	24	30	44	39	23	26							186
\$ 350,000 - 399,999	21	34	36	33	27	21							172
\$ 400,000 - 499,999	30	30	56	42	47	38							243
\$ 500,000 - 599,999	22	25	31	30	21	34							163
\$ 600,000 - 699,999	10	14	15	19	19	17							94
\$ 700,000 - 799,999	8	5	13	10	9	8							53
\$ 800,000 - 899,999	5	6	8	2	5	4							30
\$ 900,000 - 999,999	3	2	5	6	3	1							20
\$ 1,000,000 - and over	7	10	13	17	5	4							56
Total	193	243	316	323	258	240							1573



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	7	1	5	8	4	5							30
2	77	119	140	146	113	100							695
3	87	100	128	133	111	106							665
4	21	17	39	35	26	27							165
5	1	5	4	1	4	2							17
6+		1											1
Total	193	243	316	323	258	240							1573

Sales by Bathroom Count

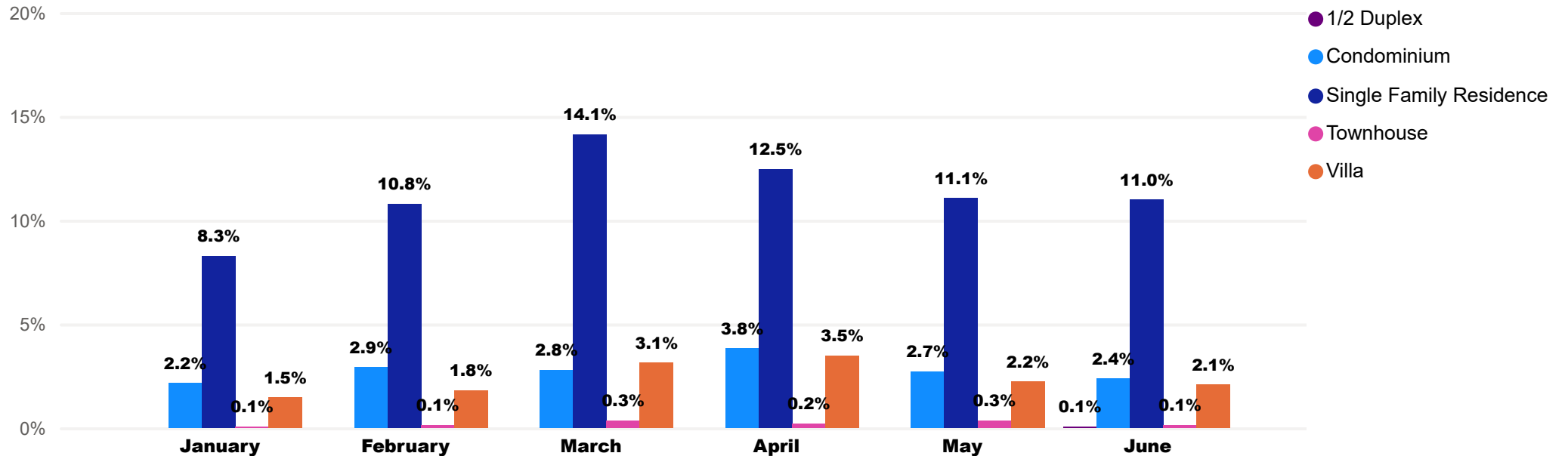
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	9	9	11	8	10							57
2	137	195	243	244	196	180							1195
3	36	32	50	57	46	43							264
4	8	4	10	10	5	6							43
5	1	2	3	1	2	1							10
6+	1	1	1		1								4
Total	193	243	316	323	258	240							1573

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex						1							1
Condominium	31	42	40	55	39	34							241
Single Family Residence	119	155	203	179	159	158							973
Townhouse	1	2	5	3	5	2							18
Villa	21	26	45	50	32	30							204
Total	172	225	293	287	235	225							1437

YTD % of Sales by Property Type





Venice Area Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - June - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							3
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0%	86,000	65,000	76%	22	
\$ 70,000 - 79,999	1	0%	79,900	72,500	91%	140	
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999							6
\$ 120,000 - 139,999	1	0%	125,000	125,000	100%	406	10
\$ 140,000 - 159,999	3	1%	163,300	151,067	93%	18	11
\$ 160,000 - 179,999	4	2%	173,225	168,800	97%	51	18
\$ 180,000 - 199,999	5	2%	194,960	182,400	94%	110	21
\$ 200,000 - 249,999	26	12%	240,338	225,327	94%	76	67
\$ 250,000 - 299,999	31	14%	282,884	276,651	98%	67	72
\$ 300,000 - 349,999	26	12%	339,826	325,720	96%	80	94
\$ 350,000 - 399,999	21	9%	382,267	373,019	98%	65	80
\$ 400,000 - 499,999	38	17%	456,832	439,855	96%	102	143
\$ 500,000 - 599,999	34	15%	565,329	548,185	97%	81	99
\$ 600,000 - 699,999	17	8%	685,503	653,912	95%	68	71
\$ 700,000 - 799,999	8	4%	776,913	742,650	96%	61	42
\$ 800,000 - 899,999	4	2%	832,750	833,500	100%	71	20
\$ 900,000 - 999,999	1	0%	1,295,000	965,000	75%	494	17
\$ 1,000,000 - and over	4	2%	1,723,250	1,628,000	94%	203	65
Total	225	100%	445,771	427,828	96%	83	843

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	7	0.45%	49,057	35,500	72%	225	3
\$ 50,000 - 59,999	5	0.32%	68,660	51,000	74%	100	
\$ 60,000 - 69,999	7	0.45%	74,986	64,343	86%	135	
\$ 70,000 - 79,999	8	0.51%	82,350	72,063	88%	277	
\$ 80,000 - 89,999	2	0.13%	88,750	81,000	91%	164	3
\$ 90,000 - 99,999	8	0.51%	104,050	92,625	89%	159	1
\$ 100,000 - 119,999	19	1.21%	122,463	110,462	90%	159	6
\$ 120,000 - 139,999	33	2.10%	140,479	128,676	92%	108	10
\$ 140,000 - 159,999	38	2.42%	160,413	148,854	93%	116	11
\$ 160,000 - 179,999	52	3.31%	179,346	167,577	93%	89	18
\$ 180,000 - 199,999	51	3.24%	200,618	187,698	94%	112	21
\$ 200,000 - 249,999	154	9.79%	238,210	225,166	95%	80	67
\$ 250,000 - 299,999	172	10.93%	285,325	274,621	96%	78	72
\$ 300,000 - 349,999	186	11.82%	336,593	323,035	96%	87	94
\$ 350,000 - 399,999	172	10.93%	386,585	372,694	96%	68	80
\$ 400,000 - 499,999	243	15.45%	461,058	443,635	96%	78	143
\$ 500,000 - 599,999	163	10.36%	564,032	545,360	97%	74	99
\$ 600,000 - 699,999	94	5.98%	665,422	643,237	97%	73	71
\$ 700,000 - 799,999	53	3.37%	771,563	744,313	96%	65	42
\$ 800,000 - 899,999	30	1.91%	866,897	843,333	97%	56	20
\$ 900,000 - 999,999	20	1.27%	1,016,385	942,895	93%	113	17
\$ 1,000,000 - and over	56	3.56%	1,807,723	1,661,427	92%	92	65
Total	1573	100.00%	448,404	427,608	95%	84	843

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 2022 -
2026. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	494,840	97%	53	802	3.31
08/31/2023	230	502,411	488,227	97%	60	821	3.57
09/30/2023	229	496,025	478,059	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	962	5.01
11/30/2023	199	523,978	508,100	97%	69	1073	5.39
12/31/2023	163	487,197	466,318	96%	72	1089	6.68
01/31/2024	156	548,363	528,593	96%	69	1286	8.24
02/29/2024	200	540,530	519,652	96%	80	1365	6.83
03/31/2024	266	550,120	531,937	97%	74	1355	5.09
04/30/2024	298	589,333	564,065	96%	79	1372	4.60
05/31/2024	286	476,666	456,856	96%	88	1320	4.62
06/30/2024	237	494,075	475,951	96%	98	1203	5.08
07/31/2024	220	536,295	504,114	94%	94	1093	4.97
08/31/2024	193	487,224	466,725	96%	93	1023	5.30
09/30/2024	154	465,482	446,153	96%	85	1021	6.63
10/31/2024	159	522,635	497,927	95%	96	1045	6.57
11/30/2024	123	490,713	470,180	96%	81	1178	9.58
12/31/2024	153	514,841	493,128	96%	100	1220	7.97
01/31/2025	160	549,658	524,936	96%	109	1474	9.21
02/28/2025	161	506,759	487,348	96%	69	1607	9.98
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1609	6.21
05/31/2025	211	493,217	463,271	94%	97	1455	6.90
06/30/2025	214	516,998	504,202	98%	96	1349	6.30
07/31/2025	201	432,570	410,982	95%	111	1216	6.05
08/31/2025	168	537,032	502,576	94%	113	1084	6.45
09/30/2025	192	487,521	459,170	94%	110	1055	5.49
10/31/2025	192	455,818	432,587	95%	87	1098	5.72
11/30/2025	176	446,631	426,291	95%	93	1108	6.30
12/31/2025	190	436,721	415,267	95%	99	1116	5.87
01/31/2026	172	491,262	466,101	95%	87	1182	6.87
02/28/2026	225	478,248	456,825	96%	84	1158	5.15
03/31/2026	293	489,033	467,838	96%	89	1130	3.86
04/30/2026	287	490,365	467,201	95%	94	1053	3.67
05/31/2026	235	458,511	437,364	95%	99	936	3.98
06/30/2026	225	445,771	427,828	96%	89	843	3.75

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Lee	Manatee	Sarasota	Total
1/2 Duplex					0%	0%
Condominium	1%		0%	1%	12%	14%
Manufactured Home - Post 1977	1%				4%	5%
Mobile Home - Pre 1976					1%	1%
Single Family Residence	8%	1%	0%	3%	53%	66%
Townhouse					1%	1%
Villa					13%	13%
Total	10%	1%	1%	4%	84%	100%

