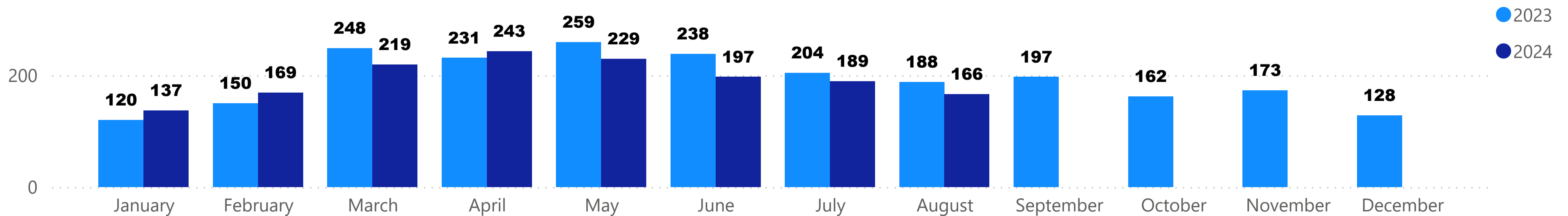




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

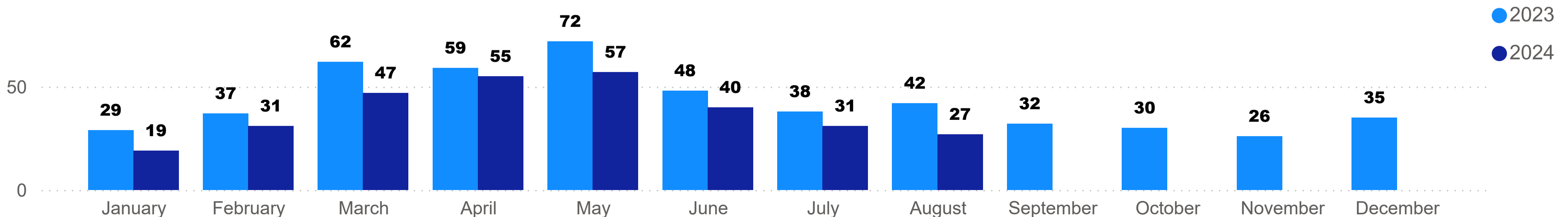
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999							3						3
\$ 120,000 - 139,999		2			1								3
\$ 140,000 - 159,999	1			2		1							4
\$ 160,000 - 179,999					2			2					4
\$ 180,000 - 199,999			1		3	1		1					6
\$ 200,000 - 249,999	5	10	6	3	7	8	9	8					56
\$ 250,000 - 299,999	7	8	18	17	24	16	17	7					114
\$ 300,000 - 349,999	21	21	26	25	33	32	33	34					225
\$ 350,000 - 399,999	12	27	38	37	31	30	27	28					230
\$ 400,000 - 499,999	38	32	42	48	47	38	33	34					312
\$ 500,000 - 599,999	20	17	30	38	30	33	17	23					208
\$ 600,000 - 699,999	12	12	15	25	22	12	13	10					121
\$ 700,000 - 799,999	8	18	10	17	8	9	11	9					90
\$ 800,000 - 899,999	3	8	14	12	14	5	8	7					71
\$ 900,000 - 999,999	1	4	4	10		2	3						24
\$ 1,000,000 - and over	9	10	15	9	7	10	15	3					78
Total	137	169	219	243	229	197	189	166					1549



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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

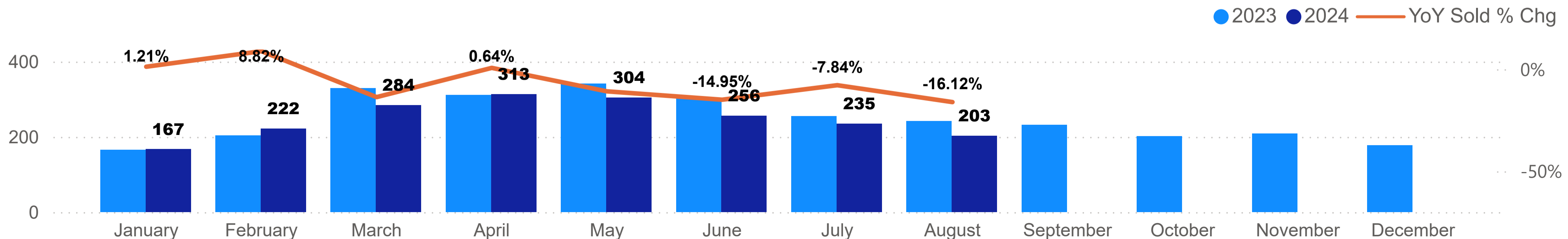
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	1							1					2
\$ 80,000 - 89,999													
\$ 90,000 - 99,999						1	1						2
\$ 100,000 - 119,999													
\$ 120,000 - 139,999		2			1	3		1					7
\$ 140,000 - 159,999		1		2									3
\$ 160,000 - 179,999		1	2	2	1	1	2	1					10
\$ 180,000 - 199,999		2	1	1	7	1	1	2					15
\$ 200,000 - 249,999	1	5	2	11	7	4	11	5					46
\$ 250,000 - 299,999	1	7	11	8	11	9	6	5					58
\$ 300,000 - 349,999	6		9	5	8	6	2	5					41
\$ 350,000 - 399,999	2	5	7	6	6	5	3	2					36
\$ 400,000 - 499,999	2	2	6	7	7	5	3	4					36
\$ 500,000 - 599,999	2			3	3	2	2	1					13
\$ 600,000 - 699,999	2	2	2	2	3	2							13
\$ 700,000 - 799,999	1	3	3	3	1	1							12
\$ 800,000 - 899,999			2		1								3
\$ 900,000 - 999,999				1	1								2
\$ 1,000,000 - and over	1	1	2	4									8
Total	19	31	47	55	57	40	31	27					307



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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
\$ 50,000 - 59,999						1							1
\$ 60,000 - 69,999	1					1	1						3
\$ 70,000 - 79,999	1						1	2					4
\$ 80,000 - 89,999							1	1					2
\$ 90,000 - 99,999	1	1				1	1						4
\$ 100,000 - 119,999		1	1	2	1	3	4	1					13
\$ 120,000 - 139,999	4	4		2	2	3	1	1					17
\$ 140,000 - 159,999	2	5	4	5	3	2	2	3					26
\$ 160,000 - 179,999	1	3	3	4	7	6	6	4					34
\$ 180,000 - 199,999	1	6	4	3	14	3	3	3					37
\$ 200,000 - 249,999	8	21	12	18	15	15	22	15					126
\$ 250,000 - 299,999	8	17	33	26	37	27	23	12					183
\$ 300,000 - 349,999	27	22	35	30	41	39	35	40					269
\$ 350,000 - 399,999	14	32	46	44	39	35	30	30					270
\$ 400,000 - 499,999	40	34	49	55	55	44	36	38					351
\$ 500,000 - 599,999	22	17	30	41	33	35	19	24					221
\$ 600,000 - 699,999	14	14	17	27	25	14	13	10					134
\$ 700,000 - 799,999	9	21	13	20	9	10	11	9					102
\$ 800,000 - 899,999	3	8	16	12	15	5	8	7					74
\$ 900,000 - 999,999	1	4	4	11	1	2	3						26
\$ 1,000,000 - and over	10	11	17	13	7	10	15	3					86
Total	167	222	284	313	304	256	235	203					1984



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	2	7	3	3	4	7	3	4					33
2	69	90	118	117	141	104	96	70					805
3	64	96	132	151	123	115	98	89					868
4	30	25	27	40	35	29	35	32					253
5	2	3	4	2	1		3	8					23
6+		1				1							2
Total	167	222	284	313	304	256	235	203					1984

Sales by Bathroom Count

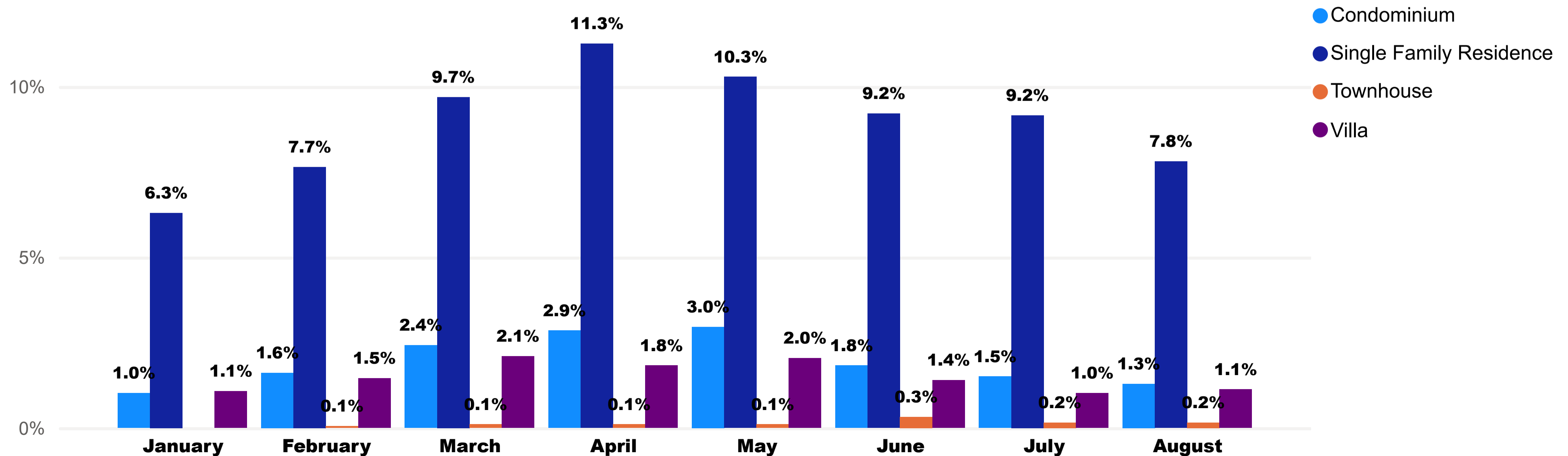
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	13	8	9	12	12	13	12					84
2	119	165	214	234	233	201	175	146					1487
3	39	39	45	59	52	36	33	36					339
4	3	3	13	10	7	5	11	7					59
5	1	1	4			2	2	1					11
6+		1		1			1	1					4
Total	167	222	284	313	304	256	235	203					1984

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	19	30	45	53	55	34	28	24					288
Single Family Residence	117	142	180	209	191	171	170	145					1325
Townhouse		1	2	2	2	6	3	3					19
Villa	20	27	39	34	38	26	19	21					224
Total	156	200	266	298	286	237	220	193					1856

YTD % of Sales by Property Type





Venice Area Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - August - 2024

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	1	1%	75,000	73,000	97%	103	
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999							1
\$ 120,000 - 139,999	1	1%	145,000	135,000	93%	16	7
\$ 140,000 - 159,999							6
\$ 160,000 - 179,999	3	2%	179,892	166,667	93%	123	13
\$ 180,000 - 199,999	3	2%	199,633	191,333	96%	29	11
\$ 200,000 - 249,999	13	7%	232,300	216,262	93%	95	46
\$ 250,000 - 299,999	12	6%	277,244	267,427	96%	123	103
\$ 300,000 - 349,999	39	20%	338,926	325,935	96%	80	133
\$ 350,000 - 399,999	30	16%	391,858	376,055	96%	75	140
\$ 400,000 - 499,999	38	20%	461,363	448,009	97%	72	216
\$ 500,000 - 599,999	24	12%	564,775	542,729	96%	96	110
\$ 600,000 - 699,999	10	5%	637,890	621,200	97%	57	70
\$ 700,000 - 799,999	9	5%	784,767	758,667	97%	99	50
\$ 800,000 - 899,999	7	4%	880,257	839,629	95%	105	34
\$ 900,000 - 999,999							16
\$ 1,000,000 - and over	3	2%	3,555,000	3,275,000	92%	123	62
Total	193	100%	487,224	466,776	96%	84	1020

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 - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0.05%	35,000	28,500	81%	248	
\$ 50,000 - 59,999	1	0.05%	55,000	53,000	96%	1	
\$ 60,000 - 69,999	3	0.15%	70,600	67,267	95%	56	
\$ 70,000 - 79,999	4	0.20%	126,250	72,000	57%	59	
\$ 80,000 - 89,999	2	0.10%	94,750	85,000	90%	159	1
\$ 90,000 - 99,999	4	0.20%	100,975	95,875	95%	33	1
\$ 100,000 - 119,999	13	0.66%	133,677	111,308	83%	55	1
\$ 120,000 - 139,999	17	0.86%	144,376	130,759	91%	31	7
\$ 140,000 - 159,999	26	1.31%	164,392	149,721	91%	76	6
\$ 160,000 - 179,999	34	1.71%	181,914	167,838	92%	81	13
\$ 180,000 - 199,999	37	1.86%	208,919	190,838	91%	59	11
\$ 200,000 - 249,999	126	6.35%	239,716	223,376	93%	74	46
\$ 250,000 - 299,999	183	9.22%	288,396	275,774	96%	71	103
\$ 300,000 - 349,999	269	13.56%	336,606	325,701	97%	88	133
\$ 350,000 - 399,999	270	13.61%	387,949	374,116	96%	78	140
\$ 400,000 - 499,999	351	17.69%	461,544	444,677	96%	85	216
\$ 500,000 - 599,999	221	11.14%	562,317	545,274	97%	68	110
\$ 600,000 - 699,999	134	6.75%	666,639	644,008	97%	69	70
\$ 700,000 - 799,999	102	5.14%	769,115	741,508	96%	57	50
\$ 800,000 - 899,999	74	3.73%	870,130	843,754	97%	68	34
\$ 900,000 - 999,999	26	1.31%	969,373	935,823	97%	67	16
\$ 1,000,000 - and over	86	4.33%	1,874,066	1,751,381	93%	69	62
Total	1984	100.00%	507,496	486,188	96%	75	1020

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 2020 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2020	274	317,958	309,371	97%	65	543	1.98
10/31/2020	316	333,900	324,383	97%	63	535	1.69
11/30/2020	296	335,924	326,023	97%	47	478	1.61
12/31/2020	333	333,745	326,209	98%	46	419	1.26
01/31/2021	244	341,913	332,951	97%	58	331	1.36
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	849	2.73
04/30/2023	290	510,721	496,721	97%	38	856	2.95
05/31/2023	331	521,780	506,117	97%	47	800	2.42
06/30/2023	286	525,169	505,796	96%	52	849	2.97
07/31/2023	242	508,828	494,799	97%	53	806	3.33
08/31/2023	230	502,411	488,649	97%	60	826	3.59
09/30/2023	229	496,025	478,016	96%	66	895	3.91
10/31/2023	192	516,414	501,041	97%	61	968	5.04
11/30/2023	199	523,978	508,075	97%	69	1079	5.42
12/31/2023	163	487,197	466,502	96%	72	1097	6.73
01/31/2024	156	548,363	528,593	96%	69	1297	8.31
02/29/2024	200	540,530	519,652	96%	80	1375	6.88
03/31/2024	266	550,120	531,975	97%	74	1365	5.13
04/30/2024	298	589,333	564,065	96%	79	1383	4.64
05/31/2024	286	476,666	456,974	96%	88	1333	4.66
06/30/2024	237	494,075	475,951	96%	98	1216	5.13
07/31/2024	220	536,295	504,114	94%	94	1104	5.02
08/31/2024	193	487,224	466,776	96%	93	1020	5.28

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	0%	0%	1%		10%	12%
Manufactured Home - Post 1977	1%				1%	2%
Mobile Home - Pre 1976			0%		2%	2%
Single Family Residence	14%		0%	1%	55%	71%
Townhouse					1%	1%
Villa					10%	10%
Total	16%	0%	2%	1%	80%	100%

