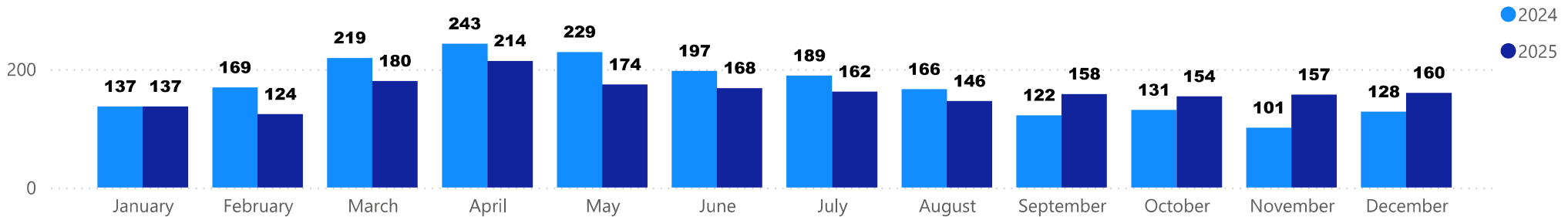


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

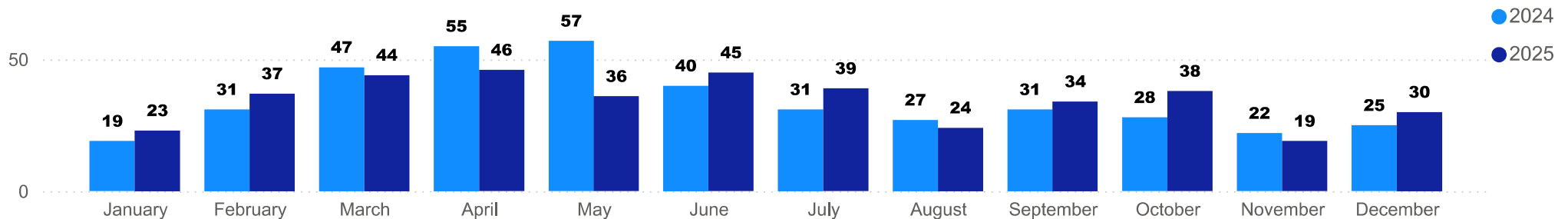
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999										2			2
\$ 90,000 - 99,999													
\$ 100,000 - 119,999		1			1			1				1	4
\$ 120,000 - 139,999		1					1	1	1			1	5
\$ 140,000 - 159,999						1				2	2		5
\$ 160,000 - 179,999	2	1	1	1	1	1	2	1	2	1	1	2	16
\$ 180,000 - 199,999	2	1		3	2	3	2	2	4	3	1	5	28
\$ 200,000 - 249,999	7	2	9	13	6	9	8	6	8	12	11	14	105
\$ 250,000 - 299,999	19	13	22	19	30	23	17	15	14	10	17	12	211
\$ 300,000 - 349,999	19	14	19	34	25	22	26	32	27	24	27	25	294
\$ 350,000 - 399,999	15	13	23	33	22	20	29	20	26	19	19	19	258
\$ 400,000 - 499,999	24	29	34	37	27	32	29	23	28	31	39	27	360
\$ 500,000 - 599,999	15	10	26	24	17	14	18	15	16	22	14	27	218
\$ 600,000 - 699,999	13	14	11	12	17	17	14	10	13	15	12	15	163
\$ 700,000 - 799,999	4	7	10	13	9	11	5	5	8	3	4	5	84
\$ 800,000 - 899,999	6	7	5	5	5	3	6	6	2	3	5		53
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1	1	3	2	34
\$ 1,000,000 - and over	8	8	15	11	9	10	3	9	8	6	2	5	94
Total	137	124	180	214	174	168	162	146	158	154	157	160	1934



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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

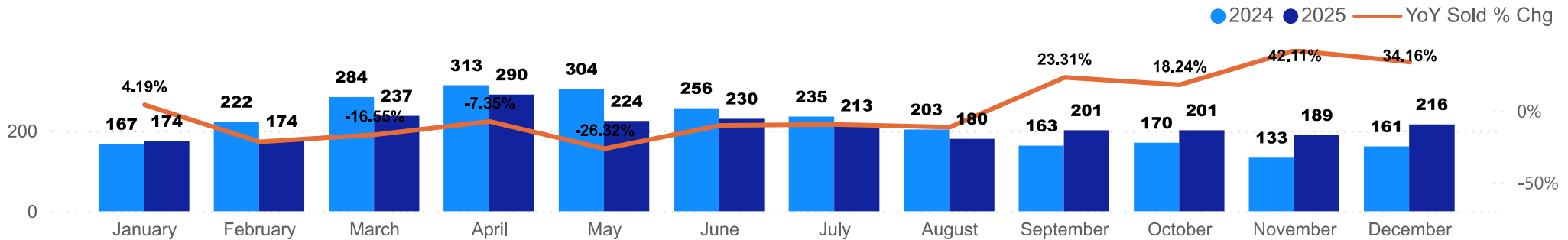
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999				1			1						2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999								1		1			2
\$ 80,000 - 89,999												2	2
\$ 90,000 - 99,999				1		1		1				1	4
\$ 100,000 - 119,999		1	2			1	3	1	1			3	12
\$ 120,000 - 139,999	1	1	1		1	2	7		4	1	1		19
\$ 140,000 - 159,999		2	2	1		4	2	2	3	3	2	1	22
\$ 160,000 - 179,999		5	3	3	3	2	6	2	4	6	1	5	40
\$ 180,000 - 199,999	2		3	2	5	4	2	2		2	3	3	28
\$ 200,000 - 249,999	8	10	6	11	6	11	6	6	10	11	3	4	92
\$ 250,000 - 299,999	3	5	9	9	7	10		7	2	5	3	2	62
\$ 300,000 - 349,999	4	7	9	8	4	1	6		4	2	1	2	48
\$ 350,000 - 399,999	3	2	1	4	4	1	2		1	2		2	22
\$ 400,000 - 499,999		2	2	1	4	3	2	1		1	2	2	20
\$ 500,000 - 599,999		1	2	1	1	1		1	2	2	2	2	15
\$ 600,000 - 699,999		1	2				1		2		1		7
\$ 700,000 - 799,999				1		1	1			1			4
\$ 800,000 - 899,999			1	1		1						1	4
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2		1	2	1	2			1	1			10
Total	23	37	44	46	36	45	39	24	34	38	19	30	415



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		1	1				1					4	7
\$ 50,000 - 59,999	1			1				1		1			4
\$ 60,000 - 69,999				3						1			4
\$ 70,000 - 79,999		1				1	1			2			5
\$ 80,000 - 89,999	1	1			1	3		1		3		2	12
\$ 90,000 - 99,999	1			1		2		3				2	9
\$ 100,000 - 119,999	1	4	6	4	1	2	5	4	2		4	7	40
\$ 120,000 - 139,999	4	4	3	8	4	5	11	1	9	4	3	5	61
\$ 140,000 - 159,999	1	3	4	4	4	7	3	3	4	6	6	3	48
\$ 160,000 - 179,999	4	8	4	7	5	5	10	5	6	8	2	10	74
\$ 180,000 - 199,999	4	2	3	6	8	8	4	4	5	5	5	10	64
\$ 200,000 - 249,999	17	13	16	31	12	21	15	13	20	23	18	23	222
\$ 250,000 - 299,999	24	19	32	29	40	34	18	23	16	15	20	16	286
\$ 300,000 - 349,999	23	21	29	42	30	24	33	32	31	26	28	27	346
\$ 350,000 - 399,999	18	15	24	37	26	21	31	20	27	21	19	21	280
\$ 400,000 - 499,999	24	31	37	38	31	35	31	24	28	32	41	29	381
\$ 500,000 - 599,999	15	11	28	25	18	15	18	16	18	24	16	29	233
\$ 600,000 - 699,999	13	15	13	12	17	17	15	10	15	15	13	15	170
\$ 700,000 - 799,999	4	7	10	14	9	12	6	5	8	4	4	5	88
\$ 800,000 - 899,999	6	7	6	6	5	4	6	6	2	3	5	1	57
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1	1	3	2	34
\$ 1,000,000 - and over	10	8	16	13	10	12	3	9	9	7	2	5	104
Total	174	174	237	290	224	230	213	180	201	201	189	216	2529



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
0				1				2					3
1	2	5	6	4	4	4	2	2	3	4	2	4	42
2	77	74	89	118	93	104	89	79	81	86	79	96	1065
3	81	81	117	143	103	102	102	76	93	98	89	96	1181
4	11	13	18	21	23	19	16	19	17	12	15	19	203
5	2	1	6	4	1		3	4	5	1	4		31
6+	1		1			1	1		2			1	7
Total	174	174	237	291	224	230	213	182	201	201	189	216	2532

Sales by Bathroom Count

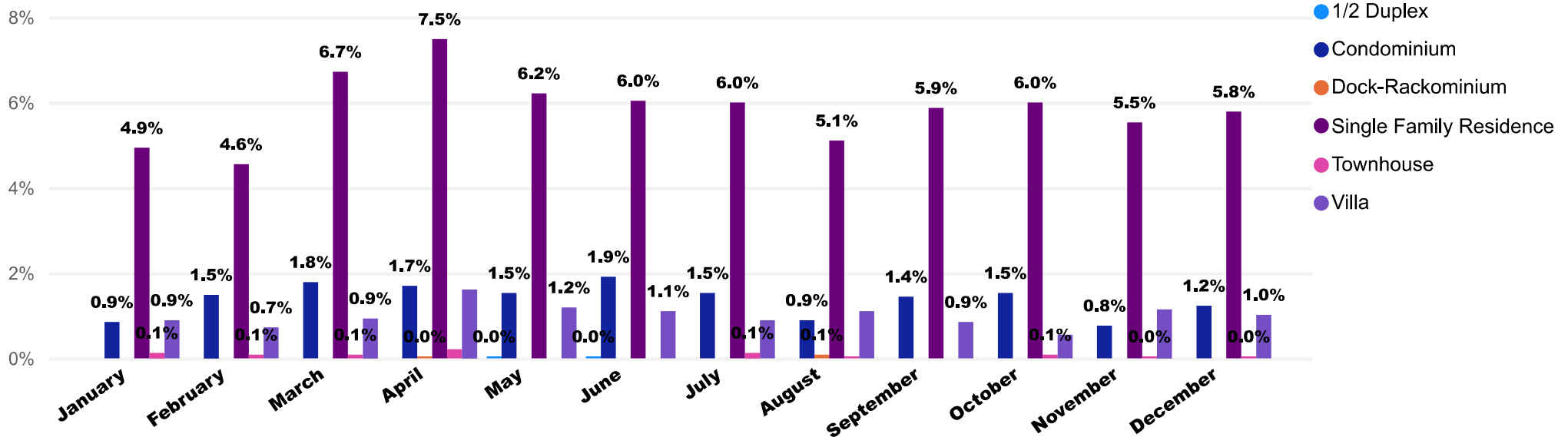
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	3	8	11	11	8	6	6	5	9	13	5	10	95
2	129	130	173	220	171	182	171	138	155	145	147	175	1936
3	35	29	44	52	38	34	29	30	26	36	33	25	411
4	6	5	6	4	5	7	6	7	9	7	4	2	68
5		2	2	2	1		1		1			4	13
6+	1		1	1	1	1			1				6
Total	174	174	237	291	224	230	213	182	201	201	189	216	2532

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
1/2 Duplex					1	1							2
Condominium	20	35	42	40	36	45	36	21	34	36	18	29	392
Dock-Rackominium				1				2					3
Single Family Residence	116	107	158	176	146	142	141	120	138	141	130	136	1651
Townhouse	3	2	2	5			3	1		2	1	1	20
Villa	21	17	22	38	28	26	21	26	20	13	27	24	283
Total	160	161	224	260	211	214	201	170	192	192	176	190	2351

YTD % of Sales by Property Type



Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - December - 2025

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							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999	2	1%	110,000	83,085	76%	63	1
\$ 90,000 - 99,999	1	1%	99,000	92,500	93%	35	
\$ 100,000 - 119,999	4	2%	127,250	108,500	85%	153	5
\$ 120,000 - 139,999	1	1%	250,000	125,000	50%	84	8
\$ 140,000 - 159,999	1	1%	149,999	146,000	97%	186	10
\$ 160,000 - 179,999	7	4%	179,557	168,571	94%	63	23
\$ 180,000 - 199,999	8	4%	207,850	189,375	91%	147	32
\$ 200,000 - 249,999	18	9%	239,965	224,911	94%	139	98
\$ 250,000 - 299,999	14	7%	289,957	273,250	94%	74	115
\$ 300,000 - 349,999	27	14%	330,744	322,885	98%	101	117
\$ 350,000 - 399,999	21	11%	397,071	367,852	93%	88	148
\$ 400,000 - 499,999	29	15%	467,073	450,985	97%	58	162
\$ 500,000 - 599,999	29	15%	562,970	536,308	95%	82	134
\$ 600,000 - 699,999	15	8%	675,507	656,333	97%	65	79
\$ 700,000 - 799,999	5	3%	761,200	731,800	96%	42	43
\$ 800,000 - 899,999	1	1%	839,000	839,000	100%	0	20
\$ 900,000 - 999,999	2	1%	1,000,000	939,000	94%	50	19
\$ 1,000,000 - and over	5	3%	1,306,600	1,214,580	93%	70	86
Total	190	100%	436,721	415,267	95%	87	1101

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	7	0.28%	55,571	39,143	70%	210	
\$ 50,000 - 59,999	4	0.16%	67,875	52,625	78%	61	1
\$ 60,000 - 69,999	4	0.16%	74,250	63,250	85%	22	
\$ 70,000 - 79,999	5	0.20%	84,980	74,000	87%	97	
\$ 80,000 - 89,999	12	0.47%	106,567	84,014	79%	83	1
\$ 90,000 - 99,999	9	0.36%	103,589	92,444	89%	64	
\$ 100,000 - 119,999	40	1.58%	129,675	109,529	84%	146	5
\$ 120,000 - 139,999	61	2.41%	146,541	129,406	88%	115	8
\$ 140,000 - 159,999	48	1.90%	158,777	148,782	94%	81	10
\$ 160,000 - 179,999	74	2.93%	184,065	169,546	92%	98	23
\$ 180,000 - 199,999	64	2.53%	203,703	188,916	93%	96	32
\$ 200,000 - 249,999	222	8.78%	237,820	223,319	94%	82	98
\$ 250,000 - 299,999	286	11.31%	289,474	275,946	95%	87	115
\$ 300,000 - 349,999	346	13.68%	337,554	324,448	96%	81	117
\$ 350,000 - 399,999	280	11.07%	388,767	372,996	96%	88	148
\$ 400,000 - 499,999	381	15.07%	462,236	443,369	96%	82	162
\$ 500,000 - 599,999	233	9.21%	568,555	543,530	96%	80	134
\$ 600,000 - 699,999	170	6.72%	671,223	642,245	96%	75	79
\$ 700,000 - 799,999	88	3.48%	772,575	739,533	96%	69	43
\$ 800,000 - 899,999	57	2.25%	877,236	841,362	96%	61	20
\$ 900,000 - 999,999	34	1.34%	993,576	940,474	95%	108	19
\$ 1,000,000 - and over	104	4.11%	1,916,901	1,793,129	94%	78	86
Total	2529	100.00%	469,377	446,201	95%	84	1101

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 - 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
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	1022	5.30
09/30/2024	153	467,446	447,991	96%	85	1020	6.67
10/31/2024	159	522,635	497,927	95%	96	1044	6.57
11/30/2024	123	490,713	470,180	96%	81	1177	9.57
12/31/2024	153	514,841	493,128	96%	100	1219	7.97
01/31/2025	160	549,658	524,936	96%	109	1473	9.21
02/28/2025	161	506,759	487,472	96%	69	1606	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	1054	5.49
10/31/2025	192	455,818	432,587	95%	87	1096	5.71
11/30/2025	176	446,631	426,291	95%	93	1103	6.27
12/31/2025	190	436,721	415,267	95%	99	1101	5.79

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Lee	Manatee	Martin	Pinellas	Polk	Sarasota
Condominium	1%		1%		0%		11%
Manufactured Home - Post 1977	1%						6%
Mobile Home - Pre 1976							4%
Single Family Residence	12%	0%	1%	0%		0%	48%
Townhouse			0%				
Villa			1%		0%		10%
Total	14%	0%	4%	0%	1%	0%	80%

