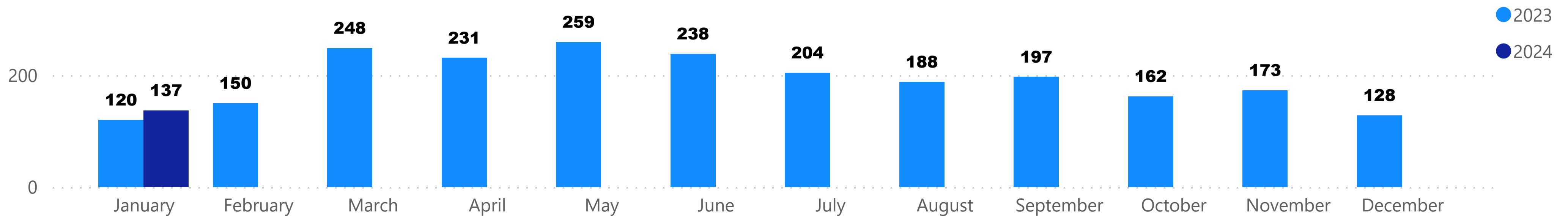


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

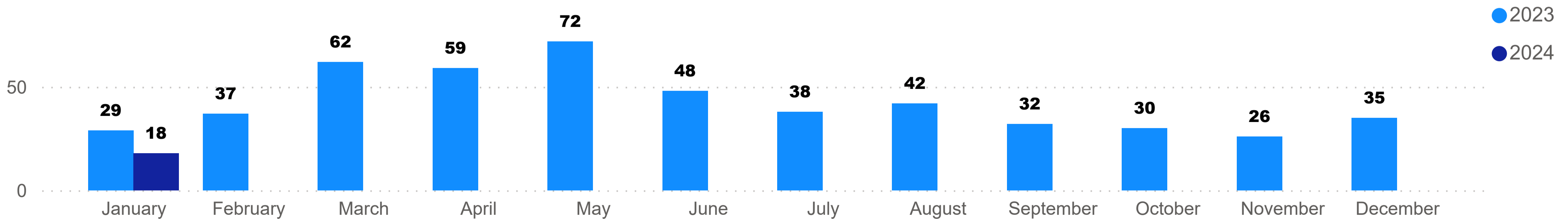
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999													
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999													
\$ 180,000 - 199,999													
\$ 200,000 - 249,999	5												5
\$ 250,000 - 299,999	7												7
\$ 300,000 - 349,999	21												21
\$ 350,000 - 399,999	12												12
\$ 400,000 - 499,999	38												38
\$ 500,000 - 599,999	20												20
\$ 600,000 - 699,999	12												12
\$ 700,000 - 799,999	8												8
\$ 800,000 - 899,999	3												3
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over	9												9
Total	137												137



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													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999													
\$ 140,000 - 159,999													
\$ 160,000 - 179,999													
\$ 180,000 - 199,999													
\$ 200,000 - 249,999	1												1
\$ 250,000 - 299,999	1												1
\$ 300,000 - 349,999	6												6
\$ 350,000 - 399,999	2												2
\$ 400,000 - 499,999	2												2
\$ 500,000 - 599,999	2												2
\$ 600,000 - 699,999	2												2
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
Total	18												18

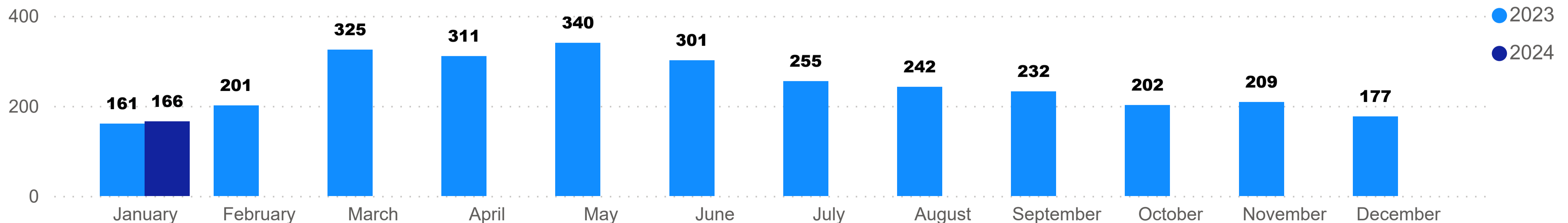




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	4												4
\$ 140,000 - 159,999	2												2
\$ 160,000 - 179,999	1												1
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	8												8
\$ 250,000 - 299,999	8												8
\$ 300,000 - 349,999	27												27
\$ 350,000 - 399,999	14												14
\$ 400,000 - 499,999	40												40
\$ 500,000 - 599,999	22												22
\$ 600,000 - 699,999	14												14
\$ 700,000 - 799,999	9												9
\$ 800,000 - 899,999	3												3
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over	10												10
Total	166												166



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												2
2	68												68
3	64												64
4	30												30
5	2												2
Total	166												166

Sales by Bathroom Count

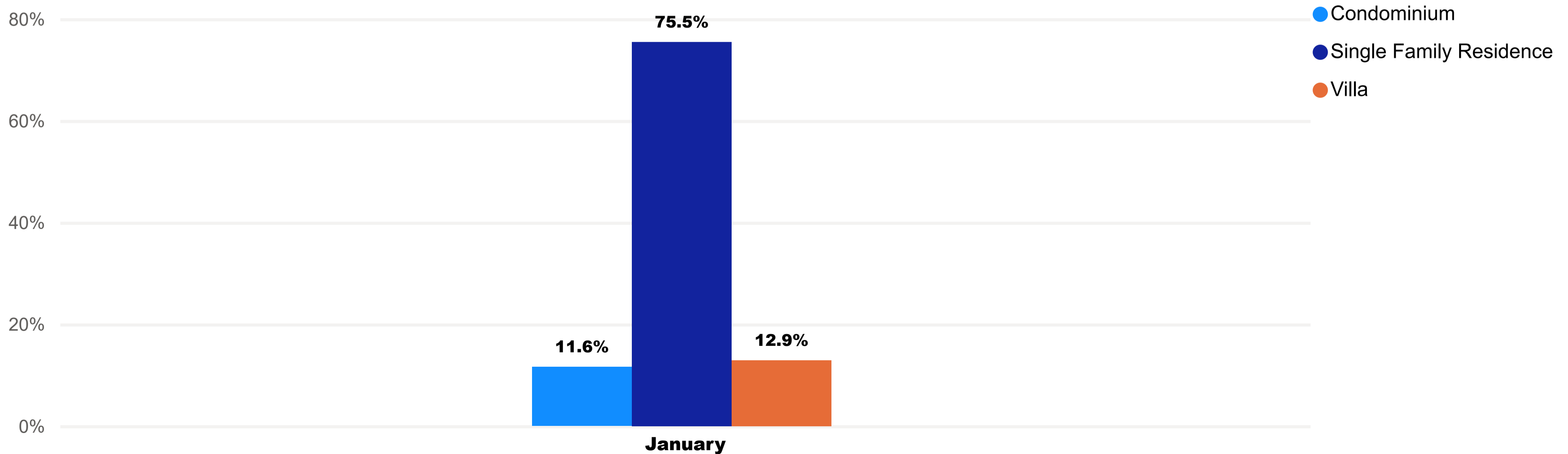
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5												5
2	118												118
3	39												39
4	3												3
5	1												1
Total	166												166

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	18												18
Single Family Residence	117												117
Villa	20												20
Total	155												155

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - January - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 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
\$ 140,000 - 159,999	1	1%	225,000	156,500	70%	49	5
\$ 160,000 - 179,999							8
\$ 180,000 - 199,999							4
\$ 200,000 - 249,999	6	4%	249,650	232,697	93%	56	46
\$ 250,000 - 299,999	8	5%	300,737	281,999	94%	62	106
\$ 300,000 - 349,999	27	17%	333,464	327,234	98%	102	144
\$ 350,000 - 399,999	14	9%	382,114	375,365	98%	91	174
\$ 400,000 - 499,999	40	26%	460,696	446,188	97%	71	272
\$ 500,000 - 599,999	22	14%	562,624	548,364	97%	51	178
\$ 600,000 - 699,999	14	9%	664,393	640,136	96%	62	126
\$ 700,000 - 799,999	9	6%	762,000	747,222	98%	39	68
\$ 800,000 - 899,999	3	2%	861,000	854,667	99%	64	49
\$ 900,000 - 999,999	1	1%	995,000	985,000	99%	4	28
\$ 1,000,000 - and over	10	6%	1,627,460	1,534,400	94%	37	60
Total	155	100%	550,320	531,552	97%	69	1270

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
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0.60%	69,900	62,000	89%	108	
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999	1	0.60%	100,000	99,500	100%	78	
\$ 100,000 - 119,999							
\$ 120,000 - 139,999	4	2.41%	143,750	127,500	89%	30	1
\$ 140,000 - 159,999	2	1.20%	197,450	155,750	79%	33	5
\$ 160,000 - 179,999	1	0.60%	175,000	165,000	94%	59	8
\$ 180,000 - 199,999	1	0.60%	199,900	195,000	98%	2	4
\$ 200,000 - 249,999	8	4.82%	247,182	231,773	94%	50	46
\$ 250,000 - 299,999	8	4.82%	300,737	281,999	94%	62	106
\$ 300,000 - 349,999	27	16.27%	333,464	327,234	98%	102	144
\$ 350,000 - 399,999	14	8.43%	382,114	375,365	98%	91	174
\$ 400,000 - 499,999	40	24.10%	460,696	446,188	97%	71	272
\$ 500,000 - 599,999	22	13.25%	562,624	548,364	97%	51	178
\$ 600,000 - 699,999	14	8.43%	664,393	640,136	96%	62	126
\$ 700,000 - 799,999	9	5.42%	762,000	747,222	98%	39	68
\$ 800,000 - 899,999	3	1.81%	861,000	854,667	99%	64	49
\$ 900,000 - 999,999	1	0.60%	995,000	985,000	99%	4	28
\$ 1,000,000 - and over	10	6.02%	1,627,460	1,534,400	94%	37	60
Total	166	100.00%	524,511	506,235	97%	67	1270

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®

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
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	856	2.95
05/31/2023	331	521,780	506,117	97%	47	800	2.42
06/30/2023	286	525,169	505,679	96%	52	849	2.97
07/31/2023	242	508,828	494,799	97%	53	805	3.33
08/31/2023	230	502,411	488,649	97%	60	825	3.59
09/30/2023	229	496,025	478,016	96%	66	892	3.90
10/31/2023	192	516,414	501,041	97%	61	962	5.01
11/30/2023	199	523,978	508,075	97%	69	1070	5.38
12/31/2023	163	487,197	466,502	96%	72	1079	6.62
01/31/2024	155	550,320	531,552	97%	69	1270	8.19

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Manatee	Sarasota	Total
Condo - Hotel				1%	1%
Condominium				11%	11%
Manufactured Home - Post 1977	1%	1%		2%	4%
Mobile Home - Pre 1976			1%	2%	2%
Single Family Residence	14%		1%	55%	70%
Villa	1%		1%	11%	12%
Total	15%	1%	2%	82%	100%

