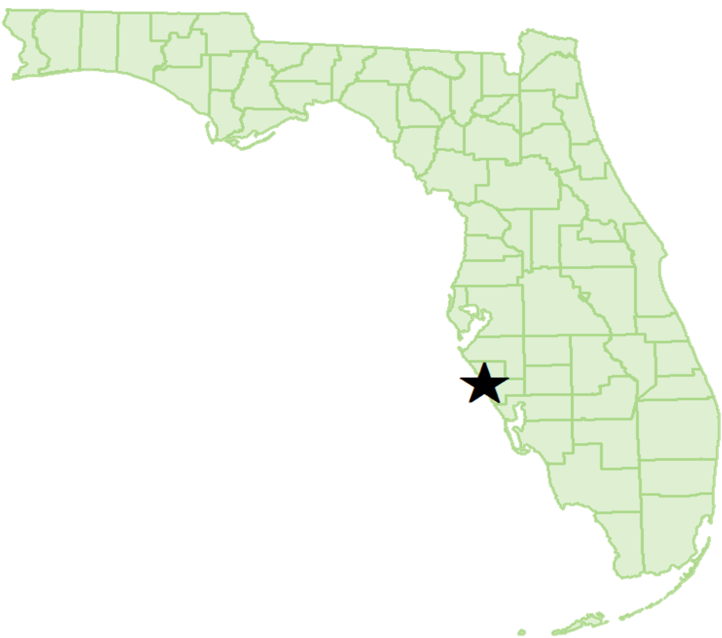
Monthly Market Detail - July 2026

Single-Family Homes

Venice Area Board of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



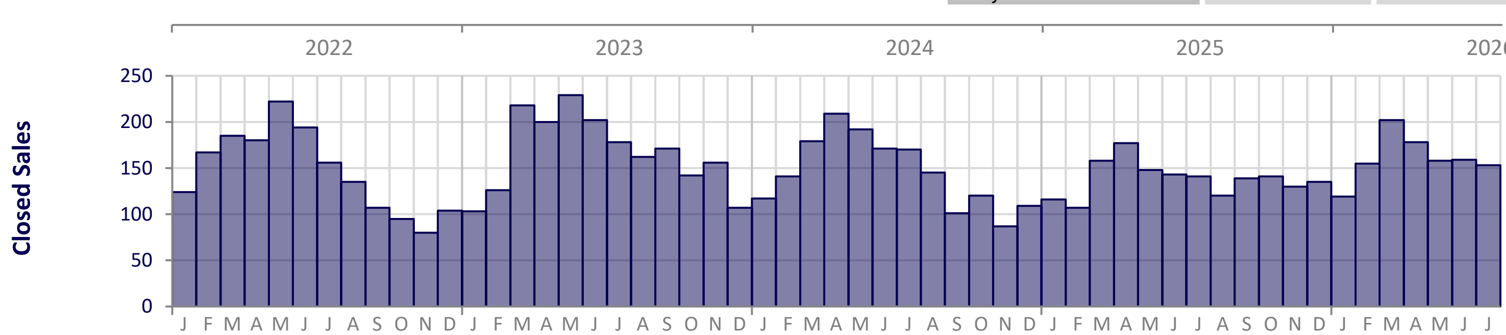
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	153	141	8.5%
Paid in Cash	55	57	-3.5%
Median Sale Price	$465,873	$420,000	10.9%
Average Sale Price	$515,597	$472,792	9.1%
Dollar Volume	$78.9 Million	$66.7 Million	18.3%
Median Percent of Original List Price Received	94.6%	90.9%	4.1%
Median Time to Contract	45 Days	65 Days	-30.8%
Median Time to Sale	89 Days	100 Days	-11.0%
New Pending Sales	150	139	7.9%
New Listings	157	152	3.3%
Pending Inventory	174	152	14.5%
Inventory (Active Listings)	471	744	-36.7%
Months Supply of Inventory	3.2	5.8	-44.8%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,124	13.5%
July 2026	**153**	**8.5%**
June 2026	159	11.2%
May 2026	158	6.8%
April 2026	178	0.6%
March 2026	202	27.8%
February 2026	155	44.9%
January 2026	119	2.6%
December 2025	135	23.9%
November 2025	130	49.4%
October 2025	141	17.5%
September 2025	139	37.6%
August 2025	120	-17.2%
July 2025	141	-17.1%



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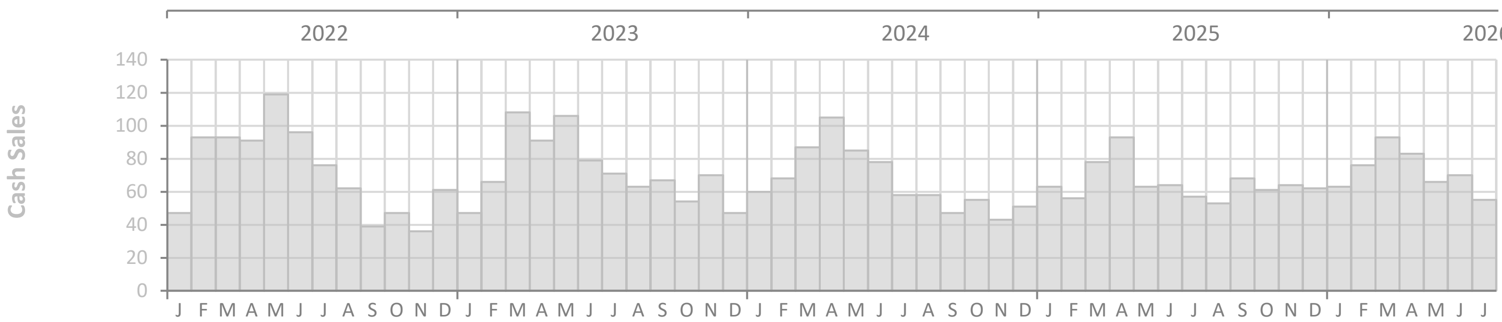
Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note : Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	506	6.8%
July 2026	**55**	**-3.5%**
June 2026	70	9.4%
May 2026	66	4.8%
April 2026	83	-10.8%
March 2026	93	19.2%
February 2026	76	35.7%
January 2026	63	0.0%
December 2025	62	21.6%
November 2025	64	48.8%
October 2025	61	10.9%
September 2025	68	44.7%
August 2025	53	-8.6%
July 2025	57	-1.7%

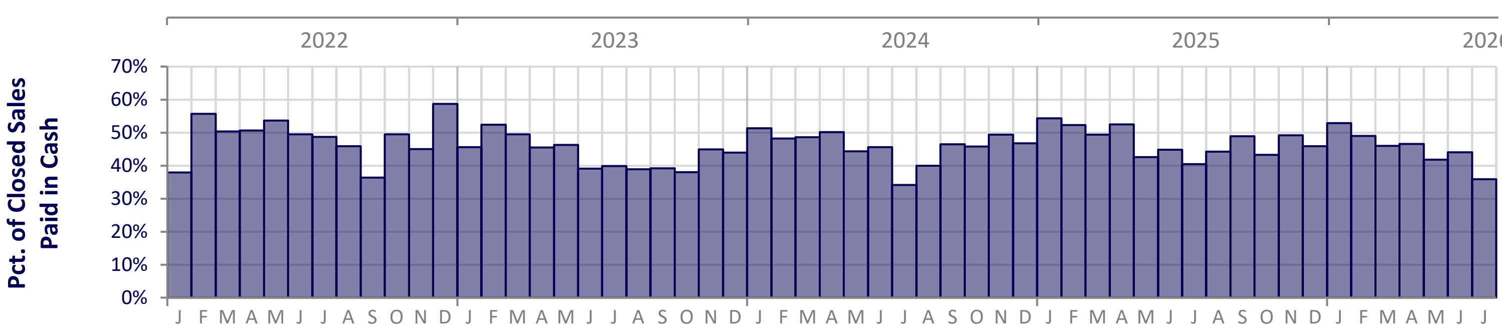


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	45.0%	-6.1%
July 2026	**35.9%**	**-11.1%**
June 2026	44.0%	-1.8%
May 2026	41.8%	-1.9%
April 2026	46.6%	-11.2%
March 2026	46.0%	-6.9%
February 2026	49.0%	-6.3%
January 2026	52.9%	-2.6%
December 2025	45.9%	-1.9%
November 2025	49.2%	-0.4%
October 2025	43.3%	-5.5%
September 2025	48.9%	5.2%
August 2025	44.2%	10.5%
July 2025	40.4%	18.5%



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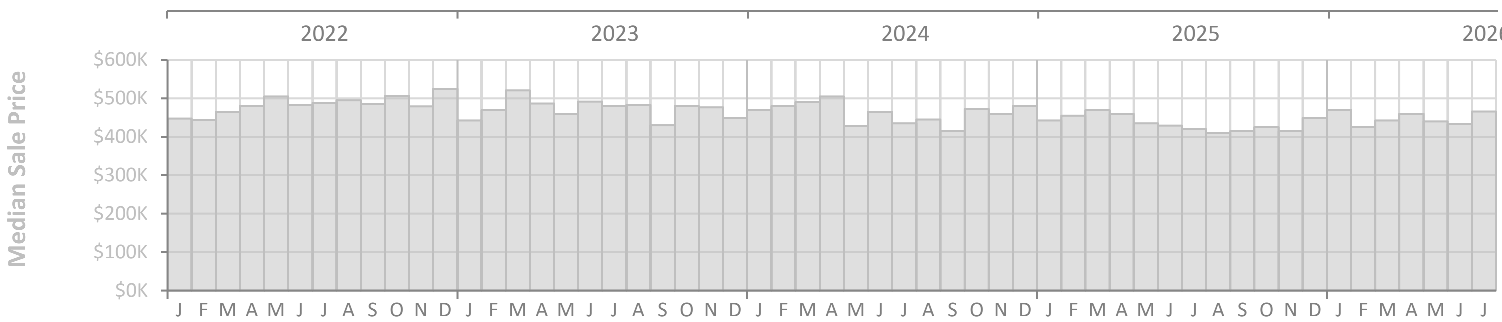
Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$445,000	0.8%
July 2026	**$465,873**	**10.9%**
June 2026	$433,500	1.0%
May 2026	$440,000	1.1%
April 2026	$460,000	0.0%
March 2026	$442,000	-5.8%
February 2026	$425,000	-6.6%
January 2026	$470,000	6.2%
December 2025	$448,750	-6.5%
November 2025	$415,250	-9.7%
October 2025	$425,000	-10.0%
September 2025	$415,000	0.0%
August 2025	$410,000	-7.9%
July 2025	$420,000	-3.3%

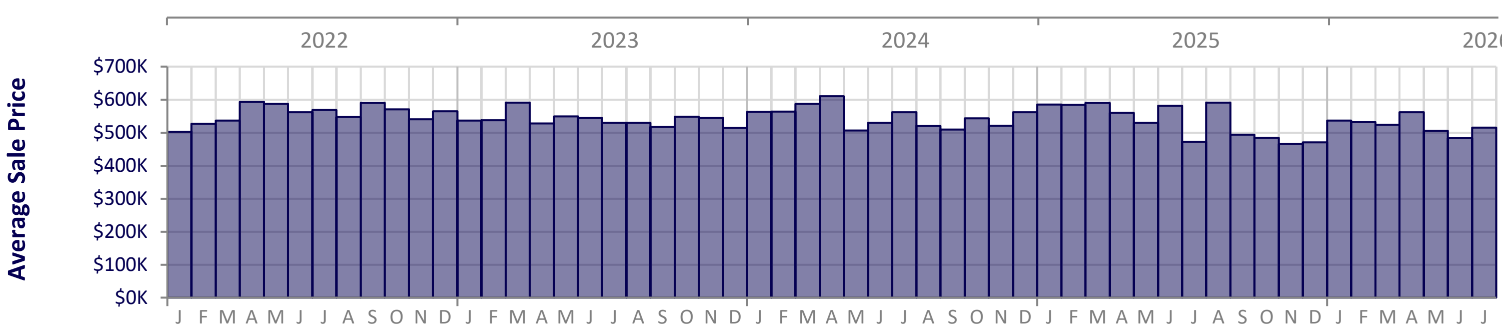


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note : Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$522,727	-6.1%
July 2026	**$515,597**	**9.1%**
June 2026	$483,323	-16.8%
May 2026	$505,084	-4.6%
April 2026	$561,693	0.3%
March 2026	$523,403	-11.3%
February 2026	$531,898	-8.9%
January 2026	$536,593	-8.3%
December 2025	$470,251	-16.3%
November 2025	$465,251	-10.7%
October 2025	$483,640	-11.0%
September 2025	$493,839	-3.0%
August 2025	$591,120	13.8%
July 2025	$472,792	-15.9%



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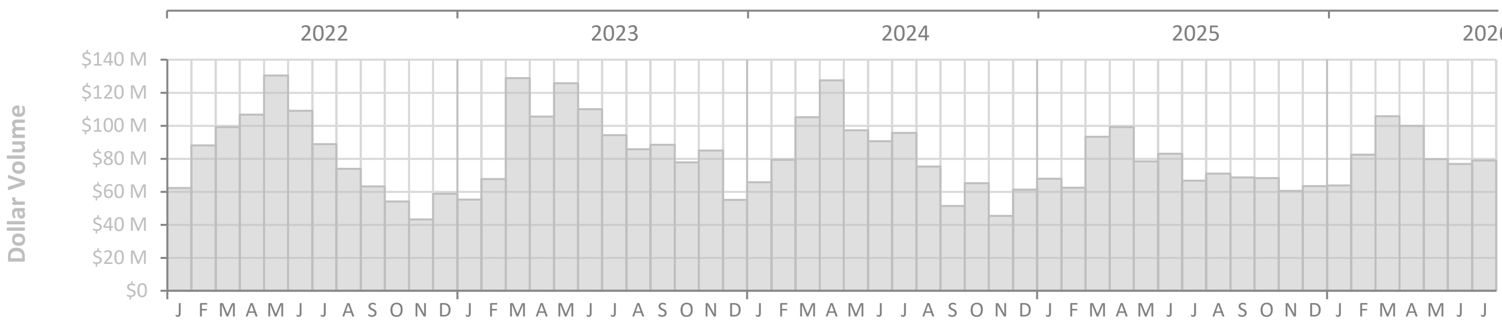
Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$587.5 Million	6.7%
July 2026	**$78.9 Million**	**18.3%**
June 2026	$76.8 Million	-7.5%
May 2026	$79.8 Million	1.8%
April 2026	$100.0 Million	0.9%
March 2026	$105.7 Million	13.3%
February 2026	$82.4 Million	32.0%
January 2026	$63.9 Million	-5.9%
December 2025	$63.5 Million	3.6%
November 2025	$60.5 Million	33.5%
October 2025	$68.2 Million	4.6%
September 2025	$68.6 Million	33.6%
August 2025	$70.9 Million	-5.9%
July 2025	$66.7 Million	-30.2%

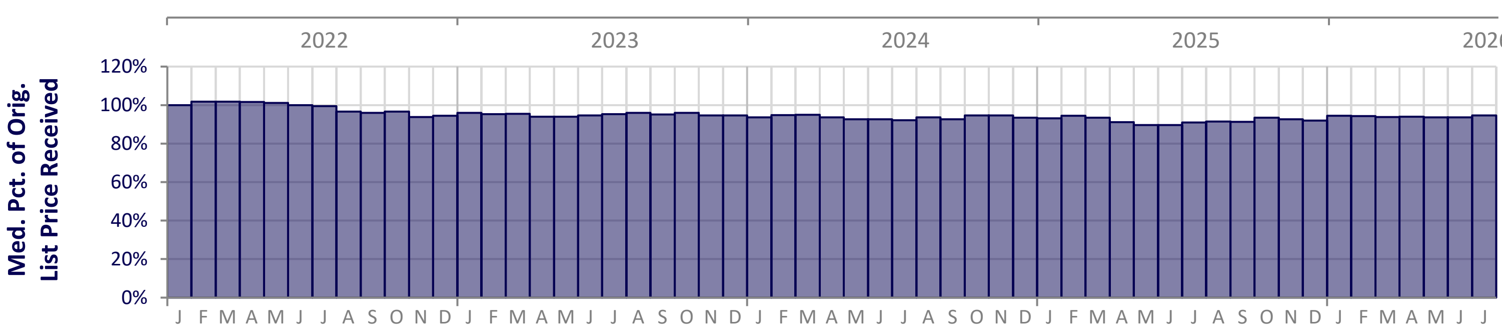


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.0%	2.4%
July 2026	**94.6%**	**4.1%**
June 2026	93.6%	4.5%
May 2026	93.6%	4.3%
April 2026	94.0%	3.2%
March 2026	93.8%	0.3%
February 2026	94.3%	-0.1%
January 2026	94.5%	1.4%
December 2025	91.9%	-1.7%
November 2025	92.6%	-2.1%
October 2025	93.5%	-1.2%
September 2025	91.3%	-1.5%
August 2025	91.5%	-2.2%
July 2025	90.9%	-1.4%



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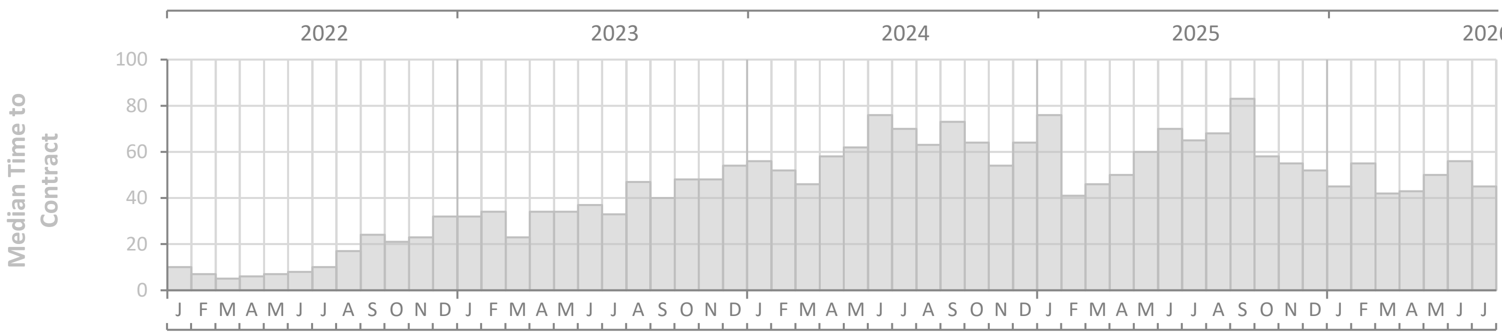
Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	52 Days	-13.3%
July 2026	**45 Days**	**-30.8%**
June 2026	56 Days	-20.0%
May 2026	50 Days	-16.7%
April 2026	43 Days	-14.0%
March 2026	42 Days	-8.7%
February 2026	55 Days	34.1%
January 2026	45 Days	-40.8%
December 2025	52 Days	-18.8%
November 2025	55 Days	1.9%
October 2025	58 Days	-9.4%
September 2025	83 Days	13.7%
August 2025	68 Days	7.9%
July 2025	65 Days	-7.1%

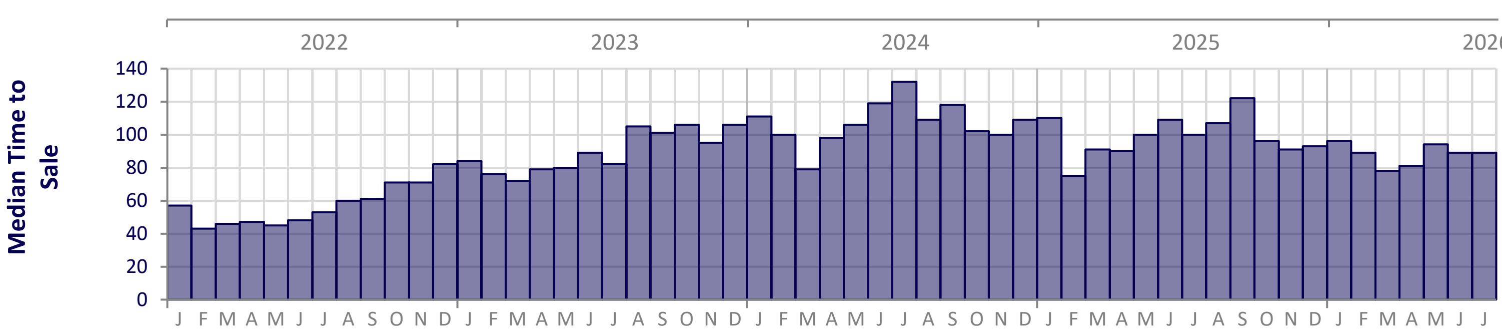


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note : Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	93 Days	-8.8%
July 2026	**89 Days**	**-11.0%**
June 2026	89 Days	-18.3%
May 2026	94 Days	-6.0%
April 2026	81 Days	-10.0%
March 2026	78 Days	-14.3%
February 2026	89 Days	18.7%
January 2026	96 Days	-12.7%
December 2025	93 Days	-14.7%
November 2025	91 Days	-9.0%
October 2025	96 Days	-5.9%
September 2025	122 Days	3.4%
August 2025	107 Days	-1.8%
July 2025	100 Days	-24.2%



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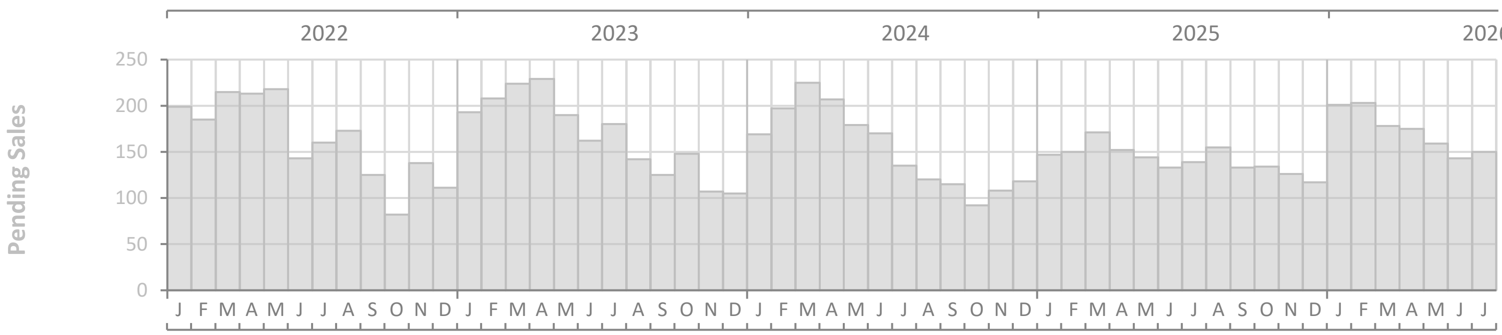
New Pending Sales

The number of listed properties that went under contract during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,209	16.7%
July 2026	**150**	**7.9%**
June 2026	143	7.5%
May 2026	159	10.4%
April 2026	175	15.1%
March 2026	178	4.1%
February 2026	203	35.3%
January 2026	201	36.7%
December 2025	117	-0.8%
November 2025	126	16.7%
October 2025	134	45.7%
September 2025	133	15.7%
August 2025	155	29.2%
July 2025	139	3.0%

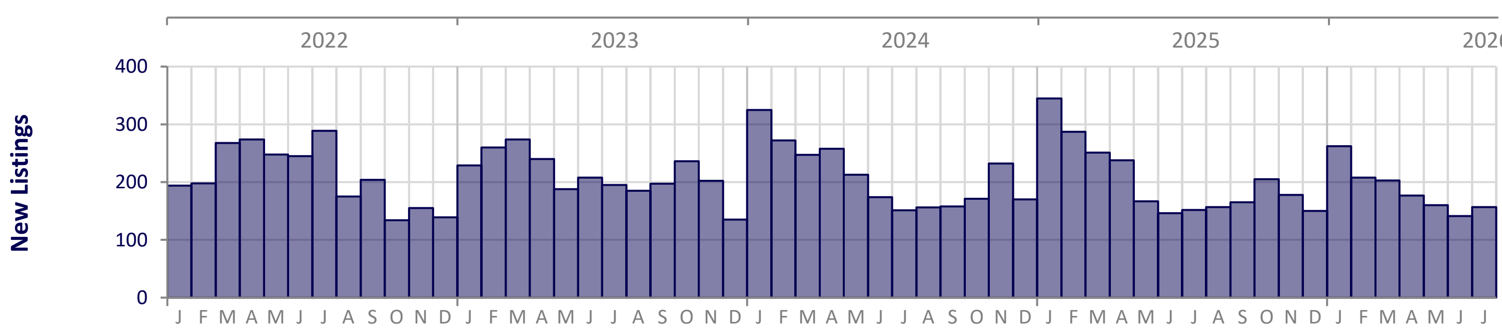


New Listings

The number of properties put onto the market during the month

Economists' note : New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,308	-17.5%
July 2026	**157**	**3.3%**
June 2026	141	-3.4%
May 2026	160	-4.2%
April 2026	177	-25.6%
March 2026	203	-19.1%
February 2026	208	-27.5%
January 2026	262	-24.1%
December 2025	150	-11.8%
November 2025	178	-23.3%
October 2025	205	19.9%
September 2025	165	4.4%
August 2025	157	0.6%
July 2025	152	0.7%



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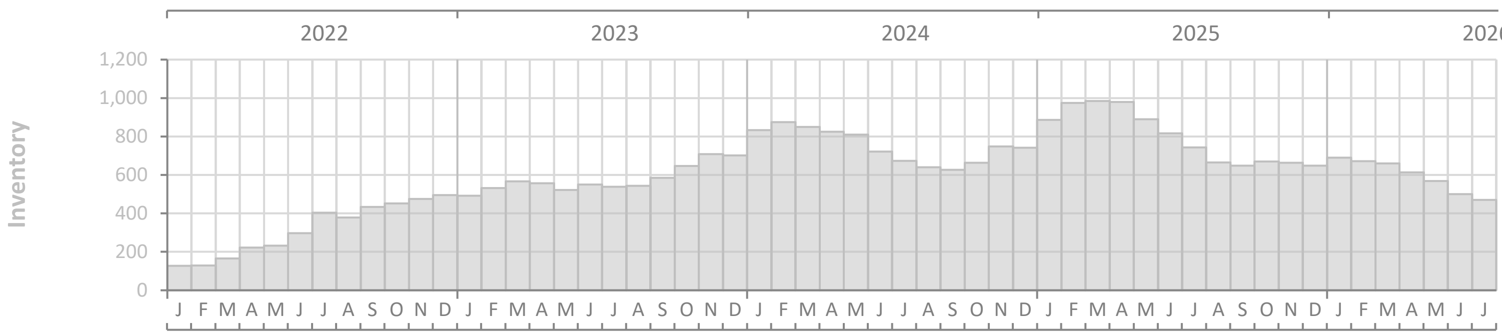
Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	596	-33.5%
July 2026	**471**	**-36.7%**
June 2026	500	-38.7%
May 2026	568	-36.2%
April 2026	613	-37.4%
March 2026	660	-32.9%
February 2026	672	-31.0%
January 2026	690	-22.2%
December 2025	649	-12.5%
November 2025	663	-11.4%
October 2025	670	1.1%
September 2025	649	3.5%
August 2025	665	3.9%
July 2025	744	10.4%

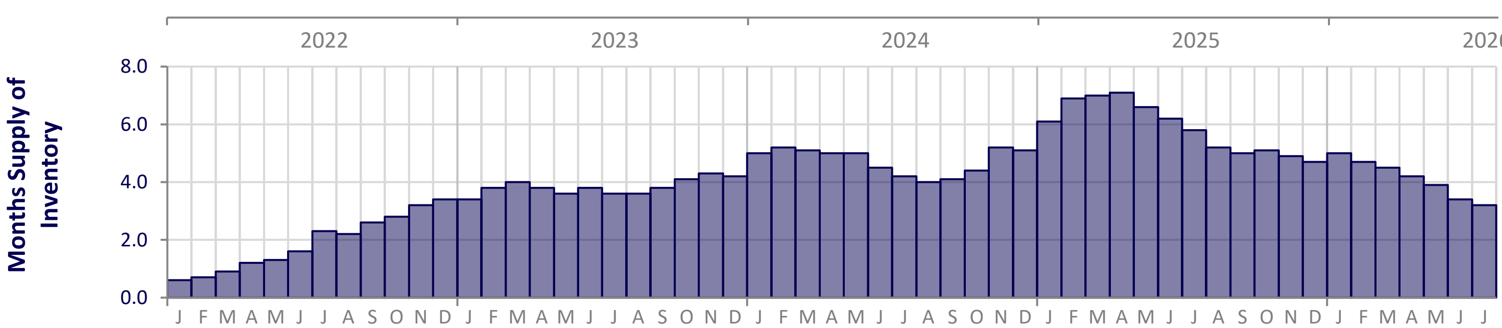


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.1	-36.9%
July 2026	**3.2**	**-44.8%**
June 2026	3.4	-45.2%
May 2026	3.9	-40.9%
April 2026	4.2	-40.8%
March 2026	4.5	-35.7%
February 2026	4.7	-31.9%
January 2026	5.0	-18.0%
December 2025	4.7	-7.8%
November 2025	4.9	-5.8%
October 2025	5.1	15.9%
September 2025	5.0	22.0%
August 2025	5.2	30.0%
July 2025	5.8	38.1%



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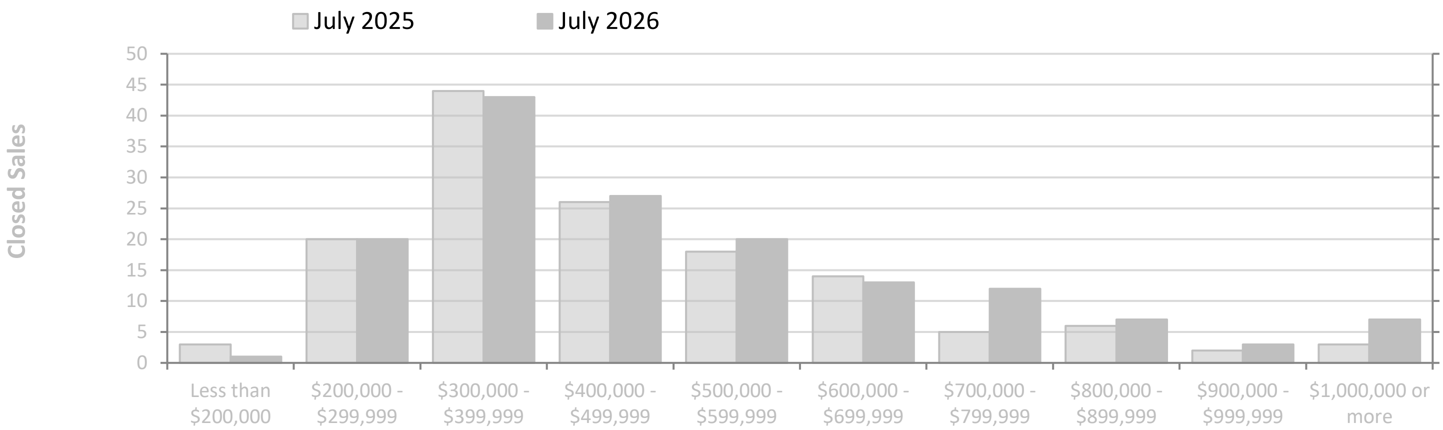
Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

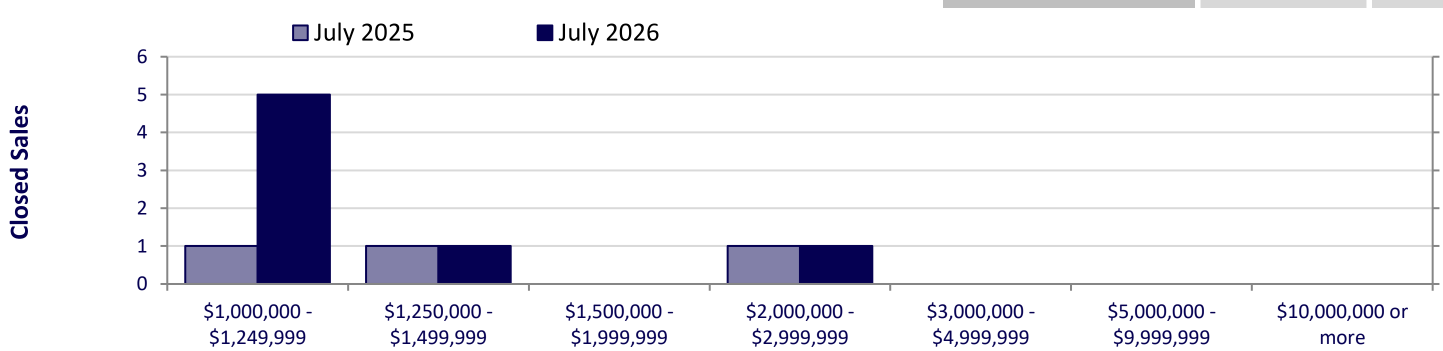
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	1	-66.7%
$200,000 - $299,999	20	0.0%
$300,000 - $399,999	43	-2.3%
$400,000 - $499,999	27	3.8%
$500,000 - $599,999	20	11.1%
$600,000 - $699,999	13	-7.1%
$700,000 - $799,999	12	140.0%
$800,000 - $899,999	7	16.7%
$900,000 - $999,999	3	50.0%
$1,000,000 or more	7	133.3%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for $1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	5	400.0%
$1,250,000 - $1,499,999	1	0.0%
$1,500,000 - $1,999,999	0	N/A
$2,000,000 - $2,999,999	1	0.0%
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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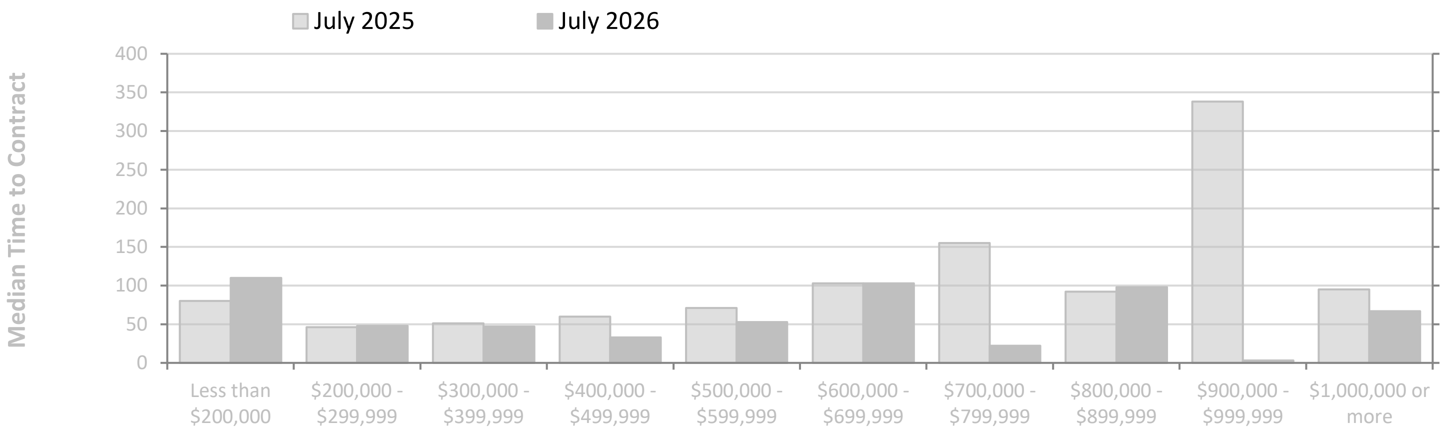
Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

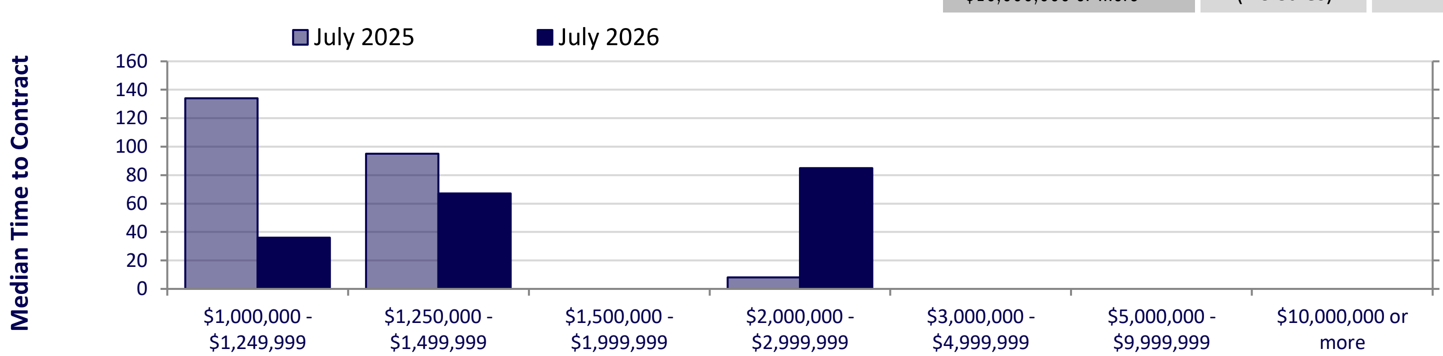
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	110 Days	37.5%
$200,000 - $299,999	48 Days	4.3%
$300,000 - $399,999	47 Days	-7.8%
$400,000 - $499,999	33 Days	-45.0%
$500,000 - $599,999	53 Days	-25.4%
$600,000 - $699,999	103 Days	0.0%
$700,000 - $799,999	22 Days	-85.8%
$800,000 - $899,999	98 Days	6.5%
$900,000 - $999,999	3 Days	-99.1%
$1,000,000 or more	67 Days	-29.5%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for $1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	36 Days	-73.1%
$1,250,000 - $1,499,999	67 Days	-29.5%
$1,500,000 - $1,999,999	(No Sales)	N/A
$2,000,000 - $2,999,999	85 Days	962.5%
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - July 2026

Single-Family Homes

Venice Area Board of REALTORS®

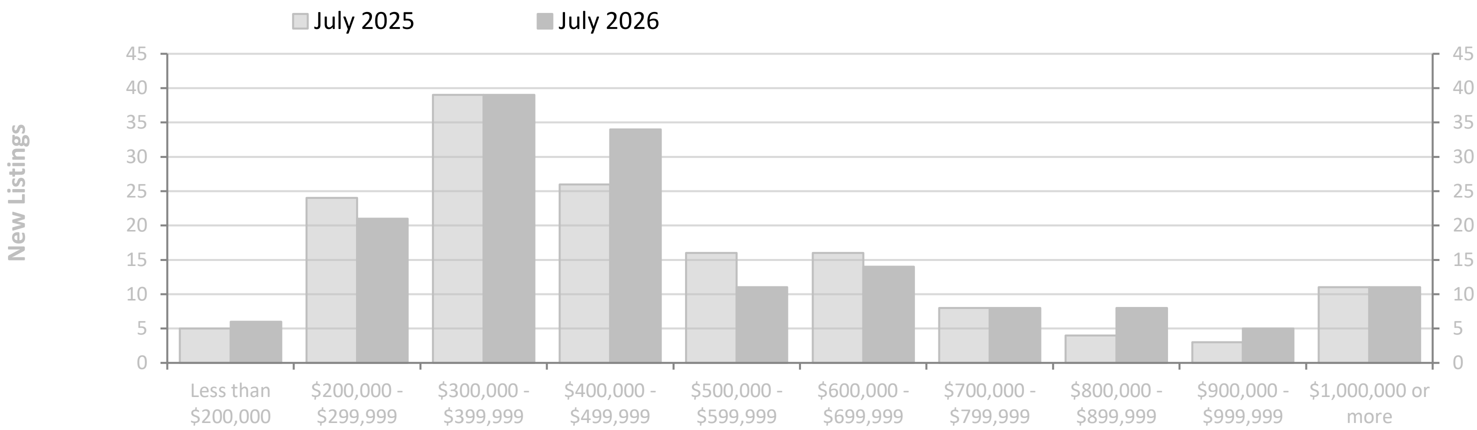
This report describes member activity for the association and is not confined to any specific geographic area.

New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

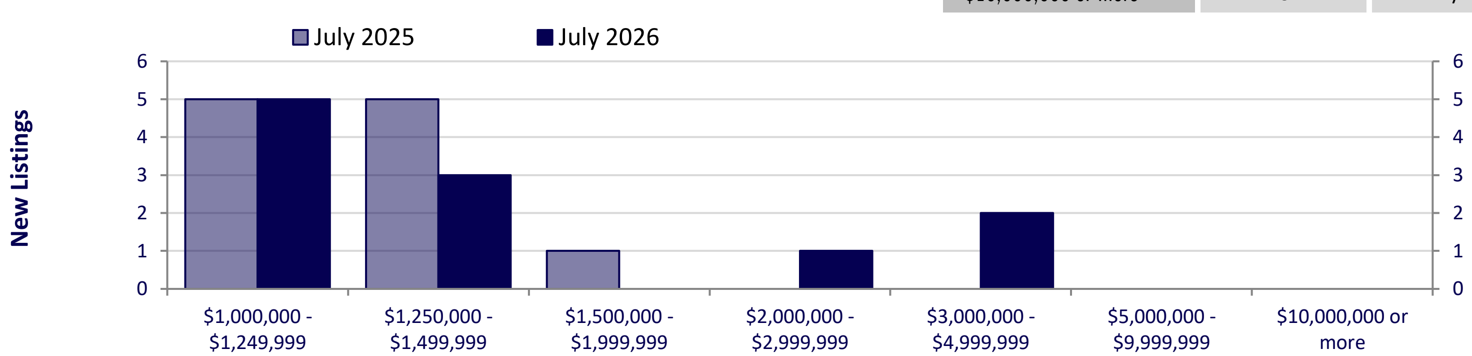
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	6	20.0%
$200,000 - $299,999	21	-12.5%
$300,000 - $399,999	39	0.0%
$400,000 - $499,999	34	30.8%
$500,000 - $599,999	11	-31.3%
$600,000 - $699,999	14	-12.5%
$700,000 - $799,999	8	0.0%
$800,000 - $899,999	8	100.0%
$900,000 - $999,999	5	66.7%
$1,000,000 or more	11	0.0%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for $1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	5	0.0%
$1,250,000 - $1,499,999	3	-40.0%
$1,500,000 - $1,999,999	0	-100.0%
$2,000,000 - $2,999,999	1	N/A
$3,000,000 - $4,999,999	2	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Monday, August 17, 2026. Next data release is Wednesday, September 16, 2026.

Monthly Market Detail - July 2026

Single-Family Homes

Venice Area Board of REALTORS®

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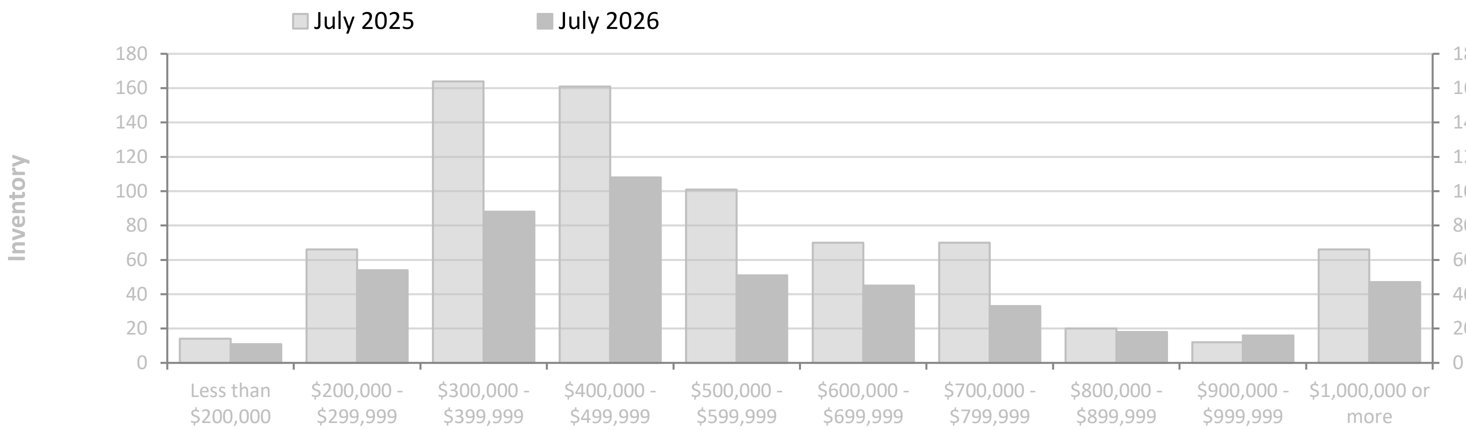
Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

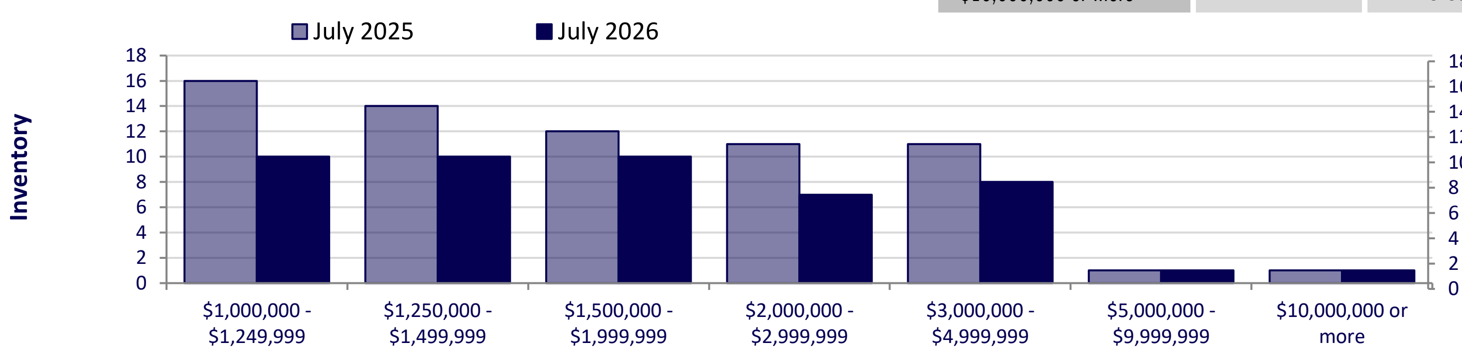
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	11	-21.4%
$200,000 - $299,999	54	-18.2%
$300,000 - $399,999	88	-46.3%
$400,000 - $499,999	108	-32.9%
$500,000 - $599,999	51	-49.5%
$600,000 - $699,999	45	-35.7%
$700,000 - $799,999	33	-52.9%
$800,000 - $899,999	18	-10.0%
$900,000 - $999,999	16	33.3%
$1,000,000 or more	47	-28.8%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for $1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	10	-37.5%
$1,250,000 - $1,499,999	10	-28.6%
$1,500,000 - $1,999,999	10	-16.7%
$2,000,000 - $2,999,999	7	-36.4%
$3,000,000 - $4,999,999	8	-27.3%
$5,000,000 - $9,999,999	1	0.0%
$10,000,000 or more	1	0.0%



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Monthly Distressed Market - July 2026

Single-Family Homes

Venice Area Board of REALTORS®

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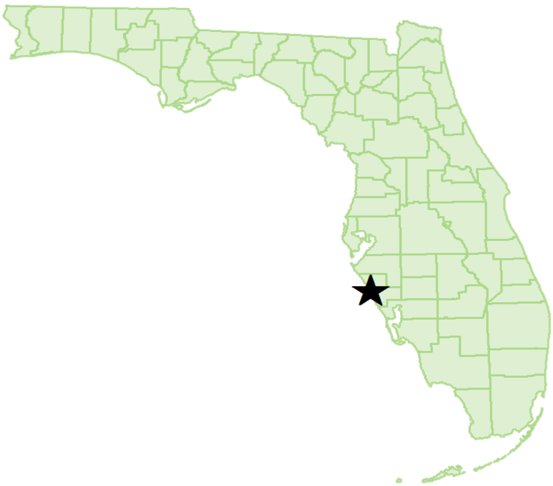
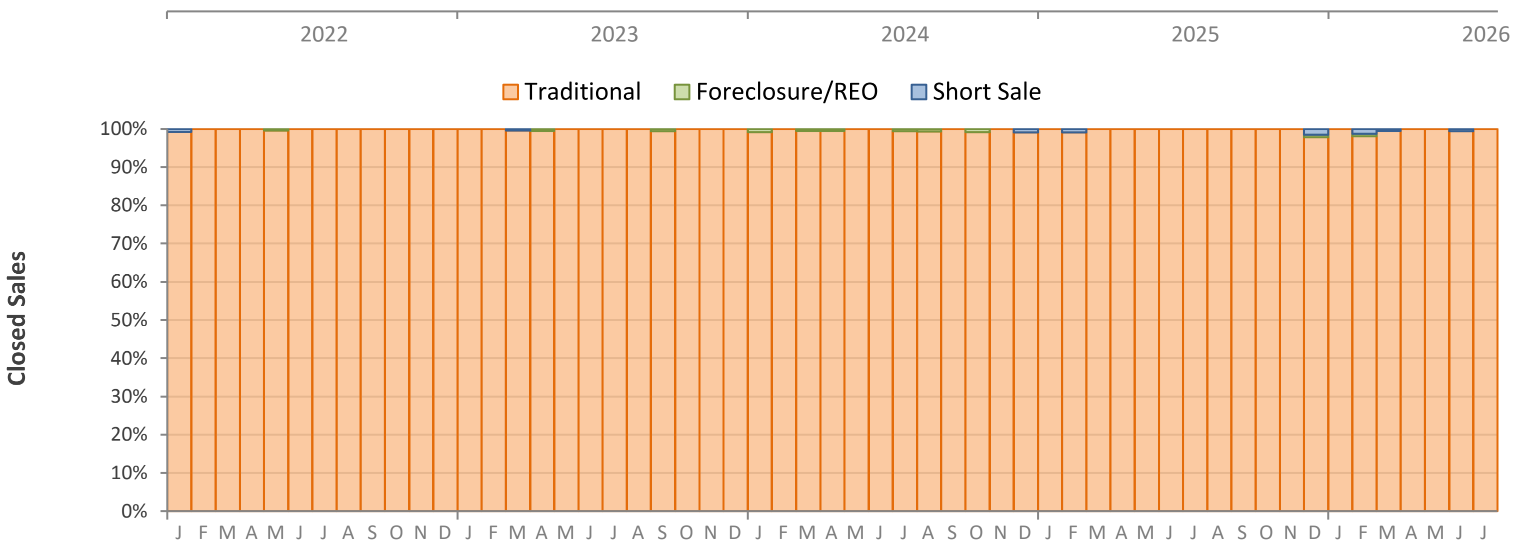
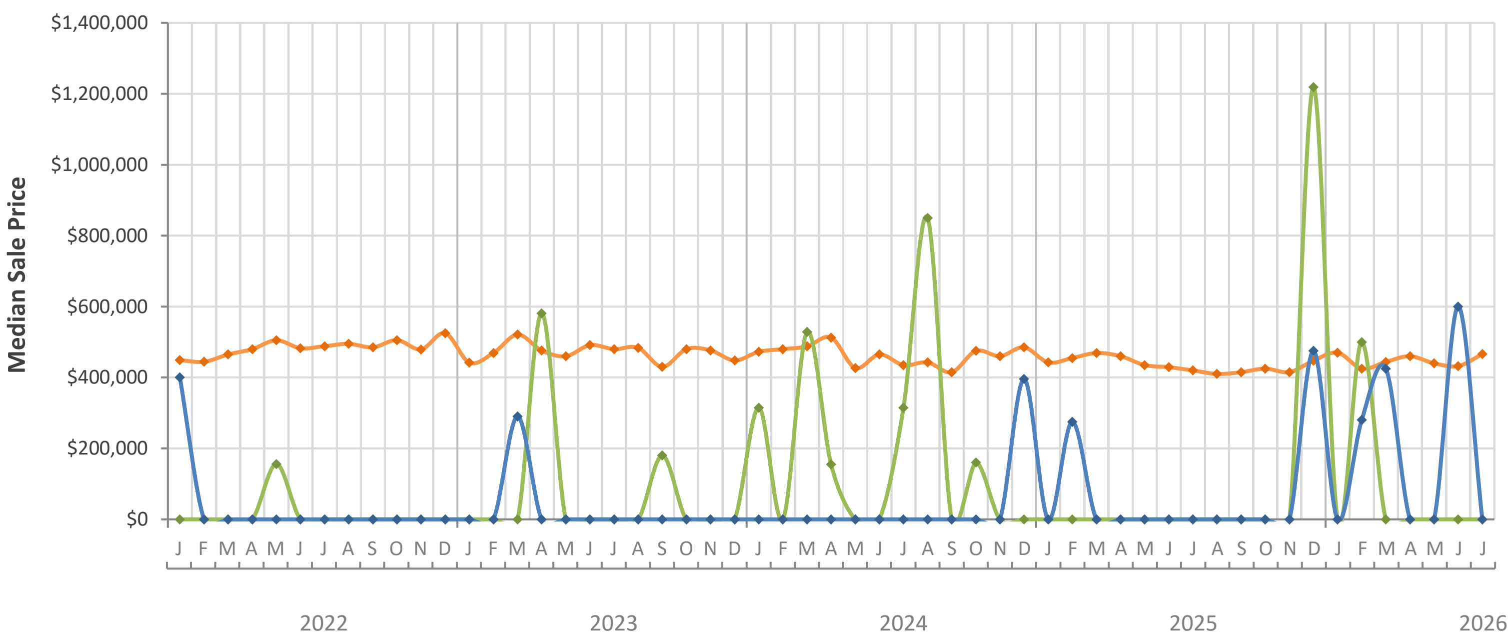


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	153	141	8.5%
	Median Sale Price	$465,873	$420,000	10.9%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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