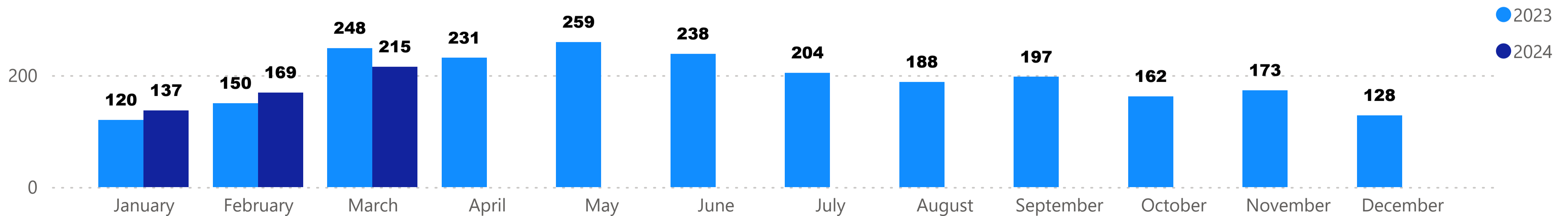


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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		2											2
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999													
\$ 180,000 - 199,999			1										1
\$ 200,000 - 249,999	5	10	6										21
\$ 250,000 - 299,999	7	8	18										33
\$ 300,000 - 349,999	21	21	26										68
\$ 350,000 - 399,999	12	27	38										77
\$ 400,000 - 499,999	38	32	42										112
\$ 500,000 - 599,999	20	17	29										66
\$ 600,000 - 699,999	12	12	15										39
\$ 700,000 - 799,999	8	18	10										36
\$ 800,000 - 899,999	3	8	12										23
\$ 900,000 - 999,999	1	4	4										9
\$ 1,000,000 - and over	9	10	14										33
Total	137	169	215										521

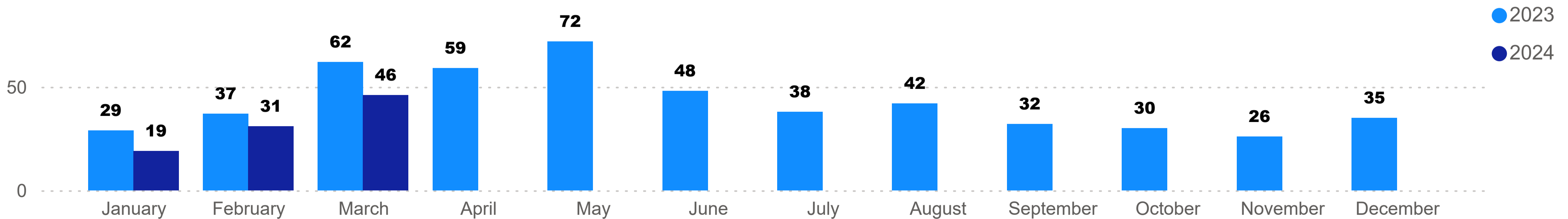




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999		2											2
\$ 140,000 - 159,999		1											1
\$ 160,000 - 179,999		1	1										2
\$ 180,000 - 199,999		2	1										3
\$ 200,000 - 249,999	1	5	2										8
\$ 250,000 - 299,999	1	7	11										19
\$ 300,000 - 349,999	6		9										15
\$ 350,000 - 399,999	2	5	7										14
\$ 400,000 - 499,999	2	2	6										10
\$ 500,000 - 599,999	2												2
\$ 600,000 - 699,999	2	2	2										6
\$ 700,000 - 799,999	1	3	3										7
\$ 800,000 - 899,999			2										2
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1	1	2										4
Total	19	31	46										96

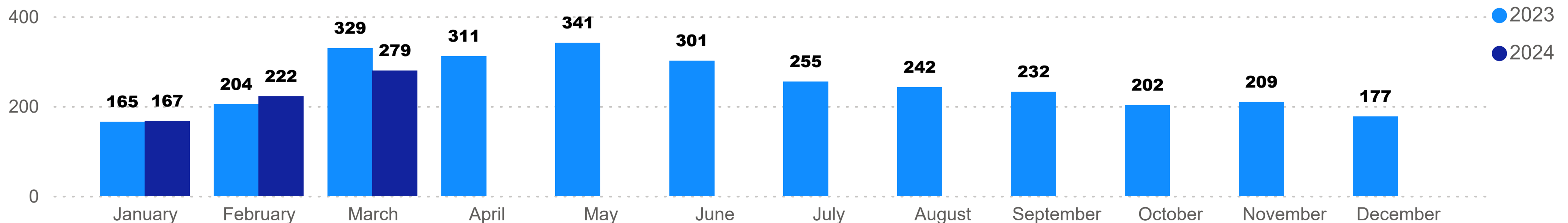




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1											2
\$ 100,000 - 119,999		1	1										2
\$ 120,000 - 139,999	4	4											8
\$ 140,000 - 159,999	2	5	4										11
\$ 160,000 - 179,999	1	3	2										6
\$ 180,000 - 199,999	1	6	4										11
\$ 200,000 - 249,999	8	21	12										41
\$ 250,000 - 299,999	8	17	33										58
\$ 300,000 - 349,999	27	22	35										84
\$ 350,000 - 399,999	14	32	46										92
\$ 400,000 - 499,999	40	34	49										123
\$ 500,000 - 599,999	22	17	29										68
\$ 600,000 - 699,999	14	14	17										45
\$ 700,000 - 799,999	9	21	13										43
\$ 800,000 - 899,999	3	8	14										25
\$ 900,000 - 999,999	1	4	4										9
\$ 1,000,000 - and over	10	11	16										37
Total	167	222	279										668



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										12
2	69	90	117										276
3	64	96	128										288
4	30	25	27										82
5	2	3	4										9
6+		1											1
Total	167	222	279										668

Sales by Bathroom Count

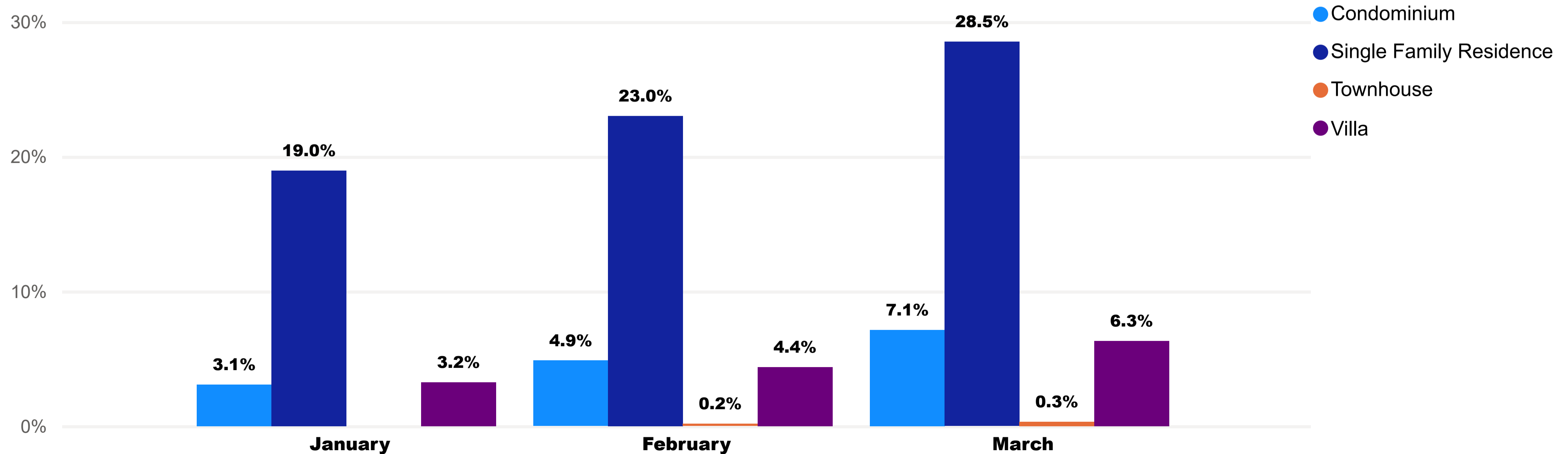
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	13	8										26
2	119	165	212										496
3	39	39	44										122
4	3	3	11										17
5	1	1	4										6
6+		1											1
Total	167	222	279										668

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	44										93
Single Family Residence	117	142	176										435
Townhouse		1	2										3
Villa	20	27	39										86
Total	156	200	261										617

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - March - 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							1
\$ 90,000 - 99,999							
\$ 100,000 - 119,999							
\$ 120,000 - 139,999							5
\$ 140,000 - 159,999							7
\$ 160,000 - 179,999	1	0%	179,500	175,000	97%	64	9
\$ 180,000 - 199,999	2	1%	222,500	192,500	87%	11	17
\$ 200,000 - 249,999	8	3%	238,236	223,625	94%	33	47
\$ 250,000 - 299,999	29	11%	286,352	274,045	96%	58	139
\$ 300,000 - 349,999	35	13%	331,275	322,262	97%	79	170
\$ 350,000 - 399,999	45	17%	387,965	374,772	97%	76	175
\$ 400,000 - 499,999	48	18%	459,411	444,514	97%	91	306
\$ 500,000 - 599,999	29	11%	557,072	540,096	97%	57	175
\$ 600,000 - 699,999	17	7%	663,006	641,553	97%	86	108
\$ 700,000 - 799,999	13	5%	756,408	738,569	98%	51	63
\$ 800,000 - 899,999	14	5%	857,407	827,821	97%	57	45
\$ 900,000 - 999,999	4	2%	959,450	928,725	97%	56	24
\$ 1,000,000 - and over	16	6%	1,699,232	1,642,465	97%	35	61
Total	261	100%	544,935	526,940	97%	69	1353

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	0.15%	35,000	28,500	81%	248	1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0.15%	69,900	62,000	89%	108	
\$ 70,000 - 79,999	1	0.15%	245,000	70,000	29%	16	
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	2	0.30%	99,950	96,250	96%	64	
\$ 100,000 - 119,999	2	0.30%	124,900	114,000	91%	147	
\$ 120,000 - 139,999	8	1.20%	146,238	129,563	89%	36	5
\$ 140,000 - 159,999	11	1.65%	166,955	152,309	91%	40	7
\$ 160,000 - 179,999	6	0.90%	177,083	167,717	95%	100	9
\$ 180,000 - 199,999	11	1.65%	209,755	191,964	92%	57	17
\$ 200,000 - 249,999	41	6.14%	236,718	221,965	94%	47	47
\$ 250,000 - 299,999	58	8.68%	290,115	277,710	96%	54	139
\$ 300,000 - 349,999	84	12.57%	332,280	324,712	98%	92	170
\$ 350,000 - 399,999	92	13.77%	385,931	374,293	97%	80	175
\$ 400,000 - 499,999	123	18.41%	462,268	446,208	97%	86	306
\$ 500,000 - 599,999	68	10.18%	561,419	545,081	97%	54	175
\$ 600,000 - 699,999	45	6.74%	666,561	643,368	97%	71	108
\$ 700,000 - 799,999	43	6.44%	759,988	738,128	97%	49	63
\$ 800,000 - 899,999	25	3.74%	861,584	835,840	97%	64	45
\$ 900,000 - 999,999	9	1.35%	980,867	938,322	96%	55	24
\$ 1,000,000 - and over	37	5.54%	1,652,222	1,580,377	96%	37	61
Total	668	100.00%	518,466	499,677	96%	69	1353

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
04/30/2020	226	336,996	324,146	96%	72	810	3.58
05/31/2020	185	314,460	300,335	96%	73	712	3.85
06/30/2020	280	320,531	308,817	96%	81	624	2.23
07/31/2020	327	329,212	316,428	96%	70	596	1.82
08/31/2020	260	318,025	306,222	96%	69	570	2.19
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	505,679	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	1095	6.72
01/31/2024	156	548,363	528,593	96%	69	1295	8.30
02/29/2024	200	540,530	519,652	96%	80	1370	6.85
03/31/2024	261	544,935	526,940	97%	75	1353	5.18

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Collier	DeSoto	Hillsborough	Manatee	Orange
Condominium	1%				1%	
Manufactured Home - Post 1977	1%	0%	0%	0%		
Mobile Home - Pre 1976						
Single Family Residence	13%			1%	1%	0%
Townhouse						
Villa	2%				0%	
Total	16%	0%	0%	1%	2%	0%

