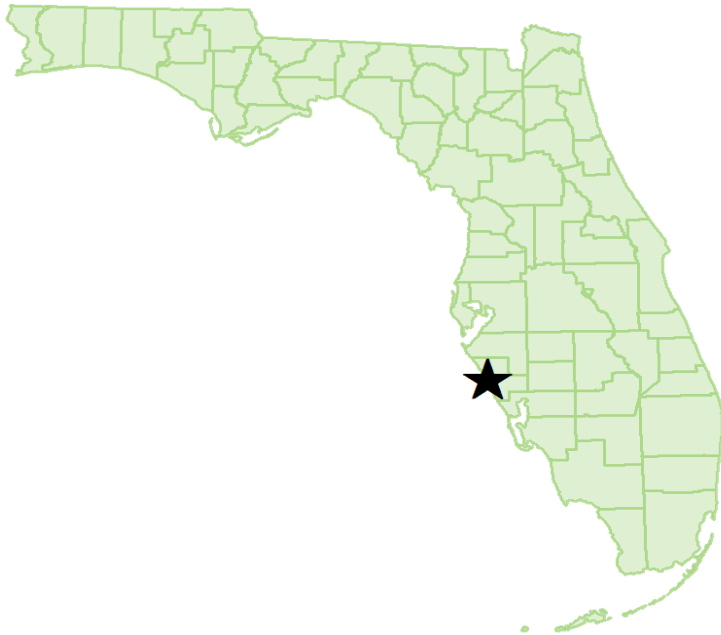


Monthly Market Detail - July 2024

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.



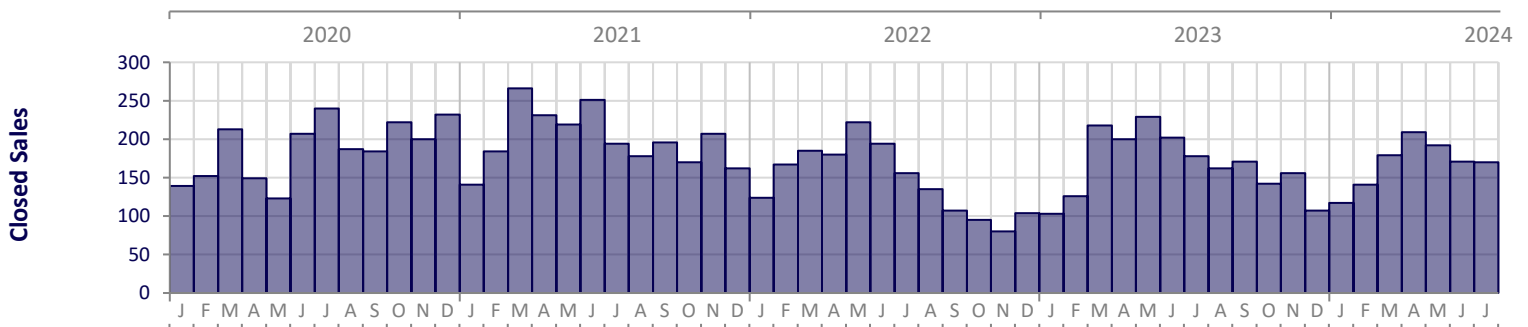
Summary Statistics	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	170	178	-4.5%
Paid in Cash	58	71	-18.3%
Median Sale Price	\$434,500	\$480,000	-9.5%
Average Sale Price	\$562,129	\$529,539	6.2%
Dollar Volume	\$95.6 Million	\$94.3 Million	1.4%
Median Percent of Original List Price Received	92.2%	95.3%	-3.3%
Median Time to Contract	65 Days	33 Days	97.0%
Median Time to Sale	108 Days	82 Days	31.7%
New Pending Sales	135	180	-25.0%
New Listings	151	195	-22.6%
Pending Inventory	183	313	-41.5%
Inventory (Active Listings)	674	538	25.3%
Months Supply of Inventory	4.2	3.6	16.7%

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	1,179	-6.1%
July 2024	170	-4.5%
June 2024	171	-15.3%
May 2024	192	-16.2%
April 2024	209	4.5%
March 2024	179	-17.9%
February 2024	141	11.9%
January 2024	117	13.6%
December 2023	107	2.9%
November 2023	156	95.0%
October 2023	142	49.5%
September 2023	171	59.8%
August 2023	162	20.0%
July 2023	178	14.1%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



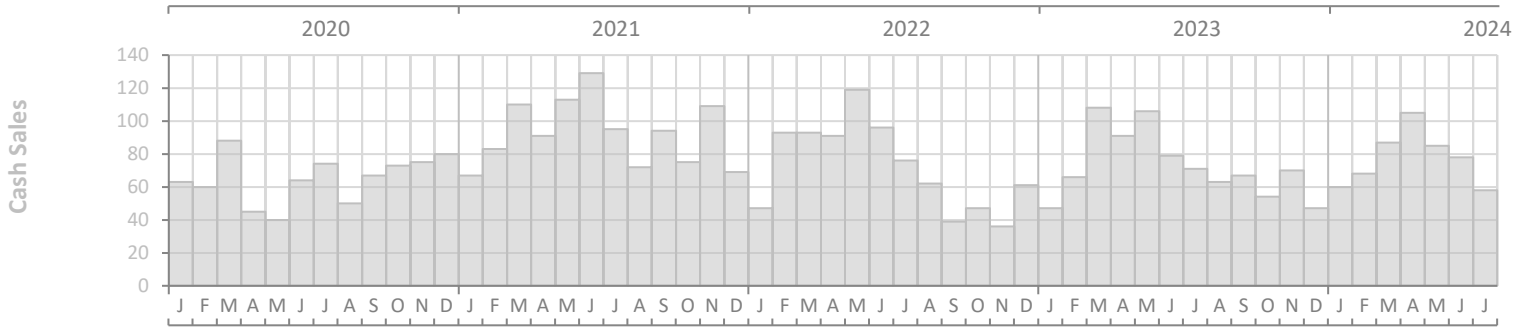
This report describes member activity for the association and is not confined to any specific geographic area.

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	541	-4.8%
July 2024	58	-18.3%
June 2024	78	-1.3%
May 2024	85	-19.8%
April 2024	105	15.4%
March 2024	87	-19.4%
February 2024	68	3.0%
January 2024	60	27.7%
December 2023	47	-23.0%
November 2023	70	94.4%
October 2023	54	14.9%
September 2023	67	71.8%
August 2023	63	1.6%
July 2023	71	-6.6%

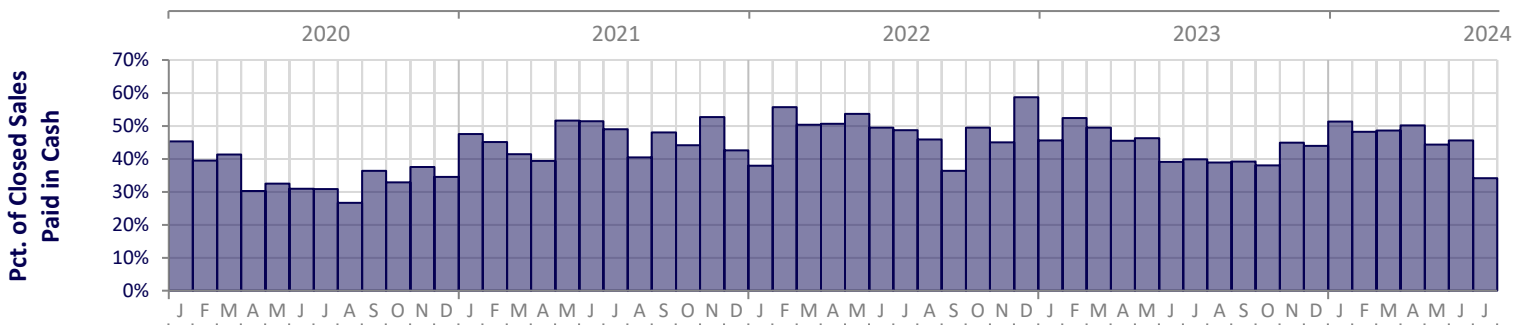


Cash Sales as a Percentage of Closed Sales

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	45.9%	1.5%
July 2024	34.1%	-14.5%
June 2024	45.6%	16.6%
May 2024	44.3%	-4.3%
April 2024	50.2%	10.3%
March 2024	48.6%	-1.8%
February 2024	48.2%	-8.0%
January 2024	51.3%	12.5%
December 2023	43.9%	-25.2%
November 2023	44.9%	-0.2%
October 2023	38.0%	-23.2%
September 2023	39.2%	7.7%
August 2023	38.9%	-15.3%
July 2023	39.9%	-18.1%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



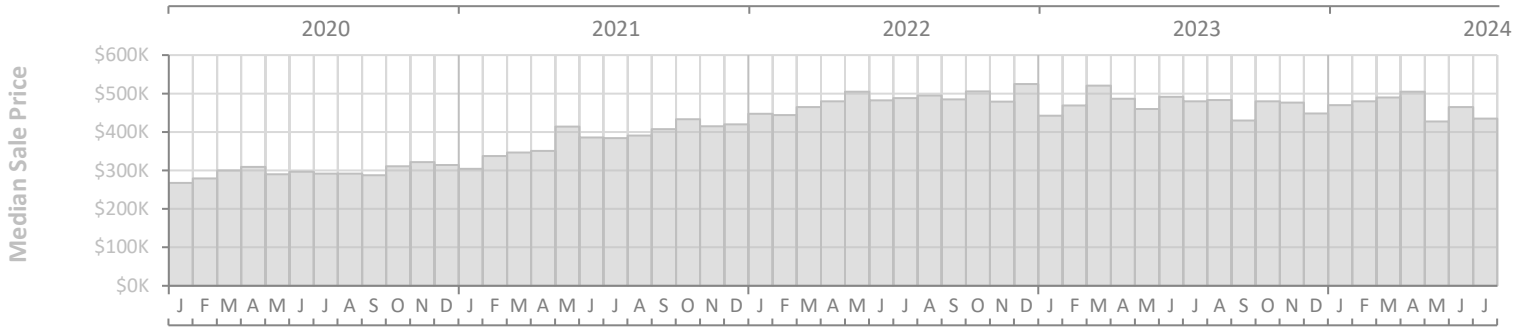
This report describes member activity for the association and is not confined to any specific geographic area.

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	\$474,999	-1.0%
July 2024	\$434,500	-9.5%
June 2024	\$465,000	-5.3%
May 2024	\$427,000	-7.2%
April 2024	\$505,000	3.8%
March 2024	\$490,000	-5.9%
February 2024	\$480,000	2.3%
January 2024	\$470,000	6.3%
December 2023	\$448,000	-14.7%
November 2023	\$476,500	-0.6%
October 2023	\$480,000	-5.0%
September 2023	\$430,000	-11.3%
August 2023	\$483,500	-2.3%
July 2023	\$480,000	-1.7%

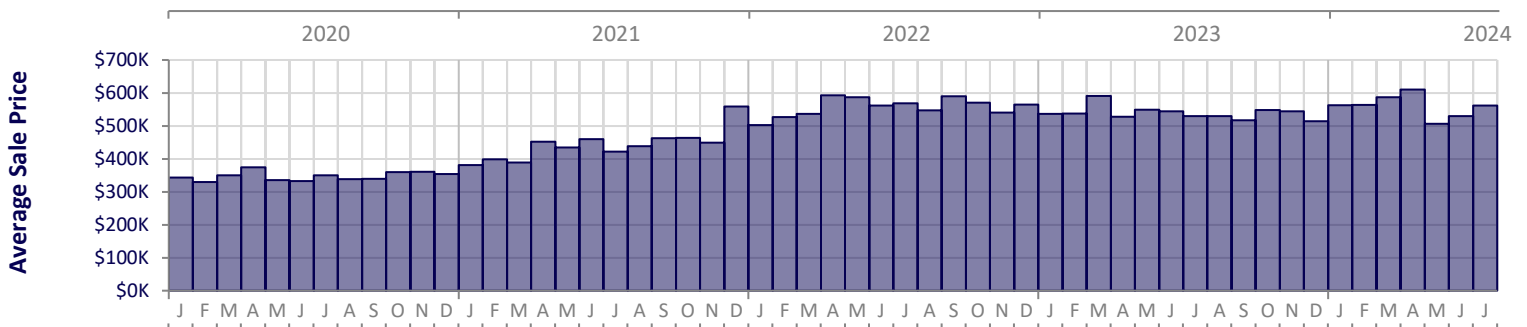


Average Sale Price

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	\$560,837	2.5%
July 2024	\$562,129	6.2%
June 2024	\$529,347	-2.7%
May 2024	\$506,740	-7.8%
April 2024	\$610,264	15.6%
March 2024	\$587,043	-0.6%
February 2024	\$563,307	4.8%
January 2024	\$562,392	4.9%
December 2023	\$514,614	-8.8%
November 2023	\$544,059	0.7%
October 2023	\$547,935	-3.9%
September 2023	\$516,884	-12.4%
August 2023	\$529,835	-3.2%
July 2023	\$529,539	-6.9%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



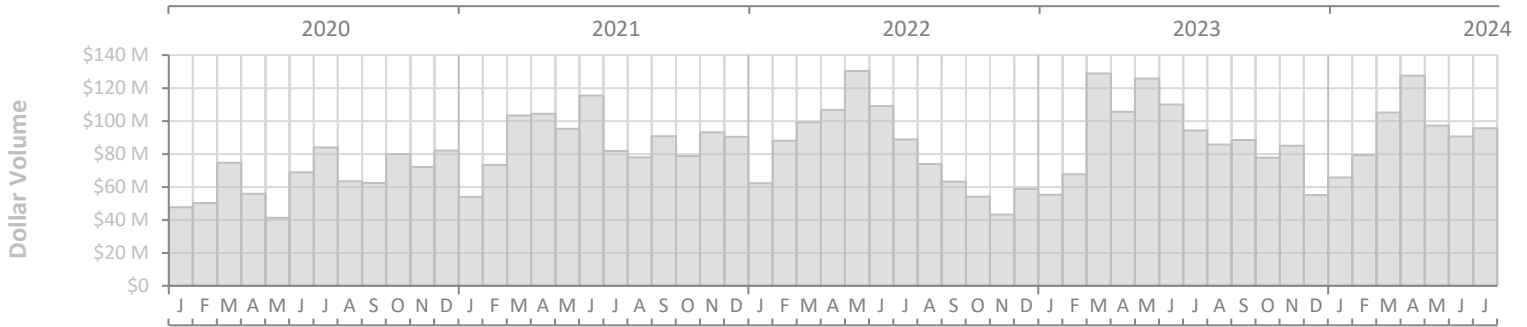
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Dollar Volume

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	\$661.2 Million	-3.8%
July 2024	\$95.6 Million	1.4%
June 2024	\$90.5 Million	-17.7%
May 2024	\$97.3 Million	-22.7%
April 2024	\$127.5 Million	20.8%
March 2024	\$105.1 Million	-18.4%
February 2024	\$79.4 Million	17.2%
January 2024	\$65.8 Million	19.1%
December 2023	\$55.1 Million	-6.2%
November 2023	\$84.9 Million	96.4%
October 2023	\$77.8 Million	43.7%
September 2023	\$88.4 Million	40.0%
August 2023	\$85.8 Million	16.2%
July 2023	\$94.3 Million	6.2%

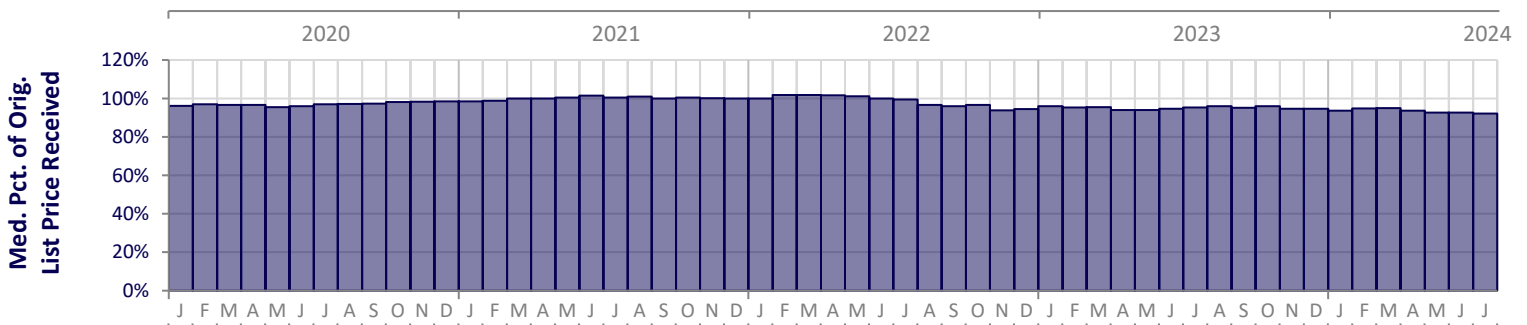


Median Percent of Original List Price Received

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	93.3%	-1.5%
July 2024	92.2%	-3.3%
June 2024	92.6%	-2.1%
May 2024	92.7%	-1.4%
April 2024	93.7%	-0.2%
March 2024	94.9%	-0.6%
February 2024	94.8%	-0.5%
January 2024	93.7%	-2.4%
December 2023	94.7%	0.3%
November 2023	94.7%	1.0%
October 2023	95.9%	-0.8%
September 2023	95.2%	-0.8%
August 2023	95.9%	-0.8%
July 2023	95.3%	-4.2%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



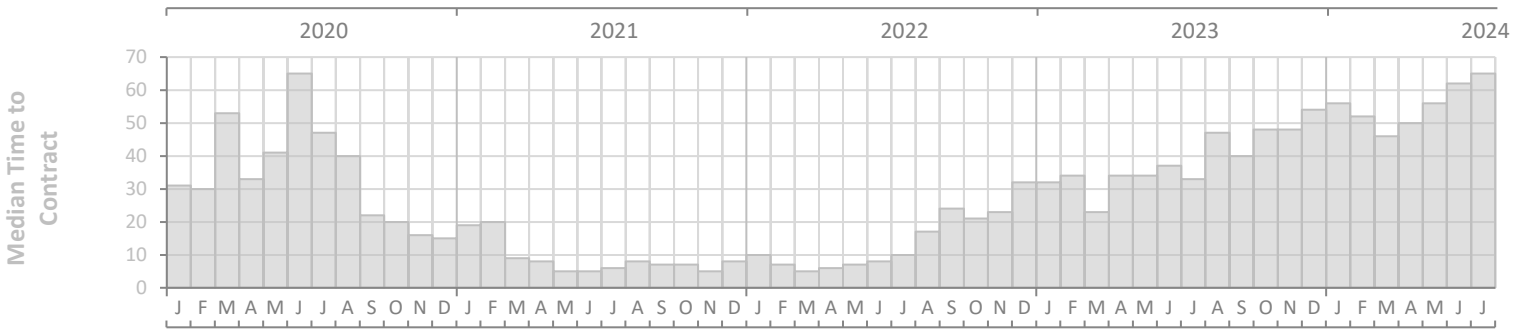
This report describes member activity for the association and is not confined to any specific geographic area.

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	62 Days	77.1%
July 2024	65 Days	97.0%
June 2024	62 Days	67.6%
May 2024	56 Days	64.7%
April 2024	50 Days	47.1%
March 2024	46 Days	100.0%
February 2024	52 Days	52.9%
January 2024	56 Days	75.0%
December 2023	54 Days	68.8%
November 2023	48 Days	108.7%
October 2023	48 Days	128.6%
September 2023	40 Days	66.7%
August 2023	47 Days	176.5%
July 2023	33 Days	230.0%

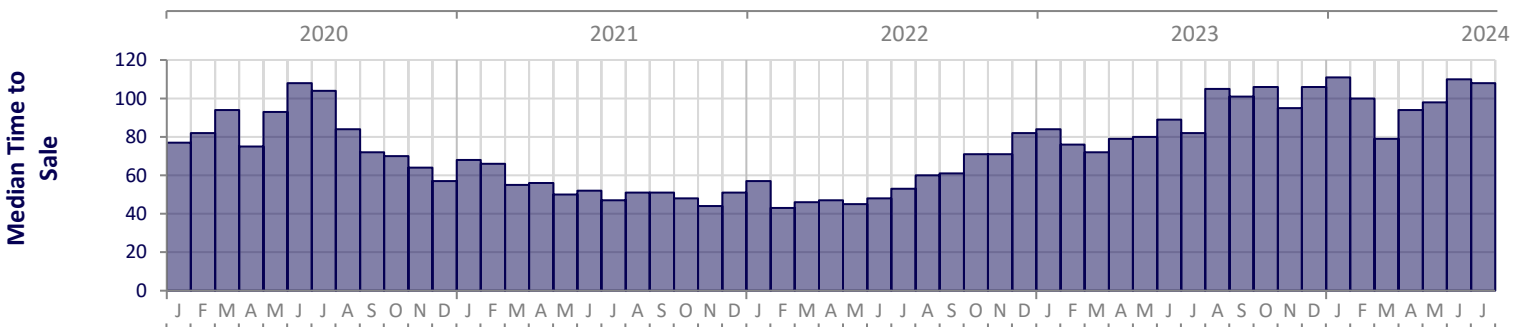


Median Time to Sale

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	106 Days	26.2%
July 2024	108 Days	31.7%
June 2024	110 Days	23.6%
May 2024	98 Days	22.5%
April 2024	94 Days	19.0%
March 2024	79 Days	9.7%
February 2024	100 Days	31.6%
January 2024	111 Days	32.1%
December 2023	106 Days	29.3%
November 2023	95 Days	33.8%
October 2023	106 Days	49.3%
September 2023	101 Days	65.6%
August 2023	105 Days	75.0%
July 2023	82 Days	54.7%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



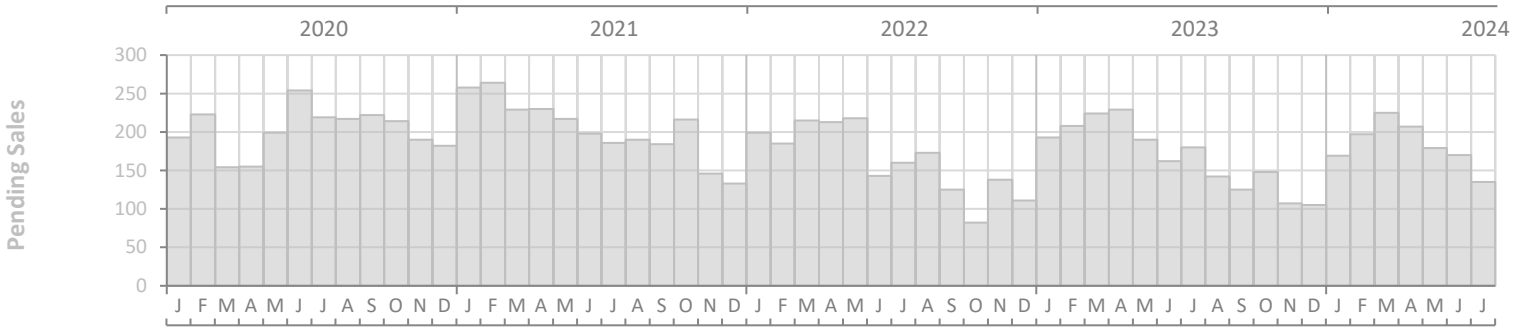
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New Pending Sales

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	1,282	-7.5%
July 2024	135	-25.0%
June 2024	170	4.9%
May 2024	179	-5.8%
April 2024	207	-9.6%
March 2024	225	0.4%
February 2024	197	-5.3%
January 2024	169	-12.4%
December 2023	105	-5.4%
November 2023	107	-22.5%
October 2023	148	80.5%
September 2023	125	0.0%
August 2023	142	-17.9%
July 2023	180	12.5%

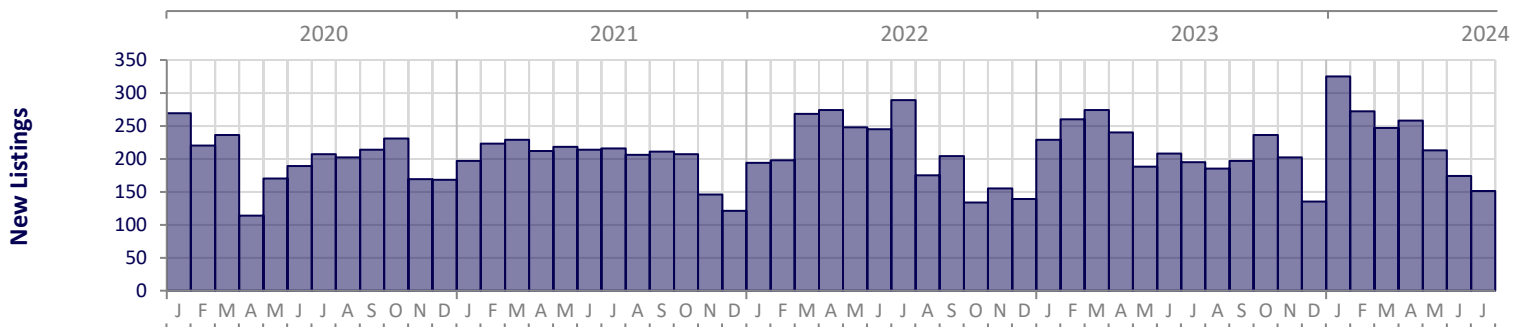


New Listings

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	1,640	2.9%
July 2024	151	-22.6%
June 2024	174	-16.3%
May 2024	213	13.3%
April 2024	258	7.5%
March 2024	247	-9.9%
February 2024	272	4.6%
January 2024	325	41.9%
December 2023	135	-2.9%
November 2023	202	30.3%
October 2023	236	76.1%
September 2023	197	-3.4%
August 2023	185	5.7%
July 2023	195	-32.5%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



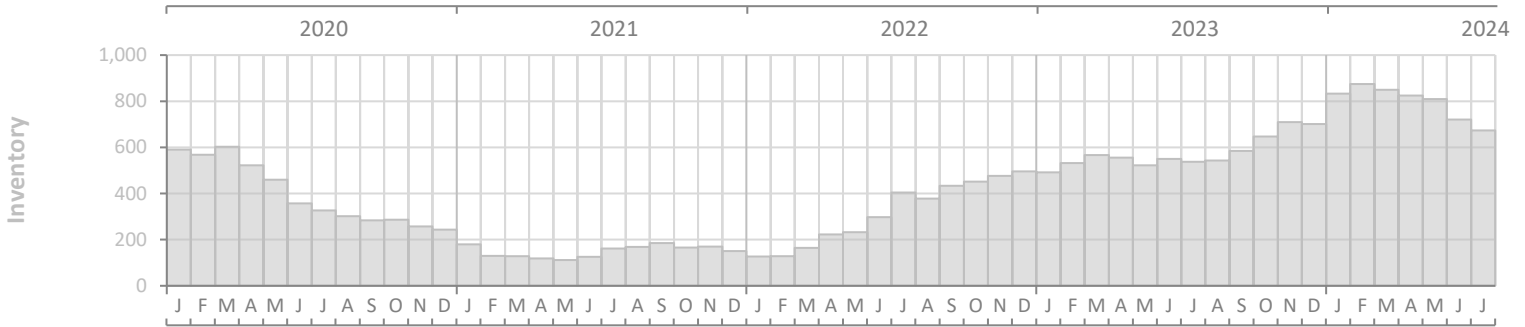
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Inventory (Active Listings)

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)	798	48.7%
July 2024	674	25.3%
June 2024	721	31.1%
May 2024	809	55.0%
April 2024	824	48.2%
March 2024	850	49.9%
February 2024	875	64.5%
January 2024	833	69.3%
December 2023	701	41.3%
November 2023	709	48.9%
October 2023	647	43.1%
September 2023	585	34.8%
August 2023	543	43.7%
July 2023	538	33.2%

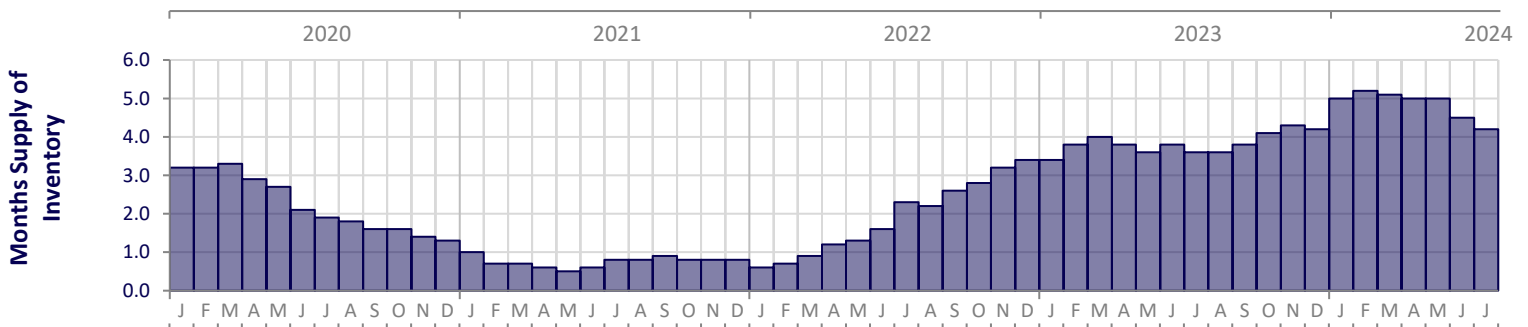


Months Supply of Inventory

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)	4.9	32.4%
July 2024	4.2	16.7%
June 2024	4.5	18.4%
May 2024	5.0	38.9%
April 2024	5.0	31.6%
March 2024	5.1	27.5%
February 2024	5.2	36.8%
January 2024	5.0	47.1%
December 2023	4.2	23.5%
November 2023	4.3	34.4%
October 2023	4.1	46.4%
September 2023	3.8	46.2%
August 2023	3.6	63.6%
July 2023	3.6	56.5%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



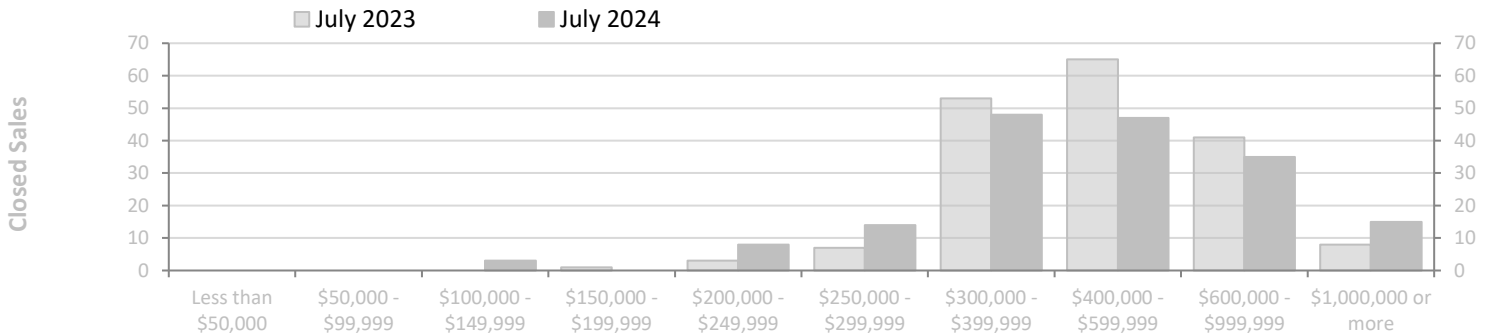
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Closed Sales by Sale Price

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 \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	3	N/A
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	8	166.7%
\$250,000 - \$299,999	14	100.0%
\$300,000 - \$399,999	48	-9.4%
\$400,000 - \$599,999	47	-27.7%
\$600,000 - \$999,999	35	-14.6%
\$1,000,000 or more	15	87.5%

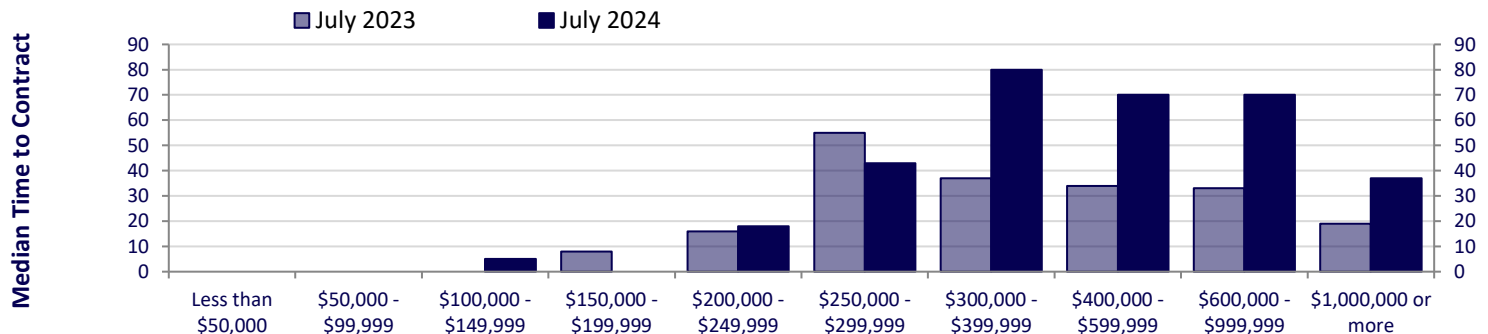


Median Time to Contract by Sale Price

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 \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	5 Days	N/A
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	18 Days	12.5%
\$250,000 - \$299,999	43 Days	-21.8%
\$300,000 - \$399,999	80 Days	116.2%
\$400,000 - \$599,999	70 Days	105.9%
\$600,000 - \$999,999	70 Days	112.1%
\$1,000,000 or more	37 Days	94.7%



Monthly Market Detail - July 2024

Single-Family Homes

Venice Area Board of REALTORS®



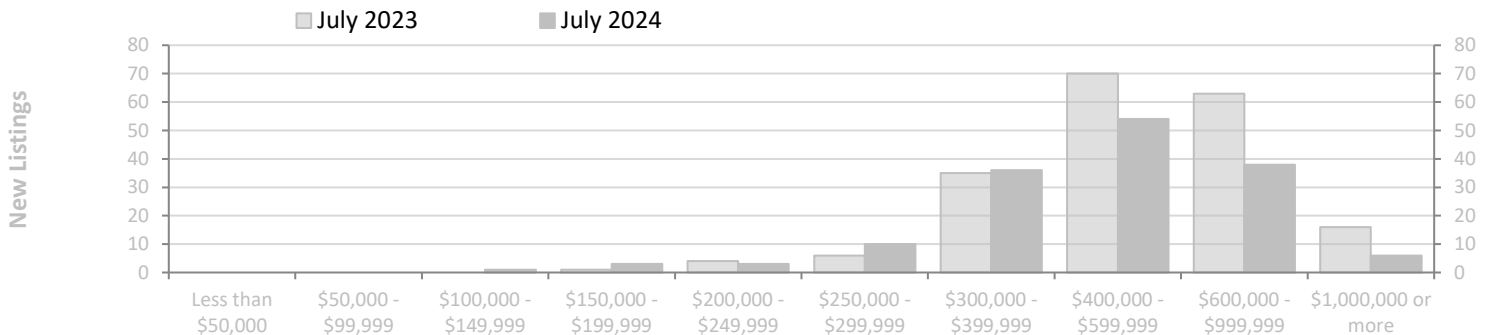
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New Listings by Initial Listing Price

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 \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	1	N/A
\$150,000 - \$199,999	3	200.0%
\$200,000 - \$249,999	3	-25.0%
\$250,000 - \$299,999	10	66.7%
\$300,000 - \$399,999	36	2.9%
\$400,000 - \$599,999	54	-22.9%
\$600,000 - \$999,999	38	-39.7%
\$1,000,000 or more	6	-62.5%

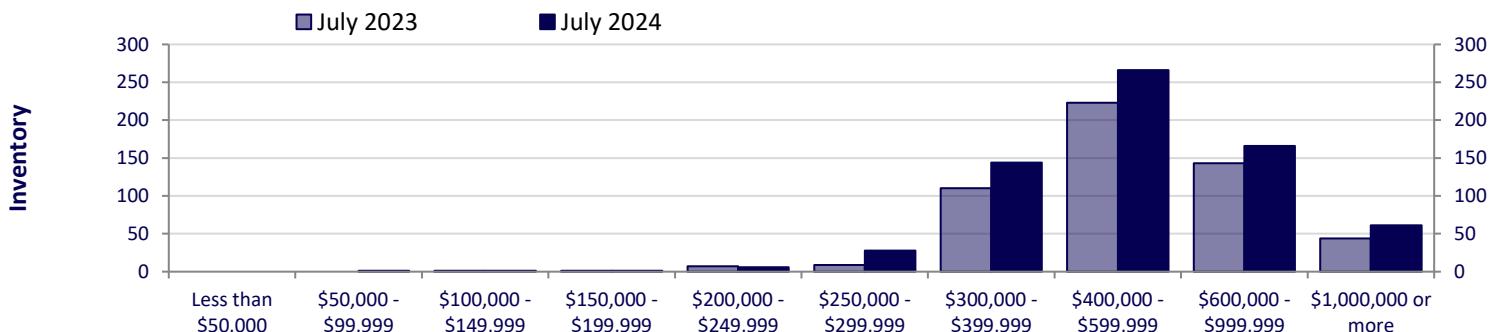


Inventory by Current Listing Price

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 \$50,000	0	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	1	0.0%
\$200,000 - \$249,999	6	-14.3%
\$250,000 - \$299,999	28	211.1%
\$300,000 - \$399,999	144	30.9%
\$400,000 - \$599,999	266	19.3%
\$600,000 - \$999,999	166	16.1%
\$1,000,000 or more	61	38.6%

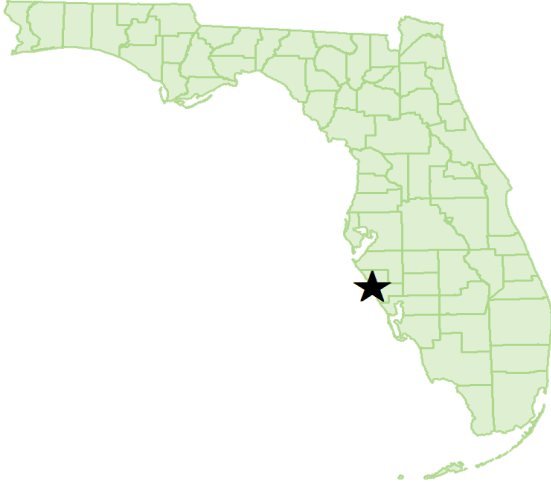


Monthly Distressed Market - July 2024

Single-Family Homes

Venice Area Board of REALTORS®

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		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	169	178	-5.1%
	Median Sale Price	\$435,000	\$480,000	-9.4%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$315,000	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

