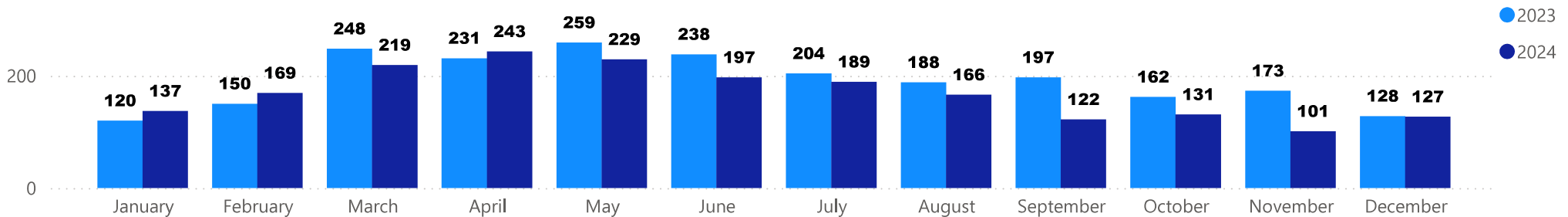


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

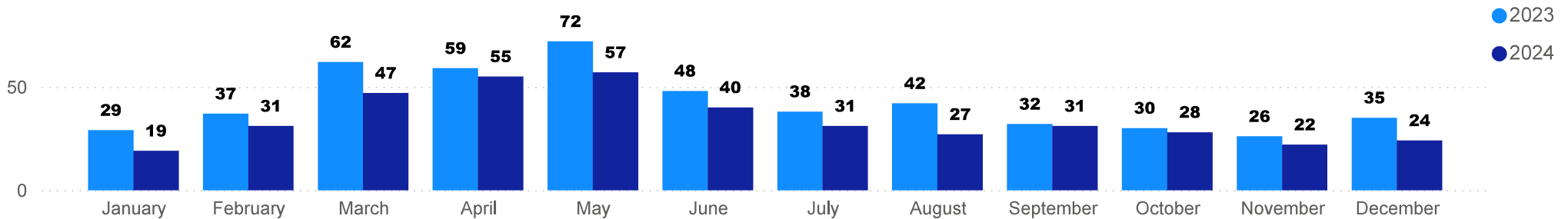
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999							3						3
\$ 120,000 - 139,999		2			1				2	1		1	7
\$ 140,000 - 159,999	1			2		1			1			2	7
\$ 160,000 - 179,999					2			2	1	1			6
\$ 180,000 - 199,999			1		3	1		1	1	3	1		11
\$ 200,000 - 249,999	5	10	6	3	7	8	9	8	4	1	2	2	65
\$ 250,000 - 299,999	7	8	18	17	24	16	17	7	13	8	9	6	150
\$ 300,000 - 349,999	21	21	26	25	33	32	33	34	20	12	20	20	297
\$ 350,000 - 399,999	12	27	38	37	31	30	27	28	17	25	13	19	304
\$ 400,000 - 499,999	38	32	42	48	47	38	33	34	26	22	20	25	405
\$ 500,000 - 599,999	20	17	30	38	30	33	17	23	12	24	9	15	268
\$ 600,000 - 699,999	12	12	15	25	22	12	13	10	9	12	12	11	165
\$ 700,000 - 799,999	8	18	10	17	8	9	11	9	7	5	6	8	116
\$ 800,000 - 899,999	3	8	14	12	14	5	8	7	2	7	3	8	91
\$ 900,000 - 999,999	1	4	4	10		2	3		2	3	1	3	33
\$ 1,000,000 - and over	9	10	15	9	7	10	15	3	5	7	5	7	102
Total	137	169	219	243	229	197	189	166	122	131	101	127	2030



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

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

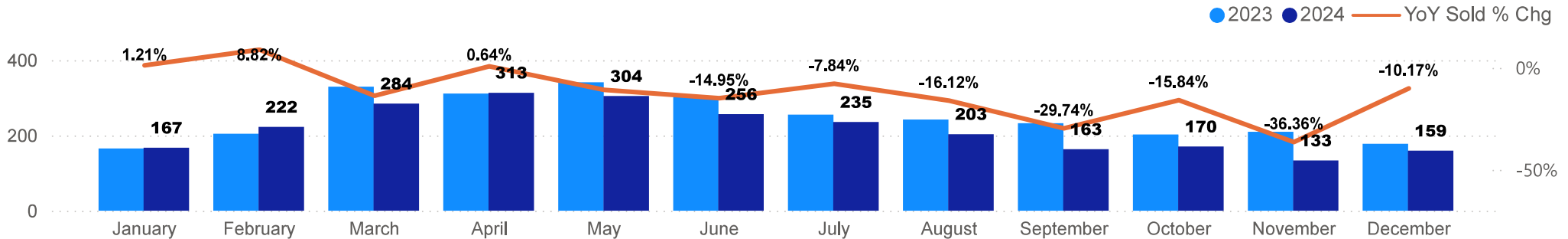
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	1							1		1			3
\$ 80,000 - 89,999													
\$ 90,000 - 99,999						1	1						2
\$ 100,000 - 119,999												1	1
\$ 120,000 - 139,999		2			1	3		1	3			1	11
\$ 140,000 - 159,999		1		2						1	1	1	6
\$ 160,000 - 179,999		1	2	2	1	1	2	1	2	2	2	1	17
\$ 180,000 - 199,999		2	1	1	7	1	1	2	1		2	1	19
\$ 200,000 - 249,999	1	5	2	11	7	4	11	5	5	7	3	4	65
\$ 250,000 - 299,999	1	7	11	8	11	9	6	5	4	7	6	5	80
\$ 300,000 - 349,999	6		9	5	8	6	2	5	6	3	2	2	54
\$ 350,000 - 399,999	2	5	7	6	6	5	3	2	1	4	2	3	46
\$ 400,000 - 499,999	2	2	6	7	7	5	3	4	6		1	3	46
\$ 500,000 - 599,999	2			3	3	2	2	1	1			2	16
\$ 600,000 - 699,999	2	2	2	2	3	2			2	1			16
\$ 700,000 - 799,999	1	3	3	3	1	1					2		14
\$ 800,000 - 899,999			2		1					1	1		5
\$ 900,000 - 999,999				1	1								2
\$ 1,000,000 - and over	1	1	2	4						1			9
Total	19	31	47	55	57	40	31	27	31	28	22	24	412



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			1	3
\$ 50,000 - 59,999						1							1
\$ 60,000 - 69,999	1					1	1		1				4
\$ 70,000 - 79,999	1						1	2		1			5
\$ 80,000 - 89,999							1	1					2
\$ 90,000 - 99,999	1	1				1	1		1		2		7
\$ 100,000 - 119,999		1	1	2	1	3	4	1		1		2	16
\$ 120,000 - 139,999	4	4		2	2	3	1	1	8	3	1	3	32
\$ 140,000 - 159,999	2	5	4	5	3	2	2	3	2	3	3	3	37
\$ 160,000 - 179,999	1	3	3	4	7	6	6	4	5	5	4	2	50
\$ 180,000 - 199,999	1	6	4	3	14	3	3	3	3	4	4	1	49
\$ 200,000 - 249,999	8	21	12	18	15	15	22	15	9	9	5	9	158
\$ 250,000 - 299,999	8	17	33	26	37	27	23	12	17	16	16	12	244
\$ 300,000 - 349,999	27	22	35	30	41	39	35	40	26	16	23	22	356
\$ 350,000 - 399,999	14	32	46	44	39	35	30	30	18	29	15	22	354
\$ 400,000 - 499,999	40	34	49	55	55	44	36	38	32	22	21	28	454
\$ 500,000 - 599,999	22	17	30	41	33	35	19	24	13	24	9	17	284
\$ 600,000 - 699,999	14	14	17	27	25	14	13	10	11	13	12	11	181
\$ 700,000 - 799,999	9	21	13	20	9	10	11	9	7	5	8	8	130
\$ 800,000 - 899,999	3	8	16	12	15	5	8	7	2	8	4	8	96
\$ 900,000 - 999,999	1	4	4	11	1	2	3		2	3	1	3	35
\$ 1,000,000 - and over	10	11	17	13	7	10	15	3	5	8	5	7	111
Total	167	222	284	313	304	256	235	203	163	170	133	159	2609



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	3	4	7	3	4	3	1	2	1	40
2	69	90	118	117	141	104	96	70	59	69	60	54	1047
3	64	96	132	151	123	115	98	89	86	75	51	77	1157
4	30	25	27	40	35	29	35	32	14	24	18	26	335
5	2	3	4	2	1		3	8	1	1	2	1	28
6+		1				1							2
Total	167	222	284	313	304	256	235	203	163	170	133	159	2609

Sales by Bathroom Count

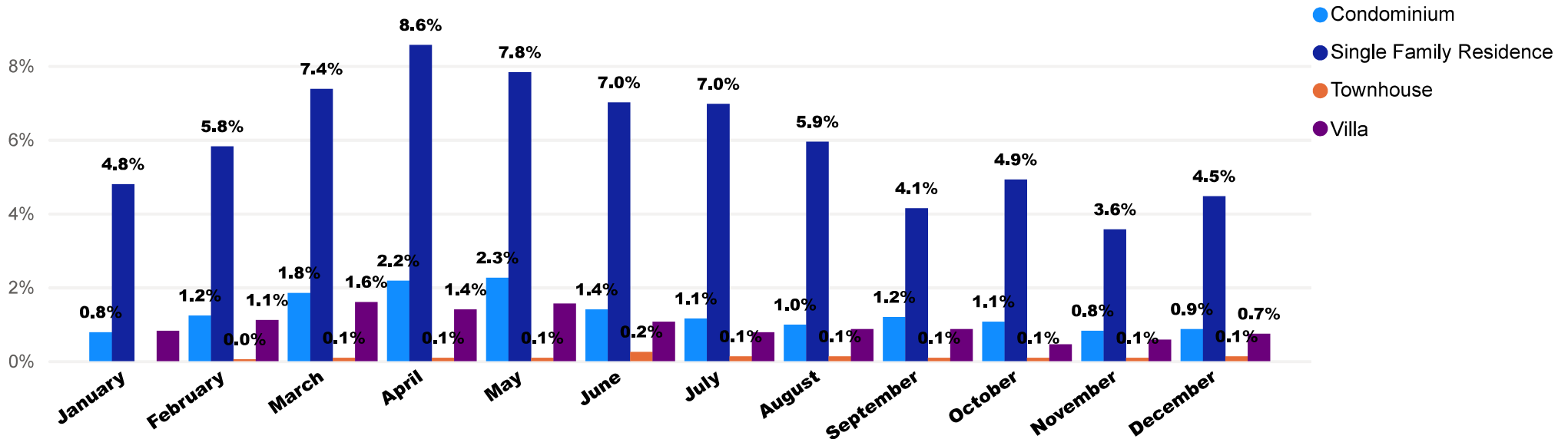
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	13	8	9	12	12	13	12	7	7	4	5	107
2	119	165	214	234	233	201	175	146	131	120	104	111	1953
3	39	39	45	59	52	36	33	36	19	36	21	38	453
4	3	3	13	10	7	5	11	7	5	5	4	5	78
5	1	1	4			2	2	1	1	2			14
6+		1		1			1	1					4
Total	167	222	284	313	304	256	235	203	163	170	133	159	2609

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	45	53	55	34	28	24	29	26	20	21	384
Single Family Residence	117	142	180	209	191	171	170	145	101	120	87	109	1742
Townhouse		1	2	2	2	6	3	3	2	2	2	3	28
Villa	20	27	39	34	38	26	19	21	21	11	14	18	288
Total	156	200	266	298	286	237	220	193	153	159	123	151	2442

YTD % of Sales by Property Type



Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - December - 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							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							
\$ 100,000 - 119,999	1	1%	160,000	105,000	66%	70	4
\$ 120,000 - 139,999	2	1%	184,500	128,750	70%	67	4
\$ 140,000 - 159,999	3	2%	174,967	151,300	86%	29	5
\$ 160,000 - 179,999	1	1%	195,000	165,000	85%	202	16
\$ 180,000 - 199,999	1	1%	199,000	187,000	94%	148	20
\$ 200,000 - 249,999	6	4%	231,558	225,917	98%	101	73
\$ 250,000 - 299,999	11	7%	291,409	275,368	94%	85	131
\$ 300,000 - 349,999	22	15%	338,522	322,335	95%	125	158
\$ 350,000 - 399,999	22	15%	387,850	373,825	96%	89	177
\$ 400,000 - 499,999	28	19%	454,650	440,143	97%	79	235
\$ 500,000 - 599,999	17	11%	566,747	550,994	97%	97	117
\$ 600,000 - 699,999	11	7%	651,145	634,636	97%	75	89
\$ 700,000 - 799,999	8	5%	777,238	752,656	97%	134	67
\$ 800,000 - 899,999	8	5%	878,175	846,925	96%	94	33
\$ 900,000 - 999,999	3	2%	1,004,333	956,667	95%	41	14
\$ 1,000,000 - and over	7	5%	1,454,571	1,356,143	93%	69	60
Total	151	100%	516,482	494,702	96%	93	1205

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	3	0.11%	52,000	36,500	70%	98	1
\$ 50,000 - 59,999	1	0.04%	55,000	53,000	96%	1	1
\$ 60,000 - 69,999	4	0.15%	70,450	65,450	93%	79	
\$ 70,000 - 79,999	5	0.19%	120,980	72,600	60%	55	
\$ 80,000 - 89,999	2	0.08%	94,750	85,000	90%	159	
\$ 90,000 - 99,999	7	0.27%	108,343	94,250	87%	73	
\$ 100,000 - 119,999	16	0.61%	134,294	110,250	82%	63	4
\$ 120,000 - 139,999	32	1.23%	148,175	129,666	88%	52	4
\$ 140,000 - 159,999	37	1.42%	166,157	149,755	90%	90	5
\$ 160,000 - 179,999	50	1.92%	182,659	167,693	92%	88	16
\$ 180,000 - 199,999	49	1.88%	208,155	189,849	91%	61	20
\$ 200,000 - 249,999	158	6.06%	240,409	224,694	93%	75	73
\$ 250,000 - 299,999	244	9.35%	287,708	274,731	95%	73	131
\$ 300,000 - 349,999	356	13.65%	336,688	325,048	97%	90	158
\$ 350,000 - 399,999	354	13.57%	387,727	374,063	96%	80	177
\$ 400,000 - 499,999	454	17.40%	460,516	443,883	96%	82	235
\$ 500,000 - 599,999	284	10.89%	563,306	545,550	97%	70	117
\$ 600,000 - 699,999	181	6.94%	664,889	642,938	97%	68	89
\$ 700,000 - 799,999	130	4.98%	767,844	740,254	96%	67	67
\$ 800,000 - 899,999	96	3.68%	871,683	845,104	97%	75	33
\$ 900,000 - 999,999	35	1.34%	980,469	936,240	95%	71	14
\$ 1,000,000 - and over	111	4.25%	1,801,510	1,682,988	93%	72	60
Total	2609	100.00%	500,921	479,572	96%	77	1205

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 2021 - 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
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	855	2.95
05/31/2023	331	521,780	506,117	97%	47	799	2.41
06/30/2023	286	525,169	505,796	96%	52	848	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	894	3.90
10/31/2023	192	516,414	501,041	97%	61	967	5.04
11/30/2023	199	523,978	508,075	97%	69	1078	5.42
12/31/2023	163	487,197	466,502	96%	72	1096	6.72
01/31/2024	156	548,363	528,593	96%	69	1294	8.29
02/29/2024	200	540,530	519,652	96%	80	1374	6.87
03/31/2024	266	550,120	531,975	97%	74	1364	5.13
04/30/2024	298	589,333	564,065	96%	79	1383	4.64
05/31/2024	286	476,666	456,974	96%	88	1335	4.67
06/30/2024	237	494,075	475,951	96%	98	1221	5.15
07/31/2024	220	536,295	504,114	94%	94	1118	5.08
08/31/2024	193	487,224	466,776	96%	93	1048	5.43
09/30/2024	153	467,446	447,991	96%	85	1047	6.84
10/31/2024	159	522,635	497,927	95%	96	1068	6.72
11/30/2024	123	490,713	470,180	96%	81	1192	9.69
12/31/2024	151	516,482	494,702	96%	100	1205	7.98

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	DeSoto	Hillsborough	Lee	Manatee	Pasco	P
Condominium	2%				1%		
Manufactured Home - Post 1977	1%	1%					
Mobile Home - Pre 1976							
Single Family Residence	16%		1%		1%	1%	
Townhouse					1%		
Villa	1%			1%			
Total	19%	1%	1%	1%	2%	1%	

