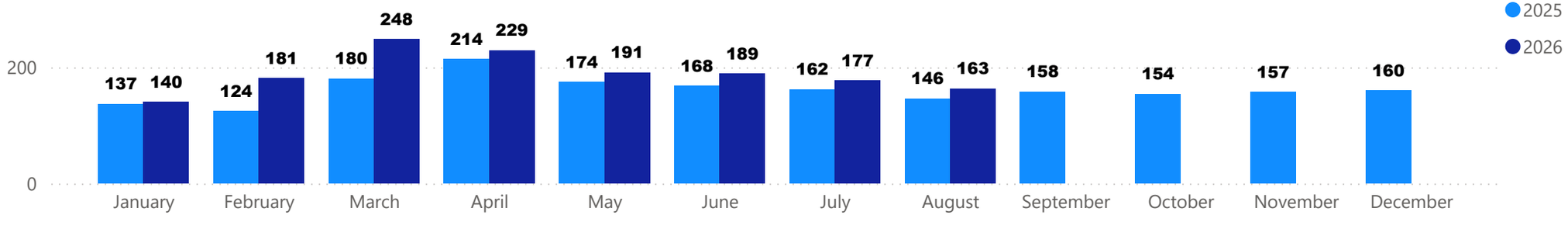
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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					1								**1**
$ 120,000 - 139,999	1		1		1			1					**4**
$ 140,000 - 159,999	1	1		2		2		3					**9**
$ 160,000 - 179,999	1	1	5	4	2	3	2						**18**
$ 180,000 - 199,999	2	1	2	1	5	1	1	7					**20**
$ 200,000 - 249,999	7	11	17	19	13	17	9	9					**102**
$ 250,000 - 299,999	11	21	22	23	20	25	20	18					**160**
$ 300,000 - 349,999	20	27	40	37	22	22	26	24					**218**
$ 350,000 - 399,999	19	32	33	26	26	20	26	17					**199**
$ 400,000 - 499,999	27	26	50	40	44	36	31	28					**282**
$ 500,000 - 599,999	20	24	30	30	21	30	20	17					**192**
$ 600,000 - 699,999	10	14	15	16	18	16	13	12					**114**
$ 700,000 - 799,999	7	5	11	10	8	8	12	9					**70**
$ 800,000 - 899,999	5	6	7	2	3	4	7	6					**40**
$ 900,000 - 999,999	2	2	3	4	2	1	3						**17**
$ 1,000,000 - and over	7	10	12	15	5	4	7	12					**72**
Total	**140**	**181**	**248**	**229**	**191**	**189**	**177**	**163**					**1518**



Source: Stellar MLS

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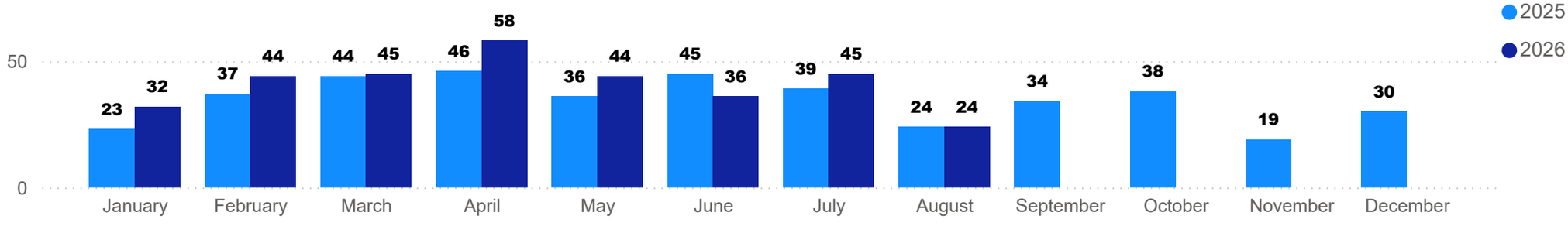
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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	1												**1**
$ 50,000 - 59,999													
$ 60,000 - 69,999						1							**1**
$ 70,000 - 79,999				1		1							**2**
$ 80,000 - 89,999													
$ 90,000 - 99,999					2			1					**3**
$ 100,000 - 119,999	1			2	1		4						**8**
$ 120,000 - 139,999		1	1	1	2	1	3	2					**11**
$ 140,000 - 159,999	4	2	1	2	4	1	3						**17**
$ 160,000 - 179,999	3	2	5	6	4	1	5	3					**29**
$ 180,000 - 199,999	3	5	1	5	5	4	4	3					**30**
$ 200,000 - 249,999	4	13	12	14	10	9	8	6					**76**
$ 250,000 - 299,999	3	11	5	10	7	6	6	5					**53**
$ 300,000 - 349,999	4	3	4	2		3	1	1					**18**
$ 350,000 - 399,999	2	2	3	6	1	2	2	1					**19**
$ 400,000 - 499,999	3	4	6	2	3	2	6						**26**
$ 500,000 - 599,999	2	1	1			4	2	1					**11**
$ 600,000 - 699,999				3	1	1	1						**6**
$ 700,000 - 799,999	1		2		1								**4**
$ 800,000 - 899,999			1		2								**3**
$ 900,000 - 999,999	1		2	2	1								**6**
$ 1,000,000 - and over			1	2				1					**4**
Total	**32**	**44**	**45**	**58**	**44**	**36**	**45**	**24**					**328**



Source: Stellar MLS

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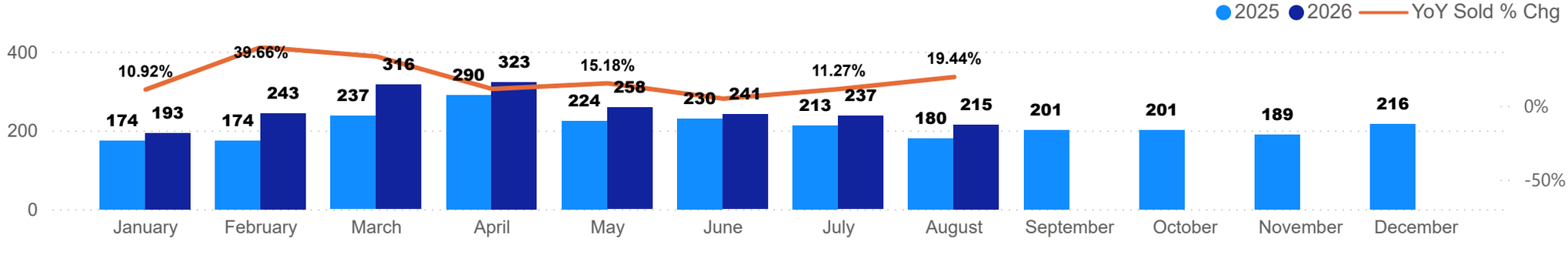
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
$ 1 - 49,999	3		1		3			1					**8**
$ 50,000 - 59,999		1	1	1	2			1					**6**
$ 60,000 - 69,999	4				2	1	1						**8**
$ 70,000 - 79,999		2		4	1	1		2					**10**
$ 80,000 - 89,999		1		1									**2**
$ 90,000 - 99,999	1	1	1	2	2	1	1	4					**13**
$ 100,000 - 119,999	3	1	3	6	4	2	4	5					**28**
$ 120,000 - 139,999	6	4	6	8	4	5	8	8					**49**
$ 140,000 - 159,999	7	5	5	10	6	5	3	7					**48**
$ 160,000 - 179,999	5	5	13	15	9	5	10	7					**69**
$ 180,000 - 199,999	7	7	6	9	14	8	5	11					**67**
$ 200,000 - 249,999	11	26	31	36	24	26	19	15					**188**
$ 250,000 - 299,999	16	34	28	33	28	33	28	24					**224**
$ 300,000 - 349,999	24	30	44	39	23	26	28	25					**239**
$ 350,000 - 399,999	21	34	36	33	27	22	28	19					**220**
$ 400,000 - 499,999	30	30	56	42	47	38	37	28					**308**
$ 500,000 - 599,999	22	25	31	30	21	34	22	18					**203**
$ 600,000 - 699,999	10	14	15	19	19	17	14	12					**120**
$ 700,000 - 799,999	8	5	13	10	9	8	12	9					**74**
$ 800,000 - 899,999	5	6	8	2	5	4	7	6					**43**
$ 900,000 - 999,999	3	2	5	6	3	1	3						**23**
$ 1,000,000 - and over	7	10	13	17	5	4	7	13					**76**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**					**2026**



Source: Stellar MLS

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Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
1	7	1	5	8	4	5	5	4					**39**
2	77	119	140	146	113	100	90	93					**878**
3	87	100	128	133	111	107	124	95					**885**
4	21	17	39	35	26	27	16	21					**202**
5	1	5	4	1	4	2	2	2					**21**
6+		1											**1**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**					**2026**

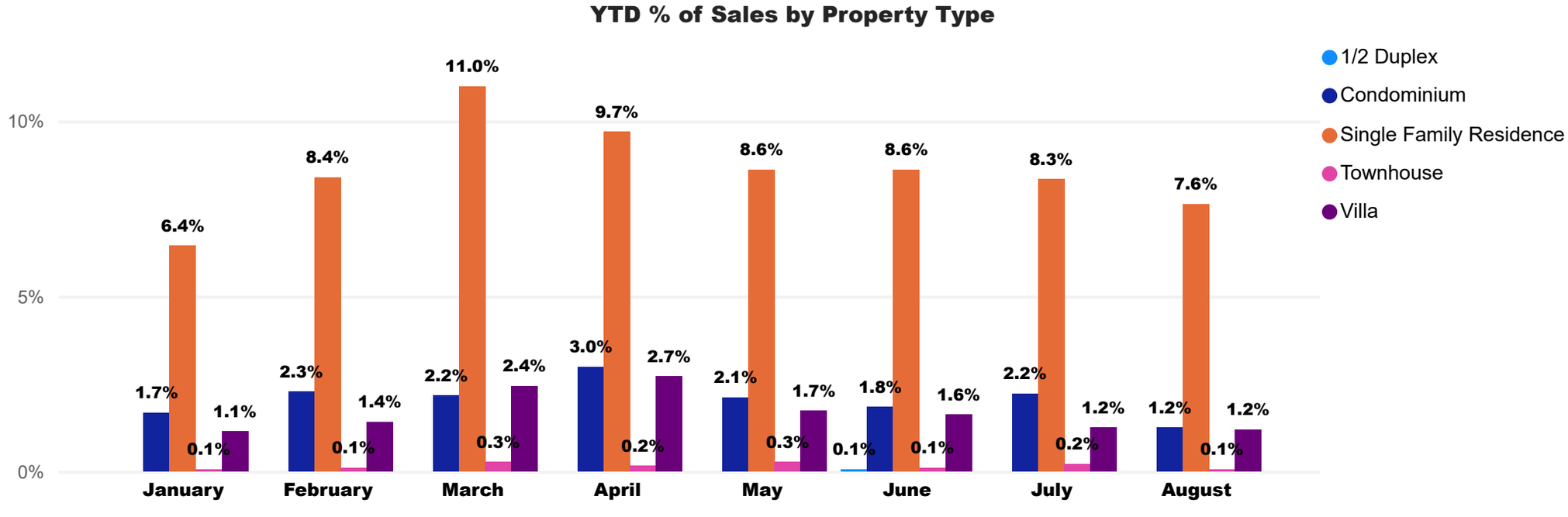
Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
1	10	9	9	11	8	10	11	14					**82**
2	137	195	243	244	196	181	173	157					**1526**
3	36	32	50	57	46	43	47	36					**347**
4	8	4	10	10	5	6	5	6					**54**
5	1	2	3	1	2	1	1	1					**12**
6+	1	1	1		1			1					**5**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**					**2026**

Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
1/2 Duplex						1							**1**
Condominium	31	42	40	55	39	34	41	23					**305**
Single Family Residence	119	155	203	179	159	159	154	141					**1269**
Townhouse	1	2	5	3	5	2	4	1					**23**
Villa	21	26	45	50	32	30	23	22					**249**
Total	**172**	**225**	**293**	**287**	**235**	**226**	**222**	**187**					**1847**



Source: Stellar MLS

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Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - August - 2026

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							2
$ 90,000 - 99,999	1	1%	99,900	99,900	100%	87	2
$ 100,000 - 119,999							5
$ 120,000 - 139,999	3	2%	139,967	125,000	89%	42	11
$ 140,000 - 159,999	3	2%	162,333	142,208	88%	117	8
$ 160,000 - 179,999	3	2%	174,967	170,133	97%	120	13
$ 180,000 - 199,999	10	5%	203,510	193,100	95%	135	20
$ 200,000 - 249,999	15	8%	237,530	224,067	94%	52	64
$ 250,000 - 299,999	23	12%	283,104	269,941	95%	70	66
$ 300,000 - 349,999	25	13%	331,432	322,288	97%	93	72
$ 350,000 - 399,999	18	10%	377,639	372,494	99%	63	75
$ 400,000 - 499,999	28	15%	455,500	442,989	97%	89	122
$ 500,000 - 599,999	18	10%	570,683	550,733	97%	69	68
$ 600,000 - 699,999	12	6%	664,942	631,908	95%	73	56
$ 700,000 - 799,999	9	5%	762,532	734,989	96%	71	36
$ 800,000 - 899,999	6	3%	888,317	849,583	96%	111	21
$ 900,000 - 999,999							17
$ 1,000,000 - and over	13	7%	2,081,769	1,909,296	92%	122	57
Total	**187**	**100%**	**529,335**	**503,250**	**95%**	**84**	**716**

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
$ 1 - 49,999	8	0.39%	45,738	33,188	73%	206	1
$ 50,000 - 59,999	6	0.30%	67,217	50,833	76%	85	
$ 60,000 - 69,999	8	0.39%	75,600	63,800	84%	119	
$ 70,000 - 79,999	10	0.49%	83,330	72,150	87%	239	
$ 80,000 - 89,999	2	0.10%	88,750	81,000	91%	164	2
$ 90,000 - 99,999	13	0.64%	104,023	93,208	90%	164	2
$ 100,000 - 119,999	28	1.38%	122,482	109,956	90%	143	5
$ 120,000 - 139,999	49	2.42%	139,516	128,129	92%	104	11
$ 140,000 - 159,999	48	2.37%	161,404	148,429	92%	111	8
$ 160,000 - 179,999	69	3.41%	180,287	168,343	93%	99	13
$ 180,000 - 199,999	67	3.31%	201,052	188,621	94%	110	20
$ 200,000 - 249,999	188	9.28%	236,985	225,023	95%	77	64
$ 250,000 - 299,999	224	11.06%	284,804	273,907	96%	78	66
$ 300,000 - 349,999	239	11.80%	336,154	322,419	96%	89	72
$ 350,000 - 399,999	220	10.86%	385,012	372,427	97%	66	75
$ 400,000 - 499,999	308	15.20%	461,308	444,487	96%	79	122
$ 500,000 - 599,999	203	10.02%	563,895	545,539	97%	71	68
$ 600,000 - 699,999	120	5.92%	665,174	641,618	96%	74	56
$ 700,000 - 799,999	74	3.65%	770,901	743,311	96%	68	36
$ 800,000 - 899,999	43	2.12%	873,804	847,107	97%	72	21
$ 900,000 - 999,999	23	1.14%	1,007,599	941,430	93%	99	17
$ 1,000,000 - and over	76	3.75%	1,819,848	1,672,944	92%	94	57
Total	**2026**	**100.00%**	**450,904**	**430,124**	**95%**	**84**	**716**

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Venice Area Board of REALTORS®

Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

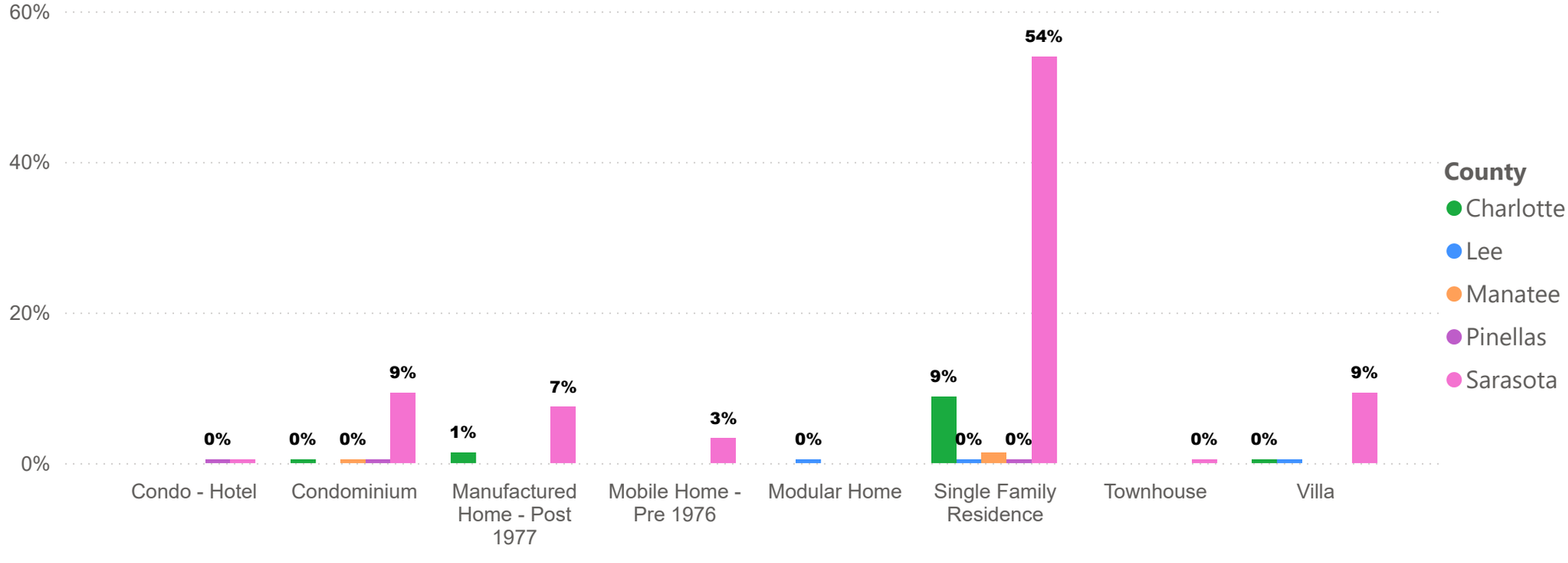
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2022	161	559,258	541,948	97%	34	606	3.76
10/31/2022	142	533,962	517,037	97%	29	636	4.48
11/30/2022	113	501,573	483,383	96%	32	654	5.79
12/31/2022	150	524,695	506,998	97%	42	675	4.50
01/31/2023	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	848	2.73
04/30/2023	290	510,721	496,721	97%	38	854	2.94
05/31/2023	331	521,780	506,117	97%	47	797	2.41
06/30/2023	286	525,169	505,796	96%	52	846	2.96
07/31/2023	242	508,828	494,840	97%	53	802	3.31
08/31/2023	230	502,411	488,227	97%	60	821	3.57
09/30/2023	229	496,025	478,059	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	962	5.01
11/30/2023	199	523,978	508,100	97%	69	1073	5.39
12/31/2023	163	487,197	466,286	96%	72	1089	6.68
01/31/2024	156	548,363	528,593	96%	69	1286	8.24
02/29/2024	200	540,530	519,702	96%	80	1365	6.83
03/31/2024	266	550,120	531,937	97%	74	1355	5.09
04/30/2024	298	589,333	564,065	96%	79	1372	4.60
05/31/2024	286	476,666	456,856	96%	88	1320	4.62
06/30/2024	237	494,075	475,951	96%	98	1203	5.08
07/31/2024	220	536,295	504,114	94%	94	1093	4.97
08/31/2024	193	487,224	466,725	96%	93	1023	5.30
09/30/2024	154	465,482	446,153	96%	85	1021	6.63
10/31/2024	159	522,635	497,927	95%	96	1045	6.57
11/30/2024	123	490,713	470,180	96%	81	1178	9.58
12/31/2024	153	514,841	493,128	96%	100	1220	7.97
01/31/2025	160	549,658	524,936	96%	109	1474	9.21
02/28/2025	161	506,759	487,348	96%	69	1607	9.98
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1609	6.21
05/31/2025	211	493,217	463,271	94%	97	1455	6.90
06/30/2025	214	516,998	504,202	98%	96	1349	6.30
07/31/2025	201	432,570	410,982	95%	111	1216	6.05
08/31/2025	168	537,032	502,576	94%	113	1084	6.45
09/30/2025	192	487,521	459,170	94%	110	1055	5.49
10/31/2025	192	455,818	432,587	95%	87	1098	5.72
11/30/2025	176	446,631	426,291	95%	93	1108	6.30
12/31/2025	190	436,721	415,267	95%	99	1116	5.87
01/31/2026	172	491,262	466,101	95%	87	1182	6.87
02/28/2026	225	478,248	456,825	96%	84	1157	5.14
03/31/2026	293	489,033	467,838	96%	89	1131	3.86
04/30/2026	287	490,365	467,201	95%	94	1057	3.68
05/31/2026	235	458,511	437,342	95%	99	941	4.00
06/30/2026	226	445,457	427,593	96%	88	859	3.80
07/31/2026	222	458,883	441,363	96%	89	782	3.52
08/31/2026	187	529,335	503,250	95%	98	716	3.83

Venice Area Board of REALTORS® August - 2026

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Lee	Manatee	Pinellas	Sarasota	**Total**
Condo - Hotel				0%	0%	**1%**
Condominium	0%		0%	0%	9%	**11%**
Manufactured Home - Post 1977	1%				7%	**9%**
Mobile Home - Pre 1976					3%	**3%**
Modular Home		0%				**0%**
Single Family Residence	9%	0%	1%	0%	54%	**65%**
Townhouse					0%	**0%**
Villa	0%	0%			9%	**10%**
Total	**11%**	**1%**	**2%**	**1%**	**84%**	**100%**



Source: Stellar MLS

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