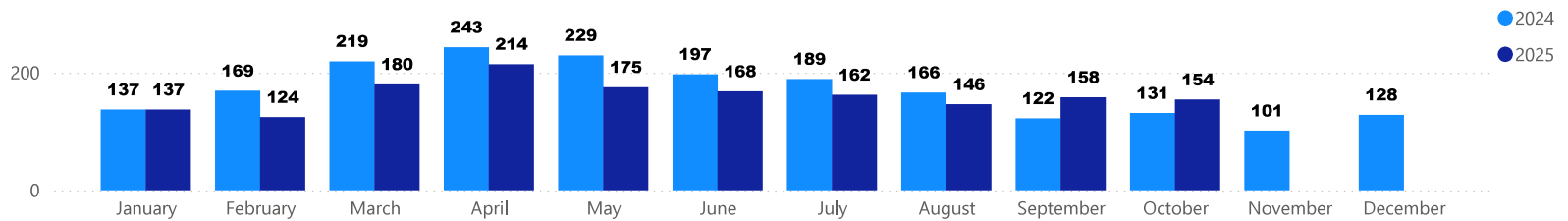




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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										2			2
\$ 90,000 - 99,999													
\$ 100,000 - 119,999		1			1			1					3
\$ 120,000 - 139,999		1					1	1	1				4
\$ 140,000 - 159,999						1				2			3
\$ 160,000 - 179,999	2	1	1	1	1	1	2	1	2	1			13
\$ 180,000 - 199,999	2	1		3	2	3	2	2	4	3			22
\$ 200,000 - 249,999	7	2	9	13	6	9	8	6	8	12			80
\$ 250,000 - 299,999	19	13	22	19	30	23	17	15	14	10			182
\$ 300,000 - 349,999	19	14	19	34	25	22	26	32	27	24			242
\$ 350,000 - 399,999	15	13	23	33	22	20	29	20	26	19			220
\$ 400,000 - 499,999	24	29	34	37	28	32	29	23	28	31			295
\$ 500,000 - 599,999	15	10	26	24	17	14	18	15	16	22			177
\$ 600,000 - 699,999	13	14	11	12	17	17	14	10	13	15			136
\$ 700,000 - 799,999	4	7	10	13	9	11	5	5	8	3			75
\$ 800,000 - 899,999	6	7	5	5	5	3	6	6	2	3			48
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1	1			29
\$ 1,000,000 - and over	8	8	15	11	9	10	3	9	8	6			87
Total	137	124	180	214	175	168	162	146	158	154			1618

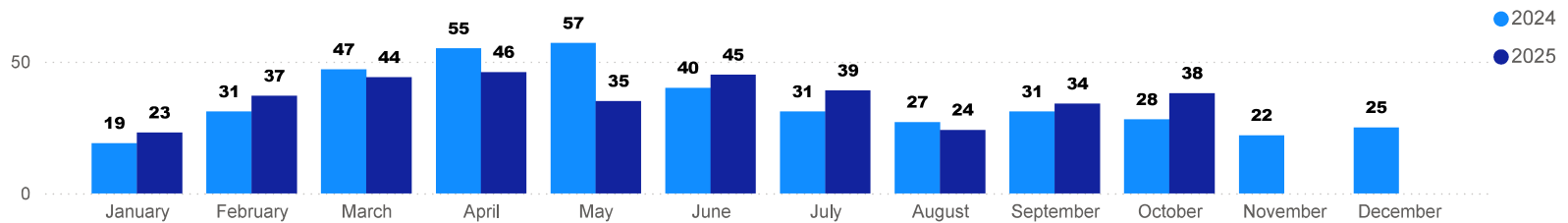




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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						2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999								1		1			2
\$ 80,000 - 89,999													
\$ 90,000 - 99,999				1		1		1					3
\$ 100,000 - 119,999		1	2			1	3	1	1				9
\$ 120,000 - 139,999	1	1	1		1	2	7		4	1			18
\$ 140,000 - 159,999		2	2	1		4	2	2	3	3			19
\$ 160,000 - 179,999		5	3	3	3	2	6	2	4	6			34
\$ 180,000 - 199,999	2		3	2	5	4	2	2		2			22
\$ 200,000 - 249,999	8	10	6	11	6	11	6	6	10	11			85
\$ 250,000 - 299,999	3	5	9	9	7	10		7	2	5			57
\$ 300,000 - 349,999	4	7	9	8	4	1	6		4	2			45
\$ 350,000 - 399,999	3	2	1	4	4	1	2		1	2			20
\$ 400,000 - 499,999		2	2	1	3	3	2	1		1			15
\$ 500,000 - 599,999		1	2	1	1	1		1	2	2			11
\$ 600,000 - 699,999		1	2				1		2				6
\$ 700,000 - 799,999				1		1	1			1			4
\$ 800,000 - 899,999			1	1		1							3
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2		1	2	1	2			1	1			10
Total	23	37	44	46	35	45	39	24	34	38			365

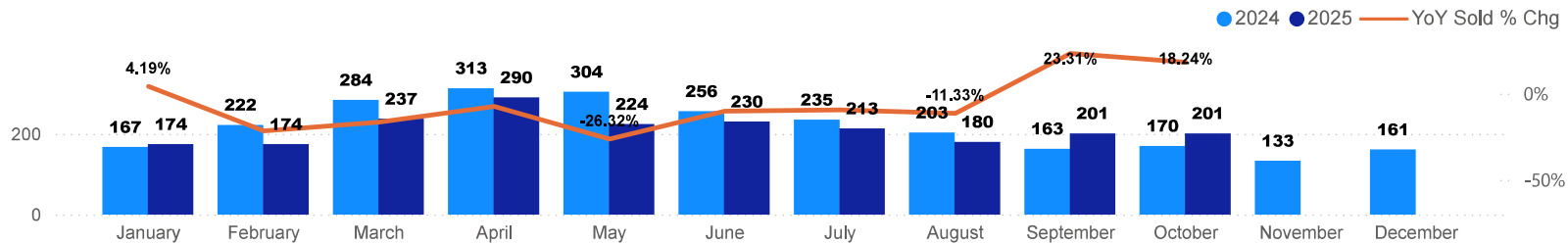




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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				1		1			4
\$ 60,000 - 69,999				3						1			4
\$ 70,000 - 79,999		1				1	1			2			5
\$ 80,000 - 89,999	1	1			1	3		1		3			10
\$ 90,000 - 99,999	1			1		2		3					7
\$ 100,000 - 119,999	1	4	6	4	1	2	5	4	2				29
\$ 120,000 - 139,999	4	4	3	8	4	5	11	1	9	4			53
\$ 140,000 - 159,999	1	3	4	4	4	7	3	3	4	6			39
\$ 160,000 - 179,999	4	8	4	7	5	5	10	5	6	8			62
\$ 180,000 - 199,999	4	2	3	6	8	8	4	4	5	5			49
\$ 200,000 - 249,999	17	13	16	31	12	21	15	13	20	23			181
\$ 250,000 - 299,999	24	19	32	29	40	34	18	23	16	15			250
\$ 300,000 - 349,999	23	21	29	42	30	24	33	32	31	26			291
\$ 350,000 - 399,999	18	15	24	37	26	21	31	20	27	21			240
\$ 400,000 - 499,999	24	31	37	38	31	35	31	24	28	32			311
\$ 500,000 - 599,999	15	11	28	25	18	15	18	16	18	24			188
\$ 600,000 - 699,999	13	15	13	12	17	17	15	10	15	15			142
\$ 700,000 - 799,999	4	7	10	14	9	12	6	5	8	4			79
\$ 800,000 - 899,999	6	7	6	6	5	4	6	6	2	3			51
\$ 900,000 - 999,999	3	3	5	9	3	2	2		1	1			29
\$ 1,000,000 - and over	10	8	16	13	10	12	3	9	9	7			97
Total	174	174	237	290	224	230	213	180	201	201			2124



Source: Stellar MLS

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**Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025**

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	2	5	6	4	4	4	2	2	3	4			36
2	77	74	89	118	93	104	89	79	81	86			890
3	81	81	117	143	103	102	102	76	93	98			996
4	11	13	18	21	23	19	16	19	17	12			169
5	2	1	6	4	1		3	4	5	1			27
6+	1		1			1	1		2				6
Total	174	174	237	291	224	230	213	182	201	201			2127

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	3	8	11	11	8	6	6	5	9	13			80
2	129	130	173	220	171	182	171	138	155	145			1614
3	35	29	44	52	38	34	29	30	26	36			353
4	6	5	6	4	5	7	6	7	9	7			62
5		2	2	2	1		1		1				9
6+	1		1	1	1	1			1				6
Total	174	174	237	291	224	230	213	182	201	201			2127

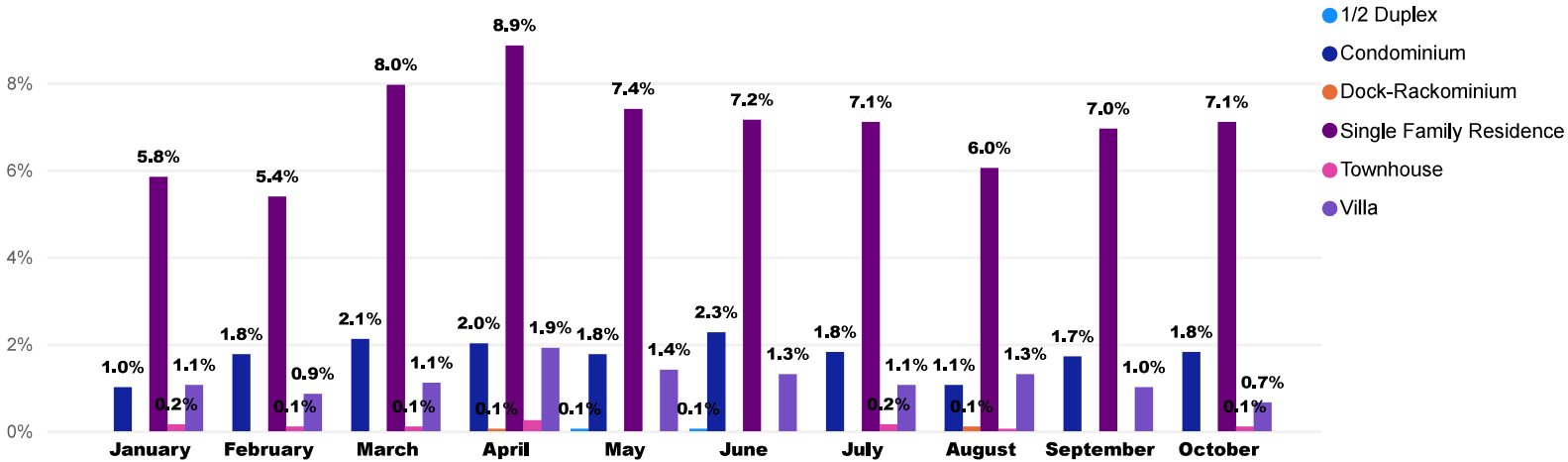


Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex					1	1							2
Condominium	20	35	42	40	35	45	36	21	34	36			344
Dock-Rackominium				1				2					3
Single Family Residence	116	107	158	176	147	142	141	120	138	141			1386
Townhouse	3	2	2	5			3	1		2			18
Villa	21	17	22	38	28	26	21	26	20	13			232
Total	160	161	224	260	211	214	201	170	192	192			1985

YTD % of Sales by Property Type





Venice Area Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - October -
2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							4
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999	1	1%	75,000	75,000	100%	5	1
\$ 80,000 - 89,999	2	1%	125,000	85,000	68%	95	
\$ 90,000 - 99,999							2
\$ 100,000 - 119,999							4
\$ 120,000 - 139,999	1	1%	136,900	124,000	91%	25	6
\$ 140,000 - 159,999	5	3%	158,400	150,600	95%	177	18
\$ 160,000 - 179,999	7	4%	184,129	170,571	93%	56	21
\$ 180,000 - 199,999	5	3%	196,980	184,400	94%	114	29
\$ 200,000 - 249,999	23	12%	234,715	217,478	93%	63	81
\$ 250,000 - 299,999	15	8%	283,387	269,247	95%	53	120
\$ 300,000 - 349,999	26	14%	341,127	324,896	95%	69	106
\$ 350,000 - 399,999	21	11%	384,619	375,167	98%	85	132
\$ 400,000 - 499,999	32	17%	463,742	445,372	96%	72	183
\$ 500,000 - 599,999	24	13%	567,644	541,225	95%	109	125
\$ 600,000 - 699,999	15	8%	669,647	635,493	95%	67	77
\$ 700,000 - 799,999	4	2%	758,750	735,625	97%	42	50
\$ 800,000 - 899,999	3	2%	841,333	820,667	98%	31	21
\$ 900,000 - 999,999	1	1%	959,000	939,000	98%	39	17
\$ 1,000,000 - and over	7	4%	1,766,857	1,619,286	92%	50	85
Total	192	100%	455,818	432,587	95%	75	1083

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0.14%	53,000	39,667	75%	126	4
\$ 50,000 - 59,999	4	0.19%	67,875	52,625	78%	61	
\$ 60,000 - 69,999	4	0.19%	74,250	63,250	85%	22	1
\$ 70,000 - 79,999	5	0.24%	84,980	74,000	87%	97	1
\$ 80,000 - 89,999	10	0.47%	105,880	84,200	80%	87	
\$ 90,000 - 99,999	7	0.33%	101,186	92,786	92%	72	2
\$ 100,000 - 119,999	29	1.37%	131,521	109,229	83%	142	4
\$ 120,000 - 139,999	53	2.50%	144,164	129,278	90%	100	6
\$ 140,000 - 159,999	39	1.84%	159,807	149,014	93%	86	18
\$ 160,000 - 179,999	62	2.92%	184,679	169,587	92%	102	21
\$ 180,000 - 199,999	49	2.31%	203,631	189,146	93%	83	29
\$ 200,000 - 249,999	181	8.52%	237,622	223,312	94%	78	81
\$ 250,000 - 299,999	250	11.77%	289,246	275,995	95%	91	120
\$ 300,000 - 349,999	291	13.70%	337,888	324,478	96%	80	106
\$ 350,000 - 399,999	240	11.30%	388,110	373,476	96%	89	132
\$ 400,000 - 499,999	311	14.64%	461,681	442,526	96%	83	183
\$ 500,000 - 599,999	188	8.85%	568,465	544,864	96%	79	125
\$ 600,000 - 699,999	142	6.69%	671,025	640,082	95%	76	77
\$ 700,000 - 799,999	79	3.72%	773,020	739,911	96%	72	50
\$ 800,000 - 899,999	51	2.40%	876,128	840,502	96%	58	21
\$ 900,000 - 999,999	29	1.37%	994,020	941,142	95%	102	17
\$ 1,000,000 - and over	97	4.57%	1,956,445	1,830,103	94%	79	85
Total	2124	100.00%	479,718	456,034	95%	84	1083

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 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	494,799	97%	53	802	3.31
08/31/2023	230	502,411	488,649	97%	60	821	3.57
09/30/2023	229	496,025	478,016	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	961	5.01
11/30/2023	199	523,978	508,075	97%	69	1072	5.39
12/31/2023	163	487,197	466,502	96%	72	1088	6.67
01/31/2024	156	548,363	528,593	96%	69	1285	8.24
02/29/2024	200	540,530	519,652	96%	80	1364	6.82
03/31/2024	266	550,120	531,975	97%	74	1354	5.09
04/30/2024	298	589,333	564,065	96%	79	1371	4.60
05/31/2024	286	476,666	456,974	96%	88	1319	4.61
06/30/2024	237	494,075	475,951	96%	98	1202	5.07
07/31/2024	220	536,295	504,114	94%	94	1092	4.96
08/31/2024	193	487,224	466,776	96%	93	1022	5.30
09/30/2024	153	467,446	447,991	96%	85	1020	6.67
10/31/2024	159	522,635	497,927	95%	96	1044	6.57
11/30/2024	123	490,713	470,180	96%	81	1177	9.57
12/31/2024	153	514,841	493,128	96%	100	1219	7.97
01/31/2025	160	549,658	524,936	96%	109	1475	9.22
02/28/2025	161	506,759	487,472	96%	69	1609	9.99
03/31/2025	224	534,815	511,162	96%	88	1634	7.29
04/30/2025	259	513,930	487,209	95%	104	1612	6.22
05/31/2025	211	493,217	463,271	94%	97	1456	6.90
06/30/2025	214	516,998	504,202	98%	96	1354	6.33
07/31/2025	201	432,570	410,982	95%	111	1222	6.08
08/31/2025	168	537,032	502,576	94%	113	1090	6.49
09/30/2025	192	487,521	459,170	94%	110	1057	5.51
10/31/2025	192	455,818	432,587	95%	87	1083	5.64



Venice Area Board of REALTORS® October - 2025

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hernando	Hillsborough	Manatee	Sarasota	Total
Condominium	0%		0%	1%	15%	16%
Manufactured Home - Post 1977	0%				2%	2%
Mobile Home - Pre 1976				0%	1%	1%
Single Family Residence	9%	0%		1%	59%	69%
Townhouse					1%	1%
Villa				0%	6%	6%
Total	10%	0%	0%	3%	85%	100%

