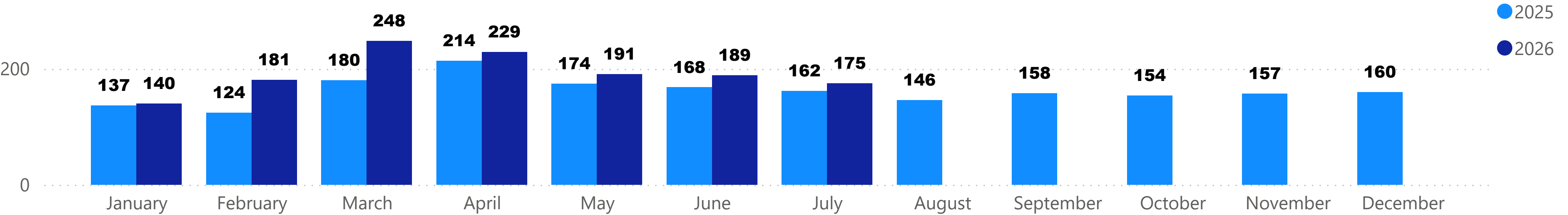




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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								3
\$ 140,000 - 159,999	1	1		2		2							6
\$ 160,000 - 179,999	1	1	5	4	2	3	2						18
\$ 180,000 - 199,999	2	1	2	1	5	1	1						13
\$ 200,000 - 249,999	7	11	17	19	13	17	9						93
\$ 250,000 - 299,999	11	21	22	23	20	25	20						142
\$ 300,000 - 349,999	20	27	40	37	22	22	26						194
\$ 350,000 - 399,999	19	32	33	26	26	20	25						181
\$ 400,000 - 499,999	27	26	50	40	44	36	30						253
\$ 500,000 - 599,999	20	24	30	30	21	30	20						175
\$ 600,000 - 699,999	10	14	15	16	18	16	13						102
\$ 700,000 - 799,999	7	5	11	10	8	8	12						61
\$ 800,000 - 899,999	5	6	7	2	3	4	7						34
\$ 900,000 - 999,999	2	2	3	4	2	1	3						17
\$ 1,000,000 - and over	7	10	12	15	5	4	7						60
Total	140	181	248	229	191	189	175						1353

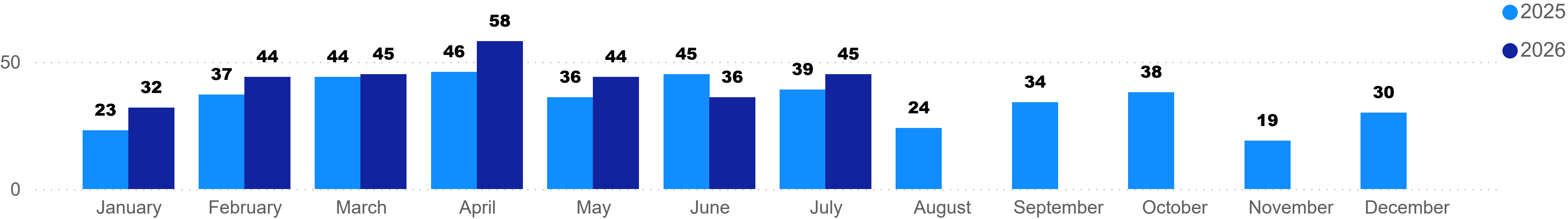




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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								2
\$ 100,000 - 119,999	1			2	1		4						8
\$ 120,000 - 139,999		1	1	1	2	1	3						9
\$ 140,000 - 159,999	4	2	1	2	4	1	3						17
\$ 160,000 - 179,999	3	2	5	6	4	1	5						26
\$ 180,000 - 199,999	3	5	1	5	5	4	4						27
\$ 200,000 - 249,999	4	13	12	14	10	9	8						70
\$ 250,000 - 299,999	3	11	5	10	7	6	6						48
\$ 300,000 - 349,999	4	3	4	2		3	1						17
\$ 350,000 - 399,999	2	2	3	6	1	2	2						18
\$ 400,000 - 499,999	3	4	6	2	3	2	6						26
\$ 500,000 - 599,999	2	1	1			4	2						10
\$ 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									3
Total	32	44	45	58	44	36	45						304

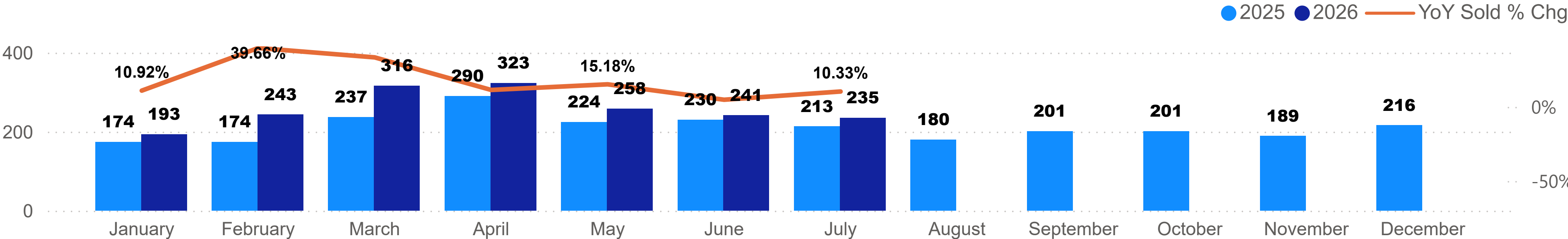




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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								7
\$ 50,000 - 59,999		1	1	1	2								5
\$ 60,000 - 69,999	4				2	1	1						8
\$ 70,000 - 79,999		2		4	1	1							8
\$ 80,000 - 89,999		1		1									2
\$ 90,000 - 99,999	1	1	1	2	2	1	1						9
\$ 100,000 - 119,999	3	1	3	6	4	2	4						23
\$ 120,000 - 139,999	6	4	6	8	4	5	8						41
\$ 140,000 - 159,999	7	5	5	10	6	5	3						41
\$ 160,000 - 179,999	5	5	13	15	9	5	10						62
\$ 180,000 - 199,999	7	7	6	9	14	8	5						56
\$ 200,000 - 249,999	11	26	31	36	24	26	19						173
\$ 250,000 - 299,999	16	34	28	33	28	33	28						200
\$ 300,000 - 349,999	24	30	44	39	23	26	28						214
\$ 350,000 - 399,999	21	34	36	33	27	22	27						200
\$ 400,000 - 499,999	30	30	56	42	47	38	36						279
\$ 500,000 - 599,999	22	25	31	30	21	34	22						185
\$ 600,000 - 699,999	10	14	15	19	19	17	14						108
\$ 700,000 - 799,999	8	5	13	10	9	8	12						65
\$ 800,000 - 899,999	5	6	8	2	5	4	7						37
\$ 900,000 - 999,999	3	2	5	6	3	1	3						23
\$ 1,000,000 - and over	7	10	13	17	5	4	7						63
Total	193	243	316	323	258	241	235						1809



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						35
2	77	119	140	146	113	100	90						785
3	87	100	128	133	111	107	123						789
4	21	17	39	35	26	27	15						180
5	1	5	4	1	4	2	2						19
6+		1											1
Total	193	243	316	323	258	241	235						1809

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						68
2	137	195	243	244	196	181	171						1367
3	36	32	50	57	46	43	47						311
4	8	4	10	10	5	6	5						48
5	1	2	3	1	2	1	1						11
6+	1	1	1		1								4
Total	193	243	316	323	258	241	235						1809

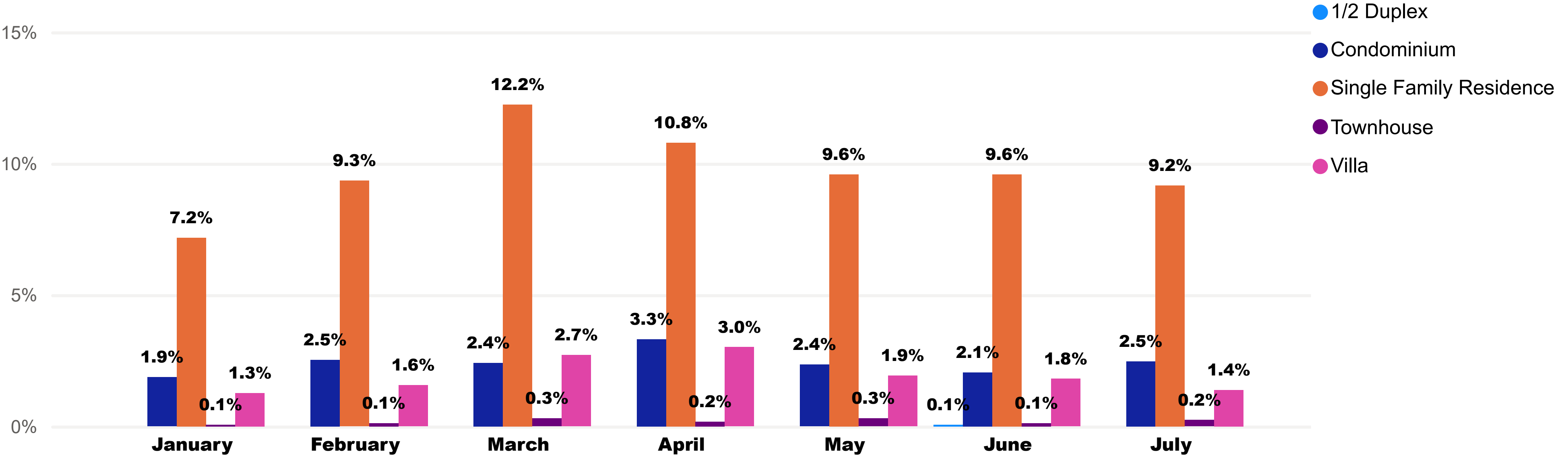


Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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						282
Single Family Residence	119	155	203	179	159	159	152						1126
Townhouse	1	2	5	3	5	2	4						22
Villa	21	26	45	50	32	30	23						227
Total	172	225	293	287	235	226	220						1658

YTD % of Sales by Property Type



Venice Area Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							3
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999	4	2%	123,475	111,250	90%	130	4
\$ 120,000 - 139,999	3	1%	129,300	124,667	96%	65	12
\$ 140,000 - 159,999	3	1%	164,933	150,000	91%	47	8
\$ 160,000 - 179,999	7	3%	187,171	171,429	92%	141	16
\$ 180,000 - 199,999	5	2%	197,780	187,000	95%	60	22
\$ 200,000 - 249,999	17	8%	226,580	226,041	100%	60	63
\$ 250,000 - 299,999	26	12%	283,846	274,300	97%	82	66
\$ 300,000 - 349,999	27	12%	337,729	319,124	94%	91	87
\$ 350,000 - 399,999	27	12%	379,544	370,030	97%	63	70
\$ 400,000 - 499,999	36	16%	468,278	452,637	97%	78	136
\$ 500,000 - 599,999	22	10%	557,332	542,614	97%	56	74
\$ 600,000 - 699,999	14	6%	663,707	639,071	96%	85	60
\$ 700,000 - 799,999	12	5%	774,250	745,125	96%	81	38
\$ 800,000 - 899,999	7	3%	890,971	861,157	97%	107	23
\$ 900,000 - 999,999	3	1%	949,032	931,667	98%	4	16
\$ 1,000,000 - and over	7	3%	1,430,429	1,326,143	93%	53	59
Total	220	100%	459,423	441,876	96%	76	760

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	7	0.39%	49,057	35,500	72%	225	3
\$ 50,000 - 59,999	5	0.28%	68,660	51,000	74%	100	
\$ 60,000 - 69,999	8	0.44%	75,600	63,800	84%	119	
\$ 70,000 - 79,999	8	0.44%	82,350	72,063	88%	277	
\$ 80,000 - 89,999	2	0.11%	88,750	81,000	91%	164	2
\$ 90,000 - 99,999	9	0.50%	102,489	92,422	90%	145	1
\$ 100,000 - 119,999	23	1.27%	122,639	110,599	90%	154	4
\$ 120,000 - 139,999	41	2.27%	139,463	128,105	92%	96	12
\$ 140,000 - 159,999	41	2.27%	160,743	148,938	93%	111	8
\$ 160,000 - 179,999	62	3.43%	180,389	168,129	93%	96	16
\$ 180,000 - 199,999	56	3.10%	200,364	187,636	94%	107	22
\$ 200,000 - 249,999	173	9.56%	236,937	225,106	95%	79	63
\$ 250,000 - 299,999	200	11.06%	285,124	274,433	96%	79	66
\$ 300,000 - 349,999	214	11.83%	336,705	322,434	96%	88	87
\$ 350,000 - 399,999	200	11.06%	385,576	372,345	97%	67	70
\$ 400,000 - 499,999	279	15.42%	461,989	444,796	96%	78	136
\$ 500,000 - 599,999	185	10.23%	563,235	545,033	97%	72	74
\$ 600,000 - 699,999	108	5.97%	665,199	642,697	97%	74	60
\$ 700,000 - 799,999	65	3.59%	772,059	744,463	96%	68	38
\$ 800,000 - 899,999	37	2.05%	871,451	846,705	97%	66	23
\$ 900,000 - 999,999	23	1.27%	1,007,599	941,430	93%	99	16
\$ 1,000,000 - and over	63	3.48%	1,765,801	1,624,173	92%	88	59
Total	1809	100.00%	447,513	427,171	95%	83	760

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 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
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	494,840	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	1129	3.85
04/30/2026	287	490,365	467,201	95%	94	1053	3.67
05/31/2026	235	458,511	437,364	95%	99	936	3.98
06/30/2026	226	445,457	427,593	96%	88	853	3.77
07/31/2026	220	459,423	441,876	96%	89	760	3.45

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hillsborough	Lee	Manatee	Sarasota	Total
Condominium	1%			1%	15%	18%
Manufactured Home - Post 1977	0%				5%	5%
Mobile Home - Pre 1976				0%	1%	1%
Single Family Residence	8%	1%	1%	4%	51%	65%
Townhouse					2%	2%
Villa	0%			0%	9%	10%
Total	10%	1%	1%	6%	83%	100%

