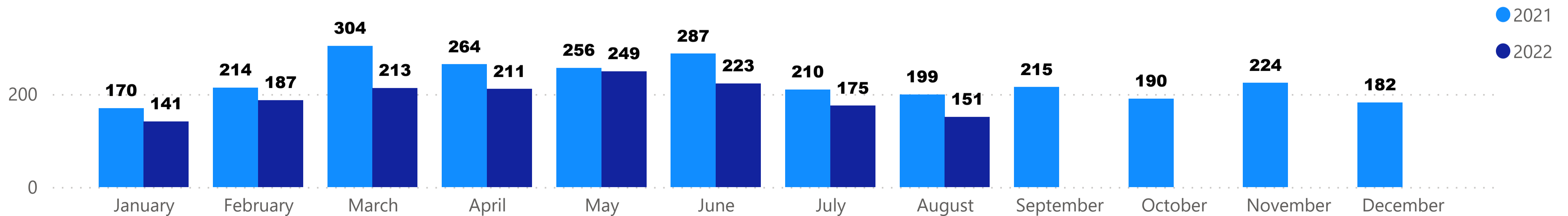


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2022

Sales by Price Range - Single Family Homes & Villas

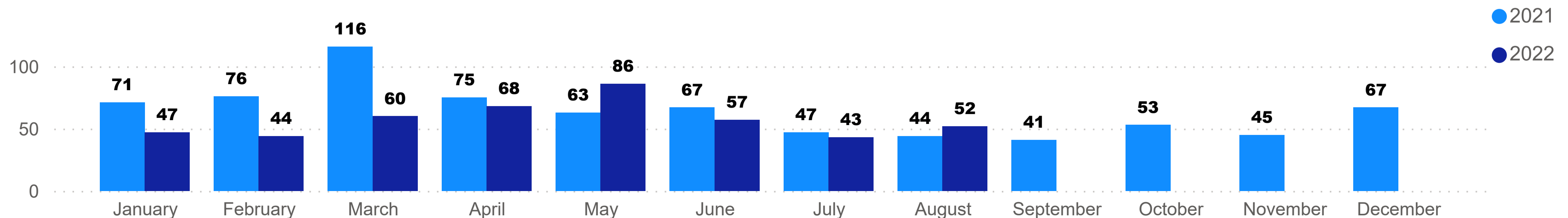
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999						1							1
\$ 90,000 - 99,999													
\$ 100,000 - 119,999							1						1
\$ 120,000 - 139,999		1		1			1						3
\$ 140,000 - 159,999		1			2	1	1						5
\$ 160,000 - 179,999	3	1	1		1	1							7
\$ 180,000 - 199,999	4	3	1	1	1	1		1					12
\$ 200,000 - 249,999	9	2	9	5	4	5	7	5					46
\$ 250,000 - 299,999	15	20	13	20	13	12	9	9					111
\$ 300,000 - 349,999	16	21	28	18	19	26	19	13					160
\$ 350,000 - 399,999	20	25	19	21	28	30	21	16					180
\$ 400,000 - 499,999	26	46	53	51	59	53	39	40					367
\$ 500,000 - 599,999	22	26	39	38	42	27	24	30					248
\$ 600,000 - 699,999	10	11	24	25	29	19	16	11					145
\$ 700,000 - 799,999	6	11	12	16	16	15	17	7					100
\$ 800,000 - 899,999		10	5	5	19	13	5	7					64
\$ 900,000 - 999,999	2	2	5		6	6	6	4					31
\$ 1,000,000 - and over	8	7	4	10	10	13	9	8					69
Total	141	187	213	211	249	223	175	151					1550



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2022

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

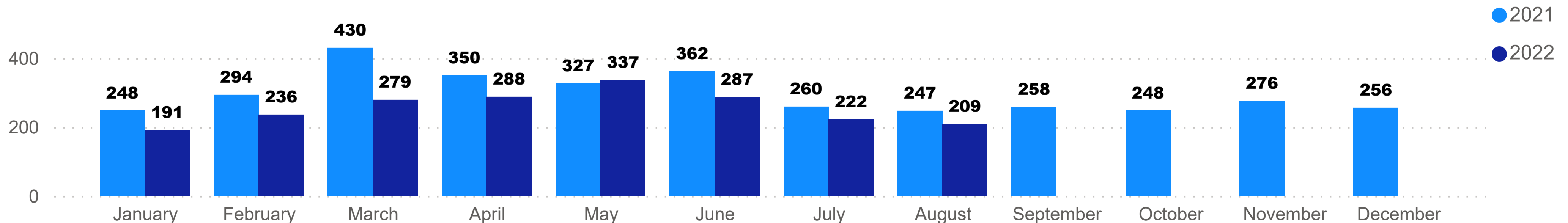
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999				1									1
\$ 70,000 - 79,999				1									1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999			1										1
\$ 120,000 - 139,999		2		1		1							4
\$ 140,000 - 159,999		1		1	1		1	1					5
\$ 160,000 - 179,999		3	1		1	1	1	2					9
\$ 180,000 - 199,999	4	2	3	3	1		2	4					19
\$ 200,000 - 249,999	8	5	14	7	7	7	4	6					58
\$ 250,000 - 299,999	5	7	10	11	25	9	8	14					89
\$ 300,000 - 349,999	9	6	10	17	11	11	9	4					77
\$ 350,000 - 399,999	8	4	5	12	7	5	4	5					50
\$ 400,000 - 499,999	4	6	7	5	9	11	8	10					60
\$ 500,000 - 599,999		2	2	5	8	4	3	2					26
\$ 600,000 - 699,999	3	3	3		6	3	1	3					22
\$ 700,000 - 799,999	3	2	1	1	2	1	1						11
\$ 800,000 - 899,999	1				4								5
\$ 900,000 - 999,999	2	1		1	4	2		1					11
\$ 1,000,000 - and over			3	2		2	1						8
Total	47	44	60	68	86	57	43	52					457



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2022

Sales by Price Range - Overall

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				1									1
\$ 70,000 - 79,999				2									2
\$ 80,000 - 89,999						1							1
\$ 90,000 - 99,999		1											1
\$ 100,000 - 119,999			1				1						2
\$ 120,000 - 139,999		4	2	2		1	2						11
\$ 140,000 - 159,999	1	2		1	2	1	3	1					11
\$ 160,000 - 179,999	4	4	3	2	2	3	2	3					23
\$ 180,000 - 199,999	9	5	4	4	3	2	2	5					34
\$ 200,000 - 249,999	17	8	24	17	13	14	11	14					118
\$ 250,000 - 299,999	20	29	25	32	38	23	18	23					208
\$ 300,000 - 349,999	25	27	38	35	30	38	28	19					240
\$ 350,000 - 399,999	28	29	24	33	35	35	25	21					230
\$ 400,000 - 499,999	30	52	60	56	68	64	47	50					427
\$ 500,000 - 599,999	22	28	41	43	50	31	27	32					274
\$ 600,000 - 699,999	13	14	27	25	35	22	17	14					167
\$ 700,000 - 799,999	9	13	13	17	18	16	18	7					111
\$ 800,000 - 899,999	1	10	5	5	23	13	5	7					69
\$ 900,000 - 999,999	4	3	5	1	10	8	6	5					42
\$ 1,000,000 - and over	8	7	7	12	10	15	10	8					77
Total	191	236	279	288	337	287	222	209					2049



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2022

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
					1								1
1	3	8	5	6	2	5	6	5					40
2	77	105	124	135	143	122	81	85					872
3	89	103	120	119	159	126	111	99					926
4	19	18	28	24	27	29	20	19					184
5	2	2	1	3	4	3	3						18
6+	1		1	1	2	2	1	1					9
Total	191	236	279	288	338	287	222	209					2050

Sales by Bathroom Count

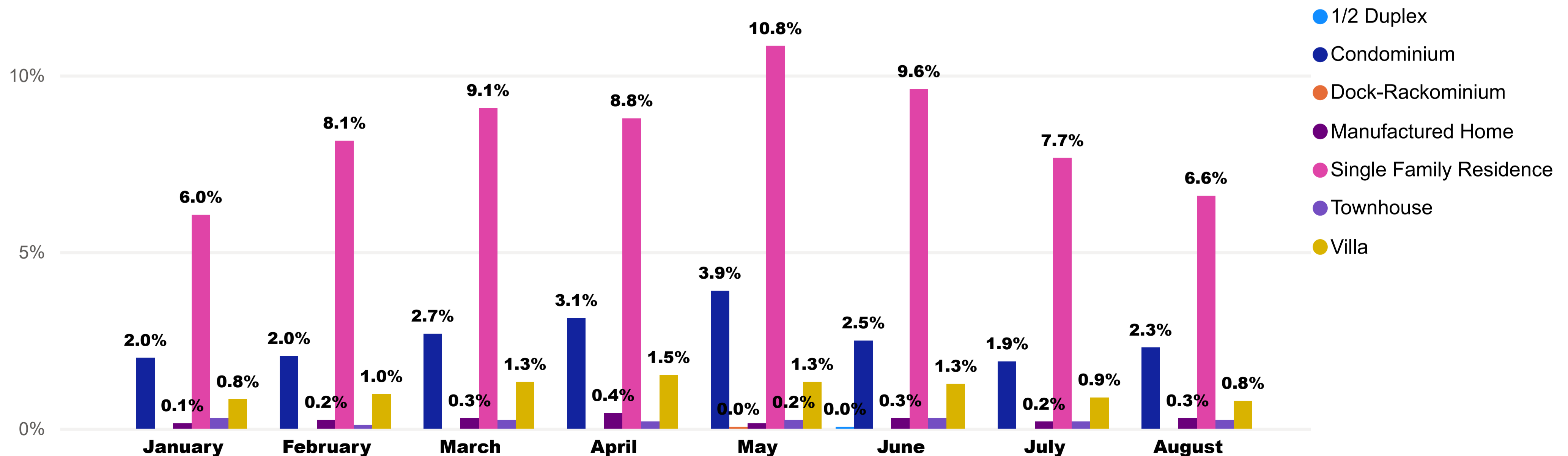
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0					1								1
1	13	9	16	12	16	16	15	13					110
2	137	190	205	233	255	207	160	160					1547
3	34	31	45	29	49	49	42	32					311
4	5	5	8	10	12	12	4	4					60
5	2	1	3		4	2	1						13
6+			2	4	1	1							8
Total	191	236	279	288	338	287	222	209					2050

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2022

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	41	42	55	64	80	51	39	47					419
Dock-Rackominium					1								1
Manufactured Home	3	5	6	9	3	6	4	6					42
Single Family Residence	124	167	186	180	222	197	157	135					1368
Townhouse	6	2	5	4	5	6	4	5					37
Villa	17	20	27	31	27	26	18	16					182
Total	191	236	279	288	338	287	222	209					2050

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - August - 2022

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory	Months Inventory
\$ 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								
\$ 120,000 - 139,999							1	
\$ 140,000 - 159,999	1	0%	148,500	148,500	100%	44		
\$ 160,000 - 179,999	3	1%	170,000	168,500	99%	7	5	1.7
\$ 180,000 - 199,999	5	2%	196,360	189,500	97%	9	3	0.6
\$ 200,000 - 249,999	14	7%	246,329	224,432	91%	11	12	0.9
\$ 250,000 - 299,999	23	11%	275,209	274,774	100%	9	22	1.0
\$ 300,000 - 349,999	19	9%	328,288	324,188	99%	17	43	2.3
\$ 350,000 - 399,999	21	10%	381,268	372,733	98%	17	70	3.3
\$ 400,000 - 499,999	50	24%	452,320	443,504	98%	21	116	2.3
\$ 500,000 - 599,999	32	15%	554,746	557,280	100%	16	64	2.0
\$ 600,000 - 699,999	14	7%	638,421	639,848	100%	9	28	2.0
\$ 700,000 - 799,999	7	3%	755,828	739,429	98%	39	27	3.9
\$ 800,000 - 899,999	7	3%	860,257	842,000	98%	25	22	3.1
\$ 900,000 - 999,999	5	2%	951,460	928,500	98%	37	17	3.4
\$ 1,000,000 - and over	8	4%	1,353,613	1,270,313	94%	21	51	6.4
Total	209	100%	487,404	477,949	98%	17	481	2.3

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 - 2022

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory	Months Inventory
\$ 1 - 49,999								
\$ 50,000 - 59,999								
\$ 60,000 - 69,999	1	0.05%	69,900	65,000	93%	0		
\$ 70,000 - 79,999	2	0.10%	79,950	76,000	95%	2		
\$ 80,000 - 89,999	1	0.05%	85,000	85,000	100%	0		
\$ 90,000 - 99,999	1	0.05%	95,000	95,000	100%	16		
\$ 100,000 - 119,999	2	0.10%	104,950	113,000	108%	3		
\$ 120,000 - 139,999	11	0.54%	137,023	129,792	95%	13	1	0.09
\$ 140,000 - 159,999	11	0.54%	148,509	152,227	103%	23		
\$ 160,000 - 179,999	23	1.12%	168,961	168,822	100%	10	5	0.22
\$ 180,000 - 199,999	34	1.66%	191,312	189,924	99%	16	3	0.09
\$ 200,000 - 249,999	118	5.76%	222,280	223,752	101%	9	12	0.10
\$ 250,000 - 299,999	208	10.15%	274,127	276,567	101%	10	22	0.11
\$ 300,000 - 349,999	240	11.71%	319,758	323,513	101%	10	43	0.18
\$ 350,000 - 399,999	230	11.22%	366,139	373,851	102%	10	70	0.30
\$ 400,000 - 499,999	427	20.84%	436,012	443,657	102%	11	116	0.27
\$ 500,000 - 599,999	274	13.37%	535,738	546,913	102%	10	64	0.23
\$ 600,000 - 699,999	167	8.15%	635,009	641,790	101%	11	28	0.17
\$ 700,000 - 799,999	111	5.42%	734,905	739,227	101%	23	27	0.24
\$ 800,000 - 899,999	69	3.37%	834,611	839,635	101%	16	22	0.32
\$ 900,000 - 999,999	42	2.05%	945,636	948,122	100%	16	17	0.40
\$ 1,000,000 - and over	77	3.76%	1,738,193	1,691,788	97%	30	51	0.66
Total	2049	100.00%	492,967	496,914	101%	12	481	0.23

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 2018 - 2022. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2018	167	267,152	258,380	97%	79	876	5.25
10/31/2018	195	305,939	295,071	96%	75	965	4.95
11/30/2018	207	305,124	295,331	97%	72	1077	5.20
12/31/2018	176	265,770	254,797	96%	82	1097	6.23
01/31/2019	158	324,067	306,862	95%	82	1273	8.06
02/28/2019	209	314,405	300,202	95%	99	1324	6.33
03/31/2019	286	292,559	280,036	96%	88	1276	4.46
04/30/2019	330	301,244	288,920	96%	88	1173	3.55
05/31/2019	351	294,503	283,110	96%	90	1057	3.01
06/30/2019	301	297,621	286,736	96%	92	923	3.07
07/31/2019	268	313,621	302,468	96%	92	848	3.16
08/31/2019	265	284,915	274,482	96%	99	765	2.89
09/30/2019	246	296,008	285,597	96%	89	775	3.15
10/31/2019	254	294,023	285,151	97%	81	833	3.28
11/30/2019	230	286,495	277,142	97%	88	857	3.73
12/31/2019	246	287,445	277,979	97%	66	846	3.44
01/31/2020	196	323,439	311,771	96%	67	927	4.73
02/29/2020	247	300,905	289,118	96%	69	877	3.55
03/31/2020	329	316,175	303,317	96%	81	929	2.82
04/30/2020	229	335,262	322,467	96%	72	821	3.59
05/31/2020	188	311,395	297,398	96%	74	721	3.84
06/30/2020	287	316,023	304,352	96%	80	632	2.20
07/31/2020	329	328,205	315,500	96%	69	598	1.82
08/31/2020	267	314,513	302,763	96%	69	575	2.15
09/30/2020	278	315,236	306,603	97%	68	552	1.99
10/31/2020	322	330,873	321,397	97%	62	544	1.69
11/30/2020	299	334,181	324,355	97%	47	486	1.63
12/31/2020	336	332,267	324,785	98%	46	429	1.28
01/31/2021	248	338,936	330,017	97%	58	340	1.37
02/28/2021	294	355,836	348,790	98%	46	259	0.88
03/31/2021	430	348,668	345,144	99%	37	246	0.57
04/30/2021	350	400,172	397,069	99%	27	210	0.60
05/31/2021	327	386,454	388,056	100%	19	177	0.54
06/30/2021	362	402,182	406,553	101%	19	190	0.52
07/31/2021	260	389,673	393,855	101%	17	239	0.92
08/31/2021	247	389,204	394,993	101%	12	256	1.04
09/30/2021	258	429,017	433,833	101%	15	272	1.05
10/31/2021	248	420,666	424,024	101%	9	255	1.03
11/30/2021	276	412,620	418,234	101%	13	248	0.90
12/31/2021	256	491,626	489,009	99%	18	234	0.91
01/31/2022	191	452,964	453,295	100%	16	189	0.99
02/28/2022	236	464,317	475,071	102%	16	204	0.86
03/31/2022	279	470,881	481,550	102%	12	251	0.90
04/30/2022	288	497,018	508,093	102%	11	313	1.09
05/31/2022	337	524,744	530,852	101%	9	340	1.01
06/30/2022	287	510,389	511,824	100%	10	425	1.48
07/31/2022	222	514,816	509,525	99%	15	532	2.40
08/31/2022	209	487,404	477,949	98%	18	481	2.30

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
Condominium	3%		1%	0%	17%	21%
Manufactured Home					3%	3%
Mobile Home					5%	5%
Single Family Residence	6%	0%	1%	0%	53%	61%
Townhouse					2%	2%
Villa					7%	7%
Total	9%	0%	2%	1%	88%	100%

