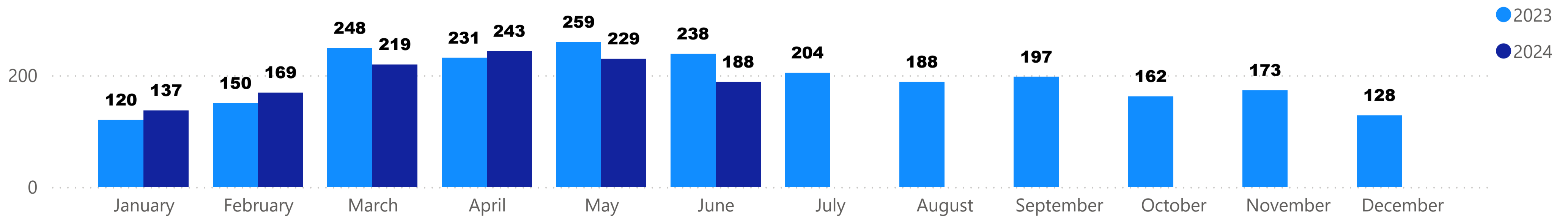


## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### 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													
\$ 120,000 - 139,999		2			1								3
\$ 140,000 - 159,999	1			2		1							4
\$ 160,000 - 179,999					2								2
\$ 180,000 - 199,999			1		3	1							5
\$ 200,000 - 249,999	5	10	6	3	7	8							39
\$ 250,000 - 299,999	7	8	18	17	24	16							90
\$ 300,000 - 349,999	21	21	26	25	33	27							153
\$ 350,000 - 399,999	12	27	38	37	31	30							175
\$ 400,000 - 499,999	38	32	42	48	47	37							244
\$ 500,000 - 599,999	20	17	30	38	30	31							166
\$ 600,000 - 699,999	12	12	15	25	22	11							97
\$ 700,000 - 799,999	8	18	10	17	8	9							70
\$ 800,000 - 899,999	3	8	14	12	14	5							56
\$ 900,000 - 999,999	1	4	4	10		2							21
\$ 1,000,000 - and over	9	10	15	9	7	10							60
<b>Total</b>	<b>137</b>	<b>169</b>	<b>219</b>	<b>243</b>	<b>229</b>	<b>188</b>							<b>1185</b>

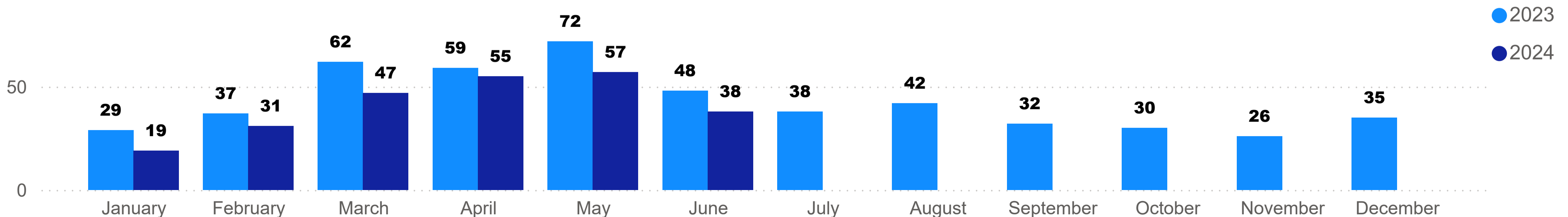




## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### 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
\$ 80,000 - 89,999													
\$ 90,000 - 99,999						1							1
\$ 100,000 - 119,999													
\$ 120,000 - 139,999		2			1	3							6
\$ 140,000 - 159,999		1		2									3
\$ 160,000 - 179,999		1	2	2	1	1							7
\$ 180,000 - 199,999		2	1	1	7	1							12
\$ 200,000 - 249,999	1	5	2	11	7	4							30
\$ 250,000 - 299,999	1	7	11	8	11	8							46
\$ 300,000 - 349,999	6		9	5	8	5							33
\$ 350,000 - 399,999	2	5	7	6	6	5							31
\$ 400,000 - 499,999	2	2	6	7	7	5							29
\$ 500,000 - 599,999	2			3	3	2							10
\$ 600,000 - 699,999	2	2	2	2	3	2							13
\$ 700,000 - 799,999	1	3	3	3	1	1							12
\$ 800,000 - 899,999			2		1								3
\$ 900,000 - 999,999				1	1								2
\$ 1,000,000 - and over	1	1	2	4									8
<b>Total</b>	<b>19</b>	<b>31</b>	<b>47</b>	<b>55</b>	<b>57</b>	<b>38</b>							<b>247</b>

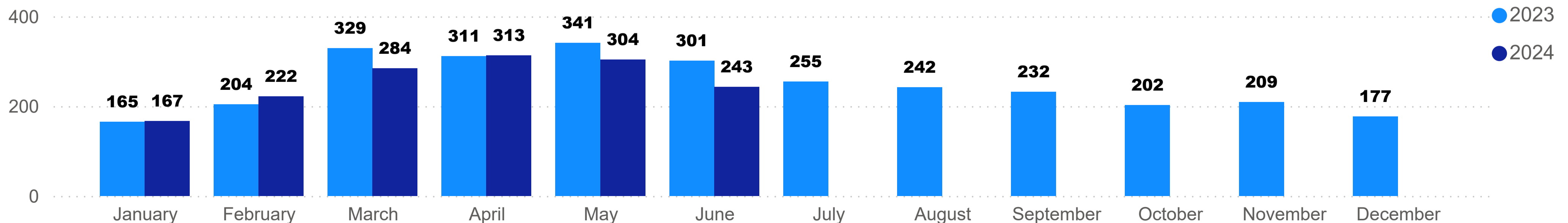




## Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2024

### 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
\$ 50,000 - 59,999						1							1
\$ 60,000 - 69,999	1					1							2
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1				1							3
\$ 100,000 - 119,999		1	1	2	1	2							7
\$ 120,000 - 139,999	4	4		2	2	3							15
\$ 140,000 - 159,999	2	5	4	5	3	2							21
\$ 160,000 - 179,999	1	3	3	4	7	6							24
\$ 180,000 - 199,999	1	6	4	3	14	3							31
\$ 200,000 - 249,999	8	21	12	18	15	15							89
\$ 250,000 - 299,999	8	17	33	26	37	26							147
\$ 300,000 - 349,999	27	22	35	30	41	32							187
\$ 350,000 - 399,999	14	32	46	44	39	35							210
\$ 400,000 - 499,999	40	34	49	55	55	43							276
\$ 500,000 - 599,999	22	17	30	41	33	33							176
\$ 600,000 - 699,999	14	14	17	27	25	13							110
\$ 700,000 - 799,999	9	21	13	20	9	10							82
\$ 800,000 - 899,999	3	8	16	12	15	5							59
\$ 900,000 - 999,999	1	4	4	11	1	2							23
\$ 1,000,000 - and over	10	11	17	13	7	10							68
<b>Total</b>	<b>167</b>	<b>222</b>	<b>284</b>	<b>313</b>	<b>304</b>	<b>243</b>							<b>1533</b>



## 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	6							25
2	69	90	118	117	141	97							632
3	64	96	132	151	123	111							677
4	30	25	27	40	35	28							185
5	2	3	4	2	1								12
6+		1				1							2
<b>Total</b>	<b>167</b>	<b>222</b>	<b>284</b>	<b>313</b>	<b>304</b>	<b>243</b>							<b>1533</b>

### Sales by Bathroom Count

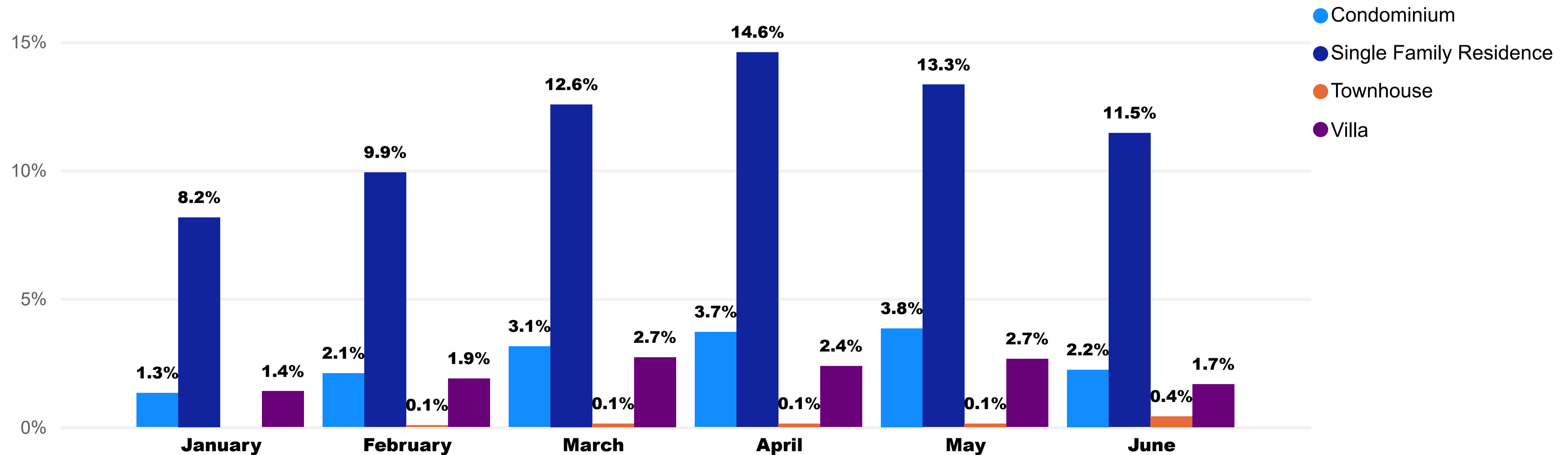
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	13	8	9	12	10							57
2	119	165	214	234	233	191							1156
3	39	39	45	59	52	35							269
4	3	3	13	10	7	5							41
5	1	1	4			2							8
6+		1		1									2
<b>Total</b>	<b>167</b>	<b>222</b>	<b>284</b>	<b>313</b>	<b>304</b>	<b>243</b>							<b>1533</b>

# 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	32							234
Single Family Residence	117	142	180	209	191	164							1003
Townhouse		1	2	2	2	6							13
Villa	20	27	39	34	38	24							182
<b>Total</b>	<b>156</b>	<b>200</b>	<b>266</b>	<b>298</b>	<b>286</b>	<b>226</b>							<b>1432</b>

## YTD % of Sales by Property Type







## Venice Area Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - June - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	1	0%	104,000	98,000	94%	2	
\$ 100,000 - 119,999							1
\$ 120,000 - 139,999	3	1%	143,233	129,667	91%	43	4
\$ 140,000 - 159,999	1	0%	210,000	156,000	74%	149	6
\$ 160,000 - 179,999	1	0%	175,000	161,000	92%	50	16
\$ 180,000 - 199,999	2	1%	193,950	183,500	95%	111	14
\$ 200,000 - 249,999	12	5%	237,517	228,575	96%	122	58
\$ 250,000 - 299,999	24	11%	293,171	278,875	95%	119	118
\$ 300,000 - 349,999	32	14%	338,807	323,517	95%	79	147
\$ 350,000 - 399,999	35	15%	390,939	372,224	95%	98	151
\$ 400,000 - 499,999	42	19%	462,659	448,156	97%	82	256
\$ 500,000 - 599,999	33	15%	560,478	543,515	97%	66	133
\$ 600,000 - 699,999	13	6%	675,446	649,615	96%	90	92
\$ 700,000 - 799,999	10	4%	757,560	723,400	95%	70	56
\$ 800,000 - 899,999	5	2%	871,980	843,400	97%	63	38
\$ 900,000 - 999,999	2	1%	924,000	908,250	98%	63	25
\$ 1,000,000 - and over	10	4%	1,632,890	1,588,250	97%	90	73
<b>Total</b>	<b>226</b>	<b>100%</b>	<b>497,957</b>	<b>479,384</b>	<b>96%</b>	<b>87</b>	<b>1190</b>

**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	1	0.07%	35,000	28,500	81%	248	
\$ 50,000 - 59,999	1	0.07%	55,000	53,000	96%	1	
\$ 60,000 - 69,999	2	0.13%	70,950	65,950	93%	83	
\$ 70,000 - 79,999	1	0.07%	245,000	70,000	29%	16	1
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	3	0.20%	101,300	96,833	96%	43	
\$ 100,000 - 119,999	7	0.46%	123,257	112,000	91%	61	1
\$ 120,000 - 139,999	15	0.98%	144,960	130,193	90%	32	4
\$ 140,000 - 159,999	21	1.37%	166,824	150,976	91%	72	6
\$ 160,000 - 179,999	24	1.57%	182,021	168,042	92%	75	16
\$ 180,000 - 199,999	31	2.02%	209,910	191,032	91%	60	14
\$ 200,000 - 249,999	89	5.81%	241,956	225,169	93%	69	58
\$ 250,000 - 299,999	147	9.59%	290,357	277,987	96%	70	118
\$ 300,000 - 349,999	187	12.20%	335,052	325,284	97%	87	147
\$ 350,000 - 399,999	210	13.70%	387,288	374,004	97%	76	151
\$ 400,000 - 499,999	276	18.00%	461,388	444,511	96%	85	256
\$ 500,000 - 599,999	176	11.48%	562,331	545,686	97%	62	133
\$ 600,000 - 699,999	110	7.18%	667,116	645,151	97%	69	92
\$ 700,000 - 799,999	82	5.35%	765,698	740,455	97%	55	56
\$ 800,000 - 899,999	59	3.85%	868,134	844,085	97%	61	38
\$ 900,000 - 999,999	23	1.50%	965,639	932,670	97%	69	25
\$ 1,000,000 - and over	68	4.44%	1,812,924	1,712,849	94%	69	73
<b>Total</b>	<b>1533</b>	<b>100.00%</b>	<b>512,453</b>	<b>492,397</b>	<b>96%</b>	<b>73</b>	<b>1190</b>

**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 2020 - 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
07/31/2020	327	329,212	316,428	96%	70	596	1.82
08/31/2020	260	318,025	306,222	96%	69	570	2.19
09/30/2020	274	317,958	309,371	97%	65	543	1.98
10/31/2020	316	333,900	324,383	97%	63	535	1.69
11/30/2020	296	335,924	326,023	97%	47	478	1.61
12/31/2020	333	333,745	326,209	98%	46	419	1.26
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	856	2.95
05/31/2023	331	521,780	506,117	97%	47	800	2.42
06/30/2023	286	525,169	505,796	96%	52	849	2.97
07/31/2023	242	508,828	494,799	97%	53	806	3.33
08/31/2023	230	502,411	488,649	97%	60	826	3.59
09/30/2023	229	496,025	478,016	96%	66	895	3.91
10/31/2023	192	516,414	501,041	97%	61	968	5.04
11/30/2023	199	523,978	508,075	97%	69	1079	5.42
12/31/2023	163	487,197	466,502	96%	72	1097	6.73
01/31/2024	156	548,363	528,593	96%	69	1297	8.31
02/29/2024	200	540,530	519,652	96%	80	1375	6.88
03/31/2024	266	550,120	531,975	97%	74	1364	5.13
04/30/2024	298	589,333	564,065	96%	79	1377	4.62
05/31/2024	286	476,666	456,974	96%	88	1318	4.61
06/30/2024	226	497,957	479,384	96%	99	1190	5.27



## Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Manatee	Sarasota	St Lucie	Volusia	Total
Condominium	1%	0%	12%			13%
Manufactured Home - Post 1977	1%	0%	2%		0%	4%
Mobile Home - Pre 1976			3%			3%
Single Family Residence	13%	1%	52%	1%		67%
Townhouse			2%			2%
Villa	1%		9%	0%		10%
<b>Total</b>	<b>16%</b>	<b>2%</b>	<b>80%</b>	<b>1%</b>	<b>0%</b>	<b>100%</b>

