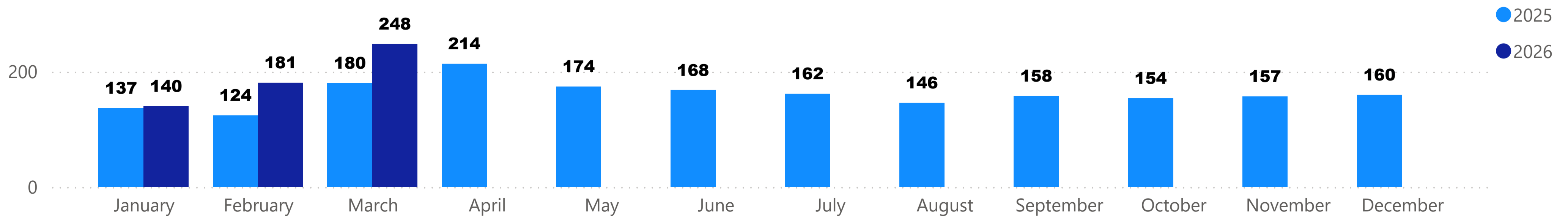


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

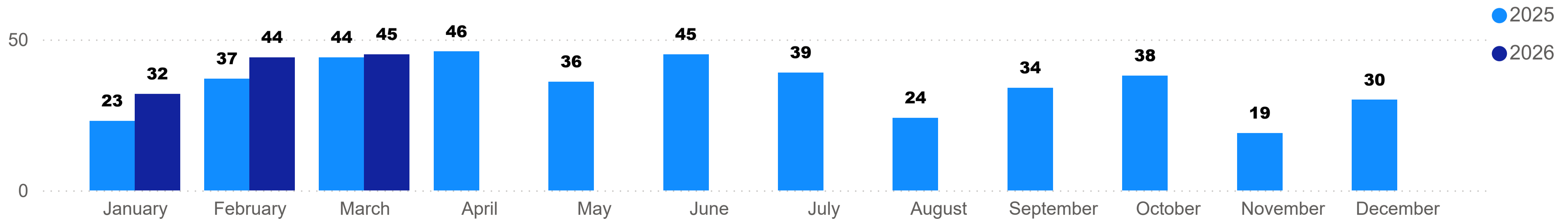
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	1		1										2
\$ 140,000 - 159,999	1	1											2
\$ 160,000 - 179,999	1	1	5										7
\$ 180,000 - 199,999	2	1	2										5
\$ 200,000 - 249,999	7	11	17										35
\$ 250,000 - 299,999	11	21	22										54
\$ 300,000 - 349,999	20	27	40										87
\$ 350,000 - 399,999	19	32	33										84
\$ 400,000 - 499,999	27	26	50										103
\$ 500,000 - 599,999	20	24	30										74
\$ 600,000 - 699,999	10	14	15										39
\$ 700,000 - 799,999	7	5	11										23
\$ 800,000 - 899,999	5	6	7										18
\$ 900,000 - 999,999	2	2	3										7
\$ 1,000,000 - and over	7	10	12										29
Total	140	181	248										569



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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

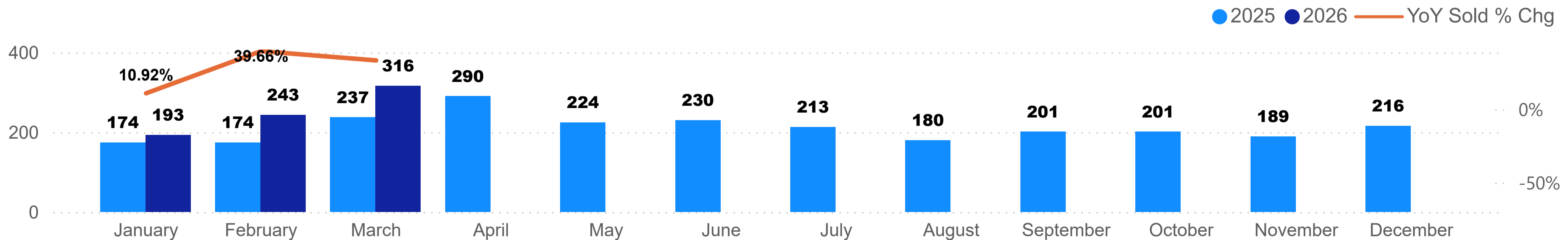
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1												1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1												1
\$ 120,000 - 139,999		1	1										2
\$ 140,000 - 159,999	4	2	1										7
\$ 160,000 - 179,999	3	2	5										10
\$ 180,000 - 199,999	3	5	1										9
\$ 200,000 - 249,999	4	13	12										29
\$ 250,000 - 299,999	3	11	5										19
\$ 300,000 - 349,999	4	3	4										11
\$ 350,000 - 399,999	2	2	3										7
\$ 400,000 - 499,999	3	4	6										13
\$ 500,000 - 599,999	2	1	1										4
\$ 600,000 - 699,999													
\$ 700,000 - 799,999	1		2										3
\$ 800,000 - 899,999			1										1
\$ 900,000 - 999,999	1		2										3
\$ 1,000,000 - and over			1										1
Total	32	44	45										121



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										4
\$ 50,000 - 59,999		1	1										2
\$ 60,000 - 69,999	4												4
\$ 70,000 - 79,999		2											2
\$ 80,000 - 89,999		1											1
\$ 90,000 - 99,999	1	1	1										3
\$ 100,000 - 119,999	3	1	3										7
\$ 120,000 - 139,999	6	4	6										16
\$ 140,000 - 159,999	7	5	5										17
\$ 160,000 - 179,999	5	5	13										23
\$ 180,000 - 199,999	7	7	6										20
\$ 200,000 - 249,999	11	26	31										68
\$ 250,000 - 299,999	16	34	28										78
\$ 300,000 - 349,999	24	30	44										98
\$ 350,000 - 399,999	21	34	36										91
\$ 400,000 - 499,999	30	30	56										116
\$ 500,000 - 599,999	22	25	31										78
\$ 600,000 - 699,999	10	14	15										39
\$ 700,000 - 799,999	8	5	13										26
\$ 800,000 - 899,999	5	6	8										19
\$ 900,000 - 999,999	3	2	5										10
\$ 1,000,000 - and over	7	10	13										30
Total	193	243	316										752



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										13
2	77	119	140										336
3	87	100	128										315
4	21	17	39										77
5	1	5	4										10
6+		1											1
Total	193	243	316										752

Sales by Bathroom Count

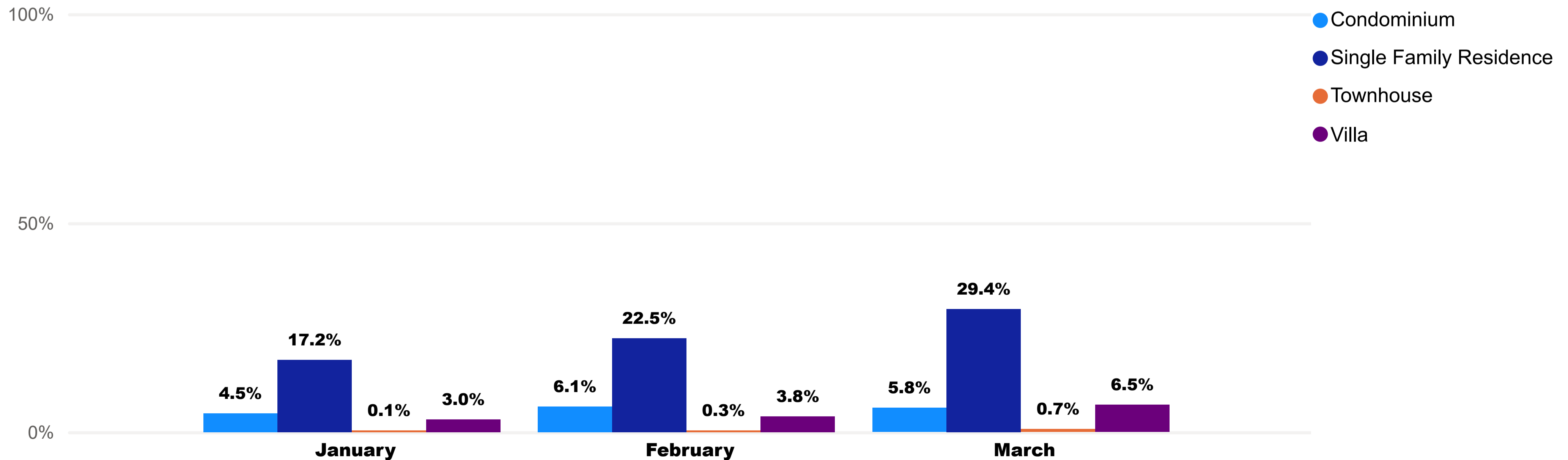
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	9	9										28
2	137	195	243										575
3	36	32	50										118
4	8	4	10										22
5	1	2	3										6
6+	1	1	1										3
Total	193	243	316										752

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
Condominium	31	42	40										113
Single Family Residence	119	155	203										477
Townhouse	1	2	5										8
Villa	21	26	45										92
Total	172	225	293										690

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - March - 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							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							3
\$ 100,000 - 119,999							3
\$ 120,000 - 139,999	2	1%	125,000	120,000	96%	60	13
\$ 140,000 - 159,999	1	0%	155,000	145,000	94%	160	15
\$ 160,000 - 179,999	10	3%	184,060	167,000	91%	122	30
\$ 180,000 - 199,999	3	1%	197,333	193,333	98%	17	31
\$ 200,000 - 249,999	29	10%	236,114	221,793	94%	108	101
\$ 250,000 - 299,999	27	9%	281,225	274,394	98%	73	103
\$ 300,000 - 349,999	44	15%	337,647	324,403	96%	79	117
\$ 350,000 - 399,999	36	12%	386,828	373,039	96%	73	130
\$ 400,000 - 499,999	56	19%	457,369	440,997	96%	77	162
\$ 500,000 - 599,999	31	11%	558,428	543,402	97%	50	126
\$ 600,000 - 699,999	15	5%	659,526	635,933	96%	59	90
\$ 700,000 - 799,999	13	4%	772,285	737,462	95%	50	46
\$ 800,000 - 899,999	8	3%	868,375	836,188	96%	68	29
\$ 900,000 - 999,999	5	2%	967,980	931,800	96%	37	21
\$ 1,000,000 - and over	13	4%	1,737,146	1,606,308	92%	101	79
Total	293	100%	489,033	467,838	96%	76	1104

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	4	0.53%	49,250	34,125	69%	258	1
\$ 50,000 - 59,999	2	0.27%	79,250	50,000	63%	88	1
\$ 60,000 - 69,999	4	0.53%	73,500	62,625	85%	130	
\$ 70,000 - 79,999	2	0.27%	77,500	74,000	95%	259	1
\$ 80,000 - 89,999	1	0.13%	88,500	82,000	93%	237	2
\$ 90,000 - 99,999	3	0.40%	99,833	90,000	90%	82	3
\$ 100,000 - 119,999	7	0.93%	115,771	108,825	94%	130	3
\$ 120,000 - 139,999	16	2.13%	137,444	127,000	92%	121	13
\$ 140,000 - 159,999	17	2.26%	162,159	148,956	92%	161	15
\$ 160,000 - 179,999	23	3.06%	181,191	167,848	93%	96	30
\$ 180,000 - 199,999	20	2.66%	201,495	188,805	94%	97	31
\$ 200,000 - 249,999	68	9.04%	234,288	223,940	96%	78	101
\$ 250,000 - 299,999	78	10.37%	285,247	273,802	96%	79	103
\$ 300,000 - 349,999	98	13.03%	335,950	322,362	96%	90	117
\$ 350,000 - 399,999	91	12.10%	389,658	373,995	96%	73	130
\$ 400,000 - 499,999	116	15.43%	459,315	442,991	96%	81	162
\$ 500,000 - 599,999	78	10.37%	562,632	545,664	97%	48	126
\$ 600,000 - 699,999	39	5.19%	657,248	635,654	97%	60	90
\$ 700,000 - 799,999	26	3.46%	769,065	739,904	96%	70	46
\$ 800,000 - 899,999	19	2.53%	868,337	840,921	97%	54	29
\$ 900,000 - 999,999	10	1.33%	997,489	944,900	95%	106	21
\$ 1,000,000 - and over	30	3.99%	1,794,555	1,638,567	91%	93	79
Total	752	100.00%	458,541	437,127	95%	82	1104

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 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
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	494,840	97%	53	802	3.31
08/31/2023	230	502,411	488,671	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	508,100	97%	69	1072	5.39
12/31/2023	163	487,197	466,318	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	531,937	97%	74	1354	5.09
04/30/2024	298	589,333	564,065	96%	79	1371	4.60
05/31/2024	286	476,666	456,856	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	466,725	96%	93	1022	5.30
09/30/2024	154	465,482	446,153	96%	85	1020	6.62
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	1473	9.21
02/28/2025	161	506,759	487,472	96%	69	1606	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	1056	5.50
10/31/2025	192	455,818	432,587	95%	87	1100	5.73
11/30/2025	176	446,631	426,291	95%	93	1110	6.31
12/31/2025	190	436,721	415,267	95%	99	1117	5.88
01/31/2026	172	491,262	466,101	95%	87	1185	6.89
02/28/2026	225	478,248	456,825	96%	84	1156	5.14
03/31/2026	293	489,033	467,838	96%	89	1104	3.77

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Hillsborough	Lee	Manatee	Marion	Out of Are
Condominium	0%		0%			
Manufactured Home - Post 1977	1%				0%	
Mobile Home - Pre 1976	0%					
Single Family Residence	5%	0%		2%		0%
Townhouse						
Villa	1%			0%		
Total	7%	0%	0%	2%	0%	0%

