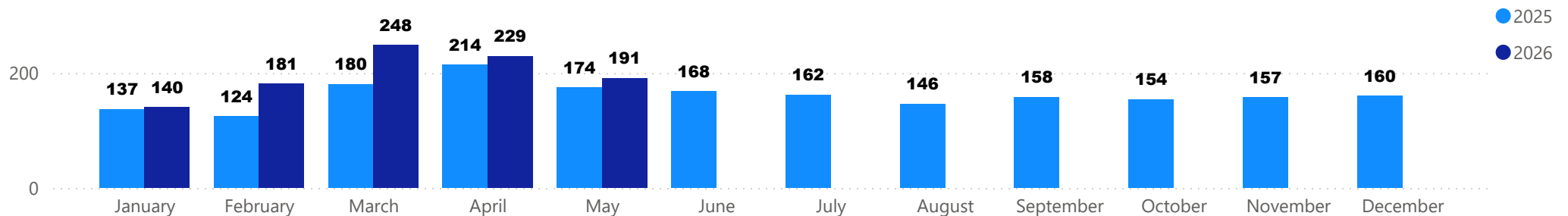


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

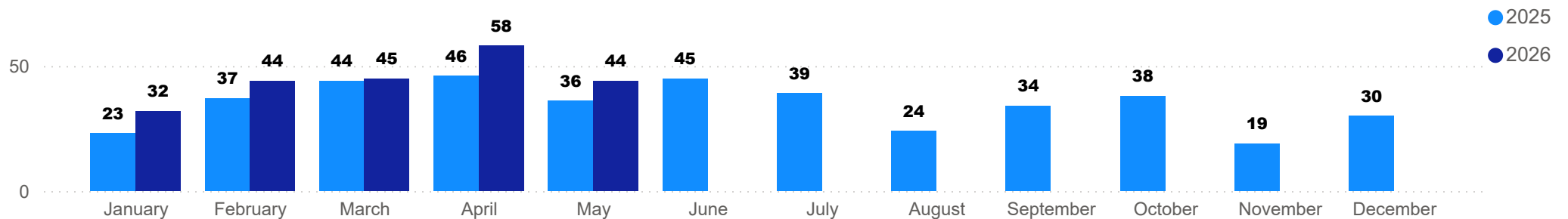
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999					1								1
\$ 120,000 - 139,999	1		1		1								3
\$ 140,000 - 159,999	1	1		2									4
\$ 160,000 - 179,999	1	1	5	4	2								13
\$ 180,000 - 199,999	2	1	2	1	5								11
\$ 200,000 - 249,999	7	11	17	19	13								67
\$ 250,000 - 299,999	11	21	22	23	20								97
\$ 300,000 - 349,999	20	27	40	37	22								146
\$ 350,000 - 399,999	19	32	33	26	26								136
\$ 400,000 - 499,999	27	26	50	40	44								187
\$ 500,000 - 599,999	20	24	30	30	21								125
\$ 600,000 - 699,999	10	14	15	16	18								73
\$ 700,000 - 799,999	7	5	11	10	8								41
\$ 800,000 - 899,999	5	6	7	2	3								23
\$ 900,000 - 999,999	2	2	3	4	2								13
\$ 1,000,000 - and over	7	10	12	15	5								49
Total	140	181	248	229	191								989



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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

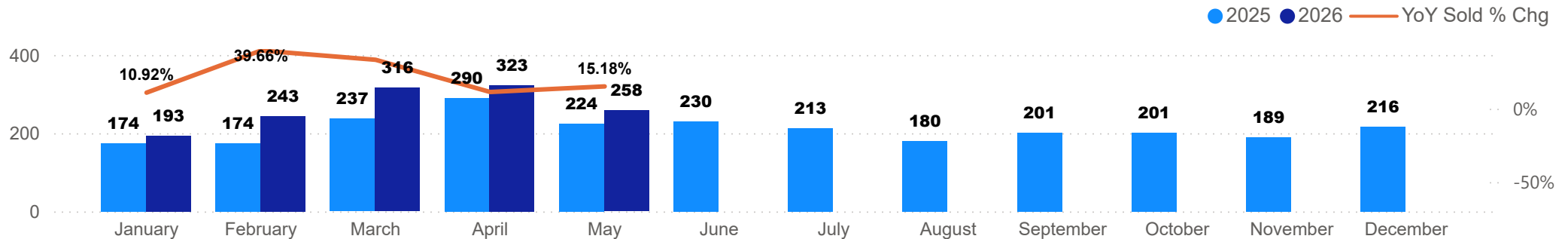
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1												1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999				1									1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999					2								2
\$ 100,000 - 119,999	1			2	1								4
\$ 120,000 - 139,999		1	1	1	2								5
\$ 140,000 - 159,999	4	2	1	2	4								13
\$ 160,000 - 179,999	3	2	5	6	4								20
\$ 180,000 - 199,999	3	5	1	5	5								19
\$ 200,000 - 249,999	4	13	12	14	10								53
\$ 250,000 - 299,999	3	11	5	10	7								36
\$ 300,000 - 349,999	4	3	4	2									13
\$ 350,000 - 399,999	2	2	3	6	1								14
\$ 400,000 - 499,999	3	4	6	2	3								18
\$ 500,000 - 599,999	2	1	1										4
\$ 600,000 - 699,999				3	1								4
\$ 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								223



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								6
\$ 70,000 - 79,999		2		4	1								7
\$ 80,000 - 89,999		1		1									2
\$ 90,000 - 99,999	1	1	1	2	2								7
\$ 100,000 - 119,999	3	1	3	6	4								17
\$ 120,000 - 139,999	6	4	6	8	4								28
\$ 140,000 - 159,999	7	5	5	10	6								33
\$ 160,000 - 179,999	5	5	13	15	9								47
\$ 180,000 - 199,999	7	7	6	9	14								43
\$ 200,000 - 249,999	11	26	31	36	24								128
\$ 250,000 - 299,999	16	34	28	33	28								139
\$ 300,000 - 349,999	24	30	44	39	23								160
\$ 350,000 - 399,999	21	34	36	33	27								151
\$ 400,000 - 499,999	30	30	56	42	47								205
\$ 500,000 - 599,999	22	25	31	30	21								129
\$ 600,000 - 699,999	10	14	15	19	19								77
\$ 700,000 - 799,999	8	5	13	10	9								45
\$ 800,000 - 899,999	5	6	8	2	5								26
\$ 900,000 - 999,999	3	2	5	6	3								19
\$ 1,000,000 - and over	7	10	13	17	5								52
Total	193	243	316	323	258								1333



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								25
2	77	119	140	146	113								595
3	87	100	128	133	111								559
4	21	17	39	35	26								138
5	1	5	4	1	4								15
6+		1											1
Total	193	243	316	323	258								1333

Sales by Bathroom Count

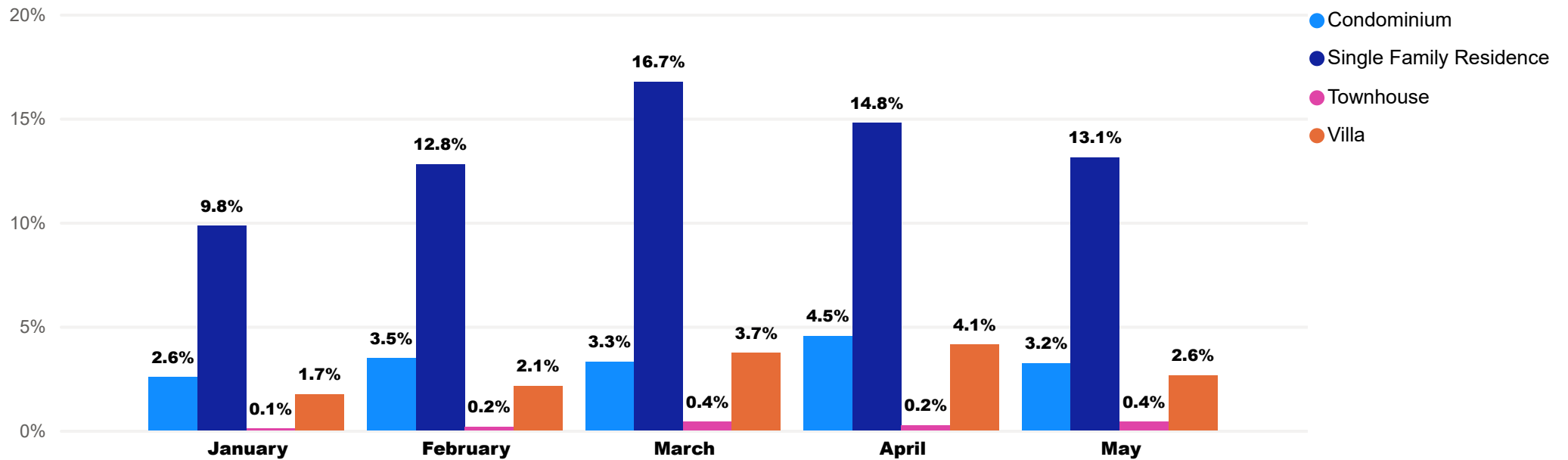
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	9	9	11	8								47
2	137	195	243	244	196								1015
3	36	32	50	57	46								221
4	8	4	10	10	5								37
5	1	2	3	1	2								9
6+	1	1	1		1								4
Total	193	243	316	323	258								1333

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	55	39								207
Single Family Residence	119	155	203	179	159								815
Townhouse	1	2	5	3	5								16
Villa	21	26	45	50	32								174
Total	172	225	293	287	235								1212

YTD % of Sales by Property Type





Venice Area Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - May - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999	2	1%	104,000	94,000	90%	192	3
\$ 100,000 - 119,999	2	1%	129,975	114,500	88%	22	4
\$ 120,000 - 139,999	3	1%	151,633	129,667	86%	17	14
\$ 140,000 - 159,999	4	2%	158,450	152,375	96%	149	13
\$ 160,000 - 179,999	6	3%	182,483	167,833	92%	138	22
\$ 180,000 - 199,999	10	4%	204,690	188,900	92%	137	20
\$ 200,000 - 249,999	23	10%	241,217	225,475	93%	82	68
\$ 250,000 - 299,999	27	11%	286,877	277,785	97%	80	88
\$ 300,000 - 349,999	22	9%	334,595	324,691	97%	119	106
\$ 350,000 - 399,999	27	11%	384,441	368,463	96%	78	102
\$ 400,000 - 499,999	47	20%	465,401	445,700	96%	59	136
\$ 500,000 - 599,999	21	9%	559,109	536,713	96%	65	106
\$ 600,000 - 699,999	19	8%	654,768	636,574	97%	90	76
\$ 700,000 - 799,999	9	4%	782,644	754,444	96%	45	44
\$ 800,000 - 899,999	5	2%	895,700	865,700	97%	67	27
\$ 900,000 - 999,999	3	1%	958,300	926,300	97%	61	17
\$ 1,000,000 - and over	5	2%	2,312,800	2,096,000	91%	141	67
Total	235	100%	458,511	437,364	95%	83	918

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	0.53%	49,057	35,500	72%	225	2
\$ 50,000 - 59,999	5	0.38%	68,660	51,000	74%	100	
\$ 60,000 - 69,999	6	0.45%	73,150	64,233	88%	154	
\$ 70,000 - 79,999	7	0.53%	82,700	72,000	87%	297	
\$ 80,000 - 89,999	2	0.15%	88,750	81,000	91%	164	3
\$ 90,000 - 99,999	7	0.53%	104,629	93,000	89%	167	3
\$ 100,000 - 119,999	17	1.28%	121,641	110,634	91%	174	4
\$ 120,000 - 139,999	28	2.10%	140,964	128,243	91%	91	14
\$ 140,000 - 159,999	33	2.48%	160,633	148,932	93%	128	13
\$ 160,000 - 179,999	47	3.53%	179,662	167,315	93%	94	22
\$ 180,000 - 199,999	43	3.23%	200,949	188,363	94%	104	20
\$ 200,000 - 249,999	128	9.60%	237,778	225,134	95%	81	68
\$ 250,000 - 299,999	139	10.43%	285,357	274,019	96%	82	88
\$ 300,000 - 349,999	160	12.00%	336,067	322,599	96%	88	106
\$ 350,000 - 399,999	151	11.33%	387,185	372,648	96%	68	102
\$ 400,000 - 499,999	205	15.38%	461,841	444,335	96%	74	136
\$ 500,000 - 599,999	129	9.68%	563,690	544,615	97%	72	106
\$ 600,000 - 699,999	77	5.78%	660,988	640,880	97%	74	76
\$ 700,000 - 799,999	45	3.38%	770,612	744,609	97%	66	44
\$ 800,000 - 899,999	26	1.95%	872,150	844,846	97%	54	27
\$ 900,000 - 999,999	19	1.43%	1,001,721	941,732	94%	93	17
\$ 1,000,000 - and over	52	3.90%	1,814,220	1,663,998	92%	84	67
Total	1333	100.00%	451,888	430,558	95%	84	918

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
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	488,227	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	466,318	96%	72	1089	6.68
01/31/2024	156	548,363	528,593	96%	69	1286	8.24
02/29/2024	200	540,530	519,652	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	1158	5.15
03/31/2026	293	489,033	467,838	96%	89	1127	3.85
04/30/2026	287	490,365	467,201	95%	94	1047	3.65
05/31/2026	235	458,511	437,364	95%	99	918	3.91

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Citrus	DeSoto	Hillsborough	Lee	Manatee	P
Condominium	1%		0%		0%	0%	
Manufactured Home - Post 1977	1%						
Mobile Home - Pre 1976						0%	
Single Family Residence	7%	0%		0%		2%	
Townhouse						0%	
Villa							
Total	8%	0%	0%	0%	0%	3%	

