



**Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2010**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	28	29	25	17	27	26	29						181	7.75%	5.37%
\$50,000 - 59,999	12	14	10	9	17	13	8						83	2.14%	2.46%
\$60,000 - 69,999	11	19	15	22	16	14	23						120	6.15%	3.56%
\$70,000 - 79,999	14	24	28	17	34	47	13						177	3.48%	5.25%
\$80,000 - 89,999	17	20	18	25	23	23	10						136	2.67%	4.03%
\$90,000 - 99,999	18	19	24	29	28	17	17						152	4.55%	4.51%
\$100,000 - 119,999	20	24	38	32	37	45	22						218	5.88%	6.47%
\$120,000 - 139,999	34	26	49	53	30	42	39						273	10.43%	8.10%
\$140,000 - 159,999	28	29	52	45	41	40	29						264	7.75%	7.83%
\$160,000 - 179,999	15	24	40	37	31	32	22						201	5.88%	5.96%
\$180,000 - 199,999	11	22	28	23	20	20	17						141	4.55%	4.18%
\$200,000 - 249,999	36	37	63	51	52	76	34						349	9.09%	10.35%
\$250,000 - 299,999	23	28	49	38	46	47	21						252	5.61%	7.48%
\$300,000 - 349,999	17	19	25	32	24	34	15						166	4.01%	4.92%
\$350,000 - 399,999	13	12	21	19	26	33	14						138	3.74%	4.09%
\$400,000 - 499,999	19	16	25	29	30	36	15						170	4.01%	5.04%
\$500,000 - 599,999	11	7	13	13	15	17	16						92	4.28%	2.73%
\$600,000 - 699,999	8	6	9	8	10	9	6						56	1.60%	1.66%
\$700,000 - 799,999	1	2	11	12	6	4	2						38	0.53%	1.13%
\$800,000 - 899,999	2	4	2	7	7	5	4						31	1.07%	0.92%
\$900,000 - 999,999	4	1	5	5	3	6	5						29	1.34%	0.86%
\$1,000,000 - and over	12	10	19	14	26	10	13						104	3.48%	3.09%
Current Year	354	392	569	537	549	596	374						3,371		
Previous Year	302	325	409	418	430	463	467	398	405	429	422	470	4,938		
Change from last month		10.73%	45.15%	-5.62%	2.23%	8.56%	-37.25%								
Change from last year	17.22%	20.62%	39.12%	28.47%	27.67%	28.73%	-19.91%								
Current YTD	354	746	1,315	1,852	2,401	2,997	3,371								
Previous YTD	302	627	1,036	1,454	1,884	2,347	2,814	3,212	3,617	4,046	4,468	4,938			
% Change YTD	17.22%	18.98%	26.93%	27.37%	27.44%	27.69%	19.79%								



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

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	11	15	14	23	20	14	15						112	9.93%	8.38%
\$50,000 - 59,999	13	7	6	6	6	10	5						53	3.31%	3.97%
\$60,000 - 69,999	14	7	8	9	12	10	8						68	5.30%	5.09%
\$70,000 - 79,999	3	8	5	3	5	12	10						46	6.62%	3.44%
\$80,000 - 89,999	8	5	11	6	11	10	5						56	3.31%	4.19%
\$90,000 - 99,999	6	1	4	4	7	6	6						34	3.97%	2.54%
\$100,000 - 119,999	10	9	12	12	11	19	14						87	9.27%	6.51%
\$120,000 - 139,999	10	11	13	19	14	18	14						99	9.27%	7.41%
\$140,000 - 159,999	5	10	9	14	10	12	8						68	5.30%	5.09%
\$160,000 - 179,999	8	10	9	14	13	10	8						72	5.30%	5.39%
\$180,000 - 199,999	3	5	6	8	10	5	3						40	1.99%	2.99%
\$200,000 - 249,999	10	8	18	19	17	14	11						97	7.28%	7.26%
\$250,000 - 299,999	9	7	13	18	14	15	7						83	4.64%	6.21%
\$300,000 - 349,999	8	12	12	12	12	9	5						70	3.31%	5.24%
\$350,000 - 399,999	7	9	8	5	17	9	6						61	3.97%	4.57%
\$400,000 - 499,999	8	9	11	17	14	9	7						75	4.64%	5.61%
\$500,000 - 599,999	9	5	11	9	9	7	3						53	1.99%	3.97%
\$600,000 - 699,999	4	2	7	10	5	4	6						38	3.97%	2.84%
\$700,000 - 799,999	5	3	6	10	5	4	1						34	0.66%	2.54%
\$800,000 - 899,999	1	2	4	2	5	3	1						18	0.66%	1.35%
\$900,000 - 999,999	0	0	5	2	3	0	1						11	0.66%	0.82%
\$1,000,000 - and over	6	9	11	10	11	7	7						61	4.64%	4.57%
Current Year	158	154	203	232	231	207	151						1,336		
Previous Year	80	108	150	167	159	167	150	118	158	166	164	179	1,766		
Change from last month		-2.53%	31.82%	14.29%	-0.43%	-10.39%	-27.05%								
Change from last year	97.50%	42.59%	35.33%	38.92%	45.28%	23.95%	0.67%								
Current YTD	158	312	515	747	978	1,185	1,336								
Previous YTD	80	188	338	505	664	831	981	1,099	1,257	1,423	1,587	1,766			
% Change YTD	97.50%	65.96%	52.37%	47.92%	47.29%	42.60%	36.19%								



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Price Range - Overall

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	39	50	43	43	48	42	44						309	8.32%	6.50%
\$50,000 - 59,999	25	23	17	15	23	26	13						142	2.46%	2.99%
\$60,000 - 69,999	25	26	25	34	29	25	32						196	6.05%	4.12%
\$70,000 - 79,999	17	32	33	20	41	60	23						226	4.35%	4.75%
\$80,000 - 89,999	25	26	29	31	34	35	15						195	2.84%	4.10%
\$90,000 - 99,999	24	20	28	33	35	23	23						186	4.35%	3.91%
\$100,000 - 119,999	30	33	50	44	48	64	36						305	6.81%	6.42%
\$120,000 - 139,999	44	37	62	72	44	60	54						373	10.21%	7.85%
\$140,000 - 159,999	33	39	61	59	52	52	39						335	7.37%	7.05%
\$160,000 - 179,999	23	34	49	52	44	42	30						274	5.67%	5.76%
\$180,000 - 199,999	14	27	34	31	30	25	20						181	3.78%	3.81%
\$200,000 - 249,999	46	47	81	70	69	91	45						449	8.51%	9.45%
\$250,000 - 299,999	32	35	62	56	60	62	28						335	5.29%	7.05%
\$300,000 - 349,999	25	31	37	44	36	43	20						236	3.78%	4.97%
\$350,000 - 399,999	20	21	31	24	43	42	20						201	3.78%	4.23%
\$400,000 - 499,999	27	25	36	46	44	45	22						245	4.16%	5.15%
\$500,000 - 599,999	20	12	24	22	24	24	19						145	3.59%	3.05%
\$600,000 - 699,999	12	8	16	18	15	13	12						94	2.27%	1.98%
\$700,000 - 799,999	6	5	17	22	11	8	3						72	0.57%	1.51%
\$800,000 - 899,999	3	6	6	9	12	8	5						49	0.95%	1.03%
\$900,000 - 999,999	4	1	10	7	6	6	6						40	1.13%	0.84%
\$1,000,000 - and over	18	19	30	24	37	17	20						165	3.78%	3.47%
Current Year	512	557	781	776	785	813	529						4,753		
Previous Year	387	437	566	591	599	638	621	522	566	600	589	659	6,775		
Change from last month		8.79%	40.22%	-0.64%	1.16%	3.57%	-34.93%								
Change from last year		27.46%	37.99%	31.30%	31.05%	27.43%	-14.81%								
Current YTD	512	1,069	1,850	2,626	3,411	4,224	4,753								
Previous YTD	387	824	1,390	1,981	2,580	3,218	3,839	4,361	4,927	5,527	6,116	6,775			
% Change YTD	32.30%	29.73%	33.09%	32.56%	32.21%	31.26%	23.81%								



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Bedroom Count

Bedrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
0	0	0	2	0	0	0	0	0	0	0	0	0	2	0.00%	0.04%
1	21	20	29	27	26	24	23	0	0	0	0	0	170	4.35%	3.58%
2	193	215	260	288	272	272	164	0	0	0	0	0	1,664	31.00%	35.01%
3	219	250	366	353	371	375	254	0	0	0	0	0	2,188	48.02%	46.03%
4	70	66	106	89	100	122	72	0	0	0	0	0	625	13.61%	13.15%
5	8	5	12	13	15	18	15	0	0	0	0	0	86	2.84%	1.81%
6+	1	1	6	6	1	2	1	0	0	0	0	0	18	0.19%	0.38%
Total	512	557	781	776	785	813	529	0	0	0	0	0	4,753	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
1	66	64	82	69	74	84	66	0	0	0	0	0	505	12.48%	10.62%
2	359	403	552	565	560	573	361	0	0	0	0	0	3,373	68.24%	70.97%
3	73	67	121	115	113	129	78	0	0	0	0	0	696	14.74%	14.64%
4	8	17	21	19	26	20	21	0	0	0	0	0	132	3.97%	2.78%
5	5	5	2	5	10	4	3	0	0	0	0	0	34	0.57%	0.72%
6+	1	1	3	3	2	3	0	0	0	0	0	0	13	0.00%	0.27%
Total	512	557	781	776	785	813	529	0	0	0	0	0	4,753	100.00%	100.00%



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Housing Style

Style	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
Single Family Home	330	350	518	483	498	549	346	0	0	0	0	0	3,074	65.41%	64.67%
Condominium	146	139	184	212	204	174	135	0	0	0	0	0	1,194	25.52%	25.12%
Villa	24	42	51	54	51	47	28	0	0	0	0	0	297	5.29%	6.25%
Townhouse	12	15	19	20	27	33	16	0	0	0	0	0	142	3.02%	2.99%
Manufactured/Mobile In Pa	0	7	5	5	4	4	0	0	0	0	0	0	25	0.00%	0.53%
Half Duplex	0	2	1	1	0	2	3	0	0	0	0	0	9	0.57%	0.19%
Manufactured	0	1	0	1	0	3	0	0	0	0	0	0	5	0.00%	0.11%
Modular	0	1	0	0	1	1	1	0	0	0	0	0	4	0.19%	0.08%
Planned Unit Development	0	0	2	0	0	0	0	0	0	0	0	0	2	0.00%	0.04%
Manufactured/Mobile Out	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.02%
Mobile With Single In Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	512	557	781	776	785	813	529	0	0	0	0	0	4,753	100.00%	100.00%



Sarasota Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - July 1 to July 31, 2010

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	44	8.32%	38,465	33,643	87.00%	62	181	4.1
\$50,000 - 59,999	13	2.46%	57,092	53,638	94.00%	132	115	8.9
\$60,000 - 69,999	32	6.05%	67,494	64,014	95.00%	99	148	4.6
\$70,000 - 79,999	23	4.35%	80,679	73,474	91.00%	109	161	7.0
\$80,000 - 89,999	15	2.84%	86,713	84,430	97.00%	46	167	11.1
\$90,000 - 99,999	23	4.35%	93,696	93,974	100.00%	63	183	8.0
\$100,000 - 119,999	36	6.81%	118,356	111,134	94.00%	129	256	7.1
\$120,000 - 139,999	54	10.21%	134,660	128,350	95.00%	109	345	6.4
\$140,000 - 159,999	39	7.37%	158,378	149,180	94.00%	95	315	8.1
\$160,000 - 179,999	30	5.67%	178,873	167,473	94.00%	138	266	8.9
\$180,000 - 199,999	20	3.78%	201,974	187,820	93.00%	97	272	13.6
\$200,000 - 249,999	45	8.51%	239,670	224,257	94.00%	145	479	10.6
\$250,000 - 299,999	28	5.29%	282,382	266,743	94.00%	85	424	15.1
\$300,000 - 349,999	20	3.78%	351,630	317,310	90.00%	101	316	15.8
\$350,000 - 399,999	20	3.78%	399,530	369,484	92.00%	200	388	19.4
\$400,000 - 499,999	22	4.16%	463,032	429,495	93.00%	173	474	21.6
\$500,000 - 599,999	19	3.59%	600,221	540,763	90.00%	170	329	17.3
\$600,000 - 699,999	12	2.27%	701,433	630,744	90.00%	146	271	22.6
\$700,000 - 799,999	3	0.57%	799,667	718,333	90.00%	68	146	48.7
\$800,000 - 899,999	5	0.95%	925,580	837,300	90.00%	164	131	26.2
\$900,000 - 999,999	6	1.13%	1,105,000	952,333	86.00%	92	128	21.3
\$1,000,000 - and over	20	3.78%	1,892,350	1,628,369	86.00%	303	738	36.9
Totals	529	100.00%	287,803	261,031	91.00%	121	6,233	11.8

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 My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Sarasota Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to July 31, 2010

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	309	6.50%	38,141	35,220	92.00%	79	181	4.1
\$50,000 - 59,999	142	2.99%	57,976	54,551	94.00%	96	115	5.7
\$60,000 - 69,999	196	4.12%	69,748	64,104	92.00%	110	148	5.3
\$70,000 - 79,999	226	4.75%	78,461	74,339	95.00%	110	161	5.0
\$80,000 - 89,999	195	4.10%	89,288	84,419	95.00%	96	167	6.0
\$90,000 - 99,999	186	3.91%	98,018	93,905	96.00%	77	183	6.9
\$100,000 - 119,999	305	6.42%	115,998	109,693	95.00%	97	256	5.9
\$120,000 - 139,999	373	7.85%	134,903	128,589	95.00%	110	345	6.5
\$140,000 - 159,999	335	7.05%	157,794	148,606	94.00%	96	315	6.6
\$160,000 - 179,999	274	5.76%	178,239	168,164	94.00%	130	266	6.8
\$180,000 - 199,999	181	3.81%	199,647	188,084	94.00%	106	272	10.5
\$200,000 - 249,999	449	9.45%	239,433	223,424	93.00%	126	479	7.5
\$250,000 - 299,999	335	7.05%	293,203	272,289	93.00%	118	424	8.9
\$300,000 - 349,999	236	4.97%	347,719	321,327	92.00%	135	316	9.4
\$350,000 - 399,999	201	4.23%	399,627	371,200	93.00%	159	388	13.5
\$400,000 - 499,999	245	5.15%	481,987	442,121	92.00%	163	474	13.5
\$500,000 - 599,999	145	3.05%	592,007	538,472	91.00%	190	329	15.9
\$600,000 - 699,999	94	1.98%	706,743	639,665	91.00%	204	271	20.2
\$700,000 - 799,999	72	1.51%	811,080	738,866	91.00%	180	146	14.2
\$800,000 - 899,999	49	1.03%	945,105	843,311	89.00%	162	131	18.7
\$900,000 - 999,999	40	0.84%	1,065,363	938,289	88.00%	198	128	22.4
\$1,000,000 - and over	165	3.47%	2,101,724	1,766,020	84.00%	282	738	31.3
Totals	4,753	100.00%	303,636	274,605	90.00%	126	6,233	9.2

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

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Sarasota Association of Realtors®
Four Year Sales and Inventory History 2006 - 2010
 Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-AUG-06	468	461,901	432,720	94%	111	12,895	27.6
01-SEP-06	432	479,703	449,919	94%	105	12,908	29.9
01-OCT-06	354	475,102	440,164	93%	109	13,137	37.1
01-NOV-06	409	492,763	463,012	94%	125	13,436	32.9
01-DEC-06	398	513,619	468,851	91%	100	13,108	32.9
01-JAN-07	384	546,624	503,584	92%	91	13,577	35.4
01-FEB-07	534	524,285	487,712	93%	116	13,944	26.1
01-MAR-07	680	568,198	523,214	92%	107	14,071	20.7
01-APR-07	516	529,053	482,780	91%	105	14,168	27.5
01-MAY-07	551	526,953	478,668	91%	113	13,790	25.0
01-JUN-07	517	649,772	596,911	92%	123	13,438	26.0
01-JUL-07	507	516,449	472,861	92%	115	12,990	25.6
01-AUG-07	443	474,697	426,127	90%	106	12,920	29.2
01-SEP-07	326	550,129	496,955	90%	145	12,884	39.5
01-OCT-07	367	512,832	453,628	88%	132	13,038	35.5
01-NOV-07	358	472,852	424,224	90%	121	13,234	37.0
01-DEC-07	430	529,783	470,962	89%	110	12,844	29.9
01-JAN-08	313	531,450	471,847	89%	125	13,032	41.6
01-FEB-08	431	498,069	441,530	89%	143	13,277	30.8
01-MAR-08	493	437,156	385,998	88%	122	13,220	26.8
01-APR-08	534	513,623	459,176	89%	131	12,597	23.6
01-MAY-08	607	493,141	435,467	88%	133	11,852	19.5
01-JUN-08	517	491,623	426,592	87%	123	11,541	22.3
01-JUL-08	465	364,888	332,712	91%	136	10,988	23.6
01-AUG-08	436	439,051	391,719	89%	147	10,151	23.3
01-SEP-08	437	384,159	346,763	90%	123	9,876	22.6
01-OCT-08	417	368,885	331,876	90%	130	9,654	23.2
01-NOV-08	362	329,697	290,409	88%	113	9,516	26.3
01-DEC-08	473	336,985	299,234	89%	124	9,272	19.6
01-JAN-09	387	282,223	249,548	88%	116	8,978	23.2
01-FEB-09	437	289,030	250,778	87%	123	9,041	20.7
01-MAR-09	566	274,061	241,066	88%	126	8,941	15.8
01-APR-09	591	300,754	265,986	88%	139	8,442	14.3
01-MAY-09	599	290,524	260,359	90%	153	7,947	13.3
01-JUN-09	639	315,676	283,784	90%	157	7,724	12.1
01-JUL-09	622	375,869	332,268	88%	160	7,459	12.0
01-AUG-09	524	287,282	258,555	90%	140	7,221	13.8
01-SEP-09	567	308,360	278,514	90%	129	7,132	12.6
01-OCT-09	604	301,888	267,075	88%	152	7,047	11.7
01-NOV-09	598	305,263	276,356	91%	140	7,082	11.8
01-DEC-09	679	330,501	296,845	90%	140	6,962	10.3
01-JAN-10	512	294,498	265,130	90%	122	7,062	13.8
01-FEB-10	557	277,719	247,828	89%	131	7,097	12.7
01-MAR-10	781	316,915	285,449	90%	132	7,157	9.2
01-APR-10	776	314,159	288,315	92%	128	7,010	9.0
01-MAY-10	785	345,295	308,613	89%	127	6,680	8.5
01-JUN-10	813	274,422	251,409	92%	118	6,544	8.0
01-JUL-10	529	287,803	261,031	91%	121	6,233	11.8