



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

**Sales by Price Range - Single Family Homes & Villas**

<b>Price Range</b>	<b>Jan-10</b>	<b>Feb-10</b>	<b>Mar-10</b>	<b>Apr-10</b>	<b>May-10</b>	<b>Jun-10</b>	<b>Jul-10</b>	<b>Aug-10</b>	<b>Sep-10</b>	<b>Oct-10</b>	<b>Nov-10</b>	<b>Dec-10</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
\$1 - 49,999	28	29											<b>57</b>	7.65%	7.79%
\$50,000 - 59,999	12	14											<b>26</b>	3.69%	3.55%
\$60,000 - 69,999	11	19											<b>30</b>	5.01%	4.10%
\$70,000 - 79,999	13	24											<b>37</b>	6.33%	5.05%
\$80,000 - 89,999	17	19											<b>36</b>	5.01%	4.92%
\$90,000 - 99,999	18	18											<b>36</b>	4.75%	4.92%
\$100,000 - 119,999	20	23											<b>43</b>	6.07%	5.87%
\$120,000 - 139,999	33	23											<b>56</b>	6.07%	7.65%
\$140,000 - 159,999	28	28											<b>56</b>	7.39%	7.65%
\$160,000 - 179,999	15	23											<b>38</b>	6.07%	5.19%
\$180,000 - 199,999	11	21											<b>32</b>	5.54%	4.37%
\$200,000 - 249,999	36	37											<b>73</b>	9.76%	9.97%
\$250,000 - 299,999	23	28											<b>51</b>	7.39%	6.97%
\$300,000 - 349,999	17	17											<b>34</b>	4.49%	4.64%
\$350,000 - 399,999	13	12											<b>25</b>	3.17%	3.42%
\$400,000 - 499,999	19	16											<b>35</b>	4.22%	4.78%
\$500,000 - 599,999	11	5											<b>16</b>	1.32%	2.19%
\$600,000 - 699,999	8	6											<b>14</b>	1.58%	1.91%
\$700,000 - 799,999	1	2											<b>3</b>	0.53%	0.41%
\$800,000 - 899,999	2	4											<b>6</b>	1.06%	0.82%
\$900,000 - 999,999	4	1											<b>5</b>	0.26%	0.68%
\$1,000,000 - and over	13	10											<b>23</b>	2.64%	3.14%
<b>Current Year</b>	<b>353</b>	<b>379</b>											<b>732</b>		
Previous Year	<b>302</b>	<b>325</b>	<b>409</b>	<b>418</b>	<b>430</b>	<b>463</b>	<b>467</b>	<b>398</b>	<b>405</b>	<b>429</b>	<b>422</b>	<b>470</b>	<b>4,938</b>		
Change from last month		7.37%													
<b>Change from last year</b>	<b>16.89%</b>	<b>16.62%</b>													
<b>Current YTD</b>	<b>353</b>	<b>732</b>													
Previous YTD	302	627	1,036	1,454	1,884	2,347	2,814	3,212	3,617	4,046	4,468	4,938			
<b>% Change YTD</b>	<b>16.89%</b>	<b>16.75%</b>													



**Sarasota Association of Realtors®  
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2010**

**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	13											24	8.72%	7.87%
\$50,000 - 59,999	13	7											20	4.70%	6.56%
\$60,000 - 69,999	14	7											21	4.70%	6.89%
\$70,000 - 79,999	3	8											11	5.37%	3.61%
\$80,000 - 89,999	8	5											13	3.36%	4.26%
\$90,000 - 99,999	5	1											6	0.67%	1.97%
\$100,000 - 119,999	10	9											19	6.04%	6.23%
\$120,000 - 139,999	10	11											21	7.38%	6.89%
\$140,000 - 159,999	5	10											15	6.71%	4.92%
\$160,000 - 179,999	7	10											17	6.71%	5.57%
\$180,000 - 199,999	3	4											7	2.68%	2.30%
\$200,000 - 249,999	10	8											18	5.37%	5.90%
\$250,000 - 299,999	9	7											16	4.70%	5.25%
\$300,000 - 349,999	8	10											18	6.71%	5.90%
\$350,000 - 399,999	7	9											16	6.04%	5.25%
\$400,000 - 499,999	8	9											17	6.04%	5.57%
\$500,000 - 599,999	9	5											14	3.36%	4.59%
\$600,000 - 699,999	4	2											6	1.34%	1.97%
\$700,000 - 799,999	5	3											8	2.01%	2.62%
\$800,000 - 899,999	1	2											3	1.34%	0.98%
\$900,000 - 999,999	0	0											0	0.00%	0.00%
\$1,000,000 - and over	6	9											15	6.04%	4.92%
<b>Current Year</b>	<b>156</b>	<b>149</b>											<b>305</b>		
Previous Year	80	108	150	167	159	167	150	118	158	166	164	179	1,766		
Change from last month		-4.49%													
<b>Change from last year</b>	<b>95.00%</b>	<b>37.96%</b>													
<b>Current YTD</b>	156	305													
Previous YTD	80	188	338	505	664	831	981	1,099	1,257	1,423	1,587	1,766			
<b>% Change YTD</b>	<b>95.00%</b>	<b>62.23%</b>													



**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	48											87	8.91%	8.30%
\$50,000 - 59,999	25	23											48	4.27%	4.58%
\$60,000 - 69,999	25	26											51	4.82%	4.87%
\$70,000 - 79,999	16	32											48	5.94%	4.58%
\$80,000 - 89,999	25	25											50	4.64%	4.77%
\$90,000 - 99,999	23	19											42	3.53%	4.01%
\$100,000 - 119,999	30	32											62	5.94%	5.92%
\$120,000 - 139,999	43	34											77	6.31%	7.35%
\$140,000 - 159,999	33	38											71	7.05%	6.77%
\$160,000 - 179,999	22	33											55	6.12%	5.25%
\$180,000 - 199,999	14	25											39	4.64%	3.72%
\$200,000 - 249,999	46	47											93	8.72%	8.87%
\$250,000 - 299,999	32	35											67	6.49%	6.39%
\$300,000 - 349,999	25	27											52	5.01%	4.96%
\$350,000 - 399,999	20	21											41	3.90%	3.91%
\$400,000 - 499,999	27	25											52	4.64%	4.96%
\$500,000 - 599,999	20	10											30	1.86%	2.86%
\$600,000 - 699,999	12	8											20	1.48%	1.91%
\$700,000 - 799,999	6	5											11	0.93%	1.05%
\$800,000 - 899,999	3	6											9	1.11%	0.86%
\$900,000 - 999,999	4	1											5	0.19%	0.48%
\$1,000,000 - and over	19	19											38	3.53%	3.63%
<b>Current Year</b>	<b>509</b>	<b>539</b>											<b>1,048</b>		
Previous Year	387	437	566	591	599	638	621	522	566	600	589	659	6,775		
Change from last month		5.89%													
<b>Change from last year</b>		<b>23.34%</b>													
<b>Current YTD</b>	<b>509</b>	<b>1,048</b>													
Previous YTD	387	824	1,390	1,981	2,580	3,218	3,839	4,361	4,927	5,527	6,116	6,775			
<b>% Change YTD</b>	<b>31.52%</b>	<b>27.18%</b>													



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

<b>Bedrooms</b>	<b>Jan-10</b>	<b>Feb-10</b>	<b>Mar-10</b>	<b>Apr-10</b>	<b>May-10</b>	<b>Jun-10</b>	<b>Jul-10</b>	<b>Aug-10</b>	<b>Sep-10</b>	<b>Oct-10</b>	<b>Nov-10</b>	<b>Dec-10</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
1	20	19	0	0	0	0	0	0	0	0	0	0	<b>39</b>	3.53%	3.72%
2	192	210	0	0	0	0	0	0	0	0	0	0	<b>402</b>	38.96%	38.36%
3	218	239	0	0	0	0	0	0	0	0	0	0	<b>457</b>	44.34%	43.61%
4	70	65	0	0	0	0	0	0	0	0	0	0	<b>135</b>	12.06%	12.88%
5	8	5	0	0	0	0	0	0	0	0	0	0	<b>13</b>	0.93%	1.24%
6+	1	1	0	0	0	0	0	0	0	0	0	0	<b>2</b>	0.19%	0.19%
<b>Total</b>	<b>509</b>	<b>539</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,048</b>	<b>100.00%</b>	<b>100.00%</b>

**Sales by Bathroom Count**

<b>Bathrooms</b>	<b>Jan-10</b>	<b>Feb-10</b>	<b>Mar-10</b>	<b>Apr-10</b>	<b>May-10</b>	<b>Jun-10</b>	<b>Jul-10</b>	<b>Aug-10</b>	<b>Sep-10</b>	<b>Oct-10</b>	<b>Nov-10</b>	<b>Dec-10</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
1	66	63	0	0	0	0	0	0	0	0	0	0	<b>129</b>	11.69%	12.31%
2	356	387	0	0	0	0	0	0	0	0	0	0	<b>743</b>	71.80%	70.90%
3	72	66	0	0	0	0	0	0	0	0	0	0	<b>138</b>	12.24%	13.17%
4	9	17	0	0	0	0	0	0	0	0	0	0	<b>26</b>	3.15%	2.48%
5	5	5	0	0	0	0	0	0	0	0	0	0	<b>10</b>	0.93%	0.95%
6+	1	1	0	0	0	0	0	0	0	0	0	0	<b>2</b>	0.19%	0.19%
<b>Total</b>	<b>509</b>	<b>539</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,048</b>	<b>100.00%</b>	<b>100.00%</b>



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

<b>Style</b>	<b>Jan-10</b>	<b>Feb-10</b>	<b>Mar-10</b>	<b>Apr-10</b>	<b>May-10</b>	<b>Jun-10</b>	<b>Jul-10</b>	<b>Aug-10</b>	<b>Sep-10</b>	<b>Oct-10</b>	<b>Nov-10</b>	<b>Dec-10</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
Single Family Home	329	339	0	0	0	0	0	0	0	0	0	0	<b>668</b>	62.89%	63.74%
Condominium	145	135	0	0	0	0	0	0	0	0	0	0	<b>280</b>	25.05%	26.72%
Villa	24	40	0	0	0	0	0	0	0	0	0	0	<b>64</b>	7.42%	6.11%
Townhouse	11	14	0	0	0	0	0	0	0	0	0	0	<b>25</b>	2.60%	2.39%
Manufactured/Mobile In Pa	0	7	0	0	0	0	0	0	0	0	0	0	<b>7</b>	1.30%	0.67%
Half Duplex	0	2	0	0	0	0	0	0	0	0	0	0	<b>2</b>	0.37%	0.19%
Manufactured	0	1	0	0	0	0	0	0	0	0	0	0	<b>1</b>	0.19%	0.10%
Modular	0	1	0	0	0	0	0	0	0	0	0	0	<b>1</b>	0.19%	0.10%
Planned Unit Development	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
Manufactured/Mobile Out	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
Mobile With Single In Land	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
<b>Total</b>	<b>509</b>	<b>539</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,048</b>	<b>100.00%</b>	<b>100.00%</b>



## Sarasota Association of Realtors®

### Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 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	48	8.91%	40,024	36,645	92.00%	75	132	2.8
\$50,000 - 59,999	23	4.27%	59,530	54,461	91.00%	79	90	3.9
\$60,000 - 69,999	26	4.82%	69,398	63,836	92.00%	194	109	4.2
\$70,000 - 79,999	32	5.94%	79,023	74,794	95.00%	104	148	4.6
\$80,000 - 89,999	25	4.64%	89,568	83,677	93.00%	98	158	6.3
\$90,000 - 99,999	19	3.53%	95,778	92,374	96.00%	38	164	8.6
\$100,000 - 119,999	32	5.94%	114,004	110,002	96.00%	75	269	8.4
\$120,000 - 139,999	34	6.31%	132,901	127,946	96.00%	77	324	9.5
\$140,000 - 159,999	38	7.05%	156,953	147,191	94.00%	88	301	7.9
\$160,000 - 179,999	33	6.12%	183,203	169,430	92.00%	124	290	8.8
\$180,000 - 199,999	25	4.64%	198,664	187,720	94.00%	138	278	11.1
\$200,000 - 249,999	47	8.72%	240,587	220,548	92.00%	159	496	10.6
\$250,000 - 299,999	35	6.49%	290,912	272,372	94.00%	153	487	13.9
\$300,000 - 349,999	27	5.01%	353,617	319,741	90.00%	151	336	12.4
\$350,000 - 399,999	21	3.90%	394,940	366,286	93.00%	205	375	17.9
\$400,000 - 499,999	25	4.64%	492,050	446,818	91.00%	194	526	21.0
\$500,000 - 599,999	10	1.86%	593,500	535,128	90.00%	175	364	36.4
\$600,000 - 699,999	8	1.48%	698,606	644,563	92.00%	303	282	35.3
\$700,000 - 799,999	5	0.93%	832,800	723,000	87.00%	173	193	38.6
\$800,000 - 899,999	6	1.11%	897,951	807,500	90.00%	344	139	23.2
\$900,000 - 999,999	1	0.19%	995,000	925,000	93.00%	71	150	150.0
\$1,000,000 - and over	19	3.53%	2,099,842	1,696,711	81.00%	258	887	46.7
<b>Totals</b>	<b>539</b>	<b>100.00%</b>	<b>279,082</b>	<b>248,950</b>	<b>89.00%</b>	<b>132</b>	<b>6,498</b>	<b>12.1</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 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 February 28, 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	87	8.30%	38,304	34,890	91.00%	69	132	3.0
\$50,000 - 59,999	48	4.58%	58,165	54,369	93.00%	68	90	3.8
\$60,000 - 69,999	51	4.87%	70,170	63,780	91.00%	150	109	4.3
\$70,000 - 79,999	48	4.58%	78,237	74,194	95.00%	94	148	6.2
\$80,000 - 89,999	50	4.77%	91,071	83,979	92.00%	111	158	6.3
\$90,000 - 99,999	42	4.01%	98,128	93,317	95.00%	48	164	7.8
\$100,000 - 119,999	62	5.92%	115,158	109,725	95.00%	80	269	8.7
\$120,000 - 139,999	77	7.35%	134,590	128,250	95.00%	88	324	8.4
\$140,000 - 159,999	71	6.77%	155,717	147,464	95.00%	86	301	8.5
\$160,000 - 179,999	55	5.25%	181,161	168,805	93.00%	123	290	10.6
\$180,000 - 199,999	39	3.72%	199,018	189,000	95.00%	109	278	14.3
\$200,000 - 249,999	93	8.87%	240,614	221,208	92.00%	143	496	10.7
\$250,000 - 299,999	67	6.39%	290,753	270,400	93.00%	157	487	14.5
\$300,000 - 349,999	52	4.96%	351,843	319,227	91.00%	157	336	12.9
\$350,000 - 399,999	41	3.91%	406,638	371,022	91.00%	199	375	18.3
\$400,000 - 499,999	52	4.96%	491,176	447,593	91.00%	178	526	20.2
\$500,000 - 599,999	30	2.86%	593,253	537,576	91.00%	183	364	24.3
\$600,000 - 699,999	20	1.91%	704,327	638,750	91.00%	274	282	28.2
\$700,000 - 799,999	11	1.05%	814,618	730,227	90.00%	217	193	35.1
\$800,000 - 899,999	9	0.86%	904,189	826,000	91.00%	238	139	30.9
\$900,000 - 999,999	5	0.48%	1,016,600	940,000	92.00%	142	150	60.0
\$1,000,000 - and over	38	3.63%	2,070,328	1,702,566	82.00%	252	887	46.7
<b>Totals</b>	<b>1,048</b>	<b>100.00%</b>	<b>289,621</b>	<b>259,468</b>	<b>90.00%</b>	<b>127</b>	<b>6,498</b>	<b>12.4</b>

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-MAR-06	590	526,245	497,054	94%	92	12,115	20.5
01-APR-06	524	540,744	506,930	94%	105	12,627	24.1
01-MAY-06	657	571,444	538,224	94%	92	12,895	19.6
01-JUN-06	624	567,535	537,077	95%	109	13,230	21.2
01-JUL-06	440	556,077	522,313	94%	125	13,003	29.6
01-AUG-06	468	461,901	432,720	94%	111	13,134	28.1
01-SEP-06	432	479,703	449,919	94%	105	13,180	30.5
01-OCT-06	354	475,102	440,164	93%	109	13,400	37.9
01-NOV-06	409	492,763	463,012	94%	125	13,702	33.5
01-DEC-06	398	513,619	468,851	91%	100	13,366	33.6
01-JAN-07	384	546,624	503,584	92%	91	13,919	36.2
01-FEB-07	534	524,285	487,712	93%	116	14,415	27.0
01-MAR-07	680	568,198	523,214	92%	107	14,714	21.6
01-APR-07	516	529,053	482,780	91%	105	15,018	29.1
01-MAY-07	550	526,893	478,520	91%	113	14,800	26.9
01-JUN-07	517	649,772	596,911	92%	123	14,546	28.1
01-JUL-07	507	516,449	472,861	92%	115	13,987	27.6
01-AUG-07	443	474,697	426,127	90%	106	13,857	31.3
01-SEP-07	326	550,129	496,955	90%	145	13,752	42.2
01-OCT-07	367	512,832	453,628	88%	132	13,854	37.7
01-NOV-07	358	472,852	424,224	90%	121	14,076	39.3
01-DEC-07	430	529,783	470,962	89%	110	13,599	31.6
01-JAN-08	313	531,450	471,847	89%	125	13,614	43.5
01-FEB-08	431	498,069	441,530	89%	143	13,840	32.1
01-MAR-08	493	437,156	385,998	88%	122	13,773	27.9
01-APR-08	534	513,623	459,176	89%	131	13,088	24.5
01-MAY-08	606	493,057	435,448	88%	133	12,317	20.3
01-JUN-08	517	491,623	426,592	87%	123	11,973	23.2
01-JUL-08	465	364,888	332,712	91%	136	11,353	24.4
01-AUG-08	436	439,051	391,719	89%	147	10,435	23.9
01-SEP-08	437	384,159	346,763	90%	123	10,100	23.1
01-OCT-08	417	368,885	331,876	90%	130	9,814	23.5
01-NOV-08	362	329,697	290,409	88%	113	9,651	26.7
01-DEC-08	473	336,985	299,234	89%	124	9,389	19.8
01-JAN-09	387	282,223	249,548	88%	116	9,046	23.4
01-FEB-09	437	289,030	250,778	87%	123	9,095	20.8
01-MAR-09	566	274,061	241,066	88%	126	8,975	15.9
01-APR-09	591	300,754	265,986	88%	139	8,461	14.3
01-MAY-09	599	290,524	260,359	90%	153	7,940	13.3
01-JUN-09	639	315,676	283,784	90%	157	7,701	12.1
01-JUL-09	622	375,869	332,268	88%	160	7,410	11.9
01-AUG-09	524	287,282	258,555	90%	140	7,130	13.6
01-SEP-09	567	308,360	278,514	90%	129	7,018	12.4
01-OCT-09	604	301,888	267,075	88%	152	6,891	11.4
01-NOV-09	597	305,657	276,701	91%	140	6,882	11.5
01-DEC-09	679	330,501	296,786	90%	140	6,679	9.8
01-JAN-10	509	300,781	270,607	90%	122	6,655	13.1
01-FEB-10	539	279,082	248,950	89%	132	6,498	12.1