



**Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	35	41	47										123	8.10%	8.48%
\$50,000 - 59,999	14	19	28										61	4.83%	4.20%
\$60,000 - 69,999	21	27	20										68	3.45%	4.69%
\$70,000 - 79,999	23	32	26										81	4.48%	5.58%
\$80,000 - 89,999	16	20	22										58	3.79%	4.00%
\$90,000 - 99,999	16	27	26										69	4.48%	4.76%
\$100,000 - 119,999	43	36	36										115	6.21%	7.93%
\$120,000 - 139,999	31	41	42										114	7.24%	7.86%
\$140,000 - 159,999	20	34	44										98	7.59%	6.75%
\$160,000 - 179,999	26	22	26										74	4.48%	5.10%
\$180,000 - 199,999	8	19	31										58	5.34%	4.00%
\$200,000 - 249,999	40	38	50										128	8.62%	8.82%
\$250,000 - 299,999	22	30	30										82	5.17%	5.65%
\$300,000 - 349,999	18	21	36										75	6.21%	5.17%
\$350,000 - 399,999	8	12	17										37	2.93%	2.55%
\$400,000 - 499,999	20	22	26										68	4.48%	4.69%
\$500,000 - 599,999	4	8	18										30	3.10%	2.07%
\$600,000 - 699,999	8	9	12										29	2.07%	2.00%
\$700,000 - 799,999	3	5	14										22	2.41%	1.52%
\$800,000 - 899,999	3	5	6										14	1.03%	0.96%
\$900,000 - 999,999	1	2	6										9	1.03%	0.62%
\$1,000,000 - and over	11	10	17										38	2.93%	2.62%
Current Year	391	480	580										1,451		
Previous Year	355	394	570	537	552	602	382	429	416	354	376	500	5,467		
Change from last month		22.76%	20.83%												
Change from last year	10.14%	21.83%	1.75%												
Current YTD	391	871	1,451												
Previous YTD	355	749	1,319	1,856	2,408	3,010	3,392	3,821	4,237	4,591	4,967	5,467			
% Change YTD	10.14%	16.29%	10.01%												



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

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	24	26	25										75	11.36%	12.91%
\$50,000 - 59,999	4	17	16										37	7.27%	6.37%
\$60,000 - 69,999	12	11	10										33	4.55%	5.68%
\$70,000 - 79,999	7	8	7										22	3.18%	3.79%
\$80,000 - 89,999	6	5	7										18	3.18%	3.10%
\$90,000 - 99,999	3	8	5										16	2.27%	2.75%
\$100,000 - 119,999	9	10	10										29	4.55%	4.99%
\$120,000 - 139,999	12	18	11										41	5.00%	7.06%
\$140,000 - 159,999	6	8	10										24	4.55%	4.13%
\$160,000 - 179,999	5	10	13										28	5.91%	4.82%
\$180,000 - 199,999	6	7	2										15	0.91%	2.58%
\$200,000 - 249,999	15	9	23										47	10.45%	8.09%
\$250,000 - 299,999	11	7	18										36	8.18%	6.20%
\$300,000 - 349,999	6	18	11										35	5.00%	6.02%
\$350,000 - 399,999	6	12	9										27	4.09%	4.65%
\$400,000 - 499,999	12	5	20										37	9.09%	6.37%
\$500,000 - 599,999	3	10	6										19	2.73%	3.27%
\$600,000 - 699,999	0	3	6										9	2.73%	1.55%
\$700,000 - 799,999	3	1	1										5	0.45%	0.86%
\$800,000 - 899,999	1	3	1										5	0.45%	0.86%
\$900,000 - 999,999	2	1	2										5	0.91%	0.86%
\$1,000,000 - and over	4	7	7										18	3.18%	3.10%
Current Year	157	204	220										581		
Previous Year	160	154	203	232	231	207	153	165	148	137	169	181	2,140		
Change from last month		29.94%	7.84%												
Change from last year	-1.88%	32.47%	8.37%												
Current YTD	157	361	581												
Previous YTD	160	314	517	749	980	1,187	1,340	1,505	1,653	1,790	1,959	2,140			
% Change YTD	-1.88%	14.97%	12.38%												



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	59	71	75										205	9.29%	9.98%
\$50,000 - 59,999	18	38	45										101	5.58%	4.92%
\$60,000 - 69,999	34	39	31										104	3.84%	5.06%
\$70,000 - 79,999	31	40	33										104	4.09%	5.06%
\$80,000 - 89,999	22	27	29										78	3.59%	3.80%
\$90,000 - 99,999	19	35	31										85	3.84%	4.14%
\$100,000 - 119,999	54	46	46										146	5.70%	7.11%
\$120,000 - 139,999	44	59	54										157	6.69%	7.64%
\$140,000 - 159,999	26	42	55										123	6.82%	5.99%
\$160,000 - 179,999	31	32	39										102	4.83%	4.97%
\$180,000 - 199,999	14	26	33										73	4.09%	3.55%
\$200,000 - 249,999	55	47	73										175	9.05%	8.52%
\$250,000 - 299,999	33	37	48										118	5.95%	5.74%
\$300,000 - 349,999	24	39	47										110	5.82%	5.36%
\$350,000 - 399,999	14	24	26										64	3.22%	3.12%
\$400,000 - 499,999	32	27	46										105	5.70%	5.11%
\$500,000 - 599,999	8	18	24										50	2.97%	2.43%
\$600,000 - 699,999	8	12	18										38	2.23%	1.85%
\$700,000 - 799,999	6	6	15										27	1.86%	1.31%
\$800,000 - 899,999	4	8	7										19	0.87%	0.93%
\$900,000 - 999,999	3	3	8										14	0.99%	0.68%
\$1,000,000 - and over	15	17	24										56	2.97%	2.73%
Current Year	554	693	807										2,054		
Previous Year	515	559	782	776	788	820	539	596	574	496	547	683	7,675		
Change from last month		25.09%	16.45%												
Change from last year		23.97%	3.20%												
Current YTD	554	1,247	2,054												
Previous YTD	515	1,074	1,856	2,632	3,420	4,240	4,779	5,375	5,949	6,445	6,992	7,675			
% Change YTD	7.57%	16.11%	10.67%												



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	0	4	1	0	0	0	0	0	0	0	0	0	5	0.12%	0.24%
1	31	29	28	0	0	0	0	0	0	0	0	0	88	3.47%	4.28%
2	202	243	325	0	0	0	0	0	0	0	0	0	770	40.27%	37.49%
3	242	322	323	0	0	0	0	0	0	0	0	0	887	40.02%	43.18%
4	72	84	110	0	0	0	0	0	0	0	0	0	266	13.63%	12.95%
5	7	10	14	0	0	0	0	0	0	0	0	0	31	1.73%	1.51%
6+	0	1	6	0	0	0	0	0	0	0	0	0	7	0.74%	0.34%
Total	554	693	807	0	0	0	0	0	0	0	0	0	2,054	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	74	80	75	0	0	0	0	0	0	0	0	0	229	9.29%	11.15%
2	390	517	573	0	0	0	0	0	0	0	0	0	1,480	71.00%	72.05%
3	66	70	119	0	0	0	0	0	0	0	0	0	255	14.75%	12.41%
4	18	22	28	0	0	0	0	0	0	0	0	0	68	3.47%	3.31%
5	5	3	7	0	0	0	0	0	0	0	0	0	15	0.87%	0.73%
6+	1	1	5	0	0	0	0	0	0	0	0	0	7	0.62%	0.34%
Total	554	693	807	0	0	0	0	0	0	0	0	0	2,054	100.00%	100.00%



Sarasota Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	354	434	512	0	0	0	0	0	0	0	0	0	1,300	63.44%	63.29%
Condominium	137	183	204	0	0	0	0	0	0	0	0	0	524	25.28%	25.51%
Villa	37	46	68	0	0	0	0	0	0	0	0	0	151	8.43%	7.35%
Townhouse	19	21	16	0	0	0	0	0	0	0	0	0	56	1.98%	2.73%
Manufactured/Mobile H	4	5	3	0	0	0	0	0	0	0	0	0	12	0.37%	0.58%
Half Duplex	1	4	2	0	0	0	0	0	0	0	0	0	7	0.25%	0.34%
Planned Unit Developpr	1	0	2	0	0	0	0	0	0	0	0	0	3	0.25%	0.15%
Co-Op	1	0	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.05%
Modular	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	554	693	807	0	0	0	0	0	0	0	0	0	2,054	100.00%	100.00%



Sarasota Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - March 1 to March 31, 2011

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	75	9.29%	41,401	37,419	90.00%	108	192	2.6
\$50,000 - 59,999	45	5.58%	61,348	54,332	89.00%	95	107	2.4
\$60,000 - 69,999	31	3.84%	69,387	64,453	93.00%	90	142	4.6
\$70,000 - 79,999	33	4.09%	79,875	73,852	92.00%	112	124	3.8
\$80,000 - 89,999	29	3.59%	87,338	83,083	95.00%	136	111	3.8
\$90,000 - 99,999	31	3.84%	99,500	94,166	95.00%	130	141	4.6
\$100,000 - 119,999	46	5.70%	118,296	111,371	94.00%	138	206	4.5
\$120,000 - 139,999	54	6.69%	137,389	128,718	94.00%	80	262	4.9
\$140,000 - 159,999	55	6.82%	161,016	148,748	92.00%	104	266	4.8
\$160,000 - 179,999	39	4.83%	176,687	169,611	96.00%	130	272	7.0
\$180,000 - 199,999	33	4.09%	201,824	188,934	94.00%	133	237	7.2
\$200,000 - 249,999	73	9.05%	245,273	222,866	91.00%	129	446	6.1
\$250,000 - 299,999	48	5.95%	293,229	273,332	93.00%	150	443	9.2
\$300,000 - 349,999	47	5.82%	352,296	321,170	91.00%	156	363	7.7
\$350,000 - 399,999	26	3.22%	406,523	369,231	91.00%	185	323	12.4
\$400,000 - 499,999	46	5.70%	485,687	437,614	90.00%	173	446	9.7
\$500,000 - 599,999	24	2.97%	590,881	538,008	91.00%	282	306	12.8
\$600,000 - 699,999	18	2.23%	701,972	650,139	93.00%	140	216	12.0
\$700,000 - 799,999	15	1.86%	792,893	744,667	94.00%	145	151	10.1
\$800,000 - 899,999	7	0.87%	926,271	866,286	94.00%	151	154	22.0
\$900,000 - 999,999	8	0.99%	1,000,488	944,375	94.00%	164	107	13.4
\$1,000,000 - and over	24	2.97%	1,592,617	1,457,958	92.00%	234	704	29.3
Totals	807	100.00%	278,076	256,170	92.00%	135	5,719	7.1

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 March 31, 2011

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	205	9.98%	38,696	34,830	90.00%	99	192	2.8
\$50,000 - 59,999	101	4.92%	60,392	54,600	90.00%	99	107	3.2
\$60,000 - 69,999	104	5.06%	68,331	64,167	94.00%	93	142	4.1
\$70,000 - 79,999	104	5.06%	78,324	74,236	95.00%	91	124	3.6
\$80,000 - 89,999	78	3.80%	88,611	83,859	95.00%	116	111	4.3
\$90,000 - 99,999	85	4.14%	100,588	94,171	94.00%	124	141	5.0
\$100,000 - 119,999	146	7.11%	116,065	109,456	94.00%	118	206	4.2
\$120,000 - 139,999	157	7.64%	136,612	128,497	94.00%	98	262	5.0
\$140,000 - 159,999	123	5.99%	158,951	148,199	93.00%	123	266	6.5
\$160,000 - 179,999	102	4.97%	177,952	168,612	95.00%	139	272	8.0
\$180,000 - 199,999	73	3.55%	202,347	188,918	93.00%	135	237	9.7
\$200,000 - 249,999	175	8.52%	241,671	223,639	93.00%	136	446	7.7
\$250,000 - 299,999	118	5.74%	294,047	273,297	93.00%	143	443	11.3
\$300,000 - 349,999	110	5.36%	348,224	320,779	92.00%	157	363	9.9
\$350,000 - 399,999	64	3.12%	399,498	369,004	92.00%	175	323	15.1
\$400,000 - 499,999	105	5.11%	483,596	436,735	90.00%	206	446	12.7
\$500,000 - 599,999	50	2.43%	596,819	536,904	90.00%	253	306	18.4
\$600,000 - 699,999	38	1.85%	709,518	646,576	91.00%	222	216	17.1
\$700,000 - 799,999	27	1.31%	804,748	747,446	93.00%	168	151	16.8
\$800,000 - 899,999	19	0.93%	926,516	847,913	92.00%	288	154	24.3
\$900,000 - 999,999	14	0.68%	1,007,993	936,821	93.00%	201	107	22.9
\$1,000,000 - and over	56	2.73%	2,043,184	1,806,116	88.00%	271	704	37.7
Totals	2,054	100.00%	268,704	245,899	92.00%	137	5,719	8.4

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Sarasota Association of Realtors®
Four Year Sales and Inventory History 2007 - 2011
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-APR-07	516	529,053	482,780	91%	105	14,166	27.5
01-MAY-07	551	526,953	478,668	91%	113	13,788	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	12,921	29.2
01-SEP-07	326	550,129	496,955	90%	145	12,885	39.5
01-OCT-07	367	512,832	453,628	88%	132	13,039	35.5
01-NOV-07	358	472,852	424,224	90%	121	13,235	37.0
01-DEC-07	430	529,783	470,962	89%	110	12,846	29.9
01-JAN-08	313	531,450	471,847	89%	125	13,036	41.6
01-FEB-08	431	498,069	441,530	89%	143	13,282	30.8
01-MAR-08	493	437,156	385,998	88%	122	13,225	26.8
01-APR-08	534	513,623	459,176	89%	131	12,603	23.6
01-MAY-08	607	493,141	435,467	88%	133	11,858	19.5
01-JUN-08	517	491,623	426,592	87%	123	11,547	22.3
01-JUL-08	465	364,888	332,712	91%	136	10,993	23.6
01-AUG-08	436	439,051	391,719	89%	147	10,156	23.3
01-SEP-08	437	384,159	346,763	90%	123	9,880	22.6
01-OCT-08	417	368,885	331,876	90%	130	9,659	23.2
01-NOV-08	362	329,697	290,409	88%	113	9,521	26.3
01-DEC-08	473	336,985	299,234	89%	124	9,278	19.6
01-JAN-09	387	282,223	249,548	88%	116	8,984	23.2
01-FEB-09	437	289,030	250,778	87%	123	9,045	20.7
01-MAR-09	566	274,061	241,066	88%	126	8,947	15.8
01-APR-09	591	300,754	265,986	88%	139	8,454	14.3
01-MAY-09	600	290,719	260,342	90%	153	7,967	13.3
01-JUN-09	639	315,676	283,784	90%	157	7,750	12.1
01-JUL-09	622	375,869	332,268	88%	160	7,486	12.0
01-AUG-09	524	287,282	258,555	90%	140	7,255	13.8
01-SEP-09	568	308,009	278,224	90%	129	7,180	12.6
01-OCT-09	605	301,675	266,876	88%	152	7,112	11.8
01-NOV-09	603	304,169	275,446	91%	139	7,161	11.9
01-DEC-09	683	329,217	295,708	90%	140	7,051	10.3
01-JAN-10	515	293,569	264,345	90%	123	7,153	13.9
01-FEB-10	560	277,322	247,522	89%	130	7,213	12.9
01-MAR-10	782	316,676	285,232	90%	132	7,306	9.3
01-APR-10	776	314,159	288,315	92%	128	7,235	9.3
01-MAY-10	789	344,859	308,252	89%	126	7,004	8.9
01-JUN-10	821	273,285	250,373	92%	117	7,016	8.5
01-JUL-10	539	286,781	260,452	91%	120	6,895	12.8
01-AUG-10	596	269,185	244,832	91%	117	6,841	11.5
01-SEP-10	575	250,119	228,050	91%	127	6,921	12.0
01-OCT-10	496	252,657	231,383	92%	128	6,809	13.7
01-NOV-10	550	281,291	255,892	91%	141	6,850	12.5
01-DEC-10	701	288,494	260,629	90%	134	6,759	9.6
01-JAN-11	554	268,156	243,546	91%	133	6,550	11.8
01-FEB-11	693	258,229	235,819	91%	141	6,281	9.1
01-MAR-11	807	278,076	256,170	92%	135	5,719	7.1