



**Venice Area Board 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	10	8	2										20	1.42%	5.62%
\$50,000 - 59,999	4	3	3										10	2.13%	2.81%
\$60,000 - 69,999	1	10	5										16	3.55%	4.49%
\$70,000 - 79,999	4	8	7										19	4.96%	5.34%
\$80,000 - 89,999	5	5	8										18	5.67%	5.06%
\$90,000 - 99,999	3	5	5										13	3.55%	3.65%
\$100,000 - 119,999	10	12	17										39	12.06%	10.96%
\$120,000 - 139,999	12	6	16										34	11.35%	9.55%
\$140,000 - 159,999	9	3	12										24	8.51%	6.74%
\$160,000 - 179,999	8	5	9										22	6.38%	6.18%
\$180,000 - 199,999	13	7	10										30	7.09%	8.43%
\$200,000 - 249,999	11	9	15										35	10.64%	9.83%
\$250,000 - 299,999	4	8	12										24	8.51%	6.74%
\$300,000 - 349,999	6	8	7										21	4.96%	5.90%
\$350,000 - 399,999	2	1	5										8	3.55%	2.25%
\$400,000 - 499,999	5	3	4										12	2.84%	3.37%
\$500,000 - 599,999	1	1	1										3	0.71%	0.84%
\$600,000 - 699,999	0	0	2										2	1.42%	0.56%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	1	0										1	0.00%	0.28%
\$1,000,000 - and over	0	4	1										5	0.71%	1.40%
Current Year	108	107	141										356		
Previous Year	98	104	152	155	136	148	88	77	86	86	81	133	1,344		
Change from last month		-0.93%	31.78%												
Change from last year	10.20%	2.88%	-7.24%												
Current YTD	108	215	356												
Previous YTD	98	202	354	509	645	793	881	958	1,044	1,130	1,211	1,344			
% Change YTD	10.20%	6.44%	0.56%												



**Venice Area Board of Realtors®
Monthly Sales Trend Indicator
2011**

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	2	3	3										8	5.45%	6.61%
\$50,000 - 59,999	2	3	0										5	0.00%	4.13%
\$60,000 - 69,999	1	4	3										8	5.45%	6.61%
\$70,000 - 79,999	1	1	3										5	5.45%	4.13%
\$80,000 - 89,999	1	1	6										8	10.91%	6.61%
\$90,000 - 99,999	2	2	4										8	7.27%	6.61%
\$100,000 - 119,999	6	9	11										26	20.00%	21.49%
\$120,000 - 139,999	3	4	7										14	12.73%	11.57%
\$140,000 - 159,999	3	2	2										7	3.64%	5.79%
\$160,000 - 179,999	2	2	4										8	7.27%	6.61%
\$180,000 - 199,999	2	1	2										5	3.64%	4.13%
\$200,000 - 249,999	1	4	3										8	5.45%	6.61%
\$250,000 - 299,999	1	1	3										5	5.45%	4.13%
\$300,000 - 349,999	0	0	0										0	0.00%	0.00%
\$350,000 - 399,999	0	1	1										2	1.82%	1.65%
\$400,000 - 499,999	0	0	3										3	5.45%	2.48%
\$500,000 - 599,999	0	0	0										0	0.00%	0.00%
\$600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	1	0										1	0.00%	0.83%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	27	39	55										121		
Previous Year	25	24	49	56	48	38	18	17	19	16	24	36	370		
Change from last month		44.44%	41.03%												
Change from last year	8.00%	62.50%	12.24%												
Current YTD	27	66	121												
Previous YTD	25	49	98	154	202	240	258	275	294	310	334	370			
% Change YTD	8.00%	34.69%	23.47%												



Venice Area Board 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	13	13	7										33	3.45%	6.67%
\$50,000 - 59,999	7	7	3										17	1.48%	3.43%
\$60,000 - 69,999	4	15	10										29	4.93%	5.86%
\$70,000 - 79,999	5	9	11										25	5.42%	5.05%
\$80,000 - 89,999	6	6	15										27	7.39%	5.45%
\$90,000 - 99,999	5	8	10										23	4.93%	4.65%
\$100,000 - 119,999	17	22	28										67	13.79%	13.54%
\$120,000 - 139,999	15	10	23										48	11.33%	9.70%
\$140,000 - 159,999	12	5	14										31	6.90%	6.26%
\$160,000 - 179,999	10	7	13										30	6.40%	6.06%
\$180,000 - 199,999	15	8	12										35	5.91%	7.07%
\$200,000 - 249,999	12	13	18										43	8.87%	8.69%
\$250,000 - 299,999	5	9	15										29	7.39%	5.86%
\$300,000 - 349,999	6	8	7										21	3.45%	4.24%
\$350,000 - 399,999	2	2	6										10	2.96%	2.02%
\$400,000 - 499,999	5	3	7										15	3.45%	3.03%
\$500,000 - 599,999	1	1	1										3	0.49%	0.61%
\$600,000 - 699,999	0	0	2										2	0.99%	0.40%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	2	0										2	0.00%	0.40%
\$1,000,000 - and over	0	4	1										5	0.49%	1.01%
Current Year	140	152	203										495		
Previous Year	126	131	211	223	188	195	107	95	108	103	109	177	1,773		
Change from last month		8.57%	33.55%												
Change from last year		16.03%	-3.79%												
Current YTD	140	292	495												
Previous YTD	126	257	468	691	879	1,074	1,181	1,276	1,384	1,487	1,596	1,773			
% Change YTD	11.11%	13.62%	5.77%												



Venice Area Board 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	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.20%
1	1	4	3	0	0	0	0	0	0	0	0	0	8	1.48%	1.62%
2	53	65	93	0	0	0	0	0	0	0	0	0	211	45.81%	42.63%
3	82	70	89	0	0	0	0	0	0	0	0	0	241	43.84%	48.69%
4	4	10	16	0	0	0	0	0	0	0	0	0	30	7.88%	6.06%
5	0	1	1	0	0	0	0	0	0	0	0	0	2	0.49%	0.40%
6+	0	1	1	0	0	0	0	0	0	0	0	0	2	0.49%	0.40%
Total	140	152	203	0	0	0	0	0	0	0	0	0	495	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	14	15	10	0	0	0	0	0	0	0	0	0	39	4.93%	7.88%
2	113	120	172	0	0	0	0	0	0	0	0	0	405	84.73%	81.82%
3	13	14	18	0	0	0	0	0	0	0	0	0	45	8.87%	9.09%
4	0	2	3	0	0	0	0	0	0	0	0	0	5	1.48%	1.01%
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
6+	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.20%
Total	140	152	203	0	0	0	0	0	0	0	0	0	495	100.00%	100.00%



Venice Area Board 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	88	87	116	0	0	0	0	0	0	0	0	0	291	57.14%	58.79%
Condominium	27	37	53	0	0	0	0	0	0	0	0	0	117	26.11%	23.64%
Villa	20	20	25	0	0	0	0	0	0	0	0	0	65	12.32%	13.13%
Manufactured/Mobile H	5	5	5	0	0	0	0	0	0	0	0	0	15	2.46%	3.03%
Co-Op	0	1	2	0	0	0	0	0	0	0	0	0	3	0.99%	0.61%
Half Duplex	0	1	1	0	0	0	0	0	0	0	0	0	2	0.49%	0.40%
Modular	0	0	1	0	0	0	0	0	0	0	0	0	1	0.49%	0.20%
Townhouse	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.20%
Total	140	152	203	0	0	0	0	0	0	0	0	0	495	100.00%	100.00%



Venice Area Board 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	7	3.45%	42,229	38,464	91.00%	68	24	3.4
\$50,000 - 59,999	3	1.48%	59,133	53,300	90.00%	207	26	8.7
\$60,000 - 69,999	10	4.93%	73,670	64,275	87.00%	129	33	3.3
\$70,000 - 79,999	11	5.42%	80,945	75,373	93.00%	133	46	4.2
\$80,000 - 89,999	15	7.39%	89,973	84,669	94.00%	135	54	3.6
\$90,000 - 99,999	10	4.93%	109,490	95,552	87.00%	204	59	5.9
\$100,000 - 119,999	28	13.79%	116,217	109,246	94.00%	104	118	4.2
\$120,000 - 139,999	23	11.33%	137,315	129,500	94.00%	89	112	4.9
\$140,000 - 159,999	14	6.90%	155,911	147,629	95.00%	170	93	6.6
\$160,000 - 179,999	13	6.40%	177,092	165,069	93.00%	143	82	6.3
\$180,000 - 199,999	12	5.91%	197,056	186,347	95.00%	141	95	7.9
\$200,000 - 249,999	18	8.87%	242,872	223,411	92.00%	134	156	8.7
\$250,000 - 299,999	15	7.39%	288,539	275,140	95.00%	67	122	8.1
\$300,000 - 349,999	7	3.45%	371,107	320,000	86.00%	92	96	13.7
\$350,000 - 399,999	6	2.96%	408,733	374,750	92.00%	168	73	12.2
\$400,000 - 499,999	7	3.45%	458,243	429,271	94.00%	223	90	12.9
\$500,000 - 599,999	1	0.49%	585,000	573,000	98.00%	3	38	38.0
\$600,000 - 699,999	2	0.99%	686,500	625,000	91.00%	177	26	13.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		14	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		17	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		9	
\$1,000,000 - and over	1	0.49%	1,899,000	1,600,000	84.00%	560	36	36.0
Totals	203	100.00%	190,252	175,752	92.00%	130	1,419	7.0

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.



Venice Area Board 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	33	6.67%	40,346	36,174	90.00%	110	24	2.2
\$50,000 - 59,999	17	3.43%	60,424	54,529	90.00%	189	26	4.6
\$60,000 - 69,999	29	5.86%	67,198	64,243	96.00%	100	33	3.4
\$70,000 - 79,999	25	5.05%	82,132	74,744	91.00%	111	46	5.5
\$80,000 - 89,999	27	5.45%	89,572	84,242	94.00%	140	54	6.0
\$90,000 - 99,999	23	4.65%	103,639	95,014	92.00%	118	59	7.7
\$100,000 - 119,999	67	13.54%	118,518	109,332	92.00%	109	118	5.3
\$120,000 - 139,999	48	9.70%	139,378	129,549	93.00%	88	112	7.0
\$140,000 - 159,999	31	6.26%	155,425	147,945	95.00%	126	93	9.0
\$160,000 - 179,999	30	6.06%	179,703	166,923	93.00%	138	82	8.2
\$180,000 - 199,999	35	7.07%	197,875	188,267	95.00%	137	95	8.1
\$200,000 - 249,999	43	8.69%	239,798	223,247	93.00%	152	156	10.9
\$250,000 - 299,999	29	5.86%	290,565	274,055	94.00%	107	122	12.6
\$300,000 - 349,999	21	4.24%	356,231	318,405	89.00%	181	96	13.7
\$350,000 - 399,999	10	2.02%	405,710	373,250	92.00%	194	73	21.9
\$400,000 - 499,999	15	3.03%	478,293	442,560	93.00%	198	90	18.0
\$500,000 - 599,999	3	0.61%	578,300	556,000	96.00%	191	38	38.0
\$600,000 - 699,999	2	0.40%	686,500	625,000	91.00%	177	26	39.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		14	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		17	
\$900,000 - 999,999	2	0.40%	1,014,450	967,500	95.00%	145	9	13.5
\$1,000,000 - and over	5	1.01%	2,134,800	1,700,000	80.00%	419	36	21.6
Totals	495	100.00%	194,322	177,771	91.00%	131	1,419	8.6

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.

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Venice Area Board 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	201	283,990	256,563	90%	119	3,712	18.5
01-MAY-07	159	275,368	252,798	92%	129	3,466	21.8
01-JUN-07	148	284,631	259,269	91%	131	3,376	22.8
01-JUL-07	129	328,267	285,548	87%	133	3,201	24.8
01-AUG-07	123	301,905	278,353	92%	143	3,034	24.7
01-SEP-07	92	266,434	242,277	91%	148	2,992	32.5
01-OCT-07	121	257,226	233,703	91%	141	2,997	24.8
01-NOV-07	102	307,891	276,976	90%	166	3,019	29.6
01-DEC-07	105	278,466	249,578	90%	170	2,948	28.1
01-JAN-08	80	267,744	239,111	89%	154	3,015	37.7
01-FEB-08	120	286,713	257,702	90%	161	2,985	24.9
01-MAR-08	166	254,960	226,985	89%	131	2,841	17.1
01-APR-08	175	294,970	262,813	89%	130	2,598	14.8
01-MAY-08	175	254,221	231,490	91%	136	2,349	13.4
01-JUN-08	136	302,781	268,992	89%	149	2,303	16.9
01-JUL-08	97	263,878	235,848	89%	173	2,225	22.9
01-AUG-08	83	248,284	222,079	89%	124	2,172	26.2
01-SEP-08	101	252,892	228,202	90%	150	2,181	21.6
01-OCT-08	92	246,573	218,593	89%	152	2,208	24.0
01-NOV-08	84	220,253	197,902	90%	146	2,212	26.3
01-DEC-08	114	215,348	193,532	90%	162	2,142	18.8
01-JAN-09	88	196,033	175,430	89%	164	2,129	24.2
01-FEB-09	127	186,395	166,241	89%	161	2,079	16.4
01-MAR-09	156	195,291	174,034	89%	151	2,014	12.9
01-APR-09	154	201,501	181,470	90%	161	1,875	12.2
01-MAY-09	160	224,451	195,223	87%	165	1,699	10.6
01-JUN-09	166	231,584	206,711	89%	140	1,649	9.9
01-JUL-09	154	209,928	191,684	91%	133	1,586	10.3
01-AUG-09	125	213,161	191,577	90%	137	1,606	12.8
01-SEP-09	136	204,354	188,687	92%	148	1,578	11.6
01-OCT-09	135	185,473	167,208	90%	154	1,593	11.8
01-NOV-09	129	185,608	167,449	90%	151	1,632	12.7
01-DEC-09	169	213,878	195,375	91%	169	1,616	9.6
01-JAN-10	126	222,282	197,504	89%	131	1,639	13.0
01-FEB-10	131	174,018	160,953	92%	120	1,664	12.7
01-MAR-10	211	214,657	197,662	92%	132	1,698	8.0
01-APR-10	223	193,029	177,894	92%	122	1,650	7.4
01-MAY-10	188	195,257	180,926	93%	140	1,576	8.4
01-JUN-10	195	198,200	182,528	92%	129	1,592	8.2
01-JUL-10	107	207,344	187,199	90%	126	1,542	14.4
01-AUG-10	96	196,263	177,993	91%	140	1,539	16.0
01-SEP-10	108	182,760	168,651	92%	130	1,578	14.6
01-OCT-10	104	211,273	190,401	90%	130	1,594	15.3
01-NOV-10	111	179,723	166,201	92%	133	1,606	14.5
01-DEC-10	177	168,355	155,088	92%	124	1,574	8.9
01-JAN-11	140	169,790	157,691	93%	134	1,581	11.3
01-FEB-11	152	222,353	198,962	89%	131	1,533	10.1
01-MAR-11	203	190,252	175,752	92%	130	1,419	7.0