



**Venice Area Board of Realtors®  
Monthly Sales Trend Indicator  
2012**

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

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	4	6	4	5									19	2.66%	3.05%
\$50,000 - 59,999	0	5	6	1									12	0.53%	1.93%
\$60,000 - 69,999	2	7	6	4									19	2.13%	3.05%
\$70,000 - 79,999	8	6	5	12									31	6.38%	4.98%
\$80,000 - 89,999	13	3	10	10									36	5.32%	5.78%
\$90,000 - 99,999	5	9	11	11									36	5.85%	5.78%
\$100,000 - 119,999	22	10	15	12									59	6.38%	9.47%
\$120,000 - 139,999	11	8	19	18									56	9.57%	8.99%
\$140,000 - 159,999	14	12	18	17									61	9.04%	9.79%
\$160,000 - 179,999	12	11	11	13									47	6.91%	7.54%
\$180,000 - 199,999	6	6	6	9									27	4.79%	4.33%
\$200,000 - 249,999	7	17	22	31									77	16.49%	12.36%
\$250,000 - 299,999	5	12	24	11									52	5.85%	8.35%
\$300,000 - 349,999	6	8	5	12									31	6.38%	4.98%
\$350,000 - 399,999	1	3	7	6									17	3.19%	2.73%
\$400,000 - 499,999	5	3	3	6									17	3.19%	2.73%
\$500,000 - 599,999	1	3	6	6									16	3.19%	2.57%
\$600,000 - 699,999	0	3	1	2									6	1.06%	0.96%
\$700,000 - 799,999	0	0	0	0									0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	1									1	0.53%	0.16%
\$1,000,000 - and over	0	1	1	1									3	0.53%	0.48%
<b>Current Year</b>	<b>122</b>	<b>133</b>	<b>180</b>	<b>188</b>									<b>623</b>		
Previous Year	109	107	144	158	0	0	0	0	0	0	0	0	518		
Change from last month		9.02%	35.34%	4.44%											
<b>Change from last year</b>	<b>11.93%</b>	<b>24.30%</b>	<b>25.00%</b>	<b>18.99%</b>											
<b>Current YTD</b>	<b>122</b>	<b>255</b>	<b>435</b>	<b>623</b>											
Previous YTD	109	216	360	518	518	518	518	518	518	518	518	518			
<b>% Change YTD</b>	<b>11.93%</b>	<b>18.06%</b>	<b>20.83%</b>	<b>20.27%</b>											



**Venice Area Board of Realtors®  
Monthly Sales Trend Indicator  
2012**

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

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	2	1	1	2									6	3.13%	3.02%
\$50,000 - 59,999	5	2	4	2									13	3.13%	6.53%
\$60,000 - 69,999	3	3	2	2									10	3.13%	5.03%
\$70,000 - 79,999	2	2	2	5									11	7.81%	5.53%
\$80,000 - 89,999	3	1	4	3									11	4.69%	5.53%
\$90,000 - 99,999	3	3	3	6									15	9.38%	7.54%
\$100,000 - 119,999	5	8	9	13									35	20.31%	17.59%
\$120,000 - 139,999	6	5	14	11									36	17.19%	18.09%
\$140,000 - 159,999	0	5	7	4									16	6.25%	8.04%
\$160,000 - 179,999	1	4	1	2									8	3.13%	4.02%
\$180,000 - 199,999	1	1	0	1									3	1.56%	1.51%
\$200,000 - 249,999	2	1	2	4									9	6.25%	4.52%
\$250,000 - 299,999	2	1	3	4									10	6.25%	5.03%
\$300,000 - 349,999	1	1	0	1									3	1.56%	1.51%
\$350,000 - 399,999	1	0	0	3									4	4.69%	2.01%
\$400,000 - 499,999	0	1	1	0									2	0.00%	1.01%
\$500,000 - 599,999	0	0	1	0									1	0.00%	0.50%
\$600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$700,000 - 799,999	1	3	0	1									5	1.56%	2.51%
\$800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	0	0	1	0									1	0.00%	0.50%
<b>Current Year</b>	<b>38</b>	<b>42</b>	<b>55</b>	<b>64</b>									<b>199</b>		
Previous Year	27	39	55	60	0	0	0	0	0	0	0	0	181		
Change from last month		10.53%	30.95%	16.36%											
<b>Change from last year</b>	<b>40.74%</b>	<b>7.69%</b>	<b>0.00%</b>	<b>6.67%</b>											
<b>Current YTD</b>	<b>38</b>	<b>80</b>	<b>135</b>	<b>199</b>											
Previous YTD	27	66	121	181	181	181	181	181	181	181	181	181			
<b>% Change YTD</b>	<b>40.74%</b>	<b>21.21%</b>	<b>11.57%</b>	<b>9.94%</b>											



**Venice Area Board of Realtors®**  
**Monthly Sales Trend Indicator**  
**2012**  
**Sales by Price Range - Overall**

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	8	9	7	14									<b>38</b>	5.24%	4.37%
\$50,000 - 59,999	6	12	11	4									<b>33</b>	1.50%	3.80%
\$60,000 - 69,999	6	11	11	8									<b>36</b>	3.00%	4.14%
\$70,000 - 79,999	10	10	9	18									<b>47</b>	6.74%	5.41%
\$80,000 - 89,999	17	5	17	16									<b>55</b>	5.99%	6.33%
\$90,000 - 99,999	8	12	14	18									<b>52</b>	6.74%	5.98%
\$100,000 - 119,999	27	18	26	25									<b>96</b>	9.36%	11.05%
\$120,000 - 139,999	17	13	33	29									<b>92</b>	10.86%	10.59%
\$140,000 - 159,999	15	17	25	21									<b>78</b>	7.87%	8.98%
\$160,000 - 179,999	13	15	13	15									<b>56</b>	5.62%	6.44%
\$180,000 - 199,999	7	7	6	10									<b>30</b>	3.75%	3.45%
\$200,000 - 249,999	9	19	24	35									<b>87</b>	13.11%	10.01%
\$250,000 - 299,999	7	13	27	15									<b>62</b>	5.62%	7.13%
\$300,000 - 349,999	7	9	5	13									<b>34</b>	4.87%	3.91%
\$350,000 - 399,999	2	3	7	9									<b>21</b>	3.37%	2.42%
\$400,000 - 499,999	5	4	4	6									<b>19</b>	2.25%	2.19%
\$500,000 - 599,999	1	3	7	6									<b>17</b>	2.25%	1.96%
\$600,000 - 699,999	0	3	1	2									<b>6</b>	0.75%	0.69%
\$700,000 - 799,999	1	3	0	1									<b>5</b>	0.37%	0.58%
\$800,000 - 899,999	0	0	0	0									<b>0</b>	0.00%	0.00%
\$900,000 - 999,999	0	0	0	1									<b>1</b>	0.37%	0.12%
\$1,000,000 - and over	0	1	2	1									<b>4</b>	0.37%	0.46%
<b>Current Year</b>	<b>166</b>	<b>187</b>	<b>249</b>	<b>267</b>									<b>869</b>		
Previous Year	141	152	207	224	0	0	0	0	0	0	0	0	724		
Change from last month		12.65%	33.16%	7.23%											
<b>Change from last year</b>		<b>23.03%</b>	<b>20.29%</b>	<b>19.20%</b>											
<b>Current YTD</b>	<b>166</b>	<b>353</b>	<b>602</b>	<b>869</b>											
Previous YTD	141	293	500	724	724	724	724	724	724	724	724	724			
<b>% Change YTD</b>	<b>17.73%</b>	<b>20.48%</b>	<b>20.40%</b>	<b>20.03%</b>											



**Venice Area Board of Realtors®**  
**Monthly Sales Trend Indicator**  
**2012**  
**Sales by Bedroom Count**

<b>Bedrooms</b>	<b>Jan-12</b>	<b>Feb-12</b>	<b>Mar-12</b>	<b>Apr-12</b>	<b>May-12</b>	<b>Jun-12</b>	<b>Jul-12</b>	<b>Aug-12</b>	<b>Sep-12</b>	<b>Oct-12</b>	<b>Nov-12</b>	<b>Dec-12</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	8	3	3	6	0	0	0	0	0	0	0	0	<b>20</b>	2.25%	2.30%
2	81	101	130	139	0	0	0	0	0	0	0	0	<b>451</b>	52.06%	51.90%
3	67	70	101	110	0	0	0	0	0	0	0	0	<b>348</b>	41.20%	40.05%
4	10	10	14	11	0	0	0	0	0	0	0	0	<b>45</b>	4.12%	5.18%
5	0	2	1	1	0	0	0	0	0	0	0	0	<b>4</b>	0.37%	0.46%
6+	0	1	0	0	0	0	0	0	0	0	0	0	<b>1</b>	0.00%	0.12%
<b>Total</b>	<b>166</b>	<b>187</b>	<b>249</b>	<b>267</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>869</b>	<b>100.00%</b>	<b>100.00%</b>

**Sales by Bathroom Count**

<b>Bathrooms</b>	<b>Jan-12</b>	<b>Feb-12</b>	<b>Mar-12</b>	<b>Apr-12</b>	<b>May-12</b>	<b>Jun-12</b>	<b>Jul-12</b>	<b>Aug-12</b>	<b>Sep-12</b>	<b>Oct-12</b>	<b>Nov-12</b>	<b>Dec-12</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
1	15	14	15	20	0	0	0	0	0	0	0	0	<b>64</b>	7.49%	7.36%
2	138	154	209	221	0	0	0	0	0	0	0	0	<b>722</b>	82.77%	83.08%
3	11	16	22	23	0	0	0	0	0	0	0	0	<b>72</b>	8.61%	8.29%
4	2	2	3	3	0	0	0	0	0	0	0	0	<b>10</b>	1.12%	1.15%
5	0	1	0	0	0	0	0	0	0	0	0	0	<b>1</b>	0.00%	0.12%
6+	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0.00%	0.00%
<b>Total</b>	<b>166</b>	<b>187</b>	<b>249</b>	<b>267</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>869</b>	<b>100.00%</b>	<b>100.00%</b>



**Venice Area Board of Realtors®**  
**Monthly Sales Trend Indicator**  
**2012**  
**Sales by Housing Style**

<b>Style</b>	<b>Jan-12</b>	<b>Feb-12</b>	<b>Mar-12</b>	<b>Apr-12</b>	<b>May-12</b>	<b>Jun-12</b>	<b>Jul-12</b>	<b>Aug-12</b>	<b>Sep-12</b>	<b>Oct-12</b>	<b>Nov-12</b>	<b>Dec-12</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
Single Family Home	100	107	149	149	0	0	0	0	0	0	0	0	<b>505</b>	55.81%	58.11%
Condominium	36	38	53	63	0	0	0	0	0	0	0	0	<b>190</b>	23.60%	21.86%
Villa	22	26	31	39	0	0	0	0	0	0	0	0	<b>118</b>	14.61%	13.58%
Manufactured/Mobile Home	6	11	13	15	0	0	0	0	0	0	0	0	<b>45</b>	5.62%	5.18%
Townhouse	1	3	2	1	0	0	0	0	0	0	0	0	<b>7</b>	0.37%	0.81%
Co-Op	1	1	0	0	0	0	0	0	0	0	0	0	<b>2</b>	0.00%	0.23%
Half Duplex	0	1	1	0	0	0	0	0	0	0	0	0	<b>2</b>	0.00%	0.23%
<b>Total</b>	<b>166</b>	<b>187</b>	<b>249</b>	<b>267</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>869</b>	<b>100.00%</b>	<b>100.00%</b>



## Venice Area Board of Realtors®

### Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 2012

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	14	5.24%	44,864	37,315	83.00%	106	28	2.0
\$50,000 - 59,999	4	1.50%	56,800	53,375	94.00%	258	20	5.0
\$60,000 - 69,999	8	3.00%	67,600	62,938	93.00%	44	25	3.1
\$70,000 - 79,999	18	6.74%	80,583	73,953	92.00%	56	32	1.8
\$80,000 - 89,999	16	5.99%	91,978	84,519	92.00%	107	38	2.4
\$90,000 - 99,999	18	6.74%	100,422	94,994	95.00%	131	41	2.3
\$100,000 - 119,999	25	9.36%	116,520	108,828	93.00%	77	84	3.4
\$120,000 - 139,999	29	10.86%	137,779	128,622	93.00%	144	69	2.4
\$140,000 - 159,999	21	7.87%	157,614	147,595	94.00%	132	70	3.3
\$160,000 - 179,999	15	5.62%	180,213	169,426	94.00%	135	70	4.7
\$180,000 - 199,999	10	3.75%	197,020	188,820	96.00%	62	65	6.5
\$200,000 - 249,999	35	13.11%	240,304	223,082	93.00%	143	135	3.9
\$250,000 - 299,999	15	5.62%	295,640	269,200	91.00%	94	102	6.8
\$300,000 - 349,999	13	4.87%	353,702	319,546	90.00%	111	65	5.0
\$350,000 - 399,999	9	3.37%	396,811	370,778	93.00%	154	52	5.8
\$400,000 - 499,999	6	2.25%	462,483	441,083	95.00%	194	70	11.7
\$500,000 - 599,999	6	2.25%	601,150	551,333	92.00%	95	34	5.7
\$600,000 - 699,999	2	0.75%	734,500	697,862	95.00%	49	16	8.0
\$700,000 - 799,999	1	0.37%	795,000	700,000	88.00%	349	9	9.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		10	
\$900,000 - 999,999	1	0.37%	950,000	950,000	100.00%	0	10	10.0
\$1,000,000 - and over	1	0.37%	2,395,000	2,100,000	88.00%	75	26	26.0
<b>Totals</b>	<b>267</b>	<b>100.00%</b>	<b>202,334</b>	<b>187,452</b>	<b>93.00%</b>	<b>116</b>	<b>1,071</b>	<b>4.0</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.



## Venice Area Board of Realtors®

### Multiple Listing YTD Sales and Inventory Report - January 1 to April 30, 2012

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	38	4.37%	41,438	34,840	84.00%	142	28	3.0
\$50,000 - 59,999	33	3.80%	59,261	54,064	91.00%	182	20	2.4
\$60,000 - 69,999	36	4.14%	69,566	64,620	93.00%	124	25	2.8
\$70,000 - 79,999	47	5.41%	78,832	74,261	94.00%	81	32	2.7
\$80,000 - 89,999	55	6.33%	90,995	84,867	93.00%	152	38	2.8
\$90,000 - 99,999	52	5.98%	100,528	94,164	94.00%	128	41	3.2
\$100,000 - 119,999	96	11.05%	117,844	109,964	93.00%	79	84	3.5
\$120,000 - 139,999	92	10.59%	136,431	128,976	95.00%	97	69	3.0
\$140,000 - 159,999	78	8.98%	160,421	148,925	93.00%	127	70	3.6
\$160,000 - 179,999	56	6.44%	178,807	169,005	95.00%	101	70	5.0
\$180,000 - 199,999	30	3.45%	201,151	188,622	94.00%	157	65	8.7
\$200,000 - 249,999	87	10.01%	238,696	222,411	93.00%	155	135	6.2
\$250,000 - 299,999	62	7.13%	292,244	270,976	93.00%	105	102	6.6
\$300,000 - 349,999	34	3.91%	350,671	323,150	92.00%	151	65	7.7
\$350,000 - 399,999	21	2.42%	396,809	371,938	94.00%	145	52	9.9
\$400,000 - 499,999	19	2.19%	478,237	446,886	93.00%	188	70	14.7
\$500,000 - 599,999	17	1.96%	587,841	544,647	93.00%	159	34	8.0
\$600,000 - 699,999	6	0.69%	717,133	653,412	91.00%	194	16	10.7
\$700,000 - 799,999	5	0.58%	784,600	738,000	94.00%	472	9	7.2
\$800,000 - 899,999	0	0.00%	0	0	0.00%		10	
\$900,000 - 999,999	1	0.12%	950,000	950,000	100.00%	0	10	40.0
\$1,000,000 - and over	4	0.46%	1,947,475	1,690,000	87.00%	179	26	26.0
<b>Totals</b>	<b>869</b>	<b>100.00%</b>	<b>192,847</b>	<b>179,135</b>	<b>93.00%</b>	<b>127</b>	<b>1,071</b>	<b>4.9</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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**Venice Area Board of Realtors®**  
**Four Year Sales and Inventory History 2008 - 2012**  
 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-MAY-08	175	254,221	231,490	91%	136	2,347	13.4
01-JUN-08	136	302,781	268,992	89%	149	2,302	16.9
01-JUL-08	97	263,878	235,848	89%	173	2,224	22.9
01-AUG-08	83	248,284	222,079	89%	124	2,171	26.2
01-SEP-08	101	252,892	228,202	90%	150	2,180	21.6
01-OCT-08	92	246,573	218,593	89%	152	2,207	24.0
01-NOV-08	84	220,253	197,902	90%	146	2,211	26.3
01-DEC-08	114	215,348	193,532	90%	162	2,141	18.8
01-JAN-09	88	196,033	175,430	89%	164	2,128	24.2
01-FEB-09	127	186,395	166,241	89%	161	2,077	16.4
01-MAR-09	156	195,291	174,034	89%	151	2,013	12.9
01-APR-09	154	201,501	181,470	90%	161	1,874	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	1,650	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	1,605	12.8
01-SEP-09	136	204,354	188,687	92%	148	1,577	11.6
01-OCT-09	135	185,473	167,208	90%	154	1,594	11.8
01-NOV-09	129	185,608	167,449	90%	151	1,634	12.7
01-DEC-09	169	213,878	195,375	91%	169	1,618	9.6
01-JAN-10	126	222,282	197,504	89%	131	1,640	13.0
01-FEB-10	131	174,018	160,953	92%	120	1,668	12.7
01-MAR-10	211	214,657	197,662	92%	132	1,703	8.1
01-APR-10	223	193,029	177,894	92%	122	1,655	7.4
01-MAY-10	188	195,257	180,926	93%	140	1,582	8.4
01-JUN-10	195	198,200	182,528	92%	129	1,597	8.2
01-JUL-10	107	207,344	187,199	90%	126	1,550	14.5
01-AUG-10	96	196,263	177,993	91%	140	1,549	16.1
01-SEP-10	108	182,760	168,651	92%	130	1,588	14.7
01-OCT-10	104	211,273	190,401	90%	130	1,606	15.4
01-NOV-10	111	179,723	166,201	92%	133	1,623	14.6
01-DEC-10	179	169,266	156,106	92%	124	1,597	8.9
01-JAN-11	141	169,337	157,264	93%	133	1,616	11.5
01-FEB-11	152	222,353	198,962	89%	131	1,594	10.5
01-MAR-11	207	190,482	176,113	92%	128	1,522	7.4
01-APR-11	224	205,100	189,859	93%	141	1,480	6.6
01-MAY-11	217	198,943	183,530	92%	126	1,376	6.3
01-JUN-11	183	189,670	176,255	93%	136	1,314	7.2
01-JUL-11	161	177,299	163,395	92%	146	1,251	7.8
01-AUG-11	148	187,200	172,523	92%	128	1,230	8.3
01-SEP-11	132	183,853	171,320	93%	115	1,230	9.3
01-OCT-11	118	179,492	166,766	93%	118	1,267	10.7
01-NOV-11	141	189,601	176,736	93%	117	1,271	9.0
01-DEC-11	162	182,397	168,499	92%	142	1,257	7.8
01-JAN-12	166	163,593	152,422	93%	130	1,329	8.0
01-FEB-12	187	201,083	186,416	93%	154	1,277	6.8
01-MAR-12	249	195,992	182,558	93%	116	1,152	4.6
01-APR-12	267	202,334	187,452	93%	116	1,071	4.0