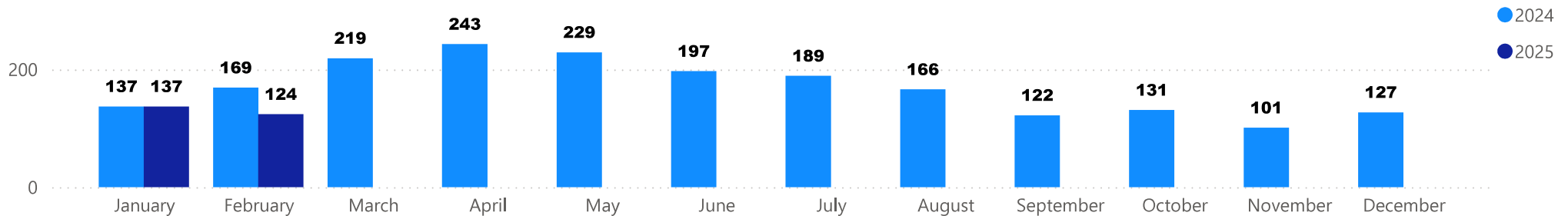


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

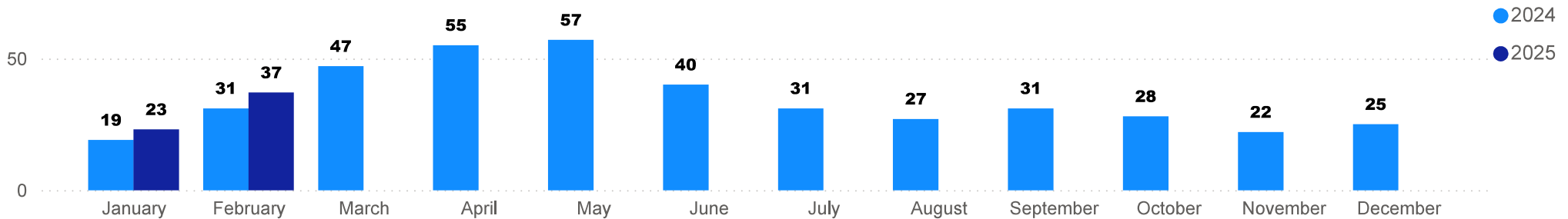
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999		1											1
\$ 120,000 - 139,999		1											1
\$ 140,000 - 159,999													
\$ 160,000 - 179,999	2	1											3
\$ 180,000 - 199,999	2	1											3
\$ 200,000 - 249,999	7	2											9
\$ 250,000 - 299,999	19	13											32
\$ 300,000 - 349,999	19	14											33
\$ 350,000 - 399,999	15	13											28
\$ 400,000 - 499,999	24	29											53
\$ 500,000 - 599,999	15	10											25
\$ 600,000 - 699,999	13	14											27
\$ 700,000 - 799,999	4	7											11
\$ 800,000 - 899,999	6	7											13
\$ 900,000 - 999,999	3	3											6
\$ 1,000,000 - and over	8	8											16
Total	137	124											261



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

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

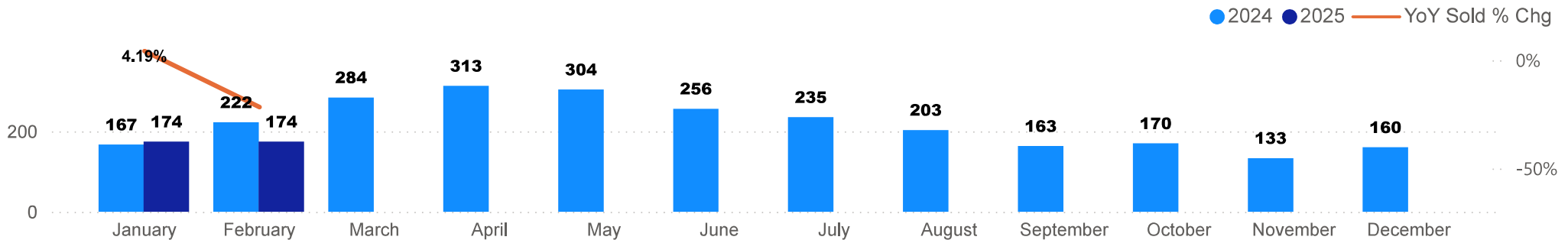
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999		1											1
\$ 120,000 - 139,999	1	1											2
\$ 140,000 - 159,999		2											2
\$ 160,000 - 179,999		5											5
\$ 180,000 - 199,999	2												2
\$ 200,000 - 249,999	8	10											18
\$ 250,000 - 299,999	3	5											8
\$ 300,000 - 349,999	4	7											11
\$ 350,000 - 399,999	3	2											5
\$ 400,000 - 499,999		2											2
\$ 500,000 - 599,999		1											1
\$ 600,000 - 699,999		1											1
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2												2
Total	23	37											60



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1											1
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999	1	1											2
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	1	4											5
\$ 120,000 - 139,999	4	4											8
\$ 140,000 - 159,999	1	3											4
\$ 160,000 - 179,999	4	8											12
\$ 180,000 - 199,999	4	2											6
\$ 200,000 - 249,999	17	13											30
\$ 250,000 - 299,999	24	19											43
\$ 300,000 - 349,999	23	21											44
\$ 350,000 - 399,999	18	15											33
\$ 400,000 - 499,999	24	31											55
\$ 500,000 - 599,999	15	11											26
\$ 600,000 - 699,999	13	15											28
\$ 700,000 - 799,999	4	7											11
\$ 800,000 - 899,999	6	7											13
\$ 900,000 - 999,999	3	3											6
\$ 1,000,000 - and over	10	8											18
Total	174	174											348



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	2	5											7
2	77	74											151
3	81	81											162
4	11	13											24
5	2	1											3
6+	1												1
Total	174	174											348

Sales by Bathroom Count

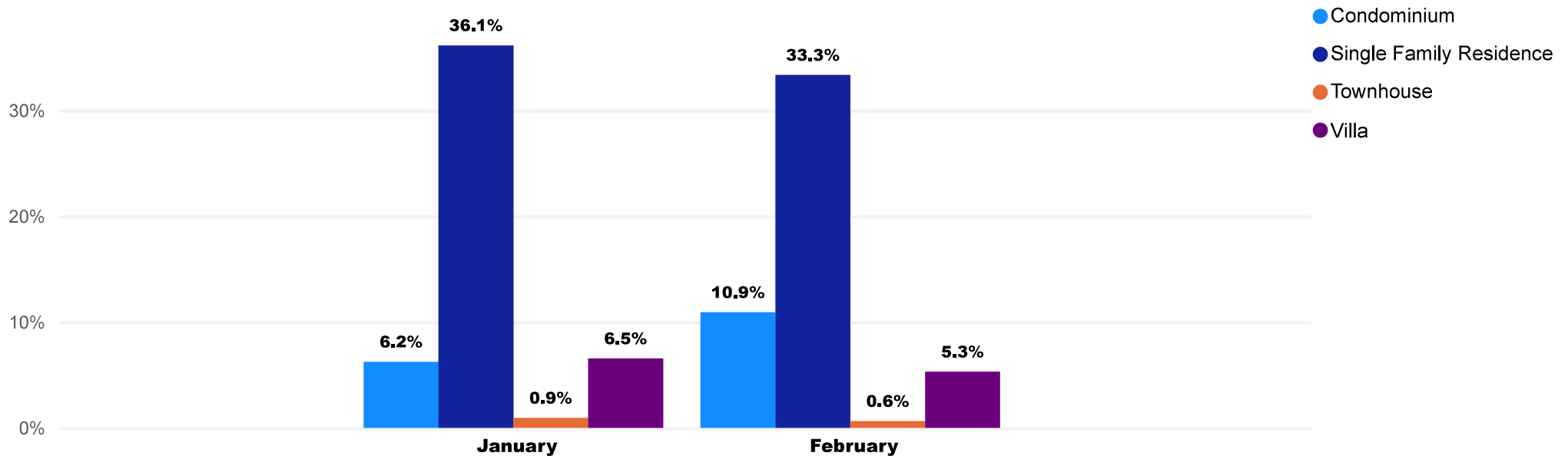
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	3	8											11
2	129	130											259
3	35	29											64
4	6	5											11
5		2											2
6+	1												1
Total	174	174											348

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	20	35											55
Single Family Residence	116	107											223
Townhouse	3	2											5
Villa	21	17											38
Total	160	161											321

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - February - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							
\$ 100,000 - 119,999	2	1%	137,500	115,500	84%	89	3
\$ 120,000 - 139,999	2	1%	170,000	135,000	79%	81	3
\$ 140,000 - 159,999	2	1%	186,500	156,000	84%	39	8
\$ 160,000 - 179,999	6	4%	181,433	166,917	92%	140	21
\$ 180,000 - 199,999	1	1%	189,900	195,000	103%	20	37
\$ 200,000 - 249,999	12	7%	228,017	217,575	95%	75	114
\$ 250,000 - 299,999	18	11%	287,833	276,067	96%	90	168
\$ 300,000 - 349,999	21	13%	332,357	324,486	98%	42	184
\$ 350,000 - 399,999	15	9%	384,253	372,565	97%	68	215
\$ 400,000 - 499,999	31	19%	455,658	439,597	96%	54	292
\$ 500,000 - 599,999	11	7%	560,062	542,618	97%	30	170
\$ 600,000 - 699,999	15	9%	662,567	645,533	97%	27	118
\$ 700,000 - 799,999	7	4%	763,271	739,143	97%	37	83
\$ 800,000 - 899,999	7	4%	877,534	844,143	96%	80	36
\$ 900,000 - 999,999	3	2%	953,000	926,333	97%	65	26
\$ 1,000,000 - and over	8	5%	1,761,500	1,668,688	95%	44	100
Total	161	100%	506,759	487,472	96%	59	1579

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 Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

Venice Area Board of REALTORS®

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0.29%	40,000	25,000	63%	70	1
\$ 50,000 - 59,999	1	0.29%	57,000	52,000	91%	35	
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0.29%	94,900	75,000	79%	285	
\$ 80,000 - 89,999	2	0.57%	107,450	84,500	79%	140	
\$ 90,000 - 99,999	1	0.29%	109,900	90,000	82%	19	
\$ 100,000 - 119,999	5	1.44%	127,800	110,000	86%	100	3
\$ 120,000 - 139,999	8	2.30%	154,875	129,000	83%	146	3
\$ 140,000 - 159,999	4	1.15%	173,225	153,125	88%	64	8
\$ 160,000 - 179,999	12	3.45%	185,533	169,458	91%	116	21
\$ 180,000 - 199,999	6	1.72%	207,283	190,333	92%	51	37
\$ 200,000 - 249,999	30	8.62%	236,083	225,477	96%	81	114
\$ 250,000 - 299,999	43	12.36%	286,873	276,184	96%	91	168
\$ 300,000 - 349,999	44	12.64%	337,010	326,666	97%	43	184
\$ 350,000 - 399,999	33	9.48%	388,373	375,132	97%	98	215
\$ 400,000 - 499,999	55	15.80%	461,863	441,693	96%	91	292
\$ 500,000 - 599,999	26	7.47%	563,234	545,592	97%	57	170
\$ 600,000 - 699,999	28	8.05%	679,189	651,300	96%	48	118
\$ 700,000 - 799,999	11	3.16%	778,173	749,909	96%	53	83
\$ 800,000 - 899,999	13	3.74%	870,049	847,231	97%	64	36
\$ 900,000 - 999,999	6	1.72%	965,667	940,667	97%	103	26
\$ 1,000,000 - and over	18	5.17%	1,985,494	1,875,528	94%	78	100
Total	348	100.00%	500,252	478,607	96%	78	1579

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 Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

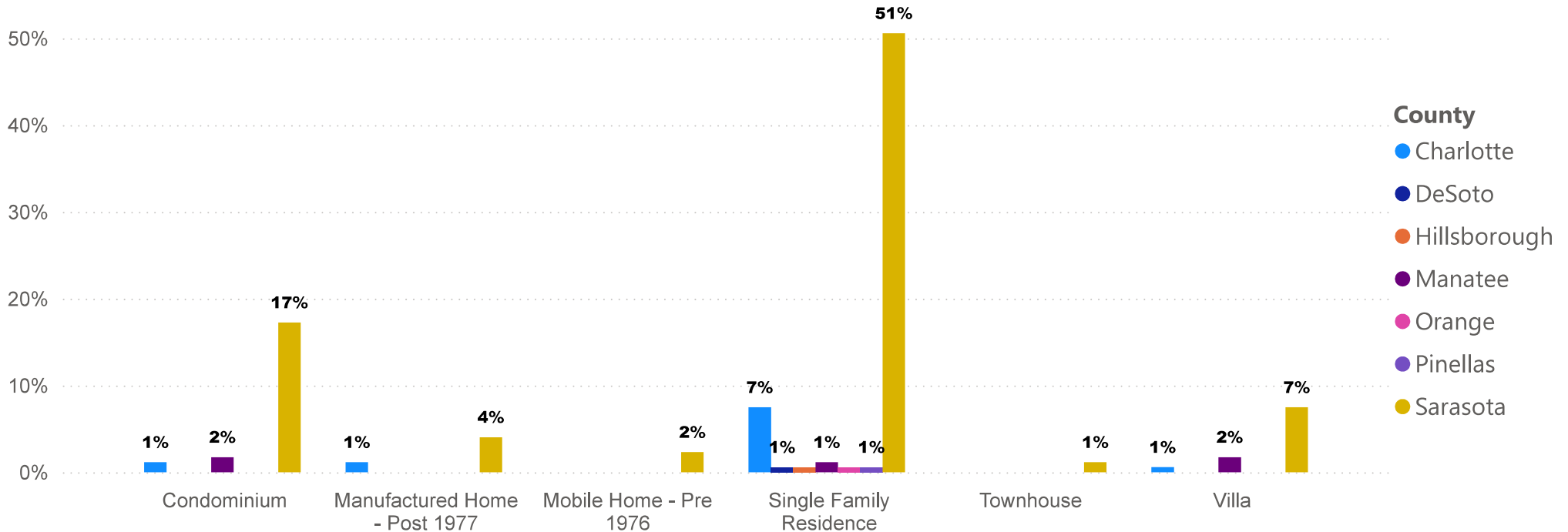
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2021	423	351,169	347,653	99%	36	241	0.57
04/30/2021	345	403,707	400,681	99%	27	208	0.60
05/31/2021	322	389,940	391,731	100%	19	177	0.55
06/30/2021	356	404,686	409,305	101%	19	191	0.54
07/31/2021	259	390,390	394,627	101%	17	239	0.92
08/31/2021	245	390,749	396,560	101%	12	256	1.04
09/30/2021	258	429,017	433,833	101%	15	270	1.05
10/31/2021	246	422,685	426,058	101%	9	253	1.03
11/30/2021	272	414,189	419,973	101%	13	245	0.90
12/31/2021	252	495,228	492,809	100%	18	233	0.92
01/31/2022	189	455,808	455,801	100%	15	191	1.01
02/28/2022	235	464,261	475,161	102%	16	206	0.88
03/31/2022	276	474,011	484,639	102%	12	263	0.95
04/30/2022	287	498,095	509,240	102%	11	325	1.13
05/31/2022	336	525,696	531,829	101%	9	354	1.05
06/30/2022	283	514,101	515,732	100%	10	448	1.58
07/31/2022	221	516,925	511,610	99%	15	564	2.55
08/31/2022	204	492,892	483,322	98%	18	549	2.69
09/30/2022	161	559,258	541,948	97%	34	606	3.76
10/31/2022	142	533,962	517,037	97%	29	636	4.48
11/30/2022	113	501,573	483,383	96%	32	654	5.79
12/31/2022	150	524,695	506,998	97%	42	675	4.50
01/31/2023	151	494,727	482,431	98%	36	711	4.71
02/28/2023	187	508,813	496,696	98%	38	781	4.18
03/31/2023	311	546,760	530,712	97%	43	848	2.73
04/30/2023	290	510,721	496,721	97%	38	854	2.94
05/31/2023	331	521,780	506,117	97%	47	797	2.41
06/30/2023	286	525,169	505,796	96%	52	846	2.96
07/31/2023	242	508,828	494,799	97%	53	802	3.31
08/31/2023	230	502,411	488,649	97%	60	821	3.57
09/30/2023	229	496,025	478,016	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	961	5.01
11/30/2023	199	523,978	508,075	97%	69	1072	5.39
12/31/2023	163	487,197	466,502	96%	72	1088	6.67
01/31/2024	156	548,363	528,593	96%	69	1285	8.24
02/29/2024	200	540,530	519,652	96%	80	1364	6.82
03/31/2024	266	550,120	531,975	97%	74	1354	5.09
04/30/2024	298	589,333	564,065	96%	79	1371	4.60
05/31/2024	286	476,666	456,974	96%	88	1319	4.61
06/30/2024	237	494,075	475,951	96%	98	1202	5.07
07/31/2024	220	536,295	504,114	94%	94	1092	4.96
08/31/2024	193	487,224	466,776	96%	93	1022	5.30
09/30/2024	153	467,446	447,991	96%	85	1020	6.67
10/31/2024	159	522,635	497,927	95%	96	1043	6.56
11/30/2024	123	490,713	470,180	96%	81	1176	9.56
12/31/2024	152	514,676	492,885	96%	99	1217	8.01
01/31/2025	160	549,658	524,936	96%	109	1461	9.13
02/28/2025	161	506,759	487,472	96%	69	1579	9.81

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Charlotte	DeSoto	Hillsborough	Manatee	Orange	Pinellk
Condominium	1%			2%		
Manufactured Home - Post 1977	1%					
Mobile Home - Pre 1976						
Single Family Residence	7%	1%	1%	1%	1%	1%
Townhouse						
Villa	1%			2%		
Total	10%	1%	1%	5%	1%	1%



Single-Family Units
Number of Bedrooms

Condominium / Cooperative Units
Number of Bedrooms

Active Listings
 (Unsold Homes)

Sales Pending
 (Under Contract)

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999				
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999		1		1
\$ 200,000 - 249,999	1	1		2
\$ 250,000 - 299,999	5	8		13
\$ 300,000 - 349,999	7	6	1	14
\$ 350,000 - 399,999	6	6	1	13
\$ 400,000 - 499,999	10	17	2	29
\$ 500,000 - 599,999	1	9		10
\$ 600,000 - 699,999	4	9	1	14
\$ 700,000 - 799,999		4	3	7
\$ 800,000 - 899,999		5	2	7
\$ 900,000 - 999,999		2	1	3
\$ 1,000,000 - and over	2	3	3	8
Total	39	71	14	124

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	5			5
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	10			10
\$ 250,000 - 299,999	4	1		5
\$ 300,000 - 349,999	4	3		7
\$ 350,000 - 399,999	2			2
\$ 400,000 - 499,999		2		2
\$ 500,000 - 599,999		1		1
\$ 600,000 - 699,999	1			1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	30	7		37

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		2
\$ 120,000 - 139,999		2
\$ 140,000 - 159,999		10
\$ 160,000 - 179,999	4	19
\$ 180,000 - 199,999	8	26
\$ 200,000 - 249,999	39	67
\$ 250,000 - 299,999	81	75
\$ 300,000 - 349,999	124	56
\$ 350,000 - 399,999	167	34
\$ 400,000 - 499,999	253	31
\$ 500,000 - 599,999	156	19
\$ 600,000 - 699,999	109	5
\$ 700,000 - 799,999	89	6
\$ 800,000 - 899,999	30	3
\$ 900,000 - 999,999	24	1
\$ 1,000,000 - and over	84	17
Total	1168	373

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999		
\$ 140,000 - 159,999		1
\$ 160,000 - 179,999		2
\$ 180,000 - 199,999	3	2
\$ 200,000 - 249,999	11	17
\$ 250,000 - 299,999	23	8
\$ 300,000 - 349,999	35	11
\$ 350,000 - 399,999	42	8
\$ 400,000 - 499,999	48	3
\$ 500,000 - 599,999	34	3
\$ 600,000 - 699,999	20	1
\$ 700,000 - 799,999	13	
\$ 800,000 - 899,999	12	2
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	19	4
Total	269	63

Time On Market Sort	M-SF	M-Condo
0 - 30	59	16
31-60	27	10
61-90	12	2
91-120	7	
121-over	19	9
Total	124	37