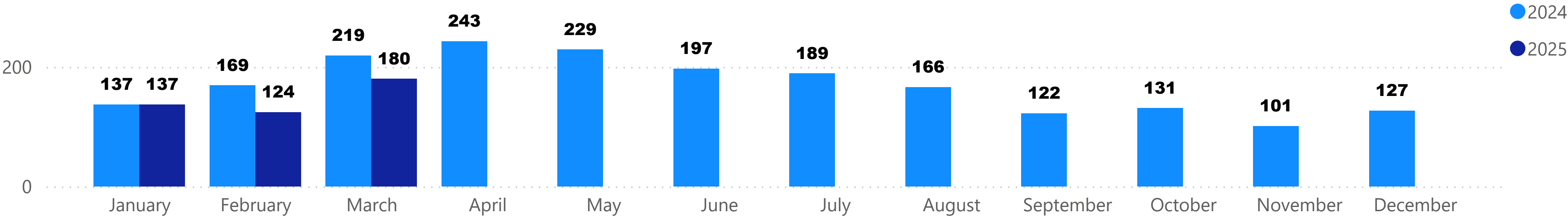




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	1										4
\$ 180,000 - 199,999	2	1											3
\$ 200,000 - 249,999	7	2	9										18
\$ 250,000 - 299,999	19	13	22										54
\$ 300,000 - 349,999	19	14	19										52
\$ 350,000 - 399,999	15	13	23										51
\$ 400,000 - 499,999	24	29	34										87
\$ 500,000 - 599,999	15	10	26										51
\$ 600,000 - 699,999	13	14	11										38
\$ 700,000 - 799,999	4	7	10										21
\$ 800,000 - 899,999	6	7	5										18
\$ 900,000 - 999,999	3	3	5										11
\$ 1,000,000 - and over	8	8	15										31
Total	137	124	180										441

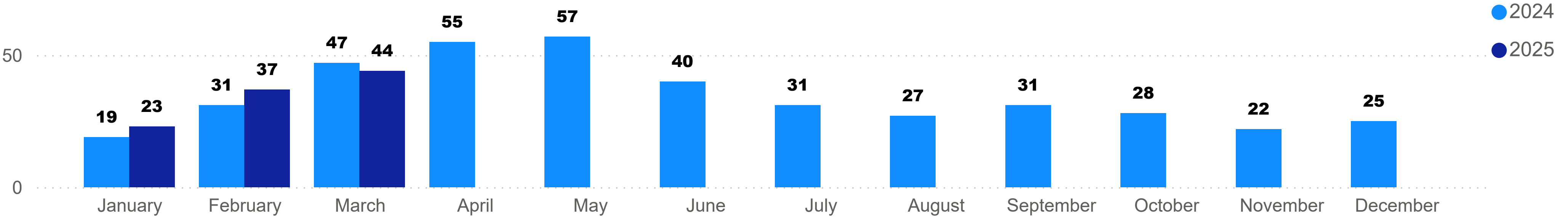




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2										3
\$ 120,000 - 139,999	1	1	1										3
\$ 140,000 - 159,999		2	2										4
\$ 160,000 - 179,999		5	3										8
\$ 180,000 - 199,999	2		3										5
\$ 200,000 - 249,999	8	10	6										24
\$ 250,000 - 299,999	3	5	9										17
\$ 300,000 - 349,999	4	7	9										20
\$ 350,000 - 399,999	3	2											5
\$ 400,000 - 499,999		2	3										5
\$ 500,000 - 599,999		1	2										3
\$ 600,000 - 699,999		1	2										3
\$ 700,000 - 799,999													
\$ 800,000 - 899,999			1										1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2		1										3
Total	23	37	44										104

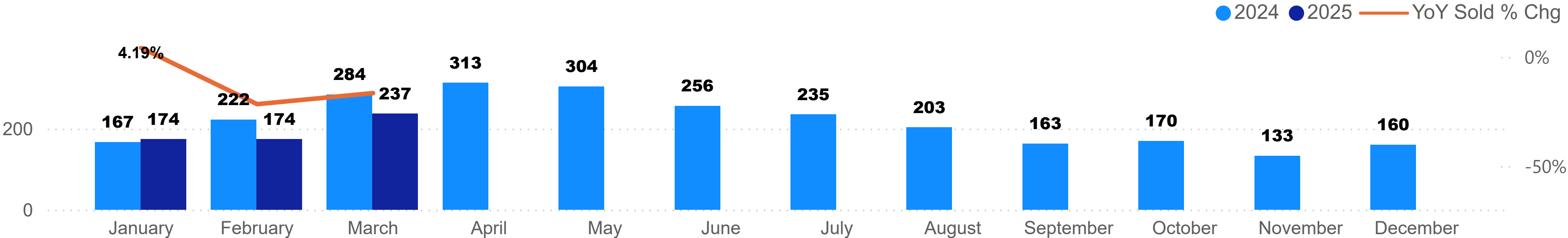




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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										2
\$ 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	6										11
\$ 120,000 - 139,999	4	4	3										11
\$ 140,000 - 159,999	1	3	4										8
\$ 160,000 - 179,999	4	8	4										16
\$ 180,000 - 199,999	4	2	3										9
\$ 200,000 - 249,999	17	13	16										46
\$ 250,000 - 299,999	24	19	32										75
\$ 300,000 - 349,999	23	21	29										73
\$ 350,000 - 399,999	18	15	23										56
\$ 400,000 - 499,999	24	31	38										93
\$ 500,000 - 599,999	15	11	28										54
\$ 600,000 - 699,999	13	15	13										41
\$ 700,000 - 799,999	4	7	10										21
\$ 800,000 - 899,999	6	7	6										19
\$ 900,000 - 999,999	3	3	5										11
\$ 1,000,000 - and over	10	8	16										34
Total	174	174	237										585





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	6										13
2	77	74	89										240
3	81	81	117										279
4	11	13	18										42
5	2	1	6										9
6+	1		1										2
Total	174	174	237										585

Sales by Bathroom Count

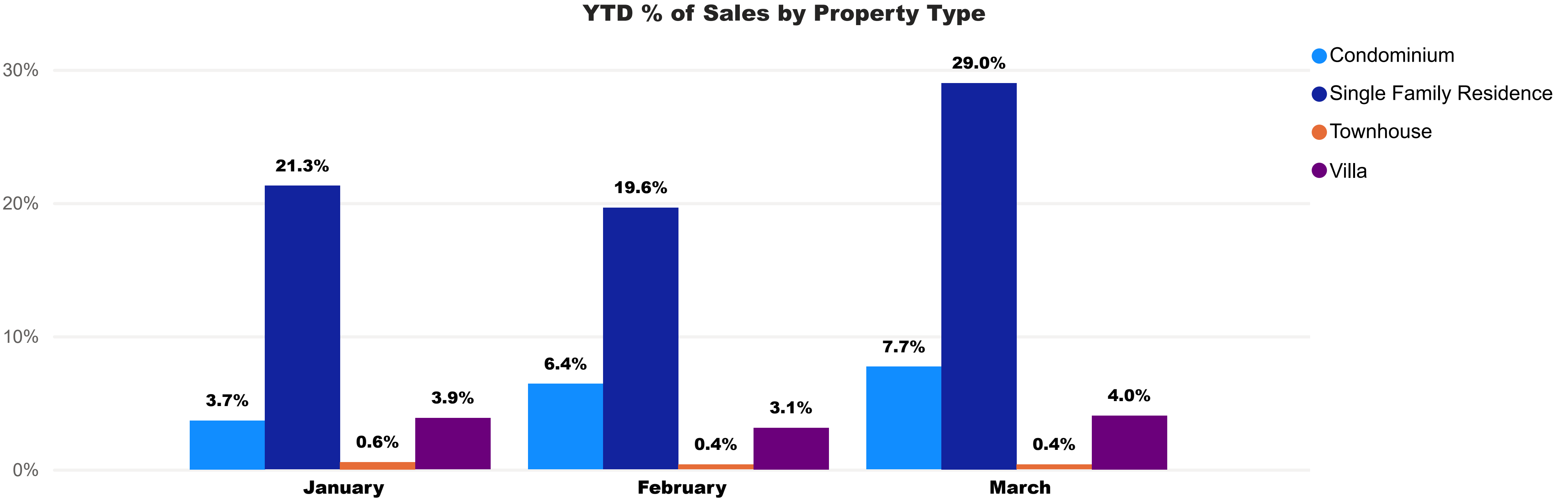
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	3	8	11										22
2	129	130	173										432
3	35	29	44										108
4	6	5	6										17
5		2	2										4
6+	1		1										2
Total	174	174	237										585



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	42										97
Single Family Residence	116	107	158										381
Townhouse	3	2	2										7
Villa	21	17	22										60
Total	160	161	224										545





Venice Area Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 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%	150,000	107,500	72%	432	1
\$ 120,000 - 139,999	1	0%	134,000	129,000	96%	3	5
\$ 140,000 - 159,999	2	1%	156,200	152,450	98%	49	12
\$ 160,000 - 179,999	4	2%	175,725	169,750	97%	115	27
\$ 180,000 - 199,999	3	1%	199,600	188,300	94%	43	38
\$ 200,000 - 249,999	15	7%	240,393	222,067	92%	42	112
\$ 250,000 - 299,999	31	14%	285,761	274,568	96%	80	180
\$ 300,000 - 349,999	28	13%	333,679	323,750	97%	83	182
\$ 350,000 - 399,999	23	10%	390,943	375,818	96%	72	209
\$ 400,000 - 499,999	37	17%	452,538	443,159	98%	73	274
\$ 500,000 - 599,999	28	13%	569,987	544,714	96%	60	178
\$ 600,000 - 699,999	13	6%	661,846	635,169	96%	95	132
\$ 700,000 - 799,999	10	4%	767,580	738,200	96%	72	92
\$ 800,000 - 899,999	6	3%	891,450	845,675	95%	74	33
\$ 900,000 - 999,999	5	2%	991,380	943,800	95%	105	28
\$ 1,000,000 - and over	16	7%	1,728,900	1,629,688	94%	46	102
Total	224	100%	534,815	511,609	96%	75	1607

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	2	0.34%	54,500	37,000	68%	160	2
\$ 50,000 - 59,999	1	0.17%	57,000	52,000	91%	35	
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0.17%	94,900	75,000	79%	285	
\$ 80,000 - 89,999	2	0.34%	107,450	84,500	79%	140	
\$ 90,000 - 99,999	1	0.17%	109,900	90,000	82%	19	
\$ 100,000 - 119,999	11	1.88%	132,164	108,636	82%	186	1
\$ 120,000 - 139,999	11	1.88%	149,900	128,355	86%	130	5
\$ 140,000 - 159,999	8	1.37%	164,400	152,263	93%	56	12
\$ 160,000 - 179,999	16	2.74%	183,081	169,531	93%	116	27
\$ 180,000 - 199,999	9	1.54%	204,722	189,656	93%	48	38
\$ 200,000 - 249,999	46	7.86%	237,095	224,137	95%	67	112
\$ 250,000 - 299,999	75	12.82%	286,187	275,300	96%	86	180
\$ 300,000 - 349,999	73	12.48%	335,909	325,566	97%	58	182
\$ 350,000 - 399,999	56	9.57%	389,429	375,414	96%	87	209
\$ 400,000 - 499,999	93	15.90%	459,101	442,796	96%	83	274
\$ 500,000 - 599,999	54	9.23%	566,735	545,137	96%	59	178
\$ 600,000 - 699,999	41	7.01%	673,690	646,185	96%	63	132
\$ 700,000 - 799,999	21	3.59%	773,129	744,333	96%	62	92
\$ 800,000 - 899,999	19	3.25%	876,807	846,739	97%	67	33
\$ 900,000 - 999,999	11	1.88%	977,354	942,091	96%	104	28
\$ 1,000,000 - and over	34	5.81%	1,864,744	1,759,838	94%	63	102
Total	585	100.00%	506,741	484,580	96%	77	1607

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
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	1218	8.01
01/31/2025	160	549,658	524,936	96%	109	1468	9.18
02/28/2025	161	506,759	487,472	96%	69	1601	9.94
03/31/2025	224	534,815	511,609	96%	88	1607	7.17

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	DeSoto	Hillsborough	Manatee	Pasco	Saraso
Condominium	2%	0%				15%
Manufactured Home - Post 1977	1%					4%
Mobile Home - Pre 1976				3%	1%	0%
Single Family Residence	6%	1%	1%	3%	1%	56%
Townhouse						0%
Villa						9%
Total	9%	1%	1%	3%	1%	86%

