

Manatee County

Monthly Market Summary - August 2018

Single Family Homes Manatee County



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	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	593	592	0.2%
Paid in Cash	159	173	-8.1%
Median Sale Price	\$296,000	\$286,855	3.2%
Average Sale Price	\$393,126	\$377,883	4.0%
Dollar Volume	\$233.1 Million	\$223.7 Million	4.2%
Med. Pct. of Orig. List Price Received	95.7%	96.0%	-0.3%
Median Time to Contract	44 Days	45 Days	-2.2%
Median Time to Sale	94 Days	91 Days	3.3%
New Pending Sales	529	579	-8.6%
New Listings	691	661	4.5%
Pending Inventory	698	739	-5.5%
Inventory (Active Listings)	2,050	2,107	-2.7%
Months Supply of Inventory	3.9	4.1	-4.9%

Monthly Market Summary - August 2018

Townhouses and Condos Manatee County



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	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	274	216	26.9%
Paid in Cash	128	106	20.8%
Median Sale Price	\$190,000	\$183,000	3.8%
Average Sale Price	\$222,249	\$228,535	-2.8%
Dollar Volume	\$60.9 Million	\$49.4 Million	23.4%
Med. Pct. of Orig. List Price Received	95.0%	95.2%	-0.2%
Median Time to Contract	47 Days	56 Days	-16.1%
Median Time to Sale	93 Days	102 Days	-8.8%
New Pending Sales	249	209	19.1%
New Listings	251	232	8.2%
Pending Inventory	317	274	15.7%
Inventory (Active Listings)	801	813	-1.5%
Months Supply of Inventory	3.6	3.9	-7.7%



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Sarasota County

Monthly Market Summary - August 2018 Single Family Homes Sarasota County



	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	716	725	-1.2%
Paid in Cash	245	263	-6.8%
Median Sale Price	\$283,488	\$258,000	9.9%
Average Sale Price	\$383,483	\$363,729	5.4%
Dollar Volume	\$274.6 Million	\$263.7 Million	4.1%
Med. Pct. of Orig. List Price Received	95.4%	94.7%	0.7%
Median Time to Contract	44 Days	50 Days	-12.0%
Median Time to Sale	87 Days	92 Days	-5.4%
New Pending Sales	598	714	-16.2%
New Listings	770	768	0.3%
Pending Inventory	799	951	-16.0%
Inventory (Active Listings)	2,595	2,515	3.2%
Months Supply of Inventory	3.9	3.8	2.6%

Monthly Market Summary - August 2018 Townhouses and Condos Sarasota County



	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	315	286	10.1%
Paid in Cash	166	157	5.7%
Median Sale Price	\$232,950	\$213,500	9.1%
Average Sale Price	\$323,255	\$308,389	4.8%
Dollar Volume	\$101.8 Million	\$88.2 Million	15.4%
Med. Pct. of Orig. List Price Received	94.4%	93.9%	0.5%
Median Time to Contract	76 Days	77 Days	-1.3%
Median Time to Sale	115 Days	119 Days	-3.4%
New Pending Sales	301	307	-2.0%
New Listings	371	333	11.4%
Pending Inventory	488	487	0.2%
Inventory (Active Listings)	1,425	1,356	5.1%
Months Supply of Inventory	4.1	4.3	-4.7%



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