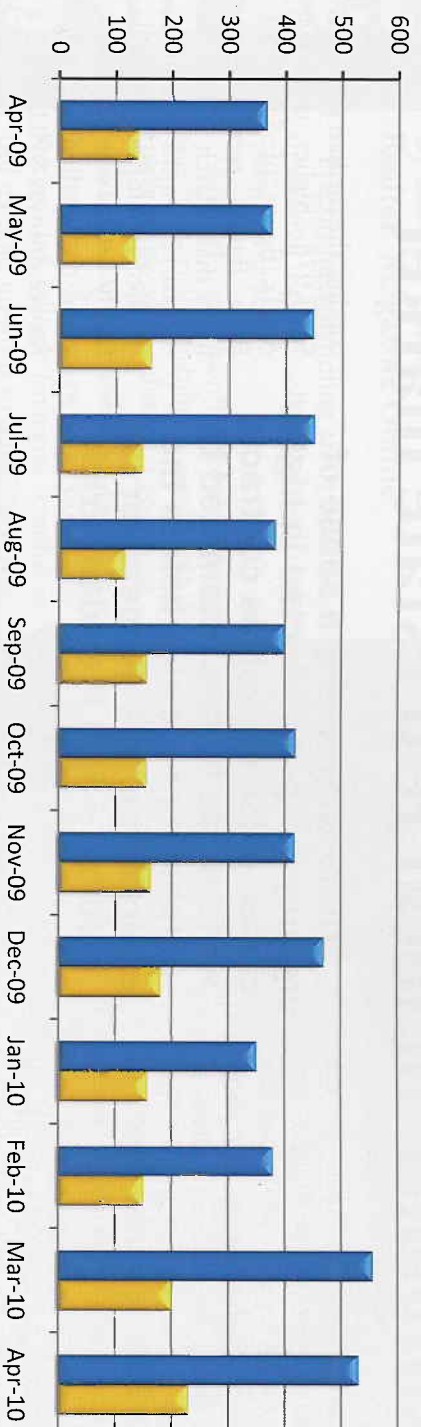
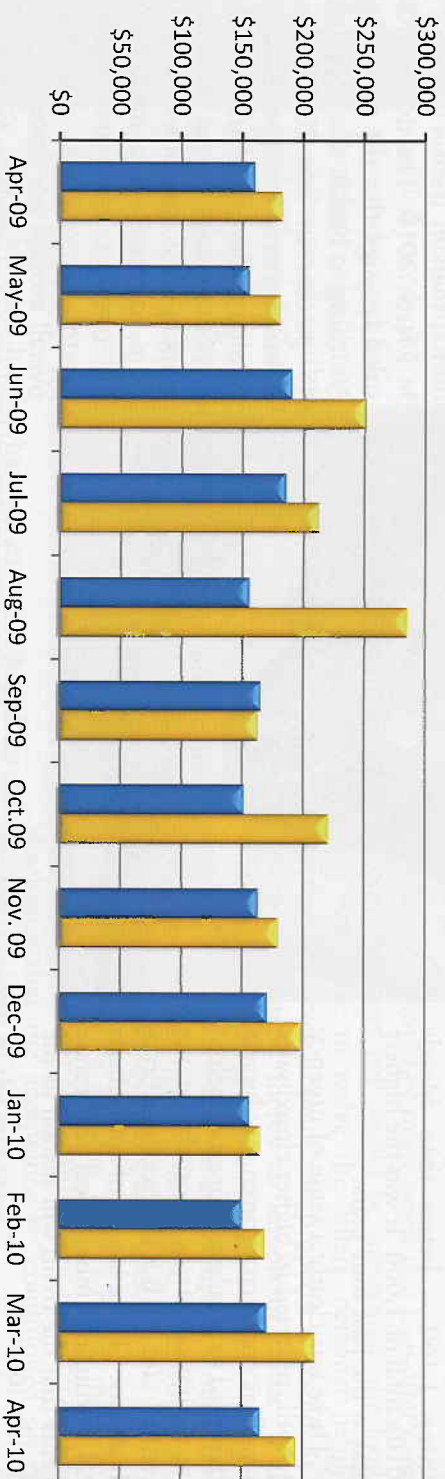


Unit Sales



Median Sale Price



Single Family

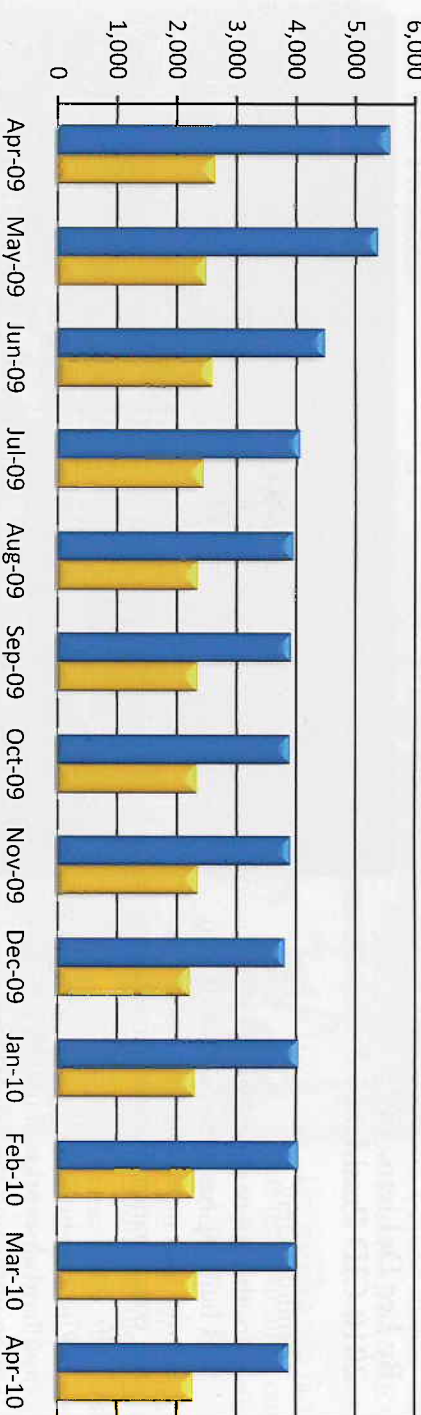
	#Active	#Sold	%Sold	Average DOM	Median Sale Prices	Median Last 12 Months	Months Inventory	Pending Reported	%Pending	# New Listings	# Off Market
This Month	3,891	529	13.6	175	\$165,000	\$163,800	7.3	816	21.0	920	224
This Month Last Year	5,569	367	6.6	173	\$160,000	\$199,000	15.2	778	14.0	677	504
Last Month	3,999	555	13.8	178	\$170,000	\$162,950	7.2	769	19.2	961	204
YTD	-	1,771	-	175	\$160,000	-	-	2,859	-	3,763	-

Single Family - Sale Price Vs. List Price % Rates

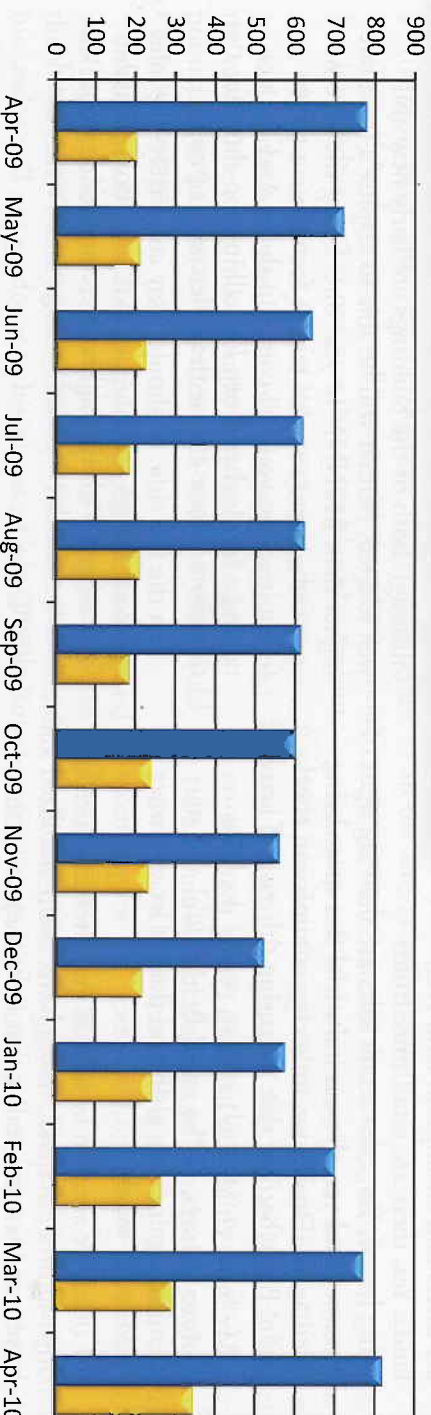
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2009	93.0	93.1	92.5	92.4	93.2	93.8	93.2	93.6	94.2	94.4	94.1	94.2
2010	94.4	92.8	95.2	94.8	-	-	-	-	-	-	-	-

Statistics were compiled on properties listed in the MLS by members of the Sarasota Association of Realtors[®] as of May 10th, 2010, including some listings in Manatee, Englewood, Venice, and other areas. Single-family statistics are tabulated using property styles of single-family and villa. Condo statistics include condo, co-op, and townhouse.

Inventory



Pending Sales



Condo

	#Active	#Sold	%Sold	Average DOM	Median Sale Prices	Median Last 12 Months	Months of Inventory	Pending Reported	%Pending	# New Listings	# Off Market
This Month	2,269	228	10.0	203	\$193,175	\$192,000	9.9	344	15.2	354	212
This Month Last Year	2,714	128	4.7	186	\$166,750	\$256,000	21.2	175	6.4	345	269
Last Month	2,343	198	8.5	206	\$210,000	\$190,000	11.8	291	12.4	388	197
YTD	-	671	-	206	\$200,000	-	-	1,148	-	1,456	-

Condo - Sale Price Vs. List Price % Rates

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2009	91.0	90.2	90.4	92.2	90.1	91.4	92.1	92.4	91.5	92.4	92.3	93.1
2010	92.5	92.4	92.5	93.2	-	-	-	-	-	-	-	-

Median sales price is the middle value, where half of the homes sold for more, and half sold for less. Listings sold were closed transactions during the month. Pending sales are sales where an offer has been accepted during the month, but the sale has not yet closed. Even though some pending sales never close, pending sales are an indicator of current buyer activity. DOM indicates the average number of days that sold properties were on the market before a contract was executed.