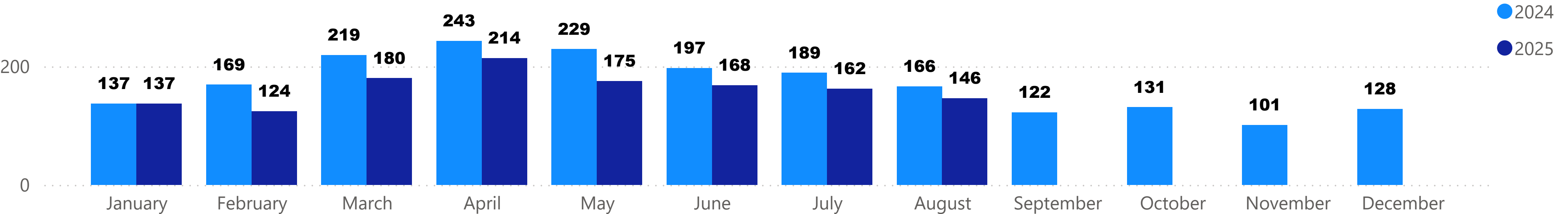




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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			1					3
\$ 120,000 - 139,999		1					1	1					3
\$ 140,000 - 159,999						1							1
\$ 160,000 - 179,999	2	1	1	1	1	1	2	1					10
\$ 180,000 - 199,999	2	1		3	2	3	2	2					15
\$ 200,000 - 249,999	7	2	9	13	6	9	8	6					60
\$ 250,000 - 299,999	19	13	22	19	30	23	17	15					158
\$ 300,000 - 349,999	19	14	19	34	25	22	26	32					191
\$ 350,000 - 399,999	15	13	23	33	22	20	29	20					175
\$ 400,000 - 499,999	24	29	34	37	28	32	29	23					236
\$ 500,000 - 599,999	15	10	26	24	17	14	18	15					139
\$ 600,000 - 699,999	13	14	11	12	17	17	14	10					108
\$ 700,000 - 799,999	4	7	10	13	9	11	5	5					64
\$ 800,000 - 899,999	6	7	5	5	5	3	6	6					43
\$ 900,000 - 999,999	3	3	5	9	3	2	2						27
\$ 1,000,000 - and over	8	8	15	11	9	10	3	9					73
Total	137	124	180	214	175	168	162	146					1306

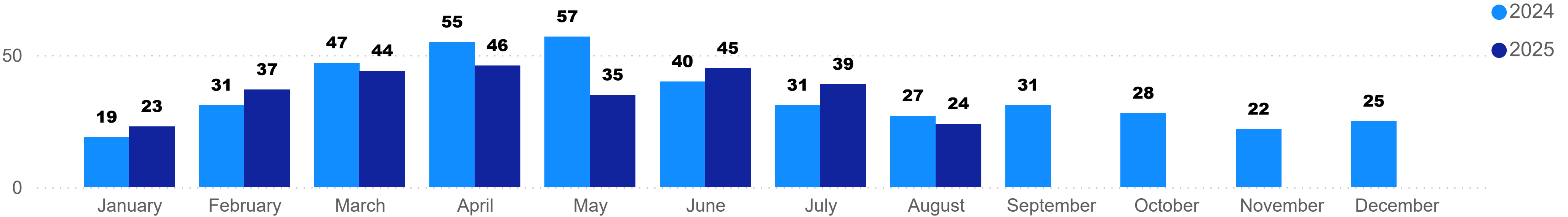




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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				1			1						2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999								1					1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999				1		1		1					3
\$ 100,000 - 119,999		1	2			1	3	1					8
\$ 120,000 - 139,999	1	1	1		1	2	7						13
\$ 140,000 - 159,999		2	2	1		4	2	2					13
\$ 160,000 - 179,999		5	3	3	3	2	6	2					24
\$ 180,000 - 199,999	2		3	2	5	4	2	2					20
\$ 200,000 - 249,999	8	10	6	11	6	11	6	6					64
\$ 250,000 - 299,999	3	5	9	9	7	10		7					50
\$ 300,000 - 349,999	4	7	9	8	4	1	6						39
\$ 350,000 - 399,999	3	2	1	4	4	1	2						17
\$ 400,000 - 499,999		2	2	1	3	3	2	1					14
\$ 500,000 - 599,999		1	2	1	1	1		1					7
\$ 600,000 - 699,999		1	2				1						4
\$ 700,000 - 799,999				1		1	1						3
\$ 800,000 - 899,999			1	1		1							3
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	2		1	2	1	2							8
Total	23	37	44	46	35	45	39	24					293

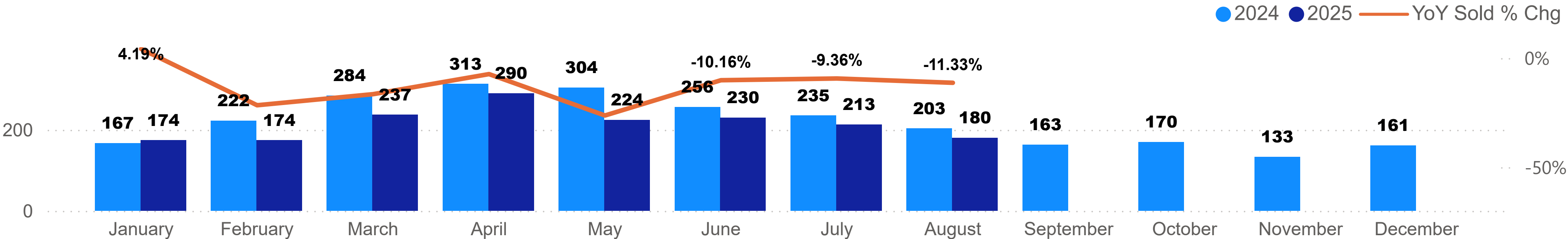




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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				1						3
\$ 50,000 - 59,999	1			1				1					3
\$ 60,000 - 69,999				3									3
\$ 70,000 - 79,999		1				1	1						3
\$ 80,000 - 89,999	1	1			1	3		1					7
\$ 90,000 - 99,999	1			1		2		3					7
\$ 100,000 - 119,999	1	4	6	4	1	2	5	4					27
\$ 120,000 - 139,999	4	4	3	8	4	5	11	1					40
\$ 140,000 - 159,999	1	3	4	4	4	7	3	3					29
\$ 160,000 - 179,999	4	8	4	7	5	5	10	5					48
\$ 180,000 - 199,999	4	2	3	6	8	8	4	4					39
\$ 200,000 - 249,999	17	13	16	31	12	21	15	13					138
\$ 250,000 - 299,999	24	19	32	29	40	34	18	23					219
\$ 300,000 - 349,999	23	21	29	42	30	24	33	32					234
\$ 350,000 - 399,999	18	15	24	37	26	21	31	20					192
\$ 400,000 - 499,999	24	31	37	38	31	35	31	24					251
\$ 500,000 - 599,999	15	11	28	25	18	15	18	16					146
\$ 600,000 - 699,999	13	15	13	12	17	17	15	10					112
\$ 700,000 - 799,999	4	7	10	14	9	12	6	5					67
\$ 800,000 - 899,999	6	7	6	6	5	4	6	6					46
\$ 900,000 - 999,999	3	3	5	9	3	2	2						27
\$ 1,000,000 - and over	10	8	16	13	10	12	3	9					81
Total	174	174	237	290	224	230	213	180					1722





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
0				1				2					3
1	2	5	6	4	4	4	2	2					29
2	77	74	89	118	93	104	89	79					723
3	81	81	117	143	103	102	102	76					805
4	11	13	18	21	23	19	16	19					140
5	2	1	6	4	1		3	4					21
6+	1		1			1	1						4
Total	174	174	237	291	224	230	213	182					1725

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1				2					3
1	3	8	11	11	8	6	6	5					58
2	129	130	173	220	171	182	171	138					1314
3	35	29	44	52	38	34	29	30					291
4	6	5	6	4	5	7	6	7					46
5		2	2	2	1		1						8
6+	1		1	1	1	1							5
Total	174	174	237	291	224	230	213	182					1725

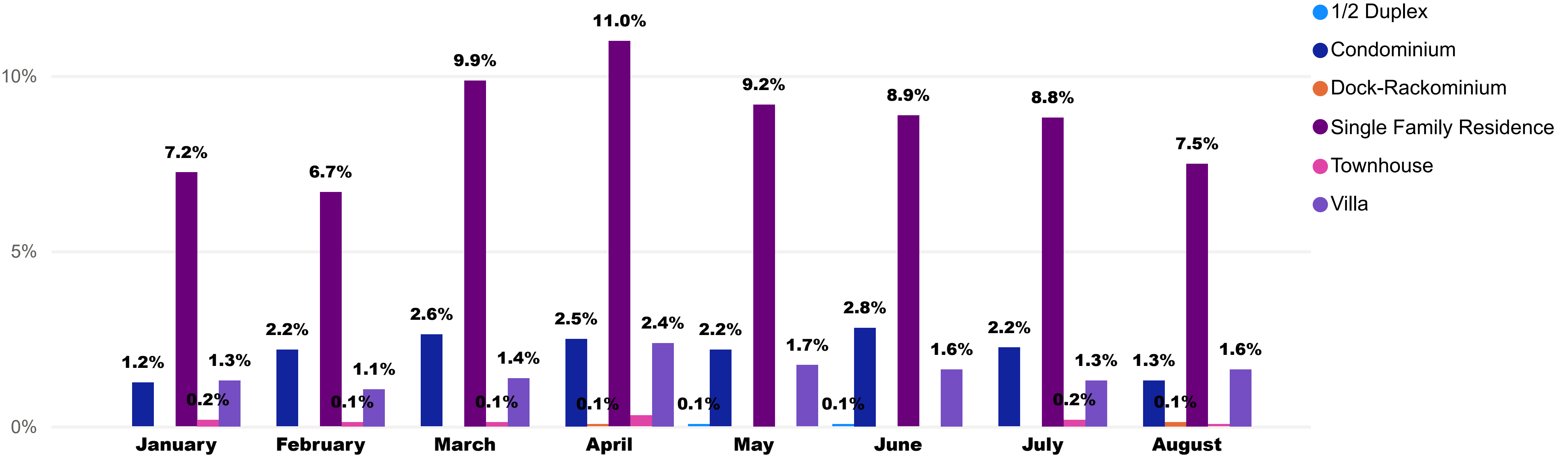


Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex					1	1							2
Condominium	20	35	42	40	35	45	36	21					274
Dock-Rackominium				1				2					3
Single Family Residence	116	107	158	176	147	142	141	120					1107
Townhouse	3	2	2	5			3	1					16
Villa	21	17	22	38	28	26	21	26					199
Total	160	161	224	260	211	214	201	170					1601

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							4
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	1%	80,000	70,000	88%	66	1
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	1	1%	98,000	95,000	97%	73	1
\$ 100,000 - 119,999	2	1%	126,950	104,250	82%	224	
\$ 120,000 - 139,999	1	1%	159,000	125,000	79%	123	6
\$ 140,000 - 159,999	2	1%	162,500	143,500	88%	222	11
\$ 160,000 - 179,999	3	2%	183,000	172,333	94%	85	25
\$ 180,000 - 199,999	4	2%	198,450	193,250	97%	12	24
\$ 200,000 - 249,999	12	7%	239,317	221,301	92%	67	78
\$ 250,000 - 299,999	22	13%	293,839	271,845	93%	142	101
\$ 300,000 - 349,999	32	19%	332,984	321,663	97%	79	111
\$ 350,000 - 399,999	20	12%	390,230	371,745	95%	81	138
\$ 400,000 - 499,999	24	14%	465,025	436,667	94%	110	185
\$ 500,000 - 599,999	16	9%	577,696	540,313	94%	111	110
\$ 600,000 - 699,999	10	6%	681,170	638,300	94%	80	81
\$ 700,000 - 799,999	5	3%	808,780	763,000	94%	53	64
\$ 800,000 - 899,999	6	4%	920,817	857,500	93%	46	21
\$ 900,000 - 999,999							14
\$ 1,000,000 - and over	9	5%	2,617,778	2,410,000	92%	88	66
Total	170	100%	531,761	497,634	94%	94	1042

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	3	0.17%	53,000	39,667	75%	126	4
\$ 50,000 - 59,999	3	0.17%	64,000	51,833	81%	40	
\$ 60,000 - 69,999	3	0.17%	74,667	62,667	84%	28	
\$ 70,000 - 79,999	3	0.17%	88,300	73,333	83%	148	1
\$ 80,000 - 89,999	7	0.41%	101,986	84,429	83%	59	1
\$ 90,000 - 99,999	7	0.41%	101,186	92,786	92%	72	1
\$ 100,000 - 119,999	27	1.57%	131,830	108,987	83%	144	
\$ 120,000 - 139,999	40	2.32%	145,700	129,640	89%	99	6
\$ 140,000 - 159,999	29	1.68%	160,265	149,002	93%	76	11
\$ 160,000 - 179,999	48	2.79%	183,290	170,071	93%	95	25
\$ 180,000 - 199,999	39	2.26%	204,082	189,659	93%	78	24
\$ 200,000 - 249,999	138	8.01%	238,367	223,772	94%	83	78
\$ 250,000 - 299,999	219	12.72%	290,099	276,608	95%	95	101
\$ 300,000 - 349,999	234	13.59%	336,391	324,407	96%	78	111
\$ 350,000 - 399,999	192	11.15%	388,781	373,384	96%	88	138
\$ 400,000 - 499,999	251	14.58%	461,627	442,327	96%	83	185
\$ 500,000 - 599,999	146	8.48%	568,460	545,518	96%	73	110
\$ 600,000 - 699,999	112	6.50%	667,312	639,413	96%	74	81
\$ 700,000 - 799,999	67	3.89%	775,236	739,963	95%	72	64
\$ 800,000 - 899,999	46	2.67%	880,533	843,014	96%	57	21
\$ 900,000 - 999,999	27	1.57%	991,392	940,893	95%	107	14
\$ 1,000,000 - and over	81	4.70%	1,969,916	1,851,895	94%	75	66
Total	1722	100.00%	485,029	461,695	95%	83	1042

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.

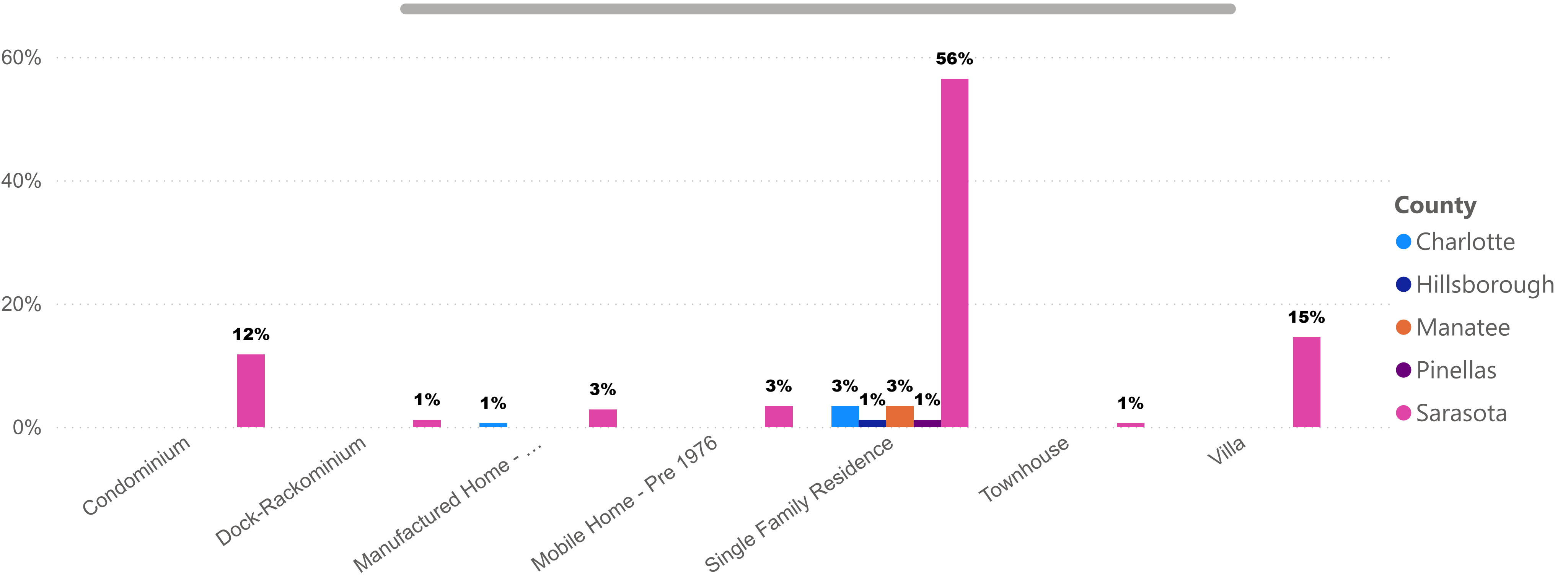
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1044	6.57
11/30/2024	123	490,713	470,180	96%	81	1177	9.57
12/31/2024	153	514,841	493,128	96%	100	1219	7.97
01/31/2025	160	549,658	524,936	96%	109	1474	9.21
02/28/2025	161	506,759	487,472	96%	69	1608	9.99
03/31/2025	224	534,815	511,162	96%	88	1633	7.29
04/30/2025	259	513,930	487,209	95%	104	1606	6.20
05/31/2025	211	493,217	463,271	94%	97	1447	6.86
06/30/2025	214	516,998	504,202	98%	96	1340	6.26
07/31/2025	201	432,570	410,982	95%	111	1202	5.98
08/31/2025	168	537,032	502,576	94%	113	1042	6.20

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Hillsborough	Manatee	Pinellas	Sarasota	Total
Condominium					12%	12%
Dock-Rackominium					1%	1%
Manufactured Home - Post 1977	1%				3%	3%
Mobile Home - Pre 1976					3%	3%
Single Family Residence	3%	1%	3%	1%	56%	65%
Townhouse					1%	1%
Villa					15%	15%
Total	4%	1%	3%	1%	91%	100



Board/Association: State Month Year
▲ Venice FL August 2025

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.com
Fax: 202-383-7568
Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

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		2
\$ 200,000 - 249,999	2	3	1	6
\$ 250,000 - 299,999	9	6		15
\$ 300,000 - 349,999	19	12	1	32
\$ 350,000 - 399,999	7	12	1	20
\$ 400,000 - 499,999	5	16	2	23
\$ 500,000 - 599,999	4	10	1	15
\$ 600,000 - 699,999	1	8	1	10
\$ 700,000 - 799,999		2	3	5
\$ 800,000 - 899,999		1	5	6
\$ 900,000 - 999,999				
\$ 1,000,000 - and over		1	8	9
Total	51	72	23	146

Condominium / Cooperative Units
Number of Bedrooms

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				
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999	4	3		7
\$ 300,000 - 349,999				
\$ 350,000 - 399,999				
\$ 400,000 - 499,999	1			1
\$ 500,000 - 599,999	1			1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	18	4		22

Active Listings
(Unsold Homes)

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		1
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	2	3
\$ 140,000 - 159,999		10
\$ 160,000 - 179,999	8	18
\$ 180,000 - 199,999	6	20
\$ 200,000 - 249,999	33	46
\$ 250,000 - 299,999	51	42
\$ 300,000 - 349,999	77	29
\$ 350,000 - 399,999	114	11
\$ 400,000 - 499,999	147	29
\$ 500,000 - 599,999	87	16
\$ 600,000 - 699,999	60	9
\$ 700,000 - 799,999	57	3
\$ 800,000 - 899,999	20	1
\$ 900,000 - 999,999	12	
\$ 1,000,000 - and over	65	9
Total	739	248

Sales Pending
(Under Contract)

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		
\$ 120,000 - 139,999		2
\$ 140,000 - 159,999	1	3
\$ 160,000 - 179,999		4
\$ 180,000 - 199,999	6	2
\$ 200,000 - 249,999	15	8
\$ 250,000 - 299,999	14	7
\$ 300,000 - 349,999	19	1
\$ 350,000 - 399,999	39	3
\$ 400,000 - 499,999	50	1
\$ 500,000 - 599,999	27	1
\$ 600,000 - 699,999	26	1
\$ 700,000 - 799,999	12	1
\$ 800,000 - 899,999	5	
\$ 900,000 - 999,999	1	
\$ 1,000,000 - and over	9	
Total	224	34

Time On Market Sort	M-SF	M-Condo
0 - 30	39	4
31-60	23	4
61-90	21	1
91-120	19	3
121-over	44	10
Total	146	22

