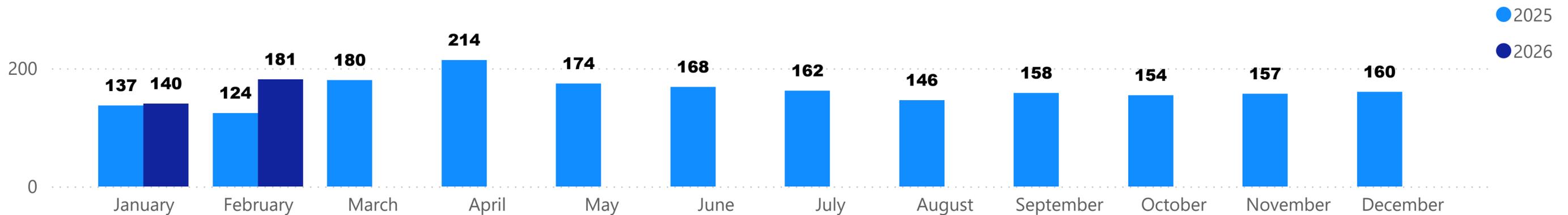


Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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													
\$ 120,000 - 139,999	1												1
\$ 140,000 - 159,999	1	1											2
\$ 160,000 - 179,999	1	1											2
\$ 180,000 - 199,999	2	1											3
\$ 200,000 - 249,999	7	11											18
\$ 250,000 - 299,999	11	21											32
\$ 300,000 - 349,999	20	27											47
\$ 350,000 - 399,999	19	32											51
\$ 400,000 - 499,999	27	26											53
\$ 500,000 - 599,999	20	24											44
\$ 600,000 - 699,999	10	14											24
\$ 700,000 - 799,999	7	5											12
\$ 800,000 - 899,999	5	6											11
\$ 900,000 - 999,999	2	2											4
\$ 1,000,000 - and over	7	10											17
Total	140	181											321

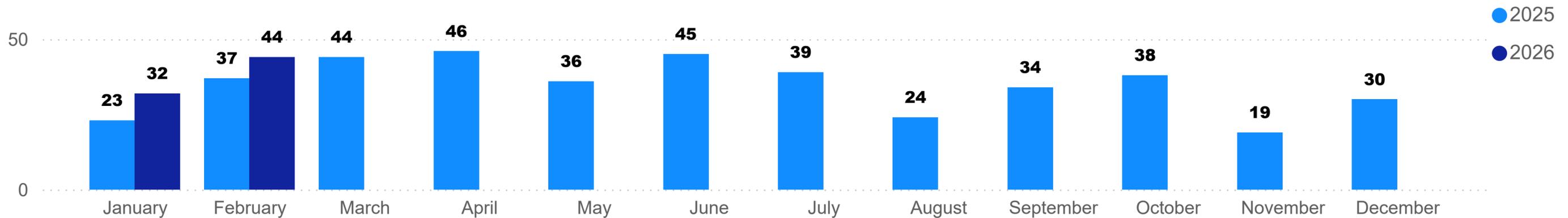




Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

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

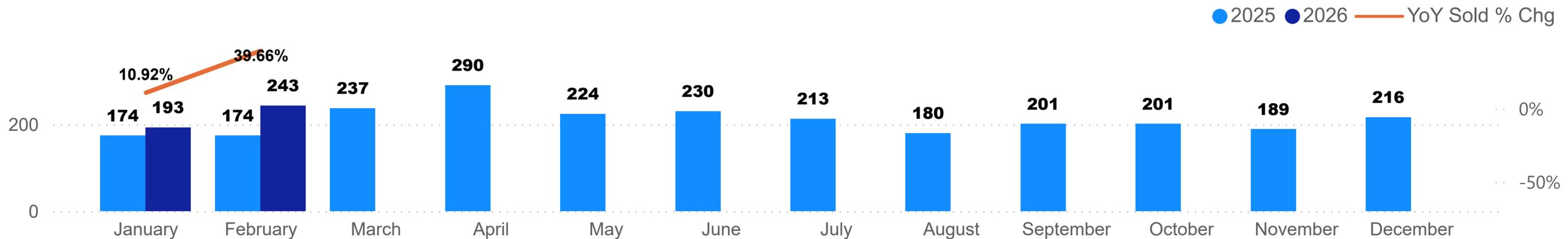
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1												1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1												1
\$ 120,000 - 139,999		1											1
\$ 140,000 - 159,999	4	2											6
\$ 160,000 - 179,999	3	2											5
\$ 180,000 - 199,999	3	5											8
\$ 200,000 - 249,999	4	13											17
\$ 250,000 - 299,999	3	11											14
\$ 300,000 - 349,999	4	3											7
\$ 350,000 - 399,999	2	2											4
\$ 400,000 - 499,999	3	4											7
\$ 500,000 - 599,999	2	1											3
\$ 600,000 - 699,999													
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over													
Total	32	44											76



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	3												3
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999	4												4
\$ 70,000 - 79,999		2											2
\$ 80,000 - 89,999		1											1
\$ 90,000 - 99,999	1	1											2
\$ 100,000 - 119,999	3	1											4
\$ 120,000 - 139,999	6	4											10
\$ 140,000 - 159,999	7	5											12
\$ 160,000 - 179,999	5	5											10
\$ 180,000 - 199,999	7	7											14
\$ 200,000 - 249,999	11	26											37
\$ 250,000 - 299,999	16	34											50
\$ 300,000 - 349,999	24	30											54
\$ 350,000 - 399,999	21	34											55
\$ 400,000 - 499,999	30	30											60
\$ 500,000 - 599,999	22	25											47
\$ 600,000 - 699,999	10	14											24
\$ 700,000 - 799,999	8	5											13
\$ 800,000 - 899,999	5	6											11
\$ 900,000 - 999,999	3	2											5
\$ 1,000,000 - and over	7	10											17
Total	193	243											436



Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	7	1											8
2	77	119											196
3	87	100											187
4	21	17											38
5	1	5											6
6+		1											1
Total	193	243											436

Sales by Bathroom Count

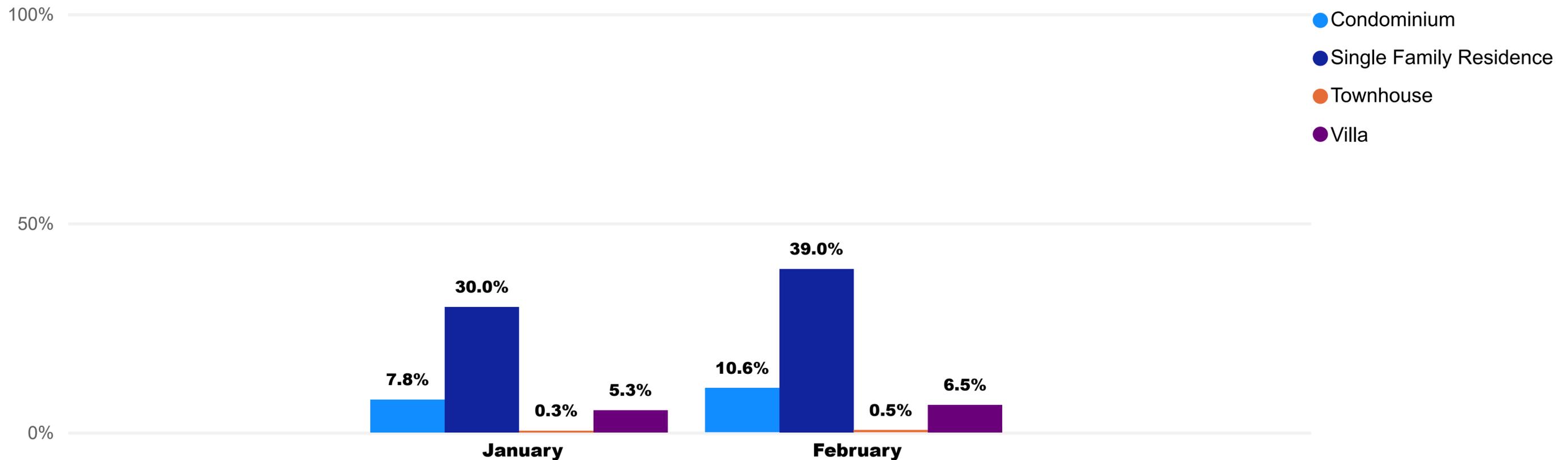
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	9											19
2	137	195											332
3	36	32											68
4	8	4											12
5	1	2											3
6+	1	1											2
Total	193	243											436

Venice Area Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	31	42											73
Single Family Residence	119	155											274
Townhouse	1	2											3
Villa	21	26											47
Total	172	225											397

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - February - 2026

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							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							2
\$ 100,000 - 119,999							3
\$ 120,000 - 139,999	1	0%	167,000	135,000	81%	269	9
\$ 140,000 - 159,999	3	1%	191,333	151,667	79%	205	13
\$ 160,000 - 179,999	3	1%	184,667	169,667	92%	76	30
\$ 180,000 - 199,999	6	3%	199,117	186,250	94%	152	30
\$ 200,000 - 249,999	24	11%	234,859	227,329	97%	56	100
\$ 250,000 - 299,999	32	14%	286,047	272,059	95%	70	104
\$ 300,000 - 349,999	30	13%	334,157	323,580	97%	67	129
\$ 350,000 - 399,999	34	15%	388,094	372,288	96%	81	139
\$ 400,000 - 499,999	30	13%	459,047	443,377	97%	87	174
\$ 500,000 - 599,999	25	11%	565,300	545,812	97%	47	132
\$ 600,000 - 699,999	14	6%	659,786	637,143	97%	63	94
\$ 700,000 - 799,999	5	2%	769,260	752,100	98%	86	46
\$ 800,000 - 899,999	6	3%	860,833	845,833	98%	47	24
\$ 900,000 - 999,999	2	1%	987,495	937,500	95%	247	21
\$ 1,000,000 - and over	10	4%	1,897,886	1,746,500	92%	108	84
Total	225	100%	478,248	456,825	96%	77	1139

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0.69%	40,667	36,667	90%	294	1
\$ 50,000 - 59,999	1	0.23%	60,000	50,000	83%	0	1
\$ 60,000 - 69,999	4	0.92%	73,500	62,625	85%	130	
\$ 70,000 - 79,999	2	0.46%	77,500	74,000	95%	259	1
\$ 80,000 - 89,999	1	0.23%	88,500	82,000	93%	237	2
\$ 90,000 - 99,999	2	0.46%	100,000	90,000	90%	123	2
\$ 100,000 - 119,999	4	0.92%	113,600	106,125	93%	134	3
\$ 120,000 - 139,999	10	2.29%	136,730	126,500	93%	114	9
\$ 140,000 - 159,999	12	2.75%	166,983	150,500	90%	137	13
\$ 160,000 - 179,999	10	2.29%	181,030	169,700	94%	54	30
\$ 180,000 - 199,999	14	3.21%	201,643	188,557	94%	107	30
\$ 200,000 - 249,999	37	8.49%	232,008	225,213	97%	57	100
\$ 250,000 - 299,999	50	11.47%	287,624	273,758	95%	84	104
\$ 300,000 - 349,999	54	12.39%	334,567	320,699	96%	99	129
\$ 350,000 - 399,999	55	12.61%	391,511	374,620	96%	73	139
\$ 400,000 - 499,999	60	13.76%	461,130	444,852	96%	85	174
\$ 500,000 - 599,999	47	10.78%	565,404	547,155	97%	47	132
\$ 600,000 - 699,999	24	5.50%	655,825	635,479	97%	60	94
\$ 700,000 - 799,999	13	2.98%	765,846	742,346	97%	90	46
\$ 800,000 - 899,999	11	2.52%	868,309	844,364	97%	43	24
\$ 900,000 - 999,999	5	1.15%	1,026,998	958,000	93%	174	21
\$ 1,000,000 - and over	17	3.90%	1,838,456	1,663,235	90%	87	84
Total	436	100.00%	453,718	431,784	95%	83	1139

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®

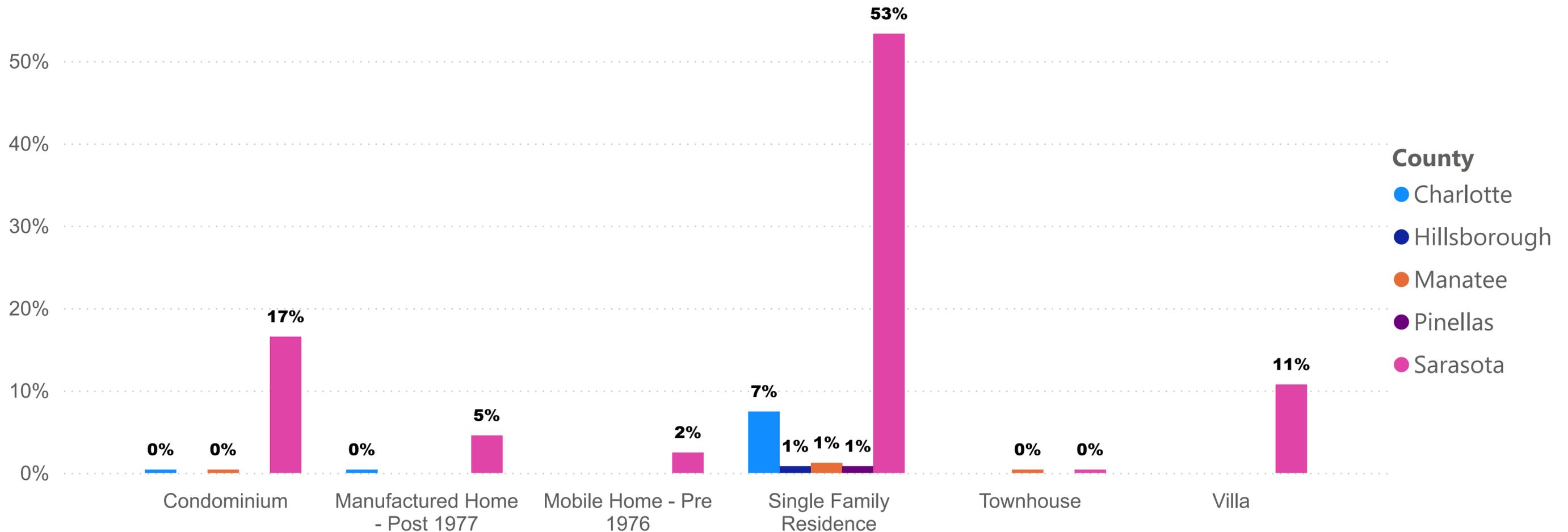
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2022	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	154	465,482	446,153	96%	85	1020	6.62
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	1473	9.21
02/28/2025	161	506,759	487,472	96%	69	1606	9.98
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1609	6.21
05/31/2025	211	493,217	463,271	94%	97	1455	6.90
06/30/2025	214	516,998	504,202	98%	96	1349	6.30
07/31/2025	201	432,570	410,982	95%	111	1216	6.05
08/31/2025	168	537,032	502,576	94%	113	1084	6.45
09/30/2025	192	487,521	459,170	94%	110	1056	5.50
10/31/2025	192	455,818	432,587	95%	87	1100	5.73
11/30/2025	176	446,631	426,291	95%	93	1110	6.31
12/31/2025	190	436,721	415,267	95%	99	1115	5.87
01/31/2026	172	491,262	466,101	95%	87	1180	6.86
02/28/2026	225	478,248	456,825	96%	84	1139	5.06

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	0%		0%		17%	17%
Manufactured Home - Post 1977	0%				5%	5%
Mobile Home - Pre 1976					2%	2%
Single Family Residence	7%	1%	1%	1%	53%	64%
Townhouse			0%		0%	1%
Villa					11%	11%
Total	8%	1%	2%	1%	88%	100



Board/Association: State Month Year
 Venice FL February 2026

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**

**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				
\$ 120,000 - 139,999				
\$ 140,000 - 159,999		1		1
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	8	3		11
\$ 250,000 - 299,999	14	6	1	21
\$ 300,000 - 349,999	14	11	2	27
\$ 350,000 - 399,999	14	17	1	32
\$ 400,000 - 499,999	8	16	2	26
\$ 500,000 - 599,999	5	14	5	24
\$ 600,000 - 699,999	4	6	4	14
\$ 700,000 - 799,999	1	3	1	5
\$ 800,000 - 899,999	1	4	1	6
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		6	4	10
Total	71	87	23	181

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				
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	5			5
\$ 200,000 - 249,999	12	1		13
\$ 250,000 - 299,999	6	5		11
\$ 300,000 - 349,999	1	2		3
\$ 350,000 - 399,999	1	1		2
\$ 400,000 - 499,999		4		4
\$ 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	31	13		44

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		2
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999	1	3
\$ 120,000 - 139,999		6
\$ 140,000 - 159,999		13
\$ 160,000 - 179,999	5	25
\$ 180,000 - 199,999	7	21
\$ 200,000 - 249,999	38	55
\$ 250,000 - 299,999	54	43
\$ 300,000 - 349,999	95	20
\$ 350,000 - 399,999	111	22
\$ 400,000 - 499,999	136	26
\$ 500,000 - 599,999	94	22
\$ 600,000 - 699,999	81	13
\$ 700,000 - 799,999	39	5
\$ 800,000 - 899,999	21	1
\$ 900,000 - 999,999	20	2
\$ 1,000,000 - and over	74	8
Total	776	289

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999		2
\$ 140,000 - 159,999	2	1
\$ 160,000 - 179,999	5	2
\$ 180,000 - 199,999	2	8
\$ 200,000 - 249,999	17	17
\$ 250,000 - 299,999	36	7
\$ 300,000 - 349,999	43	7
\$ 350,000 - 399,999	46	4
\$ 400,000 - 499,999	59	8
\$ 500,000 - 599,999	44	3
\$ 600,000 - 699,999	21	2
\$ 700,000 - 799,999	20	2
\$ 800,000 - 899,999	8	1
\$ 900,000 - 999,999	5	1
\$ 1,000,000 - and over	22	2
Total	330	69

Time On Market Sort	M-SF	M-Condo
0 - 30	85	14
31-60	18	9
61-90	27	5
91-120	22	6
121-over	29	10
Total	181	44

