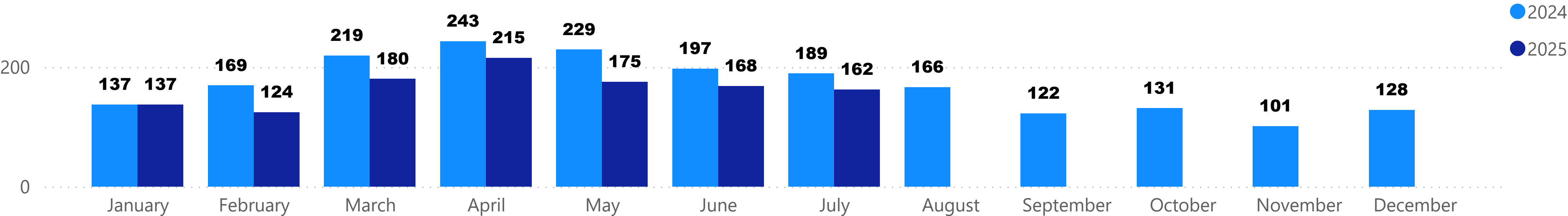




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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								2
\$ 120,000 - 139,999		1					1						2
\$ 140,000 - 159,999						1							1
\$ 160,000 - 179,999	2	1	1	1	1	1	2						9
\$ 180,000 - 199,999	2	1		3	2	3	2						13
\$ 200,000 - 249,999	7	2	9	13	6	9	8						54
\$ 250,000 - 299,999	19	13	22	19	30	23	17						143
\$ 300,000 - 349,999	19	14	19	34	25	22	26						159
\$ 350,000 - 399,999	15	13	23	33	22	20	29						155
\$ 400,000 - 499,999	24	29	34	37	28	32	29						213
\$ 500,000 - 599,999	15	10	26	25	17	14	18						125
\$ 600,000 - 699,999	13	14	11	12	17	17	14						98
\$ 700,000 - 799,999	4	7	10	13	9	11	5						59
\$ 800,000 - 899,999	6	7	5	5	5	3	6						37
\$ 900,000 - 999,999	3	3	5	9	3	2	2						27
\$ 1,000,000 - and over	8	8	15	11	9	10	3						64
Total	137	124	180	215	175	168	162						1161

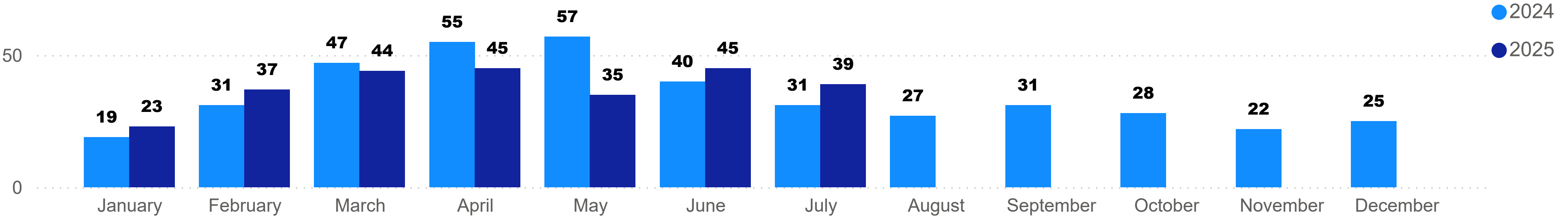




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999				1		1							2
\$ 100,000 - 119,999		1	2			1	3						7
\$ 120,000 - 139,999	1	1	1		1	2	7						13
\$ 140,000 - 159,999		2	2	1		4	2						11
\$ 160,000 - 179,999		5	3	3	3	2	6						22
\$ 180,000 - 199,999	2		3	2	5	4	2						18
\$ 200,000 - 249,999	8	10	6	11	6	11	6						58
\$ 250,000 - 299,999	3	5	9	9	7	10							43
\$ 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						13
\$ 500,000 - 599,999		1	2		1	1							5
\$ 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	45	35	45	39						268

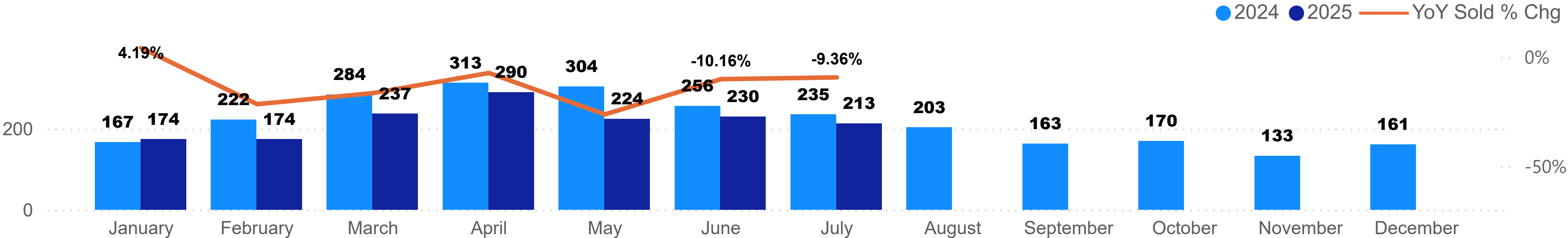




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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									2
\$ 60,000 - 69,999				3									3
\$ 70,000 - 79,999		1				1	1						3
\$ 80,000 - 89,999	1	1			1	3							6
\$ 90,000 - 99,999	1			1		2							4
\$ 100,000 - 119,999	1	4	6	4	1	2	5						23
\$ 120,000 - 139,999	4	4	3	8	4	5	11						39
\$ 140,000 - 159,999	1	3	4	4	4	7	3						26
\$ 160,000 - 179,999	4	8	4	7	5	5	10						43
\$ 180,000 - 199,999	4	2	3	6	8	8	4						35
\$ 200,000 - 249,999	17	13	16	31	12	21	15						125
\$ 250,000 - 299,999	24	19	32	29	40	34	18						196
\$ 300,000 - 349,999	23	21	29	42	30	24	33						202
\$ 350,000 - 399,999	18	15	24	37	26	21	31						172
\$ 400,000 - 499,999	24	31	37	38	31	35	31						227
\$ 500,000 - 599,999	15	11	28	25	18	15	18						130
\$ 600,000 - 699,999	13	15	13	12	17	17	15						102
\$ 700,000 - 799,999	4	7	10	14	9	12	6						62
\$ 800,000 - 899,999	6	7	6	6	5	4	6						40
\$ 900,000 - 999,999	3	3	5	9	3	2	2						27
\$ 1,000,000 - and over	10	8	16	13	10	12	3						72
Total	174	174	237	290	224	230	213						1542





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									1
1	2	5	6	4	4	4	2						27
2	77	74	89	118	93	104	89						644
3	81	81	117	143	103	102	102						729
4	11	13	18	21	23	19	16						121
5	2	1	6	4	1		3						17
6+	1		1			1	1						4
Total	174	174	237	291	224	230	213						1543

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0				1									1
1	3	8	11	11	8	6	6						53
2	129	130	173	220	171	182	171						1176
3	35	29	44	52	38	34	29						261
4	6	5	6	4	5	7	6						39
5		2	2	2	1		1						8
6+	1		1	1	1	1							5
Total	174	174	237	291	224	230	213						1543

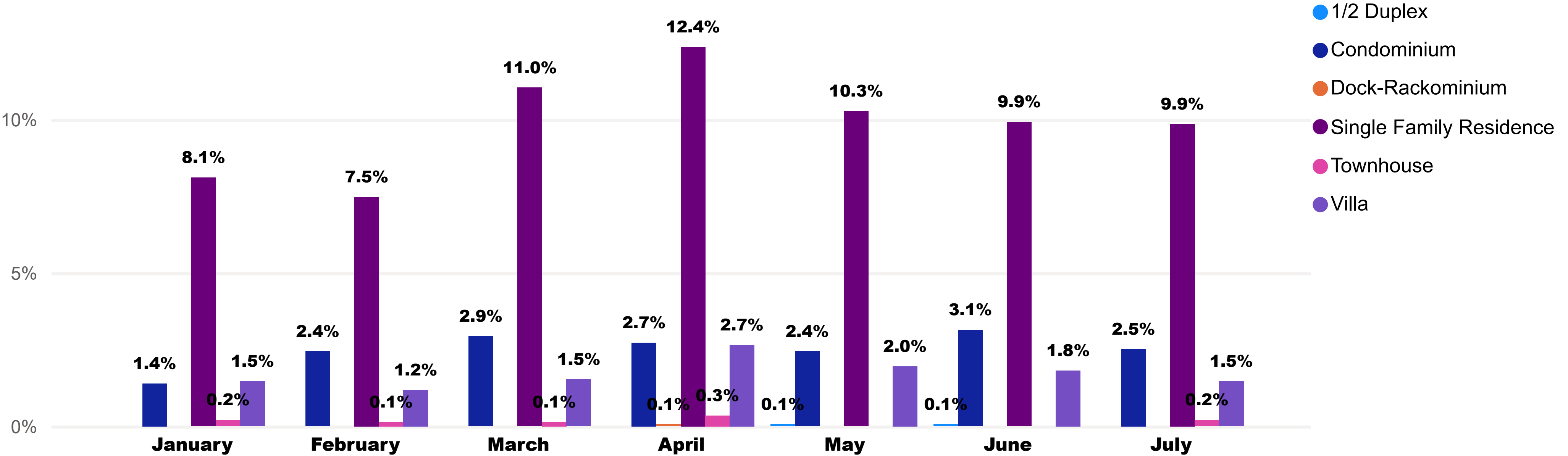


Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	39	35	45	36						252
Dock-Rackominium				1									1
Single Family Residence	116	107	158	177	147	142	141						988
Townhouse	3	2	2	5			3						15
Villa	21	17	22	38	28	26	21						173
Total	160	161	224	260	211	214	201						1431

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	50,000	45,000	90%	57	3
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							2
\$ 100,000 - 119,999	3	1%	144,333	116,667	81%	31	1
\$ 120,000 - 139,999	8	4%	141,100	127,063	90%	88	10
\$ 140,000 - 159,999	2	1%	154,500	155,125	100%	46	16
\$ 160,000 - 179,999	8	4%	183,288	169,375	92%	107	26
\$ 180,000 - 199,999	4	2%	211,000	190,500	90%	41	30
\$ 200,000 - 249,999	14	7%	240,986	226,000	94%	100	93
\$ 250,000 - 299,999	17	8%	288,076	278,853	97%	91	117
\$ 300,000 - 349,999	32	16%	337,606	324,381	96%	80	116
\$ 350,000 - 399,999	31	15%	387,503	373,677	96%	99	160
\$ 400,000 - 499,999	31	15%	461,939	445,927	97%	80	207
\$ 500,000 - 599,999	18	9%	570,077	546,694	96%	71	124
\$ 600,000 - 699,999	15	7%	663,018	632,273	95%	112	87
\$ 700,000 - 799,999	6	3%	758,317	718,750	95%	144	76
\$ 800,000 - 899,999	6	3%	886,417	846,667	96%	81	21
\$ 900,000 - 999,999	2	1%	1,030,341	954,563	93%	338	13
\$ 1,000,000 - and over	3	1%	1,724,167	1,483,333	86%	73	79
Total	201	100%	432,570	410,982	95%	91	1182

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	0.19%	53,000	39,667	75%	126	3
\$ 50,000 - 59,999	2	0.13%	58,500	52,500	90%	23	1
\$ 60,000 - 69,999	3	0.19%	74,667	62,667	84%	28	
\$ 70,000 - 79,999	3	0.19%	88,300	73,333	83%	148	
\$ 80,000 - 89,999	6	0.39%	103,150	83,833	81%	65	
\$ 90,000 - 99,999	4	0.26%	101,700	91,250	90%	53	2
\$ 100,000 - 119,999	23	1.49%	134,156	109,663	82%	138	1
\$ 120,000 - 139,999	39	2.53%	145,359	129,759	89%	98	10
\$ 140,000 - 159,999	26	1.69%	159,915	149,733	94%	66	16
\$ 160,000 - 179,999	43	2.79%	183,533	169,672	92%	99	26
\$ 180,000 - 199,999	35	2.27%	204,726	189,249	92%	86	30
\$ 200,000 - 249,999	125	8.11%	238,445	224,200	94%	83	93
\$ 250,000 - 299,999	196	12.71%	289,700	277,189	96%	90	117
\$ 300,000 - 349,999	202	13.10%	336,930	324,842	96%	78	116
\$ 350,000 - 399,999	172	11.15%	388,612	373,574	96%	89	160
\$ 400,000 - 499,999	227	14.72%	461,267	442,926	96%	81	207
\$ 500,000 - 599,999	130	8.43%	567,323	546,158	96%	68	124
\$ 600,000 - 699,999	102	6.61%	665,954	639,522	96%	73	87
\$ 700,000 - 799,999	62	4.02%	772,531	738,105	96%	73	76
\$ 800,000 - 899,999	40	2.59%	874,491	840,841	96%	59	21
\$ 900,000 - 999,999	27	1.75%	991,392	940,893	95%	107	13
\$ 1,000,000 - and over	72	4.67%	1,888,933	1,782,132	94%	73	79
Total	1542	100.00%	482,025	459,800	95%	82	1182

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

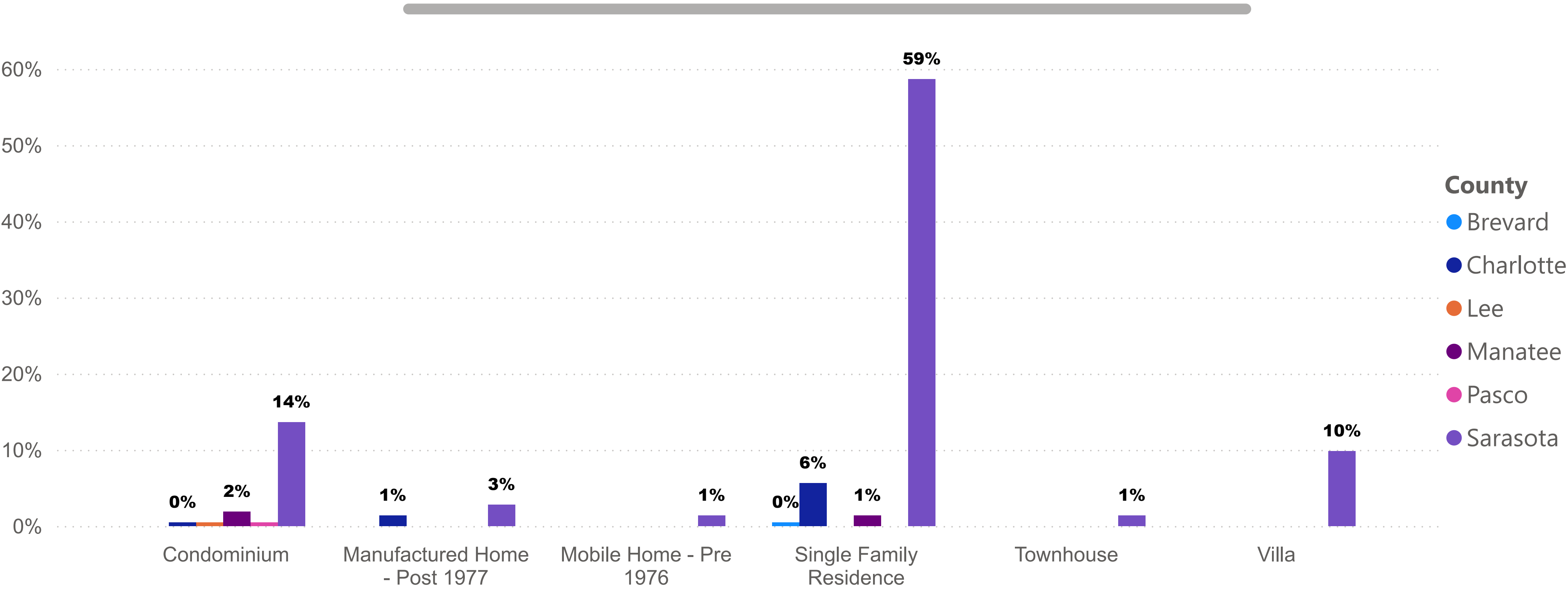
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	245	390,749	396,560	101%	12	256	1.04
09/30/2021	258	429,017	433,833	101%	15	270	1.05
10/31/2021	246	422,685	426,058	101%	9	253	1.03
11/30/2021	272	414,189	419,973	101%	13	245	0.90
12/31/2021	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	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	1609	9.99
03/31/2025	224	534,815	511,162	96%	88	1632	7.29
04/30/2025	259	513,930	487,209	95%	104	1604	6.19
05/31/2025	211	493,217	463,271	94%	97	1442	6.83
06/30/2025	214	516,998	504,202	98%	96	1330	6.21
07/31/2025	201	432,570	410,982	95%	111	1182	5.88



Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Brevard	Charlotte	Lee	Manatee	Pasco	Sarasota	Tota
Condominium		0%	0%	2%	0%	14%	17%
Manufactured Home - Post 1977		1%				3%	4%
Mobile Home - Pre 1976						1%	1%
Single Family Residence	0%	6%		1%		59%	66%
Townhouse						1%	1%
Villa						10%	10%
Total	0%	8%	0%	3%	0%	88%	100%



Board/Association: State Month Year

VeniceFLJuly2025

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				
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999				
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	4	3	1	8
\$ 250,000 - 299,999	8	7	2	17
\$ 300,000 - 349,999	12	11	3	26
\$ 350,000 - 399,999	9	19	1	29
\$ 400,000 - 499,999	6	18	5	29
\$ 500,000 - 599,999	2	16		18
\$ 600,000 - 699,999	1	10	3	14
\$ 700,000 - 799,999	1	3	1	5
\$ 800,000 - 899,999		5	1	6
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		1	2	3
Total	48	94	20	162

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	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	3			3
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	5	1		6
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999				
\$ 300,000 - 349,999	3	3		6
\$ 350,000 - 399,999	1	1		2
\$ 400,000 - 499,999	1	1		2
\$ 500,000 - 599,999				
\$ 600,000 - 699,999	1			1
\$ 700,000 - 799,999	1			1
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	32	7		39

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		
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	2	3
\$ 140,000 - 159,999	1	11
\$ 160,000 - 179,999	4	20
\$ 180,000 - 199,999	9	20
\$ 200,000 - 249,999	29	53
\$ 250,000 - 299,999	51	49
\$ 300,000 - 349,999	78	30
\$ 350,000 - 399,999	126	19
\$ 400,000 - 499,999	165	24
\$ 500,000 - 599,999	91	13
\$ 600,000 - 699,999	67	9
\$ 700,000 - 799,999	63	5
\$ 800,000 - 899,999	22	
\$ 900,000 - 999,999	12	1
\$ 1,000,000 - and over	58	9
Total	778	267

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	1	3
\$ 140,000 - 159,999	1	2
\$ 160,000 - 179,999		3
\$ 180,000 - 199,999	1	2
\$ 200,000 - 249,999	7	9
\$ 250,000 - 299,999	23	8
\$ 300,000 - 349,999	30	2
\$ 350,000 - 399,999	35	1
\$ 400,000 - 499,999	40	
\$ 500,000 - 599,999	20	2
\$ 600,000 - 699,999	17	1
\$ 700,000 - 799,999	12	
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999		
\$ 1,000,000 - and over	8	
Total	201	33

Time On Market Sort	M-SF	M-Condo
0 - 30	49	11
31-60	31	5
61-90	20	4
91-120	15	8
121-over	47	11
Total	162	39

