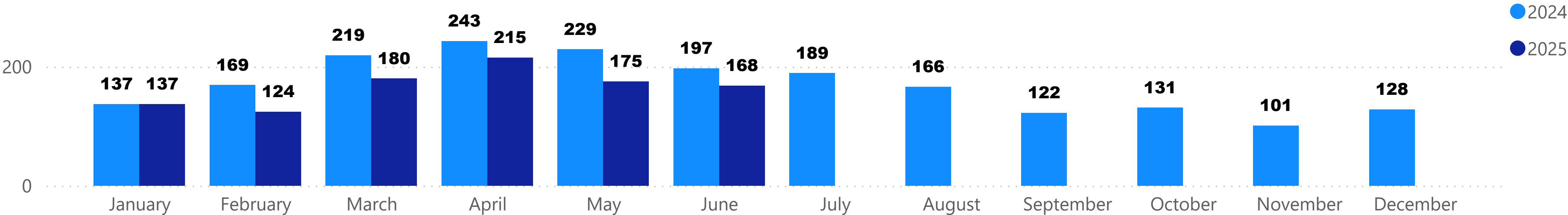




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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
\$ 140,000 - 159,999						1							1
\$ 160,000 - 179,999	2	1	1	1	1	1							7
\$ 180,000 - 199,999	2	1		3	2	3							11
\$ 200,000 - 249,999	7	2	9	13	6	9							46
\$ 250,000 - 299,999	19	13	22	19	30	23							126
\$ 300,000 - 349,999	19	14	19	34	25	22							133
\$ 350,000 - 399,999	15	13	23	33	22	20							126
\$ 400,000 - 499,999	24	29	34	37	28	32							184
\$ 500,000 - 599,999	15	10	26	25	17	14							107
\$ 600,000 - 699,999	13	14	11	12	17	17							84
\$ 700,000 - 799,999	4	7	10	13	9	11							54
\$ 800,000 - 899,999	6	7	5	5	5	3							31
\$ 900,000 - 999,999	3	3	5	9	3	2							25
\$ 1,000,000 - and over	8	8	15	11	9	10							61
Total	137	124	180	215	175	168							999

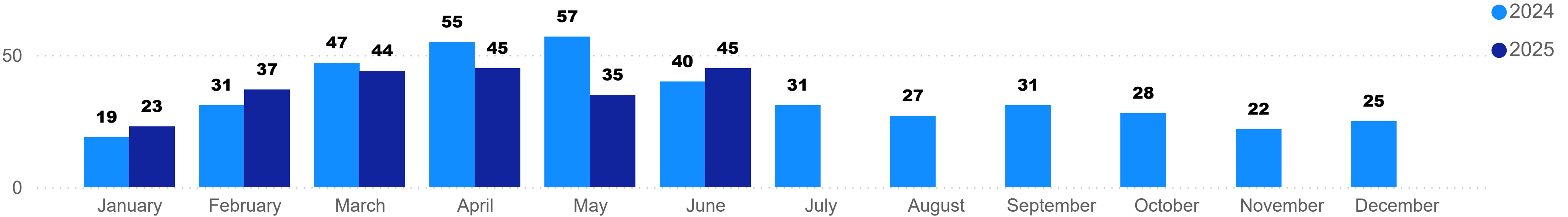




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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
\$ 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							4
\$ 120,000 - 139,999	1	1	1		1	2							6
\$ 140,000 - 159,999		2	2	1		4							9
\$ 160,000 - 179,999		5	3	3	3	2							16
\$ 180,000 - 199,999	2		3	2	5	4							16
\$ 200,000 - 249,999	8	10	6	11	6	11							52
\$ 250,000 - 299,999	3	5	9	9	7	10							43
\$ 300,000 - 349,999	4	7	9	8	4	1							33
\$ 350,000 - 399,999	3	2	1	4	4	1							15
\$ 400,000 - 499,999		2	2	1	3	3							11
\$ 500,000 - 599,999		1	2		1	1							5
\$ 600,000 - 699,999		1	2										3
\$ 700,000 - 799,999				1		1							2
\$ 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							229

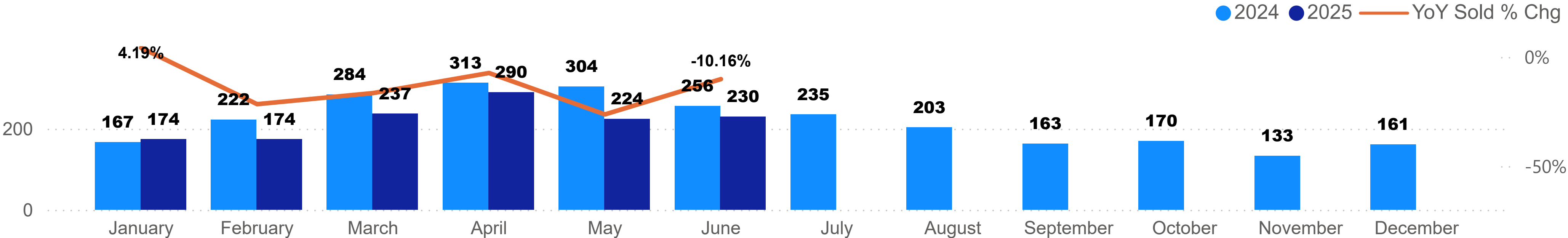




Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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										2
\$ 50,000 - 59,999	1			1									2
\$ 60,000 - 69,999				3									3
\$ 70,000 - 79,999		1				1							2
\$ 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							18
\$ 120,000 - 139,999	4	4	3	8	4	5							28
\$ 140,000 - 159,999	1	3	4	4	4	7							23
\$ 160,000 - 179,999	4	8	4	7	5	5							33
\$ 180,000 - 199,999	4	2	3	6	8	8							31
\$ 200,000 - 249,999	17	13	16	31	12	21							110
\$ 250,000 - 299,999	24	19	32	29	40	34							178
\$ 300,000 - 349,999	23	21	29	42	30	24							169
\$ 350,000 - 399,999	18	15	24	37	26	21							141
\$ 400,000 - 499,999	24	31	37	38	31	35							196
\$ 500,000 - 599,999	15	11	28	25	18	15							112
\$ 600,000 - 699,999	13	15	13	12	17	17							87
\$ 700,000 - 799,999	4	7	10	14	9	12							56
\$ 800,000 - 899,999	6	7	6	6	5	4							34
\$ 900,000 - 999,999	3	3	5	9	3	2							25
\$ 1,000,000 - and over	10	8	16	13	10	12							69
Total	174	174	237	290	224	230							1329





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							25
2	77	74	89	118	93	104							555
3	81	81	117	143	103	102							627
4	11	13	18	21	23	19							105
5	2	1	6	4	1								14
6+	1		1			1							3
Total	174	174	237	291	224	230							1330

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							47
2	129	130	173	220	171	182							1005
3	35	29	44	52	38	34							232
4	6	5	6	4	5	7							33
5		2	2	2	1								7
6+	1		1	1	1	1							5
Total	174	174	237	291	224	230							1330

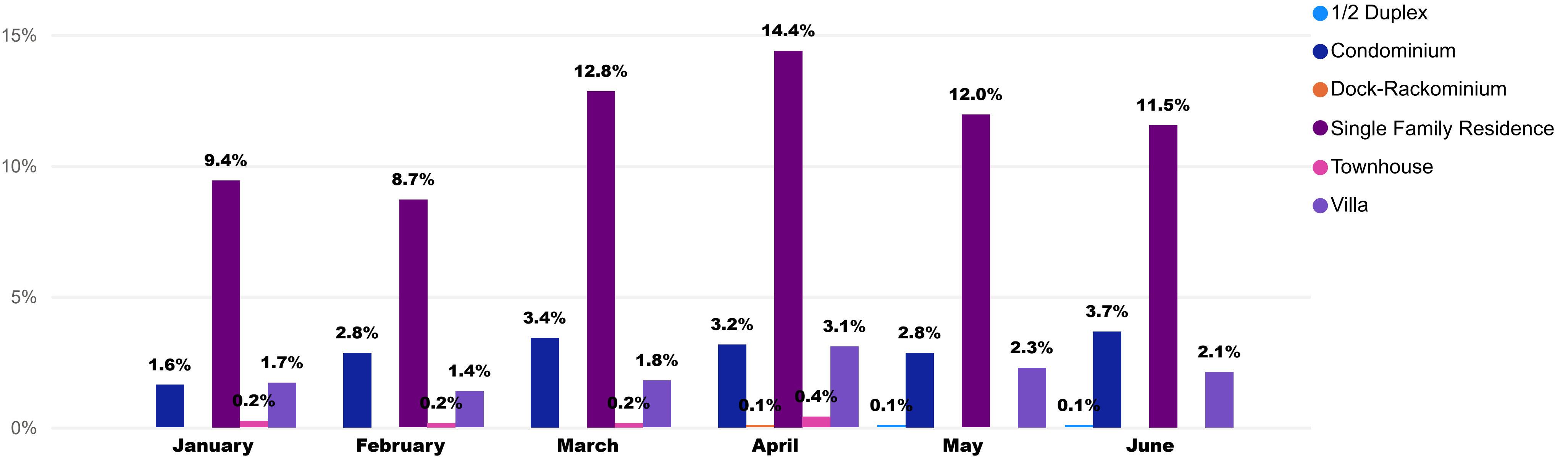


Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							216
Dock-Rackominium				1									1
Single Family Residence	116	107	158	177	147	142							847
Townhouse	3	2	2	5									12
Villa	21	17	22	38	28	26							152
Total	160	161	224	260	211	214							1230

YTD % of Sales by Property Type





Venice Area Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							3
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	1	0%	92,000	92,000	100%	16	1
\$ 100,000 - 119,999	1	0%	115,000	110,000	96%	83	
\$ 120,000 - 139,999	2	1%	144,450	127,500	88%	135	7
\$ 140,000 - 159,999	5	2%	159,780	147,300	92%	57	8
\$ 160,000 - 179,999	3	1%	184,333	170,000	92%	32	36
\$ 180,000 - 199,999	7	3%	197,814	186,471	94%	128	30
\$ 200,000 - 249,999	20	9%	239,840	224,020	93%	61	91
\$ 250,000 - 299,999	34	16%	289,194	278,147	96%	71	142
\$ 300,000 - 349,999	23	11%	340,717	327,848	96%	71	119
\$ 350,000 - 399,999	21	10%	391,600	371,857	95%	110	178
\$ 400,000 - 499,999	35	16%	461,363	440,771	96%	71	254
\$ 500,000 - 599,999	15	7%	573,833	540,600	94%	77	139
\$ 600,000 - 699,999	17	8%	652,582	631,029	97%	92	99
\$ 700,000 - 799,999	12	6%	775,633	731,667	94%	82	77
\$ 800,000 - 899,999	4	2%	887,000	835,000	94%	30	25
\$ 900,000 - 999,999	2	1%	997,000	950,000	95%	44	16
\$ 1,000,000 - and over	12	6%	2,168,075	2,276,667	105%	147	86
Total	214	100%	516,998	504,202	98%	81	1313

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	2	0.15%	54,500	37,000	68%	160	3
\$ 50,000 - 59,999	2	0.15%	58,500	52,500	90%	23	1
\$ 60,000 - 69,999	3	0.23%	74,667	62,667	84%	28	
\$ 70,000 - 79,999	2	0.15%	94,950	75,000	79%	194	
\$ 80,000 - 89,999	6	0.45%	103,150	83,833	81%	65	1
\$ 90,000 - 99,999	4	0.30%	101,700	91,250	90%	53	1
\$ 100,000 - 119,999	18	1.35%	133,756	108,736	81%	147	
\$ 120,000 - 139,999	28	2.11%	146,439	130,354	89%	100	7
\$ 140,000 - 159,999	23	1.73%	159,952	149,252	93%	68	8
\$ 160,000 - 179,999	33	2.48%	183,973	169,952	92%	90	36
\$ 180,000 - 199,999	31	2.33%	203,916	189,087	93%	92	30
\$ 200,000 - 249,999	110	8.28%	238,131	224,009	94%	81	91
\$ 250,000 - 299,999	178	13.39%	290,023	277,183	96%	91	142
\$ 300,000 - 349,999	169	12.72%	336,672	324,899	97%	78	119
\$ 350,000 - 399,999	141	10.61%	388,856	373,552	96%	87	178
\$ 400,000 - 499,999	196	14.75%	461,161	442,451	96%	81	254
\$ 500,000 - 599,999	112	8.43%	566,880	546,072	96%	68	139
\$ 600,000 - 699,999	87	6.55%	666,460	640,771	96%	67	99
\$ 700,000 - 799,999	56	4.21%	774,054	740,179	96%	66	77
\$ 800,000 - 899,999	34	2.56%	872,386	839,813	96%	55	25
\$ 900,000 - 999,999	25	1.88%	988,276	939,800	95%	89	16
\$ 1,000,000 - and over	69	5.19%	1,896,097	1,795,124	95%	73	86
Total	1329	100.00%	492,246	469,859	95%	80	1313

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.

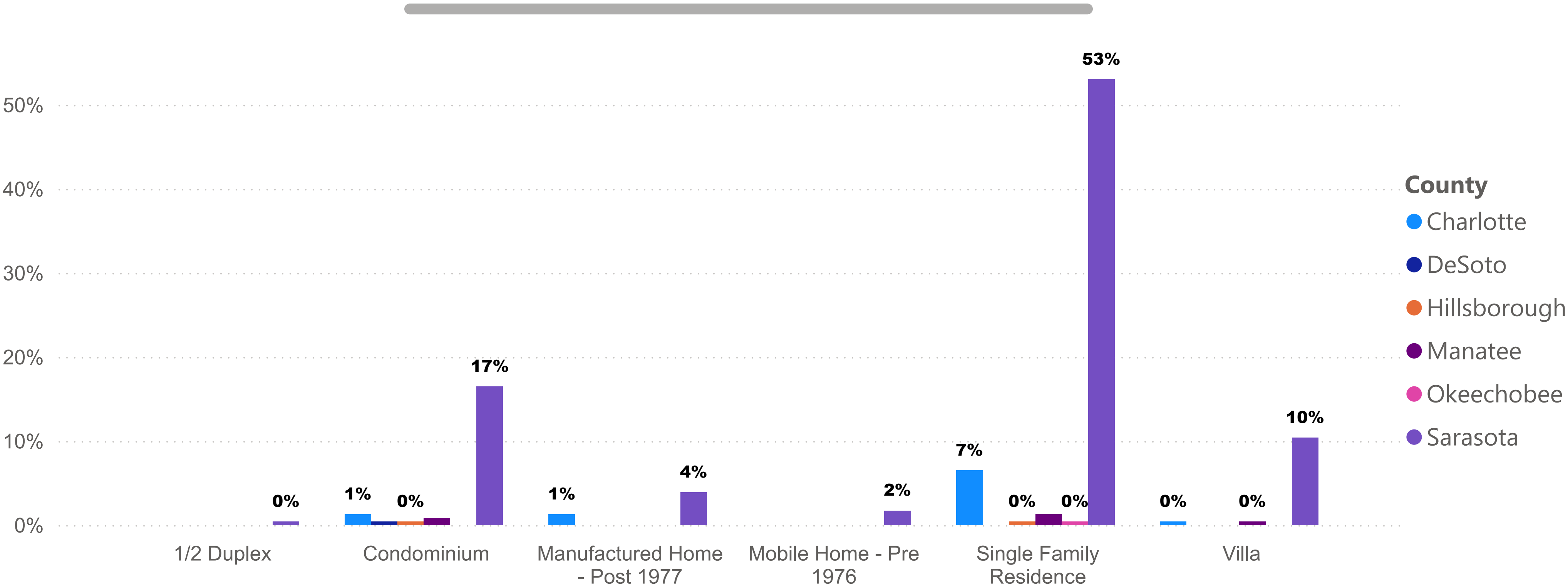
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
07/31/2021	259	390,390	394,627	101%	17	239	0.92
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	1610	10.00
03/31/2025	224	534,815	511,162	96%	88	1633	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	1439	6.82
06/30/2025	214	516,998	504,202	98%	96	1313	6.14

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	DeSoto	Hillsborough	Manatee	Okeechobee	Sarasota
1/2 Duplex						
Condominium	1%	0%	0%	1%		
Manufactured Home - Post 1977	1%					
Mobile Home - Pre 1976						
Single Family Residence	7%		0%	1%	0%	
Villa	0%			0%		
Total	10%	0%	1%	3%	0%	



Board/Association: State Month Year

VeniceFLJune2025

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				
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	6	3		9
\$ 250,000 - 299,999	14	9		23
\$ 300,000 - 349,999	8	14		22
\$ 350,000 - 399,999	9	8	3	20
\$ 400,000 - 499,999	9	20	3	32
\$ 500,000 - 599,999		12	2	14
\$ 600,000 - 699,999	4	7	6	17
\$ 700,000 - 799,999	1	7	3	11
\$ 800,000 - 899,999		3		3
\$ 900,000 - 999,999		2		2
\$ 1,000,000 - and over		7	3	10
Total	56	92	20	168

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	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	4			4
\$ 200,000 - 249,999	10	1		11
\$ 250,000 - 299,999	6	4		10
\$ 300,000 - 349,999		1		1
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999	3			3
\$ 500,000 - 599,999		1		1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999	1			1
\$ 800,000 - 899,999	1			1
\$ 900,000 - 999,999				
\$ 1,000,000 - and over	1	1		2
Total	37	8		45

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		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	2	3
\$ 140,000 - 159,999		8
\$ 160,000 - 179,999	7	23
\$ 180,000 - 199,999	5	21
\$ 200,000 - 249,999	32	58
\$ 250,000 - 299,999	66	63
\$ 300,000 - 349,999	75	27
\$ 350,000 - 399,999	144	24
\$ 400,000 - 499,999	191	28
\$ 500,000 - 599,999	106	16
\$ 600,000 - 699,999	86	7
\$ 700,000 - 799,999	69	4
\$ 800,000 - 899,999	22	2
\$ 900,000 - 999,999	10	2
\$ 1,000,000 - and over	63	11
Total	878	297

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999		4
\$ 140,000 - 159,999	1	5
\$ 160,000 - 179,999		2
\$ 180,000 - 199,999	3	1
\$ 200,000 - 249,999	11	5
\$ 250,000 - 299,999	24	2
\$ 300,000 - 349,999	32	4
\$ 350,000 - 399,999	34	4
\$ 400,000 - 499,999	45	2
\$ 500,000 - 599,999	19	
\$ 600,000 - 699,999	16	1
\$ 700,000 - 799,999	7	2
\$ 800,000 - 899,999	12	
\$ 900,000 - 999,999	2	
\$ 1,000,000 - and over	12	
Total	218	33

Time On Market Sort	M-SF	M-Condo
0 - 30	44	17
31-60	41	10
61-90	29	6
91-120	20	3
121-over	34	9
Total	168	45

