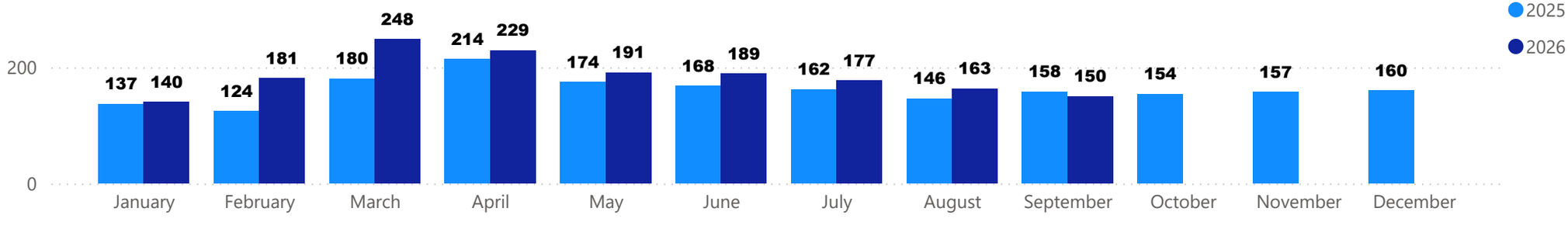
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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									1				**1**
$ 90,000 - 99,999													
$ 100,000 - 119,999					1								**1**
$ 120,000 - 139,999	1		1		1			1					**4**
$ 140,000 - 159,999	1	1		2		2		3					**9**
$ 160,000 - 179,999	1	1	5	4	2	3	2						**18**
$ 180,000 - 199,999	2	1	2	1	5	1	1	7	1				**21**
$ 200,000 - 249,999	7	11	17	19	13	17	9	9	8				**110**
$ 250,000 - 299,999	11	21	22	23	20	25	20	18	13				**173**
$ 300,000 - 349,999	20	27	40	37	22	22	26	24	26				**244**
$ 350,000 - 399,999	19	32	33	26	26	20	26	17	28				**227**
$ 400,000 - 499,999	27	26	50	40	44	36	31	28	21				**303**
$ 500,000 - 599,999	20	24	30	30	21	30	20	17	16				**208**
$ 600,000 - 699,999	10	14	15	16	18	16	13	12	15				**129**
$ 700,000 - 799,999	7	5	11	10	8	8	12	9	4				**74**
$ 800,000 - 899,999	5	6	7	2	3	4	7	6	6				**46**
$ 900,000 - 999,999	2	2	3	4	2	1	3		4				**21**
$ 1,000,000 - and over	7	10	12	15	5	4	7	12	7				**79**
Total	**140**	**181**	**248**	**229**	**191**	**189**	**177**	**163**	**150**				**1668**



Source: Stellar MLS

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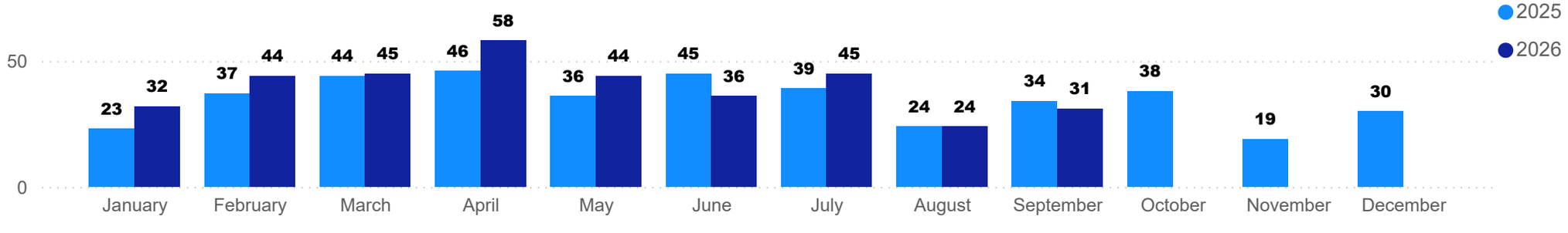
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

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						1							**1**
$ 70,000 - 79,999				1		1			1				**3**
$ 80,000 - 89,999													
$ 90,000 - 99,999					2			1					**3**
$ 100,000 - 119,999	1			2	1		4						**8**
$ 120,000 - 139,999		1	1	1	2	1	3	2	2				**13**
$ 140,000 - 159,999	4	2	1	2	4	1	3		2				**19**
$ 160,000 - 179,999	3	2	5	6	4	1	5	3	4				**33**
$ 180,000 - 199,999	3	5	1	5	5	4	4	3	4				**34**
$ 200,000 - 249,999	4	13	12	14	10	9	8	6	6				**82**
$ 250,000 - 299,999	3	11	5	10	7	6	6	5	2				**55**
$ 300,000 - 349,999	4	3	4	2		3	1	1	4				**22**
$ 350,000 - 399,999	2	2	3	6	1	2	2	1	2				**21**
$ 400,000 - 499,999	3	4	6	2	3	2	6		2				**28**
$ 500,000 - 599,999	2	1	1			4	2	1	1				**12**
$ 600,000 - 699,999				3	1	1	1						**6**
$ 700,000 - 799,999	1		2		1								**4**
$ 800,000 - 899,999			1		2								**3**
$ 900,000 - 999,999	1		2	2	1								**6**
$ 1,000,000 - and over			1	2				1	1				**5**
Total	**32**	**44**	**45**	**58**	**44**	**36**	**45**	**24**	**31**				**359**



Source: Stellar MLS

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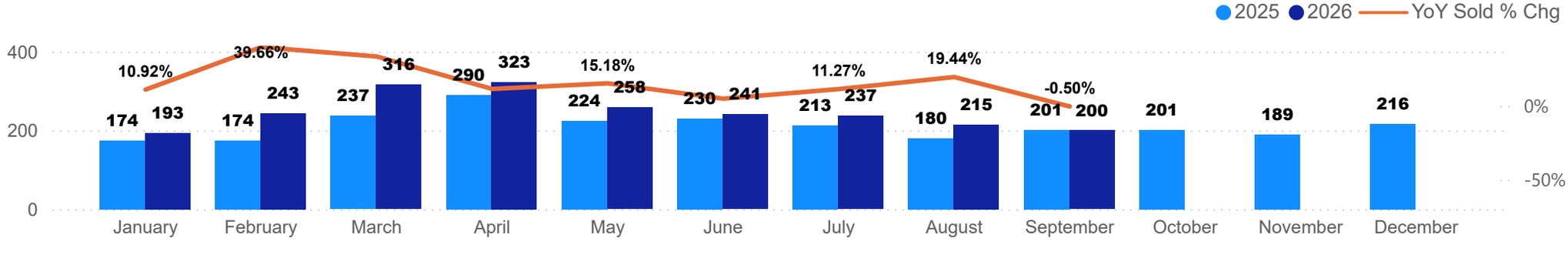
Venice Area Board of REALTORS®
Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
$ 1 - 49,999	3		1		3			1	2				**10**
$ 50,000 - 59,999		1	1	1	2			1					**6**
$ 60,000 - 69,999	4				2	1	1		1				**9**
$ 70,000 - 79,999		2		4	1	1		2	3				**13**
$ 80,000 - 89,999		1		1					2				**4**
$ 90,000 - 99,999	1	1	1	2	2	1	1	4	1				**14**
$ 100,000 - 119,999	3	1	3	6	4	2	4	5	3				**31**
$ 120,000 - 139,999	6	4	6	8	4	5	8	8	3				**52**
$ 140,000 - 159,999	7	5	5	10	6	5	3	7	4				**52**
$ 160,000 - 179,999	5	5	13	15	9	5	10	7	7				**76**
$ 180,000 - 199,999	7	7	6	9	14	8	5	11	6				**73**
$ 200,000 - 249,999	11	26	31	36	24	26	19	15	15				**203**
$ 250,000 - 299,999	16	34	28	33	28	33	28	24	15				**239**
$ 300,000 - 349,999	24	30	44	39	23	26	28	25	30				**269**
$ 350,000 - 399,999	21	34	36	33	27	22	28	19	31				**251**
$ 400,000 - 499,999	30	30	56	42	47	38	37	28	23				**331**
$ 500,000 - 599,999	22	25	31	30	21	34	22	18	17				**220**
$ 600,000 - 699,999	10	14	15	19	19	17	14	12	15				**135**
$ 700,000 - 799,999	8	5	13	10	9	8	12	9	4				**78**
$ 800,000 - 899,999	5	6	8	2	5	4	7	6	6				**49**
$ 900,000 - 999,999	3	2	5	6	3	1	3		4				**27**
$ 1,000,000 - and over	7	10	13	17	5	4	7	13	8				**84**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**	**200**				**2226**



Source: Stellar MLS

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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	5	8	4	5	5	4	1				**40**
2	77	119	140	146	113	100	90	93	86				**964**
3	87	100	128	133	111	107	124	95	85				**970**
4	21	17	39	35	26	27	16	21	24				**226**
5	1	5	4	1	4	2	2	2	4				**25**
6+		1											**1**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**	**200**				**2226**

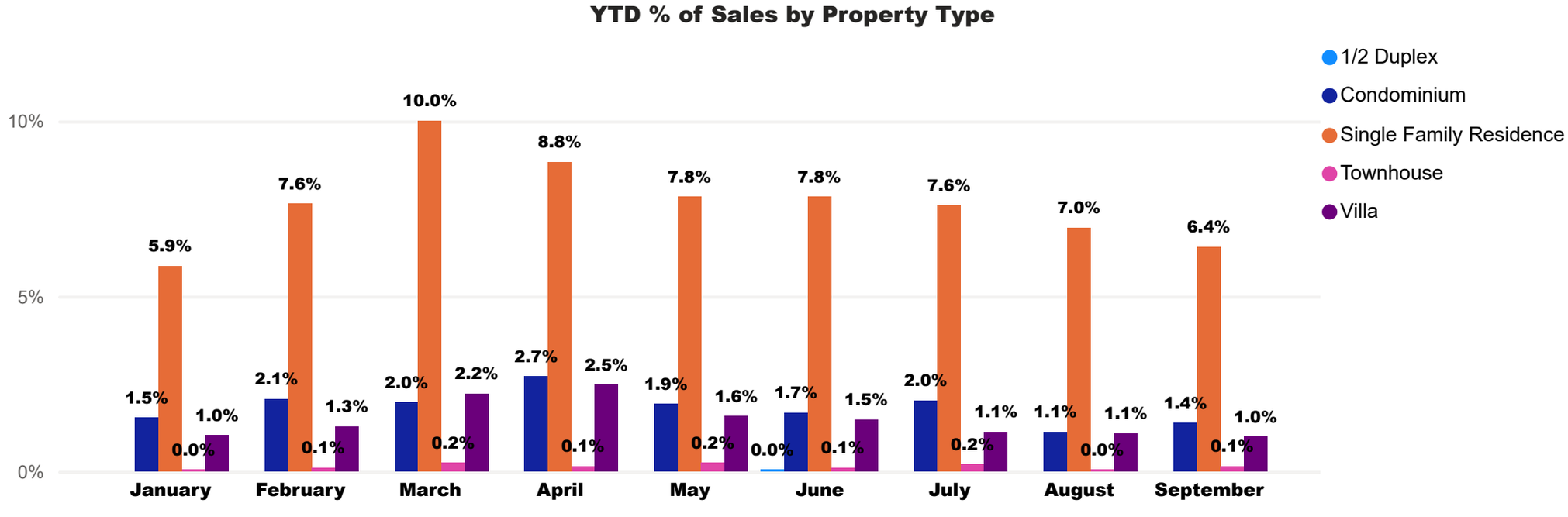
Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
1	10	9	9	11	8	10	11	14	7				**89**
2	137	195	243	244	196	181	173	157	150				**1676**
3	36	32	50	57	46	43	47	36	30				**377**
4	8	4	10	10	5	6	5	6	11				**65**
5	1	2	3	1	2	1	1	1	1				**13**
6+	1	1	1		1			1	1				**6**
Total	**193**	**243**	**316**	**323**	**258**	**241**	**237**	**215**	**200**				**2226**

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**
1/2 Duplex						1							**1**
Condominium	31	42	40	55	39	34	41	23	28				**333**
Single Family Residence	119	155	203	179	159	159	154	141	130				**1399**
Townhouse	1	2	5	3	5	2	4	1	3				**26**
Villa	21	26	45	50	32	30	23	22	20				**269**
Total	**172**	**225**	**293**	**287**	**235**	**226**	**222**	**187**	**181**				**2028**



Source: Stellar MLS

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Venice Area Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - September - 2...

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							
$ 60,000 - 69,999							
$ 70,000 - 79,999	1	1%	89,000	75,000	84%	161	1
$ 80,000 - 89,999	1	1%	124,900	86,000	69%	7	2
$ 90,000 - 99,999							2
$ 100,000 - 119,999							5
$ 120,000 - 139,999	2	1%	151,000	136,250	90%	157	12
$ 140,000 - 159,999	2	1%	166,000	152,500	92%	33	10
$ 160,000 - 179,999	4	2%	175,875	171,750	98%	56	16
$ 180,000 - 199,999	5	3%	196,680	187,000	95%	48	15
$ 200,000 - 249,999	14	8%	231,993	220,179	95%	49	71
$ 250,000 - 299,999	15	8%	285,107	275,364	97%	64	72
$ 300,000 - 349,999	30	17%	335,157	322,388	96%	72	76
$ 350,000 - 399,999	30	17%	385,103	372,123	97%	77	79
$ 400,000 - 499,999	23	13%	460,204	441,670	96%	82	121
$ 500,000 - 599,999	17	9%	560,606	545,647	97%	75	83
$ 600,000 - 699,999	15	8%	666,240	642,567	96%	100	53
$ 700,000 - 799,999	4	2%	779,975	716,250	92%	227	39
$ 800,000 - 899,999	6	3%	891,650	864,333	97%	54	19
$ 900,000 - 999,999	4	2%	1,013,250	956,000	94%	65	9
$ 1,000,000 - and over	8	4%	2,022,863	1,743,750	86%	141	56
Total	**181**	**100%**	**499,897**	**471,308**	**94%**	**80**	**742**

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	10	0.45%	48,580	34,050	70%	195	1
$ 50,000 - 59,999	6	0.27%	67,217	50,833	76%	85	
$ 60,000 - 69,999	9	0.40%	74,856	64,367	86%	125	
$ 70,000 - 79,999	13	0.58%	83,331	72,115	87%	246	1
$ 80,000 - 89,999	4	0.18%	98,075	82,000	84%	110	2
$ 90,000 - 99,999	14	0.63%	105,521	93,336	88%	160	2
$ 100,000 - 119,999	31	1.39%	122,435	109,477	89%	135	5
$ 120,000 - 139,999	52	2.34%	139,871	128,381	92%	107	12
$ 140,000 - 159,999	52	2.34%	161,526	148,800	92%	112	10
$ 160,000 - 179,999	76	3.41%	179,911	168,607	94%	95	16
$ 180,000 - 199,999	73	3.28%	200,737	188,527	94%	105	15
$ 200,000 - 249,999	203	9.12%	236,581	224,615	95%	75	71
$ 250,000 - 299,999	239	10.74%	284,823	273,999	96%	77	72
$ 300,000 - 349,999	269	12.08%	336,043	322,415	96%	87	76
$ 350,000 - 399,999	251	11.28%	385,078	372,425	97%	67	79
$ 400,000 - 499,999	331	14.87%	461,232	444,291	96%	80	121
$ 500,000 - 599,999	220	9.88%	563,641	545,547	97%	72	83
$ 600,000 - 699,999	135	6.06%	665,292	641,724	96%	77	53
$ 700,000 - 799,999	78	3.50%	771,366	741,923	96%	77	39
$ 800,000 - 899,999	49	2.20%	875,990	849,216	97%	70	19
$ 900,000 - 999,999	27	1.21%	1,008,437	943,589	94%	94	9
$ 1,000,000 - and over	84	3.77%	1,839,183	1,679,688	91%	98	56
Total	**2226**	**100.00%**	**452,270**	**430,924**	**95%**	**84**	**742**

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

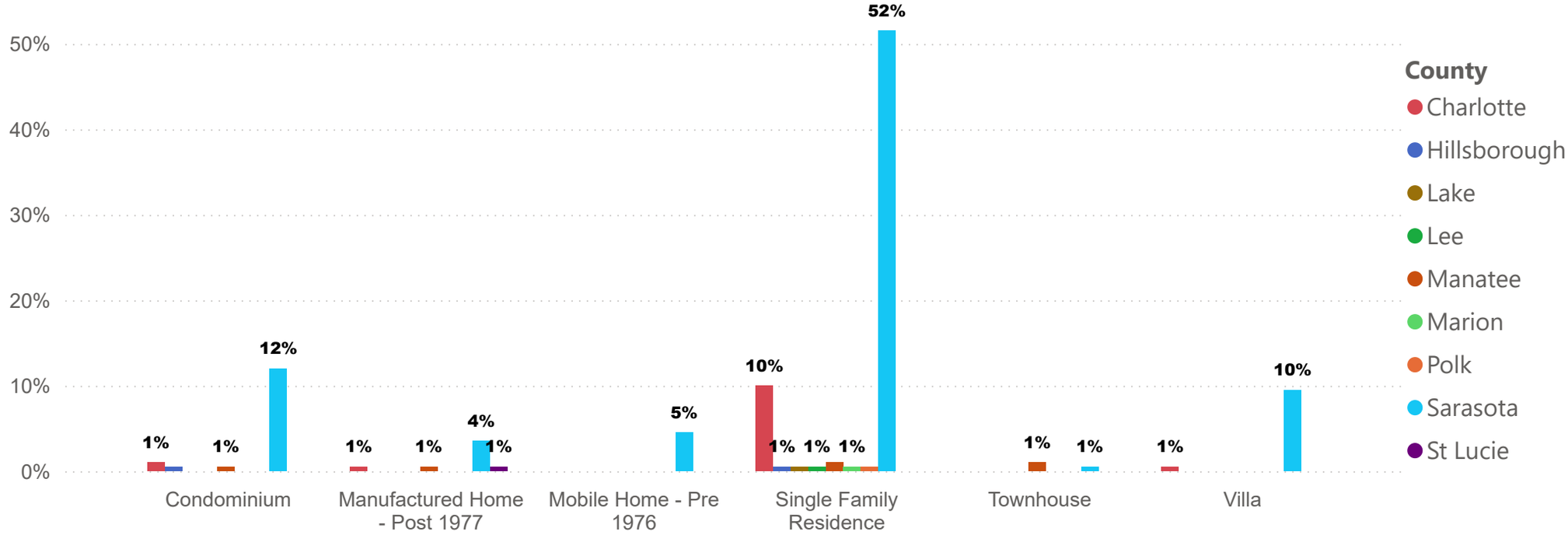
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
10/31/2022	142	533,962	517,037	97%	29	636	4.48
11/30/2022	113	501,573	483,383	96%	32	654	5.79
12/31/2022	150	524,695	506,998	97%	42	675	4.50
01/31/2023	151	494,727	482,431	98%	36	711	4.71
02/28/2023	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	494,840	97%	53	802	3.31
08/31/2023	230	502,411	488,227	97%	60	821	3.57
09/30/2023	229	496,025	478,059	96%	66	890	3.89
10/31/2023	192	516,414	501,041	97%	61	962	5.01
11/30/2023	199	523,978	508,100	97%	69	1073	5.39
12/31/2023	163	487,197	466,286	96%	72	1089	6.68
01/31/2024	156	548,363	528,593	96%	69	1286	8.24
02/29/2024	200	540,530	519,702	96%	80	1365	6.83
03/31/2024	266	550,120	531,937	97%	74	1355	5.09
04/30/2024	298	589,333	564,065	96%	79	1372	4.60
05/31/2024	286	476,666	456,856	96%	88	1320	4.62
06/30/2024	237	494,075	475,951	96%	98	1203	5.08
07/31/2024	220	536,295	504,114	94%	94	1093	4.97
08/31/2024	193	487,224	466,725	96%	93	1023	5.30
09/30/2024	154	465,482	446,153	96%	85	1021	6.63
10/31/2024	159	522,635	497,927	95%	96	1045	6.57
11/30/2024	123	490,713	470,180	96%	81	1178	9.58
12/31/2024	153	514,841	493,128	96%	100	1220	7.97
01/31/2025	160	549,658	524,936	96%	109	1474	9.21
02/28/2025	161	506,759	487,348	96%	69	1607	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	1456	6.90
06/30/2025	214	516,998	504,202	98%	96	1350	6.31
07/31/2025	201	432,570	410,982	95%	111	1217	6.05
08/31/2025	168	537,032	502,576	94%	113	1085	6.46
09/30/2025	192	487,521	459,170	94%	110	1056	5.50
10/31/2025	192	455,818	432,587	95%	87	1099	5.72
11/30/2025	176	446,631	426,291	95%	93	1109	6.30
12/31/2025	190	436,721	415,267	95%	99	1117	5.88
01/31/2026	172	491,262	466,101	95%	87	1183	6.88
02/28/2026	225	478,248	456,825	96%	84	1159	5.15
03/31/2026	293	489,033	467,838	96%	89	1133	3.87
04/30/2026	287	490,365	467,201	95%	94	1059	3.69
05/31/2026	235	458,511	437,342	95%	99	946	4.03
06/30/2026	226	445,457	427,593	96%	88	865	3.83
07/31/2026	222	458,883	441,363	96%	89	789	3.55
08/31/2026	187	529,335	503,250	95%	98	738	3.95
09/30/2026	181	499,897	471,308	94%	91	742	4.10

Venice Area Board of REALTORS® September - 2026

Top 5 Unit Sales by County and Property Type

***Counties with the same % of Sales maybe Included.**

Property Type	Charlotte	Hillsborough	Lake	Lee	Manatee	Marion	Pol
Condominium	1%	1%			1%		
Manufactured Home - Post 1977	1%				1%		
Mobile Home - Pre 1976							
Single Family Residence	10%	1%	1%	1%	1%	1%	1%
Townhouse					1%		
Villa	1%						
Total	**12%**	**1%**	**1%**	**1%**	**3%**	**1%**	**1%**



Source: Stellar MLS

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Board/Association:	State	Month	Year
Venice	FL	September	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

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	1			1
$ 90,000 - 99,999				
$ 100,000 - 119,999				
$ 120,000 - 139,999				
$ 140,000 - 159,999				
$ 160,000 - 179,999				
$ 180,000 - 199,999		1		1
$ 200,000 - 249,999	6	2		8
$ 250,000 - 299,999	5	7	1	13
$ 300,000 - 349,999	16	8	2	26
$ 350,000 - 399,999	10	15	3	28
$ 400,000 - 499,999	6	14	1	21
$ 500,000 - 599,999	1	12	3	16
$ 600,000 - 699,999	1	7	7	15
$ 700,000 - 799,999	1		3	4
$ 800,000 - 899,999	1	2	3	6
$ 900,000 - 999,999		3	1	4
$ 1,000,000 - and over		4	3	7
Total	**48**	**75**	**27**	**150**

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	1			1
$ 80,000 - 89,999				
$ 90,000 - 99,999				
$ 100,000 - 119,999				
$ 120,000 - 139,999	2			2
$ 140,000 - 159,999	2			2
$ 160,000 - 179,999	3	1		4
$ 180,000 - 199,999	4			4
$ 200,000 - 249,999	5	1		6
$ 250,000 - 299,999		2		2
$ 300,000 - 349,999	1	3		4
$ 350,000 - 399,999	1	1		2
$ 400,000 - 499,999	2			2
$ 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			1	1
Total	**22**	**8**	**1**	**31**

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		1
$ 80,000 - 89,999		2
$ 90,000 - 99,999		2
$ 100,000 - 119,999	1	4
$ 120,000 - 139,999		10
$ 140,000 - 159,999	5	5
$ 160,000 - 179,999		14
$ 180,000 - 199,999	8	9
$ 200,000 - 249,999	26	42
$ 250,000 - 299,999	51	16
$ 300,000 - 349,999	45	25
$ 350,000 - 399,999	60	15
$ 400,000 - 499,999	102	19
$ 500,000 - 599,999	65	20
$ 600,000 - 699,999	47	7
$ 700,000 - 799,999	31	6
$ 800,000 - 899,999	19	2
$ 900,000 - 999,999	9	2
$ 1,000,000 - and over	51	5
Total	**520**	**206**

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		1
$ 100,000 - 119,999		
$ 120,000 - 139,999	1	
$ 140,000 - 159,999		3
$ 160,000 - 179,999	3	2
$ 180,000 - 199,999	5	4
$ 200,000 - 249,999	7	8
$ 250,000 - 299,999	18	7
$ 300,000 - 349,999	23	1
$ 350,000 - 399,999	23	2
$ 400,000 - 499,999	33	3
$ 500,000 - 599,999	16	2
$ 600,000 - 699,999	15	2
$ 700,000 - 799,999	7	
$ 800,000 - 899,999	3	
$ 900,000 - 999,999	8	
$ 1,000,000 - and over	10	
Total	**172**	**35**

Time On Market Sort	M-SF	M-Condo
0 - 30	68	8
31-60	26	8
61-90	14	3
91-120	10	3
121-over	32	9
Total	**150**	**31**

Source: Stellar MLS

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