

Sales and Listings for January 2008

Residential Sales Summary

PRICE	Jan. 1 to Jan. 31, 2008				SALES as of Jan. 31 2008 TOTAL UNITS
	2 - BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 & UNDER	8	4	0	6	18
\$100,000-199,999	25	31	3	28	87
\$200,000-299,999	13	28	4	17	62
\$300,000-399,999	9	23	4	11	47
\$400,000-499,999	0	14	4	13	31
\$500,000-749,999	0	14	9	15	38
\$750,000-999,999	1	3	6	6	16
\$1,000,000-1,499,999	0	0	6	4	10
\$1,500,000-1,999,999	0	2	1	4	7
\$2,000,000-2,499,999	0	0	1	1	2
\$2,500,000-2,999,999	0	0	3	1	4
\$3,000,000-3,999,999	0	0	3	2	5
\$4,000,000-4,999,999	0	0	1	0	1
\$5,000,000-9,999,999	0	0	1	0	1
\$10,000,000 & UP	0	0	0	0	0
**TOTALS	56	119	46	108	329
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$97,827,514	\$52,074,100		\$149,901,614		

Sales Data January 2008

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	221	\$442,658	\$265,000	\$97,827,514
Condo	108	\$482,168	\$303,500	\$52,074,100

January 2007

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	237	\$445,033	\$300,000	\$105,472,890
Condo	170	\$580,886	\$416,500	\$98,750,545

Listings Data January 2008

Class	New	Average List Price	Median List Price	Volume Listed
Residential	1747	\$574,768	\$334,000	\$1,004,118,959
Condo	854	\$468,445	\$285,000	\$400,052,452

January 2007

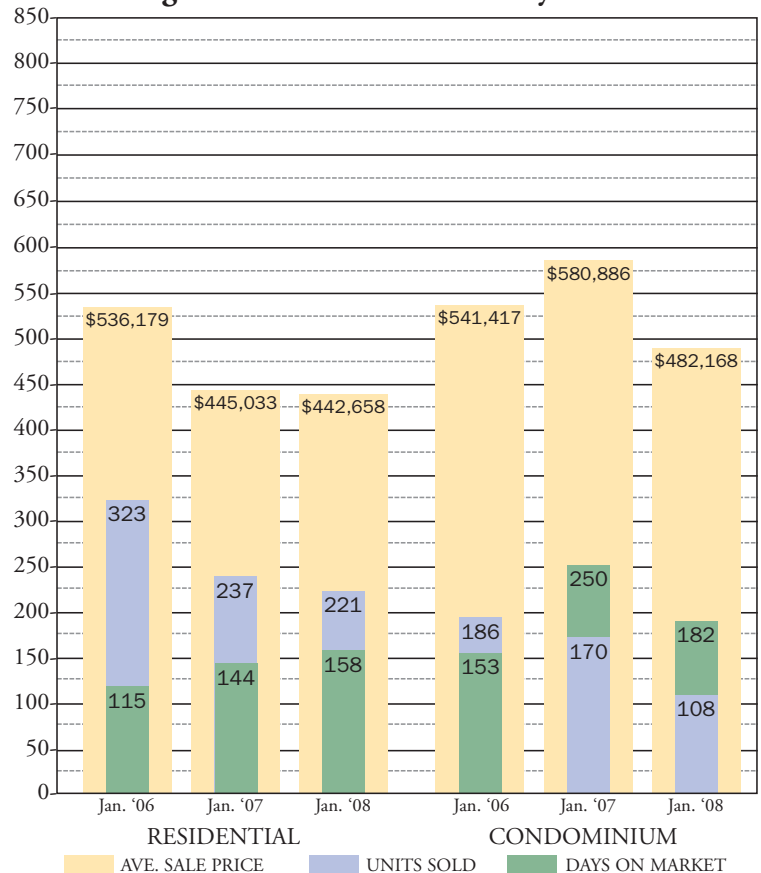
Class	New	Average List Price	Median List Price	Volume Listed
Residential	2168	\$579,190	\$389,000	\$1,255,683,897
Condo	1176	\$519,363	\$299,600	\$610,771,307

Sale Price vs. List Price Rates

Percentage of list price units sold for...

	Single Family		Condominium	
	2007	2008	2007	2008
January	90.96%	92.00%	92.51%	91.00%
February	89.90%		93.84%	
March	93.10%		94.20%	
April	93.20%		97.10%	
May	92.30%		92.20%	
June	92.20%		94.40%	
July	93.30%		93.10%	
August	93.40%		91.50%	
September	92.40%		91.30%	
October	93.20%		92.40%	
November	90.70%		89.54%	
December	93.00%		91.00%	

January 2008 Average Sale Price/Units Sold/Days On Market



These statistics were gathered from Sarasota Association of Realtors MLS on February 10, 2008.

Note: Statistics are for the entire SAR MLS system. Figures include some listings in Manatee, Englewood, Venice and other areas.