

Sales and Listings for February 2006

Residential Sales Summary

PRICE	February 1 to February 28, 2006				SARASOTA ONLY SALES as of Feb. 28 '06 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	8	0	0	1	9
\$100,000-119,999	0	0	0	0	0
\$120,000-139,999	0	0	0	0	0
\$140,000-159,999	2	1	0	7	10
\$160,000-179,999	2	0	0	5	7
\$180,000-199,999	3	1	1	6	11
\$200,000-249,999	11	13	0	18	42
\$250,000-299,999	7	18	2	17	44
\$300,000-399,999	15	46	3	12	76
\$400,000-499,999	2	26	2	8	38
\$500,000-749,999	3	22	11	16	52
\$750,000-999,999	1	6	5	12	24
OVER \$1,000,000	0	12	12	14	38
**TOTALS	54	145	36	116	351
**MEDIAN PRICE (in thousands)	\$266	\$390	\$664	\$326	\$353
**AVERAGE PRICE (in thousands)	\$273	\$540	\$943	\$516	\$528
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$127,051,000	\$59,883,000		\$186,934,000		

Sales Data*

February 2006				
Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	328	\$499,769	\$366,250	\$163,924,402
Condo	130	\$481,093	\$296,200	\$62,542,147

February 2005

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	448	\$457,715	\$330,000	\$205,056,696
Condo	235	\$415,251	\$260,000	\$97,584,113

Listings Data*

February 2006

Class	New	Average List Price	Median List Price	Volume Listed
Residential	1891	\$627,101	\$419,900	\$1,185,848,557
Condo	953	\$560,231	\$349,900	\$533,900,801

February 2005

Class	New	Average List Price	Median List Price	Volume Listed
Residential	846	\$684,055	\$409,000	\$578,710,599
Condo	454	\$549,478	\$319,000	\$249,463,399

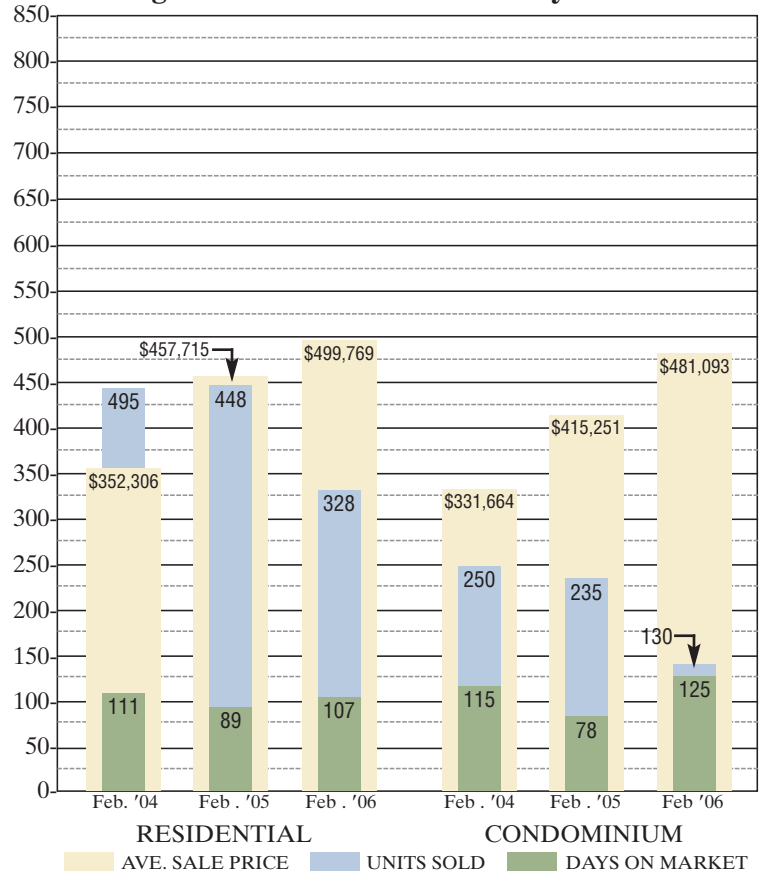
*Figures represent all listings reported in the Sarasota Association of Realtors MLS. Figures include some Manatee, Englewood and Venice listings.

Residential Sales Summary

PRICE	Year to Date January 1 to February 28, 2006				SARASOTA ONLY SALES as of Feb. 28 '06 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	10	0	0	1	11
\$100,000-119,999	2	0	0	0	2
\$120,000-139,999	2	0	0	0	2
\$140,000-159,999	2	1	0	10	13
\$160,000-179,999	4	1	0	13	18
\$180,000-199,999	4	2	3	10	19
\$200,000-249,999	19	21	0	38	78
\$250,000-299,999	13	36	3	36	88
\$300,000-399,999	22	73	7	31	133
\$400,000-499,999	7	50	3	17	77
\$500,000-749,999	7	57	21	48	133
\$750,000-999,999	3	15	12	39	69
OVER \$1,000,000	1	24	22	27	74
**TOTALS	96	280	71	270	717
**MEDIAN PRICE (in thousands)	\$268	\$410	\$690	\$376	\$387
**AVERAGE PRICE (in thousands)	\$307	\$554	\$992	\$547	\$559
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$255,284,000	\$147,944,000		\$403,228,000		

February 2006

Average Sale Price/Units Sold/Days On Market



These statistics were gathered from Sarasota Association of Realtors MLS on March 15, 2006.