

Sales and Listings for January 2006

Residential Sales Summary

PRICE	January 1 to January 31, 2006				SARASOTA ONLY SALES as of Jan. 31 '06 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 OR UNDER	2	0	0	0	2
\$100,000-119,999	2	0	0	0	2
\$120,000-139,999	2	0	0	0	2
\$140,000-159,999	0	0	0	3	3
\$160,000-179,999	2	1	0	8	11
\$180,000-199,999	1	1	2	4	8
\$200,000-249,999	7	7	0	19	33
\$250,000-299,999	6	17	1	18	42
\$300,000-399,999	7	25	4	19	55
\$400,000-499,999	5	23	1	9	38
\$500,000-749,999	4	34	9	28	75
\$750,000-999,999	2	7	7	20	36
OVER \$1,000,000	1	11	9	13	34
**TOTALS	41	126	33	141	341
**MEDIAN PRICE (in thousands)	\$274	\$447	\$720	\$390	\$413
**AVERAGE PRICE (in thousands)	\$354	\$567	\$1049	\$561	\$582
TOTAL DOLLAR VOLUME SINGLE FAMILY	TOTAL DOLLAR VOLUME CONDOMINIUM		TOTAL HOME SALES DOLLAR VALUE		
\$120,749,000	\$79,236,000		\$199,985,000		

Sales Data*

January 2006

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	295	\$536,700	\$396,000	\$158,326,558
Condo	159	\$539,786	\$375,000	\$85,826,073

January 2005

Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	474	\$501,759	\$320,750	\$237,833,973
Condo	252	\$394,903	\$216,500	\$99,515,773

Listings Data*

January 2006

Class	New	Average List Price	Median List Price	Volume Listed
Residential	2057	\$676,607	\$449,000	\$1,391,781,720
Condo	1101	\$583,235	\$385,000	\$642,142,796

January 2005

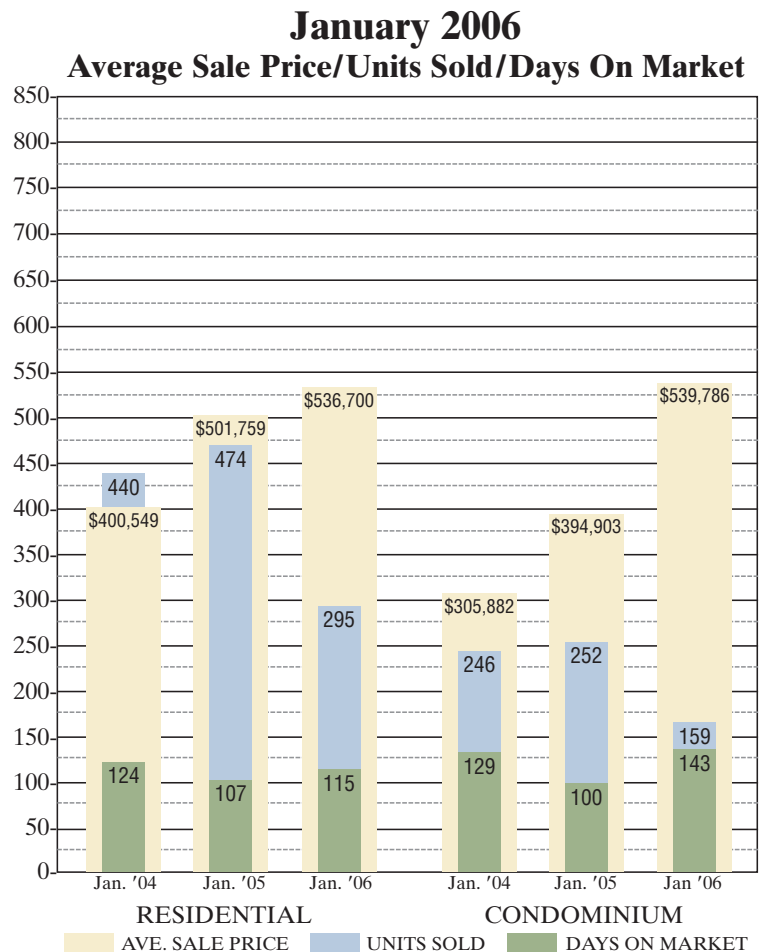
Class	New	Average List Price	Median List Price	Volume Listed
Residential	894	\$671,920	\$395,918	\$600,696,806
Condo	451	\$542,081	\$369,000	\$244,478,659

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

Sale Price vs. List Price Rates

Percentage of list price units sold for...

	Single Family		Condominium	
	2005	2006	2005	2006
January	96.9%	95.9%	97.6%	96.02%
February	97.5%		97.7%	
March	97.9%		97.5%	
April	97.8%		97.5%	
May	97.5%		97.8%	
June	97.6%		97.3%	
July	97.4%		97.7%	
August	97.6%		97.3%	
September	97.2%		97.0%	
October	97.0%		96.3%	
November	97.04%		96.15%	
December	96.77%		97.54%	



These statistics were gathered from Sarasota Association of Realtors MLS on February 7, 2006.