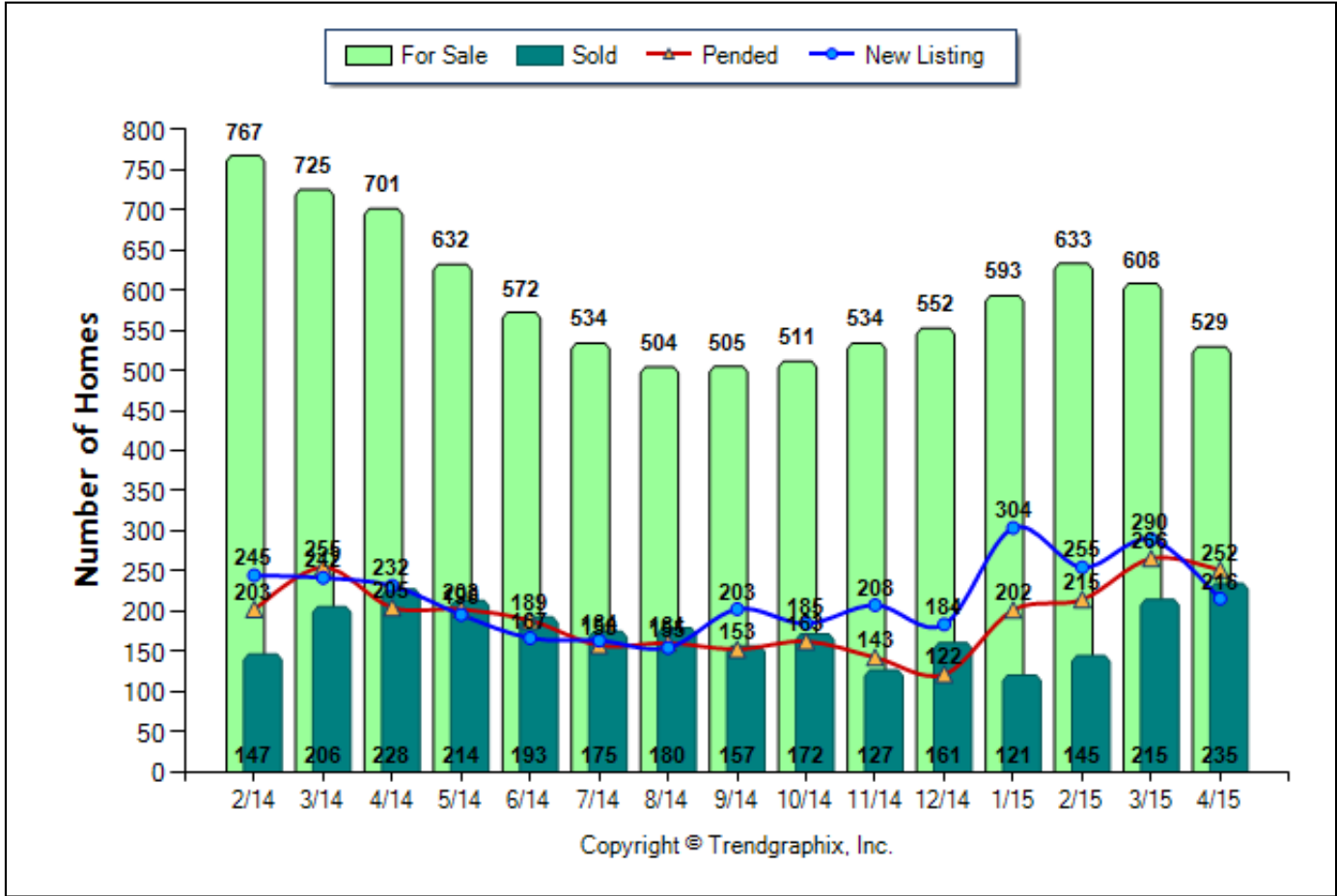


Facts and TrendsTM - Published May 2015*

Location: Venice, Venice Island
Property Types: All Res. Proptype - All Properties - All Properties - All Property Statuses
Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Feb. 2014 - Apr. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Apr. 15	Mar. 15	% Change	Apr. 15	Apr. 14	% Change	Feb. 15 to Apr. 15	Feb. 14 to Apr. 14	% Change	5/1/2015 - 5/9/2015	4/1/2015 - 4/9/2015	% Change
For Sale	529	608	-13% ▼	529	701	-24.5% ▼	590	731	-19.3% ▼	345	341	1.2% ▲
New Listing	216	290	-25.5% ▼	216	232	-6.9% ▼	254	240	5.8% ▲	0	56	-100% ▼
Sold	235	215	9.3% ▲	235	228	3.1% ▲	198	194	2.1% ▲	0	64	-100% ▼
Pended	252	266	-5.3% ▼	252	205	22.9% ▲	244	221	10.4% ▲	0	47	-100% ▼

April 2015 is a Seller's market**

Home For Sale in April 2015 is 529 units. It is down **13%** compared to the last month and down **24.5%** compared to the last year.
Home Listed in April 2015 is 216 units. It is down **25.5%** compared to the last month and down **6.9%** compared to the last year.
Home Closed in April 2015 is 235 units. It is up **9.3%** compared to the last month and up **3.1%** compared to the last year.
Home Placed under Contract in April 2015 is 252 units. It is down **5.3%** compared to the last month and up **22.9%** compared to the last year.

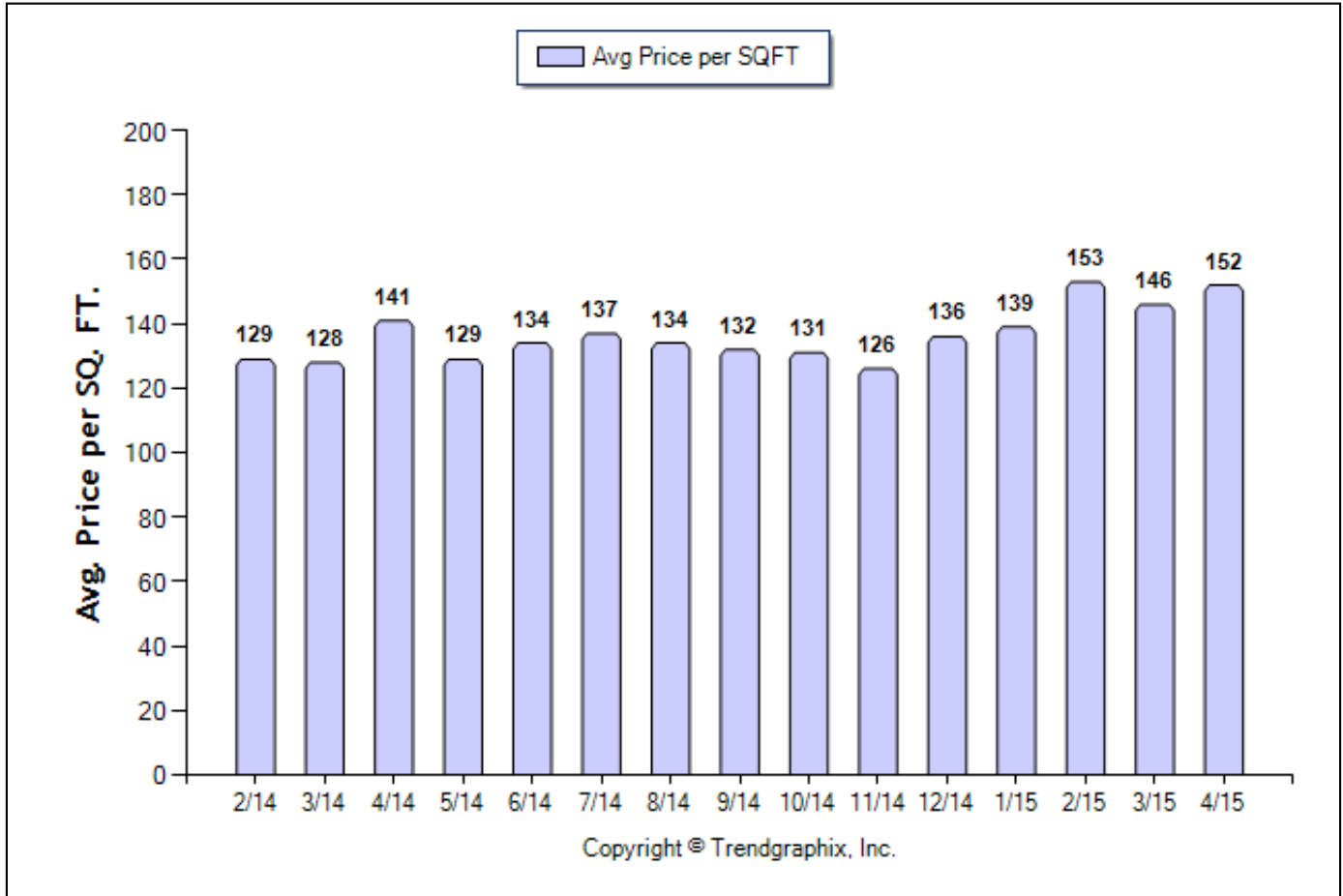
**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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Average Price per SQFT (Feb. 2014 - Apr. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Apr. 15	Mar. 15	% Change	Apr. 15	Apr. 14	% Change	Feb. 15 to Apr. 15	Feb. 14 to Apr. 14	% Change	5/1/2015 - 5/9/2015	4/1/2015 - 4/9/2015	% Change
Avg. Sq. Ft. Price	151.9	145.6	4.3% ▲	151.9	140.8	7.9% ▲	149.9	133.5	12.3% ▲	0	167	-99.8% ▼

April 2015 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in April 2015 is \$152. It is up **4.3%** compared to the last month and up **7.9%** compared to the last year.

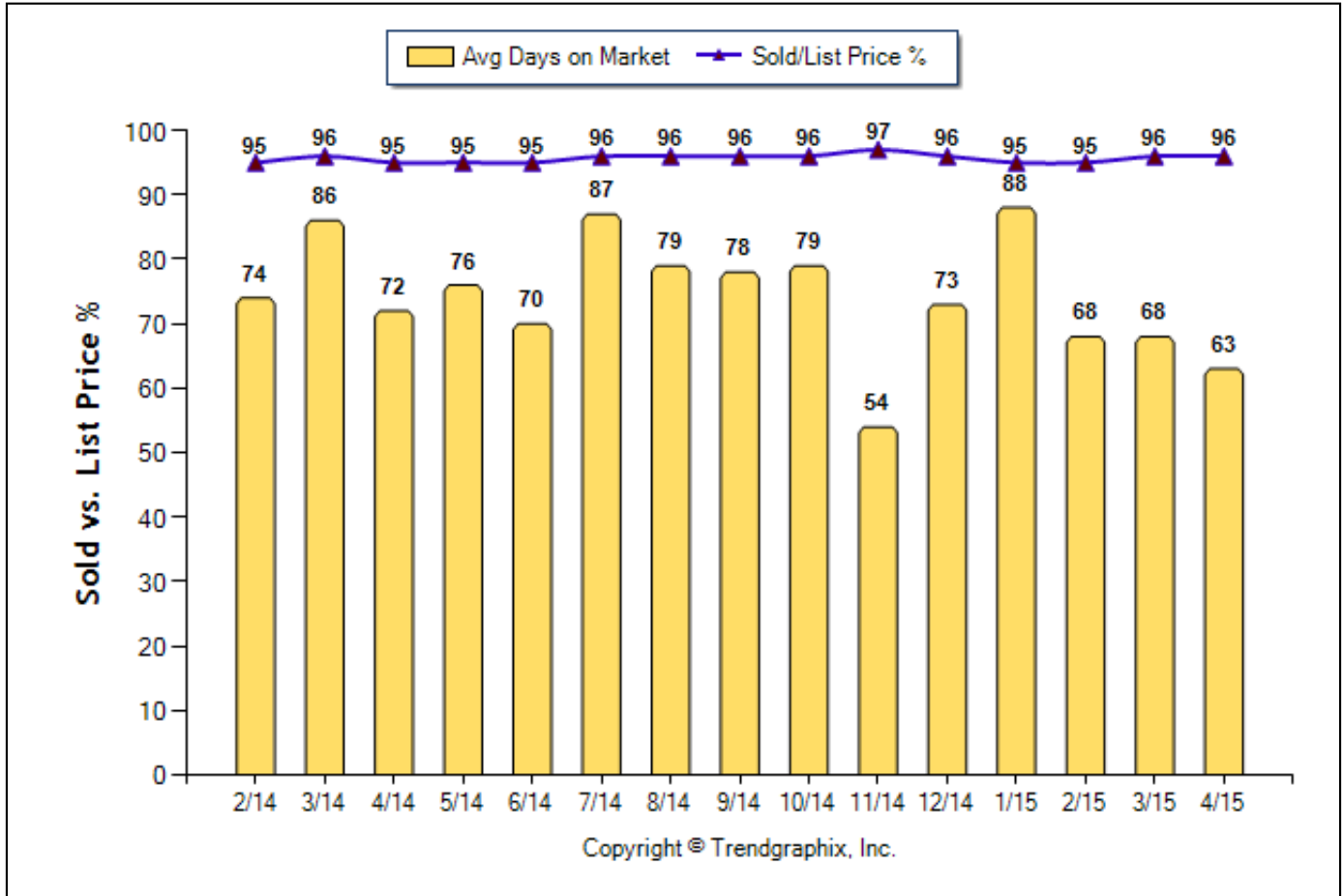
**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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Avg Days On Market & Sold/List Price % (Feb. 2014 - Apr. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Apr. 15	Mar. 15	% Change	Apr. 15	Apr. 14	% Change	Feb. 15 to Apr. 15	Feb. 14 to Apr. 14	% Change	5/1/2015 - 5/9/2015	4/1/2015 - 4/9/2015	% Change
Days on Market	63	68	-7.4% ▼	63	72	-12.5% ▼	66	77	-14.3% ▼	0	72	-100% ▼
Sold/List Diff. %	96	96	0%	96	95	1.1% ▲	96	95	1.1% ▲	0	96	-100% ▼

April 2015 Average Days on Market trend is Falling**

Average Days on Market in April 2015 is 63. It is down **7.4%** compared to the last month and down **12.5%** compared to the last year.

April 2015 Sold/List Price Ratio Remains Steady**

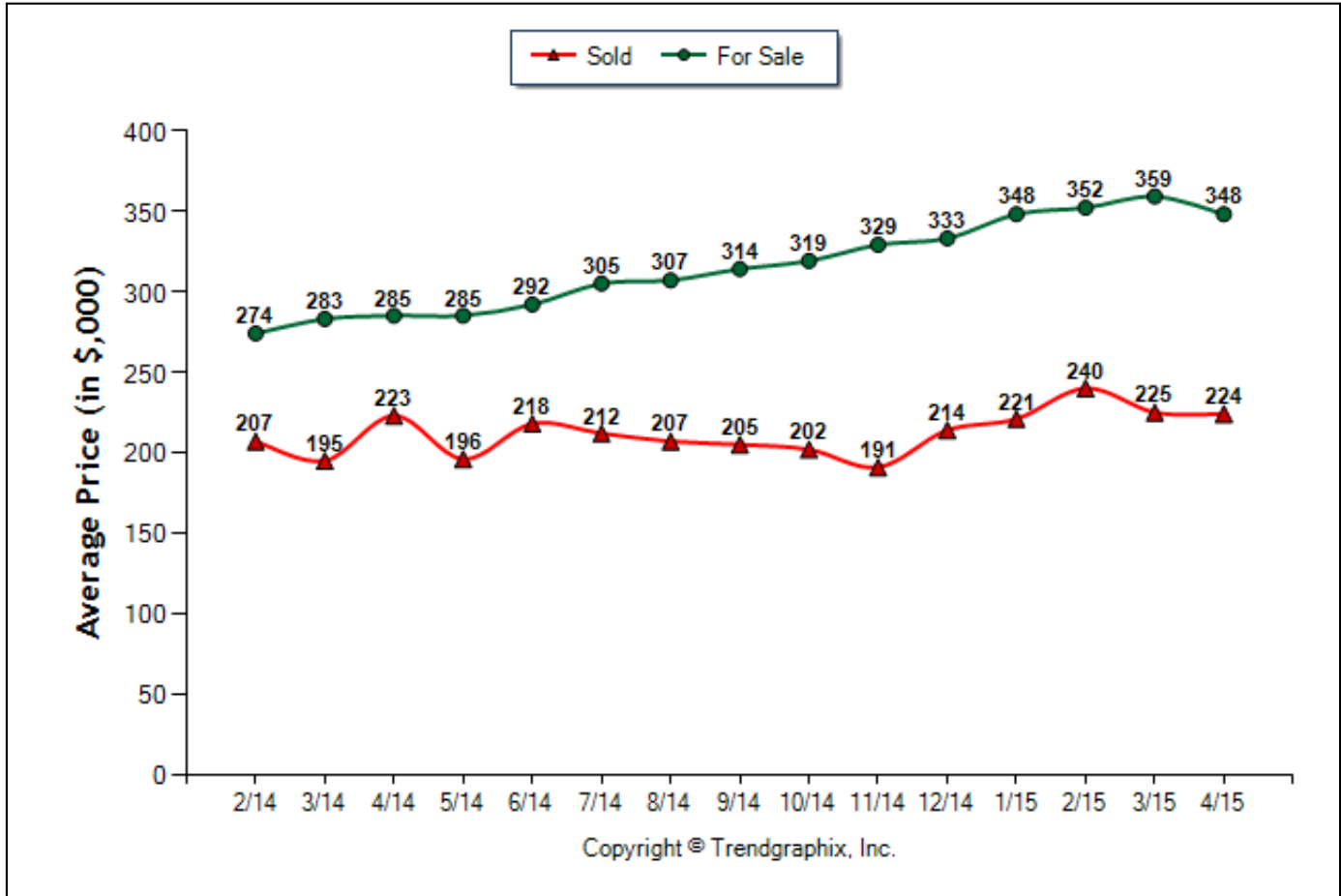
Sold/List Price % in April 2015 is 96%. It is the same as compared to the last month and up **1.1%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

Facts and TrendsTM - Published May 2015*

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Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Average Price of For Sale and Sold (Feb. 2014 - Apr. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Apr. 15	Mar. 15	% Change	Apr. 15	Apr. 14	% Change	Feb. 15 to Apr. 15	Feb. 14 to Apr. 14	% Change	5/1/2015 - 5/9/2015	4/1/2015 - 4/9/2015	% Change
Avg. Active Price	348	359	-3.1% ▼	348	285	22.1% ▲	353	280	26.1% ▲	373	386	-3.4% ▼
Avg. Sold Price	224	225	-0.4% ▼	224	223	0.4% ▲	228	209	9.1% ▲	0	261	-100% ▼

April 2015 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in April 2015 is \$348. It is down **3.1%** compared to the last month and up **22.1%** compared to the last year.

April 2015 Average Sold Price is Neutral**

Average Sold Price (in thousand) in April 2015 is \$224. It is down **0.4%** compared to the last month and up **0.4%** compared to the last year.

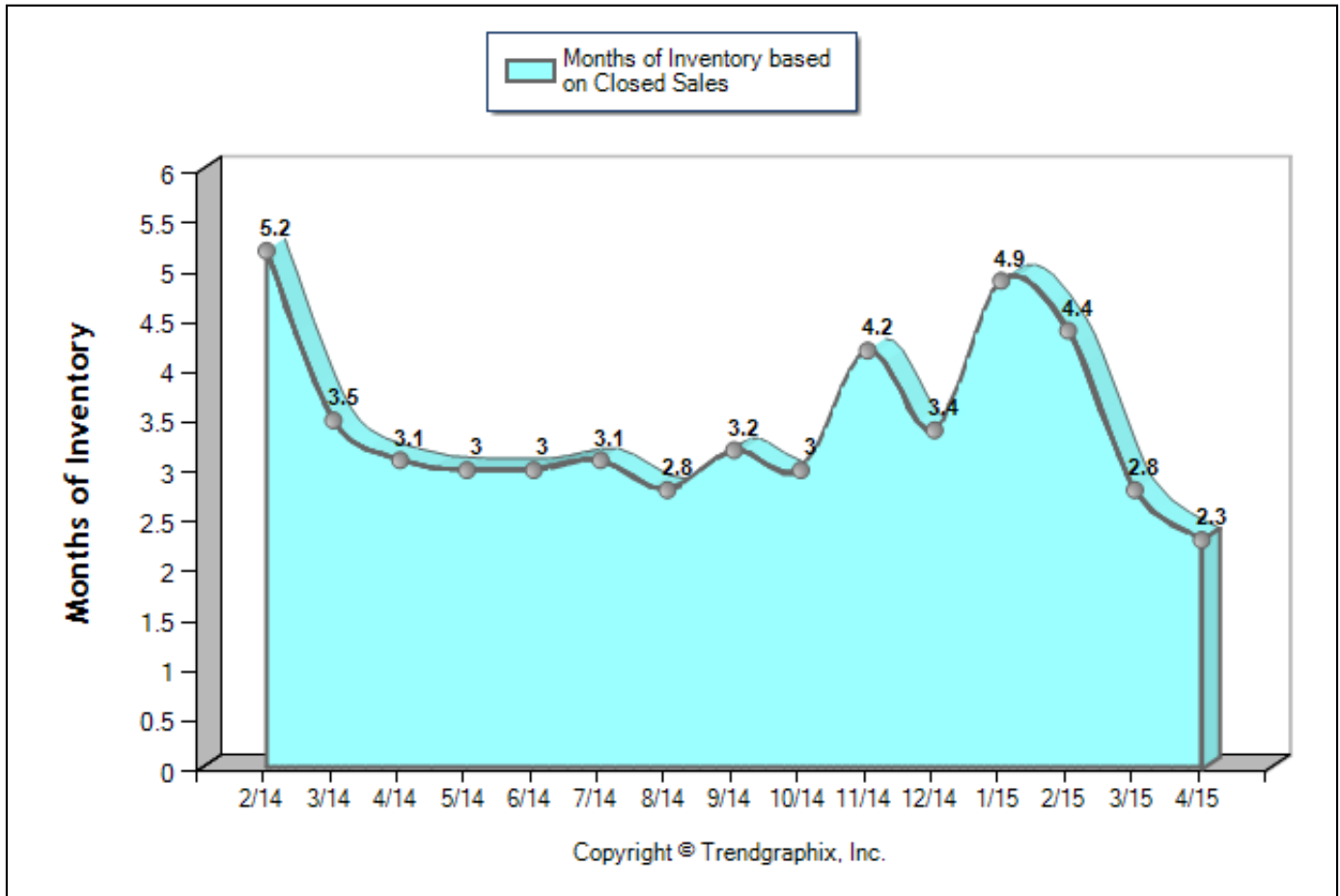
**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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Months of Inventory Based on Closed Sales (Feb. 2014 - Apr. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Apr. 15	Mar. 15	% Change	Apr. 15	Apr. 14	% Change	Feb. 15 to Apr. 15	Feb. 14 to Apr. 14	% Change	5/1/2015 - 5/9/2015	4/1/2015 - 4/9/2015	% Change
Months of Inventory (Closed Sales)	2.3	2.8	-17.7% ▼	2.3	3.1	-26% ▼	3	3.8	-21.2% ▼	345	5.3	6375.6% ▲

April 2015 is a Seller's market**

Months of Inventory based on Closed Sales in April 2015 is 2.3. It is down **17.7%** compared to the last month and down **26%** compared to the last year.

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Property Types: All Res. Proptype - All Properties - All Properties - All Property Statuses

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Date	2/14	3/14	4/14	5/14	6/14	7/14	8/14	9/14	10/14	11/14	12/14	1/15	2/15	3/15	4/15
For Sale	767	725	701	632	572	534	504	505	511	534	552	593	633	608	529
New Listing	245	242	232	196	167	164	155	203	185	208	184	304	255	290	216
Sold	147	206	228	214	193	175	180	157	172	127	161	121	145	215	235
Pended	203	255	205	203	189	158	161	153	163	143	122	202	215	266	252
Months of Inventory (Closed Sales)	5.2	3.5	3.1	3	3	3.1	2.8	3.2	3	4.2	3.4	4.9	4.4	2.8	2.3
Months of Inventory (Pended Sales)	3.8	2.8	3.4	3.1	3	3.4	3.1	3.3	3.1	3.7	4.5	2.9	2.9	2.3	2.1
Absorption Rate (Closed Sales) %	19.2	28.4	32.5	33.9	33.7	32.8	35.7	31.1	33.7	23.8	29.2	20.4	22.9	35.4	44.4
Absorption Rate (Pended Sales) %	26.5	35.2	29.2	32.1	33	29.6	31.9	30.3	31.9	26.8	22.1	34.1	34	43.8	47.6
Avg. Active Price	274	283	285	285	292	305	307	314	319	329	333	348	352	359	348
Avg. Sold Price	207	195	223	196	218	212	207	205	202	191	214	221	240	225	224
Avg. Sq. Ft. Price	129	128	141	129	134	137	134	132	131	126	136	139	153	146	152
Sold/List Diff. %	95	96	95	95	95	96	96	96	96	97	96	95	95	96	96
Sold/Orig LP Diff. %	93	93	92	92	92	93	93	93	92	94	93	92	93	93	94
Days on Market	74	86	72	76	70	87	79	78	79	54	73	88	68	68	63
Median	164	164	192	170	183	167	168	175	165	160	186	199	195	188	180

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