



**Venice Area Board of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	10	8	2	5	6	7	4	5	2	3	4	5	61	4.10%	4.09%
\$50,000 - 59,999	4	3	3	4	4	4	7	1	6	2	3	4	45	3.28%	3.02%
\$60,000 - 69,999	1	10	5	7	8	9	8	3	6	5	3	2	67	1.64%	4.49%
\$70,000 - 79,999	4	8	7	3	7	6	7	6	6	6	3	8	71	6.56%	4.76%
\$80,000 - 89,999	5	5	8	3	11	8	5	6	1	5	7	2	66	1.64%	4.42%
\$90,000 - 99,999	4	5	5	8	4	6	3	5	8	5	4	10	67	8.20%	4.49%
\$100,000 - 119,999	10	12	17	16	15	11	8	12	9	13	11	13	147	10.66%	9.85%
\$120,000 - 139,999	12	6	16	20	15	7	15	9	5	12	12	11	140	9.02%	9.38%
\$140,000 - 159,999	9	3	12	5	13	11	14	11	9	5	6	13	111	10.66%	7.44%
\$160,000 - 179,999	8	5	9	10	7	13	8	9	7	6	10	6	98	4.92%	6.57%
\$180,000 - 199,999	13	7	10	13	11	11	3	10	9	4	8	9	108	7.38%	7.24%
\$200,000 - 249,999	11	9	17	20	22	14	14	15	11	12	14	12	171	9.84%	11.46%
\$250,000 - 299,999	4	8	13	15	18	16	9	8	5	5	7	10	118	8.20%	7.91%
\$300,000 - 349,999	6	8	7	8	10	7	8	8	6	4	5	8	85	6.56%	5.70%
\$350,000 - 399,999	2	1	5	9	6	3	5	2	3	3	3	3	45	2.46%	3.02%
\$400,000 - 499,999	5	3	4	9	10	3	2	3	4	4	6	2	55	1.64%	3.69%
\$500,000 - 599,999	1	1	1	0	2	0	2	1	1	0	1	1	11	0.82%	0.74%
\$600,000 - 699,999	0	0	2	1	1	1	1	1	1	0	0	1	9	0.82%	0.60%
\$700,000 - 799,999	0	0	0	0	1	1	0	0	0	0	0	1	3	0.82%	0.20%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	1	0	0	0	1	0	1	0	1	1	0	5	0.00%	0.34%
\$1,000,000 - and over	0	4	1	2	0	0	0	0	1	0	0	1	9	0.82%	0.60%
Current Year	109	107	144	158	171	139	123	116	100	95	108	122	1,492		
Previous Year	98	104	152	155	136	148	88	78	86	86	82	134	1,347		
Change from last month		-1.83%	34.58%	9.72%	8.23%	-18.71%	-11.51%	-5.69%	-13.79%	-5.00%	13.68%	12.96%			
Change from last year	11.22%	2.88%	-5.26%	1.94%	25.74%	-6.08%	39.77%	48.72%	16.28%	10.47%	31.71%	-8.96%			
Current YTD	109	216	360	518	689	828	951	1,067	1,167	1,262	1,370	1,492			
Previous YTD	98	202	354	509	645	793	881	959	1,045	1,131	1,213	1,347			
% Change YTD	11.22%	6.93%	1.69%	1.77%	6.82%	4.41%	7.95%	11.26%	11.67%	11.58%	12.94%	10.76%			



Venice Area Board of Realtors® Monthly Sales Trend Indicator 2011

Sales by Price Range - Condominiums, Townhouses and Co-Op

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	2	3	3	3	1	3	1	1	3	1	3	2	26	6.67%	6.15%
\$50,000 - 59,999	2	3	0	2	2	2	3	0	1	1	1	1	18	3.33%	4.26%
\$60,000 - 69,999	1	4	3	2	1	2	3	3	1	1	1	1	23	3.33%	5.44%
\$70,000 - 79,999	1	1	3	1	3	1	4	0	1	4	3	1	23	3.33%	5.44%
\$80,000 - 89,999	1	1	6	2	2	5	6	4	4	2	1	3	37	10.00%	8.75%
\$90,000 - 99,999	2	2	4	8	5	3	3	2	2	2	2	3	38	10.00%	8.98%
\$100,000 - 119,999	6	9	11	9	7	4	2	7	2	1	4	9	71	30.00%	16.78%
\$120,000 - 139,999	3	4	7	6	7	4	4	6	6	0	1	3	51	10.00%	12.06%
\$140,000 - 159,999	3	2	2	7	3	0	1	1	3	4	0	1	27	3.33%	6.38%
\$160,000 - 179,999	2	2	4	4	1	6	3	0	0	1	1	2	26	6.67%	6.15%
\$180,000 - 199,999	2	1	2	2	2	2	2	0	1	1	1	1	17	3.33%	4.02%
\$200,000 - 249,999	1	4	3	2	0	0	2	1	0	3	2	0	18	0.00%	4.26%
\$250,000 - 299,999	1	1	3	5	1	0	0	1	2	1	0	2	17	6.67%	4.02%
\$300,000 - 349,999	0	0	0	2	0	3	0	1	0	0	0	1	7	3.33%	1.65%
\$350,000 - 399,999	0	1	1	1	1	1	0	1	0	0	0	0	6	0.00%	1.42%
\$400,000 - 499,999	0	0	3	3	1	2	0	0	0	0	1	0	10	0.00%	2.36%
\$500,000 - 599,999	0	0	0	0	0	2	0	0	0	1	1	0	4	0.00%	0.95%
\$600,000 - 699,999	0	0	0	0	1	0	1	0	0	0	0	0	2	0.00%	0.47%
\$700,000 - 799,999	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.24%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.24%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Current Year	27	39	55	60	38	40	35	28	26	23	22	30	423		
Previous Year	25	24	49	56	48	38	18	17	19	17	25	37	373		
Change from last month		44.44%	41.03%	9.09%	-36.67%	5.26%	-12.50%	-20.00%	-7.14%	-11.54%	-4.35%	36.36%			
Change from last year	8.00%	62.50%	12.24%	7.14%	-20.83%	5.26%	94.44%	64.71%	36.84%	35.29%	-12.00%	-18.92%			
Current YTD	27	66	121	181	219	259	294	322	348	371	393	423			
Previous YTD	25	49	98	154	202	240	258	275	294	311	336	373			
% Change YTD	8.00%	34.69%	23.47%	17.53%	8.42%	7.92%	13.95%	17.09%	18.37%	19.29%	16.96%	13.40%			



Venice Area Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	13	13	7	10	10	11	5	9	7	4	8	8	105	5.03%	5.31%
\$50,000 - 59,999	7	7	3	8	6	6	10	1	8	3	4	6	69	3.77%	3.49%
\$60,000 - 69,999	4	15	10	9	9	11	12	6	7	6	5	6	100	3.77%	5.05%
\$70,000 - 79,999	5	9	12	6	12	7	12	6	7	10	7	9	102	5.66%	5.15%
\$80,000 - 89,999	6	6	15	5	13	14	12	10	5	7	9	6	108	3.77%	5.46%
\$90,000 - 99,999	6	8	10	16	9	10	6	7	10	7	6	13	108	8.18%	5.46%
\$100,000 - 119,999	17	22	28	25	22	15	10	20	11	14	17	23	224	14.47%	11.32%
\$120,000 - 139,999	15	10	23	26	23	11	19	15	11	12	13	14	192	8.81%	9.70%
\$140,000 - 159,999	12	5	14	12	16	11	15	12	13	9	6	14	139	8.81%	7.02%
\$160,000 - 179,999	10	7	13	14	8	20	11	9	7	7	11	8	125	5.03%	6.32%
\$180,000 - 199,999	15	8	12	15	13	13	5	10	10	5	9	10	125	6.29%	6.32%
\$200,000 - 249,999	12	13	20	22	24	14	16	16	11	15	17	12	192	7.55%	9.70%
\$250,000 - 299,999	5	9	16	20	19	16	9	9	8	6	7	12	136	7.55%	6.87%
\$300,000 - 349,999	6	8	7	10	10	10	8	9	6	4	6	9	93	5.66%	4.70%
\$350,000 - 399,999	2	2	6	10	7	4	5	3	3	3	3	3	51	1.89%	2.58%
\$400,000 - 499,999	5	3	7	12	11	5	2	3	4	4	7	2	65	1.26%	3.28%
\$500,000 - 599,999	1	1	1	0	2	2	2	1	1	1	2	1	15	0.63%	0.76%
\$600,000 - 699,999	0	0	2	1	2	1	2	1	1	0	0	1	11	0.63%	0.56%
\$700,000 - 799,999	0	0	0	1	1	1	0	0	0	0	0	1	4	0.63%	0.20%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	2	0	0	0	1	0	1	0	1	1	0	6	0.00%	0.30%
\$1,000,000 - and over	0	4	1	2	0	0	0	0	1	0	0	1	9	0.63%	0.45%
Current Year	141	152	207	224	217	183	161	148	131	118	138	159	1,979		
Previous Year	126	131	211	223	188	195	107	96	108	104	111	179	1,779		
Change from last month		7.80%	36.18%	8.21%	-3.13%	-15.67%	-12.02%	-8.07%	-11.49%	-9.92%	16.95%	15.22%			
Change from last year		16.03%	-1.90%	0.45%	15.43%	-6.15%	50.47%	54.17%	21.30%	13.46%	24.32%	-11.17%			
Current YTD	141	293	500	724	941	1,124	1,285	1,433	1,564	1,682	1,820	1,979			
Previous YTD	126	257	468	691	879	1,074	1,181	1,277	1,385	1,489	1,600	1,779			
% Change YTD	11.90%	14.01%	6.84%	4.78%	7.05%	4.66%	8.81%	12.22%	12.92%	12.96%	13.75%	11.24%			



Venice Area Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	0	1	0	1	0	0	0	0	0	0	0	0	2	0.00%	0.10%
1	1	4	3	6	4	4	0	4	3	1	2	2	34	1.26%	1.72%
2	54	65	95	97	86	80	71	57	55	47	55	81	843	50.94%	42.60%
3	82	70	90	104	109	89	80	74	58	60	69	61	946	38.36%	47.80%
4	4	10	17	12	15	8	8	13	10	9	11	13	130	8.18%	6.57%
5	0	1	1	4	3	2	2	0	3	1	1	2	20	1.26%	1.01%
6+	0	1	1	0	0	0	0	0	2	0	0	0	4	0.00%	0.20%
Total	141	152	207	224	217	183	161	148	131	118	138	159	1,979	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	15	15	10	15	20	16	7	8	8	9	9	5	137	3.14%	6.92%
2	113	120	176	189	172	154	134	121	109	100	113	136	1,637	85.53%	82.72%
3	13	14	18	15	23	12	19	17	11	8	13	17	180	10.69%	9.10%
4	0	2	3	4	2	1	1	2	2	1	3	1	22	0.63%	1.11%
5	0	0	0	1	0	0	0	0	1	0	0	0	2	0.00%	0.10%
6+	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.05%
Total	141	152	207	224	217	183	161	148	131	118	138	159	1,979	100.00%	100.00%



Venice Area Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	89	87	119	136	153	119	110	100	94	86	89	103	1,285	64.78%	64.93%
Condominium	27	37	53	60	38	36	34	26	23	21	21	29	405	18.24%	20.46%
Villa	20	20	25	22	18	20	13	16	6	9	19	19	207	11.95%	10.46%
Manufactured/Mobile H	5	5	6	6	5	2	3	4	3	0	6	4	49	2.52%	2.48%
Townhouse	0	1	0	0	0	3	1	2	3	2	1	1	14	0.63%	0.71%
Half Duplex	0	1	1	0	2	2	0	0	2	0	2	2	12	1.26%	0.61%
Co-Op	0	1	2	0	0	1	0	0	0	0	0	0	4	0.00%	0.20%
Modular	0	0	1	0	0	0	0	0	0	0	0	1	2	0.63%	0.10%
Planned Unit Developpr	0	0	0	0	1	0	0	0	0	0	0	0	1	0.00%	0.05%
Total	141	152	207	224	217	183	161	148	131	118	138	159	1,979	100.00%	100.00%



Venice Area Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	8	5.03%	39,812	35,863	90.00%	164	19	2.4
\$50,000 - 59,999	6	3.77%	56,267	54,008	96.00%	35	26	4.3
\$60,000 - 69,999	6	3.77%	69,483	63,967	92.00%	244	33	5.5
\$70,000 - 79,999	9	5.66%	77,544	74,711	96.00%	131	37	4.1
\$80,000 - 89,999	6	3.77%	91,217	84,067	92.00%	164	47	7.8
\$90,000 - 99,999	13	8.18%	96,188	93,393	97.00%	103	42	3.2
\$100,000 - 119,999	23	14.47%	117,852	108,265	92.00%	159	88	3.8
\$120,000 - 139,999	14	8.81%	137,261	128,186	93.00%	119	94	6.7
\$140,000 - 159,999	14	8.81%	162,993	149,279	92.00%	62	84	6.0
\$160,000 - 179,999	8	5.03%	175,450	166,063	95.00%	136	80	10.0
\$180,000 - 199,999	10	6.29%	202,099	190,685	94.00%	91	78	7.8
\$200,000 - 249,999	12	7.55%	239,049	224,000	94.00%	230	123	10.3
\$250,000 - 299,999	12	7.55%	282,904	266,242	94.00%	144	118	9.8
\$300,000 - 349,999	9	5.66%	379,808	329,386	87.00%	174	71	7.9
\$350,000 - 399,999	3	1.89%	409,832	385,698	94.00%	198	46	15.3
\$400,000 - 499,999	2	1.26%	438,338	428,138	98.00%	214	82	41.0
\$500,000 - 599,999	1	0.63%	649,900	570,000	88.00%	255	28	28.0
\$600,000 - 699,999	1	0.63%	899,000	680,000	76.00%	493	19	19.0
\$700,000 - 799,999	1	0.63%	799,000	700,000	88.00%	93	15	15.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		5	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		8	
\$1,000,000 - and over	1	0.63%	1,100,000	1,100,000	100.00%	0	36	36.0
Totals	159	100.00%	183,290	169,222	92.00%	142	1,179	7.4

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 My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Venice Area Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	105	5.31%	40,359	36,290	90.00%	117	19	2.2
\$50,000 - 59,999	69	3.49%	59,719	54,838	92.00%	116	26	4.5
\$60,000 - 69,999	100	5.05%	69,316	64,422	93.00%	105	33	4.0
\$70,000 - 79,999	102	5.15%	80,331	74,562	93.00%	115	37	4.4
\$80,000 - 89,999	108	5.46%	91,437	84,184	92.00%	168	47	5.2
\$90,000 - 99,999	108	5.46%	101,444	94,100	93.00%	113	42	4.7
\$100,000 - 119,999	224	11.32%	118,194	109,461	93.00%	122	88	4.7
\$120,000 - 139,999	192	9.70%	136,702	128,391	94.00%	114	94	5.9
\$140,000 - 159,999	139	7.02%	157,995	148,512	94.00%	110	84	7.3
\$160,000 - 179,999	125	6.32%	178,907	168,567	94.00%	127	80	7.7
\$180,000 - 199,999	125	6.32%	199,763	188,515	94.00%	127	78	7.5
\$200,000 - 249,999	192	9.70%	238,097	221,720	93.00%	135	123	7.7
\$250,000 - 299,999	136	6.87%	290,027	270,285	93.00%	149	118	10.4
\$300,000 - 349,999	93	4.70%	350,313	322,055	92.00%	146	71	9.2
\$350,000 - 399,999	51	2.58%	405,668	372,278	92.00%	174	46	10.8
\$400,000 - 499,999	65	3.28%	473,100	435,105	92.00%	163	82	15.1
\$500,000 - 599,999	15	0.76%	593,627	549,250	93.00%	268	28	22.4
\$600,000 - 699,999	11	0.56%	724,464	656,461	91.00%	196	19	20.7
\$700,000 - 799,999	4	0.20%	836,875	721,250	86.00%	133	15	45.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		5	
\$900,000 - 999,999	6	0.30%	1,033,317	940,833	91.00%	179	8	16.0
\$1,000,000 - and over	9	0.45%	1,768,778	1,434,444	81.00%	318	36	48.0
Totals	1,979	100.00%	190,930	176,247	92.00%	131	1,179	7.2

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Venice Area Board of Realtors®
Four Year Sales and Inventory History 2007 - 2011
Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-JAN-08	80	267,744	239,111	89%	154	3,013	37.7
01-FEB-08	120	286,713	257,702	90%	161	2,982	24.9
01-MAR-08	166	254,960	226,985	89%	131	2,838	17.1
01-APR-08	175	294,970	262,813	89%	130	2,596	14.8
01-MAY-08	175	254,221	231,490	91%	136	2,348	13.4
01-JUN-08	136	302,781	268,992	89%	149	2,303	16.9
01-JUL-08	97	263,878	235,848	89%	173	2,225	22.9
01-AUG-08	83	248,284	222,079	89%	124	2,172	26.2
01-SEP-08	101	252,892	228,202	90%	150	2,181	21.6
01-OCT-08	92	246,573	218,593	89%	152	2,208	24.0
01-NOV-08	84	220,253	197,902	90%	146	2,212	26.3
01-DEC-08	114	215,348	193,532	90%	162	2,142	18.8
01-JAN-09	88	196,033	175,430	89%	164	2,129	24.2
01-FEB-09	127	186,395	166,241	89%	161	2,078	16.4
01-MAR-09	156	195,291	174,034	89%	151	2,014	12.9
01-APR-09	154	201,501	181,470	90%	161	1,875	12.2
01-MAY-09	160	224,451	195,223	87%	165	1,700	10.6
01-JUN-09	166	231,584	206,711	89%	140	1,651	9.9
01-JUL-09	154	209,928	191,684	91%	133	1,587	10.3
01-AUG-09	125	213,161	191,577	90%	137	1,606	12.8
01-SEP-09	136	204,354	188,687	92%	148	1,578	11.6
01-OCT-09	135	185,473	167,208	90%	154	1,595	11.8
01-NOV-09	129	185,608	167,449	90%	151	1,635	12.7
01-DEC-09	169	213,878	195,375	91%	169	1,619	9.6
01-JAN-10	126	222,282	197,504	89%	131	1,640	13.0
01-FEB-10	131	174,018	160,953	92%	120	1,668	12.7
01-MAR-10	211	214,657	197,662	92%	132	1,703	8.1
01-APR-10	223	193,029	177,894	92%	122	1,655	7.4
01-MAY-10	188	195,257	180,926	93%	140	1,582	8.4
01-JUN-10	195	198,200	182,528	92%	129	1,596	8.2
01-JUL-10	107	207,344	187,199	90%	126	1,549	14.5
01-AUG-10	96	196,263	177,993	91%	140	1,548	16.1
01-SEP-10	108	182,760	168,651	92%	130	1,587	14.7
01-OCT-10	104	211,273	190,401	90%	130	1,606	15.4
01-NOV-10	111	179,723	166,201	92%	133	1,622	14.6
01-DEC-10	179	169,266	156,106	92%	124	1,596	8.9
01-JAN-11	141	169,337	157,264	93%	133	1,614	11.4
01-FEB-11	152	222,353	198,962	89%	131	1,590	10.5
01-MAR-11	207	190,482	176,113	92%	128	1,518	7.3
01-APR-11	224	205,100	189,859	93%	141	1,476	6.6
01-MAY-11	217	198,943	183,530	92%	126	1,372	6.3
01-JUN-11	183	189,670	176,255	93%	136	1,311	7.2
01-JUL-11	161	177,299	163,395	92%	146	1,244	7.7
01-AUG-11	148	187,200	172,523	92%	128	1,222	8.3
01-SEP-11	131	183,811	171,177	93%	115	1,218	9.3
01-OCT-11	118	179,492	166,766	93%	118	1,246	10.6
01-NOV-11	138	190,362	177,271	93%	117	1,232	8.9
01-DEC-11	159	183,290	169,222	92%	142	1,179	7.4