

Sales and Listings for July 2006

Residential Sales Summary

PRICE	July 1 to July 31, 2006				SARASOTA ONLY SALES as of July 31 '06 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 & UNDER	2	4	2	6	14
\$100,000-199,999	17	8	2	31	58
\$200,000-299,999	22	71	13	50	156
\$300,000-399,999	15	48	17	17	97
\$400,000-499,999	7	28	25	9	69
\$500,000-749,999	2	28	26	17	73
\$750,000-999,999	2	5	15	10	32
\$1,000,000-1,499,999	0	5	7	4	16
\$1,500,000-1,999,999	0	3	3	7	13
\$2,000,000-2,499,999	1	2	1	8	12
\$2,500,000-2,999,999	0	0	0	4	4
\$3,000,000-3,999,999	0	0	2	2	4
\$4,000,000-4,999,999	0	0	0	2	2
\$5,000,000-9,999,999	0	0	0	0	0
\$10,000,000 & UP	0	0	1	0	1
**TOTALS	68	202	114	167	551
TOTAL DOLLAR VOLUME SINGLE FAMILY \$161,998,103	TOTAL DOLLAR VOLUME CONDOMINIUM \$88,263,180		TOTAL HOME SALES DOLLAR VALUE \$250,261,283		

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

Residential Sales Summary

PRICE	Year to Date January 1 to July 31, 2006				SARASOTA ONLY SALES as of July 31 '06 TOTAL UNITS
	2- BDRMS	3 BDRMS	4+ BDRMS	CONDO CO-OP	
\$99,999 & UNDER	26	15	3	19	63
\$100,000-199,999	124	110	15	286	535
\$200,000-299,999	222	551	60	415	1248
\$300,000-399,999	146	371	97	179	793
\$400,000-499,999	71	221	107	92	491
\$500,000-749,999	42	253	165	229	689
\$750,000-999,999	10	84	83	141	318
\$1,000,000-1,499,999	6	46	45	60	157
\$1,500,000-1,999,999	4	18	19	37	78
\$2,000,000-2,499,999	1	13	12	28	54
\$2,500,000-2,999,999	1	2	8	23	34
\$3,000,000-3,999,999	1	5	10	10	26
\$4,000,000-4,999,999	0	3	9	5	17
\$5,000,000-9,999,999	0	2	8	0	10
\$10,000,000 & UP	0	0	2	0	2
**TOTALS	654	1694	643	1524	4515
TOTAL DOLLAR VOLUME SINGLE FAMILY \$1,446,593,616	TOTAL DOLLAR VOLUME CONDOMINIUM \$722,869,021		TOTAL HOME SALES DOLLAR VALUE \$2,169,462,637		

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

These statistics were gathered from Sarasota Association of Realtors MLS on August 29, 2006.

Sales Data*

July 2006				
Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	351	\$461,533	\$350,000	\$161,998,103
Condo	141	\$625,980	\$269,990	\$88,263,180

July 2005				
Class	Sales	Average Sale Price	Median Sale Price	Sold Volume
Residential	534	\$479,395	\$360,000	\$251,191,261
Condo	284	\$444,421	\$293,000	\$126,215,670

Listings Data*

July 2006				
Class	New	Average List Price	Median List Price	Volume Listed
Residential	1448	\$593,873	\$399,900	\$859,929,382
Condo	559	\$475,001	\$329,900	\$265,525,620

July 2005				
Class	New	Average List Price	Median List Price	Volume Listed
Residential	920	\$651,987	\$399,900	\$599,828,557
Condo	375	\$545,155	\$364,900	\$204,433,263

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

July 2006 Average Sale Price/Units Sold/Days On Market



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

Florida's existing home market in July sees sales ease; median price rises slightly

Sale Price vs. List Price Rates

Percentage of list price units sold for...

Single Family

	2005	2006
January	96.9%	95.90%
February	97.5%	95.65%
March	97.9%	94.22%
April	97.8%	95.01%
May	97.5%	94.21%
June	97.6%	94.72%
July	97.4%	93.62%
August	97.6%	
September	97.2%	
October	97.0%	
November	97.04%	
December	96.77%	

Condominium

	2005	2006
January	97.6%	96.02%
February	97.7%	96.54%
March	97.5%	95.94%
April	97.5%	94.66%
May	97.8%	94.82%
June	97.3%	93.40%
July	97.7%	93.29%
August	97.3%	
September	97.0%	
October	96.3%	
November	96.15%	
December	97.54%	

Florida's housing sector continued to show signs of market adjustments in July as mortgage rates edged up and the inventory of homes available for sale remained at higher levels in many markets.

Statewide, the existing-home median price rose 1 percent to \$250,800 last month; a year ago, it was \$248,200, according to the Florida Association of Realtors® (FAR). A total of 14,451 existing single-family homes sold statewide last month, a decrease of 33 percent from the 21,691 homes sold during the previous July, according to FAR.

In July 2001, the statewide median sales price was \$132,000, representing an increase of about 90 percent over the five-year period, according to FAR records. The median is a typical market price where half the homes sold for more, half sold for less.

Nationally, the median sales price for existing single-family homes was \$231,500 in June, up 1.1 percent from a year earlier, according to the National Association of Realtors® (NAR). In California, the statewide median resale price was \$575,800 in June; in Massachusetts, it was \$370,000; in Maryland, it was \$320,750; and in New York, it was \$279,000.

Over the past few months, home sales in the U.S. have held to a narrow range - a sign

that the U.S. housing market is stabilizing, according to NAR housing industry analysts. Sales overall remain historically strong, NAR noted, with 2006 projected to be the third strongest sales year on record.

Looking to Florida's existing condominium market, sales of existing condos also decreased in July, with a total of 4,260 condos sold statewide compared to 6,739 in July 2005 for a 37 percent decrease, according to FAR. The statewide median sales price for condos last month was \$210,200; a year ago, it was \$211,900 for a 1 percent decrease. The national median existing condo price in June 2006 was \$226,900.

In Sarasota, the median sales price for a single-family home in July 2006 was \$350,000, compared to \$360,000 in July 2005. The number of single-family homes sold in July 2006 was 349, compared to 534 in July 2005.

According to Freddie Mac, the average rate for a 30-year fixed-rate mortgage was 6.76 percent last month, up from 5.70 percent in July 2005. FAR's sales figures reflect closings, which typically occur 30 to 90 days after sales contracts are written.