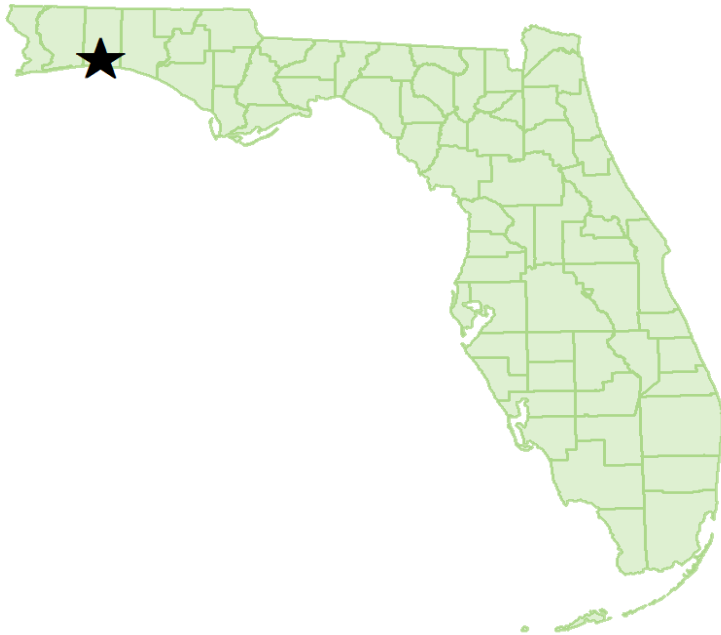


# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



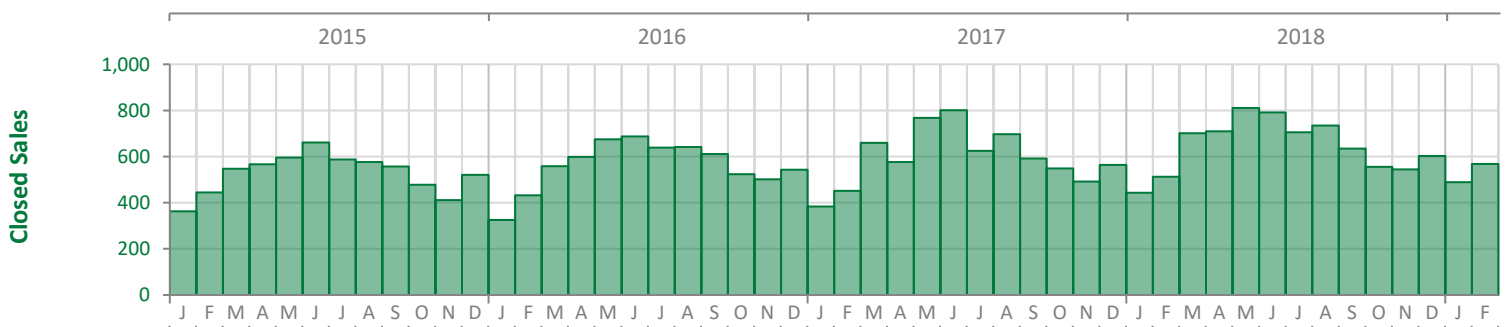
Summary Statistics	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	568	512	10.9%
Paid in Cash	104	99	5.1%
Median Sale Price	\$250,000	\$260,000	-3.8%
Average Sale Price	\$407,924	\$393,709	3.6%
Dollar Volume	\$231.7 Million	\$201.6 Million	14.9%
Median Percent of Original List Price Received	97.9%	97.4%	0.5%
Median Time to Contract	50 Days	57 Days	-12.3%
Median Time to Sale	94 Days	115 Days	-18.3%
New Pending Sales	702	673	4.3%
New Listings	864	844	2.4%
Pending Inventory	1,191	1,188	0.3%
Inventory (Active Listings)	2,535	2,603	-2.6%
Months Supply of Inventory	3.9	4.3	-9.3%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,057	10.7%
<b>February 2019</b>	<b>568</b>	<b>10.9%</b>
January 2019	489	10.4%
December 2018	603	6.9%
November 2018	545	10.8%
October 2018	556	1.5%
September 2018	635	7.3%
August 2018	734	5.3%
July 2018	706	13.0%
June 2018	791	-1.2%
May 2018	811	5.6%
April 2018	710	23.3%
March 2018	701	6.2%
February 2018	512	13.5%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



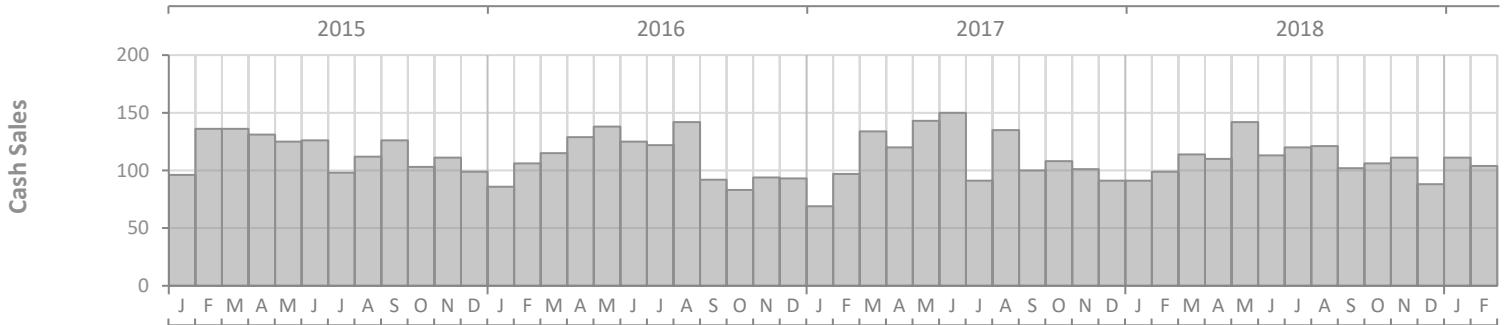
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#### Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	215	13.2%
<b>February 2019</b>	<b>104</b>	<b>5.1%</b>
January 2019	111	22.0%
December 2018	88	-3.3%
November 2018	111	9.9%
October 2018	106	-1.9%
September 2018	102	2.0%
August 2018	121	-10.4%
July 2018	120	31.9%
June 2018	113	-24.7%
May 2018	142	-0.7%
April 2018	110	-8.3%
March 2018	114	-14.9%
February 2018	99	2.1%

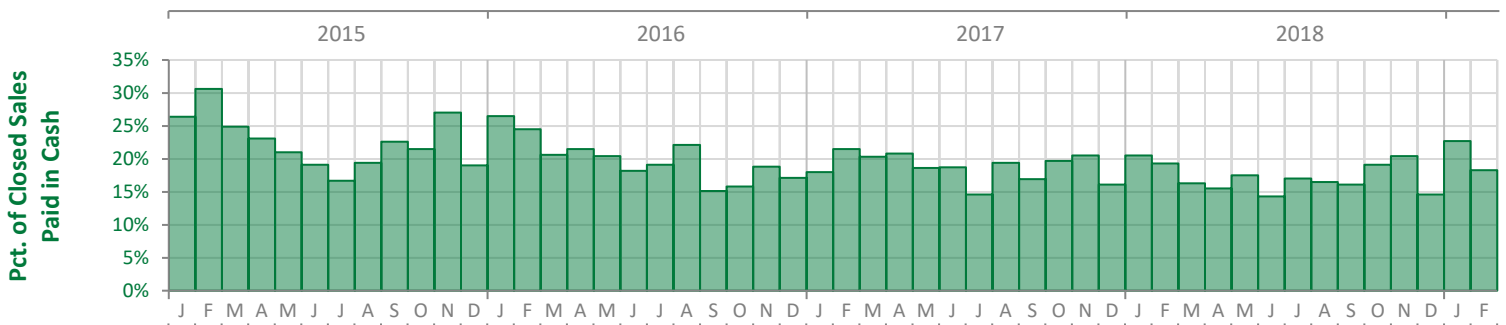


#### Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	20.3%	2.0%
<b>February 2019</b>	<b>18.3%</b>	<b>-5.2%</b>
January 2019	22.7%	10.7%
December 2018	14.6%	-9.3%
November 2018	20.4%	-0.5%
October 2018	19.1%	-3.0%
September 2018	16.1%	-4.7%
August 2018	16.5%	-14.9%
July 2018	17.0%	16.4%
June 2018	14.3%	-23.5%
May 2018	17.5%	-5.9%
April 2018	15.5%	-25.5%
March 2018	16.3%	-19.7%
February 2018	19.3%	-10.2%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



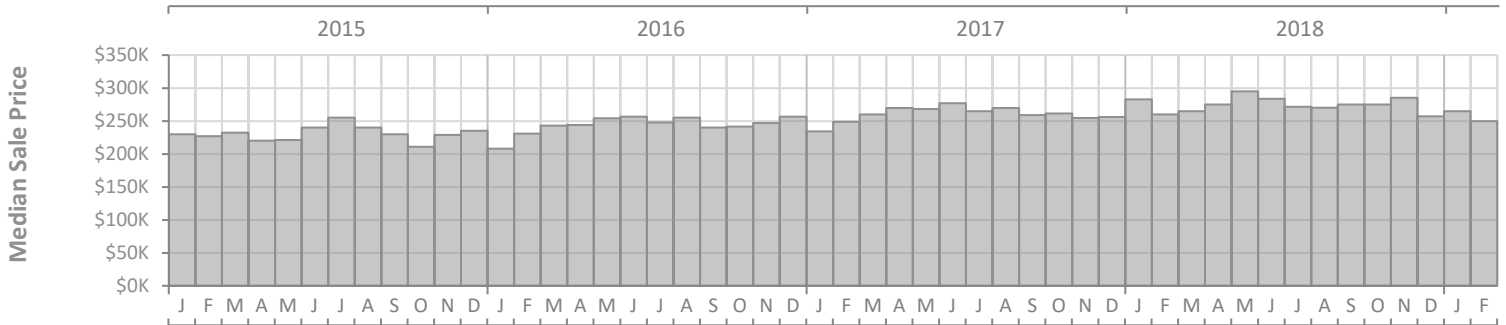
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#### Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$258,750	-4.1%
<b>February 2019</b>	<b>\$250,000</b>	<b>-3.8%</b>
January 2019	\$265,000	-6.4%
December 2018	\$257,000	0.4%
November 2018	\$285,000	12.0%
October 2018	\$275,000	5.2%
September 2018	\$275,000	6.1%
August 2018	\$270,000	0.0%
July 2018	\$271,500	2.5%
June 2018	\$284,000	2.6%
May 2018	\$295,000	10.1%
April 2018	\$274,900	1.9%
March 2018	\$265,000	1.9%
February 2018	\$260,000	4.4%

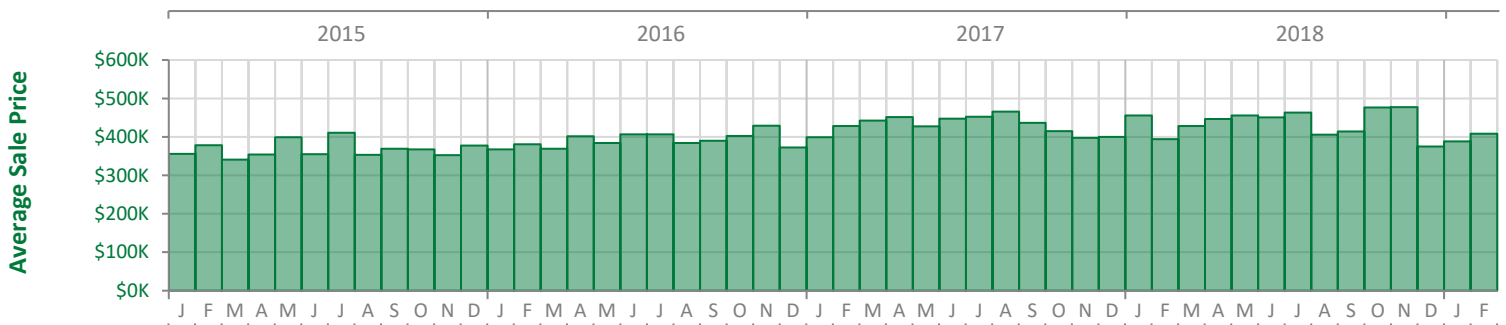


#### Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$398,751	-5.6%
<b>February 2019</b>	<b>\$407,924</b>	<b>3.6%</b>
January 2019	\$388,097	-14.9%
December 2018	\$375,175	-6.1%
November 2018	\$477,228	20.0%
October 2018	\$476,471	14.8%
September 2018	\$413,868	-5.2%
August 2018	\$405,421	-13.0%
July 2018	\$462,967	2.4%
June 2018	\$451,079	0.9%
May 2018	\$455,574	6.6%
April 2018	\$446,842	-1.1%
March 2018	\$428,231	-3.1%
February 2018	\$393,709	-8.0%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



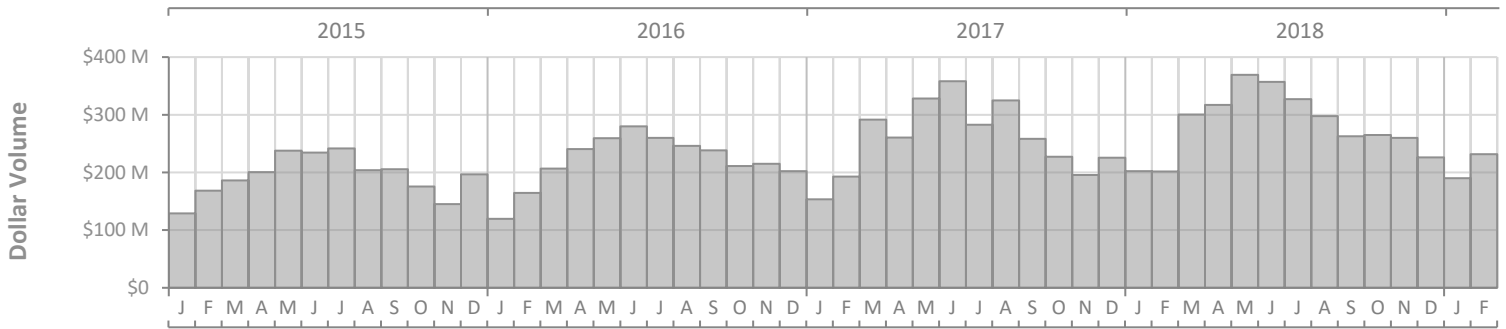
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#### Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$421.5 Million	4.4%
<b>February 2019</b>	<b>\$231.7 Million</b>	<b>14.9%</b>
January 2019	\$189.8 Million	-6.1%
December 2018	\$226.2 Million	0.3%
November 2018	\$260.1 Million	32.9%
October 2018	\$264.9 Million	16.5%
September 2018	\$262.8 Million	1.7%
August 2018	\$297.6 Million	-8.4%
July 2018	\$326.9 Million	15.6%
June 2018	\$356.8 Million	-0.4%
May 2018	\$369.5 Million	12.6%
April 2018	\$317.3 Million	21.9%
March 2018	\$300.2 Million	2.9%
February 2018	\$201.6 Million	4.5%

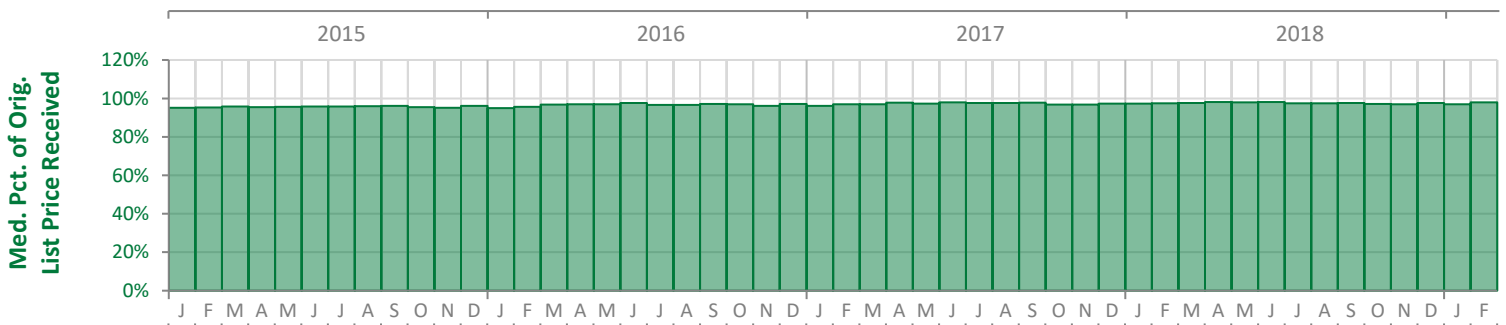


#### Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	97.4%	0.0%
<b>February 2019</b>	<b>97.9%</b>	<b>0.5%</b>
January 2019	96.9%	-0.4%
December 2018	97.7%	0.4%
November 2018	97.0%	0.2%
October 2018	97.2%	0.4%
September 2018	97.6%	-0.2%
August 2018	97.4%	-0.2%
July 2018	97.5%	-0.1%
June 2018	98.1%	0.1%
May 2018	98.0%	0.7%
April 2018	98.1%	0.3%
March 2018	97.7%	0.8%
February 2018	97.4%	0.5%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



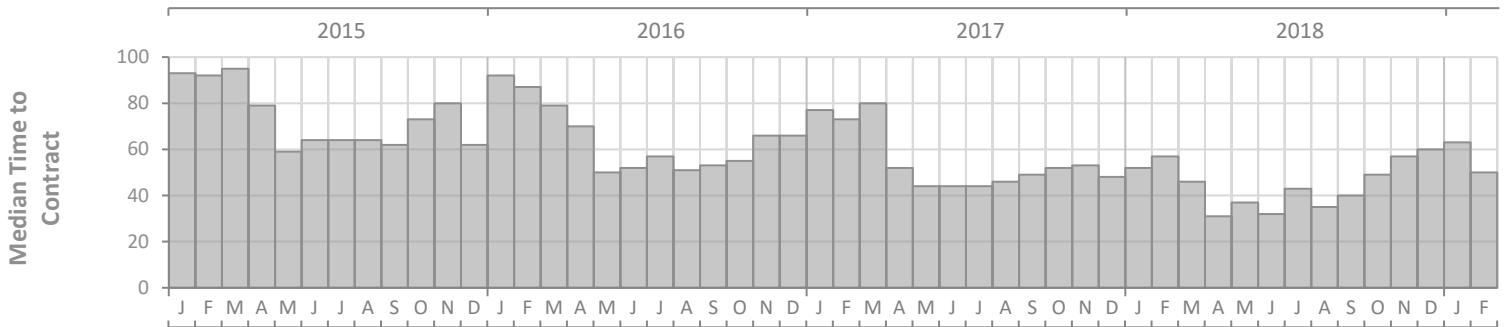
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## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	55 Days	0.0%
<b>February 2019</b>	<b>50 Days</b>	<b>-12.3%</b>
January 2019	63 Days	21.2%
December 2018	60 Days	25.0%
November 2018	57 Days	7.5%
October 2018	49 Days	-5.8%
September 2018	40 Days	-18.4%
August 2018	35 Days	-23.9%
July 2018	43 Days	-2.3%
June 2018	32 Days	-27.3%
May 2018	37 Days	-15.9%
April 2018	31 Days	-40.4%
March 2018	46 Days	-42.5%
February 2018	57 Days	-21.9%

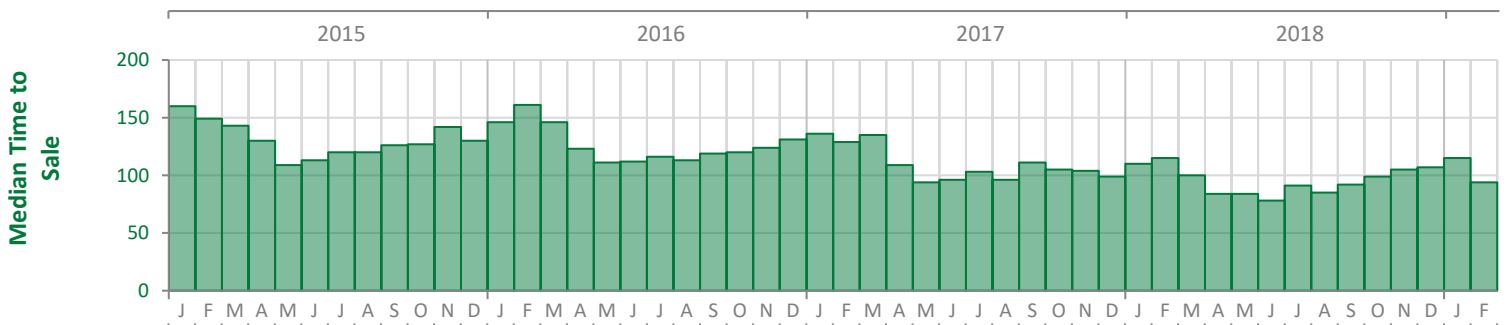


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	105 Days	-5.4%
<b>February 2019</b>	<b>94 Days</b>	<b>-18.3%</b>
January 2019	115 Days	4.5%
December 2018	107 Days	8.1%
November 2018	105 Days	1.0%
October 2018	99 Days	-5.7%
September 2018	92 Days	-17.1%
August 2018	85 Days	-11.5%
July 2018	91 Days	-11.7%
June 2018	78 Days	-18.8%
May 2018	84 Days	-10.6%
April 2018	84 Days	-22.9%
March 2018	100 Days	-25.9%
February 2018	115 Days	-10.9%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



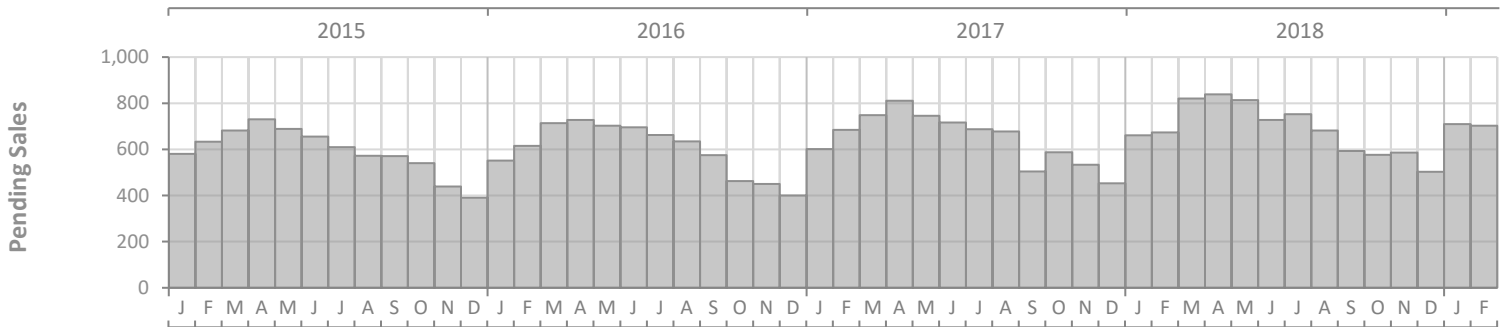
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#### New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,411	5.8%
<b>February 2019</b>	<b>702</b>	<b>4.3%</b>
January 2019	709	7.3%
December 2018	503	11.0%
November 2018	586	9.7%
October 2018	576	-2.0%
September 2018	593	17.7%
August 2018	682	0.6%
July 2018	753	9.6%
June 2018	728	1.7%
May 2018	813	9.1%
April 2018	839	3.5%
March 2018	820	9.5%
February 2018	673	-1.8%

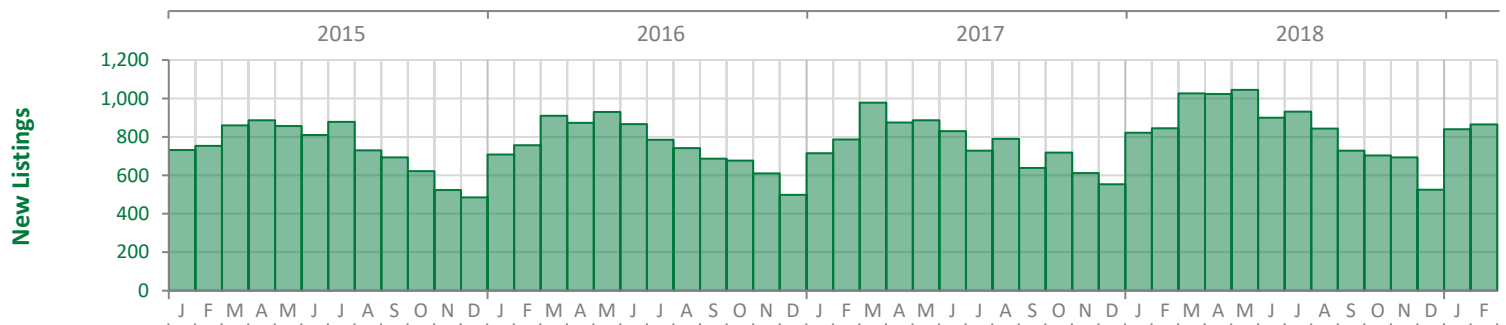


#### New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,704	2.3%
<b>February 2019</b>	<b>864</b>	<b>2.4%</b>
January 2019	840	2.3%
December 2018	525	-5.1%
November 2018	694	13.4%
October 2018	704	-2.1%
September 2018	728	14.1%
August 2018	843	6.7%
July 2018	931	27.9%
June 2018	900	8.6%
May 2018	1,045	17.9%
April 2018	1,023	17.0%
March 2018	1,027	5.0%
February 2018	844	7.2%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



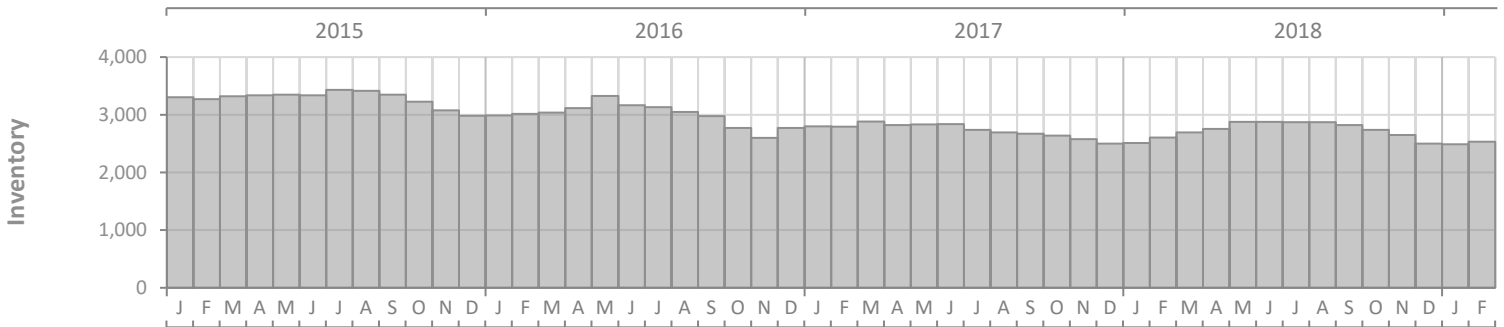
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#### Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,512	-1.8%
<b>February 2019</b>	<b>2,535</b>	<b>-2.6%</b>
January 2019	2,488	-0.9%
December 2018	2,500	0.0%
November 2018	2,652	2.9%
October 2018	2,741	3.9%
September 2018	2,822	5.6%
August 2018	2,872	6.7%
July 2018	2,869	4.9%
June 2018	2,879	1.5%
May 2018	2,879	1.6%
April 2018	2,753	-2.5%
March 2018	2,695	-6.4%
February 2018	2,603	-6.8%

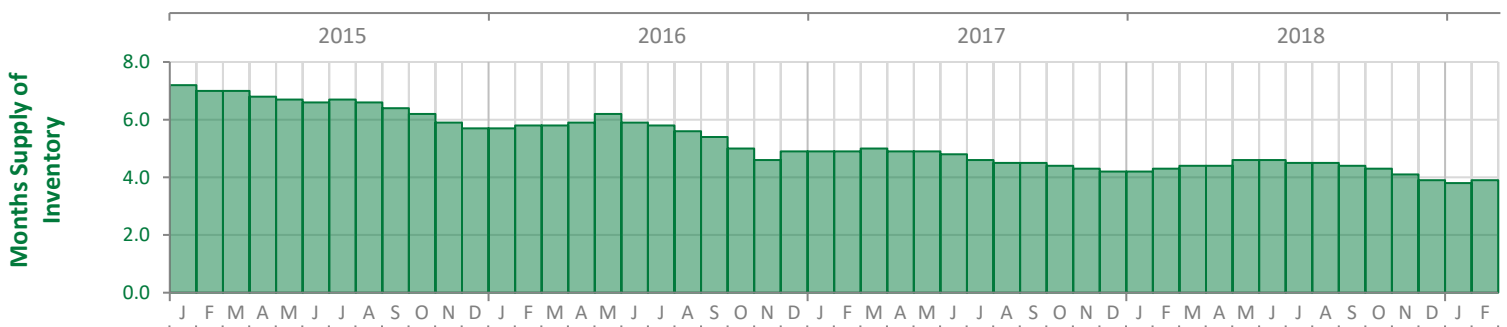


#### Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.9	-9.3%
<b>February 2019</b>	<b>3.9</b>	<b>-9.3%</b>
January 2019	3.8	-9.5%
December 2018	3.9	-7.1%
November 2018	4.1	-4.7%
October 2018	4.3	-2.3%
September 2018	4.4	-2.2%
August 2018	4.5	0.0%
July 2018	4.5	-2.2%
June 2018	4.6	-4.2%
May 2018	4.6	-6.1%
April 2018	4.4	-10.2%
March 2018	4.4	-12.0%
February 2018	4.3	-12.2%



# Monthly Market Detail - February 2019

## Single Family Homes

### Emerald Coast Association of REALTORS®



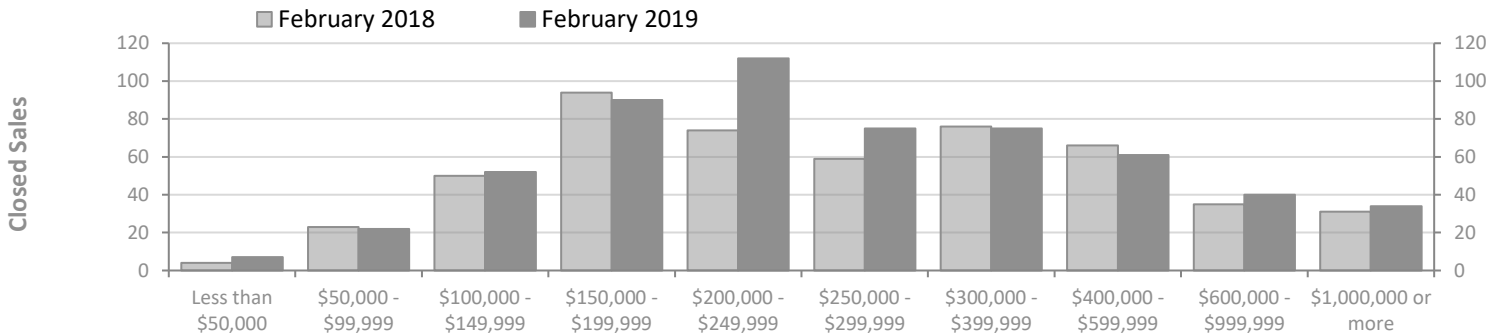
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#### Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	7	75.0%
\$50,000 - \$99,999	22	-4.3%
\$100,000 - \$149,999	52	4.0%
\$150,000 - \$199,999	90	-4.3%
\$200,000 - \$249,999	112	51.4%
\$250,000 - \$299,999	75	27.1%
\$300,000 - \$399,999	75	-1.3%
\$400,000 - \$599,999	61	-7.6%
\$600,000 - \$999,999	40	14.3%
\$1,000,000 or more	34	9.7%

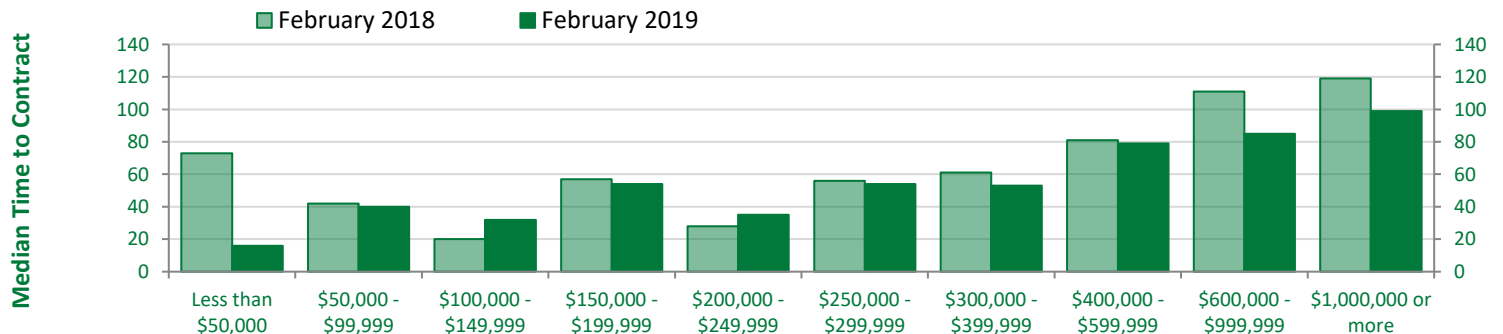


#### Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	16 Days	-78.1%
\$50,000 - \$99,999	40 Days	-4.8%
\$100,000 - \$149,999	32 Days	60.0%
\$150,000 - \$199,999	54 Days	-5.3%
\$200,000 - \$249,999	35 Days	25.0%
\$250,000 - \$299,999	54 Days	-3.6%
\$300,000 - \$399,999	53 Days	-13.1%
\$400,000 - \$599,999	79 Days	-2.5%
\$600,000 - \$999,999	85 Days	-23.4%
\$1,000,000 or more	99 Days	-16.8%





# Monthly Market Detail - February 2019

## Single Family Homes

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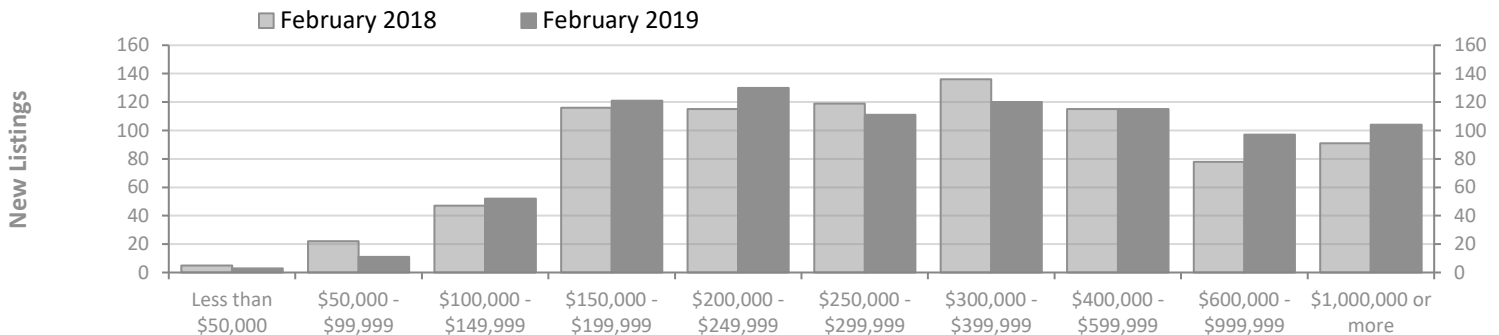
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#### New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	3	-40.0%
\$50,000 - \$99,999	11	-50.0%
\$100,000 - \$149,999	52	10.6%
\$150,000 - \$199,999	121	4.3%
\$200,000 - \$249,999	130	13.0%
\$250,000 - \$299,999	111	-6.7%
\$300,000 - \$399,999	120	-11.8%
\$400,000 - \$599,999	115	0.0%
\$600,000 - \$999,999	97	24.4%
\$1,000,000 or more	104	14.3%

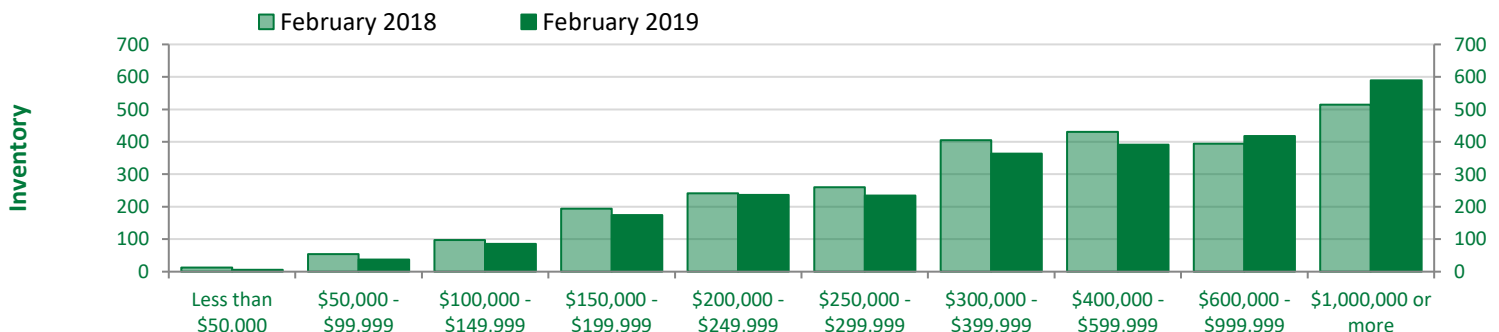


#### Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	6	-53.8%
\$50,000 - \$99,999	37	-31.5%
\$100,000 - \$149,999	86	-11.3%
\$150,000 - \$199,999	174	-10.3%
\$200,000 - \$249,999	236	-2.1%
\$250,000 - \$299,999	234	-10.0%
\$300,000 - \$399,999	364	-10.1%
\$400,000 - \$599,999	391	-9.3%
\$600,000 - \$999,999	418	6.1%
\$1,000,000 or more	589	14.6%

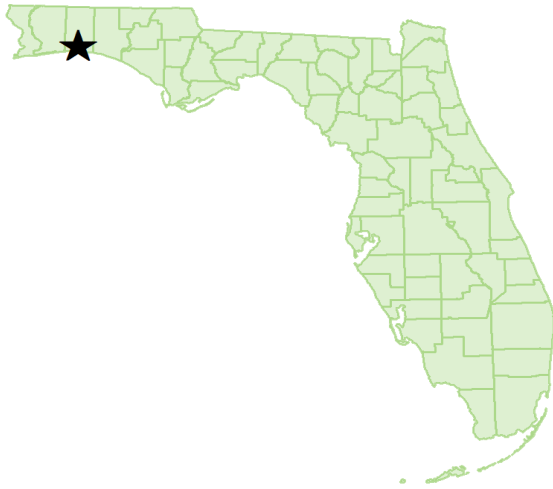


# Monthly Distressed Market - February 2019

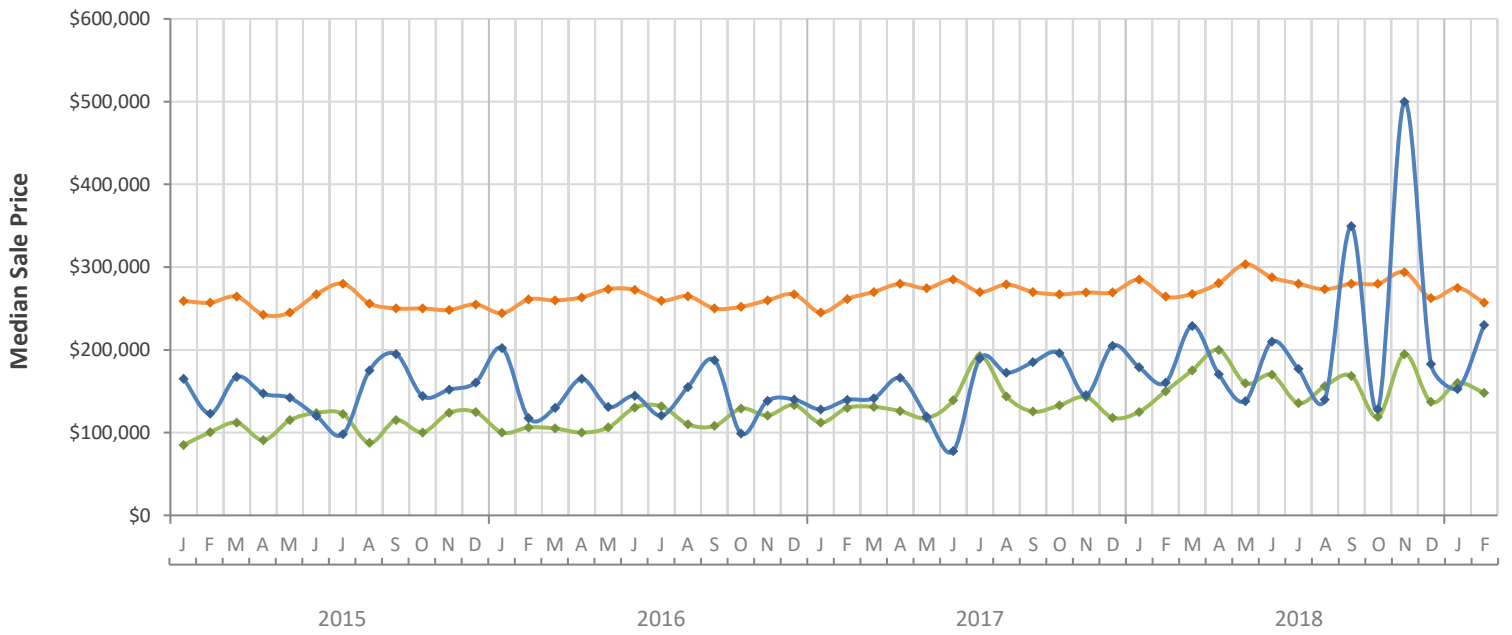
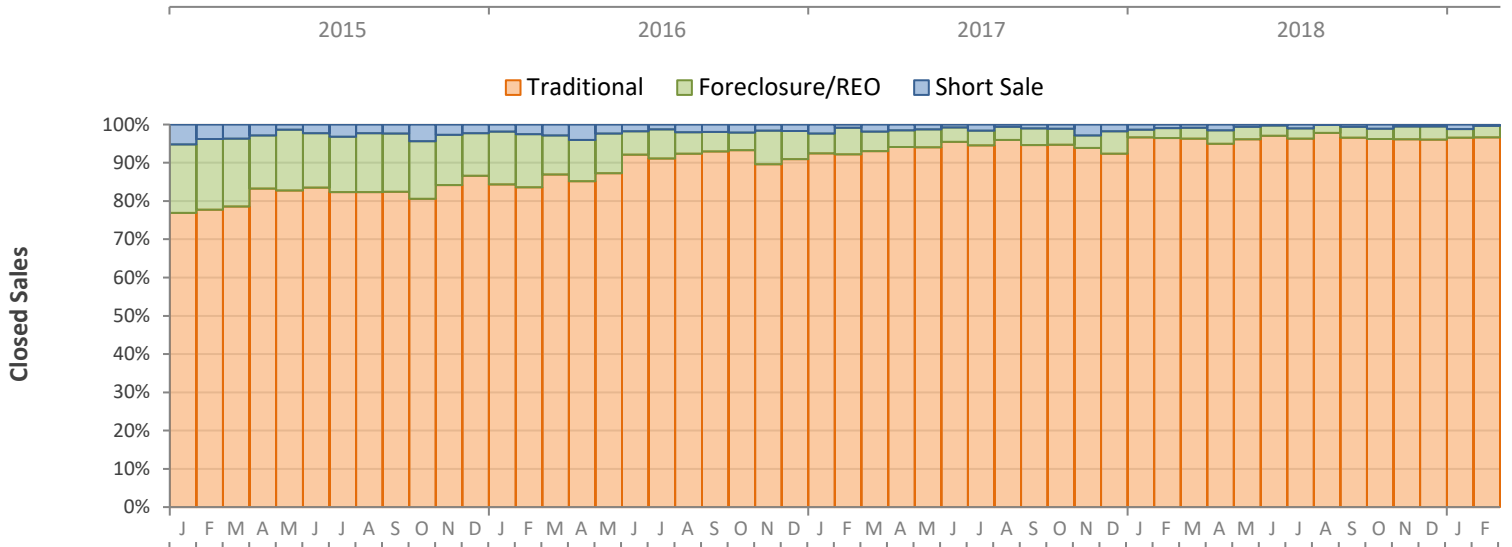
## Single Family Homes

### Emerald Coast Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	549	494	11.1%
	Median Sale Price	\$257,000	\$264,350	-2.8%
Foreclosure/REO	Closed Sales	17	13	30.8%
	Median Sale Price	\$148,000	\$150,000	-1.3%
Short Sale	Closed Sales	2	5	-60.0%
	Median Sale Price	\$230,000	\$160,400	43.4%

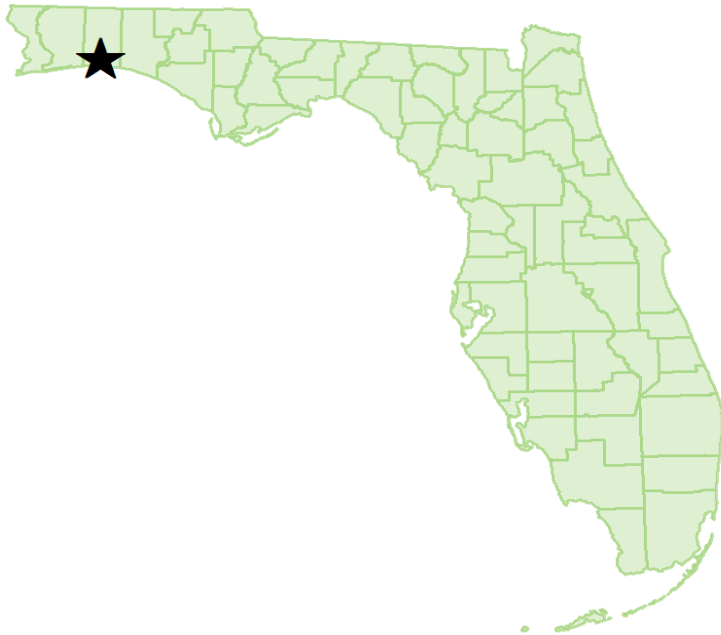


# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



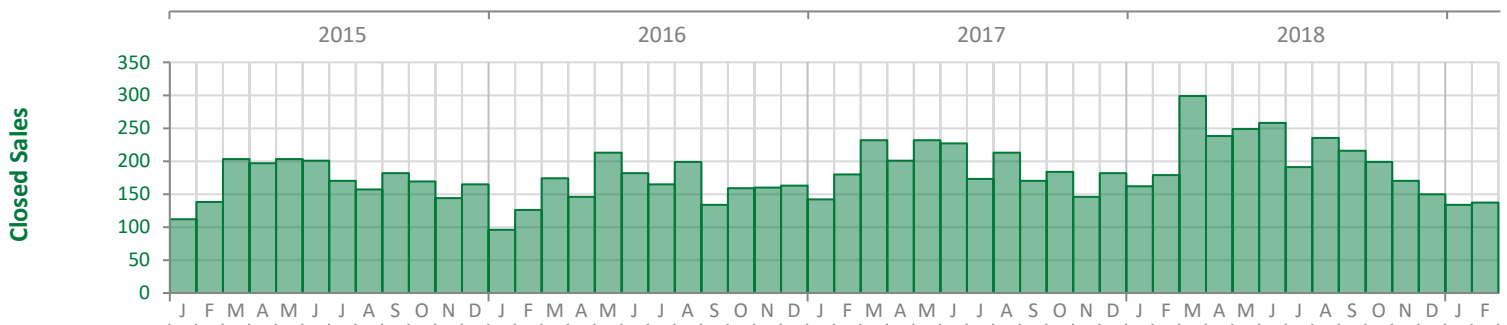
Summary Statistics	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	137	179	-23.5%
Paid in Cash	62	88	-29.5%
Median Sale Price	\$321,000	\$309,900	3.6%
Average Sale Price	\$439,778	\$377,510	16.5%
Dollar Volume	\$60.2 Million	\$67.6 Million	-10.8%
Median Percent of Original List Price Received	95.9%	96.1%	-0.2%
Median Time to Contract	70 Days	91 Days	-23.1%
Median Time to Sale	100 Days	124 Days	-19.4%
New Pending Sales	229	221	3.6%
New Listings	277	261	6.1%
Pending Inventory	365	324	12.7%
Inventory (Active Listings)	1,291	1,109	16.4%
Months Supply of Inventory	6.3	5.8	8.6%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	271	-20.5%
<b>February 2019</b>	<b>137</b>	<b>-23.5%</b>
January 2019	134	-17.3%
December 2018	150	-17.6%
November 2018	170	16.4%
October 2018	199	8.2%
September 2018	216	27.1%
August 2018	235	10.3%
July 2018	191	10.4%
June 2018	258	13.7%
May 2018	249	7.3%
April 2018	238	18.4%
March 2018	299	28.9%
February 2018	179	-0.6%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



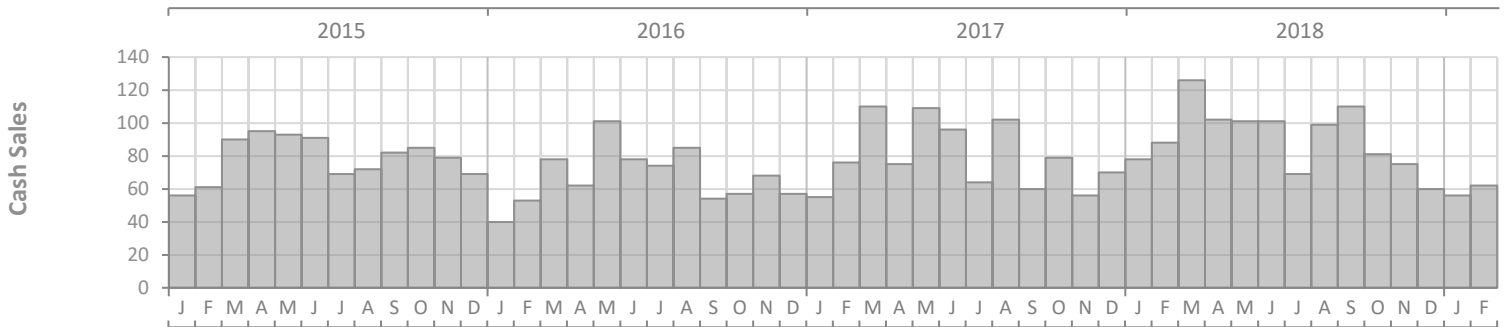
This report describes member activity for the association and is not confined to any specific geographic area.

#### Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	118	-28.9%
<b>February 2019</b>	<b>62</b>	<b>-29.5%</b>
January 2019	56	-28.2%
December 2018	60	-14.3%
November 2018	75	33.9%
October 2018	81	2.5%
September 2018	110	83.3%
August 2018	99	-2.9%
July 2018	69	7.8%
June 2018	101	5.2%
May 2018	101	-7.3%
April 2018	102	36.0%
March 2018	126	14.5%
February 2018	88	15.8%

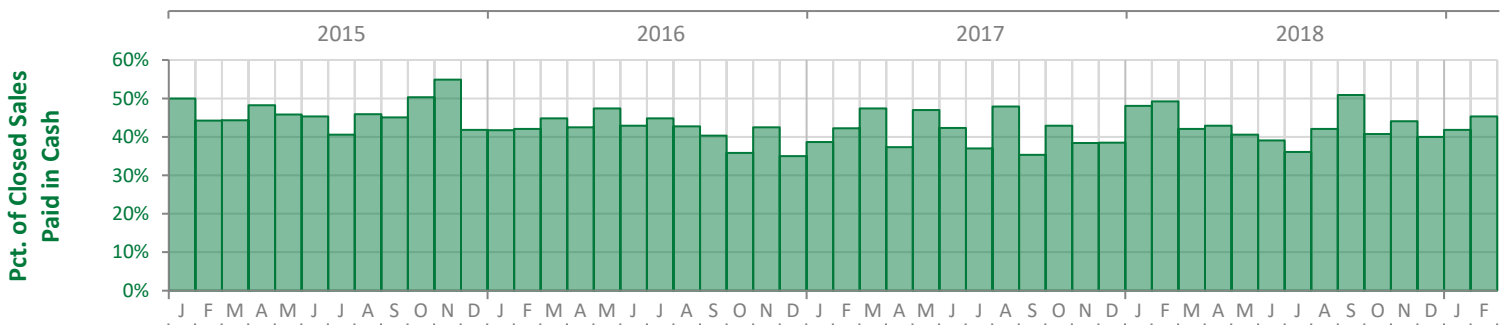


#### Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	43.5%	-10.7%
<b>February 2019</b>	<b>45.3%</b>	<b>-7.9%</b>
January 2019	41.8%	-13.1%
December 2018	40.0%	3.9%
November 2018	44.1%	14.8%
October 2018	40.7%	-5.1%
September 2018	50.9%	44.2%
August 2018	42.1%	-12.1%
July 2018	36.1%	-2.4%
June 2018	39.1%	-7.6%
May 2018	40.6%	-13.6%
April 2018	42.9%	15.0%
March 2018	42.1%	-11.2%
February 2018	49.2%	16.6%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



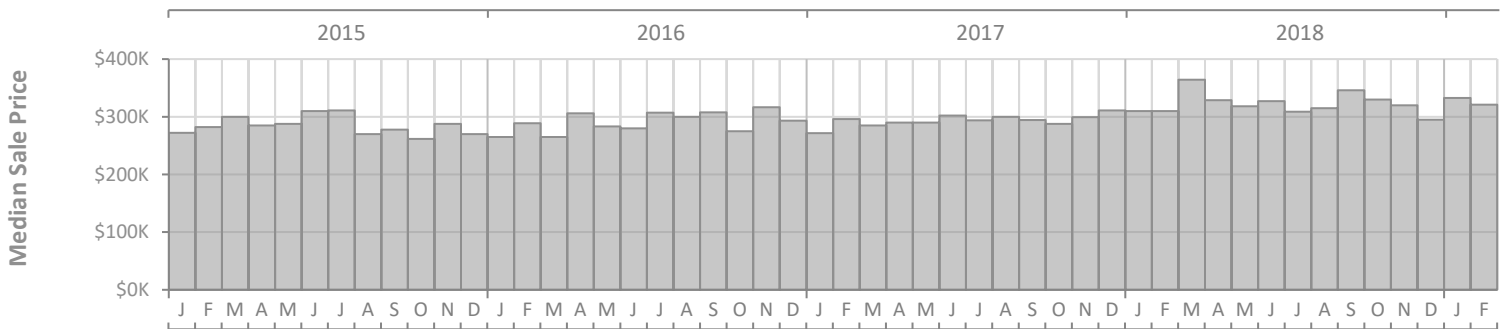
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#### Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$325,500	5.0%
<b>February 2019</b>	<b>\$321,000</b>	<b>3.6%</b>
January 2019	\$332,500	7.3%
December 2018	\$295,000	-5.2%
November 2018	\$320,000	6.8%
October 2018	\$330,000	14.8%
September 2018	\$346,200	17.6%
August 2018	\$315,000	5.0%
July 2018	\$309,000	5.1%
June 2018	\$327,250	8.4%
May 2018	\$318,000	9.7%
April 2018	\$328,500	13.3%
March 2018	\$364,500	27.9%
February 2018	\$309,900	4.6%

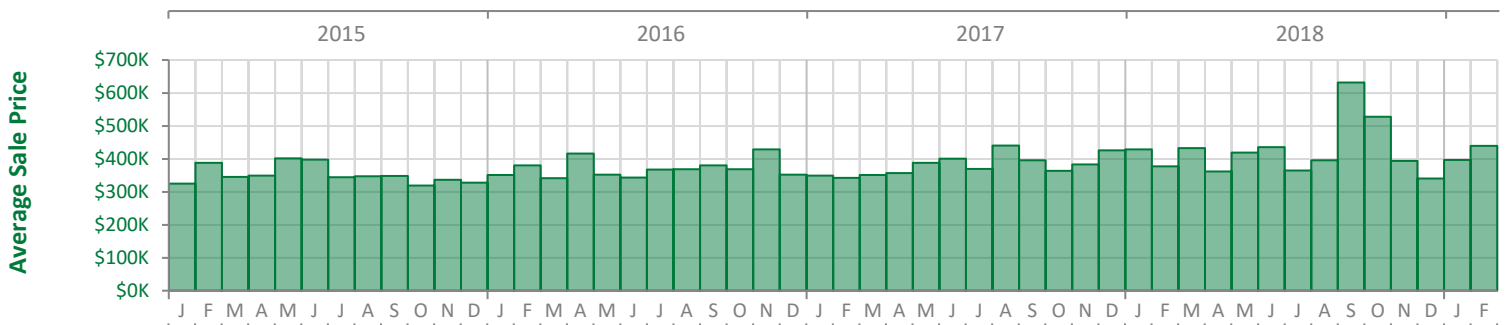


#### Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$418,635	4.2%
<b>February 2019</b>	<b>\$439,778</b>	<b>16.5%</b>
January 2019	\$397,018	-7.4%
December 2018	\$340,322	-20.0%
November 2018	\$393,486	2.7%
October 2018	\$527,680	45.2%
September 2018	\$631,271	59.6%
August 2018	\$395,314	-10.1%
July 2018	\$364,723	-1.2%
June 2018	\$435,380	8.8%
May 2018	\$418,575	7.9%
April 2018	\$362,047	1.3%
March 2018	\$432,620	23.3%
February 2018	\$377,510	10.3%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



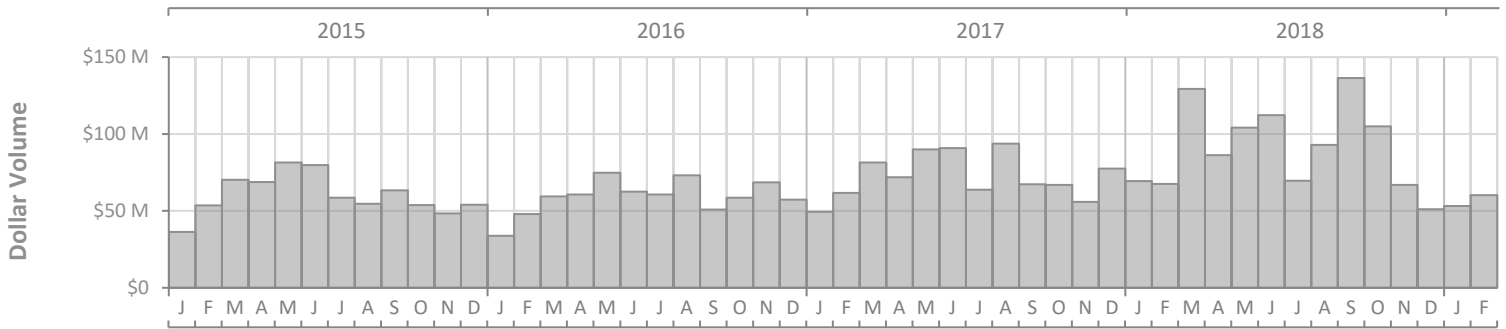
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#### Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$113.5 Million	-17.2%
<b>February 2019</b>	<b>\$60.2 Million</b>	<b>-10.8%</b>
January 2019	\$53.2 Million	-23.4%
December 2018	\$51.0 Million	-34.1%
November 2018	\$66.9 Million	19.6%
October 2018	\$105.0 Million	57.0%
September 2018	\$136.4 Million	102.8%
August 2018	\$92.9 Million	-0.9%
July 2018	\$69.7 Million	9.1%
June 2018	\$112.3 Million	23.6%
May 2018	\$104.2 Million	15.8%
April 2018	\$86.2 Million	20.0%
March 2018	\$129.4 Million	58.9%
February 2018	\$67.6 Million	9.7%

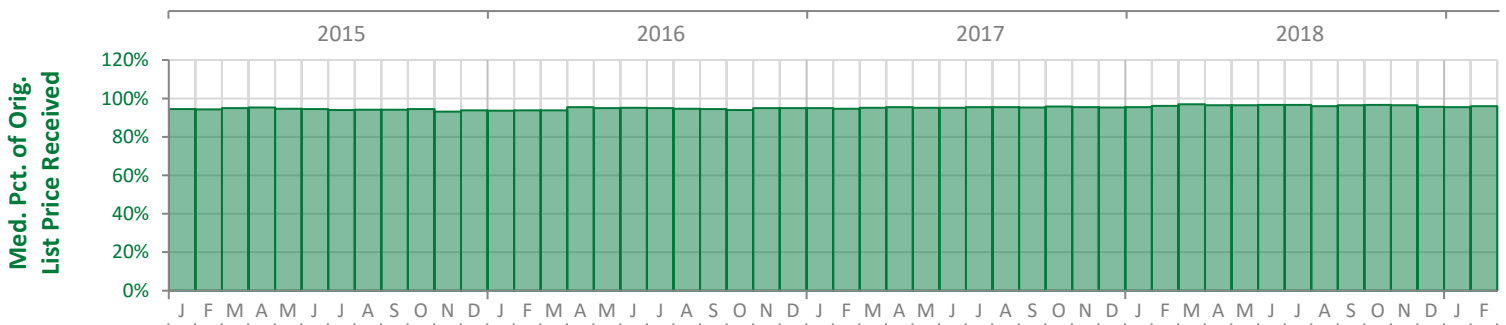


#### Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.6%	-0.2%
<b>February 2019</b>	<b>95.9%</b>	<b>-0.2%</b>
January 2019	95.5%	0.0%
December 2018	95.7%	0.4%
November 2018	96.5%	1.0%
October 2018	96.7%	0.9%
September 2018	96.4%	1.2%
August 2018	96.0%	0.5%
July 2018	96.6%	1.3%
June 2018	96.6%	1.5%
May 2018	96.5%	1.5%
April 2018	96.5%	1.2%
March 2018	96.9%	1.8%
February 2018	96.1%	1.5%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



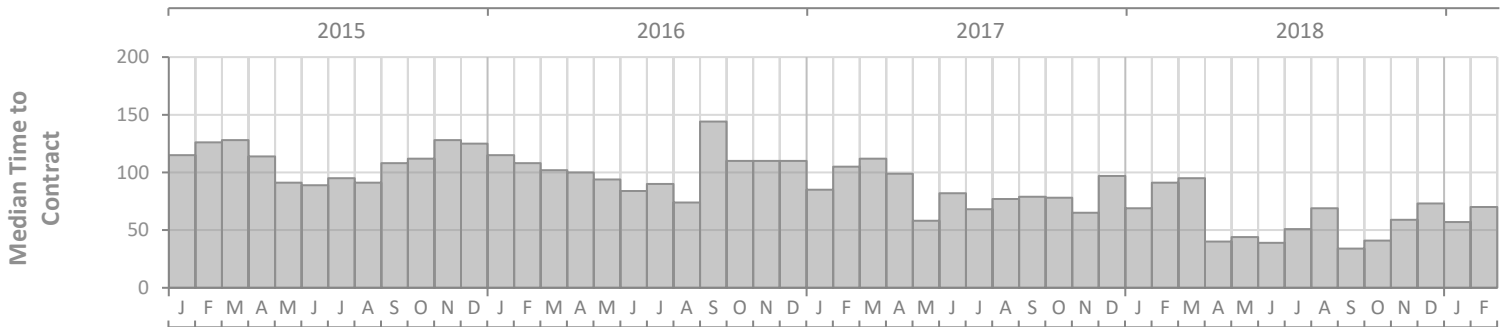
This report describes member activity for the association and is not confined to any specific geographic area.

#### Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	65 Days	-18.8%
<b>February 2019</b>	<b>70 Days</b>	<b>-23.1%</b>
January 2019	57 Days	-17.4%
December 2018	73 Days	-24.7%
November 2018	59 Days	-9.2%
October 2018	41 Days	-47.4%
September 2018	34 Days	-57.0%
August 2018	69 Days	-10.4%
July 2018	51 Days	-25.0%
June 2018	39 Days	-52.4%
May 2018	44 Days	-24.1%
April 2018	40 Days	-59.6%
March 2018	95 Days	-15.2%
February 2018	91 Days	-13.3%

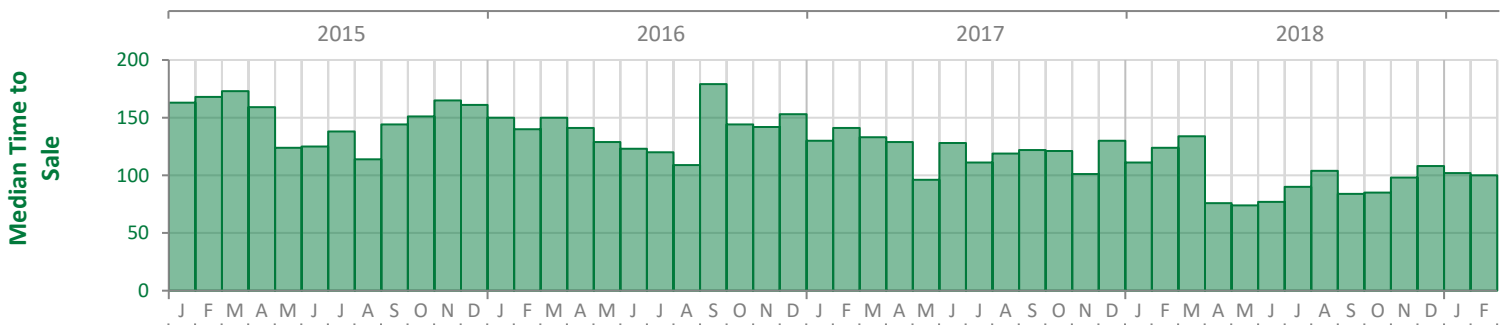


#### Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	99 Days	-15.4%
<b>February 2019</b>	<b>100 Days</b>	<b>-19.4%</b>
January 2019	102 Days	-8.1%
December 2018	108 Days	-16.9%
November 2018	98 Days	-3.0%
October 2018	85 Days	-29.8%
September 2018	84 Days	-31.1%
August 2018	104 Days	-12.6%
July 2018	90 Days	-18.9%
June 2018	77 Days	-39.8%
May 2018	74 Days	-22.9%
April 2018	76 Days	-41.1%
March 2018	134 Days	0.8%
February 2018	124 Days	-12.1%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



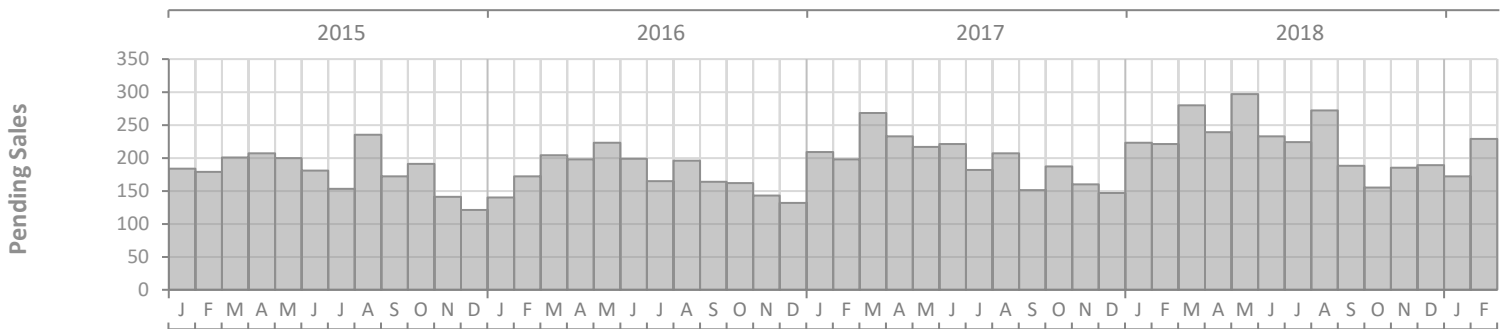
This report describes member activity for the association and is not confined to any specific geographic area.

#### New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	401	-9.7%
<b>February 2019</b>	<b>229</b>	<b>3.6%</b>
January 2019	172	-22.9%
December 2018	189	28.6%
November 2018	185	15.6%
October 2018	155	-17.1%
September 2018	188	24.5%
August 2018	272	31.4%
July 2018	224	23.1%
June 2018	233	5.4%
May 2018	297	36.9%
April 2018	239	2.6%
March 2018	280	4.5%
February 2018	221	11.6%

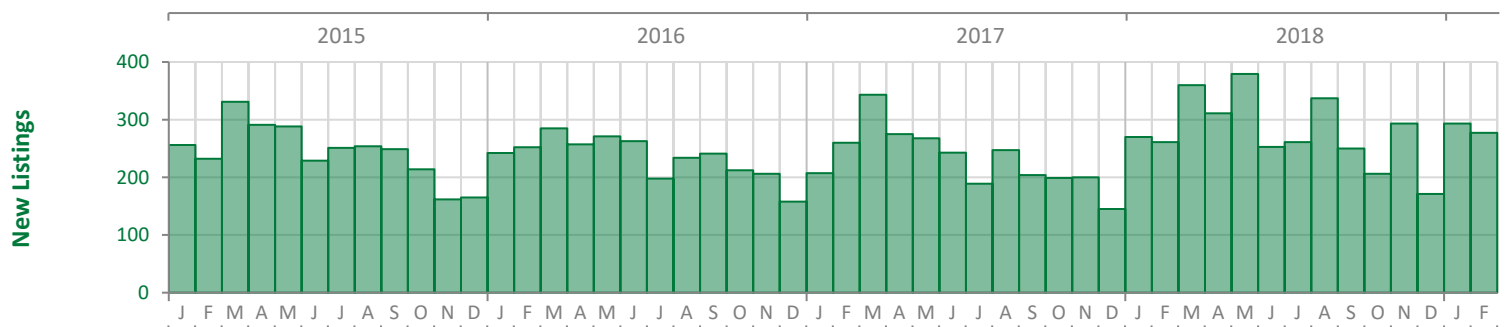


#### New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	570	7.3%
<b>February 2019</b>	<b>277</b>	<b>6.1%</b>
January 2019	293	8.5%
December 2018	171	17.9%
November 2018	293	46.5%
October 2018	206	3.5%
September 2018	250	22.5%
August 2018	337	36.4%
July 2018	261	38.1%
June 2018	253	4.1%
May 2018	379	41.4%
April 2018	311	13.1%
March 2018	360	5.0%
February 2018	261	0.4%





# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



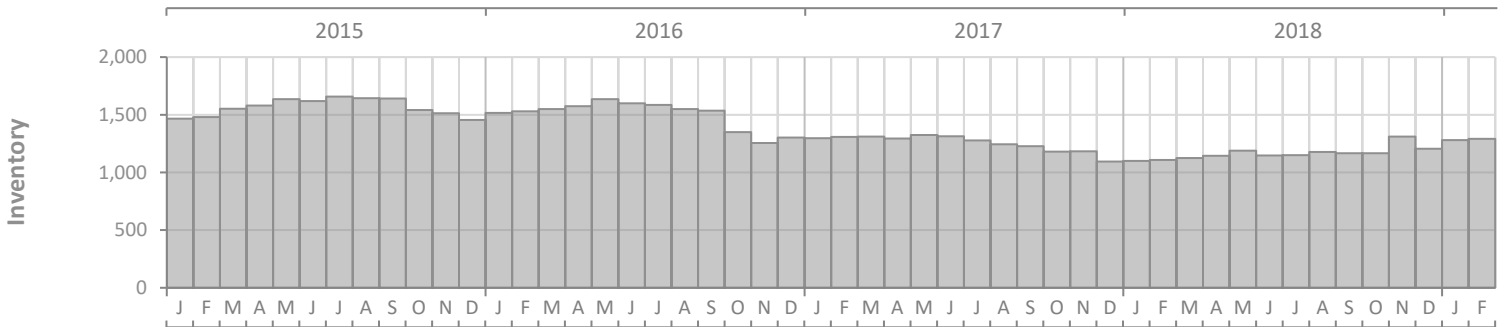
This report describes member activity for the association and is not confined to any specific geographic area.

#### Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	1,286	16.4%
<b>February 2019</b>	<b>1,291</b>	<b>16.4%</b>
January 2019	1,281	16.3%
December 2018	1,206	10.1%
November 2018	1,310	10.7%
October 2018	1,167	-1.2%
September 2018	1,168	-4.8%
August 2018	1,179	-5.2%
July 2018	1,151	-9.9%
June 2018	1,147	-12.6%
May 2018	1,188	-10.3%
April 2018	1,144	-11.7%
March 2018	1,126	-14.2%
February 2018	1,109	-15.2%

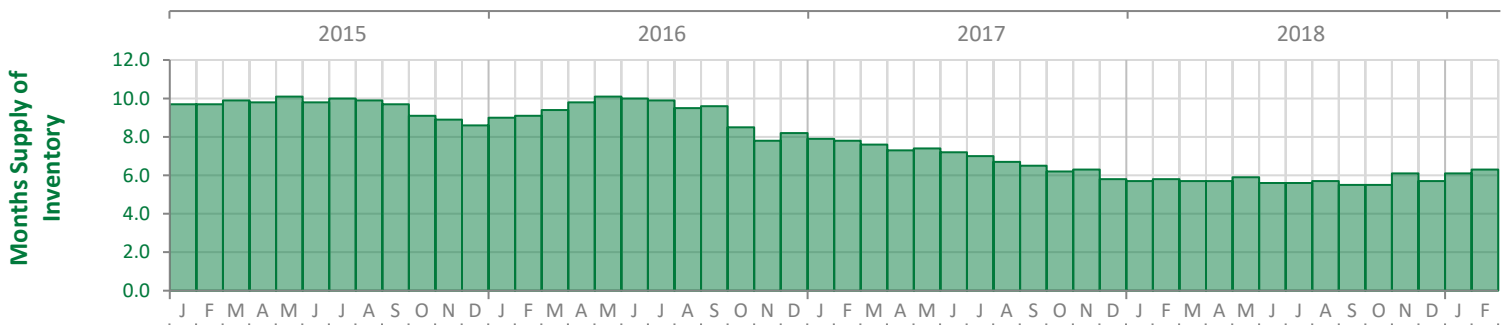


#### Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.2	6.9%
<b>February 2019</b>	<b>6.3</b>	<b>8.6%</b>
January 2019	6.1	7.0%
December 2018	5.7	-1.7%
November 2018	6.1	-3.2%
October 2018	5.5	-11.3%
September 2018	5.5	-15.4%
August 2018	5.7	-14.9%
July 2018	5.6	-20.0%
June 2018	5.6	-22.2%
May 2018	5.9	-20.3%
April 2018	5.7	-21.9%
March 2018	5.7	-25.0%
February 2018	5.8	-25.6%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



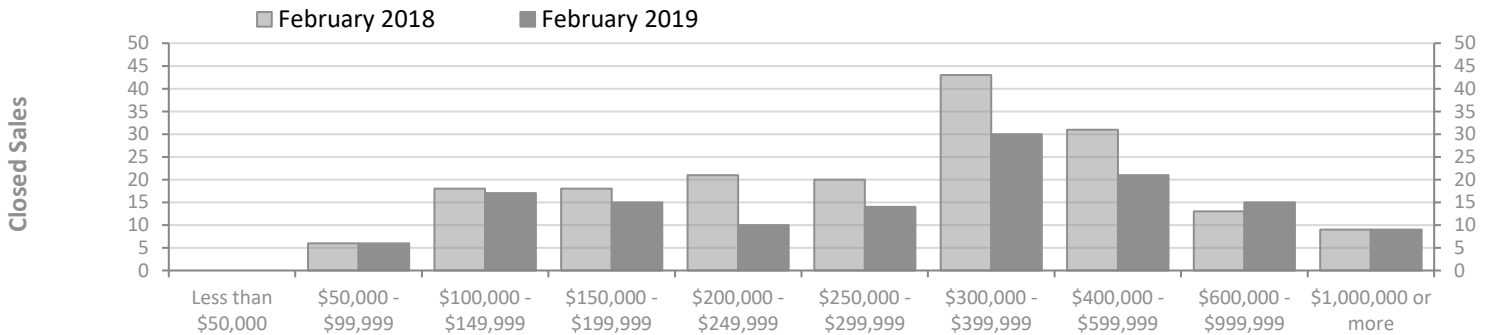
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#### Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	6	0.0%
\$100,000 - \$149,999	17	-5.6%
\$150,000 - \$199,999	15	-16.7%
\$200,000 - \$249,999	10	-52.4%
\$250,000 - \$299,999	14	-30.0%
\$300,000 - \$399,999	30	-30.2%
\$400,000 - \$599,999	21	-32.3%
\$600,000 - \$999,999	15	15.4%
\$1,000,000 or more	9	0.0%

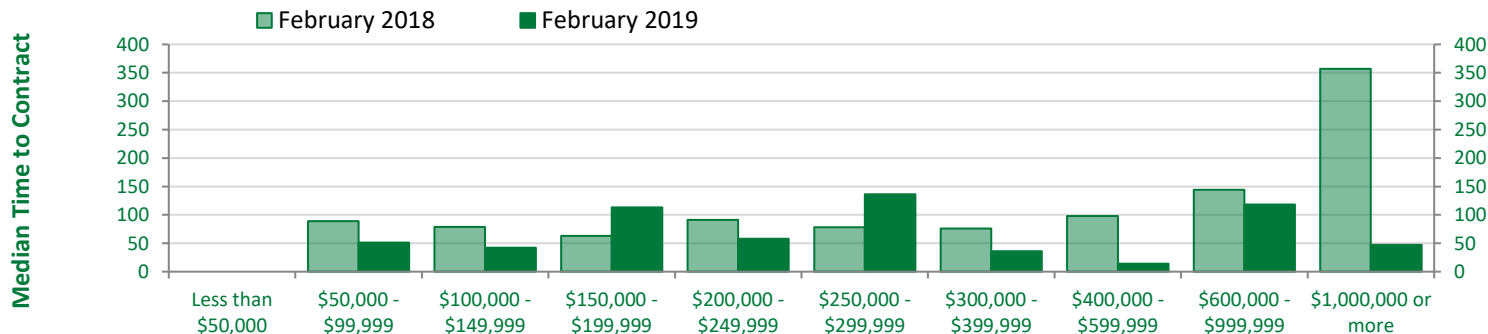


#### Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	51 Days	-42.7%
\$100,000 - \$149,999	42 Days	-46.8%
\$150,000 - \$199,999	113 Days	79.4%
\$200,000 - \$249,999	58 Days	-36.3%
\$250,000 - \$299,999	136 Days	74.4%
\$300,000 - \$399,999	36 Days	-52.6%
\$400,000 - \$599,999	14 Days	-85.7%
\$600,000 - \$999,999	118 Days	-18.1%
\$1,000,000 or more	47 Days	-86.8%



# Monthly Market Detail - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®



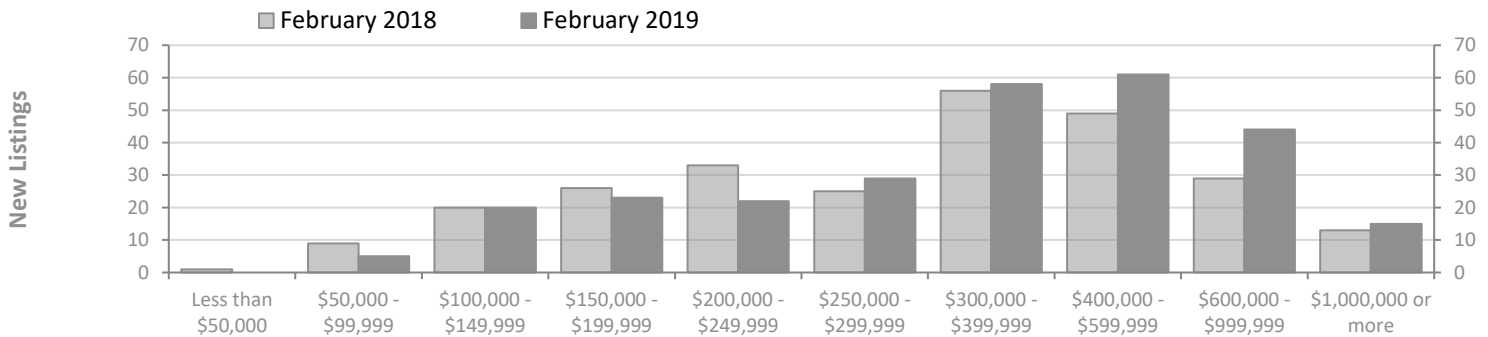
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#### New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	5	-44.4%
\$100,000 - \$149,999	20	0.0%
\$150,000 - \$199,999	23	-11.5%
\$200,000 - \$249,999	22	-33.3%
\$250,000 - \$299,999	29	16.0%
\$300,000 - \$399,999	58	3.6%
\$400,000 - \$599,999	61	24.5%
\$600,000 - \$999,999	44	51.7%
\$1,000,000 or more	15	15.4%

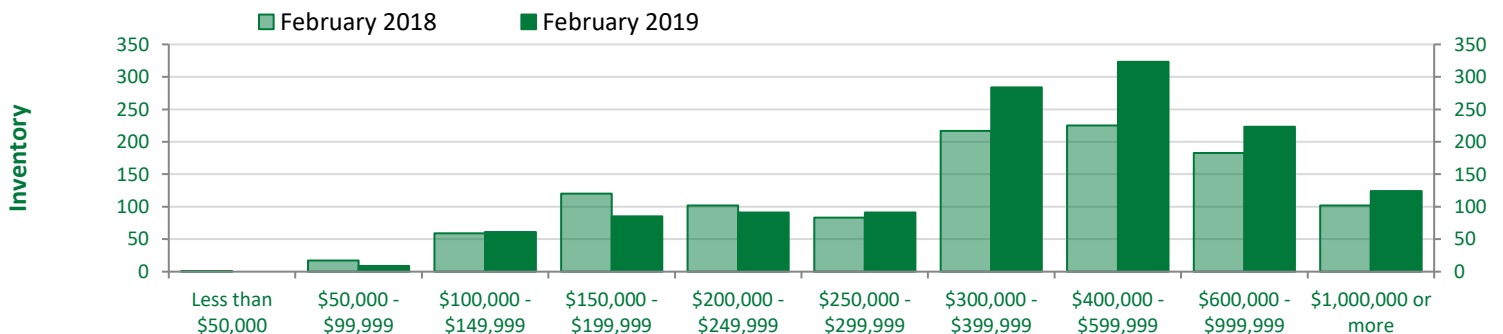


#### Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	9	-47.1%
\$100,000 - \$149,999	61	3.4%
\$150,000 - \$199,999	85	-29.2%
\$200,000 - \$249,999	91	-10.8%
\$250,000 - \$299,999	91	9.6%
\$300,000 - \$399,999	284	30.9%
\$400,000 - \$599,999	323	43.6%
\$600,000 - \$999,999	223	21.9%
\$1,000,000 or more	124	21.6%

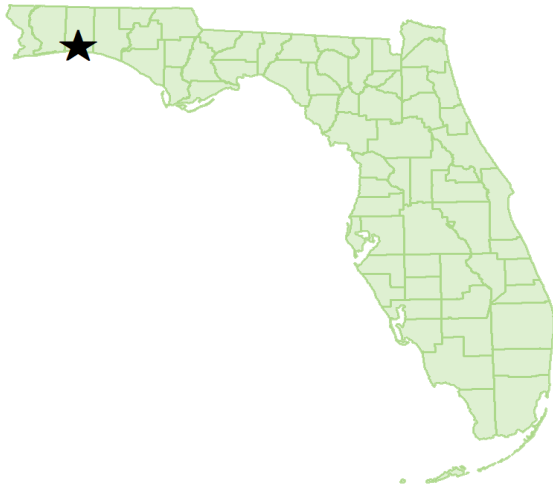


# Monthly Distressed Market - February 2019

## Townhouses and Condos

### Emerald Coast Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	136	178	-23.6%
	Median Sale Price	\$323,000	\$309,950	4.2%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$91,000	\$129,100	-29.5%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

