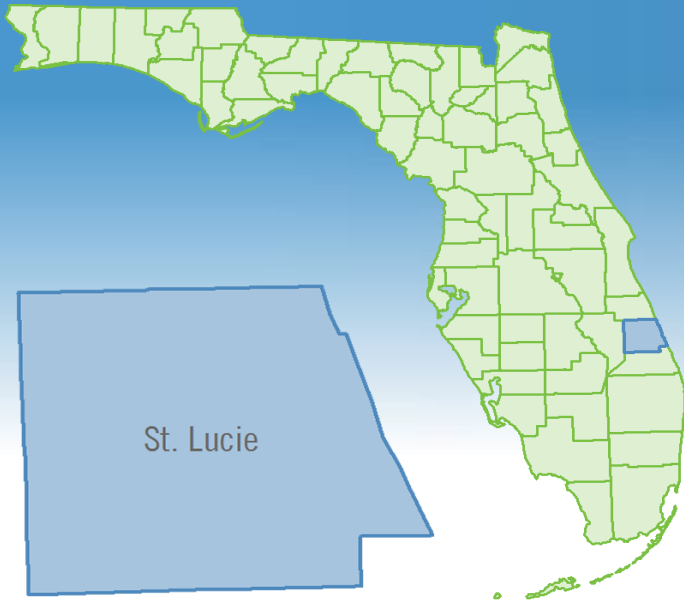


# Monthly Market Detail - July 2024

## Townhouses and Condos

### St. Lucie County



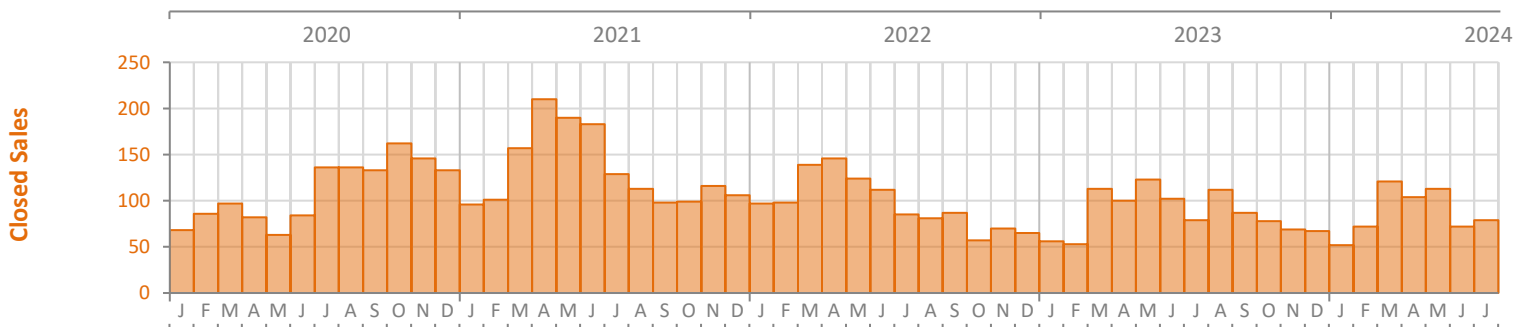
Summary Statistics	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	79	79	0.0%
Paid in Cash	39	47	-17.0%
Median Sale Price	\$297,908	\$290,000	2.7%
Average Sale Price	\$346,164	\$349,964	-1.1%
Dollar Volume	\$27.3 Million	\$27.6 Million	-1.1%
Median Percent of Original List Price Received	93.7%	95.7%	-2.1%
Median Time to Contract	62 Days	32 Days	93.8%
Median Time to Sale	116 Days	64 Days	81.3%
New Pending Sales	85	124	-31.5%
New Listings	111	121	-8.3%
Pending Inventory	111	173	-35.8%
Inventory (Active Listings)	659	373	76.7%
Months Supply of Inventory	7.7	4.5	71.1%

## 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	613	-2.1%
<b>July 2024</b>	<b>79</b>	<b>0.0%</b>
June 2024	72	-29.4%
May 2024	113	-8.1%
April 2024	104	4.0%
March 2024	121	7.1%
February 2024	72	35.8%
January 2024	52	-7.1%
December 2023	67	3.1%
November 2023	69	-1.4%
October 2023	78	36.8%
September 2023	87	0.0%
August 2023	112	38.3%
July 2023	79	-7.1%

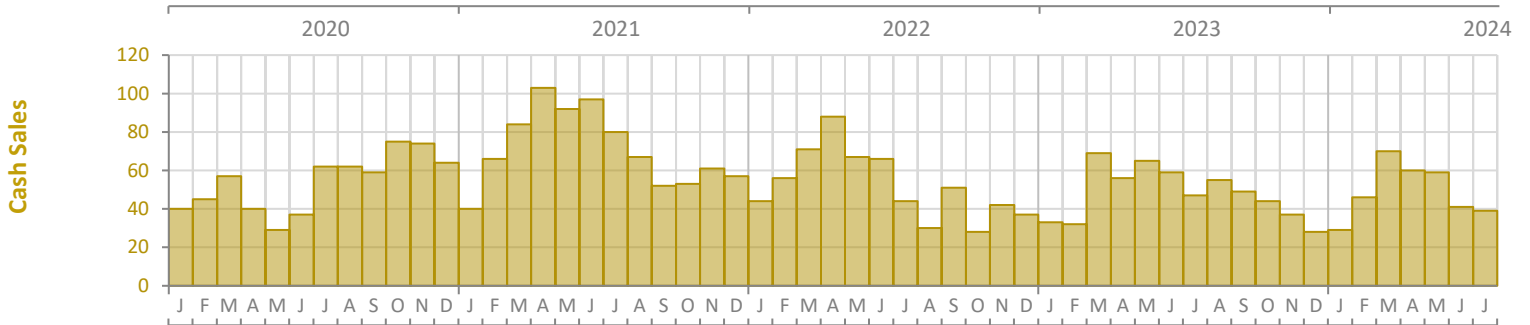


## Cash Sales

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	344	-4.7%
<b>July 2024</b>	<b>39</b>	<b>-17.0%</b>
June 2024	41	-30.5%
May 2024	59	-9.2%
April 2024	60	7.1%
March 2024	70	1.4%
February 2024	46	43.8%
January 2024	29	-12.1%
December 2023	28	-24.3%
November 2023	37	-11.9%
October 2023	44	57.1%
September 2023	49	-3.9%
August 2023	55	83.3%
July 2023	47	6.8%

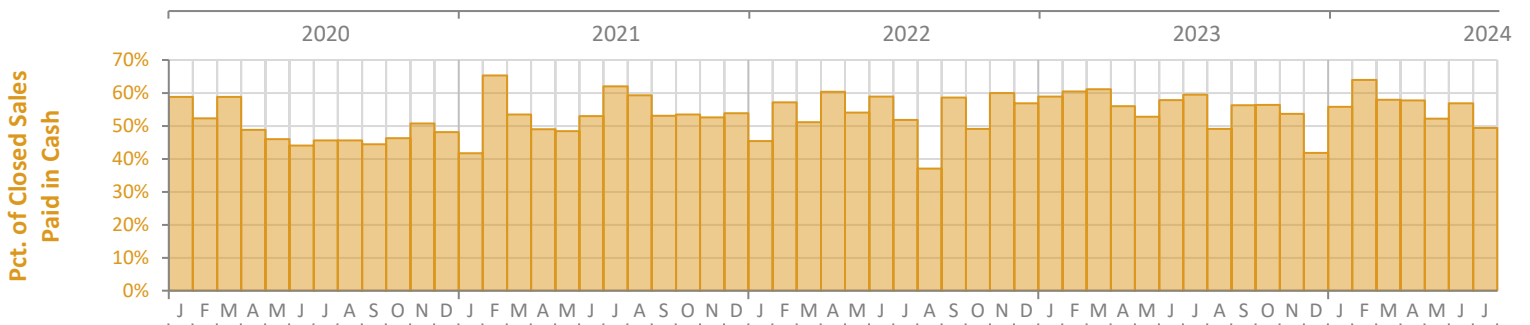


## Cash Sales as a Percentage of Closed Sales

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	56.1%	-2.8%
<b>July 2024</b>	<b>49.4%</b>	<b>-17.0%</b>
June 2024	56.9%	-1.6%
May 2024	52.2%	-1.1%
April 2024	57.7%	3.0%
March 2024	57.9%	-5.2%
February 2024	63.9%	5.8%
January 2024	55.8%	-5.3%
December 2023	41.8%	-26.5%
November 2023	53.6%	-10.7%
October 2023	56.4%	14.9%
September 2023	56.3%	-3.9%
August 2023	49.1%	32.7%
July 2023	59.5%	14.9%

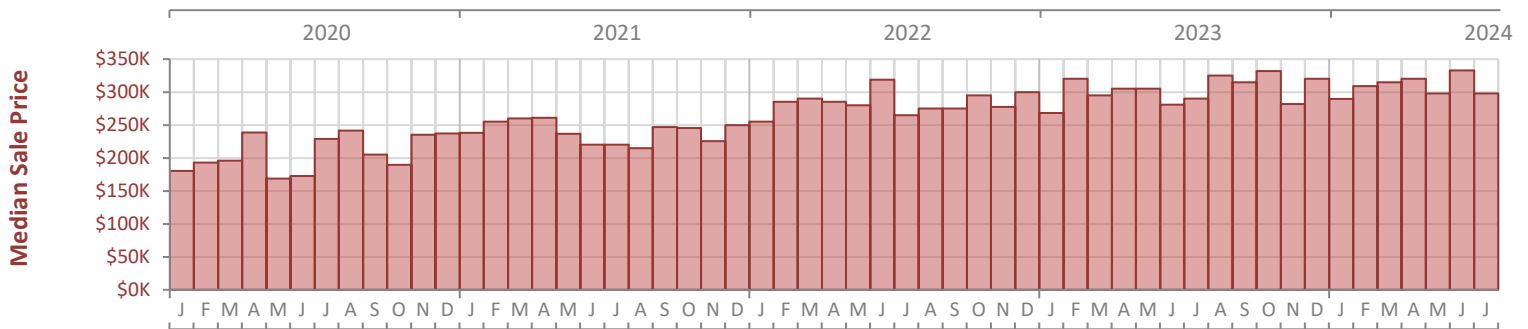


## Median Sale Price

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	\$310,000	5.1%
<b>July 2024</b>	<b>\$297,908</b>	<b>2.7%</b>
June 2024	\$332,950	18.5%
May 2024	\$298,000	-2.3%
April 2024	\$320,000	4.9%
March 2024	\$314,874	6.7%
February 2024	\$309,000	-3.4%
January 2024	\$289,400	8.0%
December 2023	\$320,000	6.7%
November 2023	\$281,900	1.6%
October 2023	\$331,950	12.5%
September 2023	\$315,000	14.5%
August 2023	\$324,950	18.2%
July 2023	\$290,000	9.5%

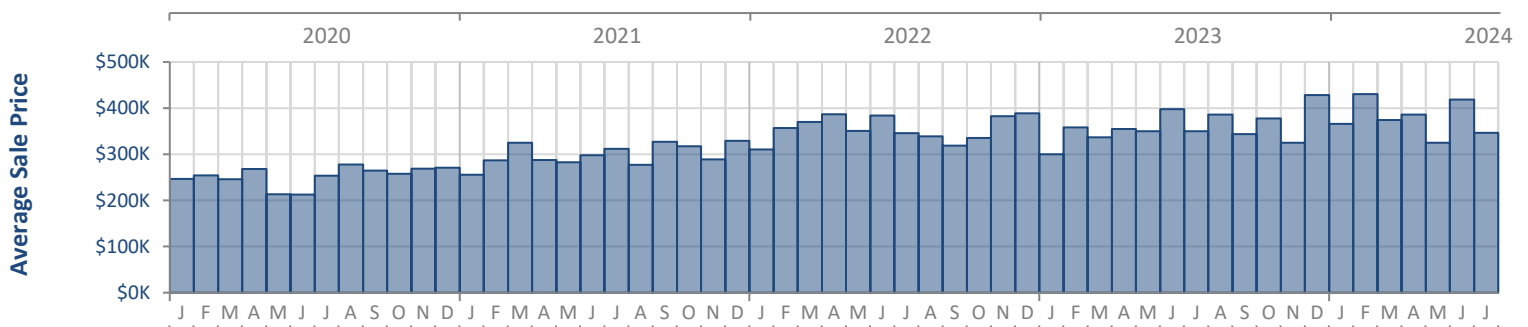


## Average Sale Price

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	\$374,505	6.2%
<b>July 2024</b>	<b>\$346,164</b>	<b>-1.1%</b>
June 2024	\$418,297	5.1%
May 2024	\$324,742	-7.3%
April 2024	\$386,070	8.7%
March 2024	\$374,149	11.1%
February 2024	\$430,195	20.0%
January 2024	\$365,656	21.8%
December 2023	\$428,526	10.3%
November 2023	\$324,904	-15.1%
October 2023	\$377,810	12.8%
September 2023	\$343,495	7.8%
August 2023	\$386,195	13.9%
July 2023	\$349,964	1.2%



# Monthly Market Detail - July 2024

## Townhouses and Condos

### St. Lucie County

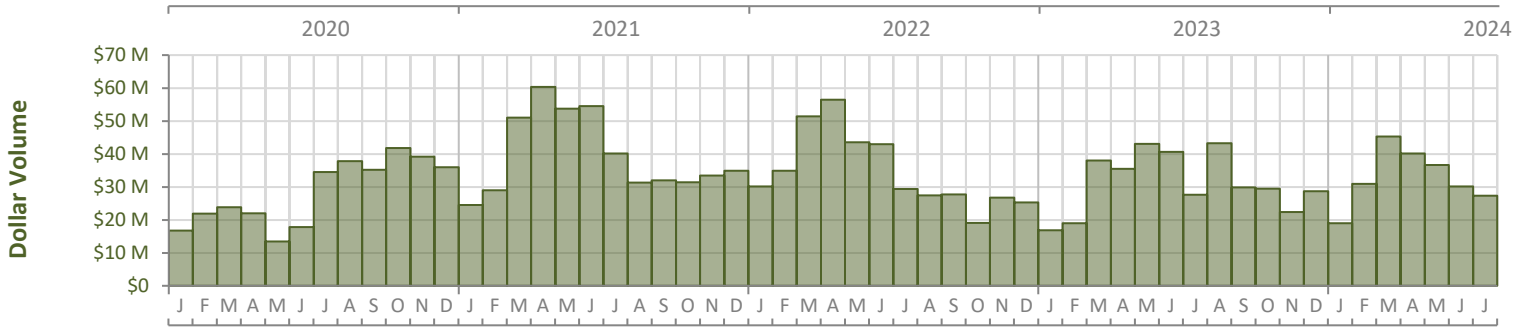


## Dollar Volume

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	\$229.6 Million	4.0%
<b>July 2024</b>	<b>\$27.3 Million</b>	<b>-1.1%</b>
June 2024	\$30.1 Million	-25.8%
May 2024	\$36.7 Million	-14.8%
April 2024	\$40.2 Million	13.1%
March 2024	\$45.3 Million	18.9%
February 2024	\$31.0 Million	63.0%
January 2024	\$19.0 Million	13.1%
December 2023	\$28.7 Million	13.7%
November 2023	\$22.4 Million	-16.3%
October 2023	\$29.5 Million	54.3%
September 2023	\$29.9 Million	7.8%
August 2023	\$43.3 Million	57.5%
July 2023	\$27.6 Million	-6.0%

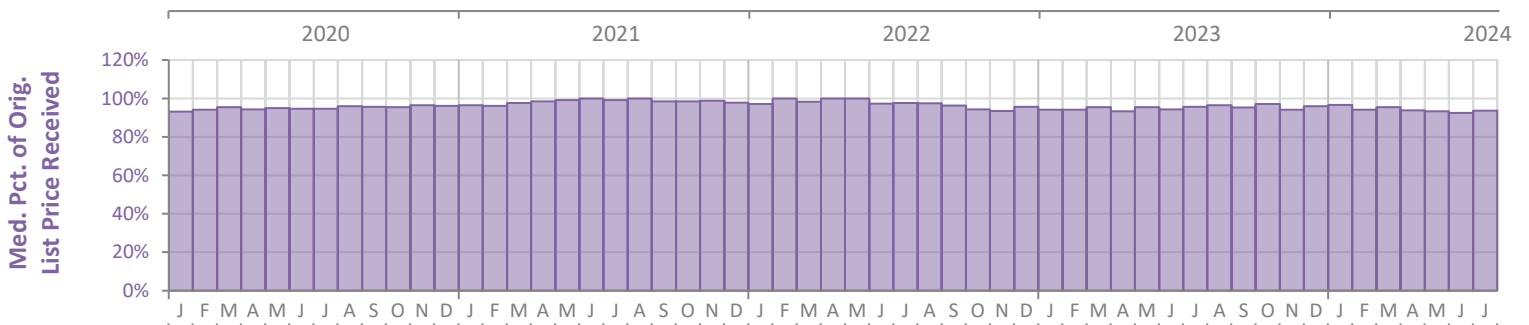


## Median Percent of Original List Price Received

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	94.2%	-0.6%
<b>July 2024</b>	<b>93.7%</b>	<b>-2.1%</b>
June 2024	92.5%	-1.9%
May 2024	93.3%	-2.3%
April 2024	93.8%	0.5%
March 2024	95.4%	0.0%
February 2024	94.1%	-0.1%
January 2024	96.6%	2.7%
December 2023	95.9%	0.3%
November 2023	94.1%	0.6%
October 2023	97.1%	3.0%
September 2023	95.3%	-1.0%
August 2023	96.4%	-1.1%
July 2023	95.7%	-1.9%

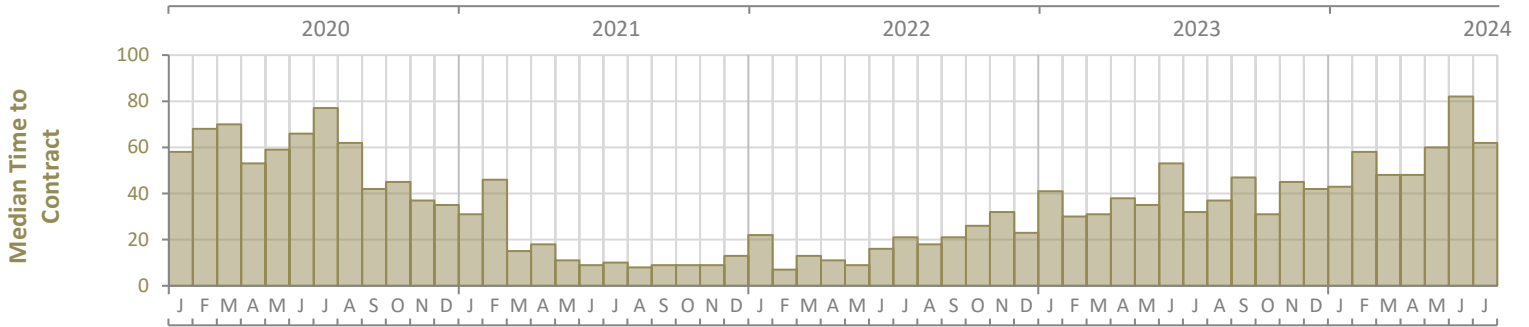


## Median Time to Contract

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	59 Days	51.3%
<b>July 2024</b>	<b>62 Days</b>	<b>93.8%</b>
June 2024	82 Days	54.7%
May 2024	60 Days	71.4%
April 2024	48 Days	26.3%
March 2024	48 Days	54.8%
February 2024	58 Days	93.3%
January 2024	43 Days	4.9%
December 2023	42 Days	82.6%
November 2023	45 Days	40.6%
October 2023	31 Days	19.2%
September 2023	47 Days	123.8%
August 2023	37 Days	105.6%
July 2023	32 Days	52.4%

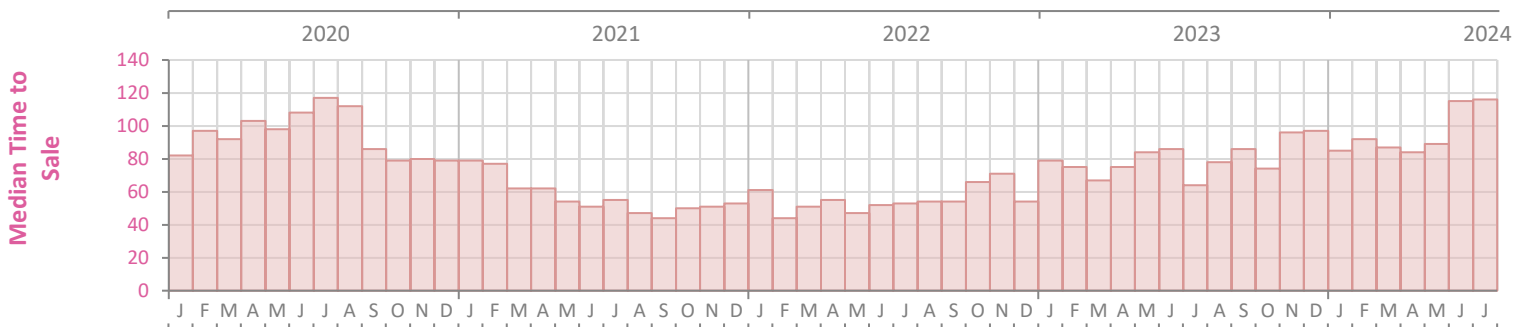


## Median Time to Sale

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	100 Days	25.0%
<b>July 2024</b>	<b>116 Days</b>	<b>81.3%</b>
June 2024	115 Days	33.7%
May 2024	89 Days	6.0%
April 2024	84 Days	12.0%
March 2024	87 Days	29.9%
February 2024	92 Days	22.7%
January 2024	85 Days	7.6%
December 2023	97 Days	79.6%
November 2023	96 Days	35.2%
October 2023	74 Days	12.1%
September 2023	86 Days	59.3%
August 2023	78 Days	44.4%
July 2023	64 Days	20.8%

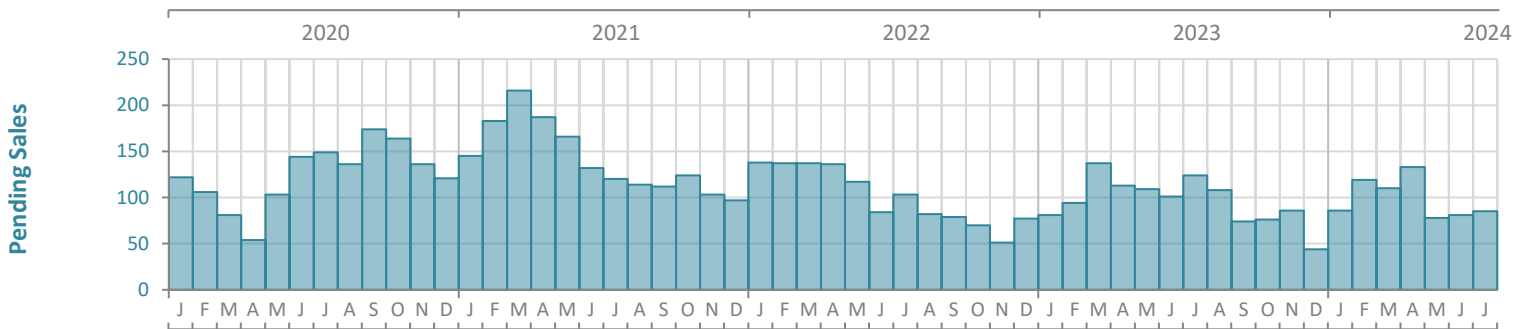


## New Pending Sales

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	692	-8.8%
<b>July 2024</b>	<b>85</b>	<b>-31.5%</b>
June 2024	81	-19.8%
May 2024	78	-28.4%
April 2024	133	17.7%
March 2024	110	-19.7%
February 2024	119	26.6%
January 2024	86	6.2%
December 2023	44	-42.9%
November 2023	86	68.6%
October 2023	76	8.6%
September 2023	74	-6.3%
August 2023	108	31.7%
July 2023	124	20.4%

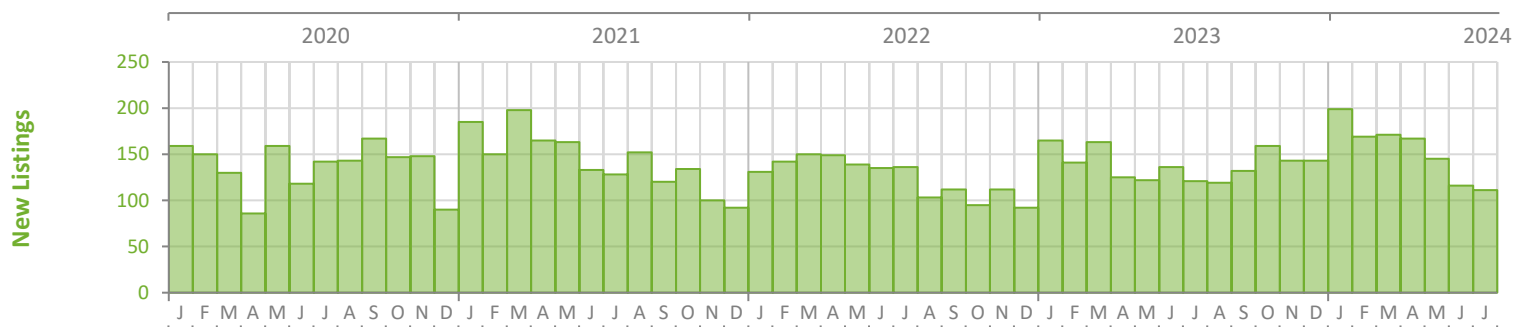


## New Listings

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	1,078	10.8%
<b>July 2024</b>	<b>111</b>	<b>-8.3%</b>
June 2024	116	-14.7%
May 2024	145	18.9%
April 2024	167	33.6%
March 2024	171	4.9%
February 2024	169	19.9%
January 2024	199	20.6%
December 2023	143	55.4%
November 2023	143	27.7%
October 2023	159	67.4%
September 2023	132	17.9%
August 2023	119	15.5%
July 2023	121	-11.0%



# Monthly Market Detail - July 2024

## Townhouses and Condos

### St. Lucie County

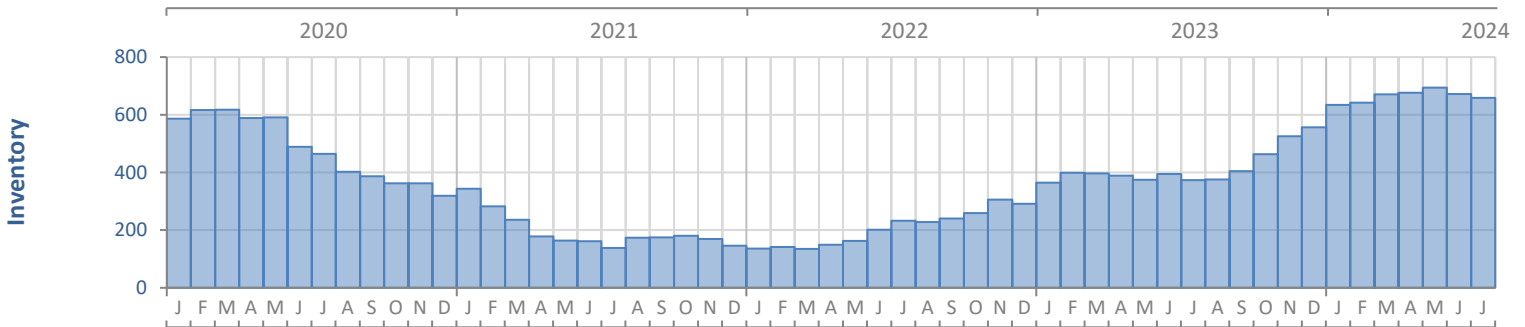


## Inventory (Active Listings)

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)	664	72.6%
<b>July 2024</b>	<b>659</b>	<b>76.7%</b>
June 2024	672	70.1%
May 2024	694	85.1%
April 2024	676	73.8%
March 2024	671	69.0%
February 2024	642	60.9%
January 2024	634	74.2%
December 2023	556	91.1%
November 2023	525	71.6%
October 2023	463	78.8%
September 2023	405	68.8%
August 2023	376	64.9%
July 2023	373	60.8%

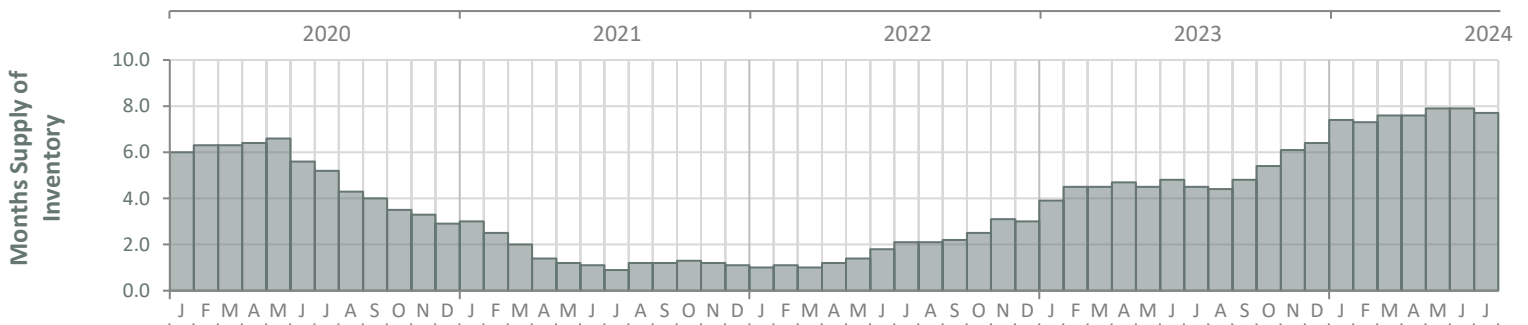


## Months Supply of Inventory

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)	7.6	68.9%
<b>July 2024</b>	<b>7.7</b>	<b>71.1%</b>
June 2024	7.9	64.6%
May 2024	7.9	75.6%
April 2024	7.6	61.7%
March 2024	7.6	68.9%
February 2024	7.3	62.2%
January 2024	7.4	89.7%
December 2023	6.4	113.3%
November 2023	6.1	96.8%
October 2023	5.4	116.0%
September 2023	4.8	118.2%
August 2023	4.4	109.5%
July 2023	4.5	114.3%

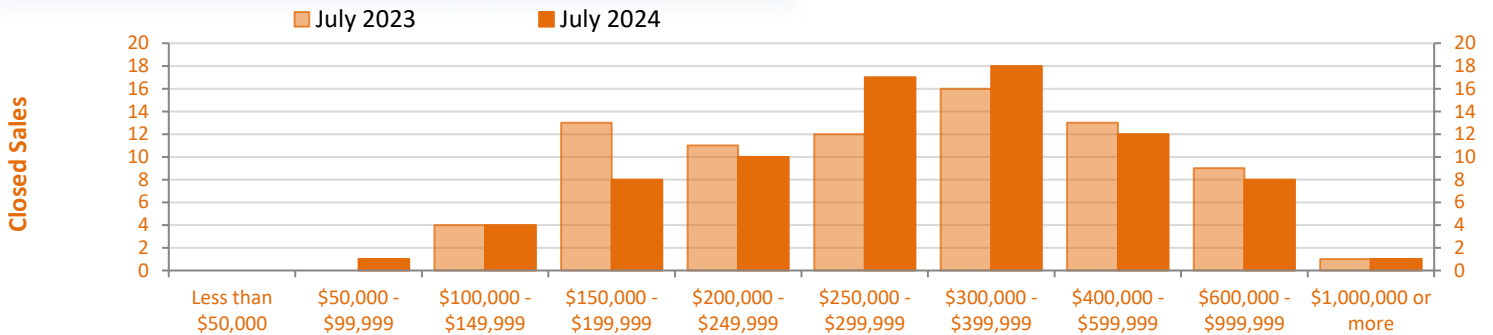


## Closed Sales by Sale Price

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	1	N/A
\$100,000 - \$149,999	4	0.0%
\$150,000 - \$199,999	8	-38.5%
\$200,000 - \$249,999	10	-9.1%
\$250,000 - \$299,999	17	41.7%
\$300,000 - \$399,999	18	12.5%
\$400,000 - \$599,999	12	-7.7%
\$600,000 - \$999,999	8	-11.1%
\$1,000,000 or more	1	0.0%

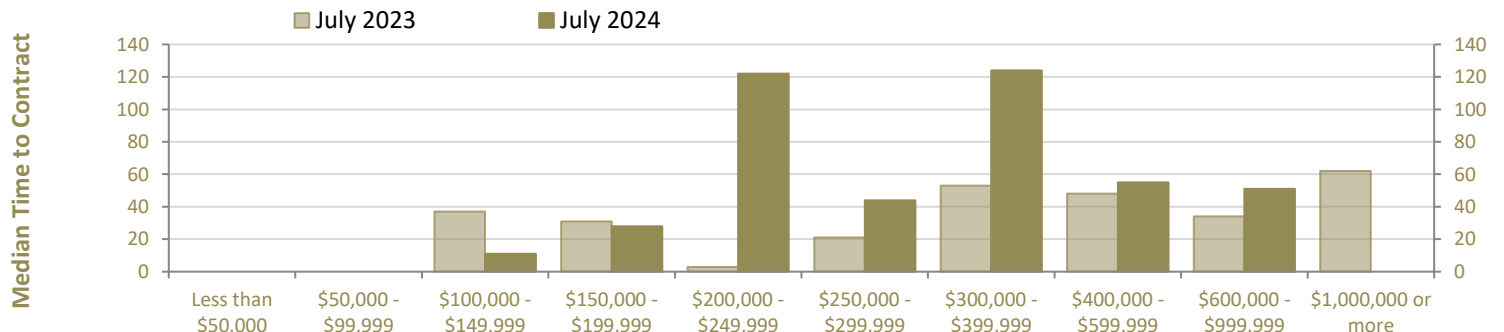


## Median Time to Contract by Sale Price

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	0 Days	N/A
\$100,000 - \$149,999	11 Days	-70.3%
\$150,000 - \$199,999	28 Days	-9.7%
\$200,000 - \$249,999	122 Days	3966.7%
\$250,000 - \$299,999	44 Days	109.5%
\$300,000 - \$399,999	124 Days	134.0%
\$400,000 - \$599,999	55 Days	14.6%
\$600,000 - \$999,999	51 Days	50.0%
\$1,000,000 or more	0 Days	-100.0%



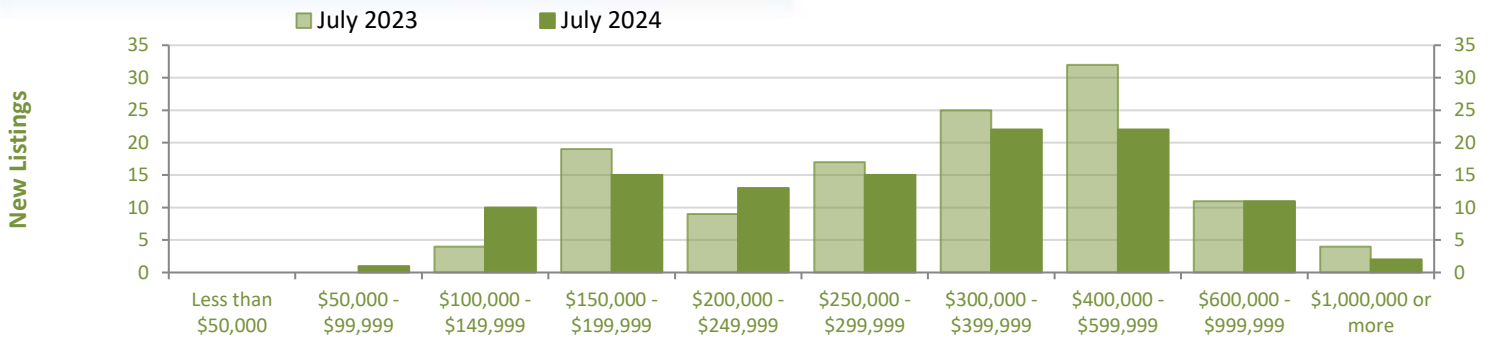


## New Listings by Initial Listing Price

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	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	10	150.0%
\$150,000 - \$199,999	15	-21.1%
\$200,000 - \$249,999	13	44.4%
\$250,000 - \$299,999	15	-11.8%
\$300,000 - \$399,999	22	-12.0%
\$400,000 - \$599,999	22	-31.3%
\$600,000 - \$999,999	11	0.0%
\$1,000,000 or more	2	-50.0%

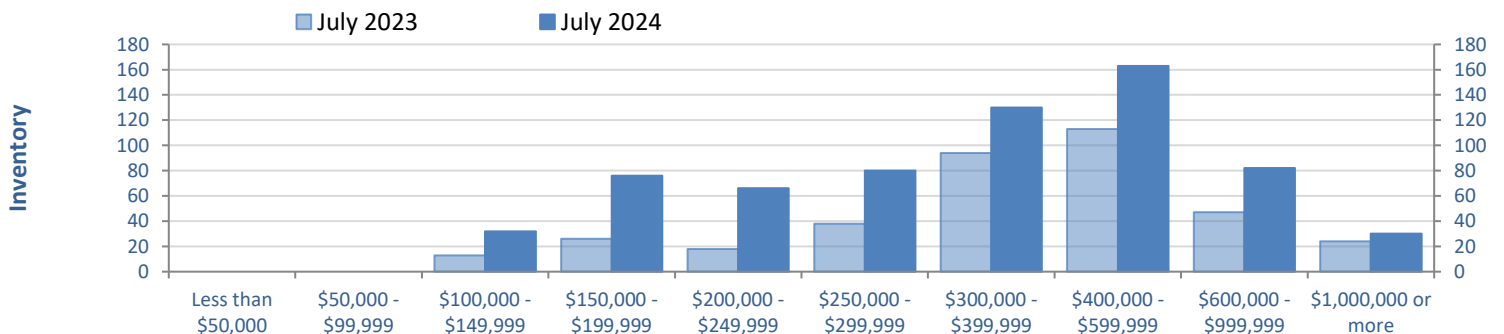


## Inventory by Current Listing Price

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.

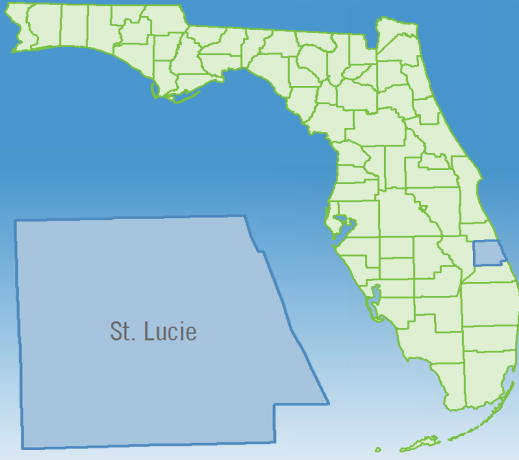
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	32	146.2%
\$150,000 - \$199,999	76	192.3%
\$200,000 - \$249,999	66	266.7%
\$250,000 - \$299,999	80	110.5%
\$300,000 - \$399,999	130	38.3%
\$400,000 - \$599,999	163	44.2%
\$600,000 - \$999,999	82	74.5%
\$1,000,000 or more	30	25.0%



# Monthly Distressed Market - July 2024

## Townhouses and Condos

### St. Lucie County



		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	79	79	0.0%
	Median Sale Price	\$297,908	\$290,000	2.7%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

