

# Monthly Market Detail - August 2022

## Townhouses and Condos

### Martin County



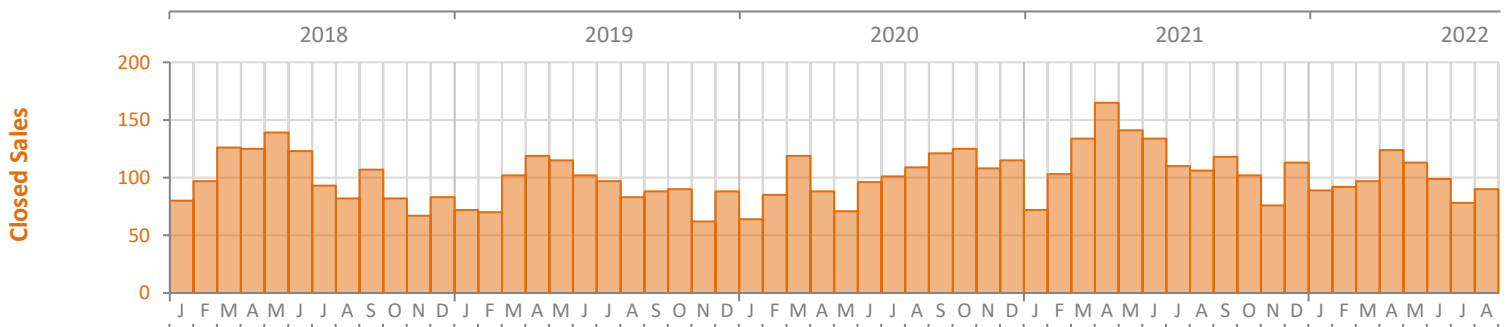
Summary Statistics	August 2022	August 2021	Percent Change Year-over-Year
Closed Sales	90	106	-15.1%
Paid in Cash	52	72	-27.8%
Median Sale Price	\$304,500	\$206,300	47.6%
Average Sale Price	\$339,922	\$276,035	23.1%
Dollar Volume	\$30.6 Million	\$29.3 Million	4.6%
Median Percent of Original List Price Received	98.0%	100.0%	-2.0%
Median Time to Contract	16 Days	7 Days	128.6%
Median Time to Sale	57 Days	50 Days	14.0%
New Pending Sales	104	113	-8.0%
New Listings	117	110	6.4%
Pending Inventory	174	187	-7.0%
Inventory (Active Listings)	211	135	56.3%
Months Supply of Inventory	2.1	1.1	90.9%

## 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	782	-19.0%
<b>August 2022</b>	<b>90</b>	<b>-15.1%</b>
July 2022	78	-29.1%
June 2022	99	-26.1%
May 2022	113	-19.9%
April 2022	124	-24.8%
March 2022	97	-27.6%
February 2022	92	-10.7%
January 2022	89	23.6%
December 2021	113	-1.7%
November 2021	76	-29.6%
October 2021	102	-18.4%
September 2021	118	-2.5%
August 2021	106	-2.8%

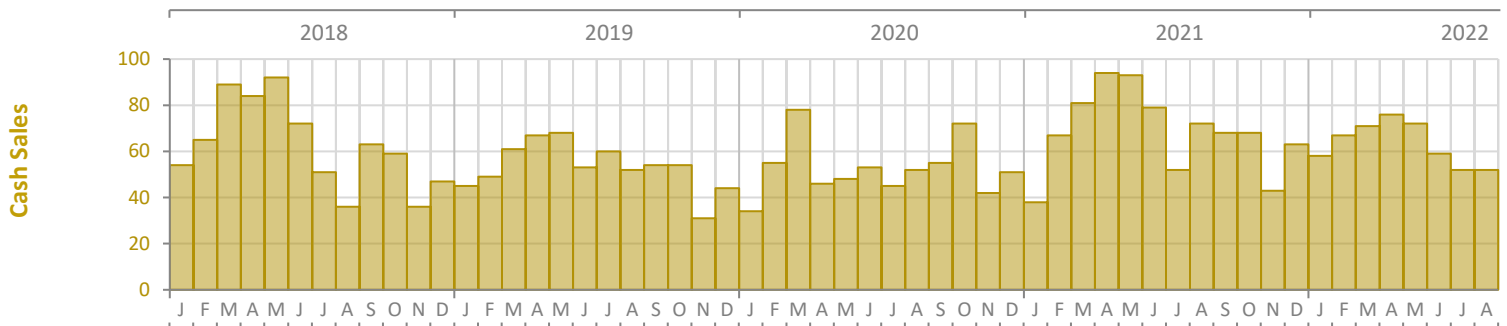


## Cash Sales

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	507	-12.0%
<b>August 2022</b>	<b>52</b>	<b>-27.8%</b>
July 2022	52	0.0%
June 2022	59	-25.3%
May 2022	72	-22.6%
April 2022	76	-19.1%
March 2022	71	-12.3%
February 2022	67	0.0%
January 2022	58	52.6%
December 2021	63	23.5%
November 2021	43	2.4%
October 2021	68	-5.6%
September 2021	68	23.6%
August 2021	72	38.5%

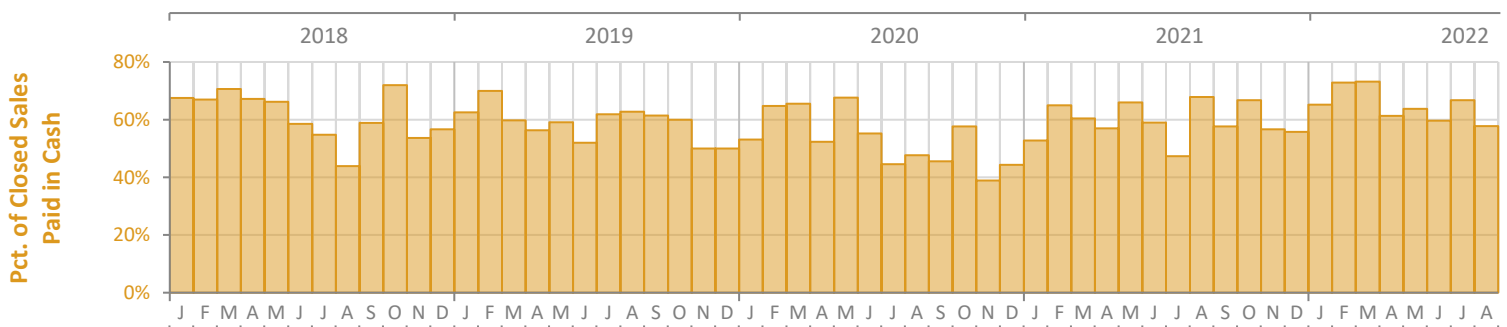


## Cash Sales as a Percentage of Closed Sales

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	64.8%	8.5%
<b>August 2022</b>	<b>57.8%</b>	<b>-14.9%</b>
July 2022	66.7%	41.0%
June 2022	59.6%	1.0%
May 2022	63.7%	-3.5%
April 2022	61.3%	7.5%
March 2022	73.2%	21.2%
February 2022	72.8%	12.0%
January 2022	65.2%	23.5%
December 2021	55.8%	26.0%
November 2021	56.6%	45.5%
October 2021	66.7%	15.8%
September 2021	57.6%	26.6%
August 2021	67.9%	42.3%

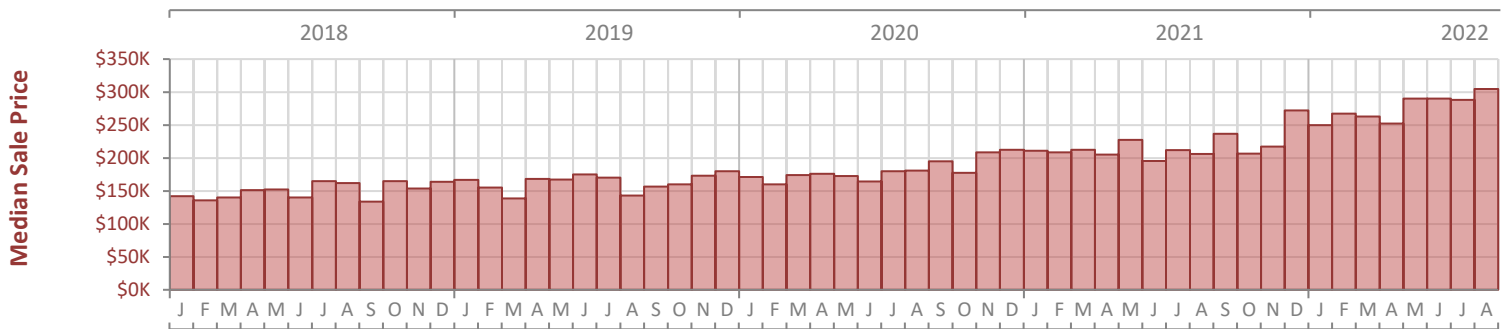


## Median Sale Price

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	\$275,000	32.5%
<b>August 2022</b>	<b>\$304,500</b>	<b>47.6%</b>
July 2022	\$288,000	35.8%
June 2022	\$290,000	48.4%
May 2022	\$289,900	27.4%
April 2022	\$252,000	22.9%
March 2022	\$263,000	23.9%
February 2022	\$267,500	28.3%
January 2022	\$250,000	18.5%
December 2021	\$272,000	28.0%
November 2021	\$217,500	4.3%
October 2021	\$206,500	16.5%
September 2021	\$236,450	21.3%
August 2021	\$206,300	14.0%

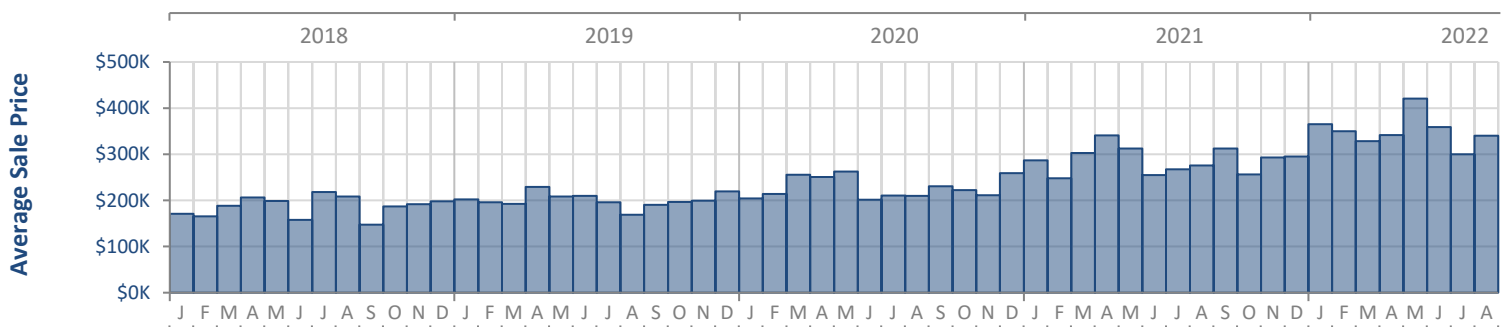


## Average Sale Price

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	\$352,768	21.6%
<b>August 2022</b>	<b>\$339,922</b>	<b>23.1%</b>
July 2022	\$299,794	12.2%
June 2022	\$358,760	40.7%
May 2022	\$420,352	34.6%
April 2022	\$341,419	0.1%
March 2022	\$328,487	8.5%
February 2022	\$349,804	40.9%
January 2022	\$365,047	27.4%
December 2021	\$295,333	14.1%
November 2021	\$292,944	38.5%
October 2021	\$256,036	15.3%
September 2021	\$312,183	35.3%
August 2021	\$276,035	31.4%



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## Townhouses and Condos

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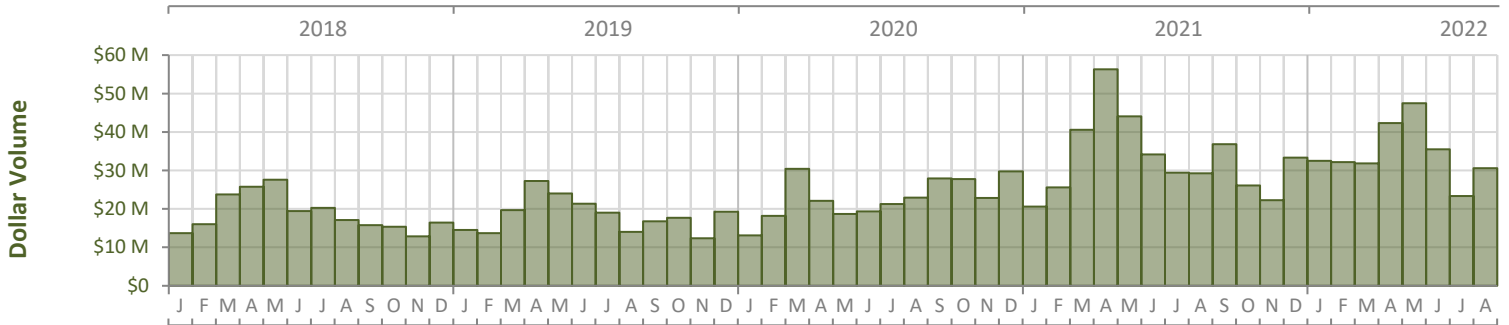


## Dollar Volume

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	\$275.9 Million	-1.4%
<b>August 2022</b>	<b>\$30.6 Million</b>	<b>4.6%</b>
July 2022	\$23.4 Million	-20.4%
June 2022	\$35.5 Million	3.9%
May 2022	\$47.5 Million	7.8%
April 2022	\$42.3 Million	-24.8%
March 2022	\$31.9 Million	-21.5%
February 2022	\$32.2 Million	25.9%
January 2022	\$32.5 Million	57.5%
December 2021	\$33.4 Million	12.1%
November 2021	\$22.3 Million	-2.5%
October 2021	\$26.1 Million	-5.9%
September 2021	\$36.8 Million	32.0%
August 2021	\$29.3 Million	27.8%

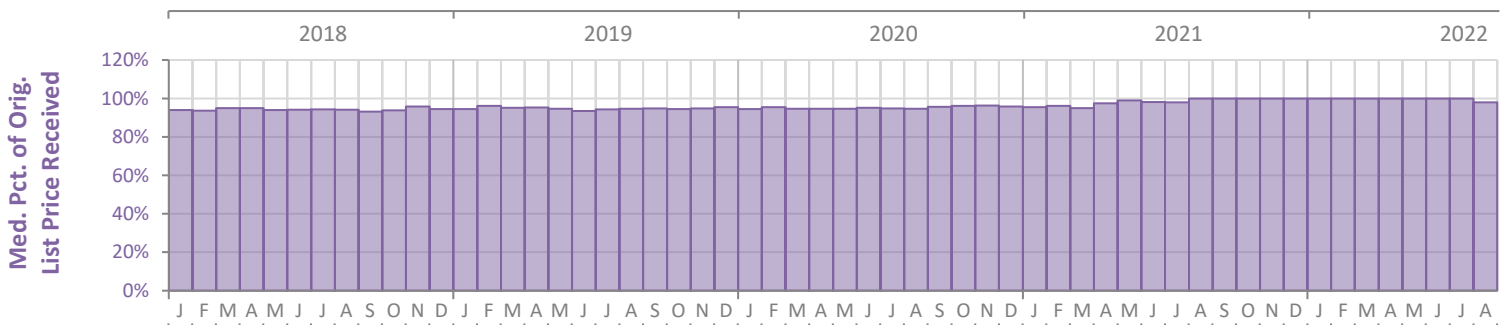


## Median Percent of Original List Price Received

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	100.0%	2.5%
<b>August 2022</b>	<b>98.0%</b>	<b>-2.0%</b>
July 2022	100.0%	2.0%
June 2022	100.0%	1.9%
May 2022	100.0%	1.0%
April 2022	100.0%	2.6%
March 2022	100.0%	5.4%
February 2022	100.0%	4.0%
January 2022	100.0%	4.7%
December 2021	100.0%	4.4%
November 2021	100.0%	3.8%
October 2021	100.0%	4.0%
September 2021	100.0%	4.5%
August 2021	100.0%	5.6%

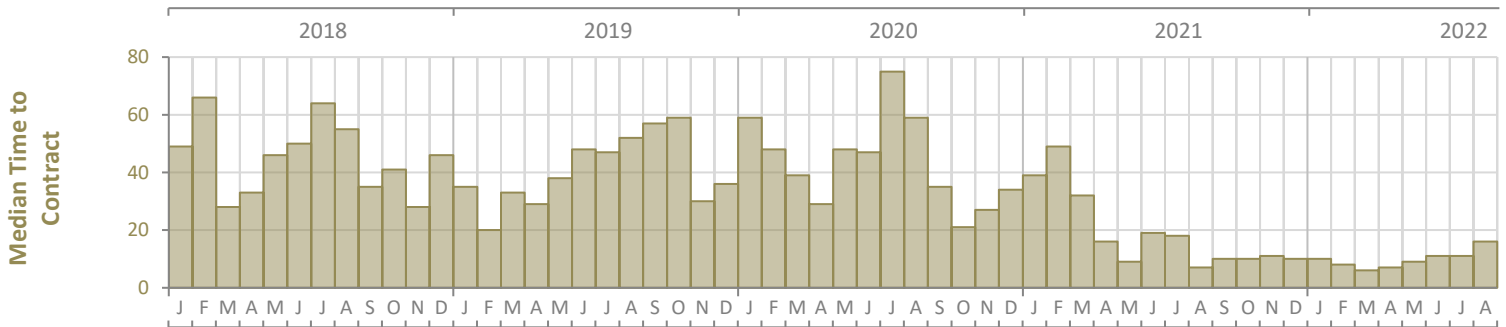


## Median Time to Contract

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	9 Days	-55.0%
<b>August 2022</b>	<b>16 Days</b>	<b>128.6%</b>
July 2022	11 Days	-38.9%
June 2022	11 Days	-42.1%
May 2022	9 Days	0.0%
April 2022	7 Days	-56.3%
March 2022	6 Days	-81.3%
February 2022	8 Days	-83.7%
January 2022	10 Days	-74.4%
December 2021	10 Days	-70.6%
November 2021	11 Days	-59.3%
October 2021	10 Days	-52.4%
September 2021	10 Days	-71.4%
August 2021	7 Days	-88.1%

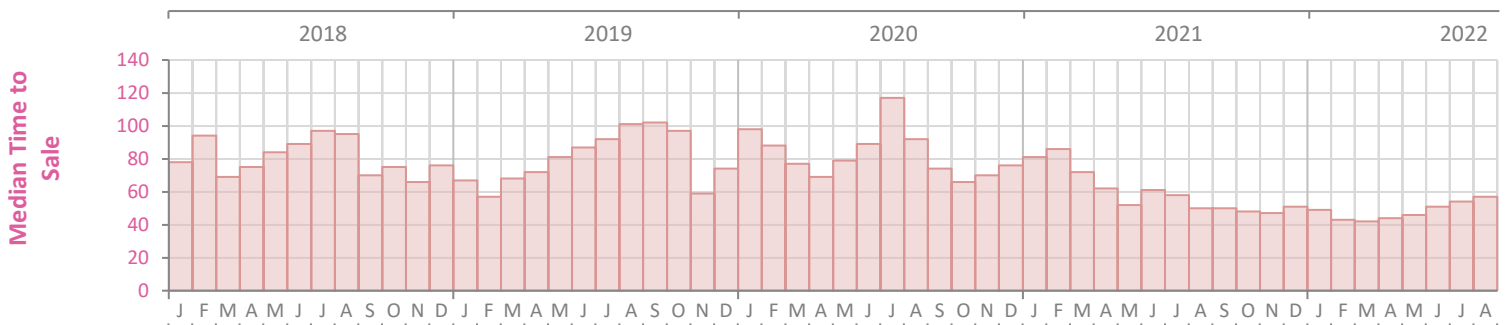


## Median Time to Sale

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	47 Days	-23.0%
<b>August 2022</b>	<b>57 Days</b>	<b>14.0%</b>
July 2022	54 Days	-6.9%
June 2022	51 Days	-16.4%
May 2022	46 Days	-11.5%
April 2022	44 Days	-29.0%
March 2022	42 Days	-41.7%
February 2022	43 Days	-50.0%
January 2022	49 Days	-39.5%
December 2021	51 Days	-32.9%
November 2021	47 Days	-32.9%
October 2021	48 Days	-27.3%
September 2021	50 Days	-32.4%
August 2021	50 Days	-45.7%

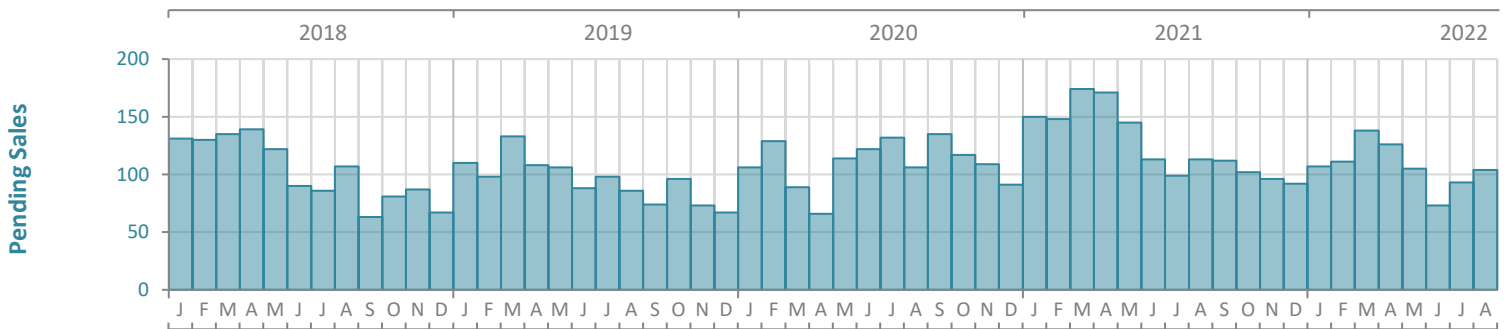


## New Pending Sales

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	857	-23.0%
<b>August 2022</b>	<b>104</b>	<b>-8.0%</b>
July 2022	93	-6.1%
June 2022	73	-35.4%
May 2022	105	-27.6%
April 2022	126	-26.3%
March 2022	138	-20.7%
February 2022	111	-25.0%
January 2022	107	-28.7%
December 2021	92	1.1%
November 2021	96	-11.9%
October 2021	102	-12.8%
September 2021	112	-17.0%
August 2021	113	6.6%

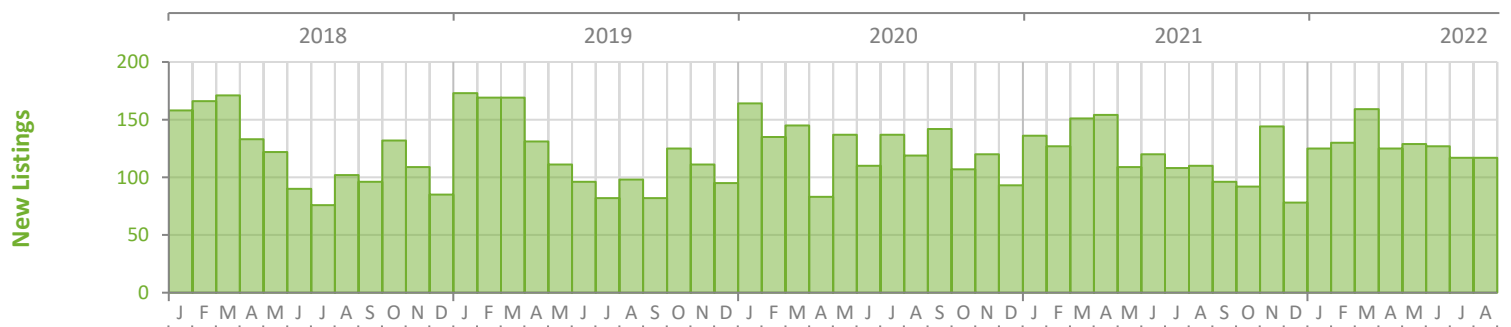


## New Listings

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	1,029	1.4%
<b>August 2022</b>	<b>117</b>	<b>6.4%</b>
July 2022	117	8.3%
June 2022	127	5.8%
May 2022	129	18.3%
April 2022	125	-18.8%
March 2022	159	5.3%
February 2022	130	2.4%
January 2022	125	-8.1%
December 2021	78	-16.1%
November 2021	144	20.0%
October 2021	92	-14.0%
September 2021	96	-32.4%
August 2021	110	-7.6%



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## Townhouses and Condos

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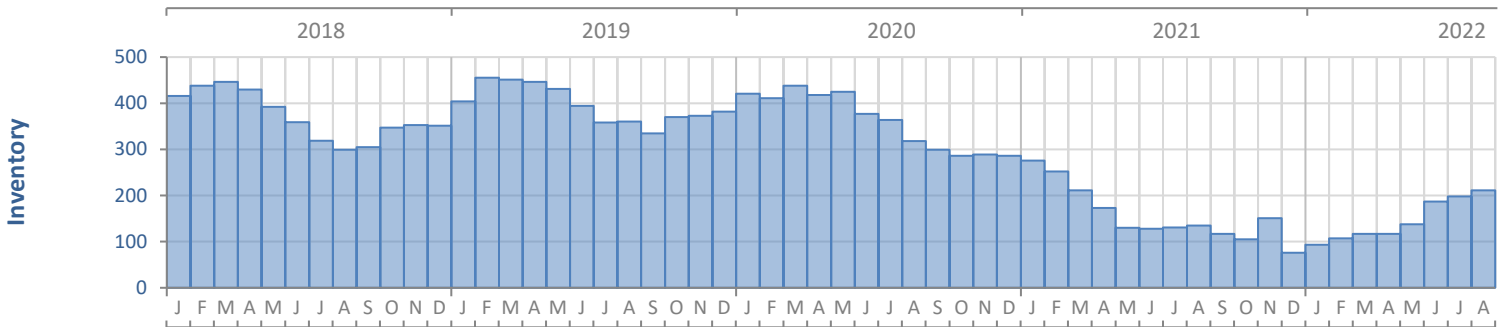


## Inventory (Active Listings)

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)	146	-18.7%
<b>August 2022</b>	<b>211</b>	<b>56.3%</b>
July 2022	198	51.1%
June 2022	187	46.1%
May 2022	138	6.2%
April 2022	117	-32.4%
March 2022	117	-44.5%
February 2022	107	-57.5%
January 2022	93	-66.3%
December 2021	76	-73.4%
November 2021	151	-47.8%
October 2021	105	-63.3%
September 2021	117	-60.9%
August 2021	135	-57.5%

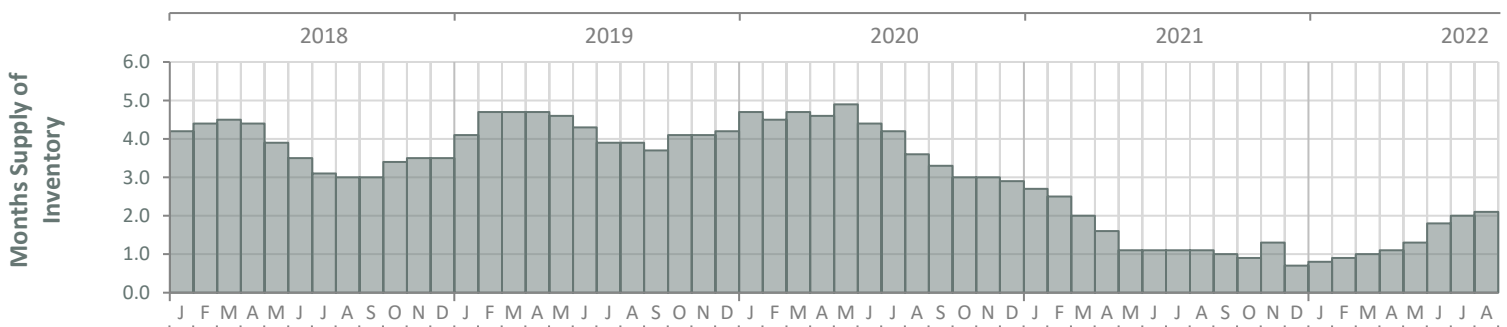


## Months Supply of Inventory

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)	1.4	-17.6%
<b>August 2022</b>	<b>2.1</b>	<b>90.9%</b>
July 2022	2.0	81.8%
June 2022	1.8	63.6%
May 2022	1.3	18.2%
April 2022	1.1	-31.3%
March 2022	1.0	-50.0%
February 2022	0.9	-64.0%
January 2022	0.8	-70.4%
December 2021	0.7	-75.9%
November 2021	1.3	-56.7%
October 2021	0.9	-70.0%
September 2021	1.0	-69.7%
August 2021	1.1	-69.4%

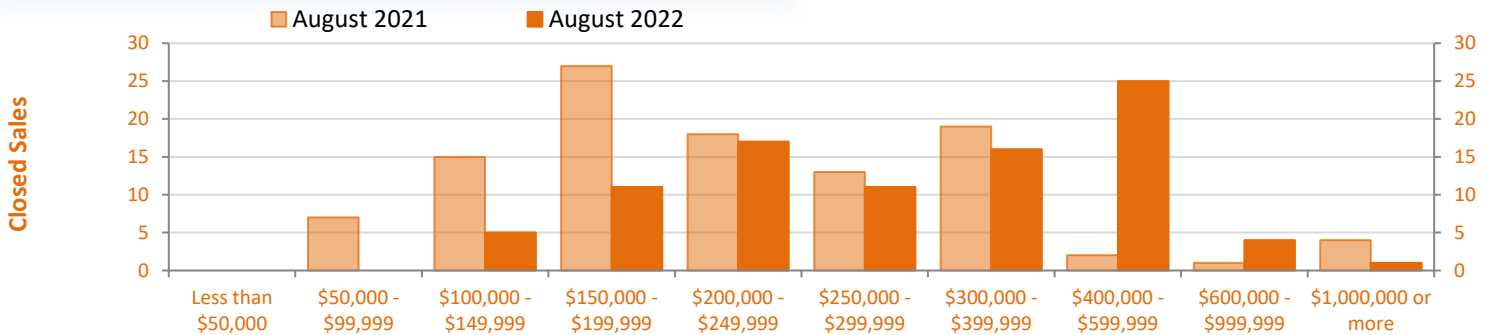


## Closed Sales by Sale Price

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	0	-100.0%
\$100,000 - \$149,999	5	-66.7%
\$150,000 - \$199,999	11	-59.3%
\$200,000 - \$249,999	17	-5.6%
\$250,000 - \$299,999	11	-15.4%
\$300,000 - \$399,999	16	-15.8%
\$400,000 - \$599,999	25	1150.0%
\$600,000 - \$999,999	4	300.0%
\$1,000,000 or more	1	-75.0%

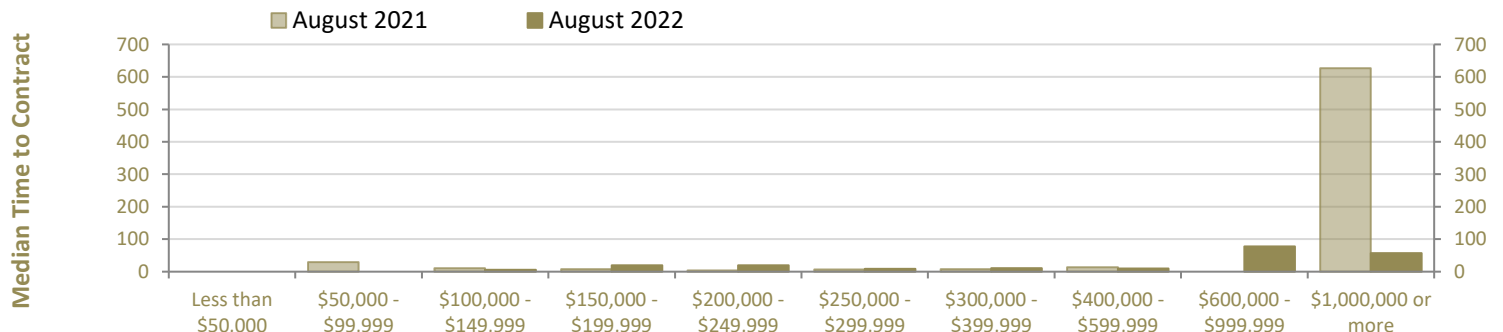


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	6 Days	-45.5%
\$150,000 - \$199,999	20 Days	150.0%
\$200,000 - \$249,999	20 Days	400.0%
\$250,000 - \$299,999	9 Days	28.6%
\$300,000 - \$399,999	11 Days	37.5%
\$400,000 - \$599,999	10 Days	-28.6%
\$600,000 - \$999,999	78 Days	N/A
\$1,000,000 or more	57 Days	-90.9%



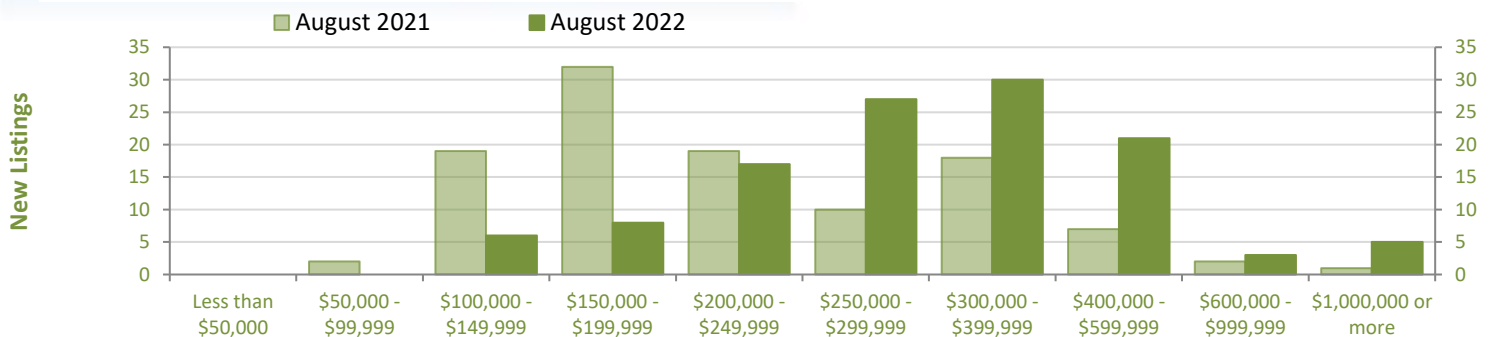


## New Listings by Initial Listing Price

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	0	-100.0%
\$100,000 - \$149,999	6	-68.4%
\$150,000 - \$199,999	8	-75.0%
\$200,000 - \$249,999	17	-10.5%
\$250,000 - \$299,999	27	170.0%
\$300,000 - \$399,999	30	66.7%
\$400,000 - \$599,999	21	200.0%
\$600,000 - \$999,999	3	50.0%
\$1,000,000 or more	5	400.0%

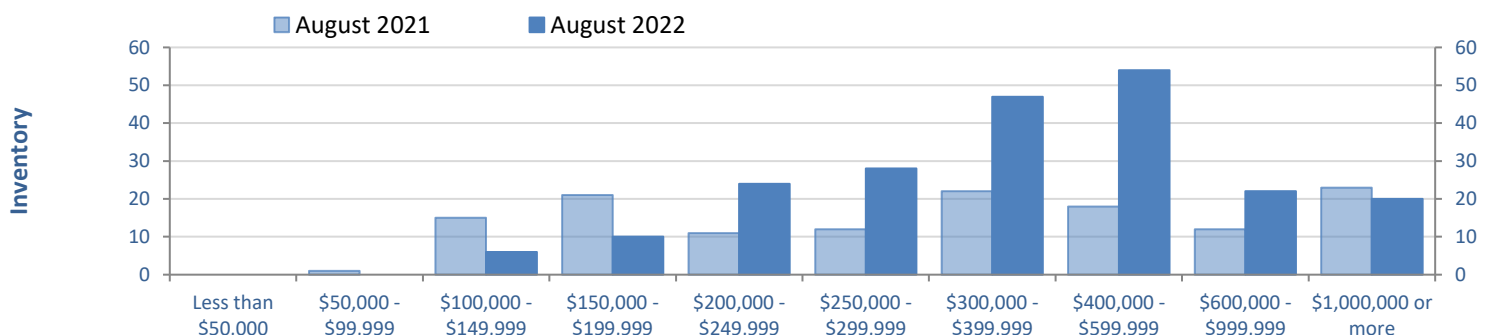


## Inventory by Current Listing Price

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	-100.0%
\$100,000 - \$149,999	6	-60.0%
\$150,000 - \$199,999	10	-52.4%
\$200,000 - \$249,999	24	118.2%
\$250,000 - \$299,999	28	133.3%
\$300,000 - \$399,999	47	113.6%
\$400,000 - \$599,999	54	200.0%
\$600,000 - \$999,999	22	83.3%
\$1,000,000 or more	20	-13.0%



# Monthly Distressed Market - August 2022

## Townhouses and Condos

### Martin County



		August 2022	August 2021	Percent Change Year-over-Year
Traditional	Closed Sales	90	104	-13.5%
	Median Sale Price	\$304,500	\$208,350	46.1%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$126,500	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$120,000	N/A

