

# Monthly Market Detail - May 2024

## Single-Family Homes

### Palm Beach County



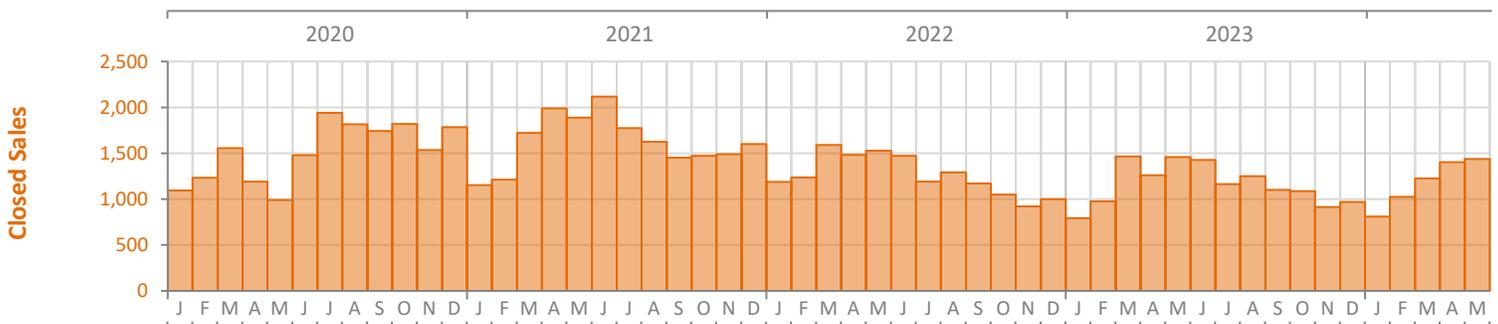
Summary Statistics	May 2024	May 2023	Percent Change Year-over-Year
Closed Sales	1,439	1,460	-1.4%
Paid in Cash	662	647	2.3%
Median Sale Price	\$645,000	\$622,500	3.6%
Average Sale Price	\$1,267,931	\$1,164,938	8.8%
Dollar Volume	\$1.8 Billion	\$1.7 Billion	7.3%
Median Percent of Original List Price Received	94.1%	95.0%	-0.9%
Median Time to Contract	39 Days	27 Days	44.4%
Median Time to Sale	84 Days	75 Days	12.0%
New Pending Sales	1,313	1,422	-7.7%
New Listings	1,793	1,591	12.7%
Pending Inventory	1,979	2,167	-8.7%
Inventory (Active Listings)	5,108	3,529	44.7%
Months Supply of Inventory	4.4	3.0	46.7%

## 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	5,904	-0.9%
<b>May 2024</b>	<b>1,439</b>	<b>-1.4%</b>
April 2024	1,402	11.1%
March 2024	1,226	-16.3%
February 2024	1,026	5.2%
January 2024	811	2.1%
December 2023	969	-3.0%
November 2023	914	-0.7%
October 2023	1,086	3.5%
September 2023	1,102	-5.8%
August 2023	1,249	-3.3%
July 2023	1,164	-2.2%
June 2023	1,428	-3.0%
May 2023	1,460	-4.4%



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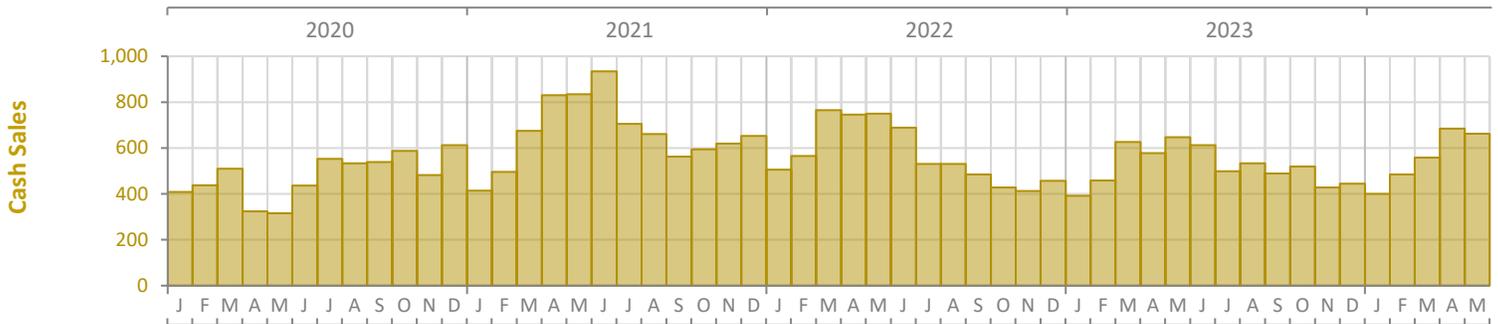


## Cash Sales

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	2,789	3.2%
<b>May 2024</b>	<b>662</b>	<b>2.3%</b>
April 2024	684	18.3%
March 2024	558	-11.0%
February 2024	485	5.9%
January 2024	400	2.0%
December 2023	444	-2.8%
November 2023	428	3.9%
October 2023	520	21.5%
September 2023	489	0.8%
August 2023	534	0.6%
July 2023	499	-6.0%
June 2023	613	-11.0%
May 2023	647	-13.7%

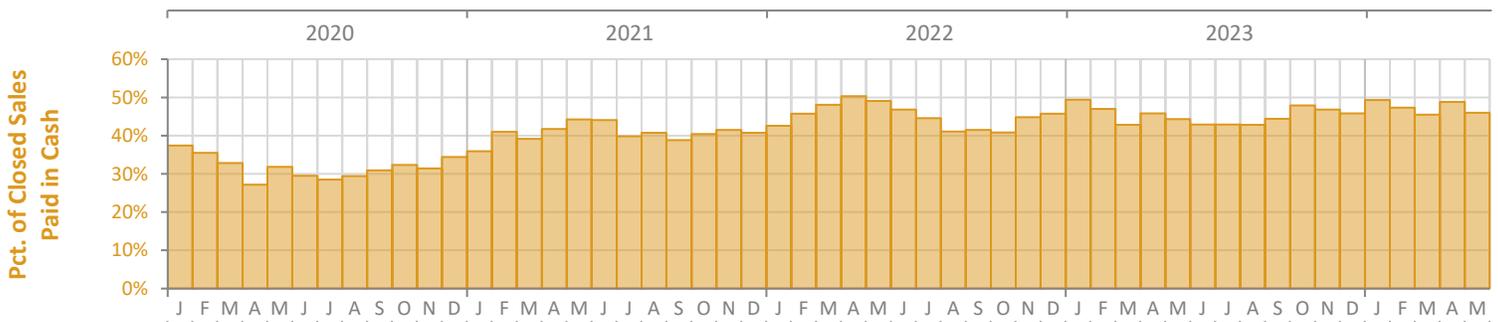


## Cash Sales as a Percentage of Closed Sales

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	47.2%	4.0%
<b>May 2024</b>	<b>46.0%</b>	<b>3.8%</b>
April 2024	48.8%	6.6%
March 2024	45.5%	6.3%
February 2024	47.3%	0.6%
January 2024	49.3%	-0.2%
December 2023	45.8%	0.2%
November 2023	46.8%	4.5%
October 2023	47.9%	17.4%
September 2023	44.4%	7.0%
August 2023	42.8%	4.1%
July 2023	42.9%	-3.8%
June 2023	42.9%	-8.3%
May 2023	44.3%	-9.8%



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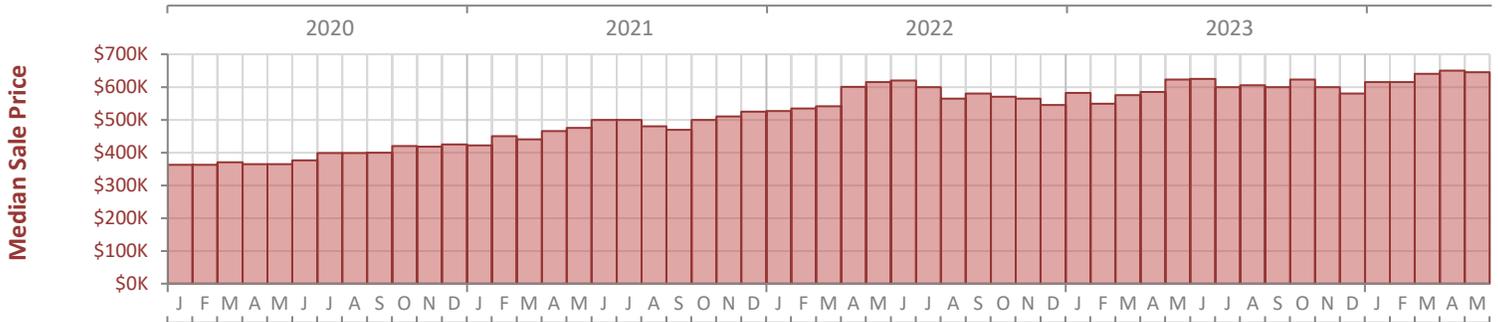


## Median Sale Price

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	\$637,000	9.8%
<b>May 2024</b>	<b>\$645,000</b>	<b>3.6%</b>
April 2024	\$650,000	11.1%
March 2024	\$640,000	11.3%
February 2024	\$615,000	11.9%
January 2024	\$615,000	5.6%
December 2023	\$580,000	6.4%
November 2023	\$600,000	6.2%
October 2023	\$622,733	9.3%
September 2023	\$600,000	3.4%
August 2023	\$605,000	7.1%
July 2023	\$600,000	0.0%
June 2023	\$625,000	0.8%
May 2023	\$622,500	1.2%



## 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	\$1,176,040	15.6%
<b>May 2024</b>	<b>\$1,267,931</b>	<b>8.8%</b>
April 2024	\$1,170,776	15.3%
March 2024	\$1,196,445	32.4%
February 2024	\$1,031,540	13.3%
January 2024	\$1,174,056	7.9%
December 2023	\$930,333	12.7%
November 2023	\$926,528	2.9%
October 2023	\$908,152	-2.1%
September 2023	\$946,935	10.1%
August 2023	\$895,426	1.4%
July 2023	\$1,081,138	12.9%
June 2023	\$1,066,235	-9.9%
May 2023	\$1,164,938	16.4%



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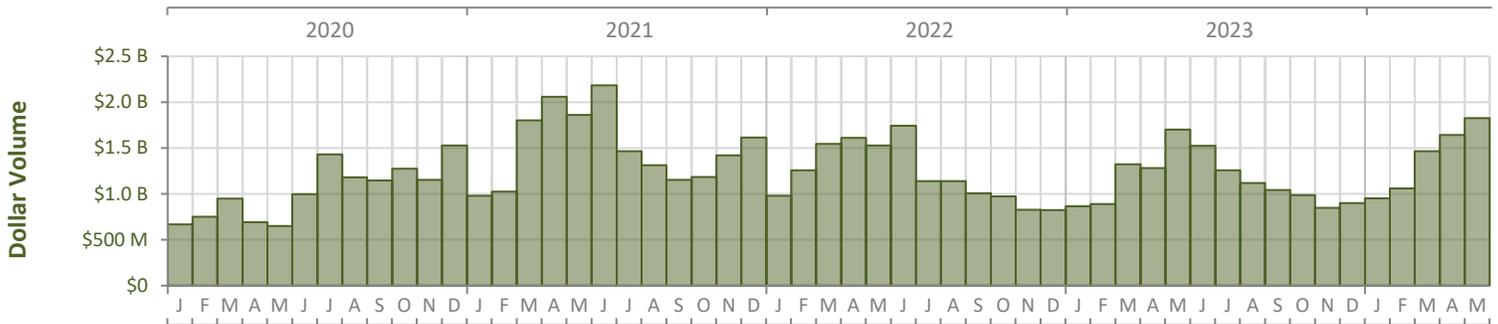


## Dollar Volume

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	\$6.9 Billion	14.6%
<b>May 2024</b>	<b>\$1.8 Billion</b>	<b>7.3%</b>
April 2024	\$1.6 Billion	28.1%
March 2024	\$1.5 Billion	10.8%
February 2024	\$1.1 Billion	19.2%
January 2024	\$952.2 Million	10.2%
December 2023	\$901.5 Million	9.3%
November 2023	\$846.8 Million	2.3%
October 2023	\$986.3 Million	1.3%
September 2023	\$1.0 Billion	3.7%
August 2023	\$1.1 Billion	-2.0%
July 2023	\$1.3 Billion	10.5%
June 2023	\$1.5 Billion	-12.5%
May 2023	\$1.7 Billion	11.3%

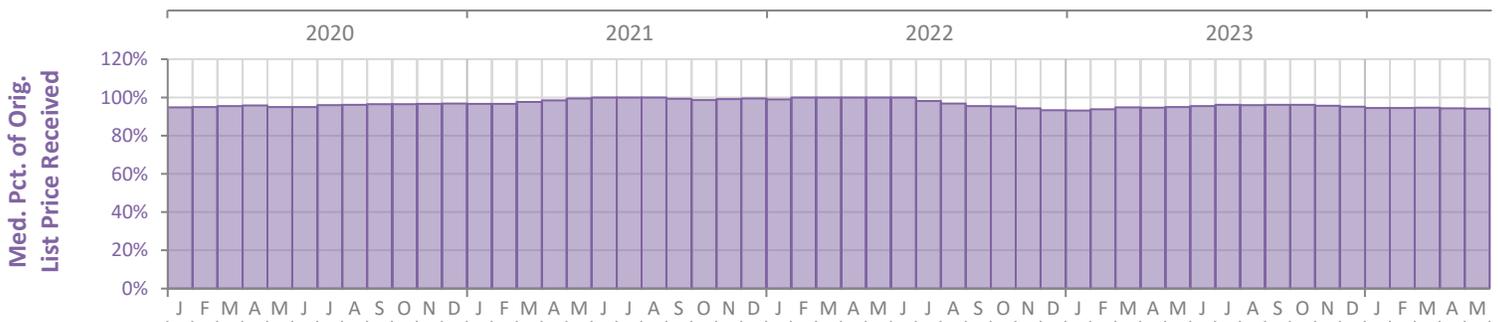


## Median Percent of Original List Price Received

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	94.4%	-0.1%
<b>May 2024</b>	<b>94.1%</b>	<b>-0.9%</b>
April 2024	94.3%	-0.3%
March 2024	94.6%	-0.2%
February 2024	94.4%	0.6%
January 2024	94.4%	1.4%
December 2023	95.2%	2.0%
November 2023	95.6%	1.4%
October 2023	96.1%	0.8%
September 2023	96.2%	0.8%
August 2023	95.9%	-0.9%
July 2023	96.1%	-2.1%
June 2023	95.5%	-4.5%
May 2023	95.0%	-5.0%

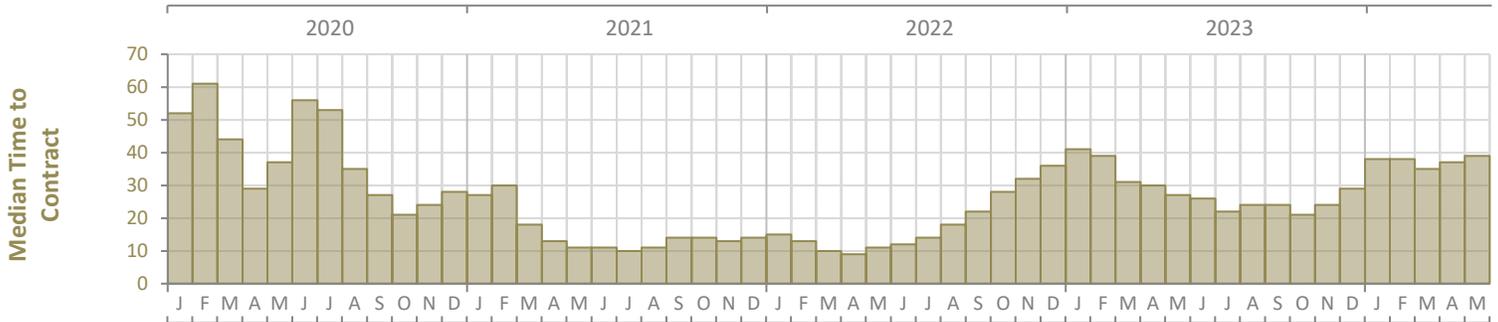


## Median Time to Contract

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	41 Days	13.9%
<b>May 2024</b>	<b>39 Days</b>	<b>44.4%</b>
April 2024	37 Days	23.3%
March 2024	35 Days	12.9%
February 2024	38 Days	-2.6%
January 2024	38 Days	-7.3%
December 2023	29 Days	-19.4%
November 2023	24 Days	-25.0%
October 2023	21 Days	-25.0%
September 2023	24 Days	9.1%
August 2023	24 Days	33.3%
July 2023	22 Days	57.1%
June 2023	26 Days	116.7%
May 2023	27 Days	145.5%

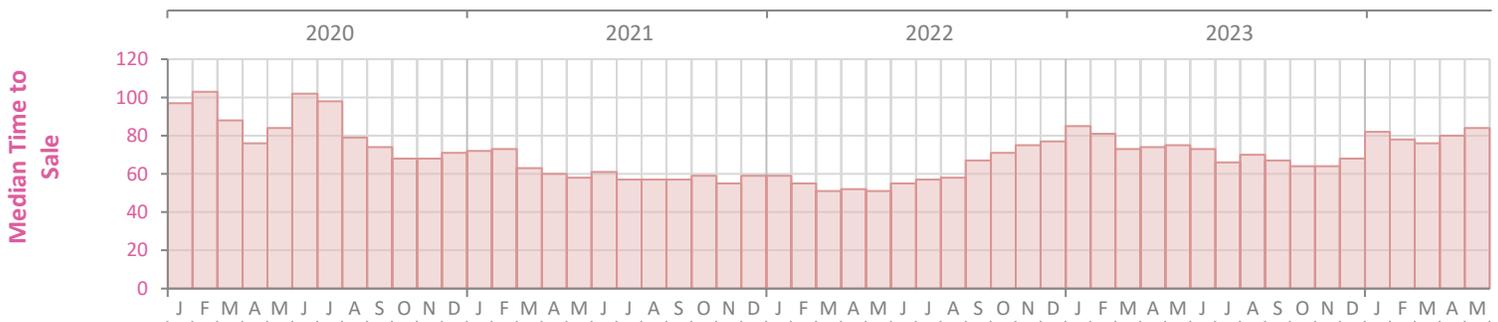


## Median Time to Sale

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	84 Days	3.7%
<b>May 2024</b>	<b>84 Days</b>	<b>12.0%</b>
April 2024	80 Days	8.1%
March 2024	76 Days	4.1%
February 2024	78 Days	-3.7%
January 2024	82 Days	-3.5%
December 2023	68 Days	-11.7%
November 2023	64 Days	-14.7%
October 2023	64 Days	-9.9%
September 2023	67 Days	0.0%
August 2023	70 Days	20.7%
July 2023	66 Days	15.8%
June 2023	73 Days	32.7%
May 2023	75 Days	47.1%

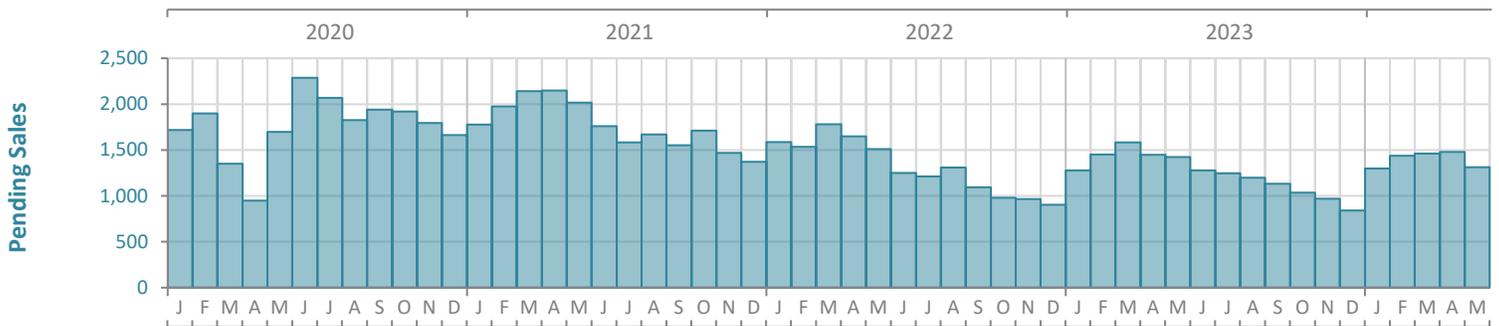


## New Pending Sales

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	6,990	-2.7%
<b>May 2024</b>	<b>1,313</b>	<b>-7.7%</b>
April 2024	1,478	2.1%
March 2024	1,463	-7.6%
February 2024	1,438	-1.0%
January 2024	1,298	1.6%
December 2023	842	-6.9%
November 2023	969	0.2%
October 2023	1,034	5.6%
September 2023	1,131	3.5%
August 2023	1,197	-8.6%
July 2023	1,245	2.6%
June 2023	1,277	2.1%
May 2023	1,422	-5.8%



## 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	9,169	14.9%
<b>May 2024</b>	<b>1,793</b>	<b>12.7%</b>
April 2024	1,818	22.8%
March 2024	1,777	2.2%
February 2024	1,877	26.5%
January 2024	1,904	12.9%
December 2023	1,249	16.1%
November 2023	1,531	12.6%
October 2023	1,757	11.4%
September 2023	1,692	8.3%
August 2023	1,481	-13.3%
July 2023	1,423	-28.1%
June 2023	1,555	-32.0%
May 2023	1,591	-28.4%



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## Single-Family Homes

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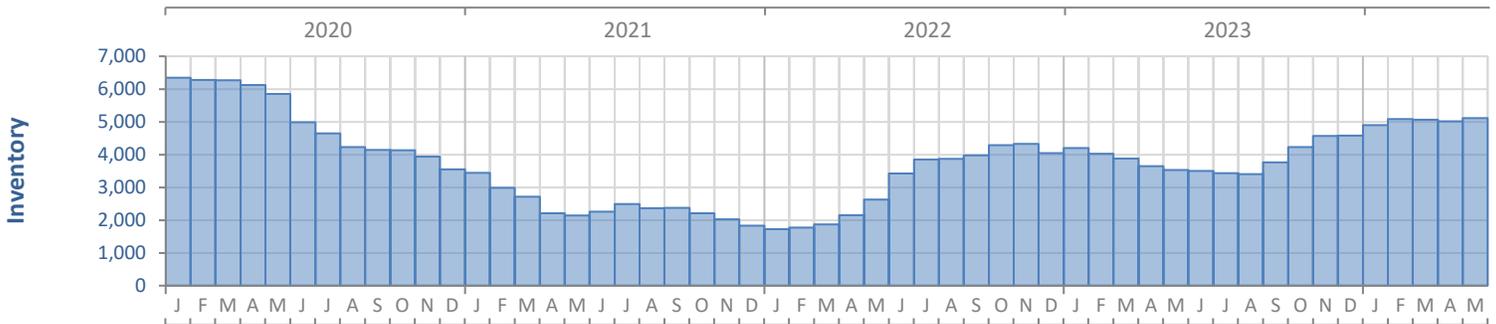


## Inventory (Active Listings)

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)	5,034	30.6%
<b>May 2024</b>	<b>5,108</b>	<b>44.7%</b>
April 2024	5,017	37.8%
March 2024	5,066	30.7%
February 2024	5,080	26.1%
January 2024	4,900	16.6%
December 2023	4,575	13.2%
November 2023	4,568	5.7%
October 2023	4,224	-1.4%
September 2023	3,765	-5.3%
August 2023	3,405	-11.9%
July 2023	3,430	-11.0%
June 2023	3,497	2.2%
May 2023	3,529	34.1%

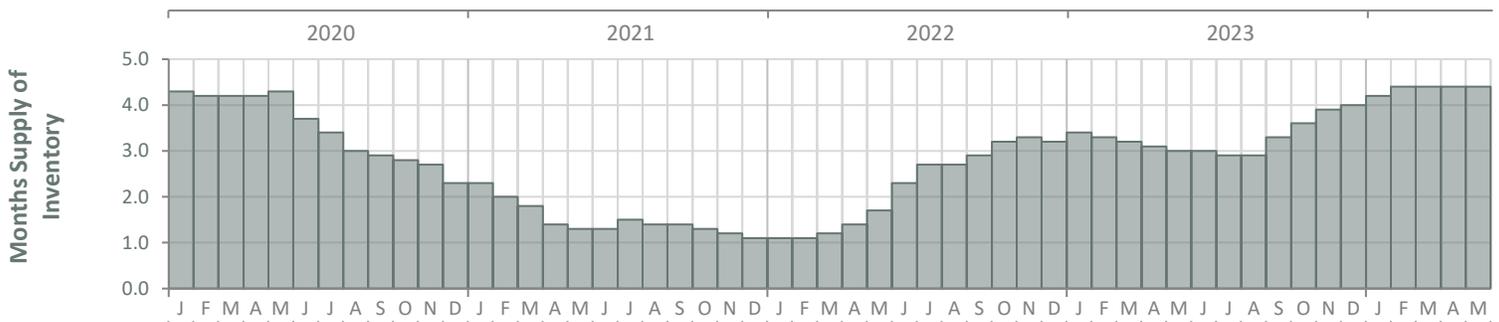


## Months Supply of Inventory

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)	4.4	37.5%
<b>May 2024</b>	<b>4.4</b>	<b>46.7%</b>
April 2024	4.4	41.9%
March 2024	4.4	37.5%
February 2024	4.4	33.3%
January 2024	4.2	23.5%
December 2023	4.0	25.0%
November 2023	3.9	18.2%
October 2023	3.6	12.5%
September 2023	3.3	13.8%
August 2023	2.9	7.4%
July 2023	2.9	7.4%
June 2023	3.0	30.4%
May 2023	3.0	76.5%

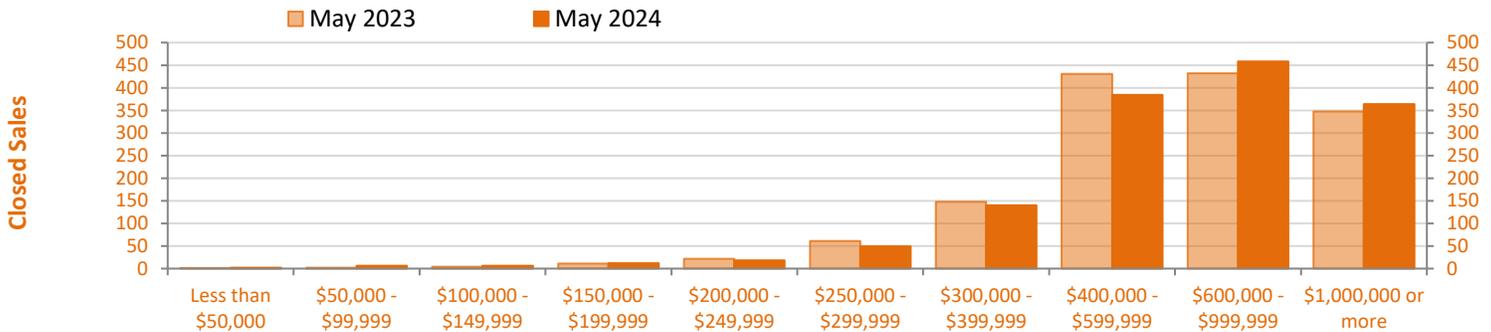


## Closed Sales by Sale Price

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	2	100.0%
\$50,000 - \$99,999	6	200.0%
\$100,000 - \$149,999	6	50.0%
\$150,000 - \$199,999	12	9.1%
\$200,000 - \$249,999	18	-18.2%
\$250,000 - \$299,999	49	-19.7%
\$300,000 - \$399,999	140	-5.4%
\$400,000 - \$599,999	384	-10.9%
\$600,000 - \$999,999	458	6.0%
\$1,000,000 or more	364	4.6%

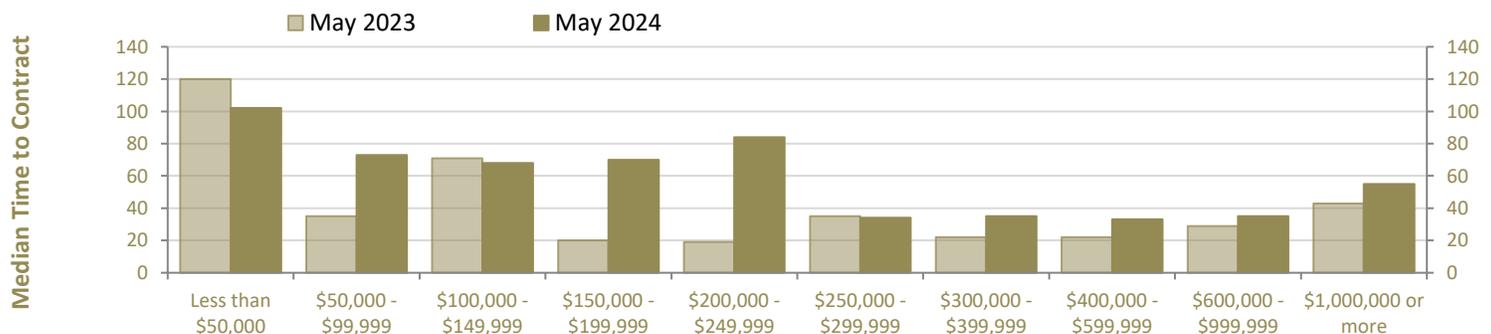


## Median Time to Contract by Sale Price

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	102 Days	-15.0%
\$50,000 - \$99,999	73 Days	108.6%
\$100,000 - \$149,999	68 Days	-4.2%
\$150,000 - \$199,999	70 Days	250.0%
\$200,000 - \$249,999	84 Days	342.1%
\$250,000 - \$299,999	34 Days	-2.9%
\$300,000 - \$399,999	35 Days	59.1%
\$400,000 - \$599,999	33 Days	50.0%
\$600,000 - \$999,999	35 Days	20.7%
\$1,000,000 or more	55 Days	27.9%

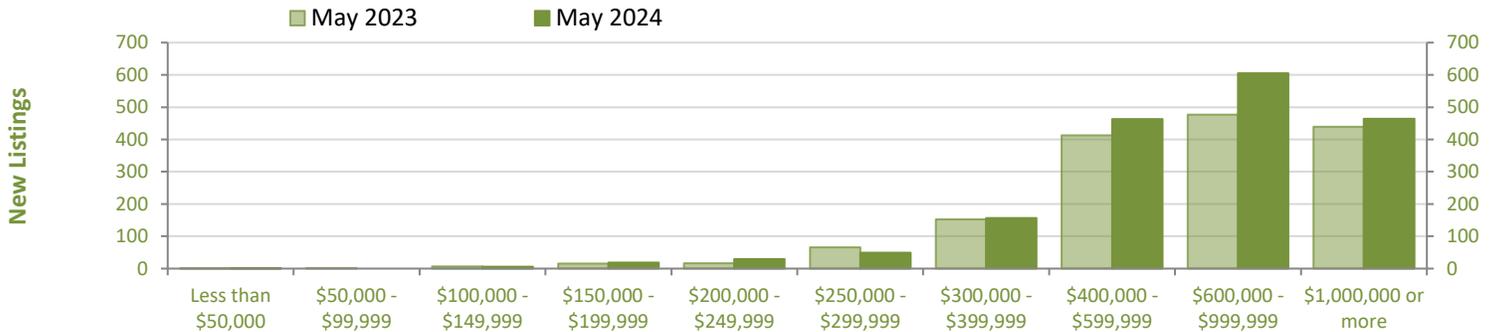


## New Listings by Initial Listing Price

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	1	0.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	6	-14.3%
\$150,000 - \$199,999	19	18.8%
\$200,000 - \$249,999	29	70.6%
\$250,000 - \$299,999	49	-25.8%
\$300,000 - \$399,999	157	2.6%
\$400,000 - \$599,999	463	12.1%
\$600,000 - \$999,999	605	26.8%
\$1,000,000 or more	464	5.7%

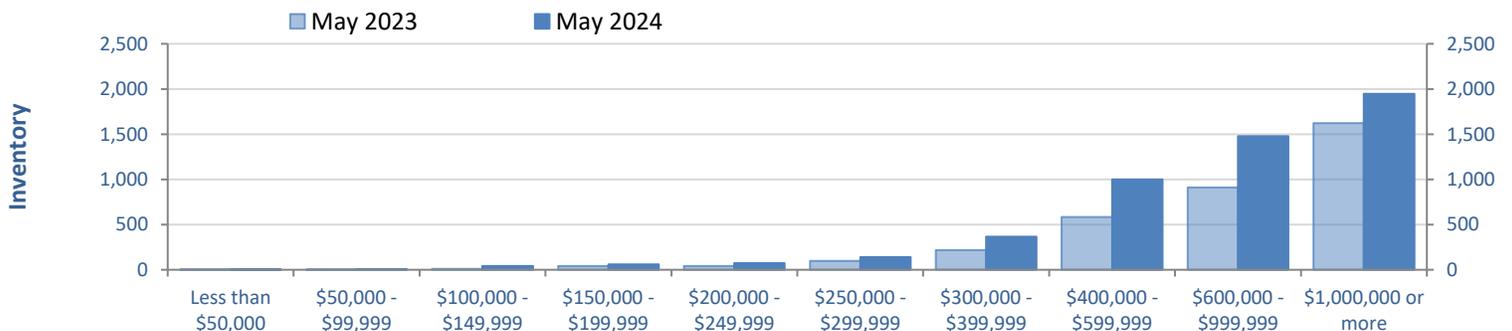


## Inventory by Current Listing Price

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	1	0.0%
\$50,000 - \$99,999	7	75.0%
\$100,000 - \$149,999	43	290.9%
\$150,000 - \$199,999	58	45.0%
\$200,000 - \$249,999	73	82.5%
\$250,000 - \$299,999	139	41.8%
\$300,000 - \$399,999	364	67.0%
\$400,000 - \$599,999	999	70.8%
\$600,000 - \$999,999	1,477	62.3%
\$1,000,000 or more	1,947	20.0%



# Monthly Distressed Market - May 2024

## Single-Family Homes

### Palm Beach County



		May 2024	May 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,432	1,454	-1.5%
	Median Sale Price	\$649,500	\$625,000	3.9%
Foreclosure/REO	Closed Sales	5	5	0.0%
	Median Sale Price	\$240,000	\$340,000	-29.4%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$575,500	\$670,000	-14.1%

