

# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County



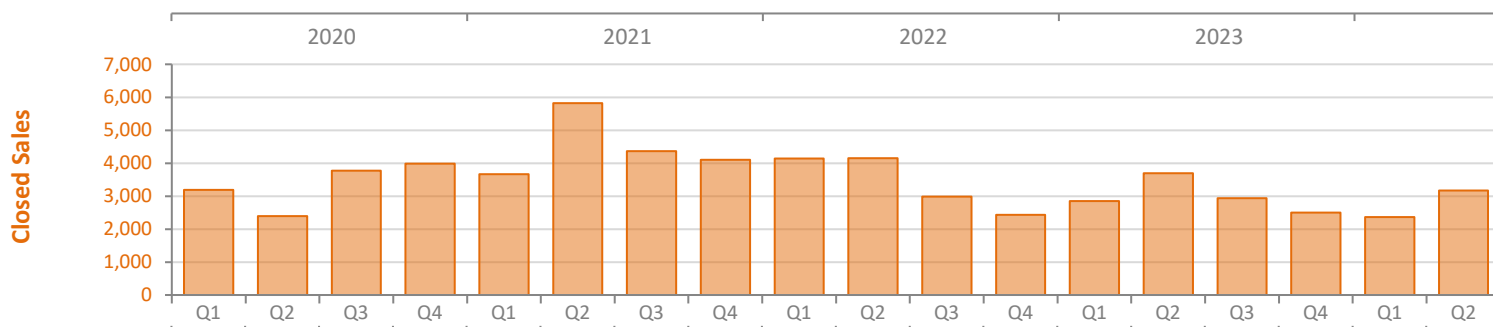
Summary Statistics	Q2 2024	Q2 2023	Percent Change Year-over-Year
Closed Sales	3,168	3,698	-14.3%
Paid in Cash	1,966	2,276	-13.6%
Median Sale Price	\$335,000	\$315,000	6.3%
Average Sale Price	\$569,143	\$540,747	5.3%
Dollar Volume	\$1.8 Billion	\$2.0 Billion	-9.8%
Median Percent of Original List Price Received	92.9%	94.9%	-2.1%
Median Time to Contract	48 Days	31 Days	54.8%
Median Time to Sale	89 Days	75 Days	18.7%
New Pending Sales	2,984	3,603	-17.2%
New Listings	4,800	4,214	13.9%
Pending Inventory	1,363	1,698	-19.7%
Inventory (Active Listings)	6,522	3,592	81.6%
Months Supply of Inventory	7.1	3.6	97.2%

## Closed Sales

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	5,534	-15.5%
<b>Q2 2024</b>	<b>3,168</b>	<b>-14.3%</b>
Q1 2024	2,366	-16.9%
Q4 2023	2,497	2.5%
Q3 2023	2,937	-1.7%
Q2 2023	3,698	-11.0%
Q1 2023	2,848	-31.3%
Q4 2022	2,435	-40.6%
Q3 2022	2,989	-31.6%
Q2 2022	4,153	-28.6%
Q1 2022	4,143	13.0%
Q4 2021	4,101	2.9%
Q3 2021	4,369	15.8%
Q2 2021	5,817	142.9%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

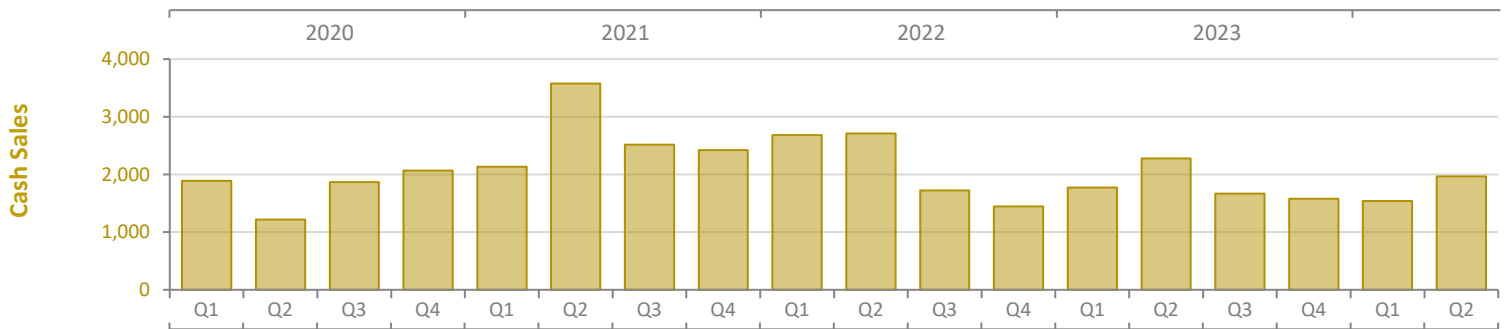


## Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	3,507	-13.4%
<b>Q2 2024</b>	<b>1,966</b>	<b>-13.6%</b>
Q1 2024	1,541	-13.1%
Q4 2023	1,578	9.2%
Q3 2023	1,667	-3.3%
Q2 2023	2,276	-16.0%
Q1 2023	1,774	-33.9%
Q4 2022	1,445	-40.4%
Q3 2022	1,724	-31.5%
Q2 2022	2,711	-24.2%
Q1 2022	2,684	25.8%
Q4 2021	2,424	17.2%
Q3 2021	2,518	34.9%
Q2 2021	3,576	193.8%

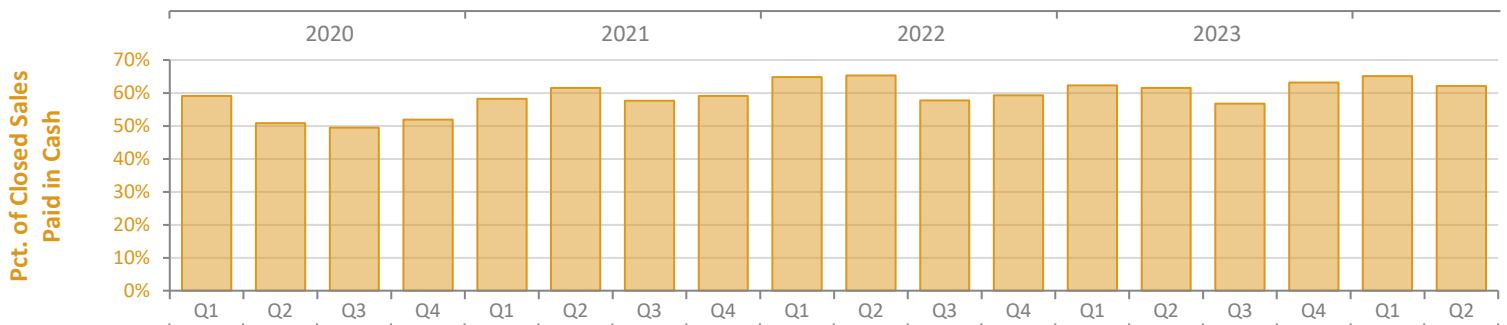


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	63.4%	2.4%
<b>Q2 2024</b>	<b>62.1%</b>	<b>1.0%</b>
Q1 2024	65.1%	4.5%
Q4 2023	63.2%	6.6%
Q3 2023	56.8%	-1.6%
Q2 2023	61.5%	-5.8%
Q1 2023	62.3%	-3.9%
Q4 2022	59.3%	0.3%
Q3 2022	57.7%	0.2%
Q2 2022	65.3%	6.2%
Q1 2022	64.8%	11.3%
Q4 2021	59.1%	13.9%
Q3 2021	57.6%	16.4%
Q2 2021	61.5%	21.1%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

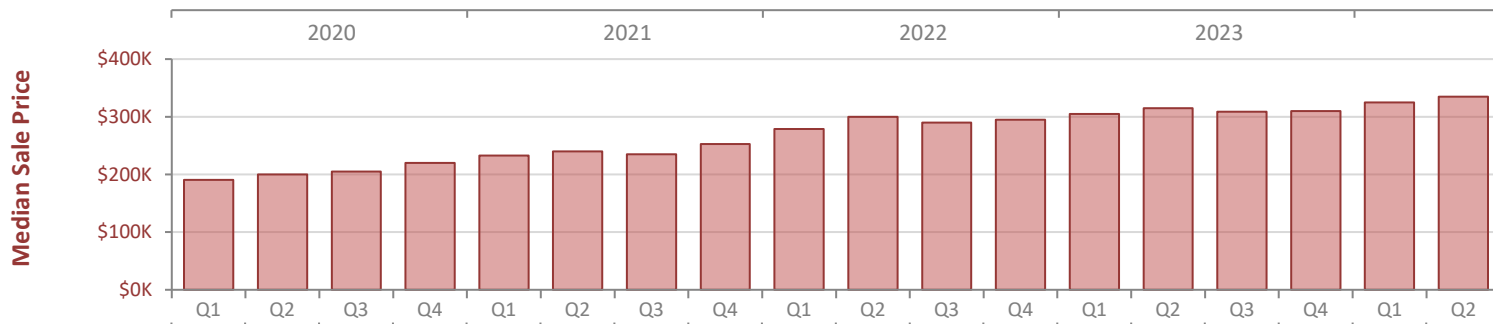


## Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$328,000	5.8%
<b>Q2 2024</b>	<b>\$335,000</b>	<b>6.3%</b>
Q1 2024	\$325,000	6.6%
Q4 2023	\$310,000	5.1%
Q3 2023	\$309,000	6.6%
Q2 2023	\$315,000	5.0%
Q1 2023	\$305,000	9.3%
Q4 2022	\$295,000	16.6%
Q3 2022	\$290,000	23.4%
Q2 2022	\$300,000	25.0%
Q1 2022	\$279,000	19.7%
Q4 2021	\$253,000	15.0%
Q3 2021	\$235,000	14.5%
Q2 2021	\$240,000	20.0%

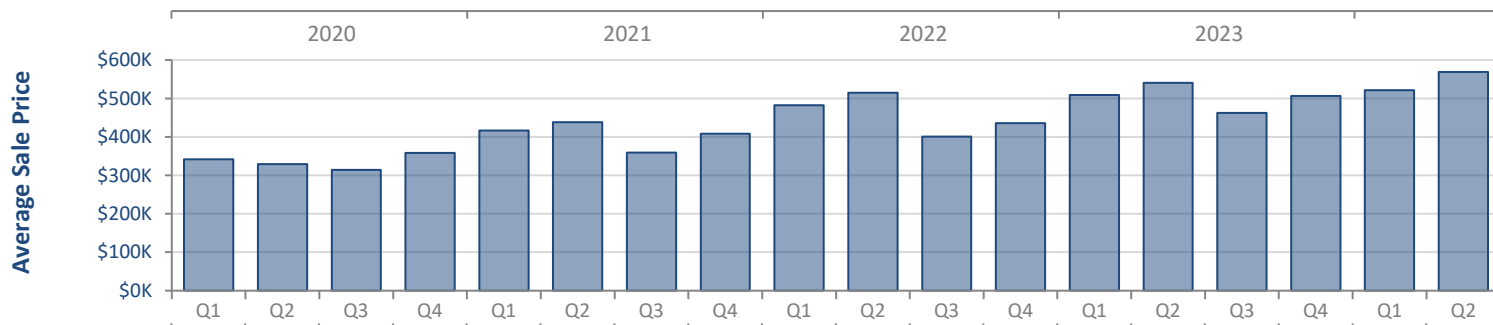


## Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$548,677	4.2%
<b>Q2 2024</b>	<b>\$569,143</b>	<b>5.3%</b>
Q1 2024	\$521,275	2.5%
Q4 2023	\$506,284	16.3%
Q3 2023	\$462,499	15.5%
Q2 2023	\$540,747	5.1%
Q1 2023	\$508,681	5.6%
Q4 2022	\$435,311	6.7%
Q3 2022	\$400,471	11.5%
Q2 2022	\$514,536	17.4%
Q1 2022	\$481,907	15.8%
Q4 2021	\$408,145	13.9%
Q3 2021	\$359,319	14.4%
Q2 2021	\$438,374	33.2%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

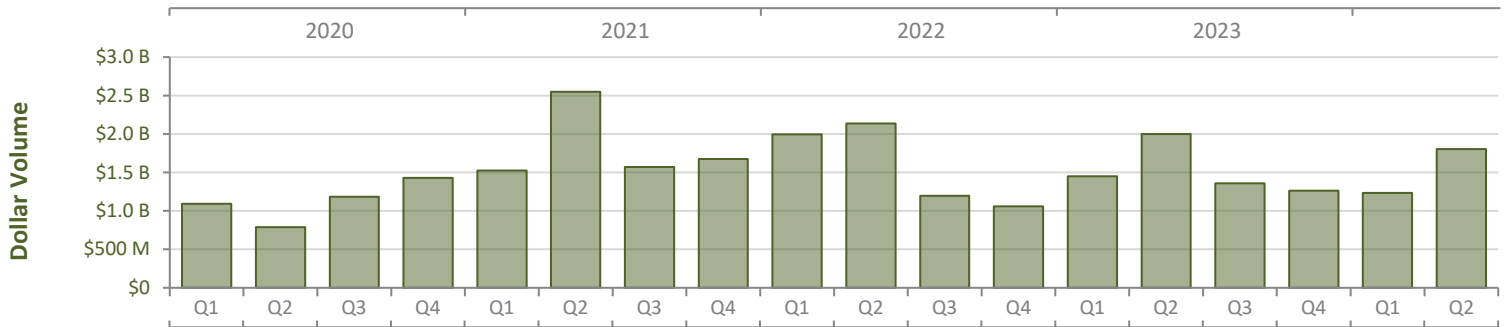


## Dollar Volume

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

**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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$3.0 Billion	-11.9%
<b>Q2 2024</b>	<b>\$1.8 Billion</b>	<b>-9.8%</b>
Q1 2024	\$1.2 Billion	-14.9%
Q4 2023	\$1.3 Billion	19.3%
Q3 2023	\$1.4 Billion	13.5%
Q2 2023	\$2.0 Billion	-6.4%
Q1 2023	\$1.4 Billion	-27.4%
Q4 2022	\$1.1 Billion	-36.7%
Q3 2022	\$1.2 Billion	-23.8%
Q2 2022	\$2.1 Billion	-16.2%
Q1 2022	\$2.0 Billion	30.9%
Q4 2021	\$1.7 Billion	17.2%
Q3 2021	\$1.6 Billion	32.5%
Q2 2021	\$2.6 Billion	223.4%

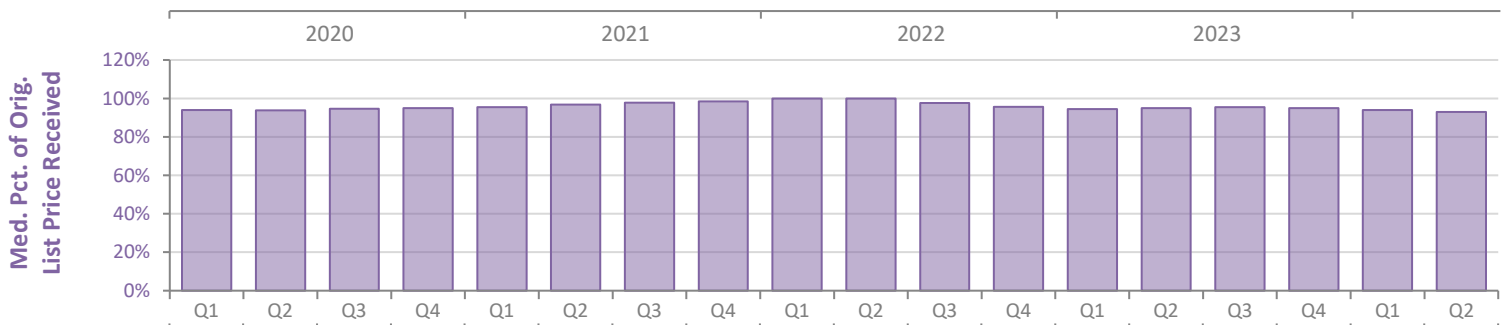


## Median Percent of Original List Price Received

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

**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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.5%	-1.3%
<b>Q2 2024</b>	<b>92.9%</b>	<b>-2.1%</b>
Q1 2024	94.0%	-0.4%
Q4 2023	94.9%	-0.7%
Q3 2023	95.5%	-2.2%
Q2 2023	94.9%	-5.1%
Q1 2023	94.4%	-5.6%
Q4 2022	95.6%	-2.8%
Q3 2022	97.6%	-0.2%
Q2 2022	100.0%	3.3%
Q1 2022	100.0%	4.8%
Q4 2021	98.4%	3.7%
Q3 2021	97.8%	3.4%
Q2 2021	96.8%	3.2%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

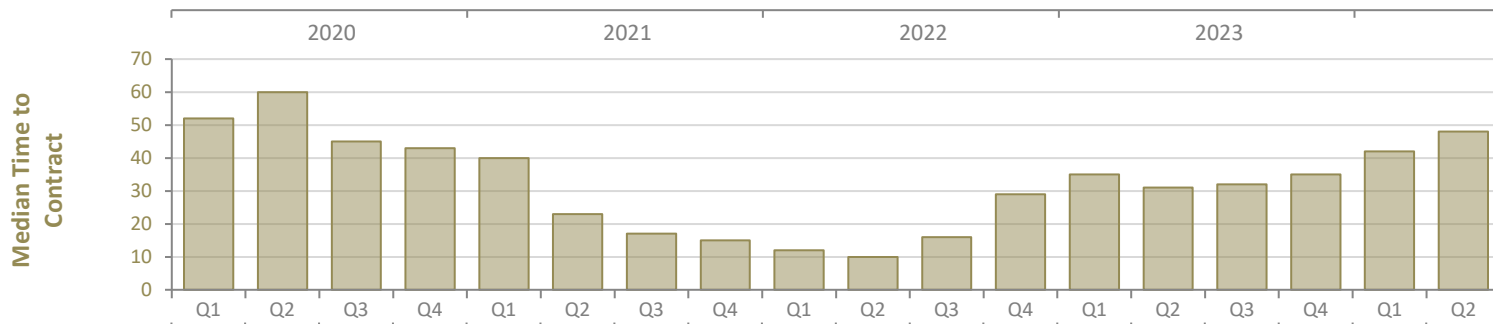


## Median Time to Contract

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

**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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	47 Days	38.2%
<b>Q2 2024</b>	<b>48 Days</b>	<b>54.8%</b>
Q1 2024	42 Days	20.0%
Q4 2023	35 Days	20.7%
Q3 2023	32 Days	100.0%
Q2 2023	31 Days	210.0%
Q1 2023	35 Days	191.7%
Q4 2022	29 Days	93.3%
Q3 2022	16 Days	-5.9%
Q2 2022	10 Days	-56.5%
Q1 2022	12 Days	-70.0%
Q4 2021	15 Days	-65.1%
Q3 2021	17 Days	-62.2%
Q2 2021	23 Days	-61.7%

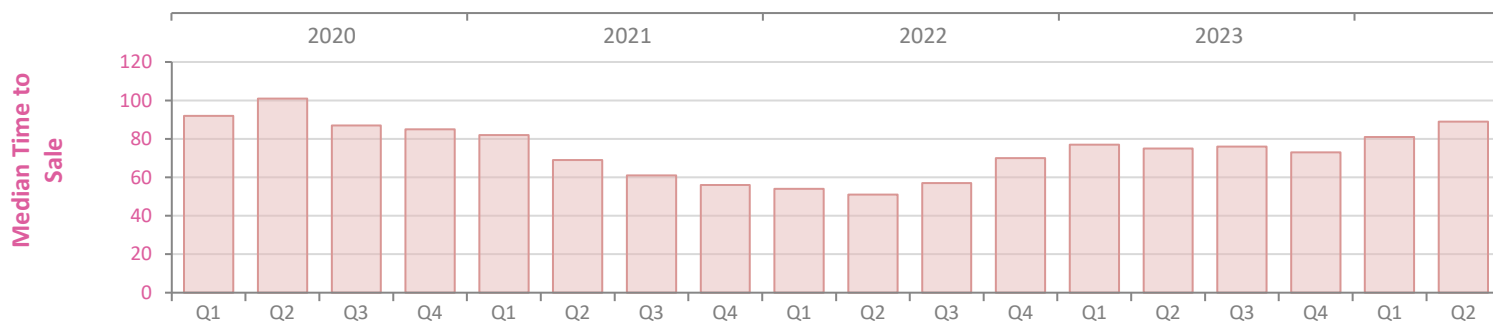


## Median Time to Sale

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

**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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	87 Days	13.0%
<b>Q2 2024</b>	<b>89 Days</b>	<b>18.7%</b>
Q1 2024	81 Days	5.2%
Q4 2023	73 Days	4.3%
Q3 2023	76 Days	33.3%
Q2 2023	75 Days	47.1%
Q1 2023	77 Days	42.6%
Q4 2022	70 Days	25.0%
Q3 2022	57 Days	-6.6%
Q2 2022	51 Days	-26.1%
Q1 2022	54 Days	-34.1%
Q4 2021	56 Days	-34.1%
Q3 2021	61 Days	-29.9%
Q2 2021	69 Days	-31.7%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

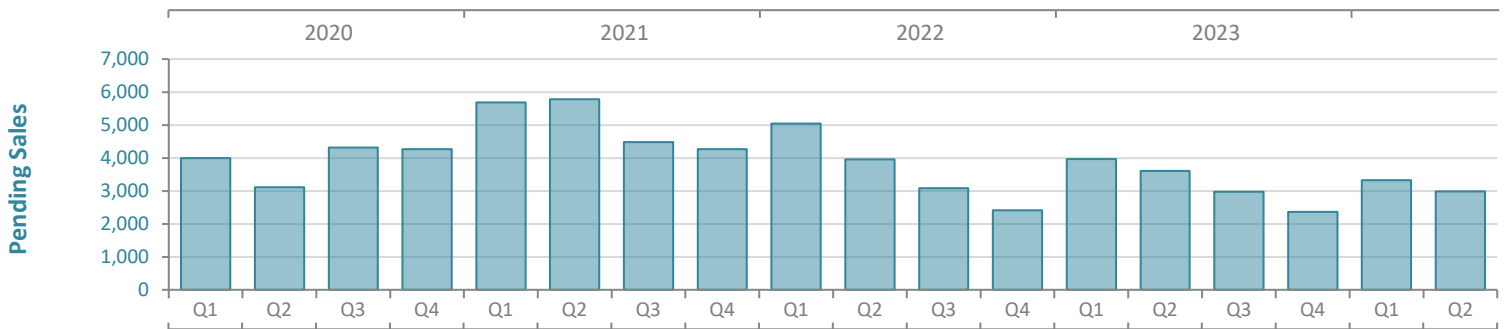


## New Pending Sales

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

**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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	6,314	-16.6%
<b>Q2 2024</b>	<b>2,984</b>	<b>-17.2%</b>
Q1 2024	3,330	-16.0%
Q4 2023	2,368	-2.0%
Q3 2023	2,977	-3.4%
Q2 2023	3,603	-8.9%
Q1 2023	3,966	-21.4%
Q4 2022	2,417	-43.4%
Q3 2022	3,081	-31.2%
Q2 2022	3,957	-31.6%
Q1 2022	5,047	-11.2%
Q4 2021	4,271	0.2%
Q3 2021	4,480	3.7%
Q2 2021	5,783	85.9%



## New Listings

The number of properties put onto the market during the quarter

**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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	10,816	17.4%
<b>Q2 2024</b>	<b>4,800</b>	<b>13.9%</b>
Q1 2024	6,016	20.4%
Q4 2023	4,468	17.3%
Q3 2023	4,013	-1.1%
Q2 2023	4,214	-18.8%
Q1 2023	4,998	-2.6%
Q4 2022	3,810	-12.3%
Q3 2022	4,059	-12.6%
Q2 2022	5,190	1.1%
Q1 2022	5,129	-7.3%
Q4 2021	4,345	-10.4%
Q3 2021	4,642	-8.7%
Q2 2021	5,135	19.1%





# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

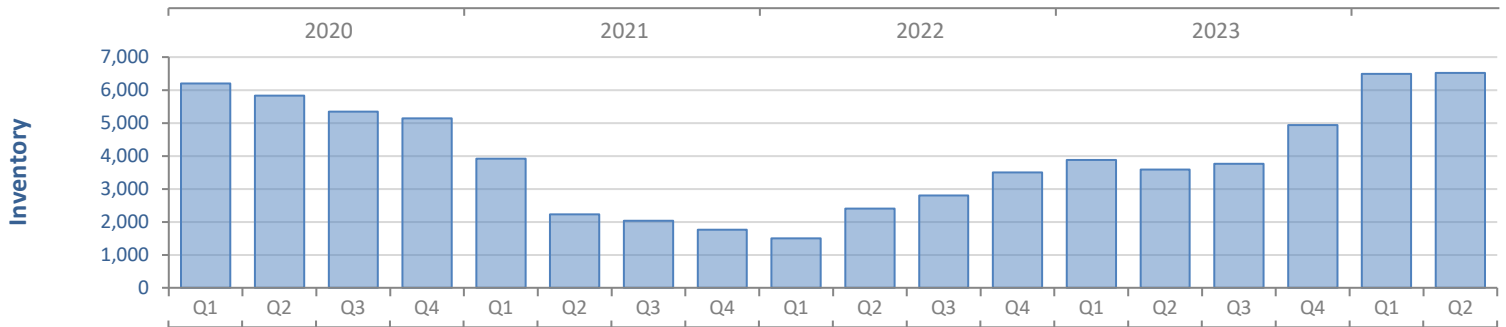


## Inventory (Active Listings)

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

**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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	6,371	67.6%
<b>Q2 2024</b>	<b>6,522</b>	<b>81.6%</b>
Q1 2024	6,496	67.4%
Q4 2023	4,940	41.0%
Q3 2023	3,763	34.1%
Q2 2023	3,592	49.2%
Q1 2023	3,880	159.4%
Q4 2022	3,503	98.5%
Q3 2022	2,806	38.1%
Q2 2022	2,408	8.3%
Q1 2022	1,496	-61.8%
Q4 2021	1,765	-65.7%
Q3 2021	2,032	-62.0%
Q2 2021	2,224	-61.9%

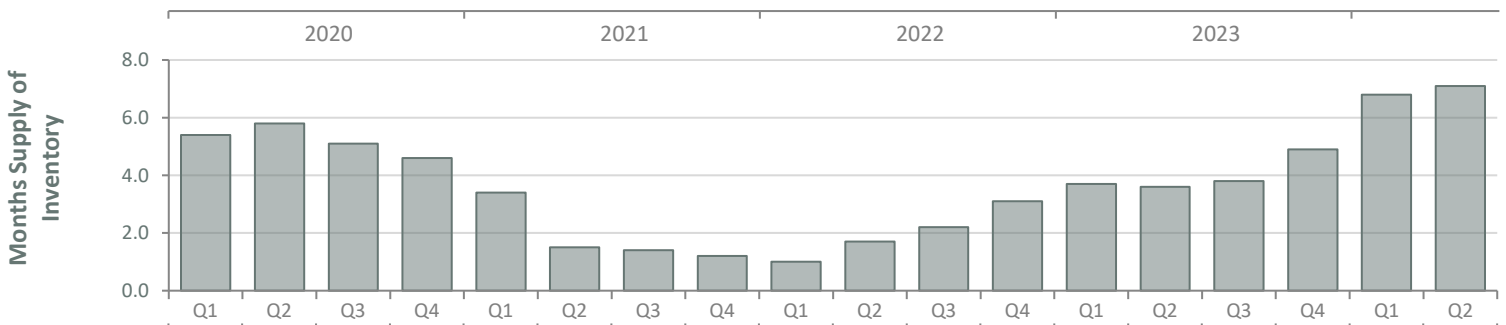


## Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.7	81.1%
<b>Q2 2024</b>	<b>7.1</b>	<b>97.2%</b>
Q1 2024	6.8	83.8%
Q4 2023	4.9	58.1%
Q3 2023	3.8	72.7%
Q2 2023	3.6	111.8%
Q1 2023	3.7	270.0%
Q4 2022	3.1	158.3%
Q3 2022	2.2	57.1%
Q2 2022	1.7	13.3%
Q1 2022	1.0	-70.6%
Q4 2021	1.2	-73.9%
Q3 2021	1.4	-72.5%
Q2 2021	1.5	-74.1%



# Quarterly Market Detail - Q2 2024

## Townhouses and Condos

### Palm Beach County

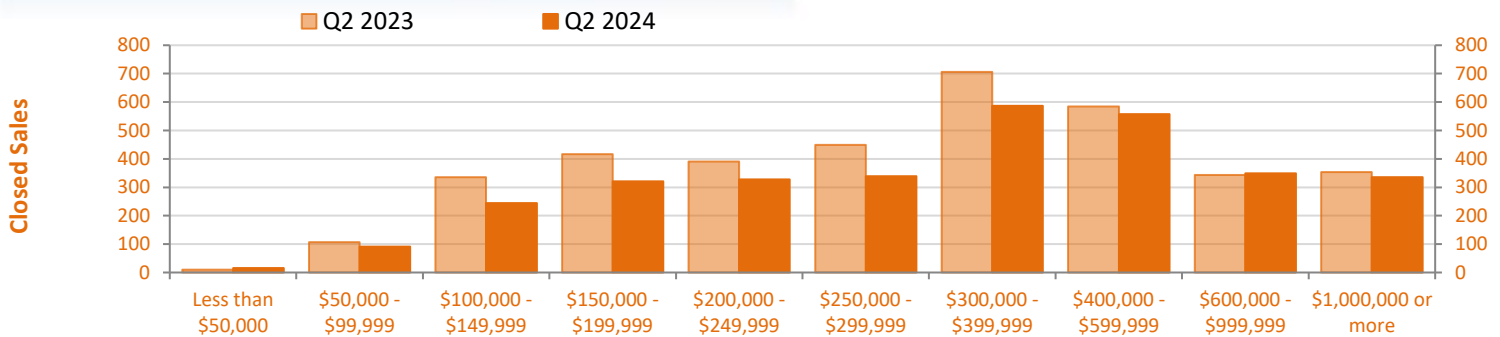


## Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	16	60.0%
\$50,000 - \$99,999	91	-15.0%
\$100,000 - \$149,999	244	-27.4%
\$150,000 - \$199,999	321	-23.0%
\$200,000 - \$249,999	328	-16.1%
\$250,000 - \$299,999	339	-24.5%
\$300,000 - \$399,999	587	-16.9%
\$400,000 - \$599,999	557	-4.8%
\$600,000 - \$999,999	349	1.7%
\$1,000,000 or more	336	-5.1%

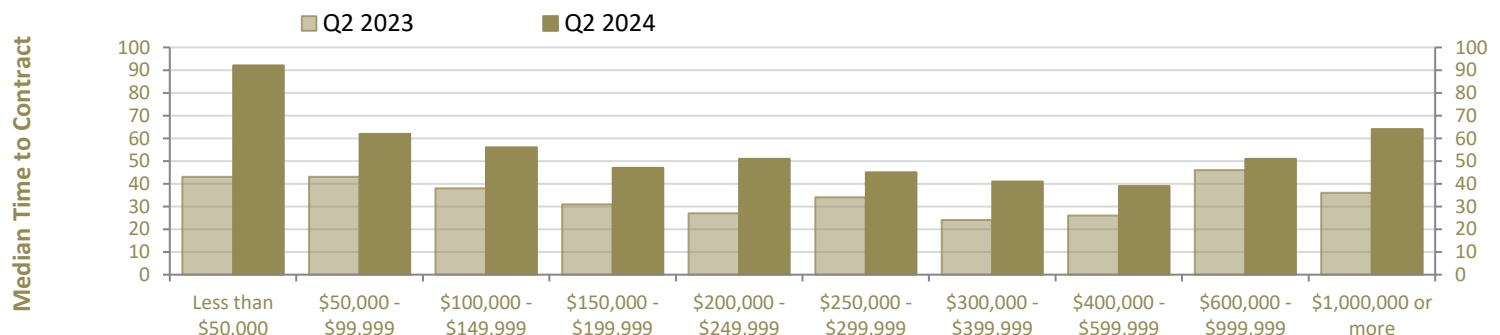


## Median Time to Contract by Sale Price

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

**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 quarter. 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	92 Days	114.0%
\$50,000 - \$99,999	62 Days	44.2%
\$100,000 - \$149,999	56 Days	47.4%
\$150,000 - \$199,999	47 Days	51.6%
\$200,000 - \$249,999	51 Days	88.9%
\$250,000 - \$299,999	45 Days	32.4%
\$300,000 - \$399,999	41 Days	70.8%
\$400,000 - \$599,999	39 Days	50.0%
\$600,000 - \$999,999	51 Days	10.9%
\$1,000,000 or more	64 Days	77.8%





## New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

**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	16	166.7%
\$50,000 - \$99,999	124	63.2%
\$100,000 - \$149,999	360	18.4%
\$150,000 - \$199,999	559	10.3%
\$200,000 - \$249,999	504	12.5%
\$250,000 - \$299,999	588	8.3%
\$300,000 - \$399,999	942	13.2%
\$400,000 - \$599,999	807	15.6%
\$600,000 - \$999,999	498	16.9%
\$1,000,000 or more	402	7.5%

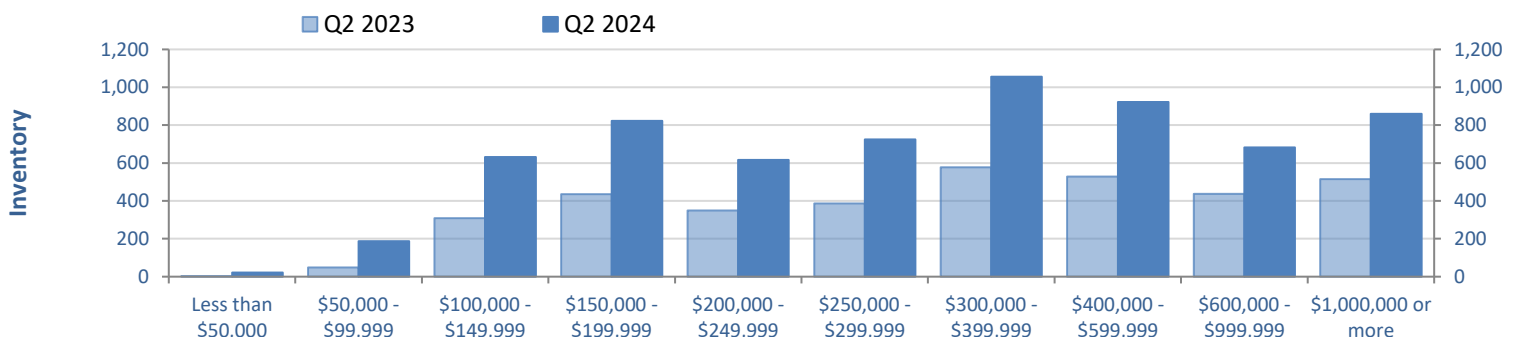


## Inventory by Current Listing Price

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

**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 quarter, and hold this number to compare with the same quarter 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	21	600.0%
\$50,000 - \$99,999	187	281.6%
\$100,000 - \$149,999	632	104.5%
\$150,000 - \$199,999	823	88.8%
\$200,000 - \$249,999	616	76.0%
\$250,000 - \$299,999	724	87.6%
\$300,000 - \$399,999	1,056	82.7%
\$400,000 - \$599,999	922	74.3%
\$600,000 - \$999,999	682	56.1%
\$1,000,000 or more	859	66.8%



# Quarterly Distressed Market - Q2 2024

## Townhouses and Condos

### Palm Beach County



		Q2 2024	Q2 2023	Percent Change Year-over-Year
Traditional	Closed Sales	3,155	3,674	-14.1%
	Median Sale Price	\$335,000	\$315,000	6.3%
Foreclosure/REO	Closed Sales	12	24	-50.0%
	Median Sale Price	\$170,200	\$233,263	-27.0%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$165,000	(No Sales)	N/A

