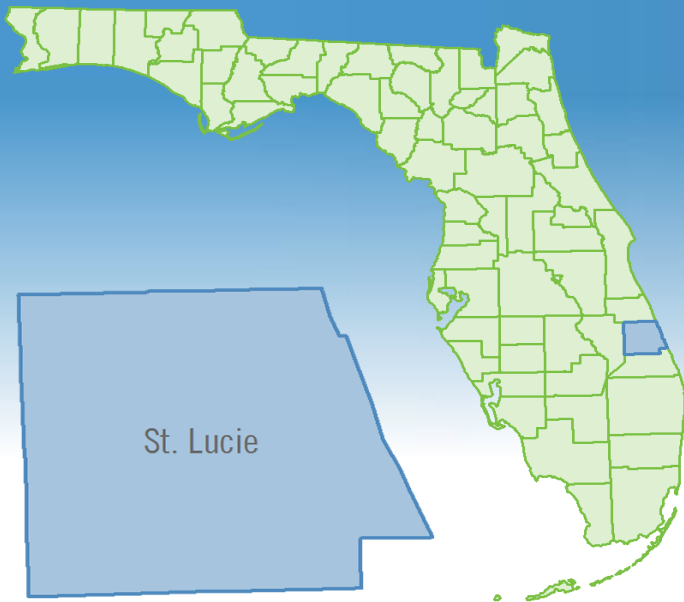


Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County



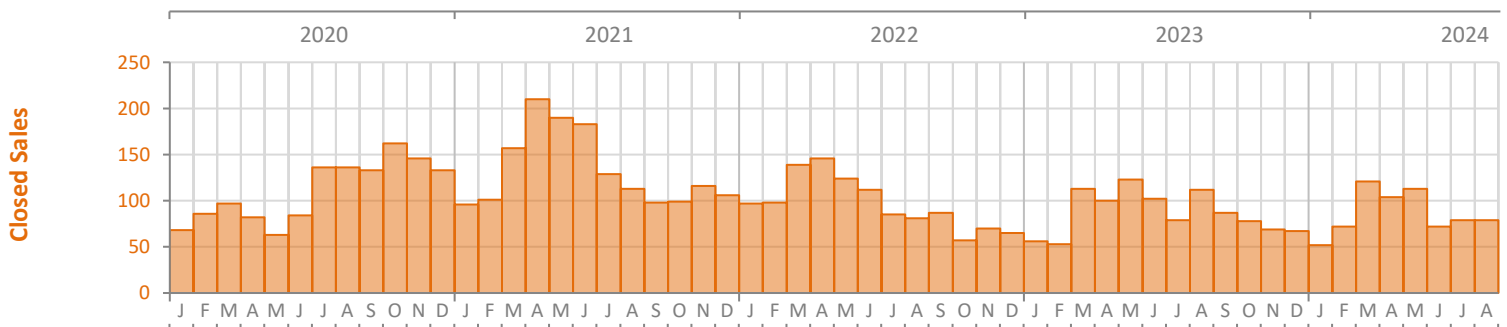
Summary Statistics	August 2024	August 2023	Percent Change Year-over-Year
Closed Sales	79	112	-29.5%
Paid in Cash	34	55	-38.2%
Median Sale Price	\$330,105	\$324,950	1.6%
Average Sale Price	\$424,529	\$386,195	9.9%
Dollar Volume	\$33.5 Million	\$43.3 Million	-22.5%
Median Percent of Original List Price Received	91.8%	96.4%	-4.8%
Median Time to Contract	82 Days	37 Days	121.6%
Median Time to Sale	123 Days	78 Days	57.7%
New Pending Sales	70	108	-35.2%
New Listings	134	119	12.6%
Pending Inventory	115	150	-23.3%
Inventory (Active Listings)	667	376	77.4%
Months Supply of Inventory	8.1	4.4	84.1%

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	692	-6.2%
August 2024	79	-29.5%
July 2024	79	0.0%
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%



Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County

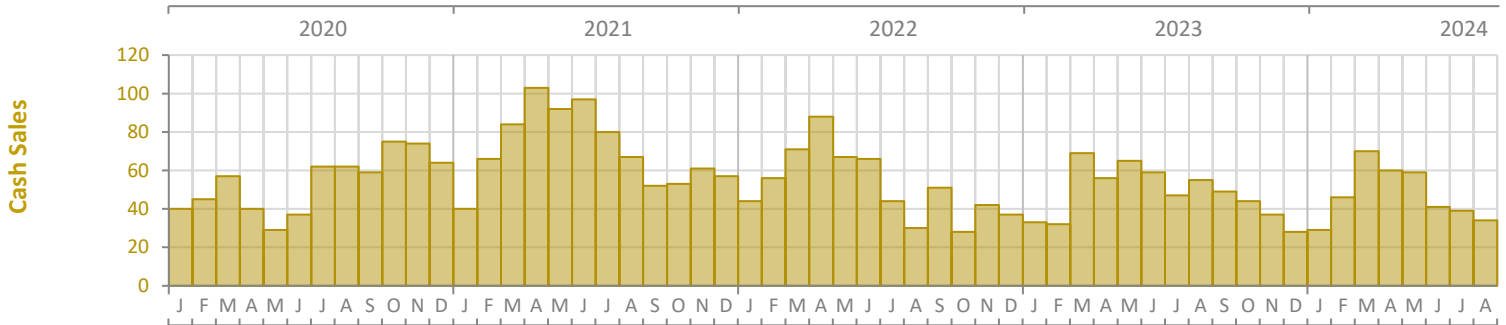


Cash Sales

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	378	-9.1%
August 2024	34	-38.2%
July 2024	39	-17.0%
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%

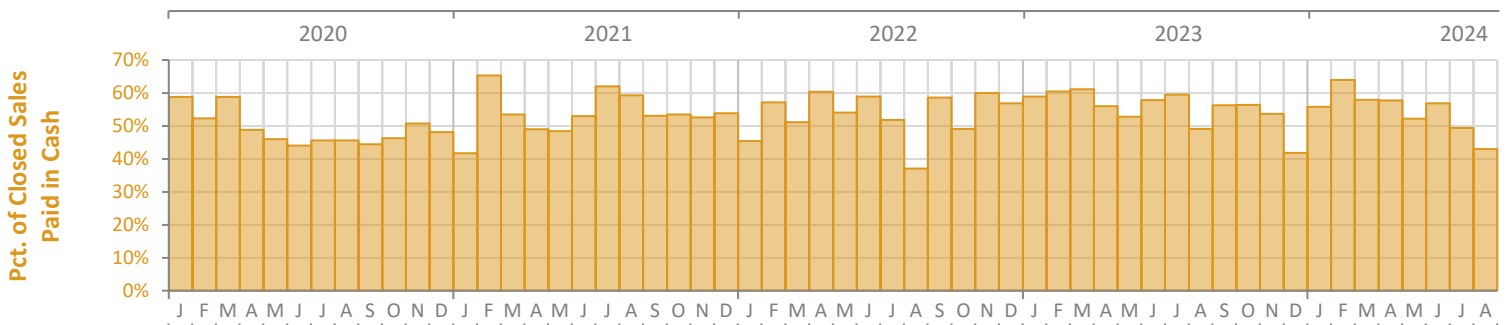


Cash Sales as a Percentage of Closed Sales

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	54.6%	-3.2%
August 2024	43.0%	-12.4%
July 2024	49.4%	-17.0%
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%



Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County

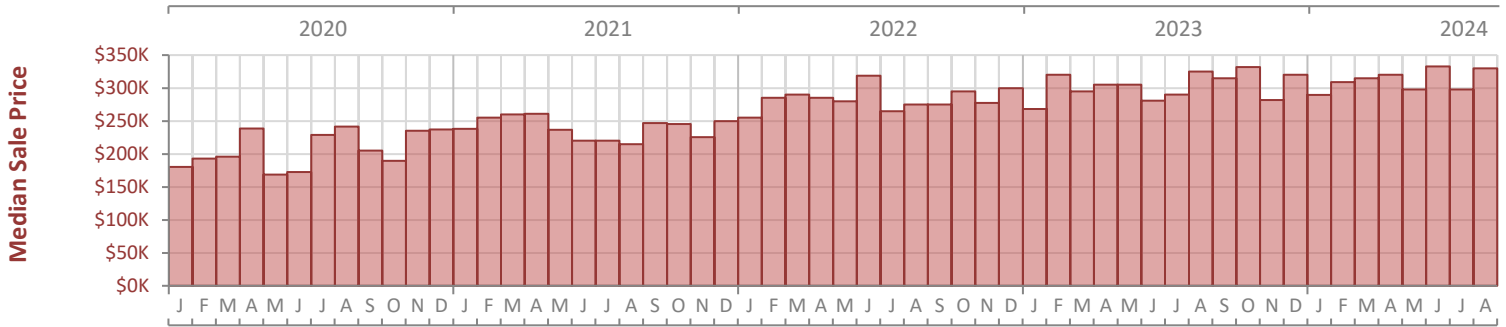


Median Sale Price

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	\$315,000	5.0%
August 2024	\$330,105	1.6%
July 2024	\$297,908	2.7%
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%

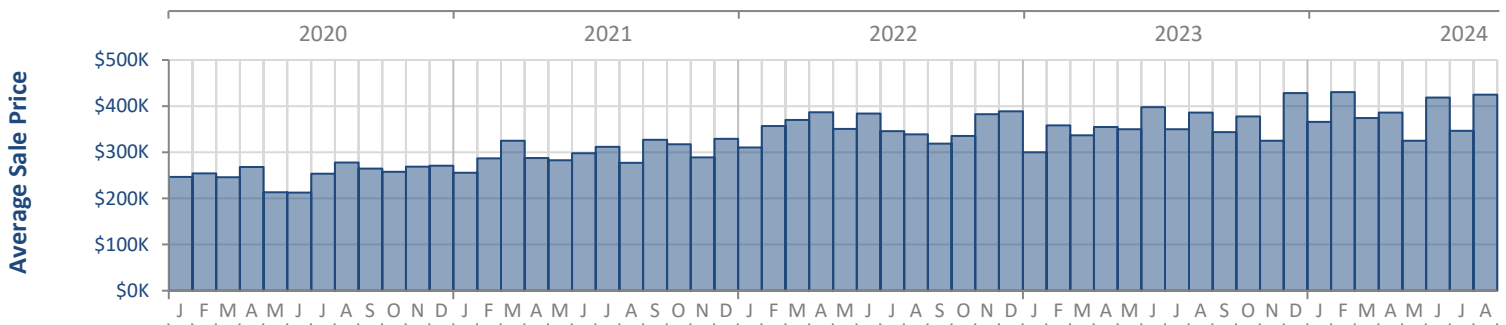


Average Sale Price

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	\$380,216	6.3%
August 2024	\$424,529	9.9%
July 2024	\$346,164	-1.1%
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%



Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County

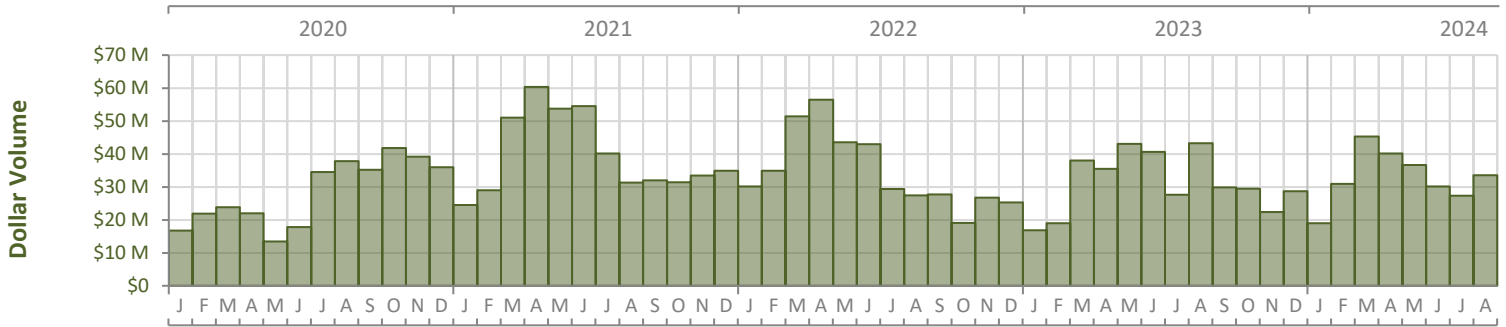


Dollar Volume

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	\$263.1 Million	-0.3%
August 2024	\$33.5 Million	-22.5%
July 2024	\$27.3 Million	-1.1%
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%

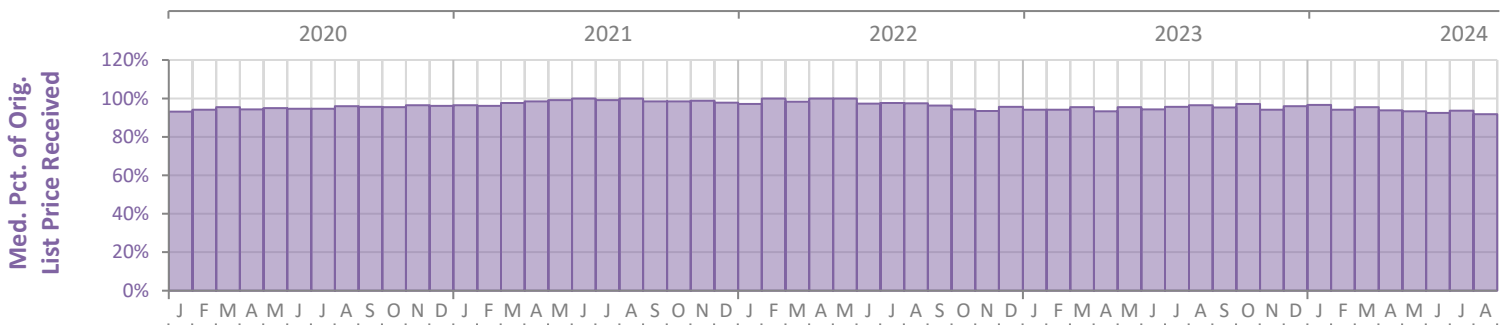


Median Percent of Original List Price Received

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	94.1%	-0.8%
August 2024	91.8%	-4.8%
July 2024	93.7%	-2.1%
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%

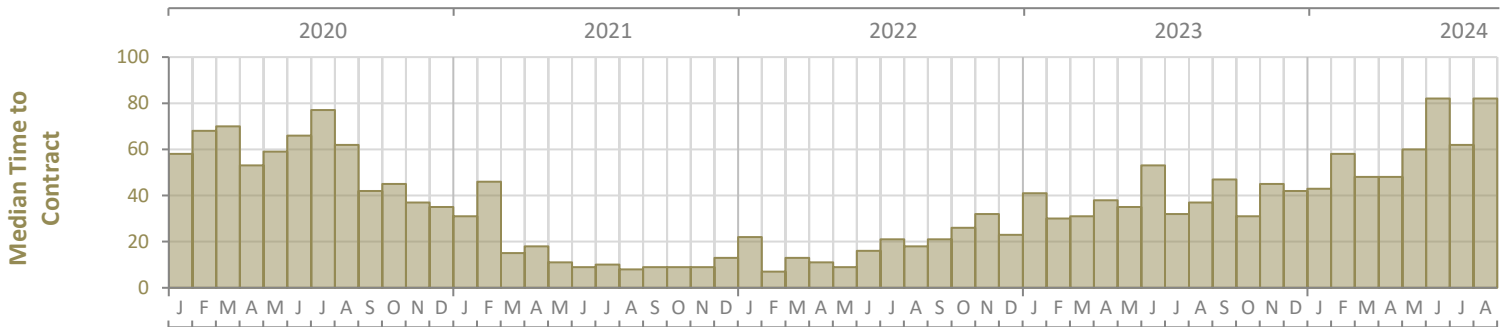


Median Time to Contract

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	62 Days	59.0%
August 2024	82 Days	121.6%
July 2024	62 Days	93.8%
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%

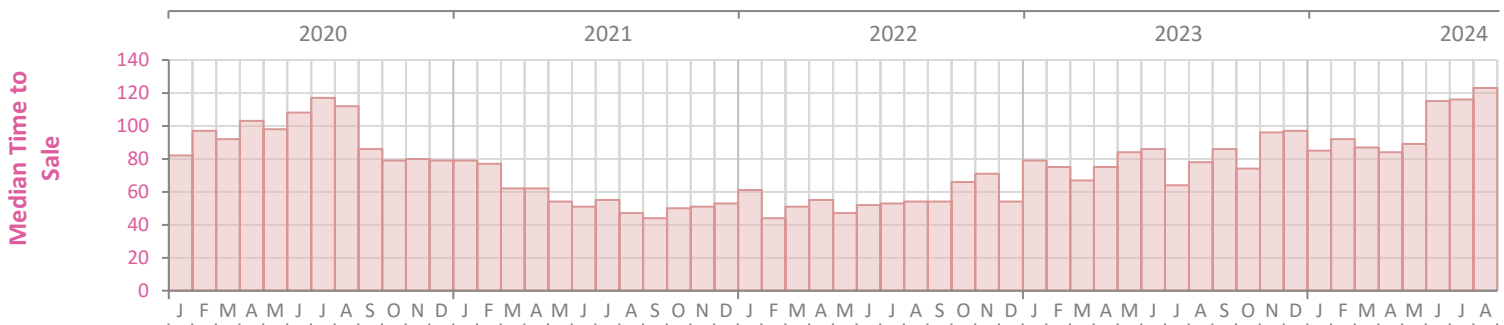


Median Time to Sale

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	104 Days	30.0%
August 2024	123 Days	57.7%
July 2024	116 Days	81.3%
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%



Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County

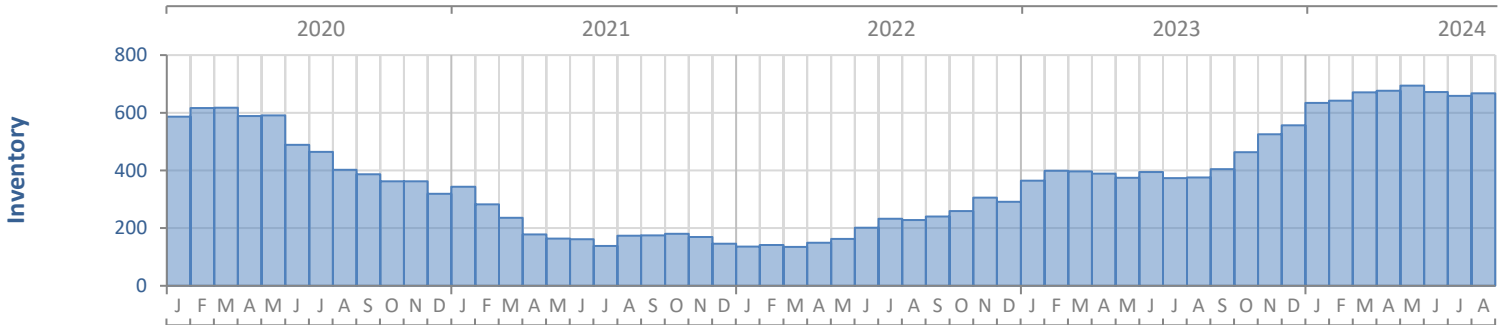


Inventory (Active Listings)

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	73.2%
August 2024	667	77.4%
July 2024	659	76.7%
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%

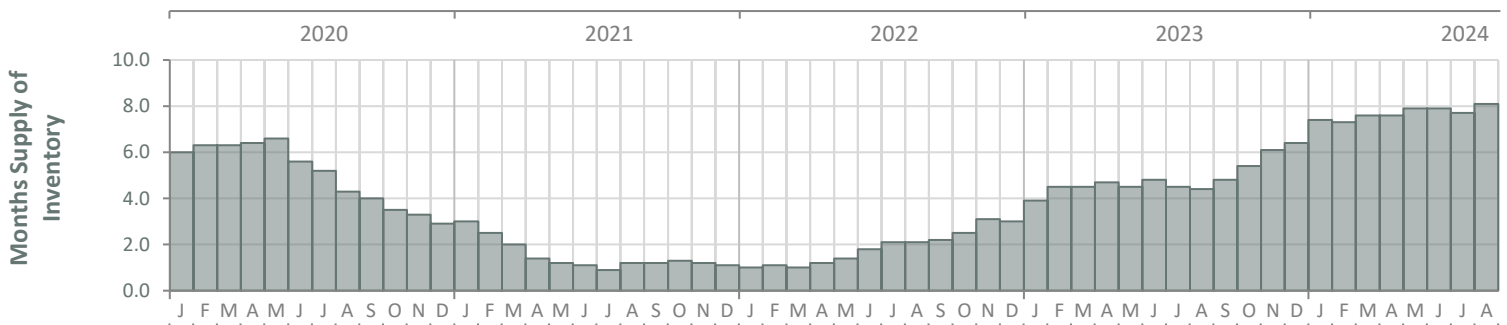


Months Supply of Inventory

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)	7.7	71.1%
August 2024	8.1	84.1%
July 2024	7.7	71.1%
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%



Monthly Market Detail - August 2024

Townhouses and Condos

St. Lucie County

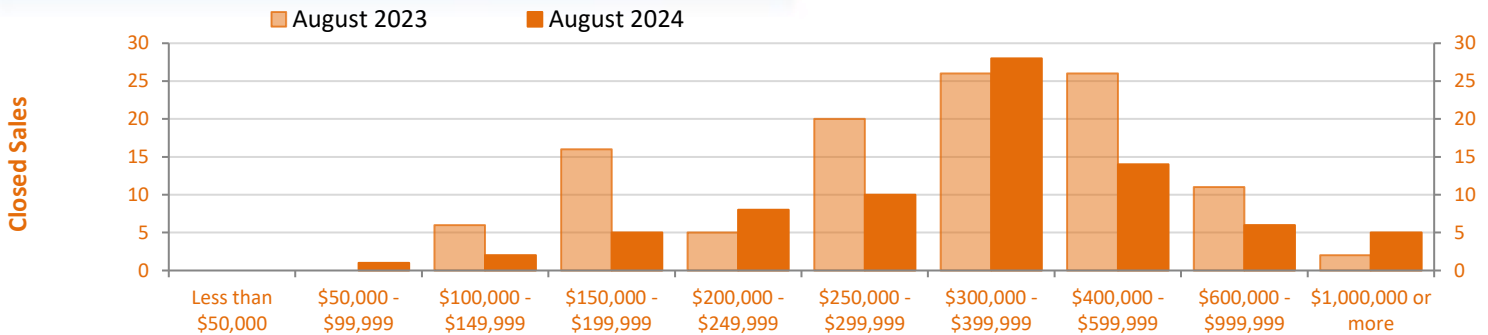


Closed Sales by Sale Price

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	2	-66.7%
\$150,000 - \$199,999	5	-68.8%
\$200,000 - \$249,999	8	60.0%
\$250,000 - \$299,999	10	-50.0%
\$300,000 - \$399,999	28	7.7%
\$400,000 - \$599,999	14	-46.2%
\$600,000 - \$999,999	6	-45.5%
\$1,000,000 or more	5	150.0%

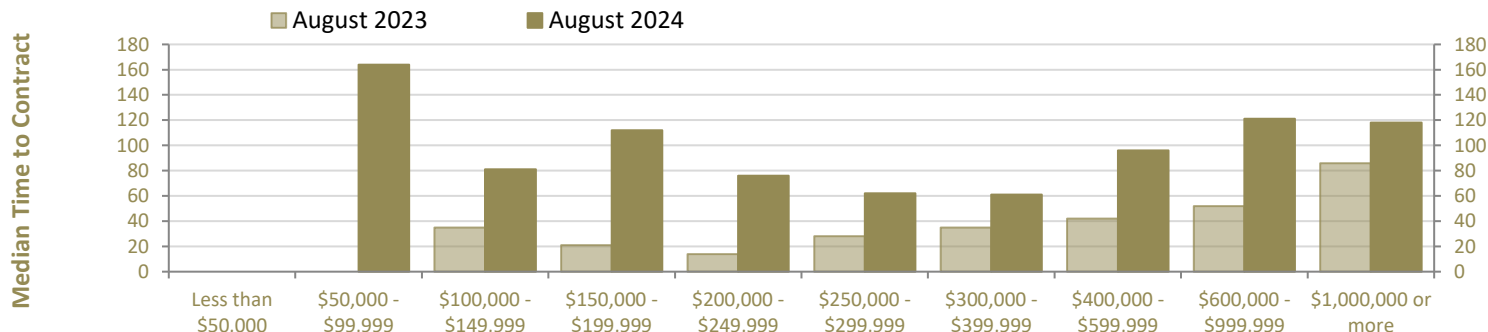


Median Time to Contract by Sale Price

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	164 Days	N/A
\$100,000 - \$149,999	81 Days	131.4%
\$150,000 - \$199,999	112 Days	433.3%
\$200,000 - \$249,999	76 Days	442.9%
\$250,000 - \$299,999	62 Days	121.4%
\$300,000 - \$399,999	61 Days	74.3%
\$400,000 - \$599,999	96 Days	128.6%
\$600,000 - \$999,999	121 Days	132.7%
\$1,000,000 or more	118 Days	37.2%

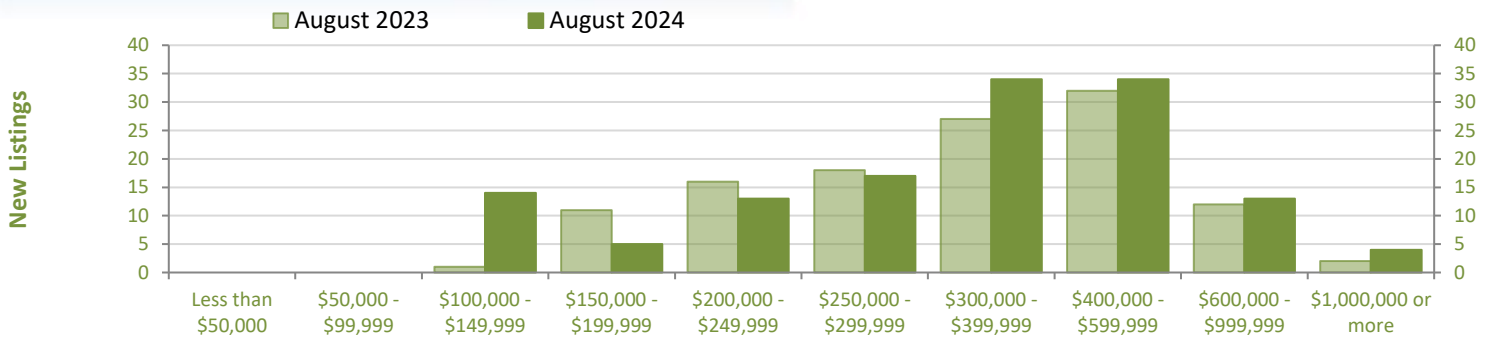


New Listings by Initial Listing Price

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	N/A
\$100,000 - \$149,999	14	1300.0%
\$150,000 - \$199,999	5	-54.5%
\$200,000 - \$249,999	13	-18.8%
\$250,000 - \$299,999	17	-5.6%
\$300,000 - \$399,999	34	25.9%
\$400,000 - \$599,999	34	6.3%
\$600,000 - \$999,999	13	8.3%
\$1,000,000 or more	4	100.0%

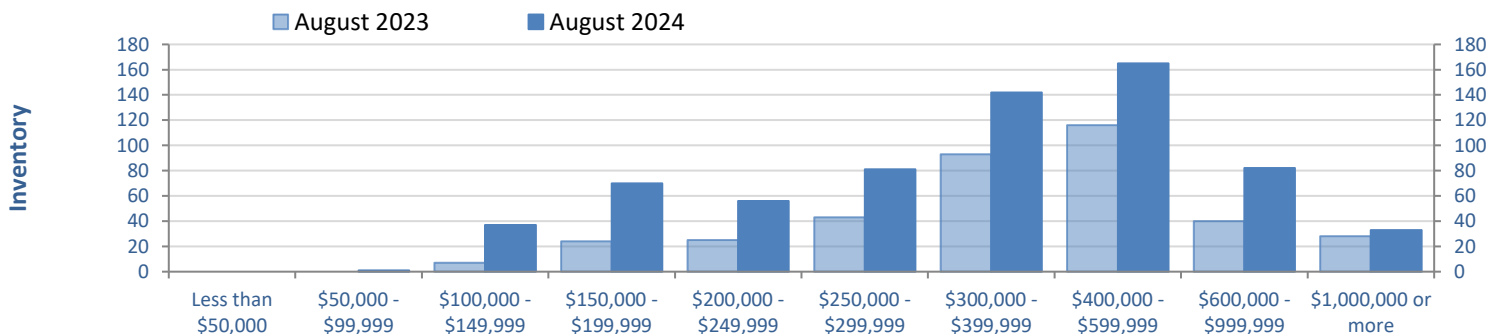


Inventory by Current Listing Price

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.

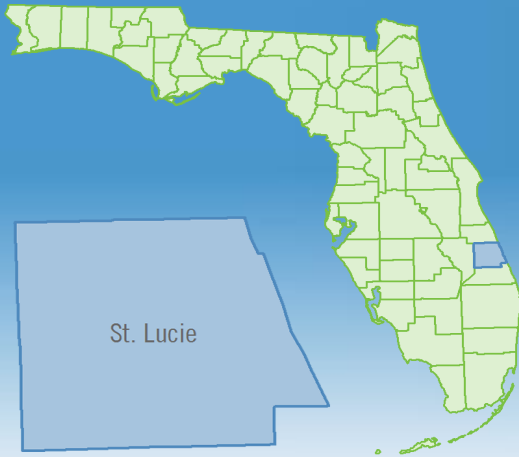
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	37	428.6%
\$150,000 - \$199,999	70	191.7%
\$200,000 - \$249,999	56	124.0%
\$250,000 - \$299,999	81	88.4%
\$300,000 - \$399,999	142	52.7%
\$400,000 - \$599,999	165	42.2%
\$600,000 - \$999,999	82	105.0%
\$1,000,000 or more	33	17.9%



Monthly Distressed Market - August 2024

Townhouses and Condos

St. Lucie County



		August 2024	August 2023	Percent Change Year-over-Year
Traditional	Closed Sales	79	110	-28.2%
	Median Sale Price	\$330,105	\$324,950	1.6%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$115,000	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$435,000	N/A

