

# Monthly Market Detail - May 2021

## Townhouses and Condos

### Florida



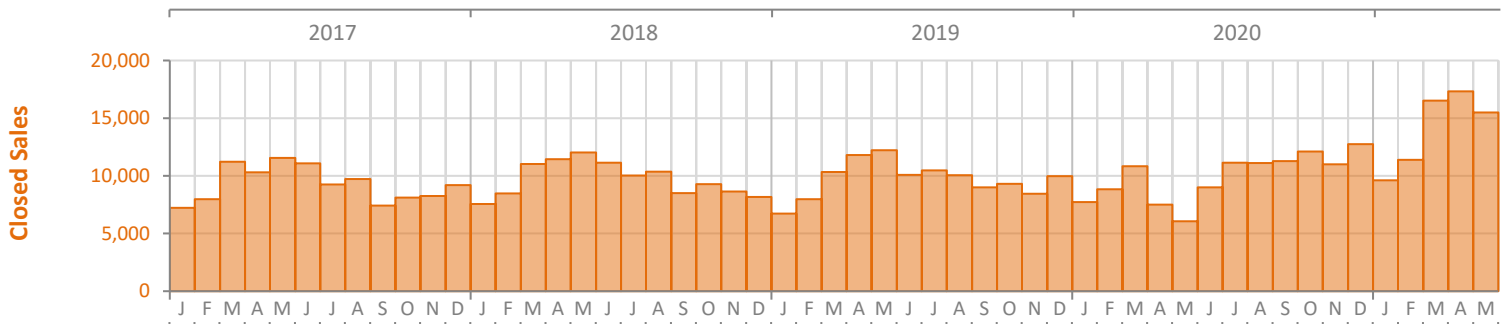
Summary Statistics	May 2021	May 2020	Percent Change Year-over-Year
Closed Sales	15,491	6,069	155.2%
Paid in Cash	8,044	2,596	209.9%
Median Sale Price	\$250,000	\$201,472	24.1%
Average Sale Price	\$404,759	\$281,694	43.7%
Dollar Volume	\$6.3 Billion	\$1.7 Billion	266.8%
Median Percent of Original List Price Received	98.3%	95.1%	3.4%
Median Time to Contract	19 Days	44 Days	-56.8%
Median Time to Sale	62 Days	87 Days	-28.7%
New Pending Sales	15,739	10,045	56.7%
New Listings	14,972	13,741	9.0%
Pending Inventory	24,949	14,486	72.2%
Inventory (Active Listings)	24,639	54,221	-54.6%
Months Supply of Inventory	2.0	6.0	-66.7%

## 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	70,326	71.7%
<b>May 2021</b>	<b>15,491</b>	<b>155.2%</b>
April 2021	17,330	130.9%
March 2021	16,518	52.6%
February 2021	11,379	28.7%
January 2021	9,608	24.6%
December 2020	12,752	27.7%
November 2020	11,003	30.2%
October 2020	12,110	30.3%
September 2020	11,290	25.3%
August 2020	11,100	10.3%
July 2020	11,133	6.3%
June 2020	8,994	-10.9%
May 2020	6,069	-50.3%

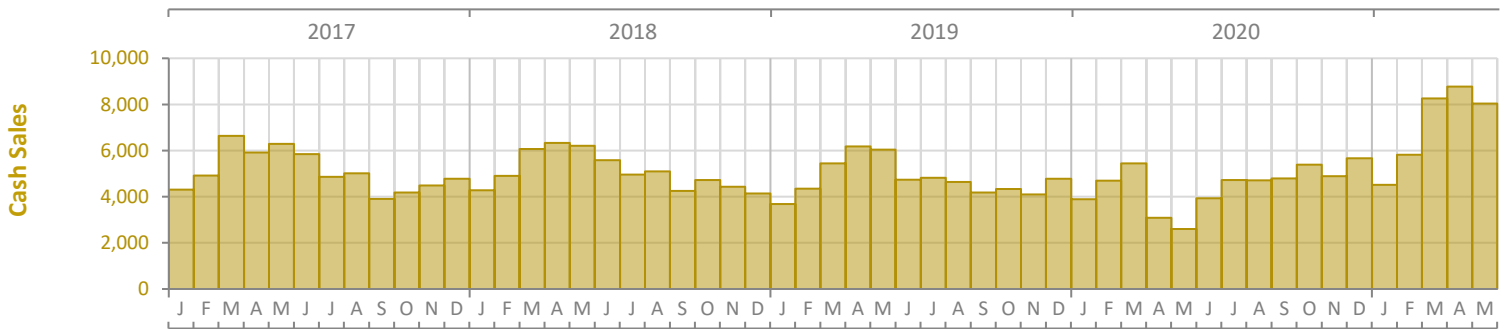


## Cash Sales

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	35,427	79.8%
<b>May 2021</b>	<b>8,044</b>	<b>209.9%</b>
April 2021	8,770	183.7%
March 2021	8,266	51.9%
February 2021	5,826	24.2%
January 2021	4,521	16.2%
December 2020	5,665	18.7%
November 2020	4,891	19.3%
October 2020	5,389	24.3%
September 2020	4,790	14.6%
August 2020	4,709	1.6%
July 2020	4,719	-2.1%
June 2020	3,934	-16.8%
May 2020	2,596	-57.0%

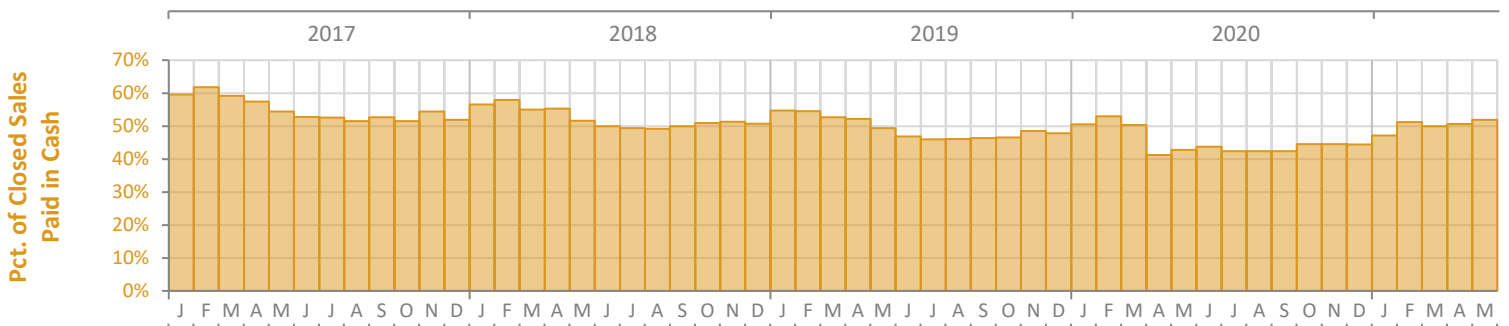


## Cash Sales as a Percentage of Closed Sales

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	50.4%	4.8%
<b>May 2021</b>	<b>51.9%</b>	<b>21.3%</b>
April 2021	50.6%	22.8%
March 2021	50.0%	-0.6%
February 2021	51.2%	-3.4%
January 2021	47.1%	-6.7%
December 2020	44.4%	-7.1%
November 2020	44.5%	-8.2%
October 2020	44.5%	-4.5%
September 2020	42.4%	-8.6%
August 2020	42.4%	-8.0%
July 2020	42.4%	-7.8%
June 2020	43.7%	-6.8%
May 2020	42.8%	-13.4%

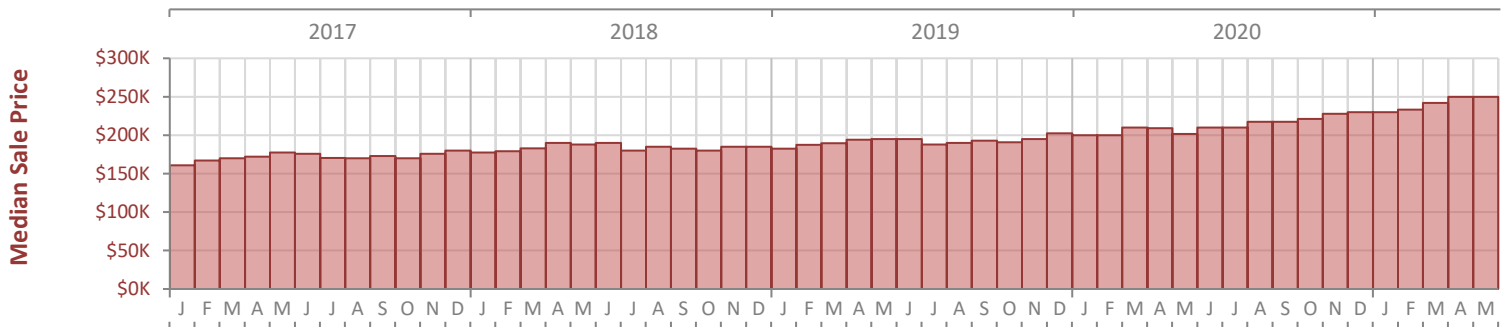


## Median Sale Price

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	\$242,000	18.0%
<b>May 2021</b>	<b>\$250,000</b>	<b>24.1%</b>
April 2021	\$250,000	19.6%
March 2021	\$242,000	15.2%
February 2021	\$233,240	16.6%
January 2021	\$230,000	15.0%
December 2020	\$230,000	13.7%
November 2020	\$228,000	16.9%
October 2020	\$221,000	15.9%
September 2020	\$217,500	12.7%
August 2020	\$217,500	14.5%
July 2020	\$210,000	11.7%
June 2020	\$210,000	7.7%
May 2020	\$201,472	3.3%

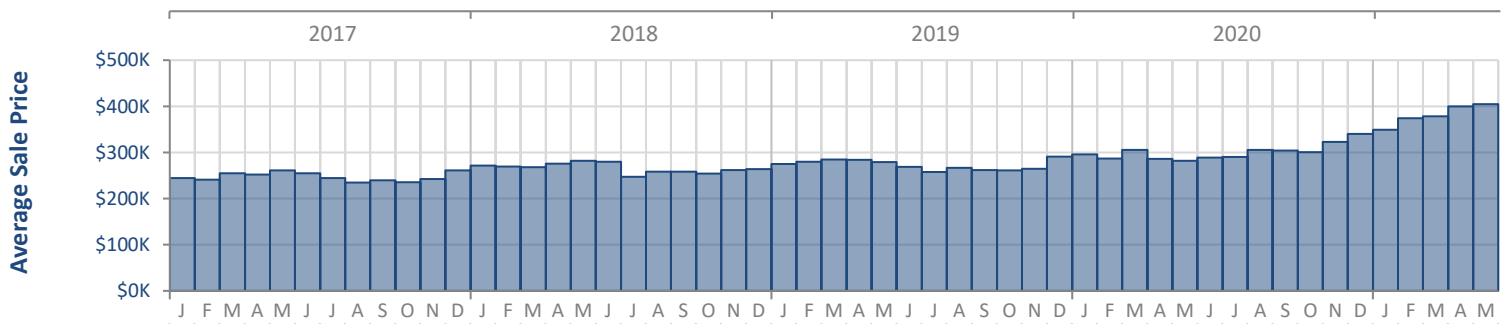


## Average Sale Price

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	\$384,772	31.6%
<b>May 2021</b>	<b>\$404,759</b>	<b>43.7%</b>
April 2021	\$400,027	39.9%
March 2021	\$378,078	23.8%
February 2021	\$374,241	30.4%
January 2021	\$349,009	18.1%
December 2020	\$340,004	16.8%
November 2020	\$322,947	22.0%
October 2020	\$300,806	15.2%
September 2020	\$304,461	16.4%
August 2020	\$305,675	14.6%
July 2020	\$289,973	12.6%
June 2020	\$288,635	7.3%
May 2020	\$281,694	1.0%

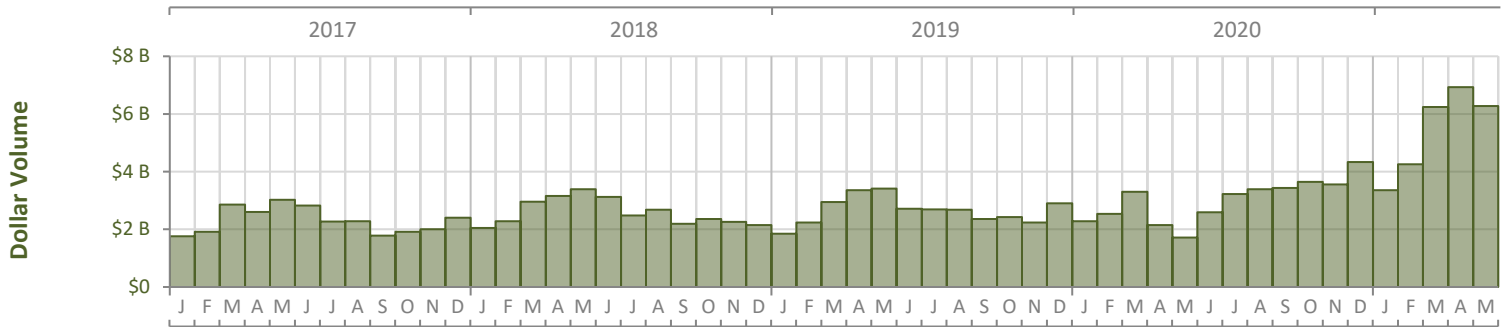


## Dollar Volume

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	\$27.1 Billion	125.9%
<b>May 2021</b>	<b>\$6.3 Billion</b>	<b>266.8%</b>
April 2021	\$6.9 Billion	223.0%
March 2021	\$6.2 Billion	88.9%
February 2021	\$4.3 Billion	67.9%
January 2021	\$3.4 Billion	47.1%
December 2020	\$4.3 Billion	49.1%
November 2020	\$3.6 Billion	58.9%
October 2020	\$3.6 Billion	50.1%
September 2020	\$3.4 Billion	45.9%
August 2020	\$3.4 Billion	26.4%
July 2020	\$3.2 Billion	19.7%
June 2020	\$2.6 Billion	-4.4%
May 2020	\$1.7 Billion	-49.8%

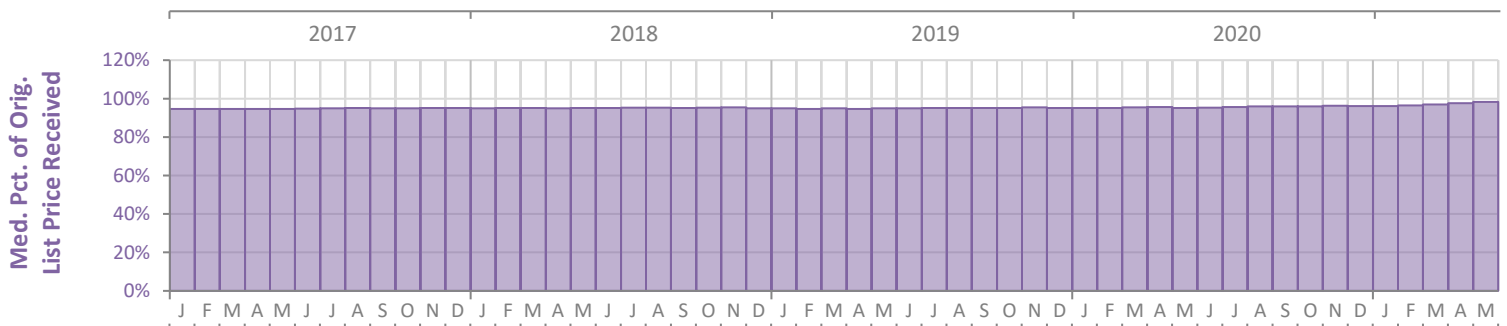


## Median Percent of Original List Price Received

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	97.1%	1.9%
<b>May 2021</b>	<b>98.3%</b>	<b>3.4%</b>
April 2021	97.6%	2.1%
March 2021	97.0%	1.6%
February 2021	96.4%	1.3%
January 2021	96.2%	1.2%
December 2020	96.1%	0.9%
November 2020	96.3%	0.9%
October 2020	96.0%	0.8%
September 2020	96.0%	0.8%
August 2020	95.9%	0.7%
July 2020	95.6%	0.5%
June 2020	95.3%	0.3%
May 2020	95.1%	0.2%

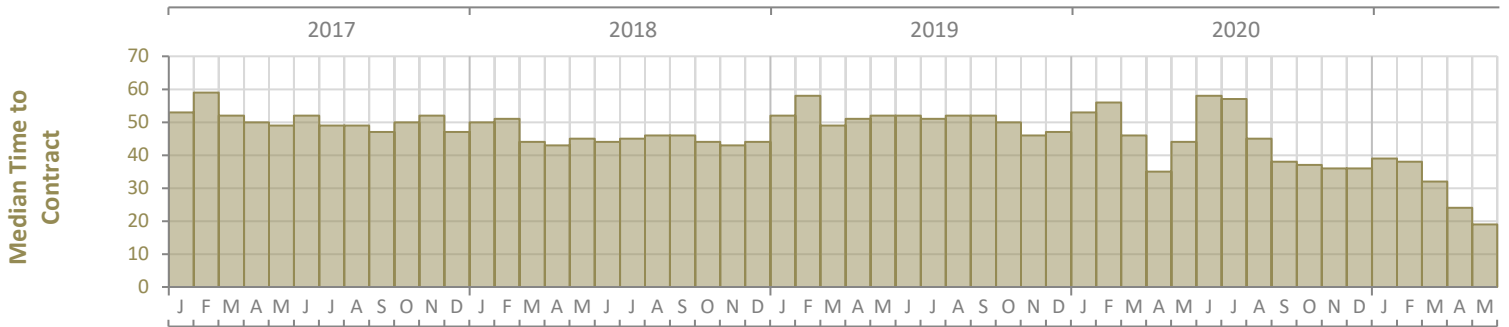


## Median Time to Contract

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	30 Days	-37.5%
<b>May 2021</b>	<b>19 Days</b>	<b>-56.8%</b>
April 2021	24 Days	-31.4%
March 2021	32 Days	-30.4%
February 2021	38 Days	-32.1%
January 2021	39 Days	-26.4%
December 2020	36 Days	-23.4%
November 2020	36 Days	-21.7%
October 2020	37 Days	-26.0%
September 2020	38 Days	-26.9%
August 2020	45 Days	-13.5%
July 2020	57 Days	11.8%
June 2020	58 Days	11.5%
May 2020	44 Days	-15.4%

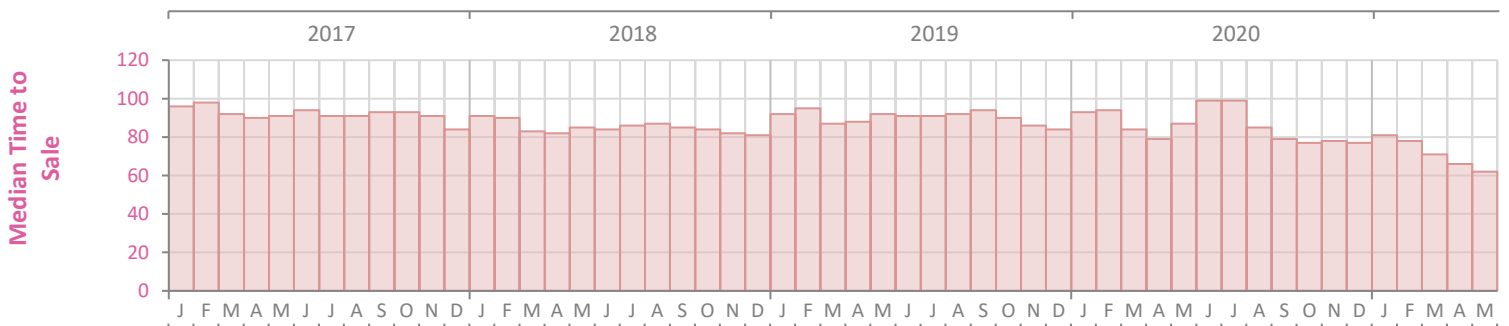


## Median Time to Sale

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	71 Days	-19.3%
<b>May 2021</b>	<b>62 Days</b>	<b>-28.7%</b>
April 2021	66 Days	-16.5%
March 2021	71 Days	-15.5%
February 2021	78 Days	-17.0%
January 2021	81 Days	-12.9%
December 2020	77 Days	-8.3%
November 2020	78 Days	-9.3%
October 2020	77 Days	-14.4%
September 2020	79 Days	-16.0%
August 2020	85 Days	-7.6%
July 2020	99 Days	8.8%
June 2020	99 Days	8.8%
May 2020	87 Days	-5.4%

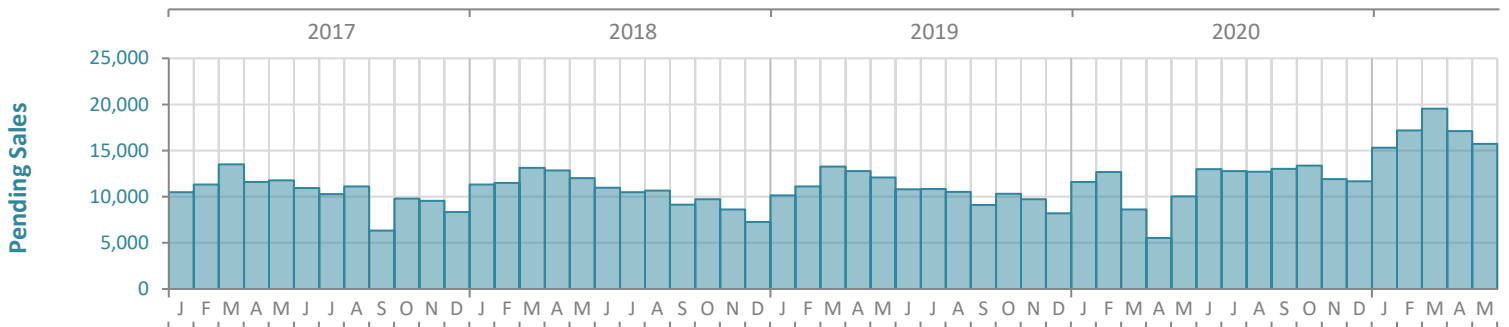


## New Pending Sales

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	84,872	75.0%
<b>May 2021</b>	<b>15,739</b>	<b>56.7%</b>
April 2021	17,117	208.8%
March 2021	19,533	126.4%
February 2021	17,170	35.4%
January 2021	15,313	32.0%
December 2020	11,683	42.6%
November 2020	11,906	22.4%
October 2020	13,375	29.5%
September 2020	13,016	43.0%
August 2020	12,713	20.7%
July 2020	12,780	18.1%
June 2020	12,978	20.0%
May 2020	10,045	-16.8%

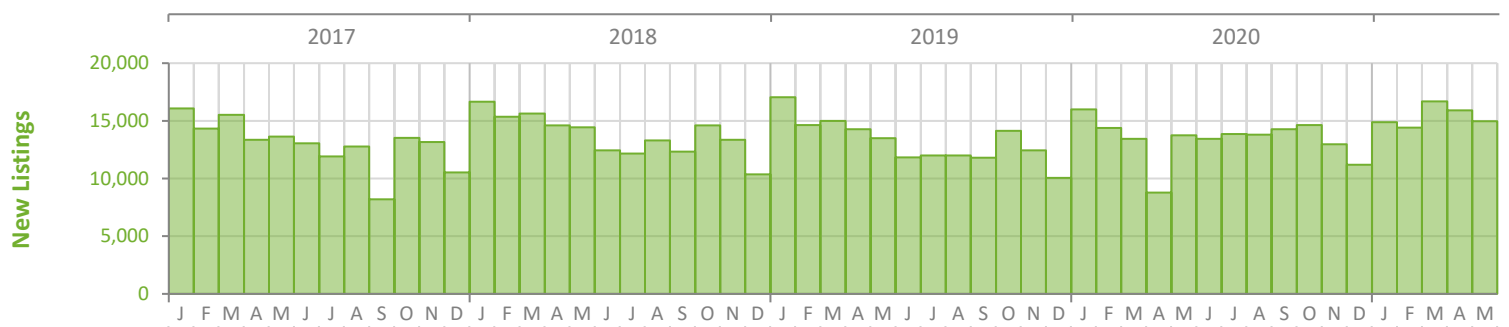


## New Listings

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	76,901	15.9%
<b>May 2021</b>	<b>14,972</b>	<b>9.0%</b>
April 2021	15,913	81.2%
March 2021	16,700	24.2%
February 2021	14,426	0.3%
January 2021	14,890	-6.9%
December 2020	11,201	11.4%
November 2020	12,965	4.2%
October 2020	14,623	3.4%
September 2020	14,285	21.1%
August 2020	13,816	15.1%
July 2020	13,863	15.4%
June 2020	13,447	13.6%
May 2020	13,741	1.8%



## 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)	31,230	-42.2%
<b>May 2021</b>	<b>24,639</b>	<b>-54.6%</b>
April 2021	27,105	-50.3%
March 2021	30,063	-45.1%
February 2021	34,921	-34.4%
January 2021	39,423	-26.3%
December 2020	41,927	-18.3%
November 2020	45,438	-14.5%
October 2020	46,486	-11.8%
September 2020	47,298	-7.4%
August 2020	48,156	-5.6%
July 2020	50,073	-4.8%
June 2020	51,105	-6.0%
May 2020	54,221	-4.3%

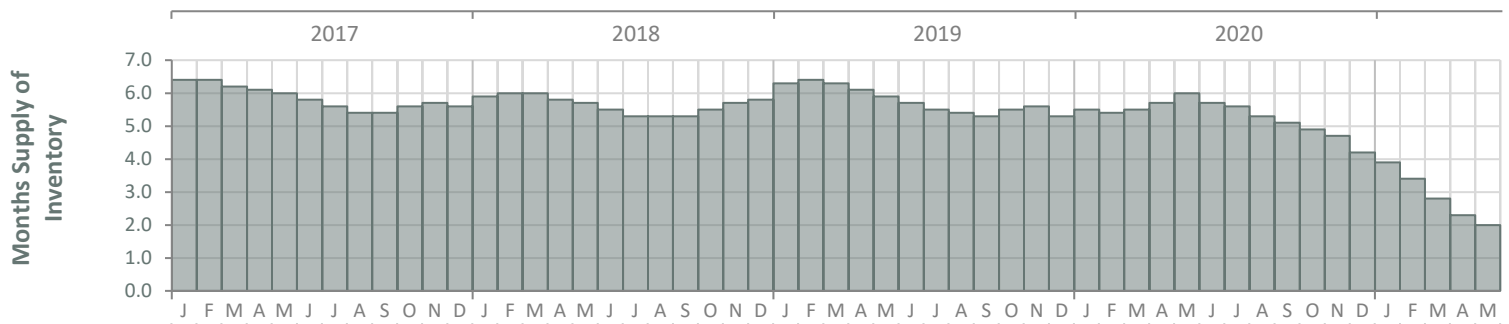


## Months Supply of Inventory

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)	2.9	-48.2%
<b>May 2021</b>	<b>2.0</b>	<b>-66.7%</b>
April 2021	2.3	-59.6%
March 2021	2.8	-49.1%
February 2021	3.4	-37.0%
January 2021	3.9	-29.1%
December 2020	4.2	-20.8%
November 2020	4.7	-16.1%
October 2020	4.9	-10.9%
September 2020	5.1	-3.8%
August 2020	5.3	-1.9%
July 2020	5.6	1.8%
June 2020	5.7	0.0%
May 2020	6.0	1.7%



## 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	74	-10.8%
\$50,000 - \$99,999	982	59.2%
\$100,000 - \$149,999	1,980	83.2%
\$150,000 - \$199,999	2,391	99.1%
\$200,000 - \$249,999	2,243	135.9%
\$250,000 - \$299,999	1,767	154.6%
\$300,000 - \$399,999	2,348	267.4%
\$400,000 - \$599,999	1,731	314.1%
\$600,000 - \$999,999	1,047	401.0%
\$1,000,000 or more	928	427.3%

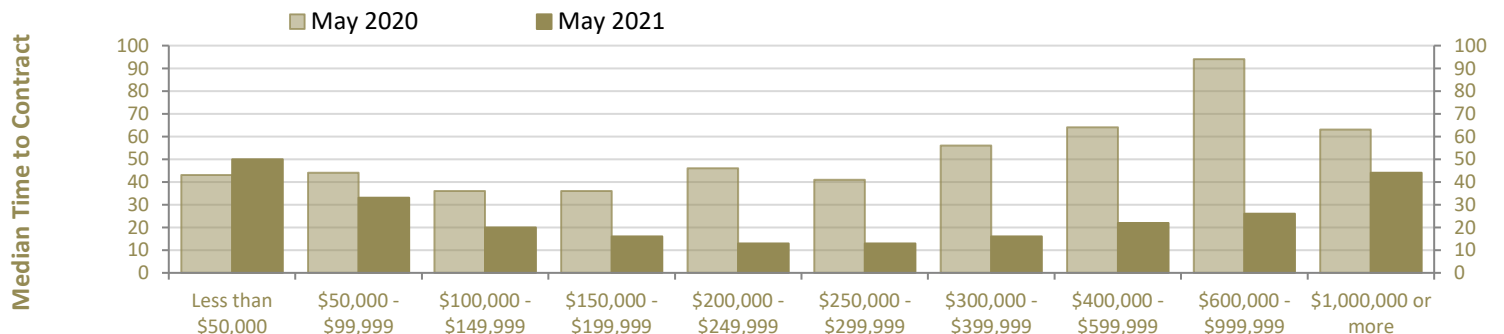


## Median Time to Contract by Sale Price

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	50 Days	16.3%
\$50,000 - \$99,999	33 Days	-25.0%
\$100,000 - \$149,999	20 Days	-44.4%
\$150,000 - \$199,999	16 Days	-55.6%
\$200,000 - \$249,999	13 Days	-71.7%
\$250,000 - \$299,999	13 Days	-68.3%
\$300,000 - \$399,999	16 Days	-71.4%
\$400,000 - \$599,999	22 Days	-65.6%
\$600,000 - \$999,999	26 Days	-72.3%
\$1,000,000 or more	44 Days	-30.2%





## 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	58	-40.8%
\$50,000 - \$99,999	746	-24.9%
\$100,000 - \$149,999	1,751	-11.6%
\$150,000 - \$199,999	2,385	-1.9%
\$200,000 - \$249,999	2,041	6.2%
\$250,000 - \$299,999	1,786	10.9%
\$300,000 - \$399,999	2,332	32.5%
\$400,000 - \$599,999	1,829	29.3%
\$600,000 - \$999,999	1,144	31.5%
\$1,000,000 or more	900	35.5%

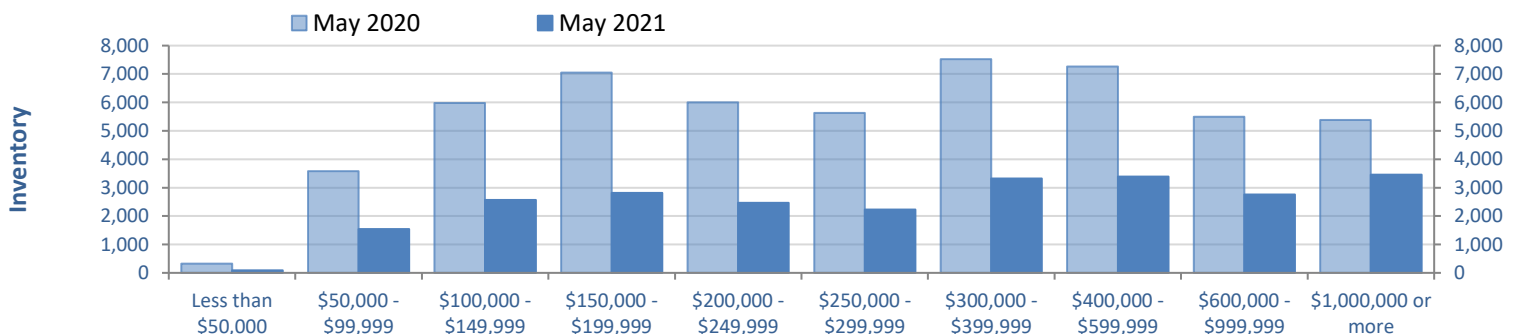


## Inventory by Current Listing Price

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	92	-71.4%
\$50,000 - \$99,999	1,537	-57.0%
\$100,000 - \$149,999	2,572	-57.0%
\$150,000 - \$199,999	2,813	-60.1%
\$200,000 - \$249,999	2,467	-58.9%
\$250,000 - \$299,999	2,234	-60.3%
\$300,000 - \$399,999	3,319	-55.9%
\$400,000 - \$599,999	3,389	-53.3%
\$600,000 - \$999,999	2,757	-49.8%
\$1,000,000 or more	3,459	-35.8%



# Monthly Distressed Market - May 2021

## Townhouses and Condos

### Florida



		May 2021	May 2020	Percent Change Year-over-Year
Traditional	Closed Sales	15,387	5,923	159.8%
	Median Sale Price	\$250,000	\$205,000	22.0%
Foreclosure/REO	Closed Sales	72	122	-41.0%
	Median Sale Price	\$197,500	\$135,000	46.3%
Short Sale	Closed Sales	32	24	33.3%
	Median Sale Price	\$194,950	\$172,500	13.0%

