

# Monthly Market Detail - October 2021

## Single-Family Homes

### Florida



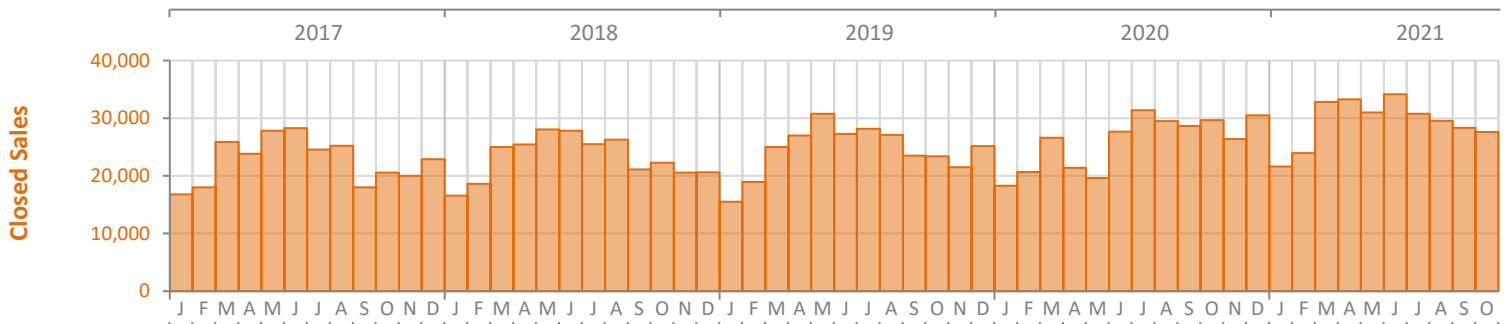
Summary Statistics	October 2021	October 2020	Percent Change Year-over-Year
Closed Sales	27,628	29,659	-6.8%
Paid in Cash	8,256	6,584	25.4%
Median Sale Price	\$358,950	\$305,000	17.7%
Average Sale Price	\$483,685	\$428,597	12.9%
Dollar Volume	\$13.4 Billion	\$12.7 Billion	5.1%
Median Percent of Original List Price Received	100.0%	98.3%	1.7%
Median Time to Contract	12 Days	21 Days	-42.9%
Median Time to Sale	53 Days	67 Days	-20.9%
New Pending Sales	30,128	31,248	-3.6%
New Listings	31,179	32,295	-3.5%
Pending Inventory	47,849	48,470	-1.3%
Inventory (Active Listings)	36,943	52,709	-29.9%
Months Supply of Inventory	1.3	2.1	-38.1%

## 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	292,987	15.6%
<b>October 2021</b>	<b>27,628</b>	<b>-6.8%</b>
September 2021	28,302	-1.3%
August 2021	29,550	0.2%
July 2021	30,740	-2.1%
June 2021	34,165	23.6%
May 2021	30,985	57.9%
April 2021	33,264	55.4%
March 2021	32,819	23.3%
February 2021	23,947	15.7%
January 2021	21,587	18.0%
December 2020	30,478	21.0%
November 2020	26,406	22.9%
October 2020	29,659	26.9%

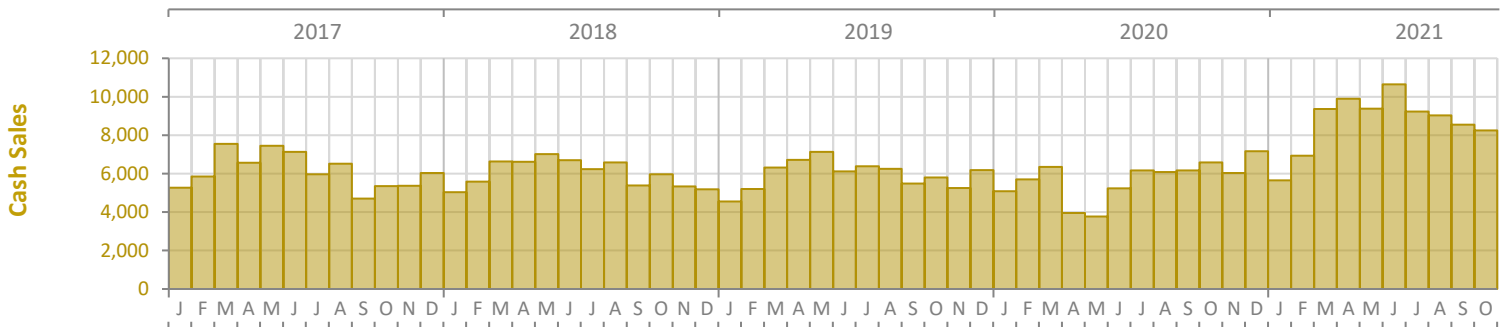


## Cash Sales

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	86,941	57.8%
<b>October 2021</b>	<b>8,256</b>	<b>25.4%</b>
September 2021	8,550	38.5%
August 2021	9,025	48.3%
July 2021	9,233	49.9%
June 2021	10,649	103.2%
May 2021	9,376	148.6%
April 2021	9,896	150.2%
March 2021	9,371	47.6%
February 2021	6,936	21.6%
January 2021	5,649	11.0%
December 2020	7,172	16.0%
November 2020	6,038	14.8%
October 2020	6,584	13.6%

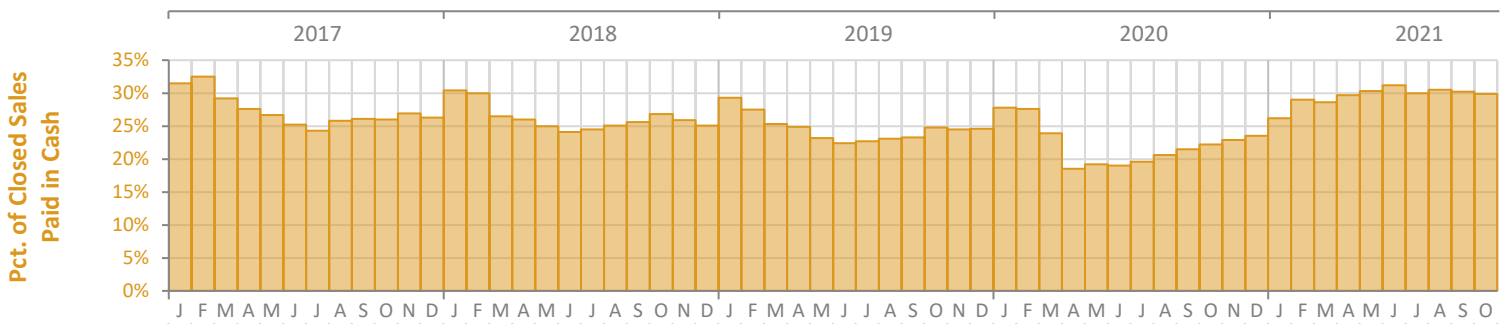


## Cash Sales as a Percentage of Closed Sales

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	29.7%	36.9%
<b>October 2021</b>	<b>29.9%</b>	<b>34.7%</b>
September 2021	30.2%	40.5%
August 2021	30.5%	48.1%
July 2021	30.0%	53.1%
June 2021	31.2%	64.2%
May 2021	30.3%	57.8%
April 2021	29.7%	60.5%
March 2021	28.6%	19.7%
February 2021	29.0%	5.1%
January 2021	26.2%	-5.8%
December 2020	23.5%	-4.5%
November 2020	22.9%	-6.5%
October 2020	22.2%	-10.5%

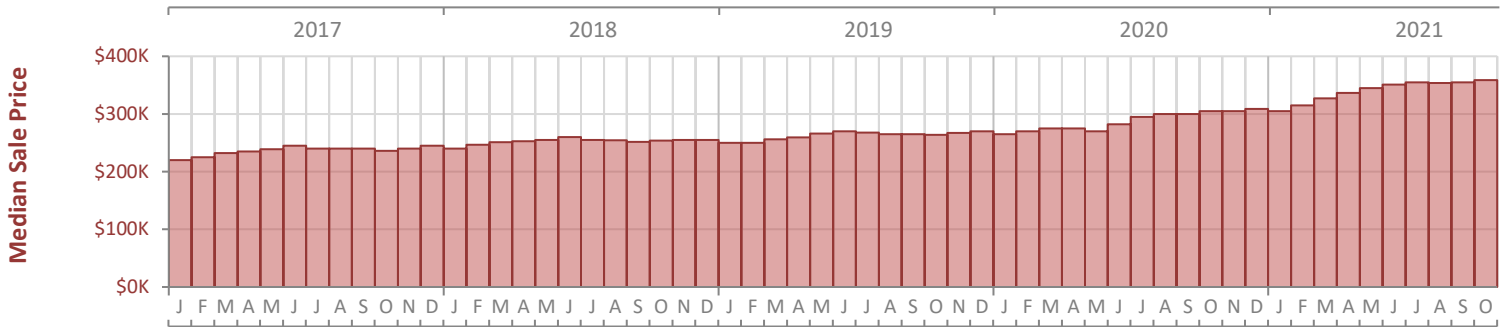


## Median Sale Price

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	\$342,000	20.0%
<b>October 2021</b>	<b>\$358,950</b>	<b>17.7%</b>
September 2021	\$355,000	18.3%
August 2021	\$354,000	18.0%
July 2021	\$355,000	20.3%
June 2021	\$351,000	24.5%
May 2021	\$344,900	27.7%
April 2021	\$336,525	22.4%
March 2021	\$327,000	18.9%
February 2021	\$314,900	16.6%
January 2021	\$305,000	15.1%
December 2020	\$309,000	14.4%
November 2020	\$305,000	14.1%
October 2020	\$305,000	15.6%

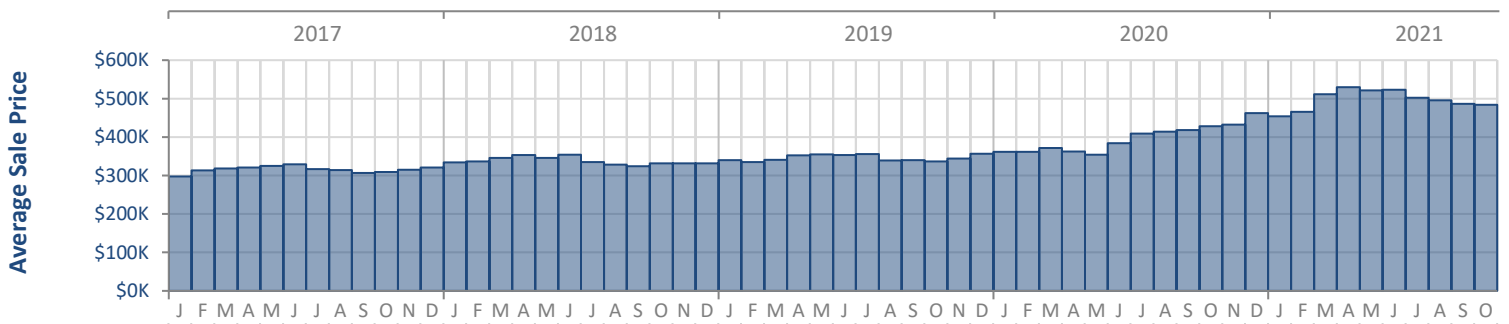


## Average Sale Price

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	\$500,369	28.0%
<b>October 2021</b>	<b>\$483,685</b>	<b>12.9%</b>
September 2021	\$486,101	16.3%
August 2021	\$495,937	19.7%
July 2021	\$502,541	22.8%
June 2021	\$522,825	36.0%
May 2021	\$521,178	47.3%
April 2021	\$530,083	46.1%
March 2021	\$511,243	37.6%
February 2021	\$465,508	28.7%
January 2021	\$454,352	25.6%
December 2020	\$462,033	29.5%
November 2020	\$432,768	25.9%
October 2020	\$428,597	27.2%



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## Single-Family Homes

### Florida

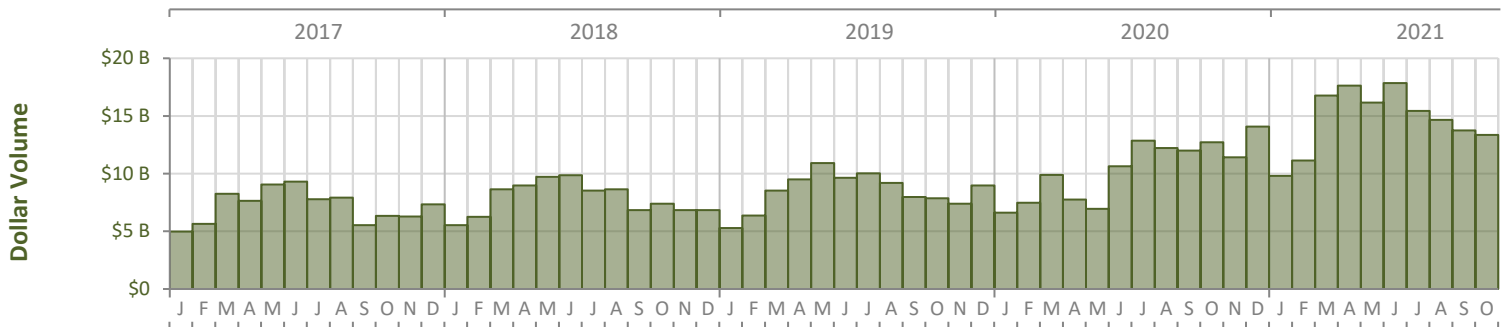


## Dollar Volume

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	\$146.6 Billion	47.9%
<b>October 2021</b>	<b>\$13.4 Billion</b>	<b>5.1%</b>
September 2021	\$13.8 Billion	14.8%
August 2021	\$14.7 Billion	19.9%
July 2021	\$15.4 Billion	20.2%
June 2021	\$17.9 Billion	68.1%
May 2021	\$16.1 Billion	132.6%
April 2021	\$17.6 Billion	127.1%
March 2021	\$16.8 Billion	69.7%
February 2021	\$11.1 Billion	48.9%
January 2021	\$9.8 Billion	48.1%
December 2020	\$14.1 Billion	56.7%
November 2020	\$11.4 Billion	54.6%
October 2020	\$12.7 Billion	61.4%

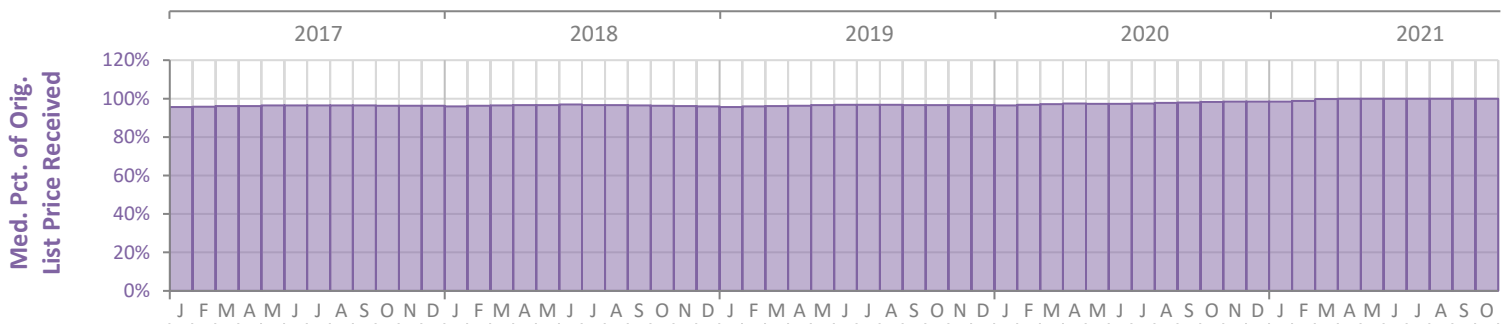


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the 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%	2.6%
<b>October 2021</b>	<b>100.0%</b>	<b>1.7%</b>
September 2021	100.0%	2.0%
August 2021	100.0%	2.2%
July 2021	100.0%	2.6%
June 2021	100.0%	2.8%
May 2021	100.0%	2.8%
April 2021	100.0%	2.7%
March 2021	99.8%	2.8%
February 2021	98.8%	2.1%
January 2021	98.4%	2.1%
December 2020	98.5%	1.9%
November 2020	98.5%	1.9%
October 2020	98.3%	1.7%

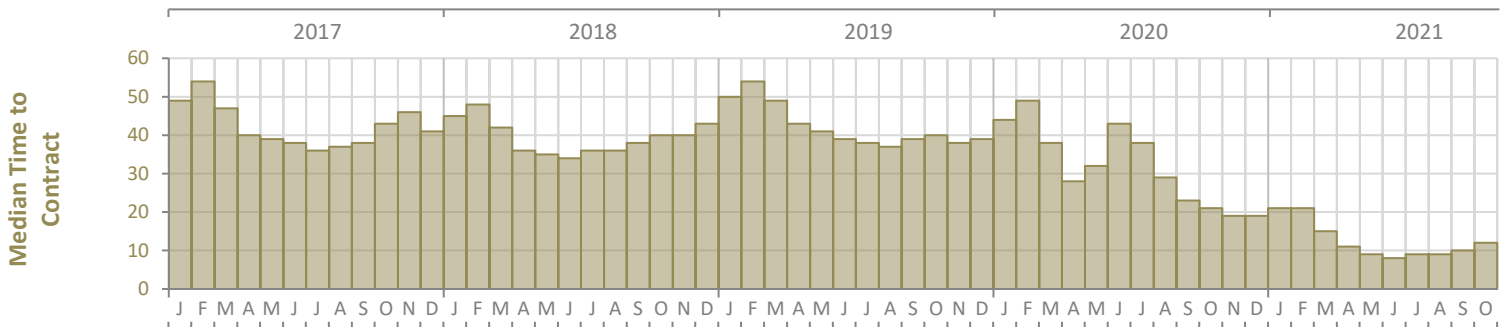


## Median Time to Contract

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	12 Days	-64.7%
<b>October 2021</b>	<b>12 Days</b>	<b>-42.9%</b>
September 2021	10 Days	-56.5%
August 2021	9 Days	-69.0%
July 2021	9 Days	-76.3%
June 2021	8 Days	-81.4%
May 2021	9 Days	-71.9%
April 2021	11 Days	-60.7%
March 2021	15 Days	-60.5%
February 2021	21 Days	-57.1%
January 2021	21 Days	-52.3%
December 2020	19 Days	-51.3%
November 2020	19 Days	-50.0%
October 2020	21 Days	-47.5%

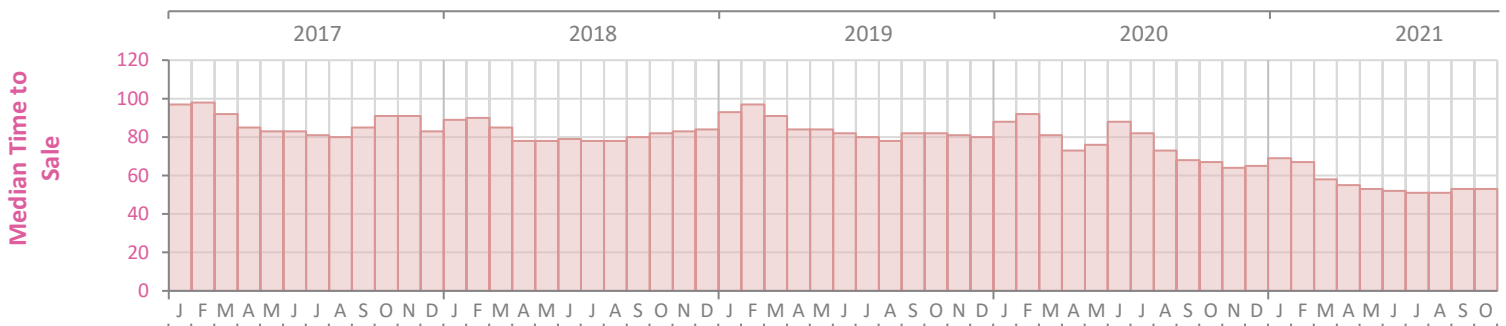


## Median Time to Sale

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	55 Days	-29.5%
<b>October 2021</b>	<b>53 Days</b>	<b>-20.9%</b>
September 2021	53 Days	-22.1%
August 2021	51 Days	-30.1%
July 2021	51 Days	-37.8%
June 2021	52 Days	-40.9%
May 2021	53 Days	-30.3%
April 2021	55 Days	-24.7%
March 2021	58 Days	-28.4%
February 2021	67 Days	-27.2%
January 2021	69 Days	-21.6%
December 2020	65 Days	-18.8%
November 2020	64 Days	-21.0%
October 2020	67 Days	-18.3%



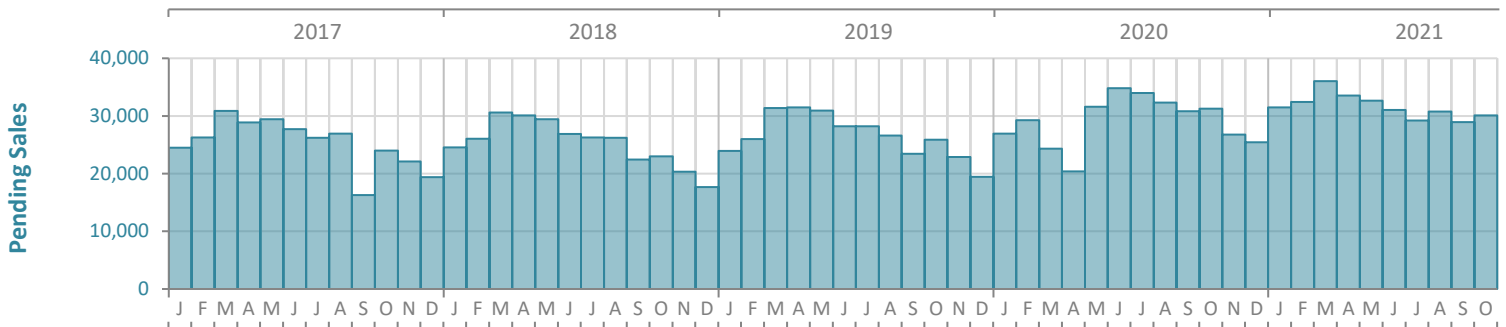


## New Pending Sales

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	316,307	7.0%
<b>October 2021</b>	<b>30,128</b>	<b>-3.6%</b>
September 2021	28,941	-6.1%
August 2021	30,788	-4.7%
July 2021	29,191	-14.1%
June 2021	31,070	-10.8%
May 2021	32,670	3.4%
April 2021	33,560	64.4%
March 2021	36,025	48.2%
February 2021	32,444	10.9%
January 2021	31,490	16.9%
December 2020	25,426	30.7%
November 2020	26,750	16.7%
October 2020	31,248	20.7%

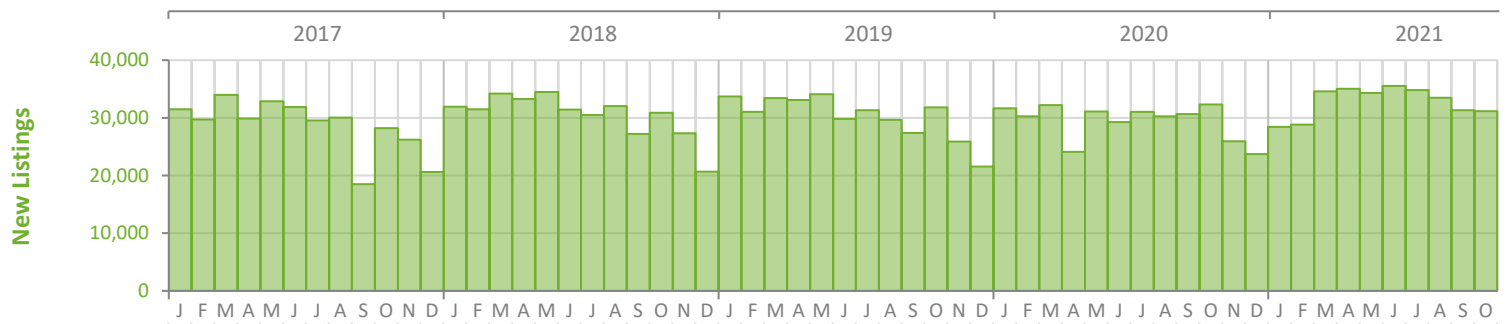


## New Listings

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	327,545	8.1%
<b>October 2021</b>	<b>31,179</b>	<b>-3.5%</b>
September 2021	31,346	2.2%
August 2021	33,485	10.6%
July 2021	34,835	12.1%
June 2021	35,549	21.6%
May 2021	34,298	10.2%
April 2021	35,055	45.5%
March 2021	34,576	7.3%
February 2021	28,798	-4.9%
January 2021	28,424	-10.1%
December 2020	23,703	10.0%
November 2020	25,956	0.3%
October 2020	32,295	1.6%

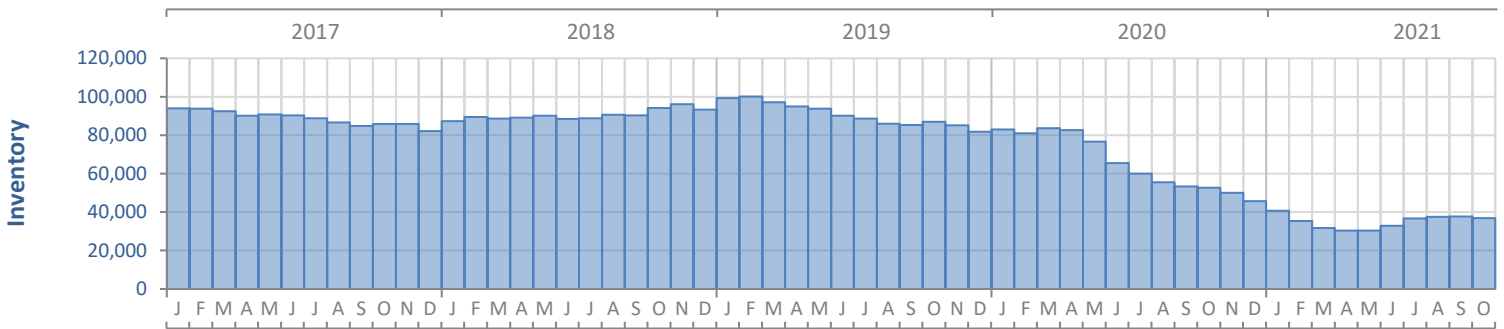


## Inventory (Active Listings)

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)	35,026	-49.5%
<b>October 2021</b>	<b>36,943</b>	<b>-29.9%</b>
September 2021	37,781	-29.2%
August 2021	37,482	-32.4%
July 2021	36,687	-38.9%
June 2021	32,835	-49.8%
May 2021	30,431	-60.3%
April 2021	30,395	-63.3%
March 2021	31,658	-62.1%
February 2021	35,423	-56.3%
January 2021	40,620	-51.1%
December 2020	45,749	-44.1%
November 2020	50,000	-41.3%
October 2020	52,709	-39.4%

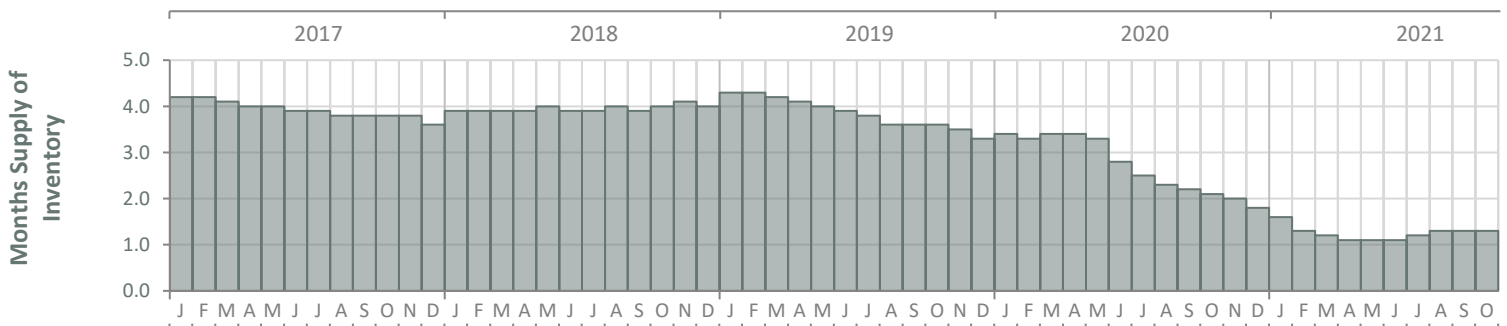


## Months Supply of Inventory

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)	1.3	-55.2%
<b>October 2021</b>	<b>1.3</b>	<b>-38.1%</b>
September 2021	1.3	-40.9%
August 2021	1.3	-43.5%
July 2021	1.2	-52.0%
June 2021	1.1	-60.7%
May 2021	1.1	-66.7%
April 2021	1.1	-67.6%
March 2021	1.2	-64.7%
February 2021	1.3	-60.6%
January 2021	1.6	-52.9%
December 2020	1.8	-45.5%
November 2020	2.0	-42.9%
October 2020	2.1	-41.7%

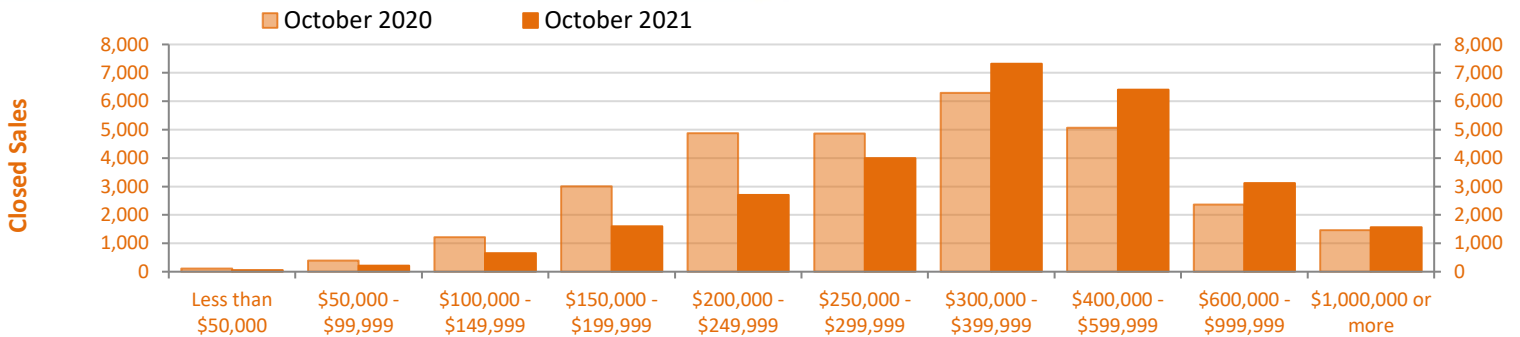


## Closed Sales by Sale Price

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	59	-46.8%
\$50,000 - \$99,999	213	-45.7%
\$100,000 - \$149,999	650	-46.5%
\$150,000 - \$199,999	1,602	-46.7%
\$200,000 - \$249,999	2,697	-44.7%
\$250,000 - \$299,999	3,996	-17.8%
\$300,000 - \$399,999	7,323	16.3%
\$400,000 - \$599,999	6,404	26.3%
\$600,000 - \$999,999	3,116	31.6%
\$1,000,000 or more	1,568	7.1%

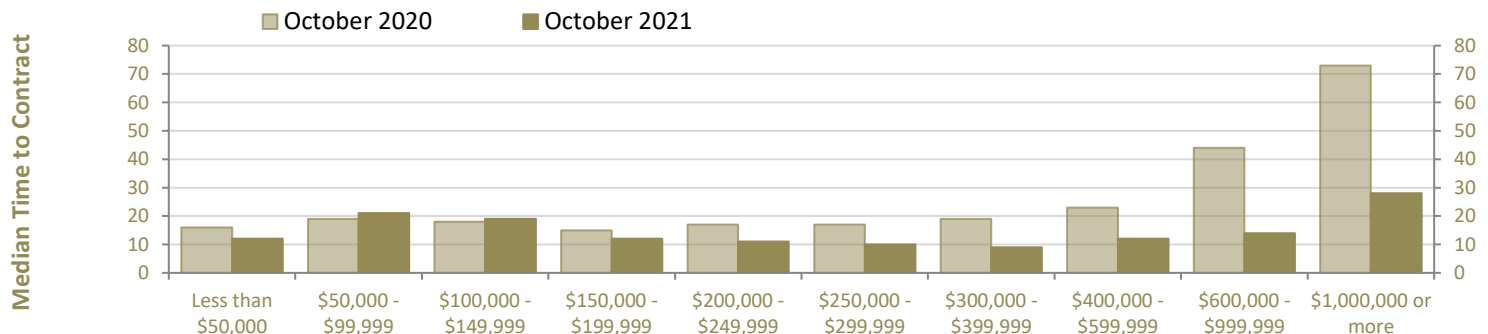


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the 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	12 Days	-25.0%
\$50,000 - \$99,999	21 Days	10.5%
\$100,000 - \$149,999	19 Days	5.6%
\$150,000 - \$199,999	12 Days	-20.0%
\$200,000 - \$249,999	11 Days	-35.3%
\$250,000 - \$299,999	10 Days	-41.2%
\$300,000 - \$399,999	9 Days	-52.6%
\$400,000 - \$599,999	12 Days	-47.8%
\$600,000 - \$999,999	14 Days	-68.2%
\$1,000,000 or more	28 Days	-61.6%



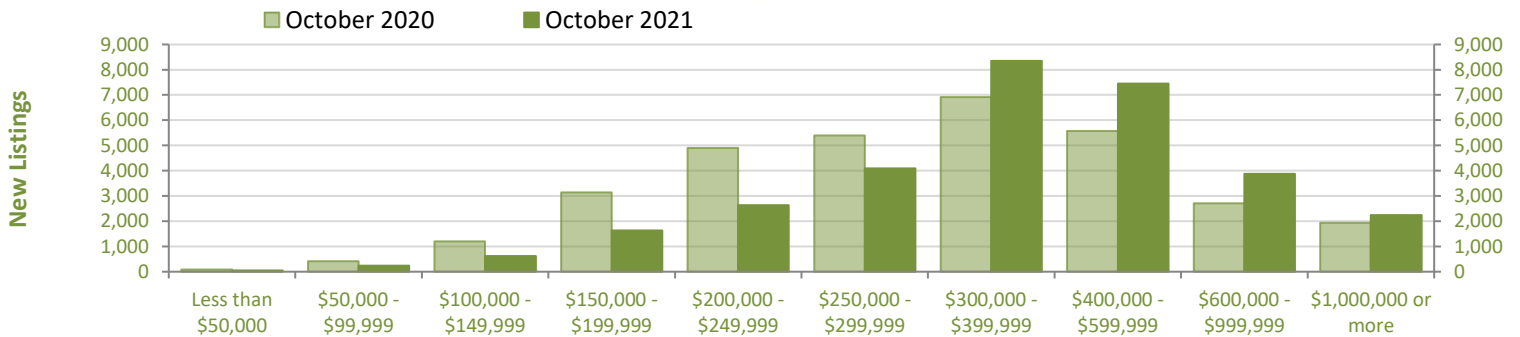


## New Listings by Initial Listing Price

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	44	-51.6%
\$50,000 - \$99,999	239	-43.2%
\$100,000 - \$149,999	623	-48.1%
\$150,000 - \$199,999	1,629	-48.2%
\$200,000 - \$249,999	2,633	-46.2%
\$250,000 - \$299,999	4,097	-24.1%
\$300,000 - \$399,999	8,343	20.5%
\$400,000 - \$599,999	7,451	33.7%
\$600,000 - \$999,999	3,881	43.2%
\$1,000,000 or more	2,239	15.5%

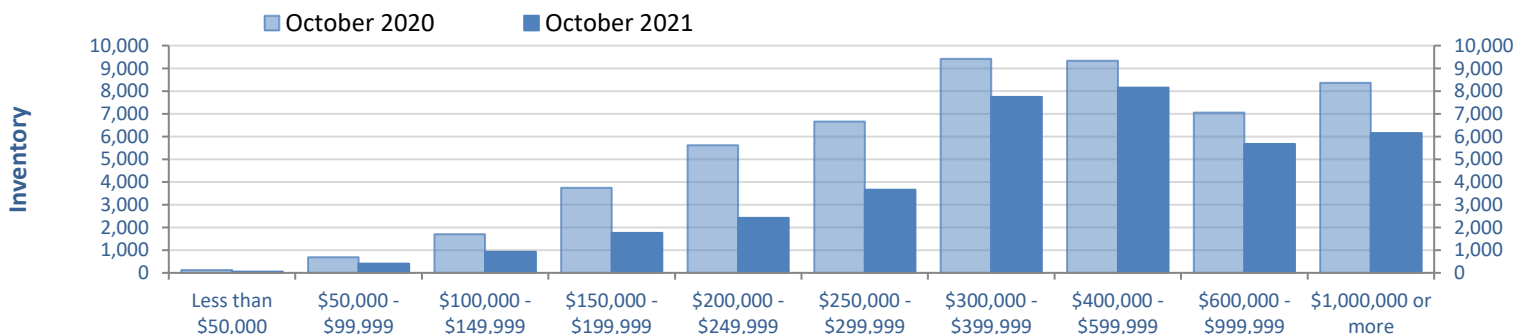


## Inventory by Current Listing Price

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	57	-56.2%
\$50,000 - \$99,999	401	-41.9%
\$100,000 - \$149,999	926	-45.5%
\$150,000 - \$199,999	1,758	-53.1%
\$200,000 - \$249,999	2,416	-57.0%
\$250,000 - \$299,999	3,659	-45.1%
\$300,000 - \$399,999	7,742	-17.8%
\$400,000 - \$599,999	8,150	-12.7%
\$600,000 - \$999,999	5,679	-19.5%
\$1,000,000 or more	6,155	-26.4%



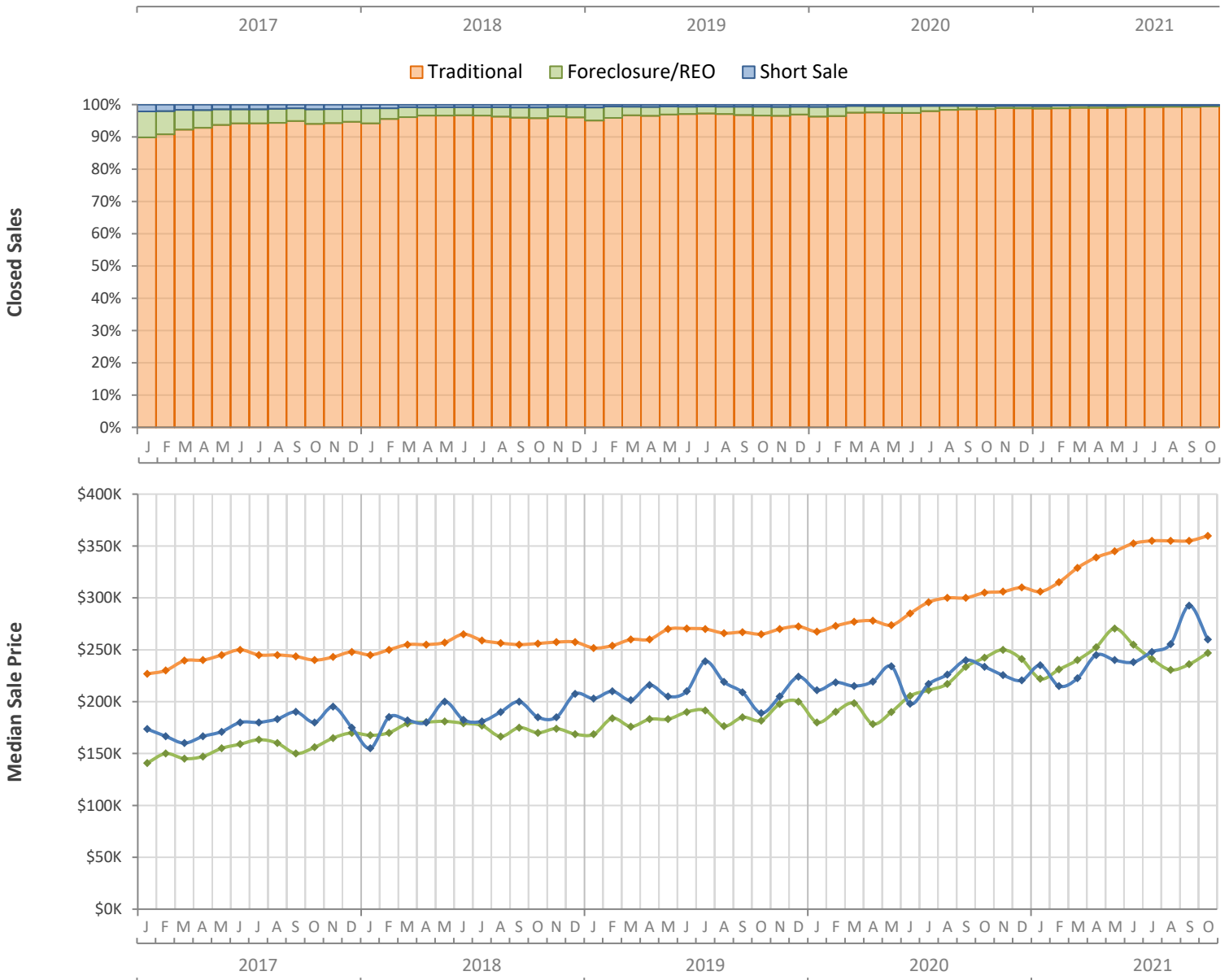
# Monthly Distressed Market - October 2021

## Single-Family Homes

### Florida



		October 2021	October 2020	Percent Change Year-over-Year
Traditional	Closed Sales	27,464	29,125	-5.7%
	Median Sale Price	\$359,769	\$305,000	18.0%
Foreclosure/REO	Closed Sales	98	262	-62.6%
	Median Sale Price	\$247,000	\$242,250	2.0%
Short Sale	Closed Sales	66	149	-55.7%
	Median Sale Price	\$260,000	\$233,500	11.3%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Monday, November 22, 2021. Next data release is Wednesday, December 22, 2021.