

# Quarterly Market Detail - Q2 2023

## Townhouses and Condos

### Florida



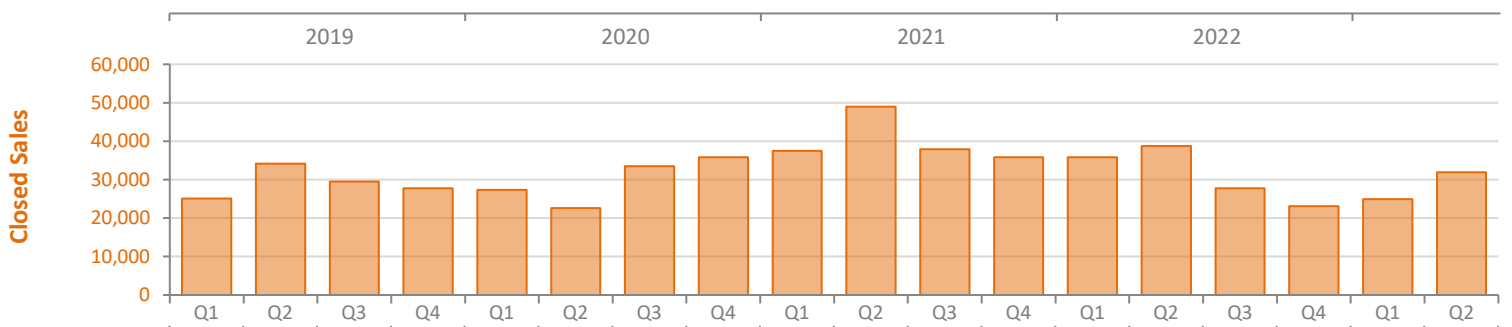
Summary Statistics	Q2 2023	Q2 2022	Percent Change Year-over-Year
Closed Sales	31,926	38,772	-17.7%
Paid in Cash	16,899	21,730	-22.2%
Median Sale Price	\$325,000	\$319,000	1.9%
Average Sale Price	\$470,312	\$474,401	-0.9%
Dollar Volume	\$15.0 Billion	\$18.4 Billion	-18.4%
Median Percent of Original List Price Received	96.3%	100.0%	-3.7%
Median Time to Contract	30 Days	11 Days	172.7%
Median Time to Sale	70 Days	50 Days	40.0%
New Pending Sales	31,773	36,033	-11.8%
New Listings	38,066	45,798	-16.9%
Pending Inventory	14,785	16,755	-11.8%
Inventory (Active Listings)	32,322	23,005	40.5%
Months Supply of Inventory	3.6	1.9	89.5%

## 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	56,857	-23.8%
<b>Q2 2023</b>	<b>31,926</b>	<b>-17.7%</b>
Q1 2023	24,931	-30.5%
Q4 2022	23,117	-35.5%
Q3 2022	27,747	-26.7%
Q2 2022	38,772	-20.8%
Q1 2022	35,858	-4.4%
Q4 2021	35,820	-0.1%
Q3 2021	37,876	13.0%
Q2 2021	48,976	117.0%
Q1 2021	37,505	37.0%
Q4 2020	35,865	29.4%
Q3 2020	33,523	13.5%
Q2 2020	22,569	-33.9%

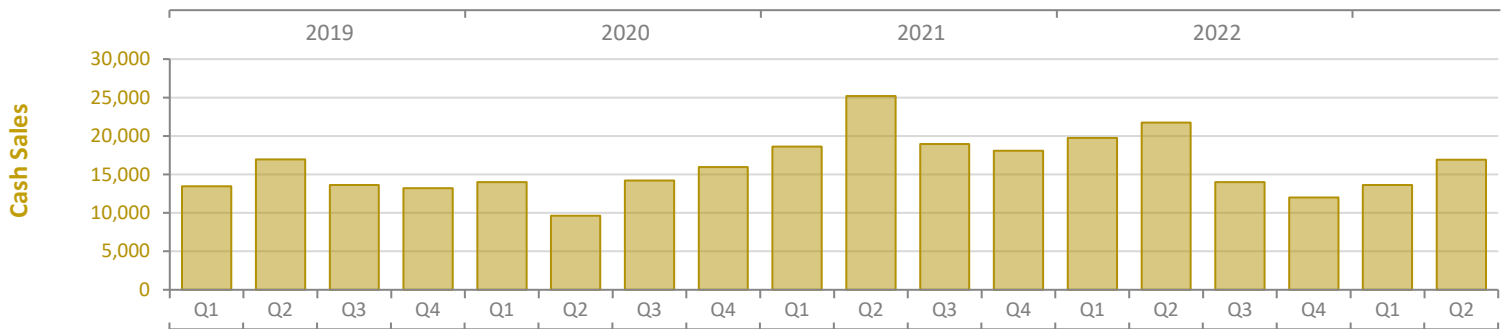


## Cash Sales

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	30,517	-26.4%
<b>Q2 2023</b>	<b>16,899</b>	<b>-22.2%</b>
Q1 2023	13,618	-31.0%
Q4 2022	12,006	-33.6%
Q3 2022	14,014	-26.0%
Q2 2022	21,730	-13.8%
Q1 2022	19,745	6.1%
Q4 2021	18,071	13.3%
Q3 2021	18,939	33.2%
Q2 2021	25,199	161.9%
Q1 2021	18,613	32.7%
Q4 2020	15,945	20.7%
Q3 2020	14,218	4.3%
Q2 2020	9,621	-43.2%

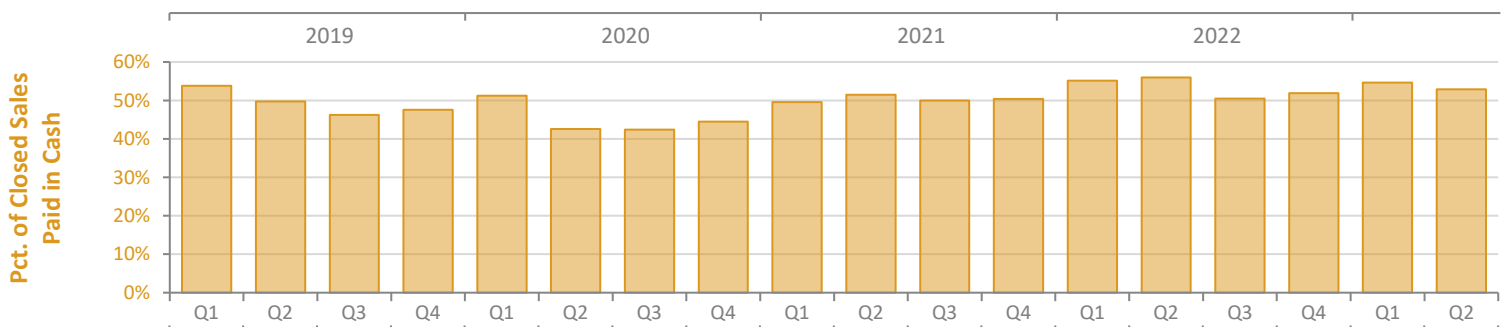


## Cash Sales as a Percentage of Closed Sales

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	53.7%	-3.4%
<b>Q2 2023</b>	<b>52.9%</b>	<b>-5.5%</b>
Q1 2023	54.6%	-0.9%
Q4 2022	51.9%	3.0%
Q3 2022	50.5%	1.0%
Q2 2022	56.0%	8.7%
Q1 2022	55.1%	11.1%
Q4 2021	50.4%	13.3%
Q3 2021	50.0%	17.9%
Q2 2021	51.5%	20.9%
Q1 2021	49.6%	-3.1%
Q4 2020	44.5%	-6.5%
Q3 2020	42.4%	-8.2%
Q2 2020	42.6%	-14.3%

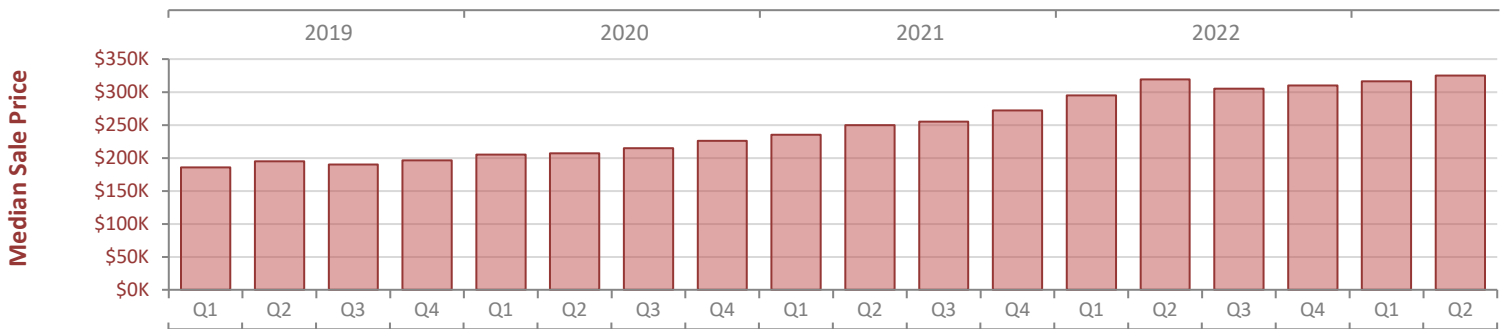


## Median Sale Price

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	\$320,000	4.6%
<b>Q2 2023</b>	<b>\$325,000</b>	<b>1.9%</b>
Q1 2023	\$316,500	7.3%
Q4 2022	\$310,000	14.0%
Q3 2022	\$305,000	19.7%
Q2 2022	\$319,000	27.6%
Q1 2022	\$295,000	25.3%
Q4 2021	\$272,000	20.4%
Q3 2021	\$254,900	18.6%
Q2 2021	\$250,000	20.8%
Q1 2021	\$235,422	14.8%
Q4 2020	\$226,000	15.0%
Q3 2020	\$215,000	13.2%
Q2 2020	\$207,000	6.2%

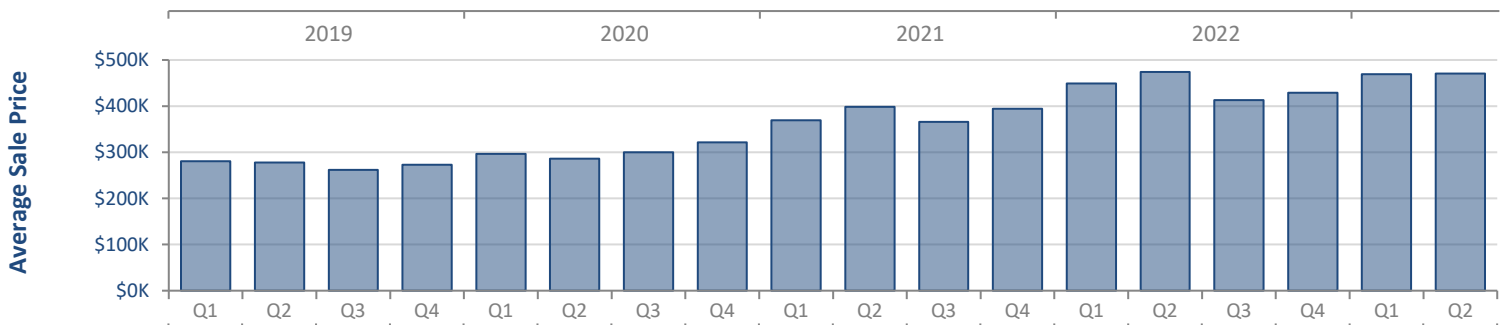


## Average Sale Price

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	\$469,718	1.6%
<b>Q2 2023</b>	<b>\$470,312</b>	<b>-0.9%</b>
Q1 2023	\$468,957	4.4%
Q4 2022	\$429,008	8.9%
Q3 2022	\$412,980	12.9%
Q2 2022	\$474,401	19.0%
Q1 2022	\$449,365	21.6%
Q4 2021	\$394,067	22.6%
Q3 2021	\$365,682	21.9%
Q2 2021	\$398,541	39.4%
Q1 2021	\$369,467	24.5%
Q4 2020	\$321,536	17.8%
Q3 2020	\$300,052	14.6%
Q2 2020	\$285,879	2.9%

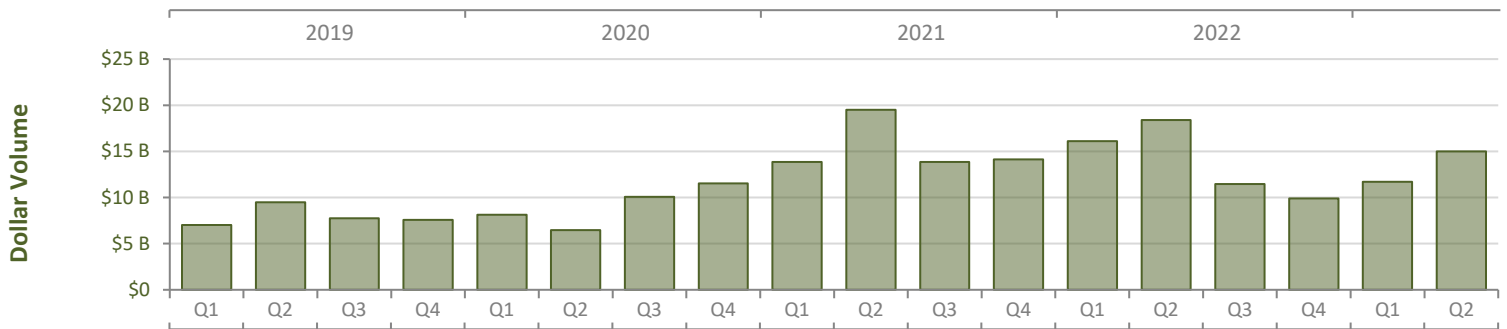


## Dollar Volume

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	\$26.7 Billion	-22.6%
<b>Q2 2023</b>	<b>\$15.0 Billion</b>	<b>-18.4%</b>
Q1 2023	\$11.7 Billion	-27.4%
Q4 2022	\$9.9 Billion	-29.7%
Q3 2022	\$11.5 Billion	-17.3%
Q2 2022	\$18.4 Billion	-5.8%
Q1 2022	\$16.1 Billion	16.3%
Q4 2021	\$14.1 Billion	22.4%
Q3 2021	\$13.9 Billion	37.7%
Q2 2021	\$19.5 Billion	202.5%
Q1 2021	\$13.9 Billion	70.6%
Q4 2020	\$11.5 Billion	52.3%
Q3 2020	\$10.1 Billion	30.0%
Q2 2020	\$6.5 Billion	-31.9%

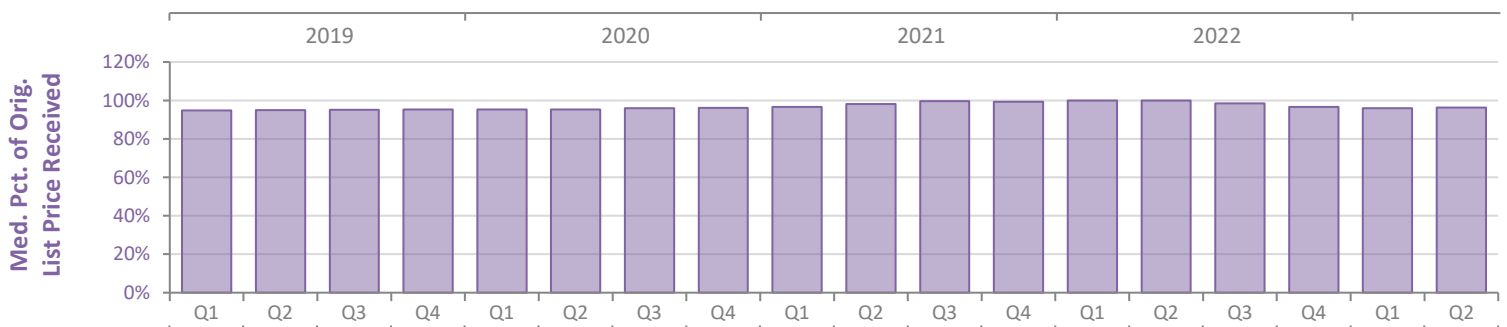


## Median Percent of Original List Price Received

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	96.2%	-3.8%
<b>Q2 2023</b>	<b>96.3%</b>	<b>-3.7%</b>
Q1 2023	96.0%	-4.0%
Q4 2022	96.6%	-2.7%
Q3 2022	98.4%	-1.2%
Q2 2022	100.0%	1.8%
Q1 2022	100.0%	3.5%
Q4 2021	99.3%	3.3%
Q3 2021	99.6%	3.9%
Q2 2021	98.2%	3.0%
Q1 2021	96.6%	1.4%
Q4 2020	96.1%	0.8%
Q3 2020	95.9%	0.7%
Q2 2020	95.3%	0.4%

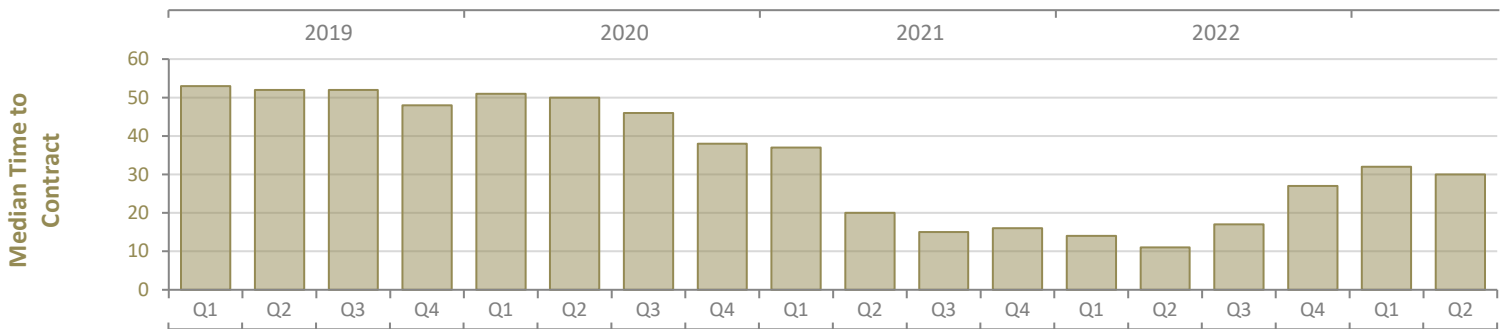


## Median Time to Contract

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	31 Days	158.3%
<b>Q2 2023</b>	<b>30 Days</b>	<b>172.7%</b>
Q1 2023	32 Days	128.6%
Q4 2022	27 Days	68.8%
Q3 2022	17 Days	13.3%
Q2 2022	11 Days	-45.0%
Q1 2022	14 Days	-62.2%
Q4 2021	16 Days	-57.9%
Q3 2021	15 Days	-67.4%
Q2 2021	20 Days	-60.0%
Q1 2021	37 Days	-27.5%
Q4 2020	38 Days	-20.8%
Q3 2020	46 Days	-11.5%
Q2 2020	50 Days	-3.8%

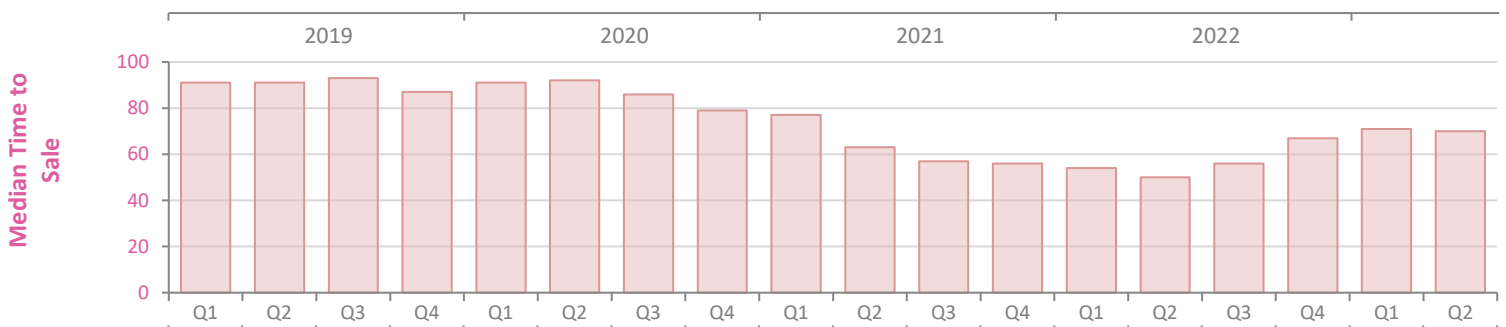


## Median Time to Sale

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	71 Days	36.5%
<b>Q2 2023</b>	<b>70 Days</b>	<b>40.0%</b>
Q1 2023	71 Days	31.5%
Q4 2022	67 Days	19.6%
Q3 2022	56 Days	-1.8%
Q2 2022	50 Days	-20.6%
Q1 2022	54 Days	-29.9%
Q4 2021	56 Days	-29.1%
Q3 2021	57 Days	-33.7%
Q2 2021	63 Days	-31.5%
Q1 2021	77 Days	-15.4%
Q4 2020	79 Days	-9.2%
Q3 2020	86 Days	-7.5%
Q2 2020	92 Days	1.1%

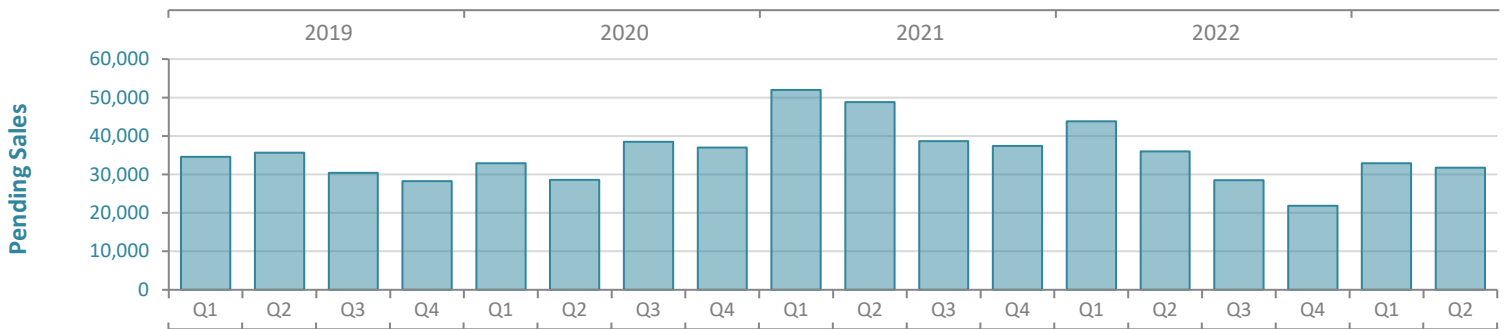


## New Pending Sales

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	64,713	-19.0%
<b>Q2 2023</b>	<b>31,773</b>	<b>-11.8%</b>
Q1 2023	32,940	-24.8%
Q4 2022	21,866	-41.6%
Q3 2022	28,533	-26.2%
Q2 2022	36,033	-26.2%
Q1 2022	43,816	-15.8%
Q4 2021	37,436	1.3%
Q3 2021	38,669	0.4%
Q2 2021	48,811	70.9%
Q1 2021	52,016	58.1%
Q4 2020	36,964	30.9%
Q3 2020	38,509	26.4%
Q2 2020	28,566	-19.9%



## 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	79,063	-11.8%
<b>Q2 2023</b>	<b>38,066</b>	<b>-16.9%</b>
Q1 2023	40,997	-6.5%
Q4 2022	30,408	-15.2%
Q3 2022	36,377	-12.9%
Q2 2022	45,798	0.3%
Q1 2022	43,860	-4.7%
Q4 2021	35,853	-7.6%
Q3 2021	41,755	-0.5%
Q2 2021	45,672	27.0%
Q1 2021	46,016	5.0%
Q4 2020	38,789	5.9%
Q3 2020	41,964	17.2%
Q2 2020	35,970	-9.2%



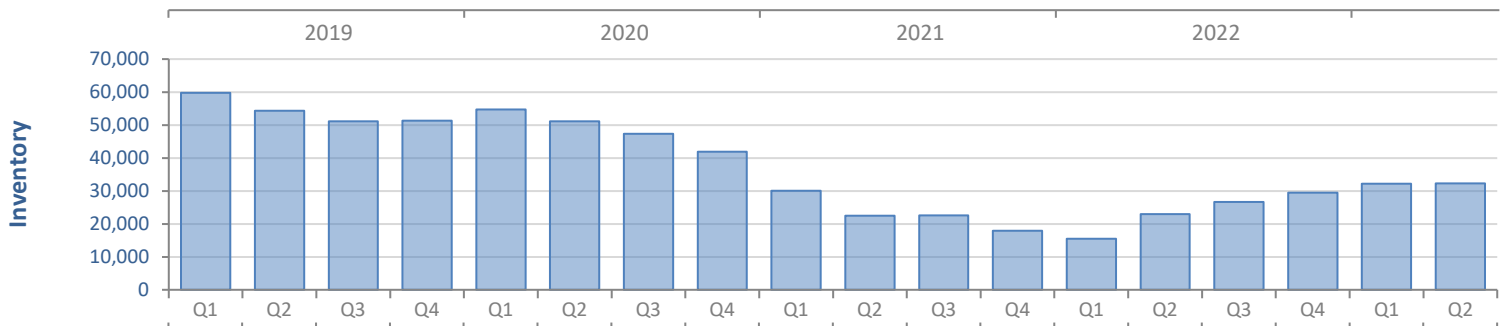


## Inventory (Active Listings)

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)	32,029	82.2%
<b>Q2 2023</b>	<b>32,322</b>	<b>40.5%</b>
Q1 2023	32,148	107.6%
Q4 2022	29,484	65.0%
Q3 2022	26,667	18.0%
Q2 2022	23,005	2.4%
Q1 2022	15,483	-48.5%
Q4 2021	17,869	-57.4%
Q3 2021	22,599	-52.2%
Q2 2021	22,461	-56.0%
Q1 2021	30,063	-45.1%
Q4 2020	41,927	-18.3%
Q3 2020	47,298	-7.4%
Q2 2020	51,105	-6.0%

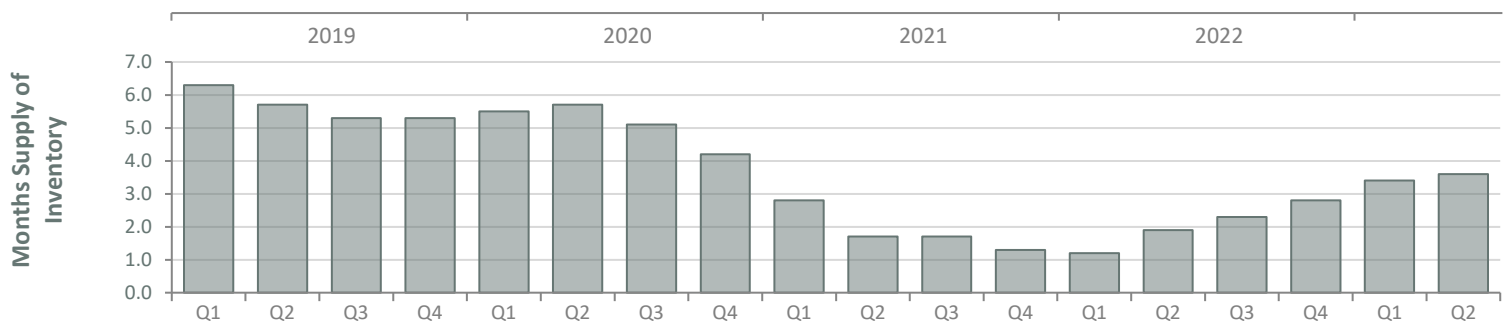


## Months Supply of Inventory

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)	3.4	142.9%
<b>Q2 2023</b>	<b>3.6</b>	<b>89.5%</b>
Q1 2023	3.4	183.3%
Q4 2022	2.8	115.4%
Q3 2022	2.3	35.3%
Q2 2022	1.9	11.8%
Q1 2022	1.2	-57.1%
Q4 2021	1.3	-69.0%
Q3 2021	1.7	-66.7%
Q2 2021	1.7	-70.2%
Q1 2021	2.8	-49.1%
Q4 2020	4.2	-20.8%
Q3 2020	5.1	-3.8%
Q2 2020	5.7	0.0%



## 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	50	-9.1%
\$50,000 - \$99,999	418	-54.4%
\$100,000 - \$149,999	1,910	-32.6%
\$150,000 - \$199,999	3,339	-24.9%
\$200,000 - \$249,999	3,788	-18.3%
\$250,000 - \$299,999	4,383	-7.3%
\$300,000 - \$399,999	6,801	-10.2%
\$400,000 - \$599,999	6,009	-12.6%
\$600,000 - \$999,999	3,097	-23.1%
\$1,000,000 or more	2,131	-20.7%

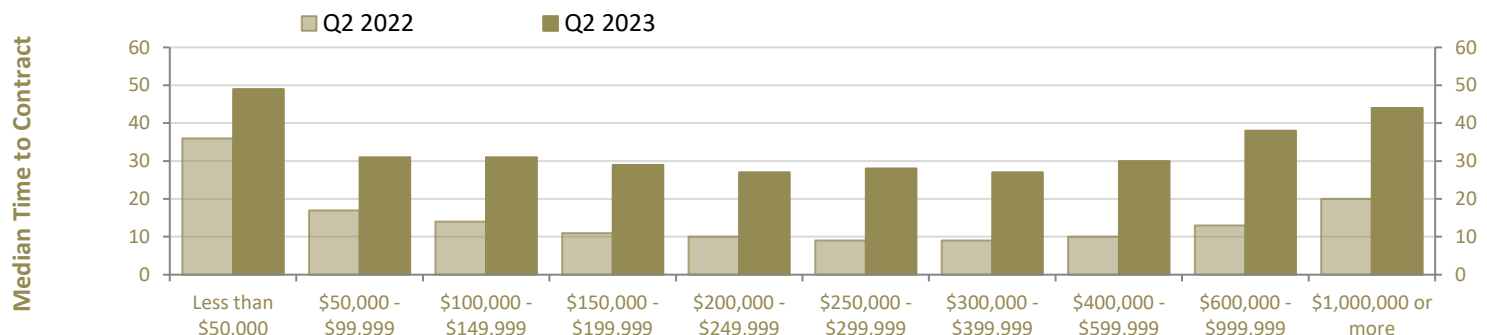


## Median Time to Contract by Sale Price

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	49 Days	36.1%
\$50,000 - \$99,999	31 Days	82.4%
\$100,000 - \$149,999	31 Days	121.4%
\$150,000 - \$199,999	29 Days	163.6%
\$200,000 - \$249,999	27 Days	170.0%
\$250,000 - \$299,999	28 Days	211.1%
\$300,000 - \$399,999	27 Days	200.0%
\$400,000 - \$599,999	30 Days	200.0%
\$600,000 - \$999,999	38 Days	192.3%
\$1,000,000 or more	44 Days	120.0%





## 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	73	15.9%
\$50,000 - \$99,999	309	-54.7%
\$100,000 - \$149,999	1,779	-32.0%
\$150,000 - \$199,999	3,809	-22.8%
\$200,000 - \$249,999	4,147	-17.6%
\$250,000 - \$299,999	5,119	-10.5%
\$300,000 - \$399,999	8,183	-10.4%
\$400,000 - \$599,999	7,605	-12.7%
\$600,000 - \$999,999	4,119	-22.5%
\$1,000,000 or more	2,923	-18.9%

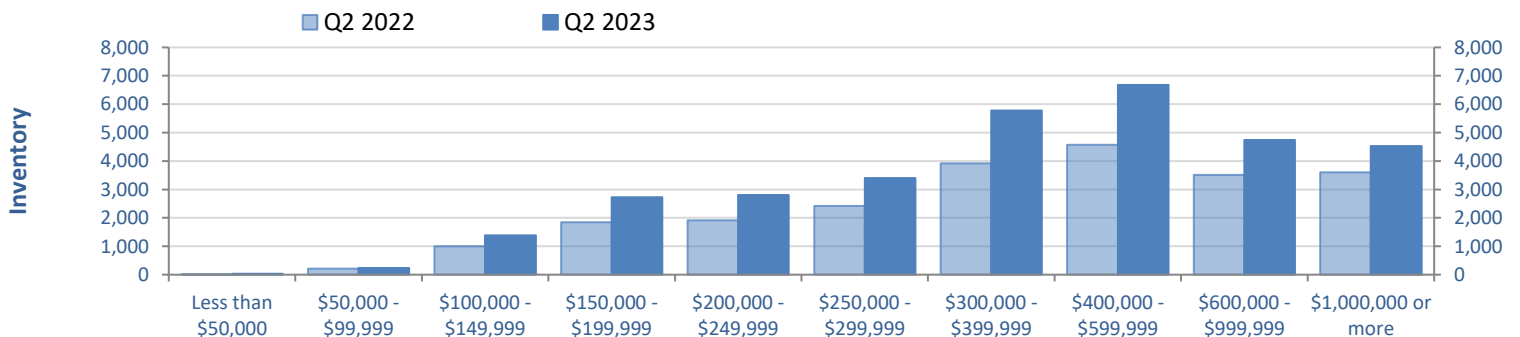


## Inventory by Current Listing Price

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	36	140.0%
\$50,000 - \$99,999	240	10.6%
\$100,000 - \$149,999	1,384	39.0%
\$150,000 - \$199,999	2,720	47.7%
\$200,000 - \$249,999	2,806	46.7%
\$250,000 - \$299,999	3,405	40.9%
\$300,000 - \$399,999	5,782	47.4%
\$400,000 - \$599,999	6,678	46.1%
\$600,000 - \$999,999	4,740	34.9%
\$1,000,000 or more	4,531	25.8%



# Quarterly Distressed Market - Q2 2023

## Townhouses and Condos

### Florida



		Q2 2023	Q2 2022	Percent Change Year-over-Year
Traditional	Closed Sales	31,764	38,584	-17.7%
	Median Sale Price	\$325,000	\$320,000	1.6%
Foreclosure/REO	Closed Sales	147	156	-5.8%
	Median Sale Price	\$231,263	\$200,000	15.6%
Short Sale	Closed Sales	15	32	-53.1%
	Median Sale Price	\$250,000	\$231,000	8.2%

