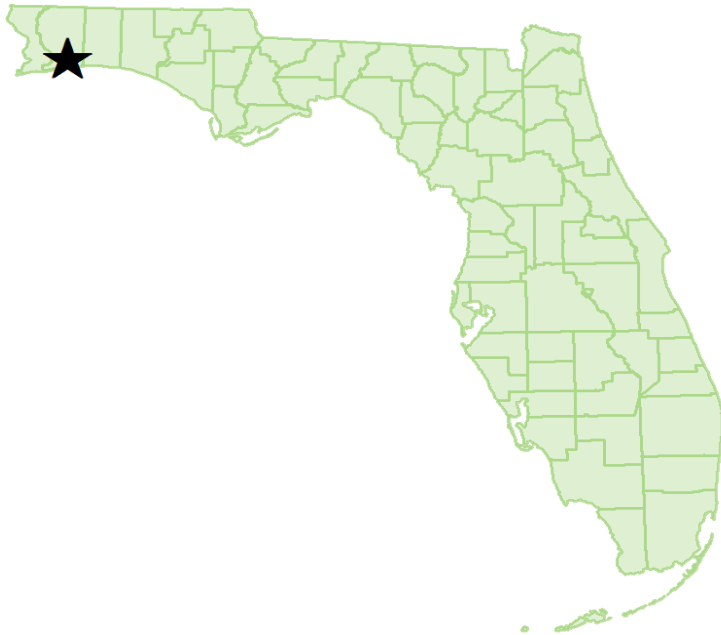


Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



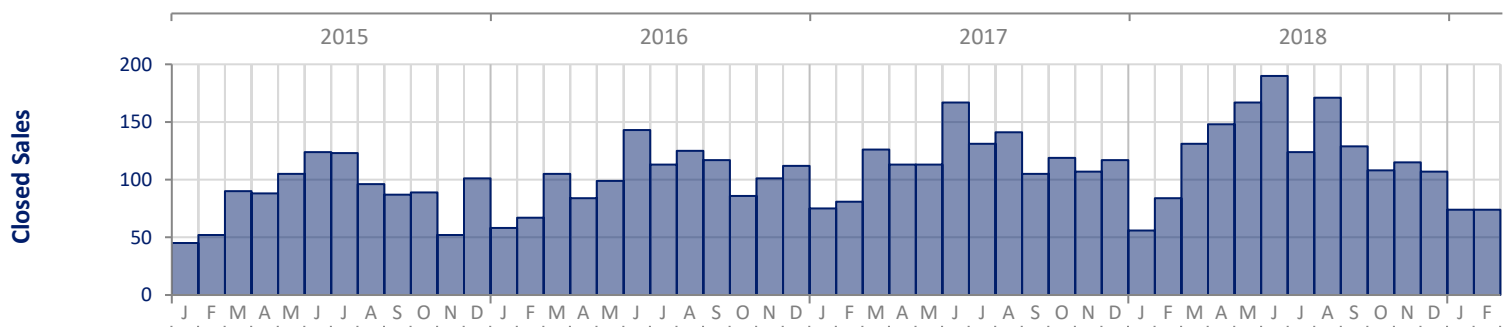
| Summary Statistics | February 2019 | February 2018 | Percent Change Year-over-Year |
|--|----------------|----------------|-------------------------------|
| Closed Sales | 74 | 84 | -11.9% |
| Paid in Cash | 4 | 5 | -20.0% |
| Median Sale Price | \$251,500 | \$248,915 | 1.0% |
| Average Sale Price | \$285,311 | \$253,012 | 12.8% |
| Dollar Volume | \$21.1 Million | \$21.3 Million | -0.7% |
| Median Percent of Original List Price Received | 99.2% | 99.5% | -0.3% |
| Median Time to Contract | 54 Days | 43 Days | 25.6% |
| Median Time to Sale | 105 Days | 102 Days | 2.9% |
| New Pending Sales | 119 | 135 | -11.9% |
| New Listings | 121 | 144 | -16.0% |
| Pending Inventory | 173 | 255 | -32.2% |
| Inventory (Active Listings) | 266 | 334 | -20.4% |
| Months Supply of Inventory | 2.1 | 2.9 | -27.6% |

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 | 148 | 5.7% |
| February 2019 | 74 | -11.9% |
| January 2019 | 74 | 32.1% |
| December 2018 | 107 | -8.5% |
| November 2018 | 115 | 7.5% |
| October 2018 | 108 | -9.2% |
| September 2018 | 129 | 22.9% |
| August 2018 | 171 | 21.3% |
| July 2018 | 124 | -5.3% |
| June 2018 | 190 | 13.8% |
| May 2018 | 167 | 47.8% |
| April 2018 | 148 | 31.0% |
| March 2018 | 131 | 4.0% |
| February 2018 | 84 | 3.7% |



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 Friday, March 22, 2019. Next data release is Monday, April 22, 2019.

Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



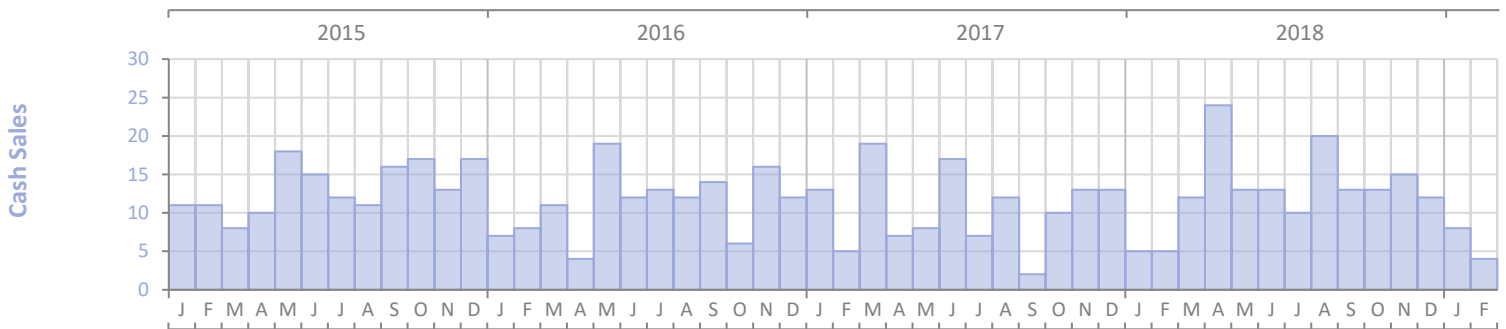
This report describes member activity for the association and is not confined to any specific geographic area.

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 | 12 | 20.0% |
| February 2019 | 4 | -20.0% |
| January 2019 | 8 | 60.0% |
| December 2018 | 12 | -7.7% |
| November 2018 | 15 | 15.4% |
| October 2018 | 13 | 30.0% |
| September 2018 | 13 | 550.0% |
| August 2018 | 20 | 66.7% |
| July 2018 | 10 | 42.9% |
| June 2018 | 13 | -23.5% |
| May 2018 | 13 | 62.5% |
| April 2018 | 24 | 242.9% |
| March 2018 | 12 | -36.8% |
| February 2018 | 5 | 0.0% |

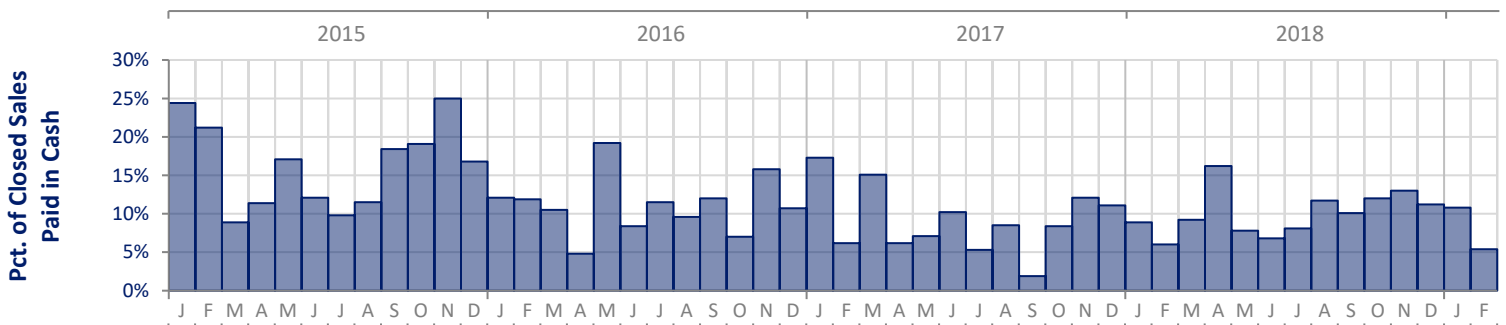


Cash Sales as a Percentage of Closed Sales

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 | 8.1% | 14.1% |
| February 2019 | 5.4% | -10.0% |
| January 2019 | 10.8% | 21.3% |
| December 2018 | 11.2% | 0.9% |
| November 2018 | 13.0% | 7.4% |
| October 2018 | 12.0% | 42.9% |
| September 2018 | 10.1% | 431.6% |
| August 2018 | 11.7% | 37.6% |
| July 2018 | 8.1% | 52.8% |
| June 2018 | 6.8% | -33.3% |
| May 2018 | 7.8% | 9.9% |
| April 2018 | 16.2% | 161.3% |
| March 2018 | 9.2% | -39.1% |
| February 2018 | 6.0% | -3.2% |



Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



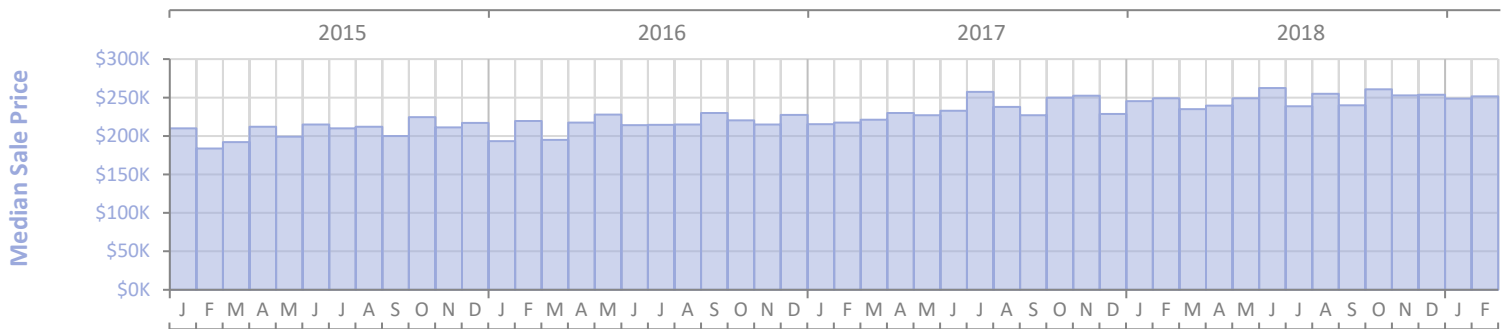
This report describes member activity for the association and is not confined to any specific geographic area.

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 | \$253,000 | 1.3% |
| February 2019 | \$251,500 | 1.0% |
| January 2019 | \$248,500 | 1.3% |
| December 2018 | \$253,500 | 10.9% |
| November 2018 | \$252,900 | 0.2% |
| October 2018 | \$260,923 | 4.4% |
| September 2018 | \$240,000 | 5.7% |
| August 2018 | \$255,000 | 7.2% |
| July 2018 | \$238,500 | -7.4% |
| June 2018 | \$262,500 | 12.7% |
| May 2018 | \$249,000 | 9.7% |
| April 2018 | \$239,500 | 4.1% |
| March 2018 | \$235,000 | 6.2% |
| February 2018 | \$248,915 | 14.6% |

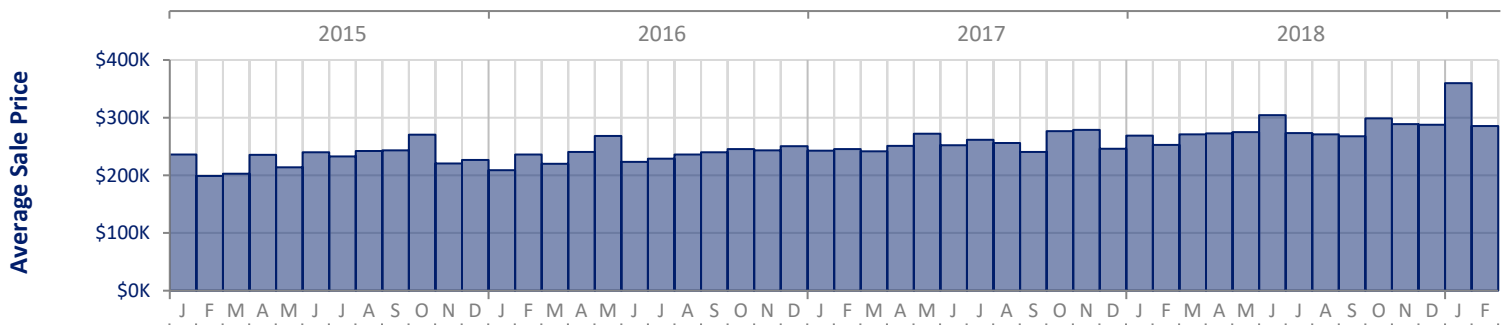


Average Sale Price

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 | \$322,671 | 24.4% |
| February 2019 | \$285,311 | 12.8% |
| January 2019 | \$360,030 | 33.9% |
| December 2018 | \$287,435 | 16.7% |
| November 2018 | \$288,928 | 3.6% |
| October 2018 | \$298,564 | 7.9% |
| September 2018 | \$267,985 | 11.3% |
| August 2018 | \$271,039 | 5.8% |
| July 2018 | \$273,449 | 4.5% |
| June 2018 | \$304,394 | 20.6% |
| May 2018 | \$275,166 | 1.1% |
| April 2018 | \$272,601 | 8.7% |
| March 2018 | \$270,858 | 12.0% |
| February 2018 | \$253,012 | 3.0% |



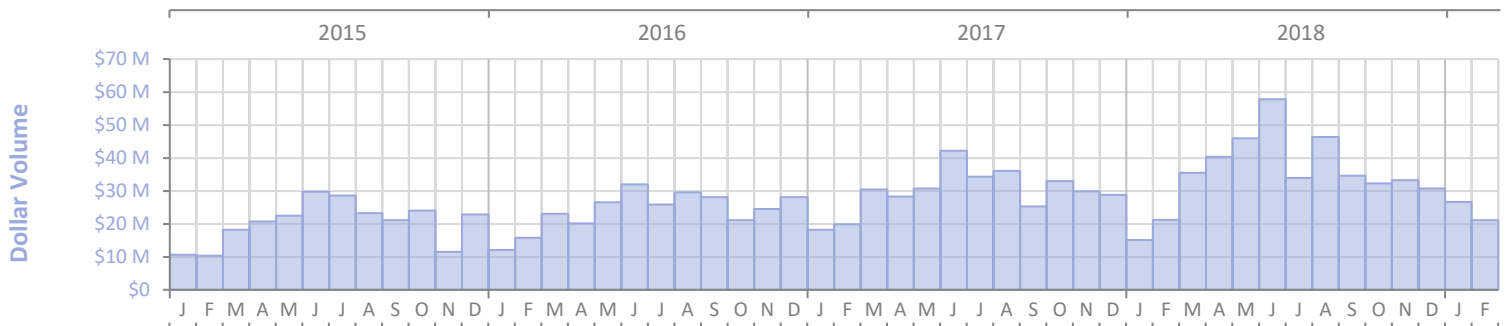
Navarre Area Board of REALTORS®



NAVARRE AREA BOARD OF REALTORS®

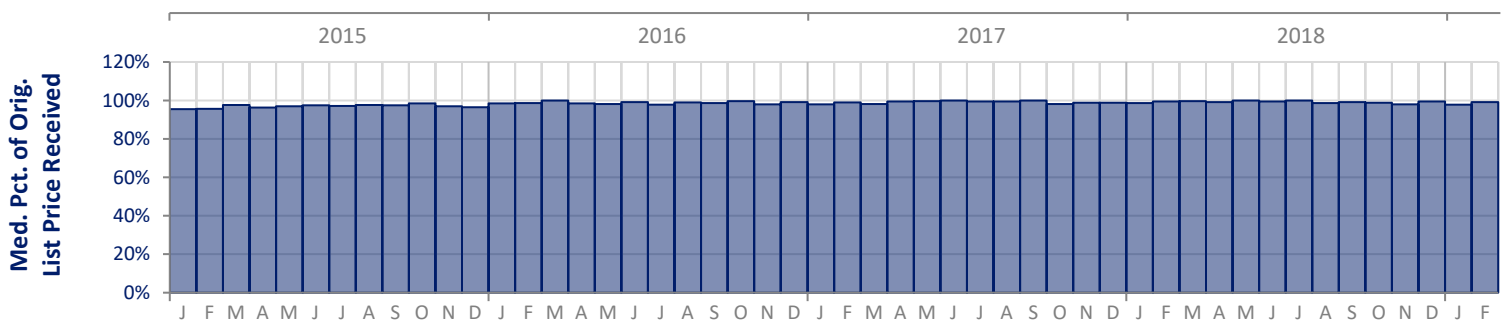
The sum of the sale prices for all sales which closed during the month

| Month | Dollar Volume | Percent Change Year-over-Year |
|----------------------|-----------------------|----------------------------------|
| Year-to-Date | \$47.8 Million | 31.5% |
| February 2019 | \$21.1 Million | -0.7% |
| January 2019 | \$26.6 Million | 77.0% |
| December 2018 | \$30.8 Million | 6.7% |
| November 2018 | \$33.2 Million | 11.4% |
| October 2018 | \$32.2 Million | -2.1% |
| September 2018 | \$34.6 Million | 36.7% |
| August 2018 | \$46.3 Million | 28.3% |
| July 2018 | \$33.9 Million | -1.1% |
| June 2018 | \$57.8 Million | 37.2% |
| May 2018 | \$46.0 Million | 49.4% |
| April 2018 | \$40.3 Million | 42.3% |
| March 2018 | \$35.5 Million | 16.5% |
| February 2018 | \$21.3 Million | 6.8% |



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

| Month | Med. Pct. of Orig. List Price Received | Percent Change Year-over-Year |
|----------------------|---|----------------------------------|
| Year-to-Date | 98.7% | -0.3% |
| February 2019 | 99.2% | -0.3% |
| January 2019 | 97.8% | -0.9% |
| December 2018 | 99.4% | 0.6% |
| November 2018 | 97.9% | -0.9% |
| October 2018 | 98.8% | 0.7% |
| September 2018 | 99.1% | -0.9% |
| August 2018 | 98.7% | -0.7% |
| July 2018 | 100.0% | 0.5% |
| June 2018 | 99.4% | -0.6% |
| May 2018 | 100.0% | 0.4% |
| April 2018 | 99.2% | -0.2% |
| March 2018 | 99.6% | 1.4% |
| February 2018 | 99.5% | 0.6% |



Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



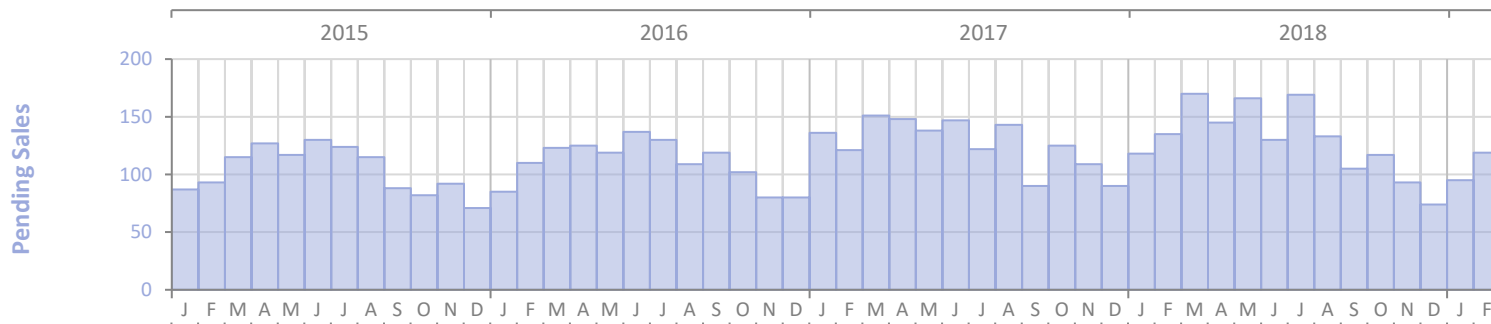
This report describes member activity for the association and is not confined to any specific geographic area.

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 | 214 | -15.4% |
| February 2019 | 119 | -11.9% |
| January 2019 | 95 | -19.5% |
| December 2018 | 74 | -17.8% |
| November 2018 | 93 | -14.7% |
| October 2018 | 117 | -6.4% |
| September 2018 | 105 | 16.7% |
| August 2018 | 133 | -7.0% |
| July 2018 | 169 | 38.5% |
| June 2018 | 130 | -11.6% |
| May 2018 | 166 | 20.3% |
| April 2018 | 145 | -2.0% |
| March 2018 | 170 | 12.6% |
| February 2018 | 135 | 11.6% |

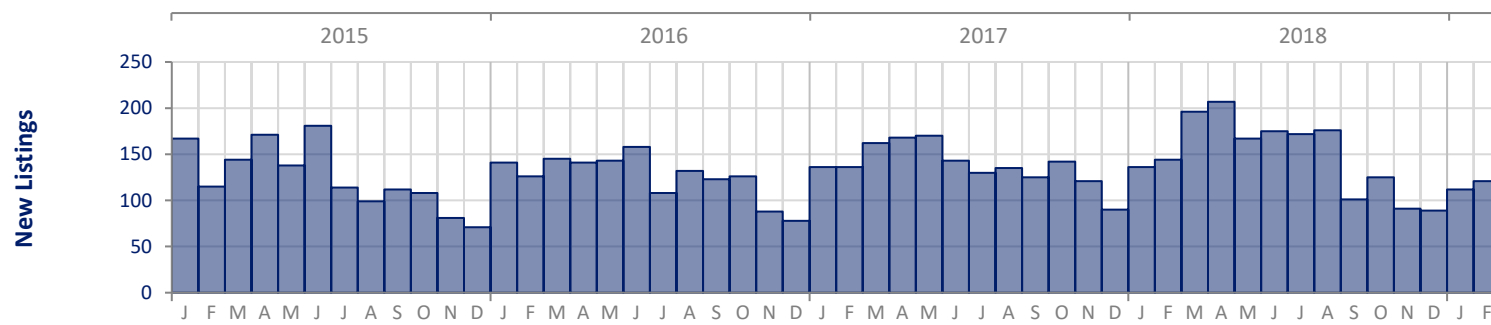


New Listings

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 | 233 | -16.8% |
| February 2019 | 121 | -16.0% |
| January 2019 | 112 | -17.6% |
| December 2018 | 89 | -1.1% |
| November 2018 | 91 | -24.8% |
| October 2018 | 125 | -12.0% |
| September 2018 | 101 | -19.2% |
| August 2018 | 176 | 30.4% |
| July 2018 | 172 | 32.3% |
| June 2018 | 175 | 22.4% |
| May 2018 | 167 | -1.8% |
| April 2018 | 207 | 23.2% |
| March 2018 | 196 | 21.0% |
| February 2018 | 144 | 5.9% |



Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



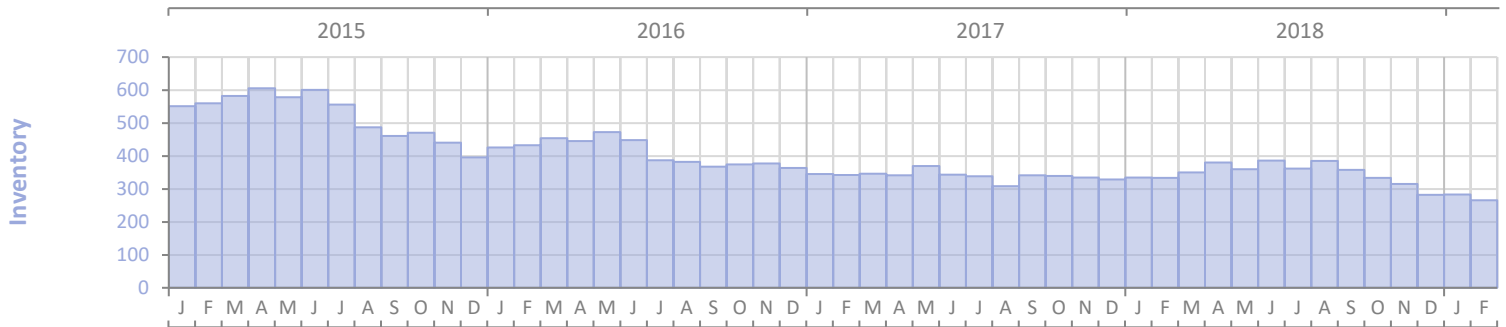
This report describes member activity for the association and is not confined to any specific geographic area.

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) | 275 | -17.9% |
| February 2019 | 266 | -20.4% |
| January 2019 | 283 | -15.5% |
| December 2018 | 282 | -14.3% |
| November 2018 | 315 | -6.0% |
| October 2018 | 334 | -1.5% |
| September 2018 | 358 | 5.0% |
| August 2018 | 385 | 25.0% |
| July 2018 | 362 | 7.1% |
| June 2018 | 386 | 12.5% |
| May 2018 | 360 | -2.4% |
| April 2018 | 380 | 11.4% |
| March 2018 | 350 | 1.2% |
| February 2018 | 334 | -2.3% |

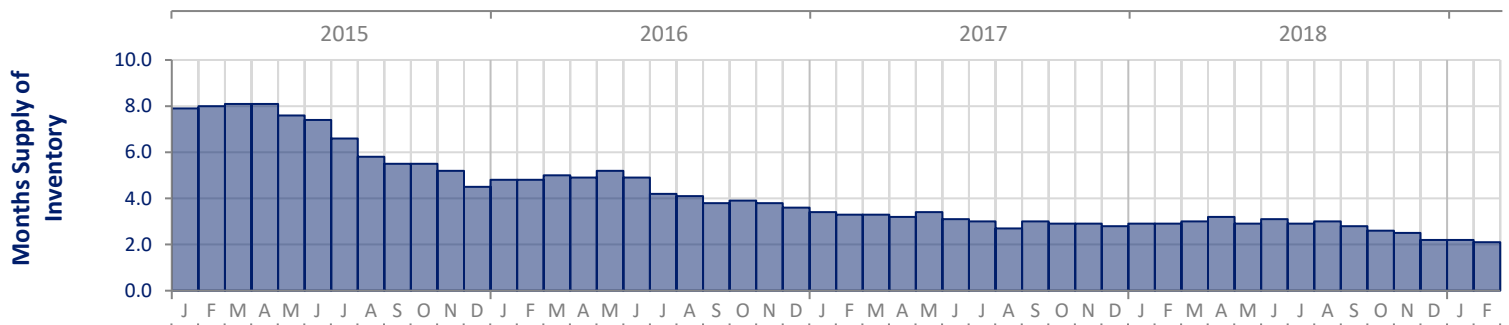


Months Supply of Inventory

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) | 2.2 | -24.1% |
| February 2019 | 2.1 | -27.6% |
| January 2019 | 2.2 | -24.1% |
| December 2018 | 2.2 | -21.4% |
| November 2018 | 2.5 | -13.8% |
| October 2018 | 2.6 | -10.3% |
| September 2018 | 2.8 | -6.7% |
| August 2018 | 3.0 | 11.1% |
| July 2018 | 2.9 | -3.3% |
| June 2018 | 3.1 | 0.0% |
| May 2018 | 2.9 | -14.7% |
| April 2018 | 3.2 | 0.0% |
| March 2018 | 3.0 | -9.1% |
| February 2018 | 2.9 | -12.1% |



Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



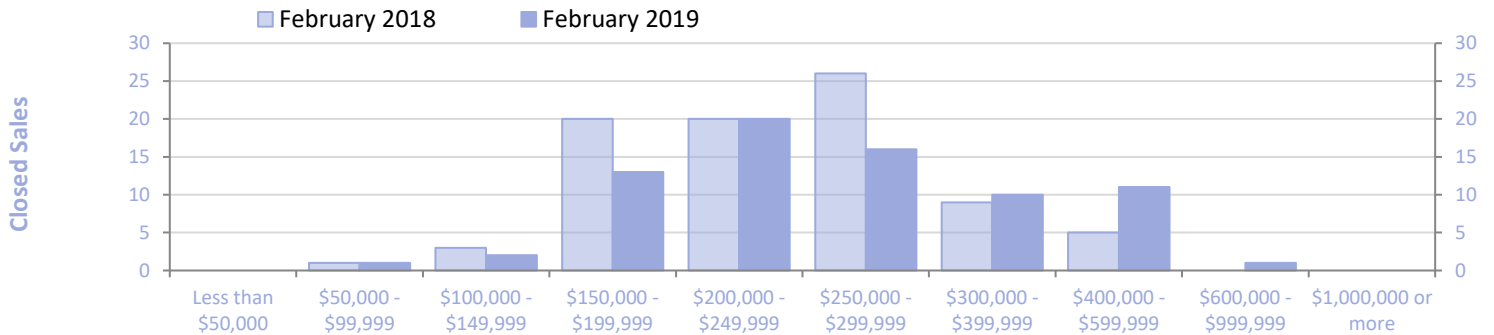
This report describes member activity for the association and is not confined to any specific geographic area.

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 | 0.0% |
| \$100,000 - \$149,999 | 2 | -33.3% |
| \$150,000 - \$199,999 | 13 | -35.0% |
| \$200,000 - \$249,999 | 20 | 0.0% |
| \$250,000 - \$299,999 | 16 | -38.5% |
| \$300,000 - \$399,999 | 10 | 11.1% |
| \$400,000 - \$599,999 | 11 | 120.0% |
| \$600,000 - \$999,999 | 1 | N/A |
| \$1,000,000 or more | 0 | N/A |

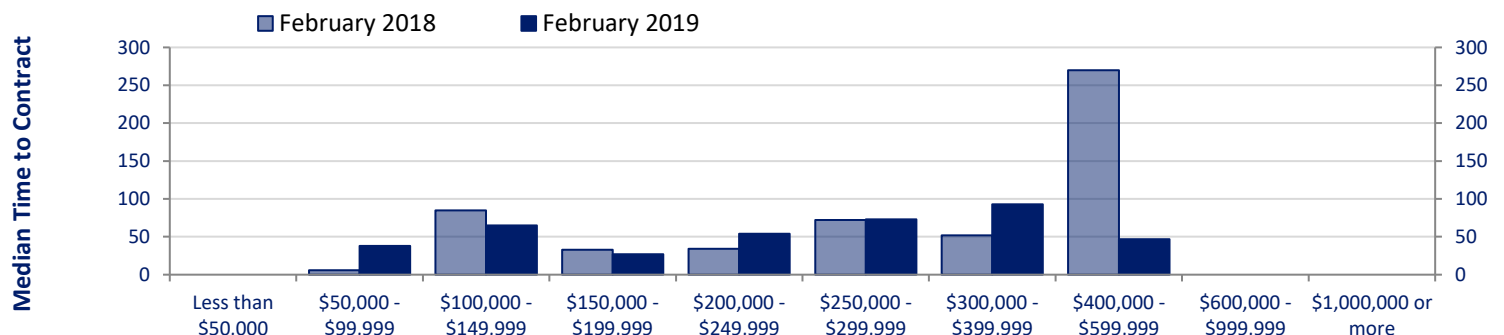


Median Time to Contract by Sale Price

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 | 38 Days | 533.3% |
| \$100,000 - \$149,999 | 65 Days | -23.5% |
| \$150,000 - \$199,999 | 27 Days | -18.2% |
| \$200,000 - \$249,999 | 54 Days | 58.8% |
| \$250,000 - \$299,999 | 73 Days | 1.4% |
| \$300,000 - \$399,999 | 93 Days | 78.8% |
| \$400,000 - \$599,999 | 47 Days | -82.6% |
| \$600,000 - \$999,999 | 0 Days | N/A |
| \$1,000,000 or more | (No Sales) | N/A |



Monthly Market Detail - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



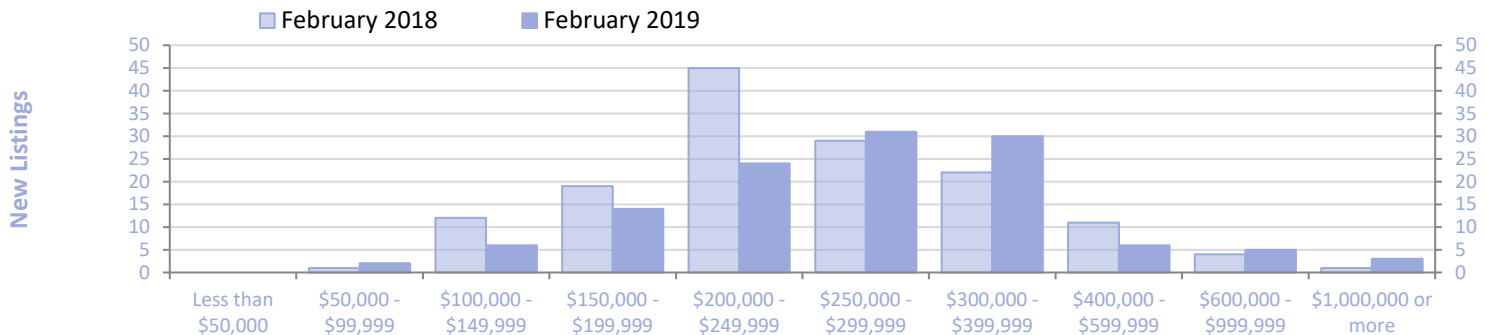
This report describes member activity for the association and is not confined to any specific geographic area.

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 | 2 | 100.0% |
| \$100,000 - \$149,999 | 6 | -50.0% |
| \$150,000 - \$199,999 | 14 | -26.3% |
| \$200,000 - \$249,999 | 24 | -46.7% |
| \$250,000 - \$299,999 | 31 | 6.9% |
| \$300,000 - \$399,999 | 30 | 36.4% |
| \$400,000 - \$599,999 | 6 | -45.5% |
| \$600,000 - \$999,999 | 5 | 25.0% |
| \$1,000,000 or more | 3 | 200.0% |

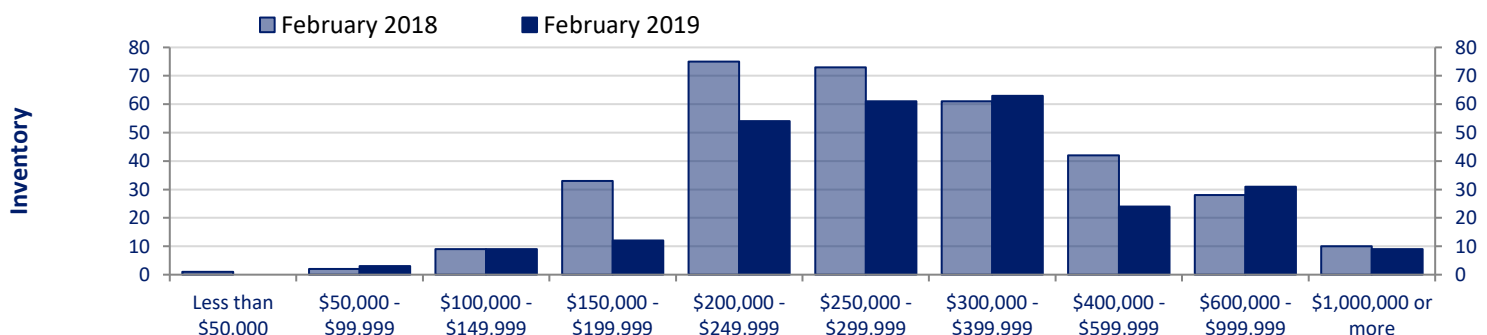


Inventory by Current Listing Price

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 | -100.0% |
| \$50,000 - \$99,999 | 3 | 50.0% |
| \$100,000 - \$149,999 | 9 | 0.0% |
| \$150,000 - \$199,999 | 12 | -63.6% |
| \$200,000 - \$249,999 | 54 | -28.0% |
| \$250,000 - \$299,999 | 61 | -16.4% |
| \$300,000 - \$399,999 | 63 | 3.3% |
| \$400,000 - \$599,999 | 24 | -42.9% |
| \$600,000 - \$999,999 | 31 | 10.7% |
| \$1,000,000 or more | 9 | -10.0% |



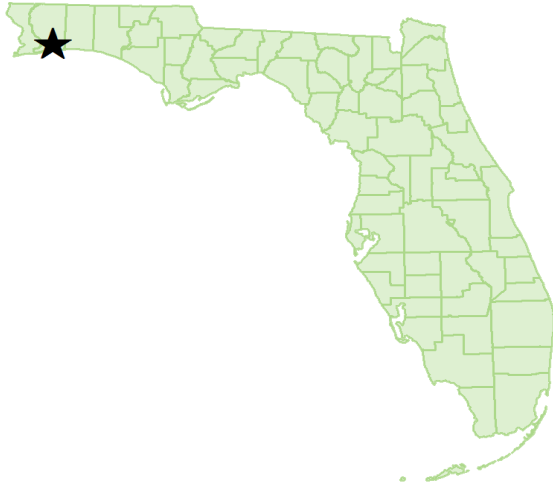
Monthly Distressed Market - February 2019

Single Family Homes

Navarre Area Board of REALTORS®



This report describes member activity for the association and is not confined to any specific geographic area.



| | | February 2019 | February 2018 | Percent Change Year-over-Year |
|-----------------|-------------------|---------------|---------------|-------------------------------|
| Traditional | Closed Sales | 70 | 84 | -16.7% |
| | Median Sale Price | \$256,875 | \$248,915 | 3.2% |
| Foreclosure/REO | Closed Sales | 4 | 0 | N/A |
| | Median Sale Price | \$220,500 | (No Sales) | N/A |
| Short Sale | Closed Sales | 0 | 0 | N/A |
| | Median Sale Price | (No Sales) | (No Sales) | N/A |

