

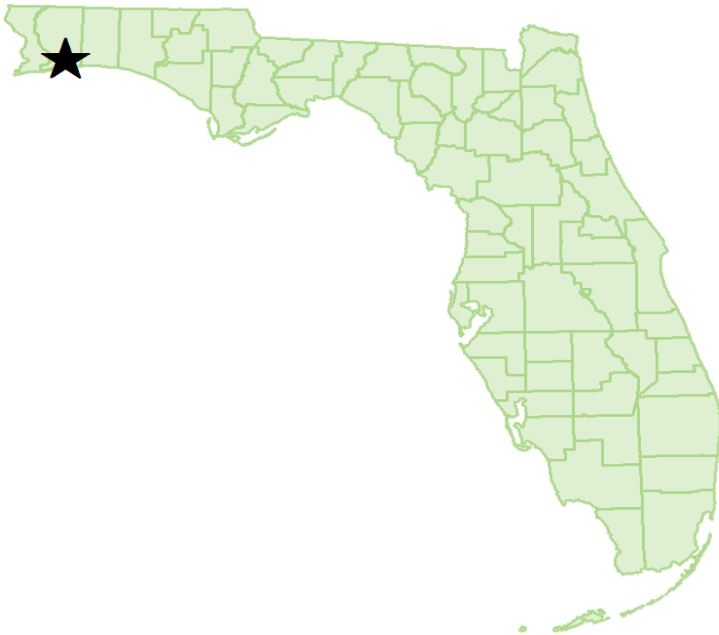
Monthly Market Detail - August 2023

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.



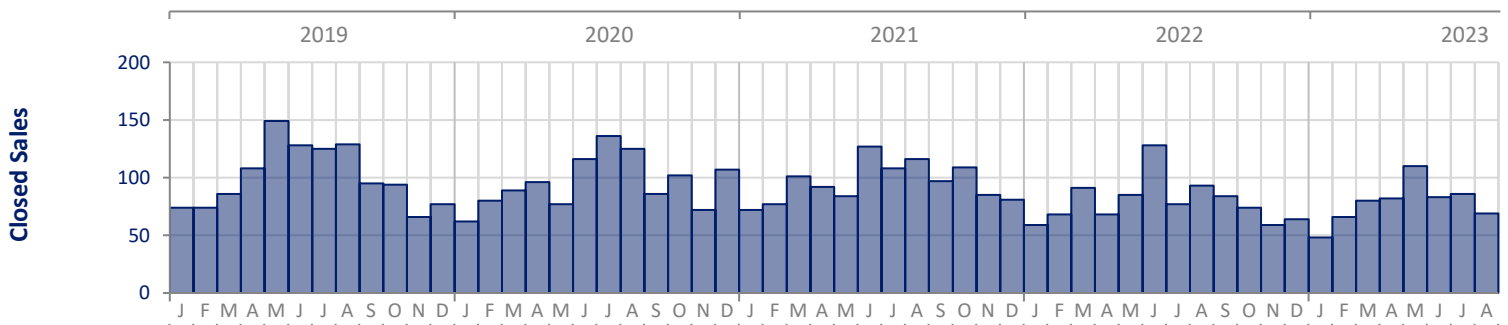
Summary Statistics	August 2023	August 2022	Percent Change Year-over-Year
Closed Sales	69	93	-25.8%
Paid in Cash	15	21	-28.6%
Median Sale Price	\$430,000	\$376,000	14.4%
Average Sale Price	\$489,382	\$451,393	8.4%
Dollar Volume	\$33.8 Million	\$42.0 Million	-19.6%
Median Percent of Original List Price Received	96.7%	100.0%	-3.3%
Median Time to Contract	24 Days	11 Days	118.2%
Median Time to Sale	68 Days	51 Days	33.3%
New Pending Sales	78	83	-6.0%
New Listings	110	91	20.9%
Pending Inventory	105	128	-18.0%
Inventory (Active Listings)	197	173	13.9%
Months Supply of Inventory	2.6	2.0	30.0%

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	624	-6.7%
August 2023	69	-25.8%
July 2023	86	11.7%
June 2023	83	-35.2%
May 2023	110	29.4%
April 2023	82	20.6%
March 2023	80	-12.1%
February 2023	66	-2.9%
January 2023	48	-18.6%
December 2022	64	-21.0%
November 2022	59	-30.6%
October 2022	74	-32.1%
September 2022	84	-13.4%
August 2022	93	-19.8%



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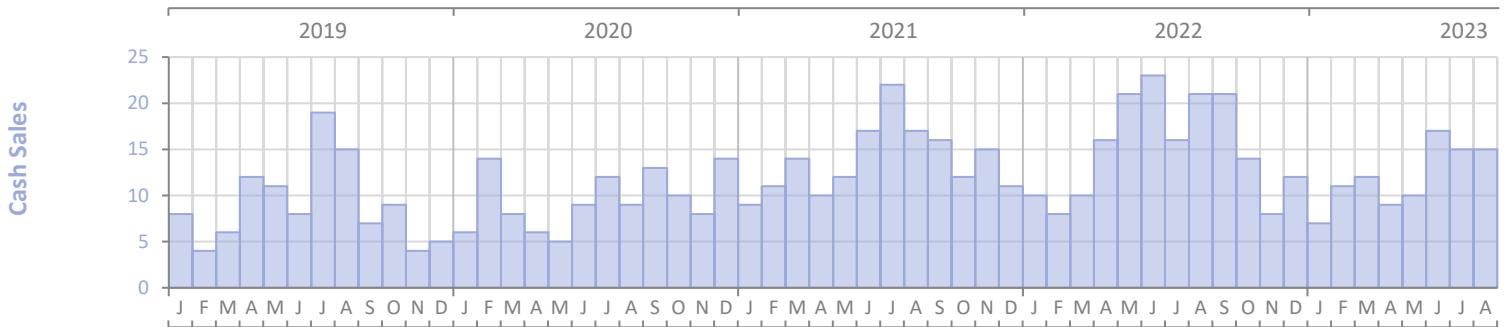
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Cash Sales

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	96	-23.2%
August 2023	15	-28.6%
July 2023	15	-6.3%
June 2023	17	-26.1%
May 2023	10	-52.4%
April 2023	9	-43.8%
March 2023	12	20.0%
February 2023	11	37.5%
January 2023	7	-30.0%
December 2022	12	9.1%
November 2022	8	-46.7%
October 2022	14	16.7%
September 2022	21	31.3%
August 2022	21	23.5%

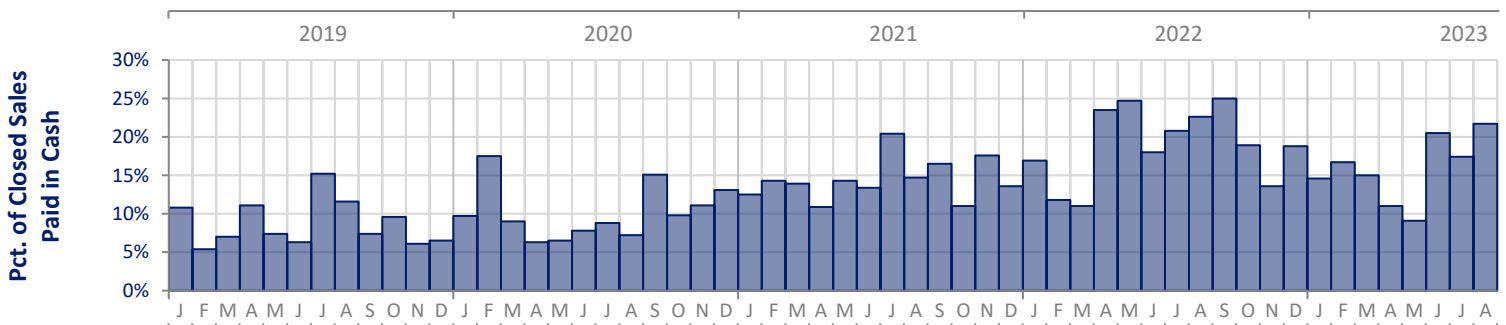


Cash Sales as a Percentage of Closed Sales

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	15.4%	-17.6%
August 2023	21.7%	-4.0%
July 2023	17.4%	-16.3%
June 2023	20.5%	13.9%
May 2023	9.1%	-63.2%
April 2023	11.0%	-53.2%
March 2023	15.0%	36.4%
February 2023	16.7%	41.5%
January 2023	14.6%	-13.6%
December 2022	18.8%	38.2%
November 2022	13.6%	-22.7%
October 2022	18.9%	71.8%
September 2022	25.0%	51.5%
August 2022	22.6%	53.7%



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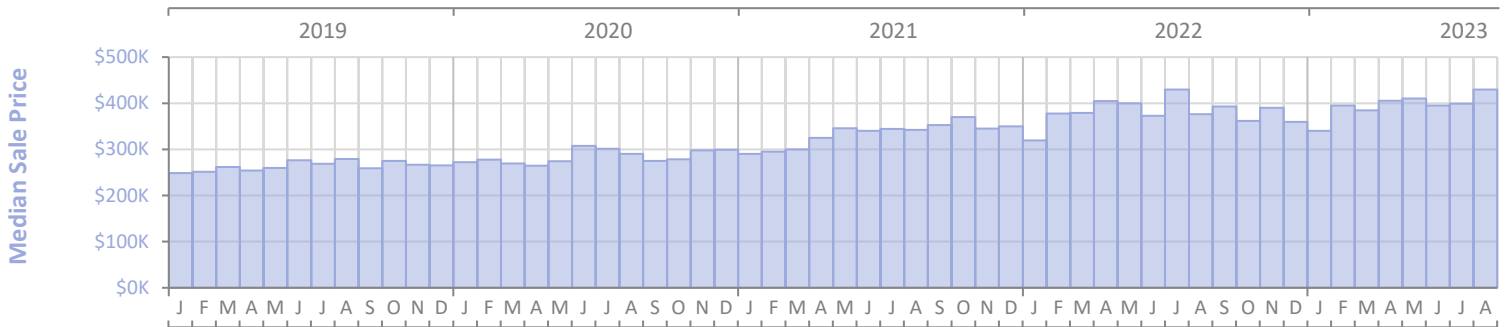
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Median Sale Price

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	\$399,000	5.0%
August 2023	\$430,000	14.4%
July 2023	\$399,000	-7.2%
June 2023	\$395,000	6.0%
May 2023	\$410,000	2.5%
April 2023	\$405,500	0.1%
March 2023	\$384,325	1.4%
February 2023	\$395,325	4.7%
January 2023	\$339,950	6.4%
December 2022	\$359,900	2.9%
November 2022	\$390,000	13.0%
October 2022	\$362,000	-2.2%
September 2022	\$393,000	11.5%
August 2022	\$376,000	9.8%

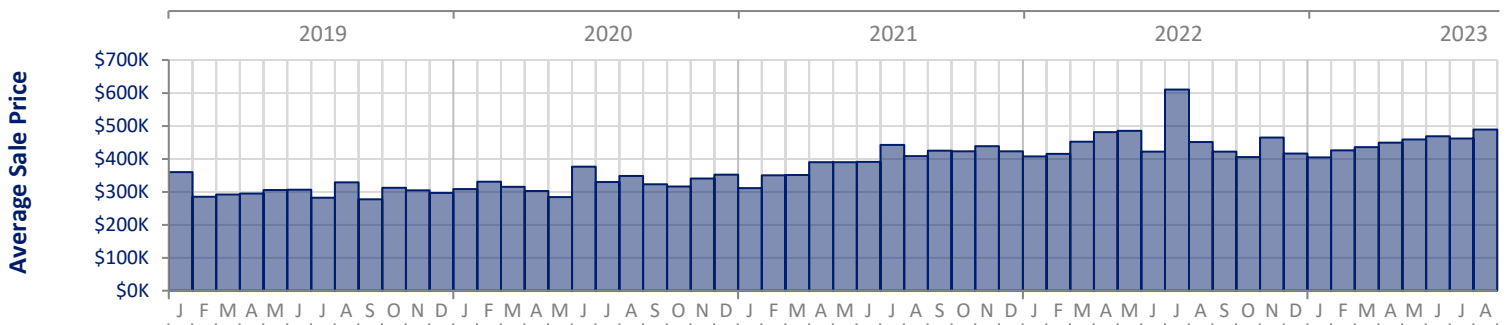


Average Sale Price

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	\$451,914	-2.6%
August 2023	\$489,382	8.4%
July 2023	\$461,808	-24.3%
June 2023	\$468,610	11.0%
May 2023	\$458,466	-5.5%
April 2023	\$449,267	-6.6%
March 2023	\$435,793	-3.6%
February 2023	\$425,551	2.5%
January 2023	\$404,077	-0.9%
December 2022	\$416,340	-1.4%
November 2022	\$465,015	6.0%
October 2022	\$404,923	-4.2%
September 2022	\$421,845	-0.8%
August 2022	\$451,393	10.5%



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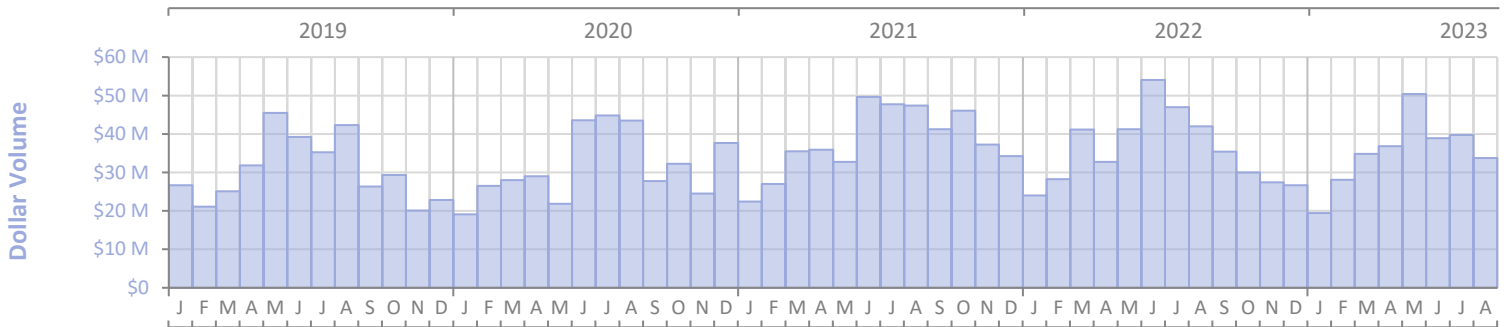
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Dollar Volume

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	\$282.0 Million	-9.1%
August 2023	\$33.8 Million	-19.6%
July 2023	\$39.7 Million	-15.5%
June 2023	\$38.9 Million	-28.0%
May 2023	\$50.4 Million	22.3%
April 2023	\$36.8 Million	12.6%
March 2023	\$34.9 Million	-15.2%
February 2023	\$28.1 Million	-0.5%
January 2023	\$19.4 Million	-19.4%
December 2022	\$26.6 Million	-22.1%
November 2022	\$27.4 Million	-26.4%
October 2022	\$30.0 Million	-35.0%
September 2022	\$35.4 Million	-14.1%
August 2022	\$42.0 Million	-11.4%

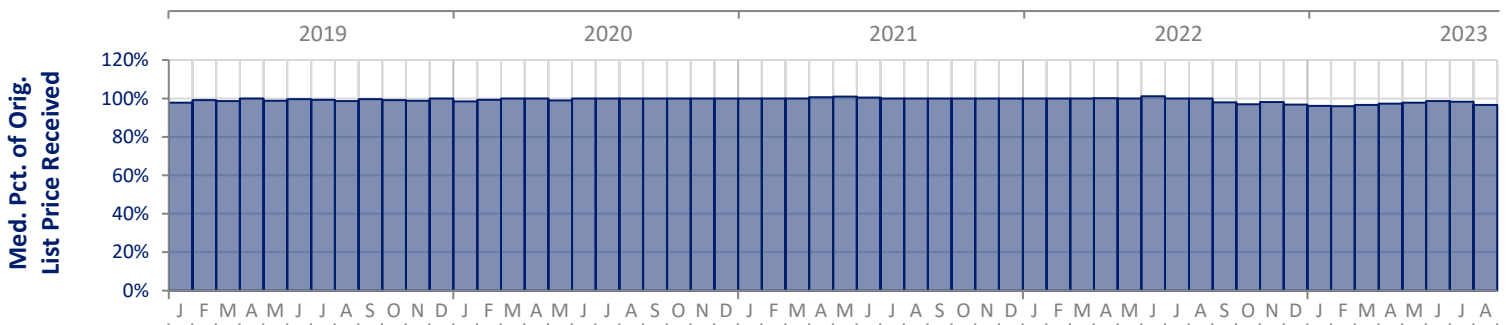


Median Percent of Original List Price Received

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	97.6%	-2.4%
August 2023	96.7%	-3.3%
July 2023	98.3%	-1.7%
June 2023	98.7%	-2.4%
May 2023	97.8%	-2.2%
April 2023	97.3%	-2.9%
March 2023	96.6%	-3.4%
February 2023	96.0%	-4.0%
January 2023	96.2%	-3.8%
December 2022	96.8%	-3.2%
November 2022	98.1%	-1.9%
October 2022	97.0%	-3.0%
September 2022	98.0%	-2.0%
August 2022	100.0%	0.0%



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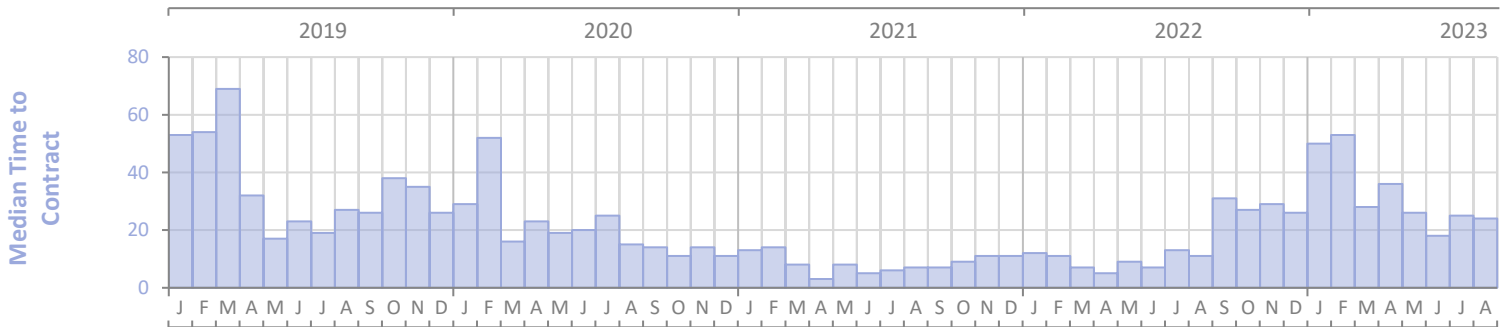
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Median Time to Contract

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	28 Days	211.1%
August 2023	24 Days	118.2%
July 2023	25 Days	92.3%
June 2023	18 Days	157.1%
May 2023	26 Days	188.9%
April 2023	36 Days	620.0%
March 2023	28 Days	300.0%
February 2023	53 Days	381.8%
January 2023	50 Days	316.7%
December 2022	26 Days	136.4%
November 2022	29 Days	163.6%
October 2022	27 Days	200.0%
September 2022	31 Days	342.9%
August 2022	11 Days	57.1%

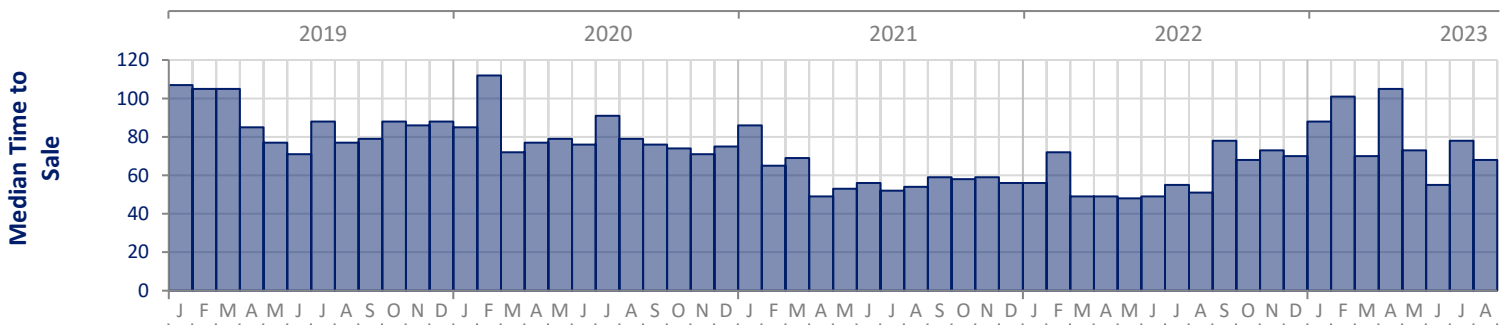


Median Time to Sale

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	74 Days	42.3%
August 2023	68 Days	33.3%
July 2023	78 Days	41.8%
June 2023	55 Days	12.2%
May 2023	73 Days	52.1%
April 2023	105 Days	114.3%
March 2023	70 Days	42.9%
February 2023	101 Days	40.3%
January 2023	88 Days	57.1%
December 2022	70 Days	25.0%
November 2022	73 Days	23.7%
October 2022	68 Days	17.2%
September 2022	78 Days	32.2%
August 2022	51 Days	-5.6%



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Single-Family Homes

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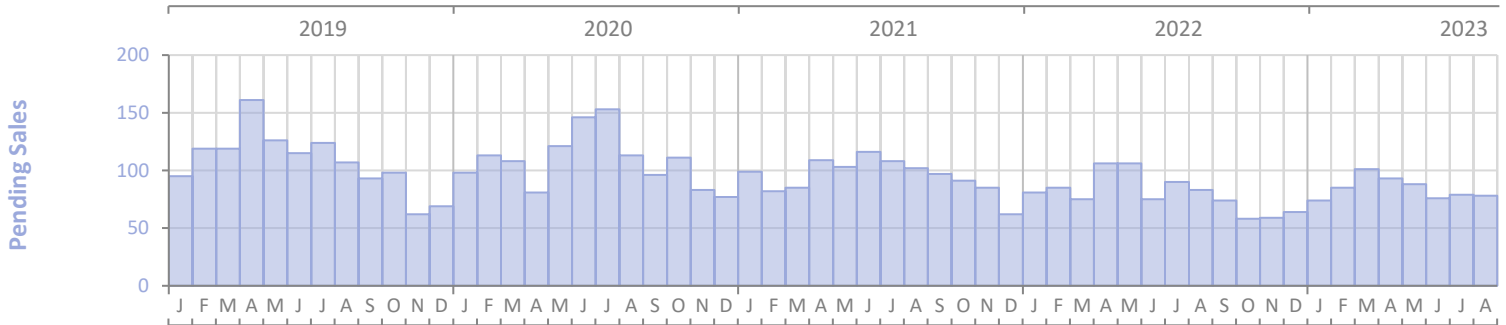
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New Pending Sales

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	674	-3.9%
August 2023	78	-6.0%
July 2023	79	-12.2%
June 2023	76	1.3%
May 2023	88	-17.0%
April 2023	93	-12.3%
March 2023	101	34.7%
February 2023	85	0.0%
January 2023	74	-8.6%
December 2022	64	3.2%
November 2022	59	-30.6%
October 2022	58	-36.3%
September 2022	74	-23.7%
August 2022	83	-18.6%

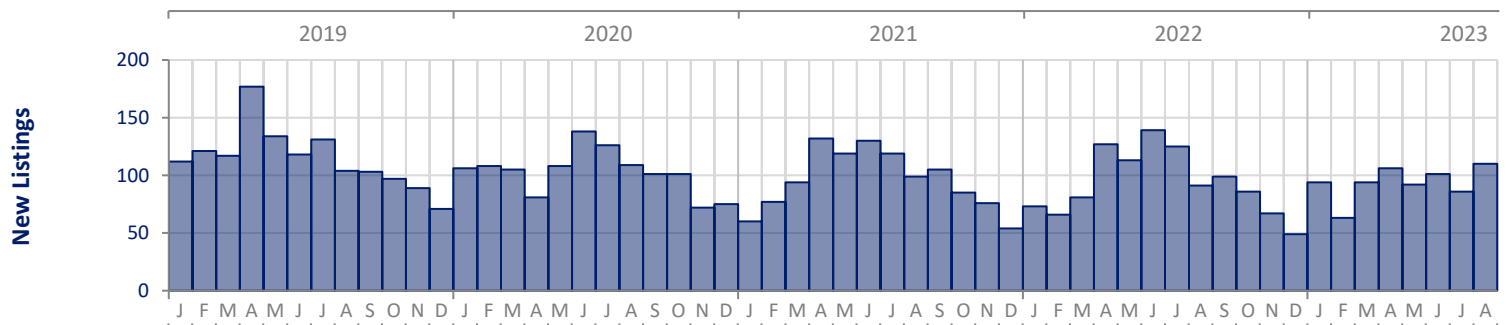


New Listings

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	746	-8.5%
August 2023	110	20.9%
July 2023	86	-31.2%
June 2023	101	-27.3%
May 2023	92	-18.6%
April 2023	106	-16.5%
March 2023	94	16.0%
February 2023	63	-4.5%
January 2023	94	28.8%
December 2022	49	-9.3%
November 2022	67	-11.8%
October 2022	86	1.2%
September 2022	99	-5.7%
August 2022	91	-8.1%



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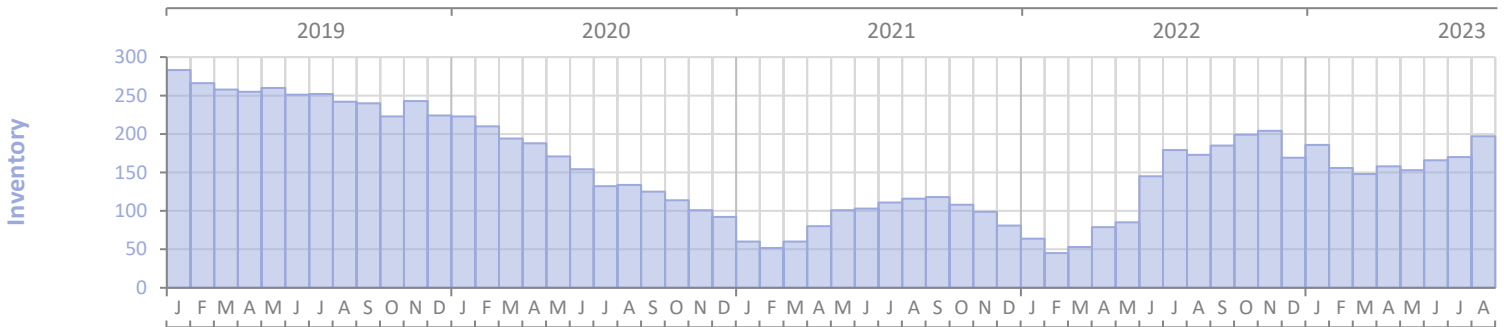
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Inventory (Active Listings)

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)	167	62.1%
August 2023	197	13.9%
July 2023	170	-5.0%
June 2023	166	14.5%
May 2023	153	80.0%
April 2023	158	100.0%
March 2023	148	179.2%
February 2023	156	246.7%
January 2023	186	190.6%
December 2022	169	108.6%
November 2022	204	106.1%
October 2022	199	84.3%
September 2022	185	56.8%
August 2022	173	49.1%

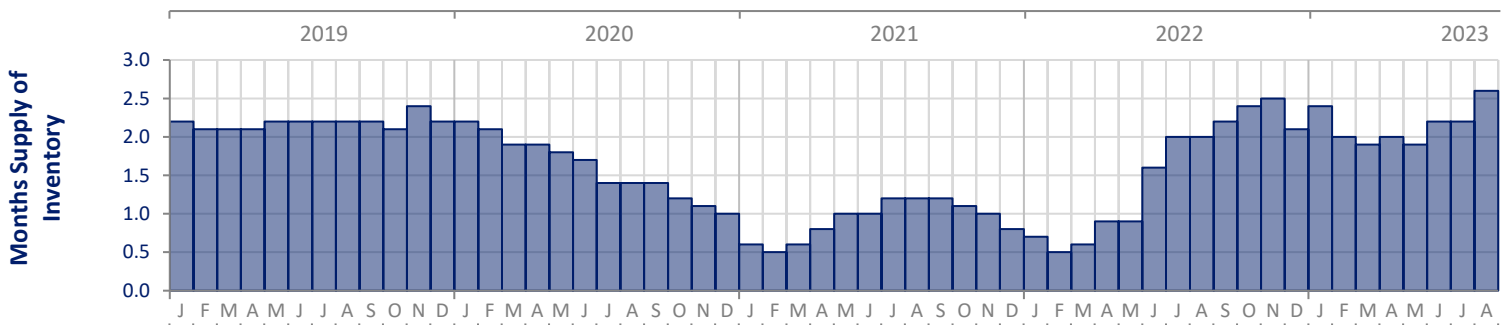


Months Supply of Inventory

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	83.3%
August 2023	2.6	30.0%
July 2023	2.2	10.0%
June 2023	2.2	37.5%
May 2023	1.9	111.1%
April 2023	2.0	122.2%
March 2023	1.9	216.7%
February 2023	2.0	300.0%
January 2023	2.4	242.9%
December 2022	2.1	162.5%
November 2022	2.5	150.0%
October 2022	2.4	118.2%
September 2022	2.2	83.3%
August 2022	2.0	66.7%



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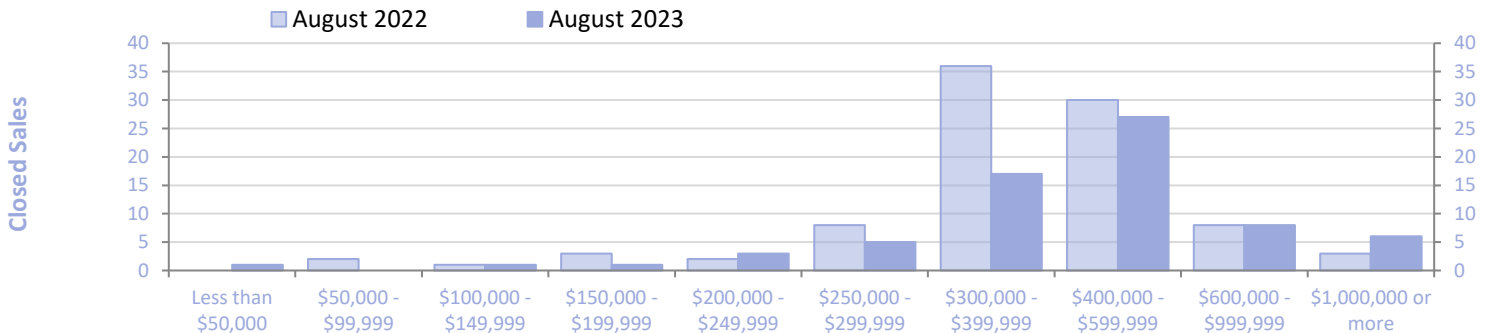
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Closed Sales by Sale Price

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	1	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	1	-66.7%
\$200,000 - \$249,999	3	50.0%
\$250,000 - \$299,999	5	-37.5%
\$300,000 - \$399,999	17	-52.8%
\$400,000 - \$599,999	27	-10.0%
\$600,000 - \$999,999	8	0.0%
\$1,000,000 or more	6	100.0%

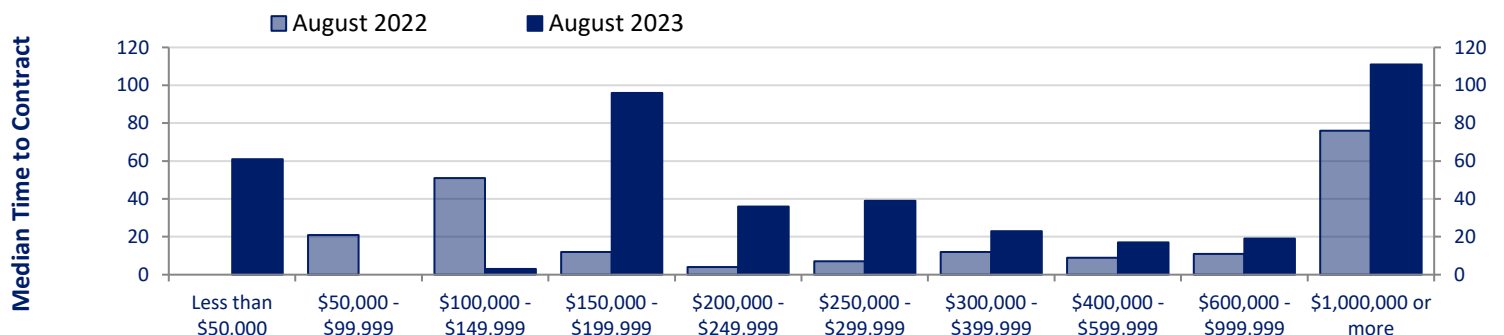


Median Time to Contract by Sale Price

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	61 Days	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	3 Days	-94.1%
\$150,000 - \$199,999	96 Days	700.0%
\$200,000 - \$249,999	36 Days	800.0%
\$250,000 - \$299,999	39 Days	457.1%
\$300,000 - \$399,999	23 Days	91.7%
\$400,000 - \$599,999	17 Days	88.9%
\$600,000 - \$999,999	19 Days	72.7%
\$1,000,000 or more	111 Days	46.1%



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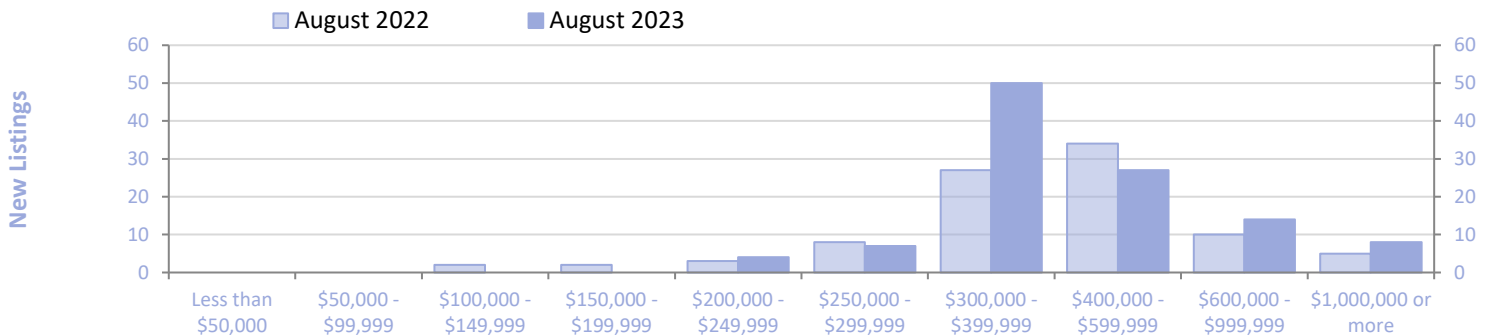
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New Listings by Initial Listing Price

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	0	-100.0%
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	4	33.3%
\$250,000 - \$299,999	7	-12.5%
\$300,000 - \$399,999	50	85.2%
\$400,000 - \$599,999	27	-20.6%
\$600,000 - \$999,999	14	40.0%
\$1,000,000 or more	8	60.0%

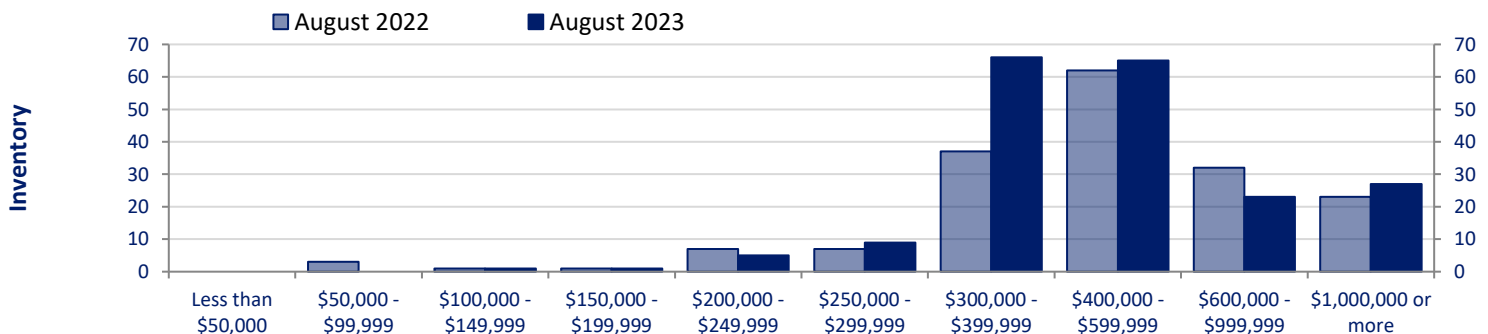


Inventory by Current Listing Price

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	0	-100.0%
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	1	0.0%
\$200,000 - \$249,999	5	-28.6%
\$250,000 - \$299,999	9	28.6%
\$300,000 - \$399,999	66	78.4%
\$400,000 - \$599,999	65	4.8%
\$600,000 - \$999,999	23	-28.1%
\$1,000,000 or more	27	17.4%



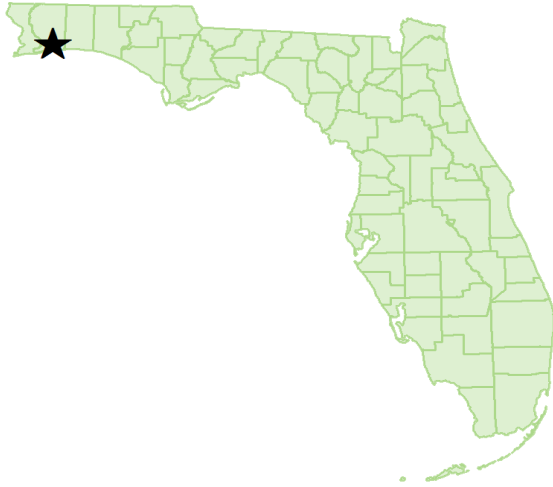
Monthly Distressed Market - August 2023

Single-Family Homes

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		August 2023	August 2022	Percent Change Year-over-Year
Traditional	Closed Sales	69	93	-25.8%
	Median Sale Price	\$430,000	\$376,000	14.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

