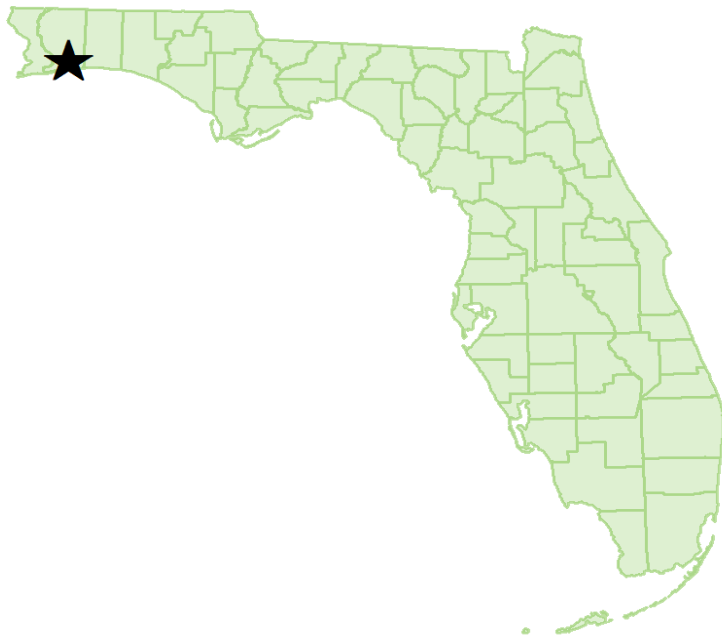


# Quarterly Market Detail - Q4 2018

## 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.



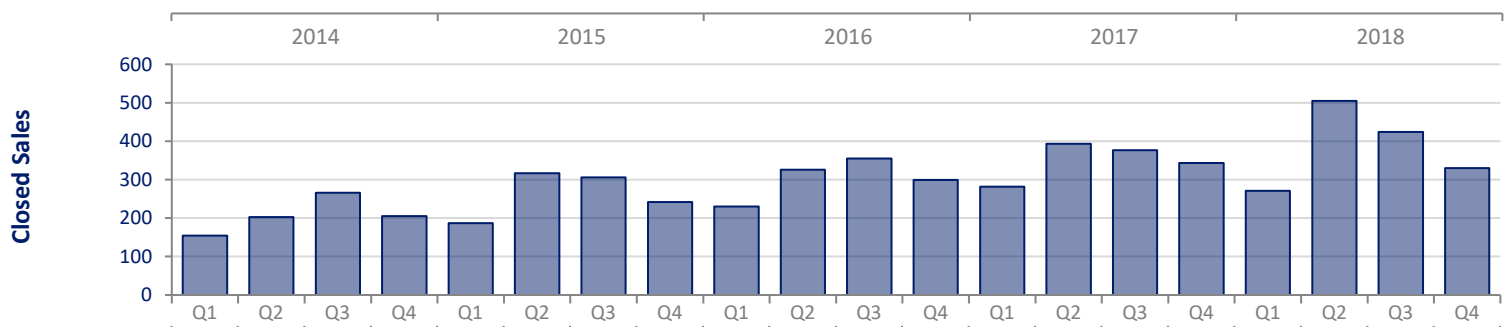
Summary Statistics	Q4 2018	Q4 2017	Percent Change Year-over-Year
Closed Sales	330	343	-3.8%
Paid in Cash	40	36	11.1%
Median Sale Price	\$255,653	\$239,950	6.5%
Average Sale Price	\$291,598	\$267,042	9.2%
Dollar Volume	\$96.2 Million	\$91.6 Million	5.1%
Median Percent of Original List Price Received	98.6%	98.6%	0.0%
Median Time to Contract	47 Days	27 Days	74.1%
Median Time to Sale	101 Days	83 Days	21.7%
New Pending Sales	284	324	-12.3%
New Listings	305	353	-13.6%
Pending Inventory	111	167	-33.5%
Inventory (Active Listings)	280	329	-14.9%
Months Supply of Inventory	2.2	2.8	-21.4%

## 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	1,530	9.7%
<b>Q4 2018</b>	<b>330</b>	<b>-3.8%</b>
Q3 2018	424	12.5%
Q2 2018	505	28.5%
Q1 2018	271	-3.9%
Q4 2017	343	14.7%
Q3 2017	377	6.2%
Q2 2017	393	20.6%
Q1 2017	282	22.6%
Q4 2016	299	23.6%
Q3 2016	355	16.0%
Q2 2016	326	2.8%
Q1 2016	230	23.0%
Q4 2015	242	18.0%



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 Tuesday, February 12, 2019. Next data release is Tuesday, May 14, 2019.

# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



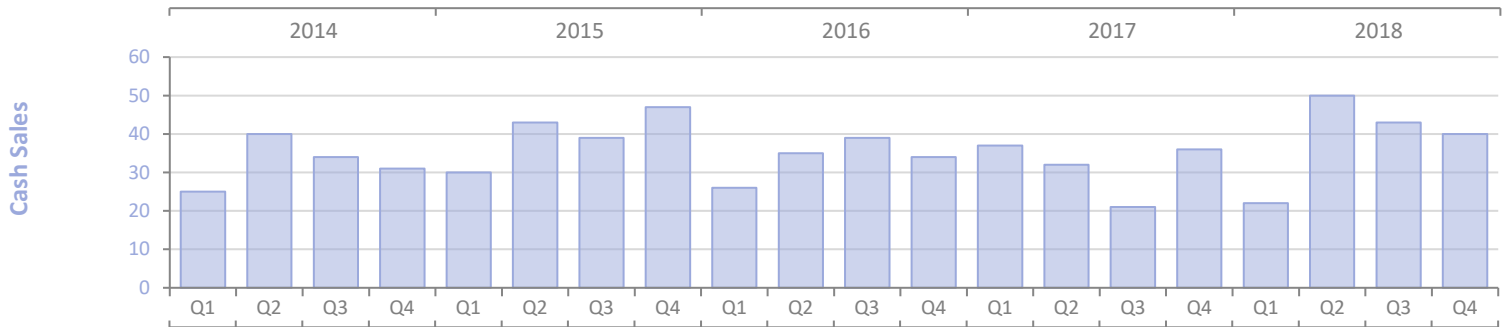
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#### Cash Sales

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	155	23.0%
<b>Q4 2018</b>	<b>40</b>	<b>11.1%</b>
Q3 2018	43	104.8%
Q2 2018	50	56.3%
Q1 2018	22	-40.5%
Q4 2017	36	5.9%
Q3 2017	21	-46.2%
Q2 2017	32	-8.6%
Q1 2017	37	42.3%
Q4 2016	34	-27.7%
Q3 2016	39	0.0%
Q2 2016	35	-18.6%
Q1 2016	26	-13.3%
Q4 2015	47	51.6%

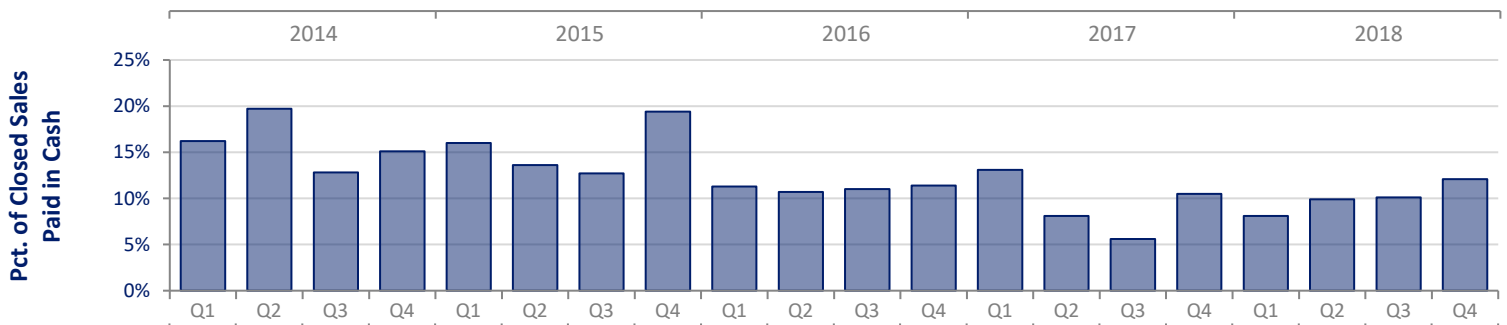


#### Cash Sales as a Percentage of Closed Sales

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	10.1%	12.2%
<b>Q4 2018</b>	<b>12.1%</b>	<b>15.2%</b>
Q3 2018	10.1%	80.4%
Q2 2018	9.9%	22.2%
Q1 2018	8.1%	-38.2%
Q4 2017	10.5%	-7.9%
Q3 2017	5.6%	-49.1%
Q2 2017	8.1%	-24.3%
Q1 2017	13.1%	15.9%
Q4 2016	11.4%	-41.2%
Q3 2016	11.0%	-13.4%
Q2 2016	10.7%	-21.3%
Q1 2016	11.3%	-29.4%
Q4 2015	19.4%	28.5%



# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



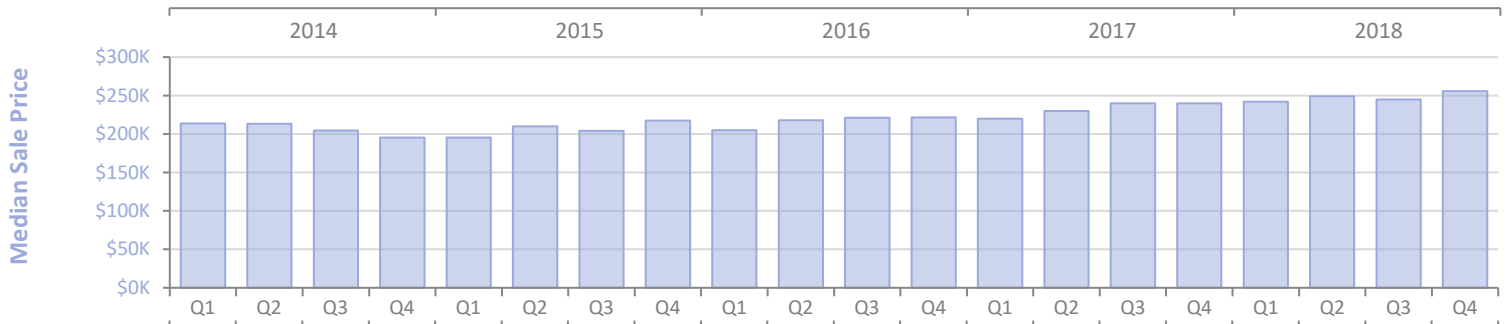
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## Median Sale Price

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	\$249,050	7.1%
<b>Q4 2018</b>	<b>\$255,653</b>	<b>6.5%</b>
Q3 2018	\$245,000	2.1%
Q2 2018	\$249,000	8.3%
Q1 2018	\$242,000	10.0%
Q4 2017	\$239,950	8.2%
Q3 2017	\$239,998	8.6%
Q2 2017	\$230,000	5.5%
Q1 2017	\$220,000	7.3%
Q4 2016	\$221,775	2.0%
Q3 2016	\$221,000	8.3%
Q2 2016	\$218,000	3.8%
Q1 2016	\$205,000	4.9%
Q4 2015	\$217,500	11.3%

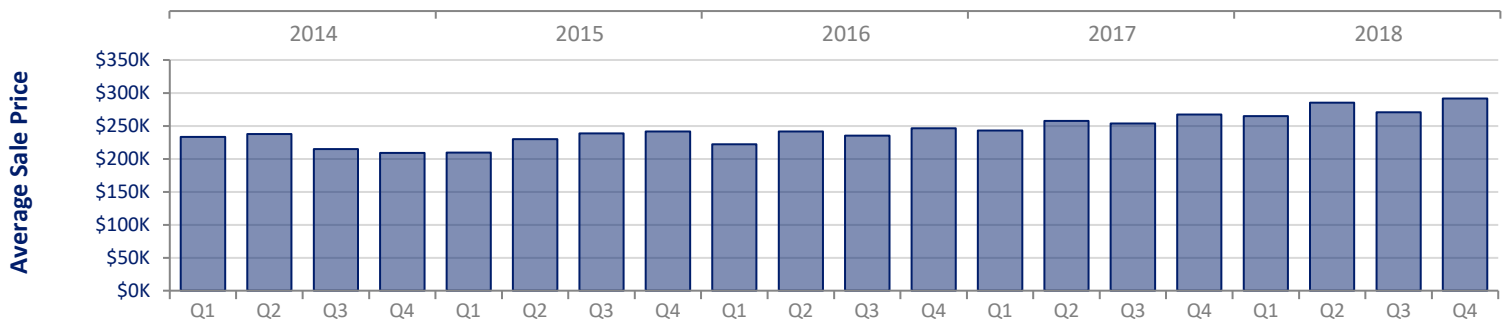


## Average Sale Price

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	\$279,068	9.0%
<b>Q4 2018</b>	<b>\$291,598</b>	<b>9.2%</b>
Q3 2018	\$270,815	6.7%
Q2 2018	\$285,411	10.8%
Q1 2018	\$264,906	9.0%
Q4 2017	\$267,042	8.3%
Q3 2017	\$253,812	8.0%
Q2 2017	\$257,656	6.7%
Q1 2017	\$243,117	9.6%
Q4 2016	\$246,624	2.2%
Q3 2016	\$235,071	-1.5%
Q2 2016	\$241,445	5.0%
Q1 2016	\$221,895	5.9%
Q4 2015	\$241,320	15.5%



# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



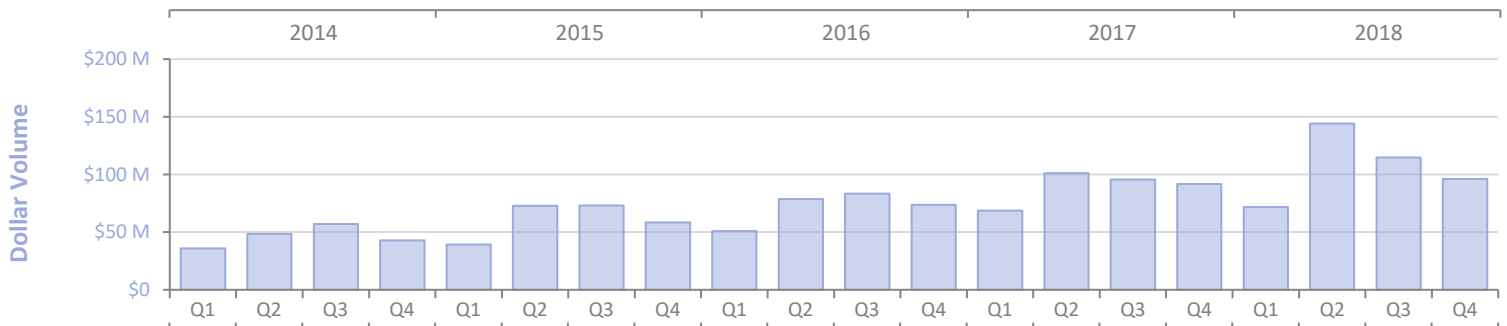
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## Dollar Volume

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	\$427.0 Million	19.6%
<b>Q4 2018</b>	<b>\$96.2 Million</b>	<b>5.1%</b>
Q3 2018	\$114.8 Million	20.0%
Q2 2018	\$144.1 Million	42.3%
Q1 2018	\$71.8 Million	4.7%
Q4 2017	\$91.6 Million	24.2%
Q3 2017	\$95.7 Million	14.7%
Q2 2017	\$101.3 Million	28.6%
Q1 2017	\$68.6 Million	34.3%
Q4 2016	\$73.7 Million	26.3%
Q3 2016	\$83.5 Million	14.3%
Q2 2016	\$78.7 Million	8.0%
Q1 2016	\$51.0 Million	30.2%
Q4 2015	\$58.4 Million	36.3%

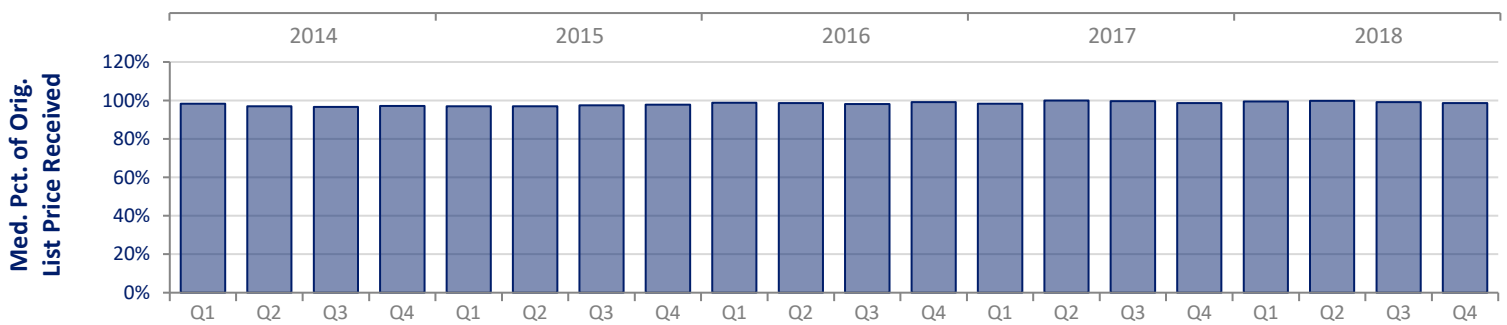


## Median Percent of Original List Price Received

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	99.1%	-0.1%
<b>Q4 2018</b>	<b>98.6%</b>	<b>0.0%</b>
Q3 2018	99.1%	-0.5%
Q2 2018	99.8%	-0.2%
Q1 2018	99.5%	1.2%
Q4 2017	98.6%	-0.6%
Q3 2017	99.6%	1.4%
Q2 2017	100.0%	1.4%
Q1 2017	98.3%	-0.5%
Q4 2016	99.2%	1.4%
Q3 2016	98.2%	0.8%
Q2 2016	98.6%	1.6%
Q1 2016	98.8%	1.9%
Q4 2015	97.8%	0.7%



# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



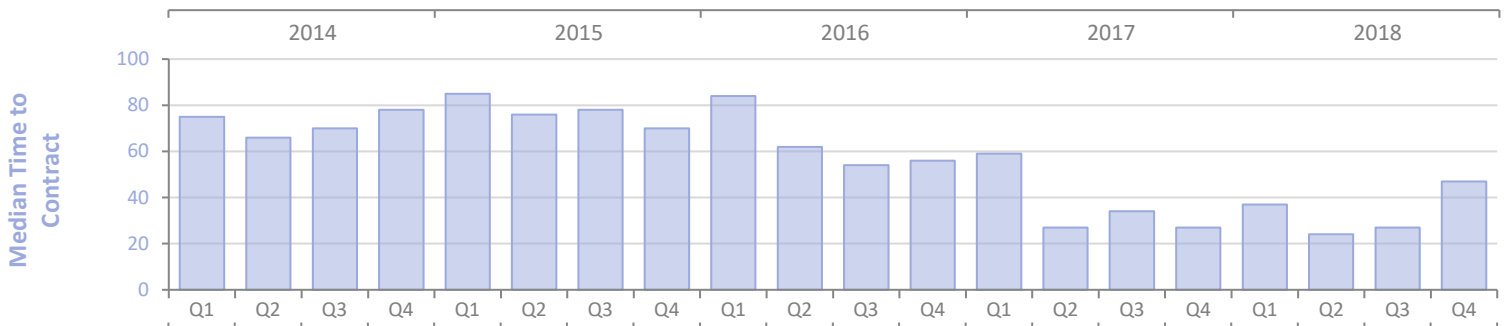
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## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the 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	30 Days	-9.1%
<b>Q4 2018</b>	<b>47 Days</b>	<b>74.1%</b>
Q3 2018	27 Days	-20.6%
Q2 2018	24 Days	-11.1%
Q1 2018	37 Days	-37.3%
Q4 2017	27 Days	-51.8%
Q3 2017	34 Days	-37.0%
Q2 2017	27 Days	-56.5%
Q1 2017	59 Days	-29.8%
Q4 2016	56 Days	-20.0%
Q3 2016	54 Days	-30.8%
Q2 2016	62 Days	-18.4%
Q1 2016	84 Days	-1.2%
Q4 2015	70 Days	-10.3%

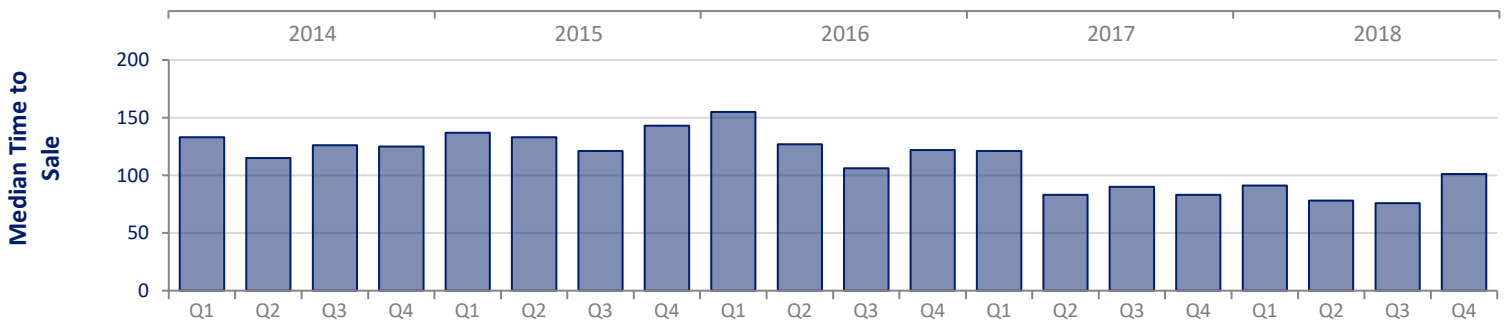


## Median Time to Sale

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	84 Days	-8.7%
<b>Q4 2018</b>	<b>101 Days</b>	<b>21.7%</b>
Q3 2018	76 Days	-15.6%
Q2 2018	78 Days	-6.0%
Q1 2018	91 Days	-24.8%
Q4 2017	83 Days	-32.0%
Q3 2017	90 Days	-15.1%
Q2 2017	83 Days	-34.6%
Q1 2017	121 Days	-21.9%
Q4 2016	122 Days	-14.7%
Q3 2016	106 Days	-12.4%
Q2 2016	127 Days	-4.5%
Q1 2016	155 Days	13.1%
Q4 2015	143 Days	14.4%



# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



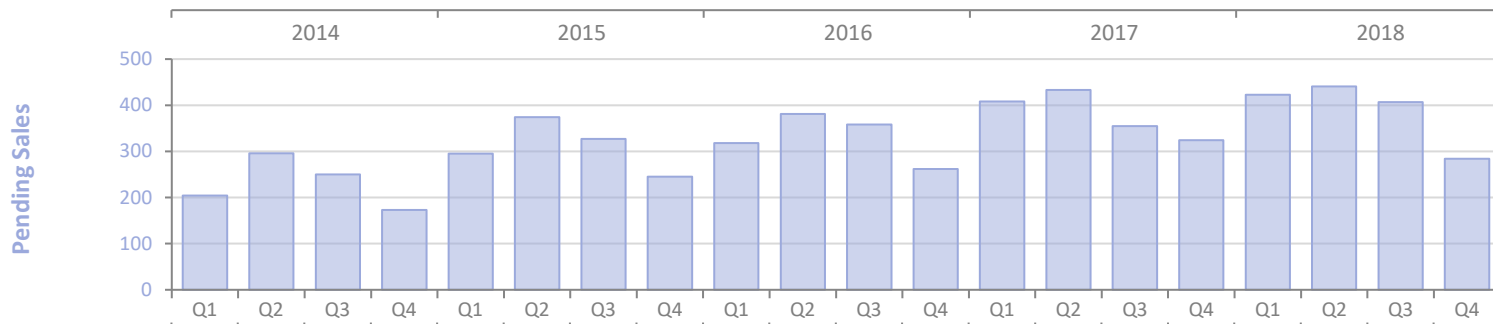
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## New Pending Sales

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	1,555	2.3%
<b>Q4 2018</b>	<b>284</b>	<b>-12.3%</b>
Q3 2018	407	14.6%
Q2 2018	441	1.8%
Q1 2018	423	3.7%
Q4 2017	324	23.7%
Q3 2017	355	-0.8%
Q2 2017	433	13.6%
Q1 2017	408	28.3%
Q4 2016	262	6.9%
Q3 2016	358	9.5%
Q2 2016	381	1.9%
Q1 2016	318	7.8%
Q4 2015	245	41.6%

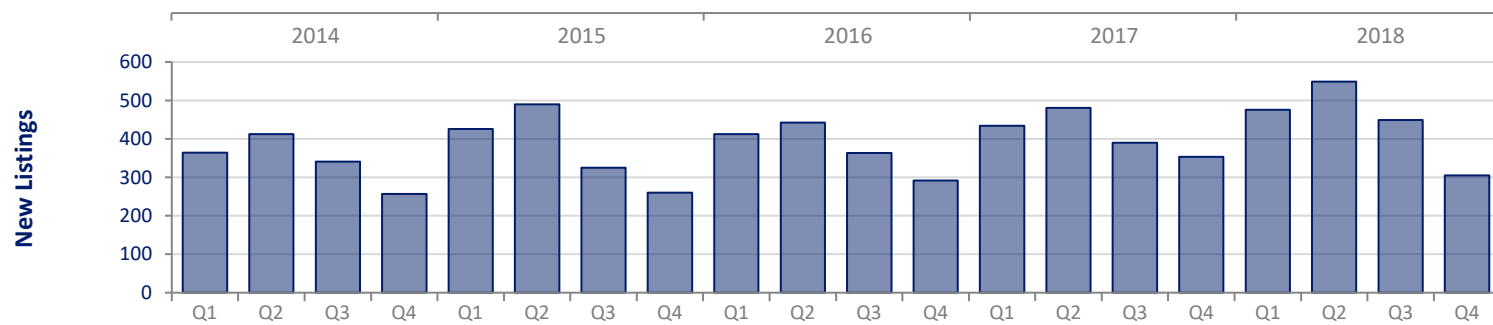


## New Listings

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	1,779	7.3%
<b>Q4 2018</b>	<b>305</b>	<b>-13.6%</b>
Q3 2018	449	15.1%
Q2 2018	549	14.1%
Q1 2018	476	9.7%
Q4 2017	353	20.9%
Q3 2017	390	7.4%
Q2 2017	481	8.8%
Q1 2017	434	5.3%
Q4 2016	292	12.3%
Q3 2016	363	11.7%
Q2 2016	442	-9.8%
Q1 2016	412	-3.3%
Q4 2015	260	1.2%





# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



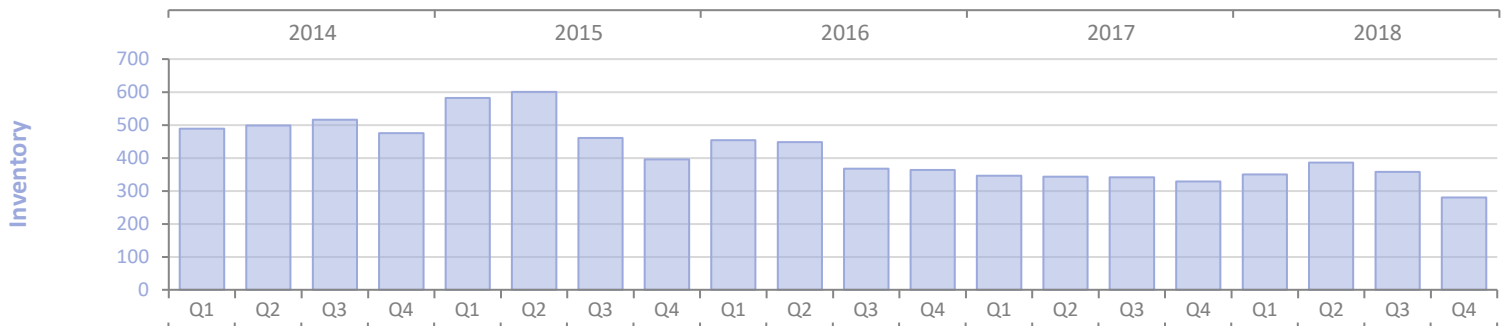
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## Inventory (Active Listings)

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)	348	2.4%
<b>Q4 2018</b>	<b>280</b>	<b>-14.9%</b>
Q3 2018	358	5.0%
Q2 2018	386	12.5%
Q1 2018	350	1.2%
Q4 2017	329	-9.6%
Q3 2017	341	-7.3%
Q2 2017	343	-23.4%
Q1 2017	346	-23.8%
Q4 2016	364	-8.1%
Q3 2016	368	-20.2%
Q2 2016	448	-25.5%
Q1 2016	454	-22.0%
Q4 2015	396	-16.6%

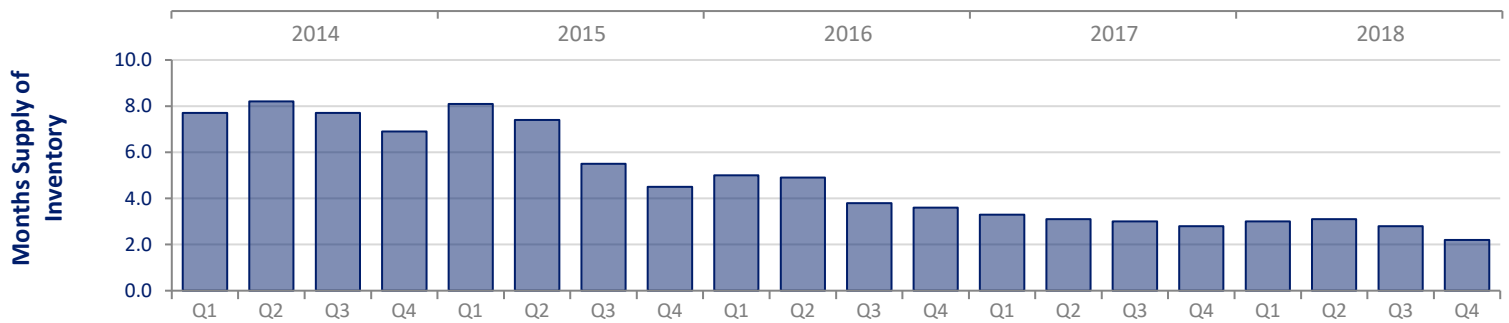


## Months Supply of Inventory

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)	2.8	-9.7%
<b>Q4 2018</b>	<b>2.2</b>	<b>-21.4%</b>
Q3 2018	2.8	-6.7%
Q2 2018	3.1	0.0%
Q1 2018	3.0	-9.1%
Q4 2017	2.8	-22.2%
Q3 2017	3.0	-21.1%
Q2 2017	3.1	-36.7%
Q1 2017	3.3	-34.0%
Q4 2016	3.6	-20.0%
Q3 2016	3.8	-30.9%
Q2 2016	4.9	-33.8%
Q1 2016	5.0	-38.3%
Q4 2015	4.5	-34.8%



# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



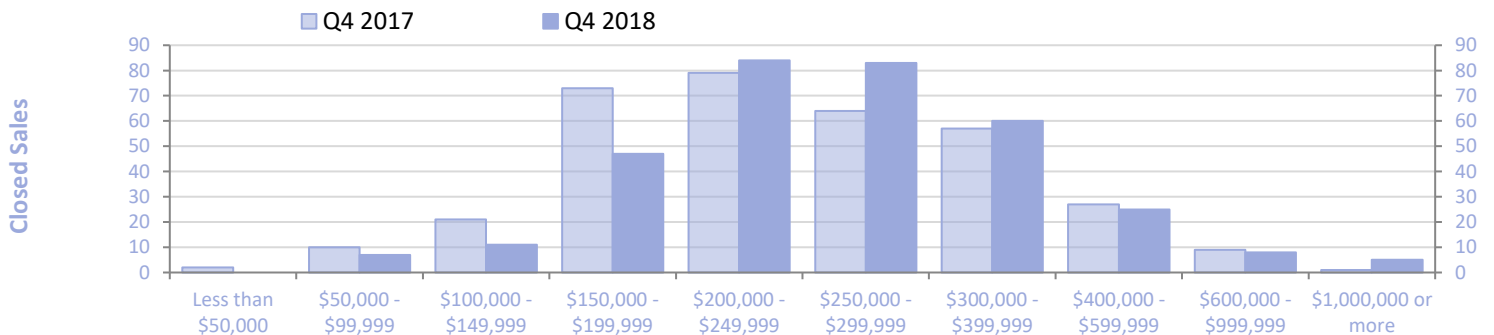
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## Closed Sales by Sale Price

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	0	-100.0%
\$50,000 - \$99,999	7	-30.0%
\$100,000 - \$149,999	11	-47.6%
\$150,000 - \$199,999	47	-35.6%
\$200,000 - \$249,999	84	6.3%
\$250,000 - \$299,999	83	29.7%
\$300,000 - \$399,999	60	5.3%
\$400,000 - \$599,999	25	-7.4%
\$600,000 - \$999,999	8	-11.1%
\$1,000,000 or more	5	400.0%

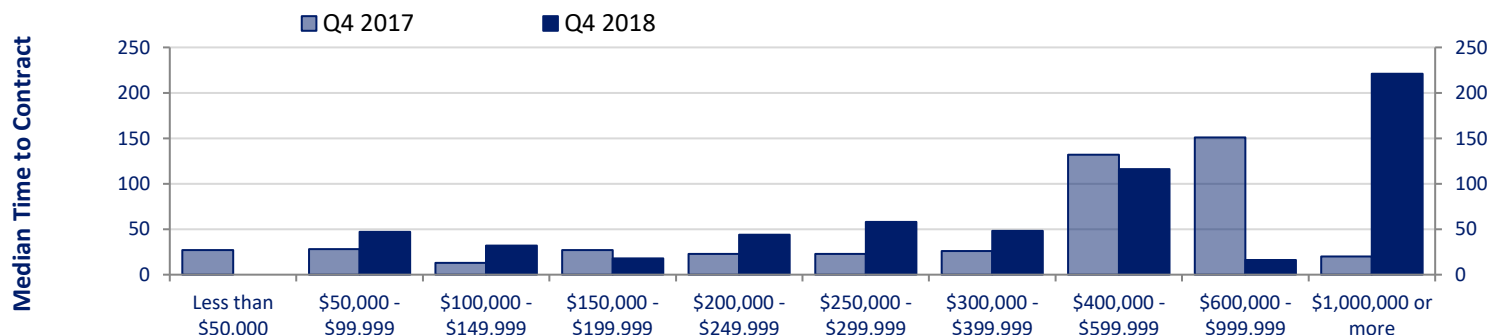


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the 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	(No Sales)	N/A
\$50,000 - \$99,999	47 Days	67.9%
\$100,000 - \$149,999	32 Days	146.2%
\$150,000 - \$199,999	18 Days	-33.3%
\$200,000 - \$249,999	44 Days	91.3%
\$250,000 - \$299,999	58 Days	152.2%
\$300,000 - \$399,999	48 Days	84.6%
\$400,000 - \$599,999	116 Days	-12.1%
\$600,000 - \$999,999	16 Days	-89.4%
\$1,000,000 or more	221 Days	1005.0%





# Quarterly Market Detail - Q4 2018

## Single Family Homes

### Navarre Area Board of REALTORS®



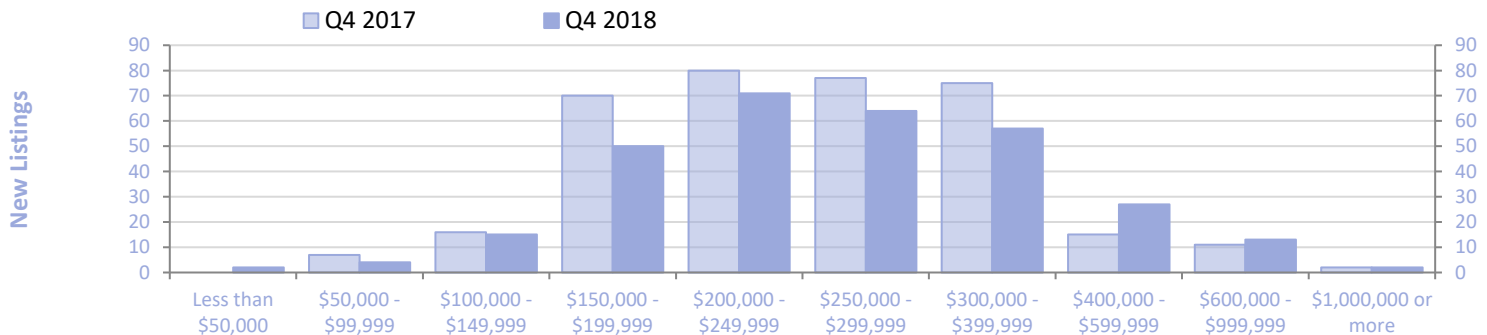
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## New Listings by Initial Listing Price

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	2	N/A
\$50,000 - \$99,999	4	-42.9%
\$100,000 - \$149,999	15	-6.3%
\$150,000 - \$199,999	50	-28.6%
\$200,000 - \$249,999	71	-11.3%
\$250,000 - \$299,999	64	-16.9%
\$300,000 - \$399,999	57	-24.0%
\$400,000 - \$599,999	27	80.0%
\$600,000 - \$999,999	13	18.2%
\$1,000,000 or more	2	0.0%

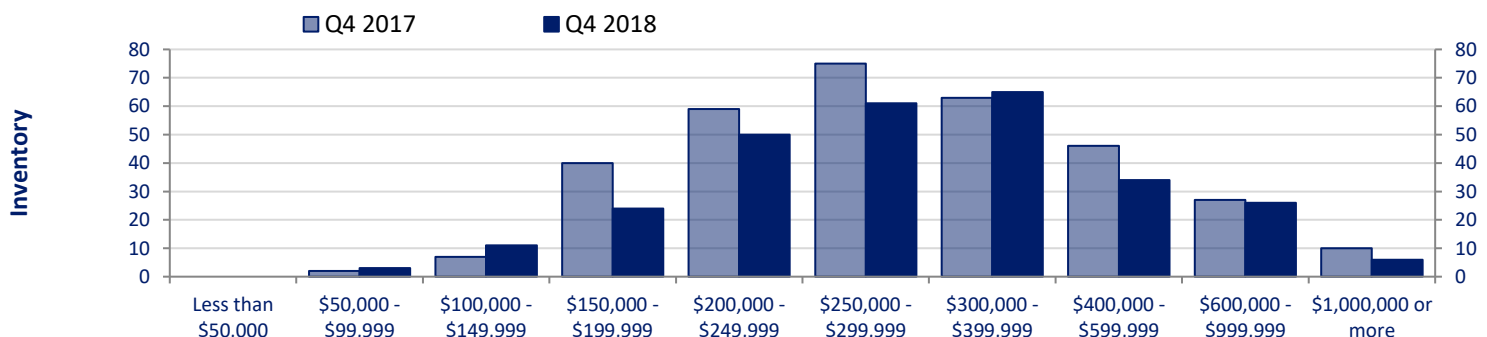


## Inventory by Current Listing Price

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	0	N/A
\$50,000 - \$99,999	3	50.0%
\$100,000 - \$149,999	11	57.1%
\$150,000 - \$199,999	24	-40.0%
\$200,000 - \$249,999	50	-15.3%
\$250,000 - \$299,999	61	-18.7%
\$300,000 - \$399,999	65	3.2%
\$400,000 - \$599,999	34	-26.1%
\$600,000 - \$999,999	26	-3.7%
\$1,000,000 or more	6	-40.0%

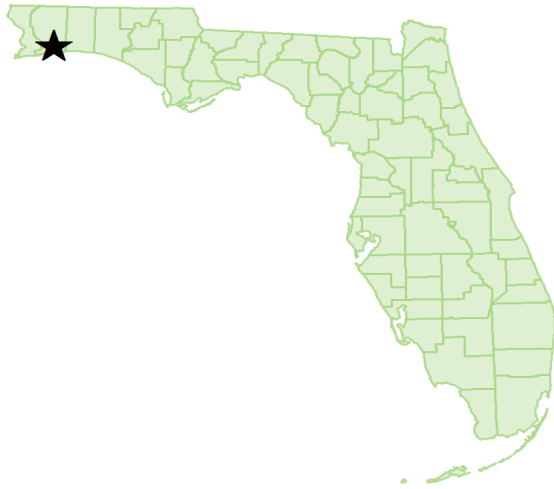


# Quarterly Distressed Market - Q4 2018

## 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.



		Q4 2018	Q4 2017	Percent Change Year-over-Year
Traditional	Closed Sales	321	323	-0.6%
	Median Sale Price	\$258,489	\$245,000	5.5%
Foreclosure/REO	Closed Sales	8	17	-52.9%
	Median Sale Price	\$161,000	\$123,500	30.4%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$138,000	\$155,000	-11.0%

