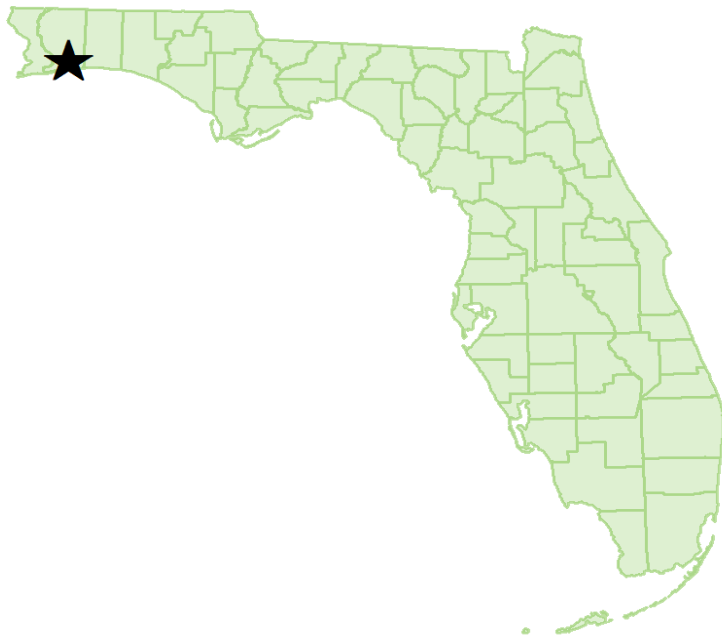


# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®

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



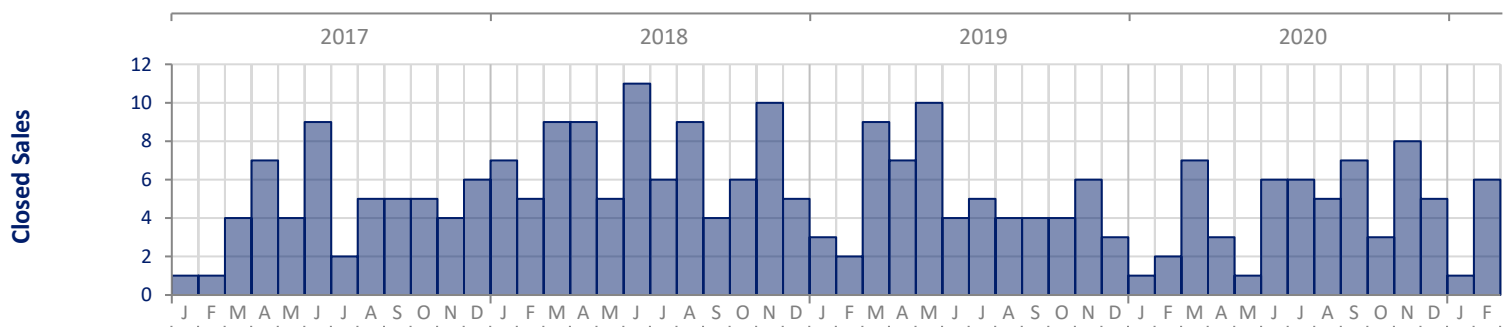
Summary Statistics	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	6	2	200.0%
Paid in Cash	3	1	200.0%
Median Sale Price	\$515,262	\$650,000	-20.7%
Average Sale Price	\$484,254	\$650,000	-25.5%
Dollar Volume	\$2.9 Million	\$1.3 Million	123.5%
Median Percent of Original List Price Received	96.1%	92.5%	3.9%
Median Time to Contract	10 Days	321 Days	-96.9%
Median Time to Sale	38 Days	391 Days	-90.3%
New Pending Sales	6	6	0.0%
New Listings	4	2	100.0%
Pending Inventory	8	8	0.0%
Inventory (Active Listings)	9	13	-30.8%
Months Supply of Inventory	1.9	2.6	-26.9%

## 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	7	133.3%
<b>February 2021</b>	<b>6</b>	<b>200.0%</b>
January 2021	1	0.0%
December 2020	5	66.7%
November 2020	8	33.3%
October 2020	3	-25.0%
September 2020	7	75.0%
August 2020	5	25.0%
July 2020	6	20.0%
June 2020	6	50.0%
May 2020	1	-90.0%
April 2020	3	-57.1%
March 2020	7	-22.2%
February 2020	2	0.0%



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 Monday, March 22, 2021. Next data release is Thursday, April 22, 2021.

# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®



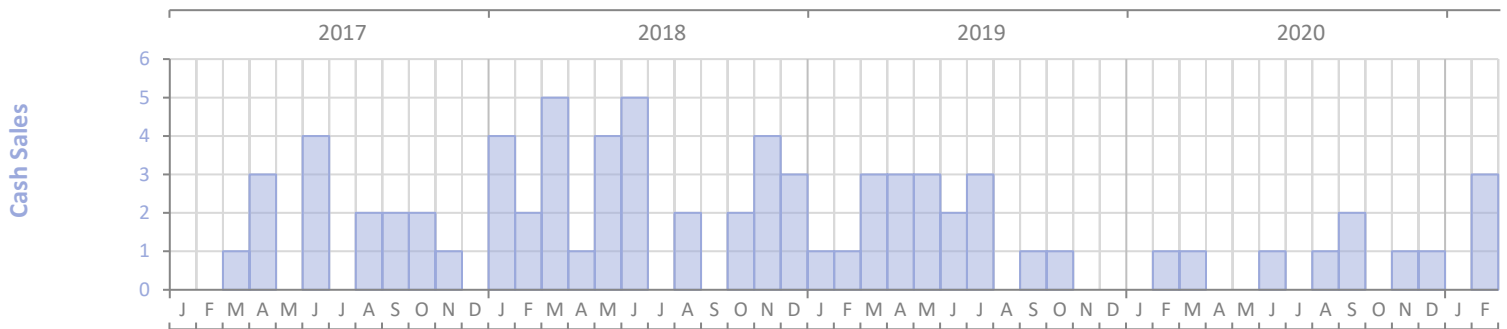
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## Cash Sales

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	3	200.0%
<b>February 2021</b>	<b>3</b>	<b>200.0%</b>
January 2021	0	N/A
December 2020	1	N/A
November 2020	1	N/A
October 2020	0	-100.0%
September 2020	2	100.0%
August 2020	1	N/A
July 2020	0	-100.0%
June 2020	1	-50.0%
May 2020	0	-100.0%
April 2020	0	-100.0%
March 2020	1	-66.7%
February 2020	1	0.0%

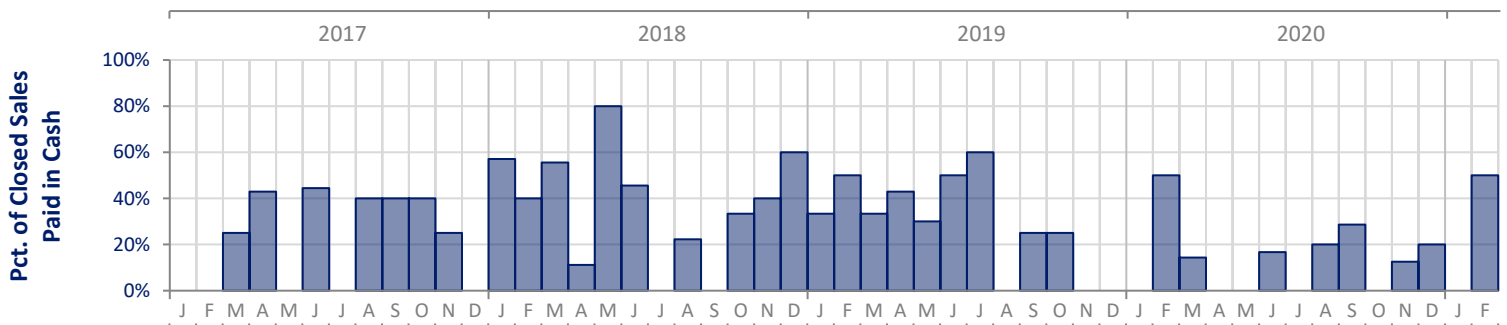


## Cash Sales as a Percentage of Closed Sales

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	42.9%	28.8%
<b>February 2021</b>	<b>50.0%</b>	<b>0.0%</b>
January 2021	0.0%	N/A
December 2020	20.0%	N/A
November 2020	12.5%	N/A
October 2020	0.0%	-100.0%
September 2020	28.6%	14.4%
August 2020	20.0%	N/A
July 2020	0.0%	-100.0%
June 2020	16.7%	-66.6%
May 2020	0.0%	-100.0%
April 2020	0.0%	-100.0%
March 2020	14.3%	-57.1%
February 2020	50.0%	0.0%



# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®

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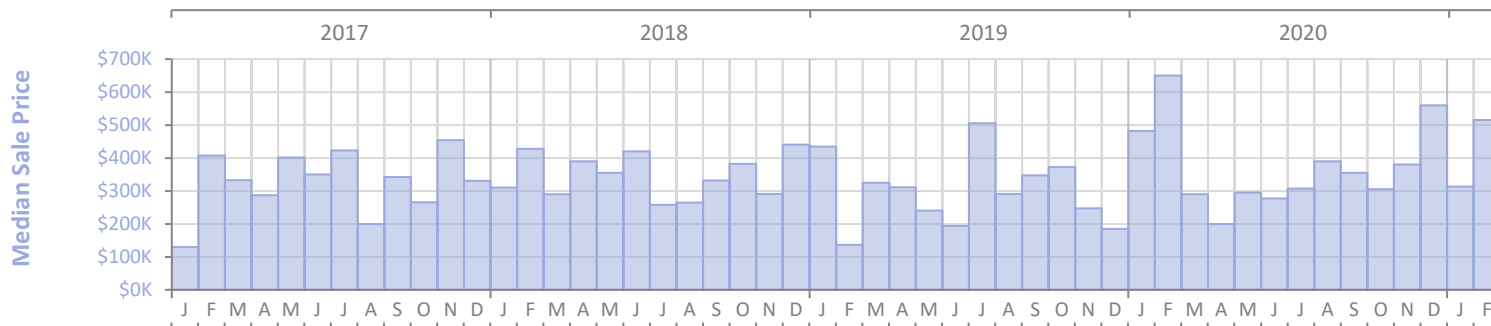


## Median Sale Price

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	\$425,000	-28.0%
<b>February 2021</b>	<b>\$515,262</b>	<b>-20.7%</b>
January 2021	\$313,000	-35.1%
December 2020	\$560,000	202.7%
November 2020	\$379,950	53.8%
October 2020	\$305,000	-18.1%
September 2020	\$355,000	2.3%
August 2020	\$390,000	34.1%
July 2020	\$307,450	-39.1%
June 2020	\$277,200	43.3%
May 2020	\$294,900	22.9%
April 2020	\$200,000	-35.7%
March 2020	\$290,000	-10.8%
February 2020	\$650,000	377.1%

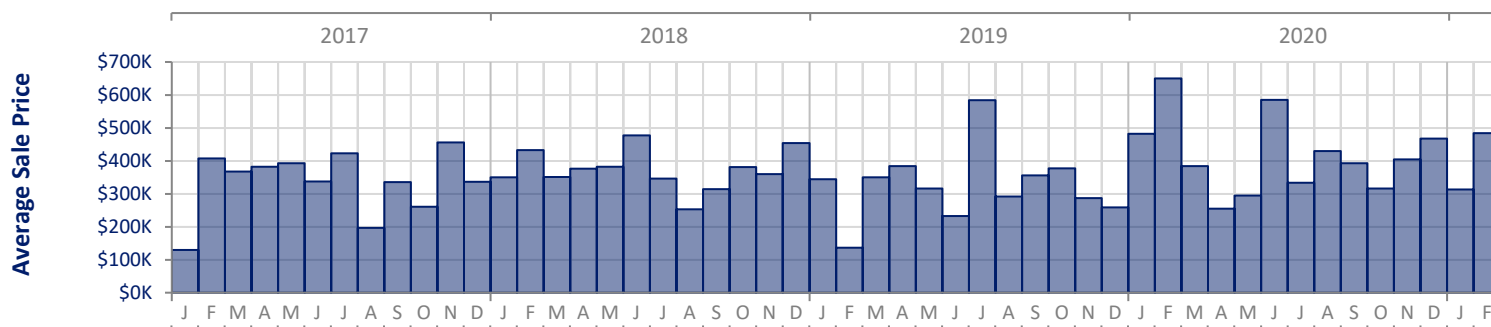


## Average Sale Price

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	\$459,789	-22.6%
<b>February 2021</b>	<b>\$484,254</b>	<b>-25.5%</b>
January 2021	\$313,000	-35.1%
December 2020	\$467,680	80.5%
November 2020	\$404,850	40.9%
October 2020	\$316,333	-16.1%
September 2020	\$393,214	10.4%
August 2020	\$430,000	47.5%
July 2020	\$333,467	-42.9%
June 2020	\$584,550	151.7%
May 2020	\$294,900	-6.7%
April 2020	\$255,000	-33.5%
March 2020	\$384,271	9.8%
February 2020	\$650,000	377.1%



# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®



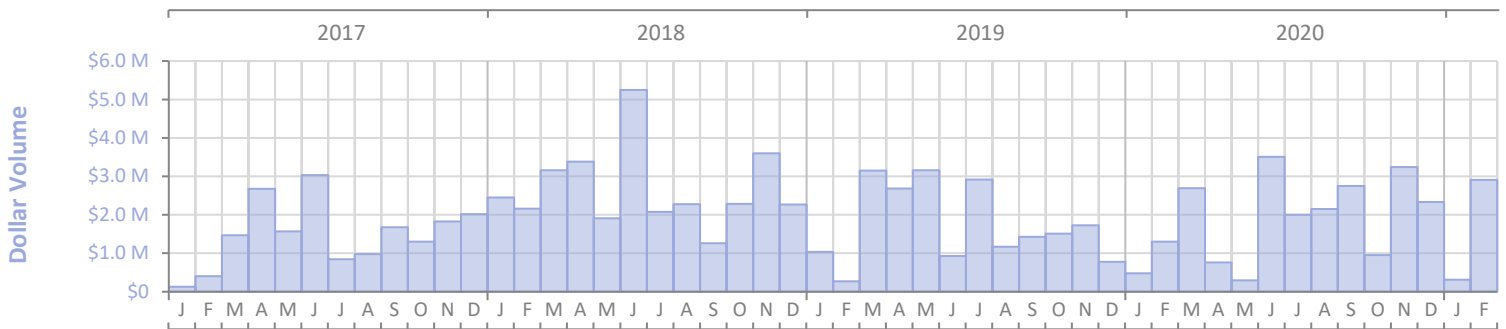
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## Dollar Volume

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	\$3.2 Million	80.6%
<b>February 2021</b>	<b>\$2.9 Million</b>	<b>123.5%</b>
January 2021	\$313,000	-35.1%
December 2020	\$2.3 Million	200.8%
November 2020	\$3.2 Million	87.9%
October 2020	\$948,999	-37.0%
September 2020	\$2.8 Million	93.2%
August 2020	\$2.2 Million	84.3%
July 2020	\$2.0 Million	-31.4%
June 2020	\$3.5 Million	277.5%
May 2020	\$294,900	-90.7%
April 2020	\$765,000	-71.5%
March 2020	\$2.7 Million	-14.6%
February 2020	\$1.3 Million	377.1%

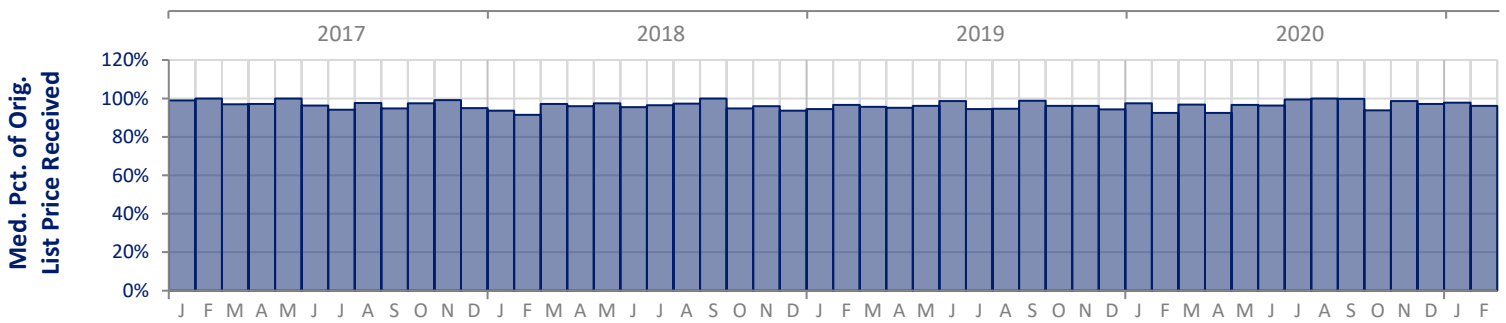


## Median Percent of Original List Price Received

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	96.5%	2.6%
<b>February 2021</b>	<b>96.1%</b>	<b>3.9%</b>
January 2021	97.8%	0.4%
December 2020	97.1%	3.0%
November 2020	98.6%	2.5%
October 2020	93.8%	-2.5%
September 2020	99.8%	1.0%
August 2020	100.0%	5.7%
July 2020	99.5%	5.4%
June 2020	96.3%	-2.4%
May 2020	96.7%	0.6%
April 2020	92.5%	-2.8%
March 2020	96.8%	1.1%
February 2020	92.5%	-4.2%



# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®



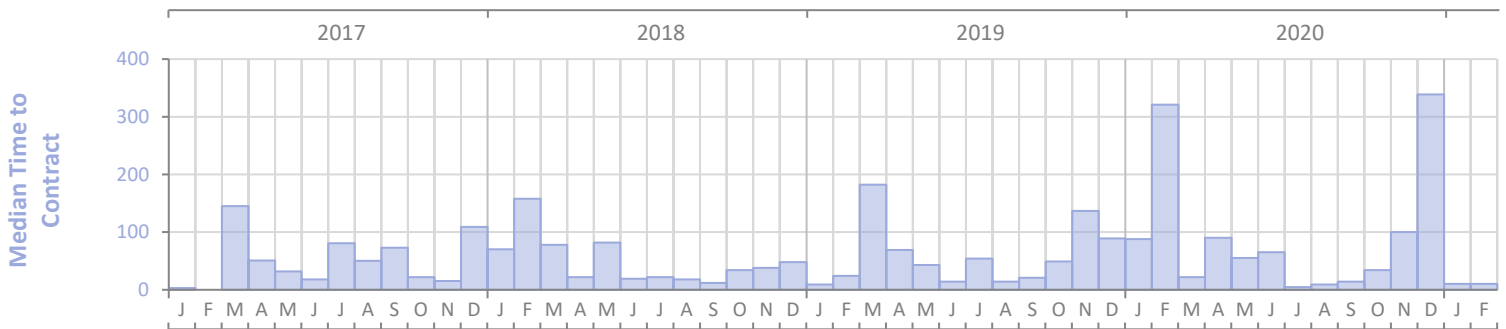
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## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the 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	10 Days	-96.6%
<b>February 2021</b>	<b>10 Days</b>	<b>-96.9%</b>
January 2021	10 Days	-88.6%
December 2020	339 Days	280.9%
November 2020	100 Days	-27.0%
October 2020	34 Days	-30.6%
September 2020	14 Days	-33.3%
August 2020	9 Days	-35.7%
July 2020	5 Days	-90.7%
June 2020	65 Days	364.3%
May 2020	55 Days	27.9%
April 2020	90 Days	30.4%
March 2020	22 Days	-87.9%
February 2020	321 Days	1237.5%

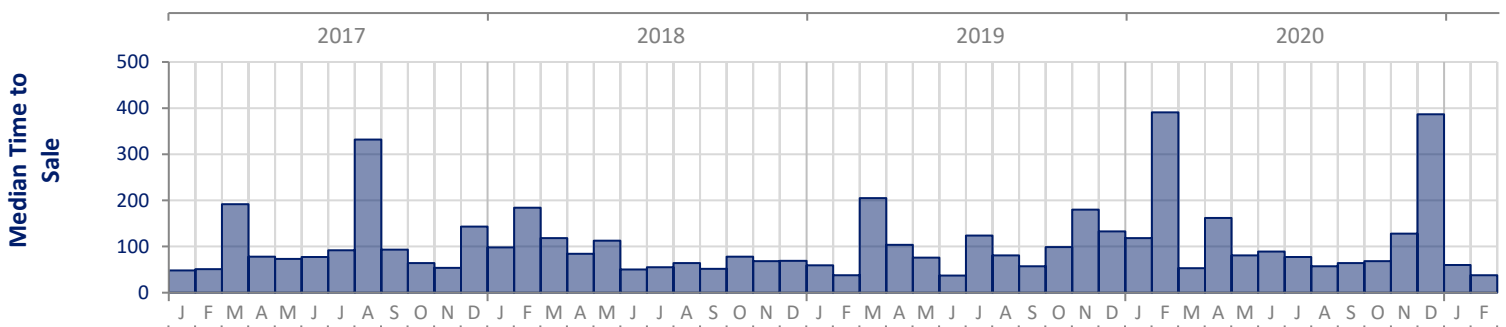


## Median Time to Sale

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	44 Days	-88.4%
<b>February 2021</b>	<b>38 Days</b>	<b>-90.3%</b>
January 2021	60 Days	-49.2%
December 2020	387 Days	191.0%
November 2020	128 Days	-28.9%
October 2020	68 Days	-31.3%
September 2020	64 Days	12.3%
August 2020	57 Days	-29.6%
July 2020	77 Days	-37.9%
June 2020	89 Days	140.5%
May 2020	81 Days	6.6%
April 2020	162 Days	55.8%
March 2020	53 Days	-74.1%
February 2020	391 Days	928.9%



# Monthly Market Detail - February 2021

## Townhouses and Condos

## Navarre Area Board of REALTORS®



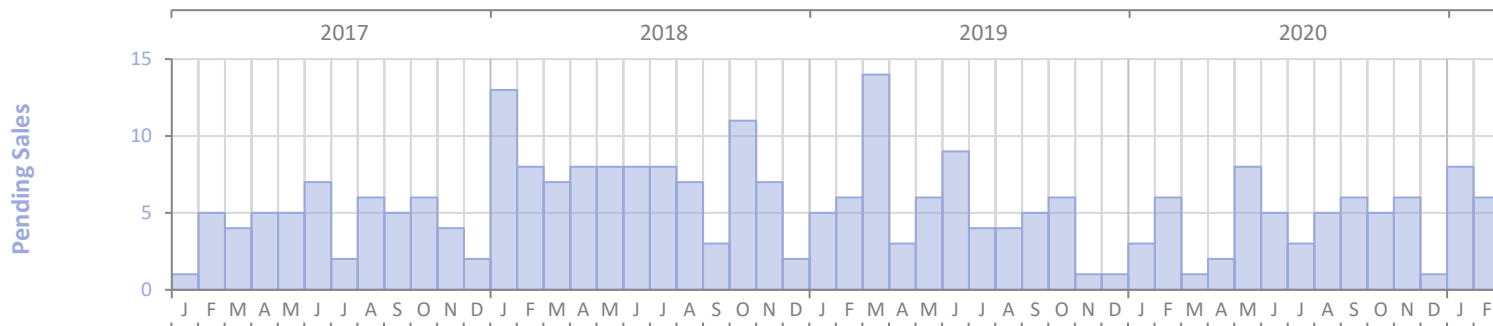
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### New Pending Sales

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	14	55.6%
<b>February 2021</b>	<b>6</b>	<b>0.0%</b>
January 2021	8	166.7%
December 2020	1	0.0%
November 2020	6	500.0%
October 2020	5	-16.7%
September 2020	6	20.0%
August 2020	5	25.0%
July 2020	3	-25.0%
June 2020	5	-44.4%
May 2020	8	33.3%
April 2020	2	-33.3%
March 2020	1	-92.9%
February 2020	6	0.0%

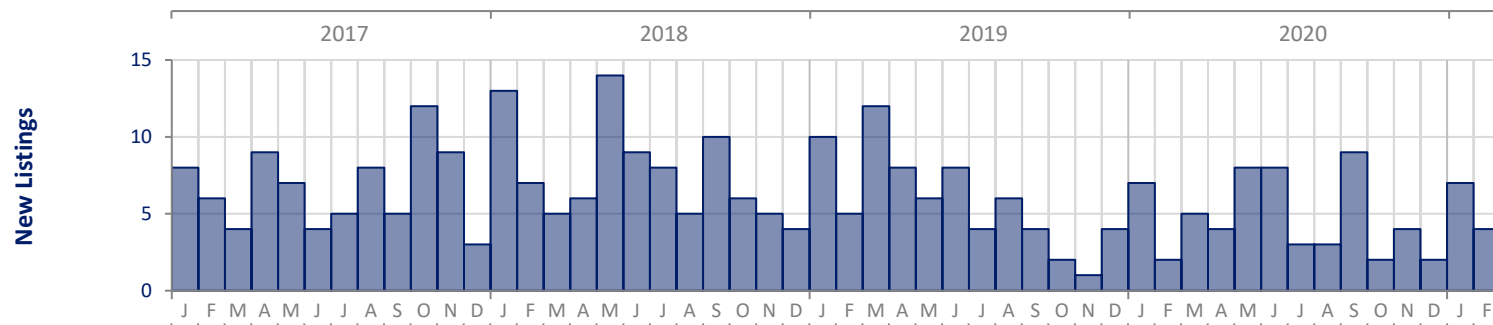


### New Listings

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	11	22.2%
<b>February 2021</b>	<b>4</b>	<b>100.0%</b>
January 2021	7	0.0%
December 2020	2	-50.0%
November 2020	4	300.0%
October 2020	2	0.0%
September 2020	9	125.0%
August 2020	3	-50.0%
July 2020	3	-25.0%
June 2020	8	0.0%
May 2020	8	33.3%
April 2020	4	-50.0%
March 2020	5	-58.3%
February 2020	2	-60.0%





# Monthly Market Detail - February 2021

## Townhouses and Condos

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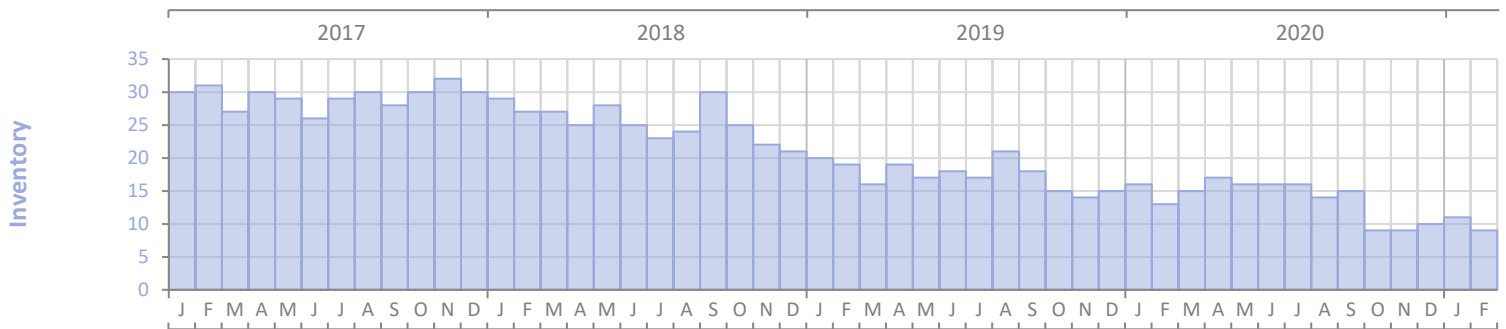


## Inventory (Active Listings)

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)	10	-33.3%
<b>February 2021</b>	<b>9</b>	<b>-30.8%</b>
January 2021	11	-31.3%
December 2020	10	-33.3%
November 2020	9	-35.7%
October 2020	9	-40.0%
September 2020	15	-16.7%
August 2020	14	-33.3%
July 2020	16	-5.9%
June 2020	16	-11.1%
May 2020	16	-5.9%
April 2020	17	-10.5%
March 2020	15	-6.3%
February 2020	13	-31.6%

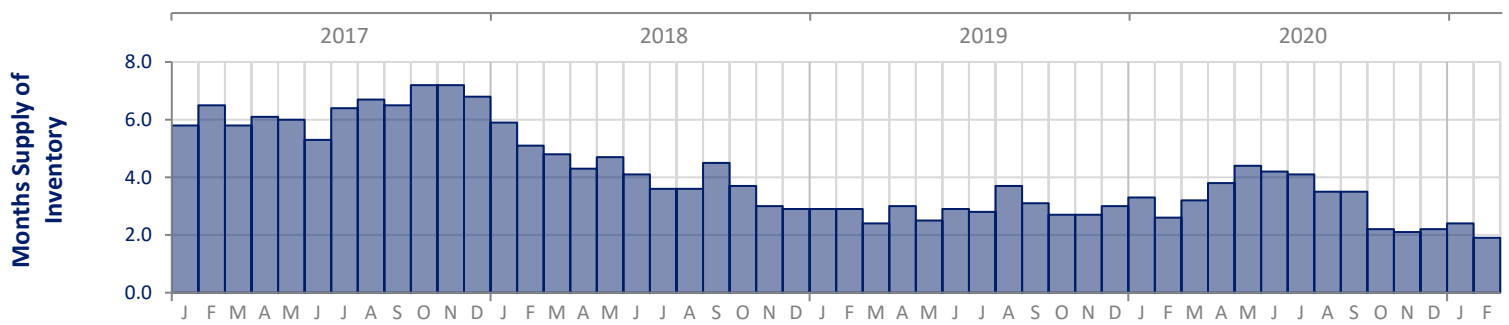


## Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	2.0	-33.3%
<b>February 2021</b>	<b>1.9</b>	<b>-26.9%</b>
January 2021	2.4	-27.3%
December 2020	2.2	-26.7%
November 2020	2.1	-22.2%
October 2020	2.2	-18.5%
September 2020	3.5	12.9%
August 2020	3.5	-5.4%
July 2020	4.1	46.4%
June 2020	4.2	44.8%
May 2020	4.4	76.0%
April 2020	3.8	26.7%
March 2020	3.2	33.3%
February 2020	2.6	-10.3%



# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®



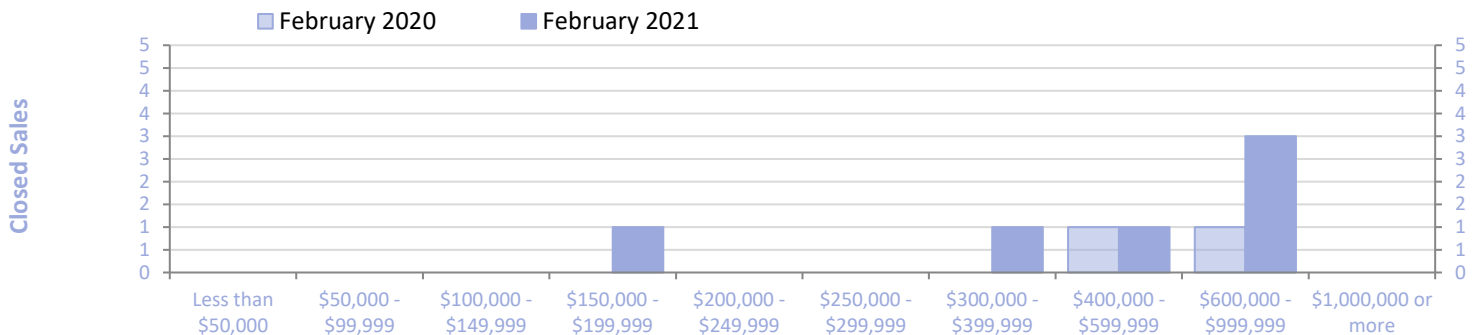
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## Closed Sales by Sale Price

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	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	1	N/A
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	N/A
\$400,000 - \$599,999	1	0.0%
\$600,000 - \$999,999	3	200.0%
\$1,000,000 or more	0	N/A

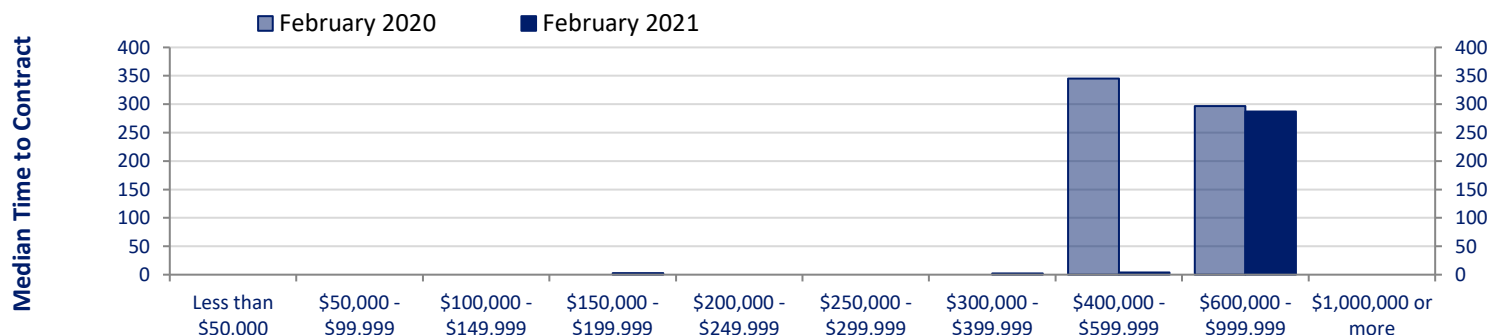


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	(No Sales)	N/A
\$150,000 - \$199,999	3 Days	N/A
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	2 Days	N/A
\$400,000 - \$599,999	4 Days	-98.8%
\$600,000 - \$999,999	287 Days	-3.4%
\$1,000,000 or more	(No Sales)	N/A





# Monthly Market Detail - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®



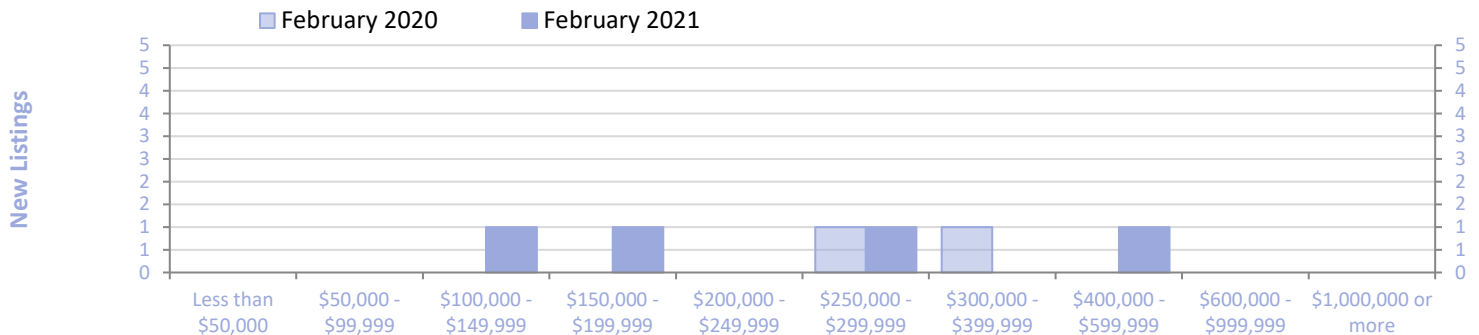
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## New Listings by Initial Listing Price

The number of properties put onto the market during the 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	1	N/A
\$150,000 - \$199,999	1	N/A
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	1	0.0%
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

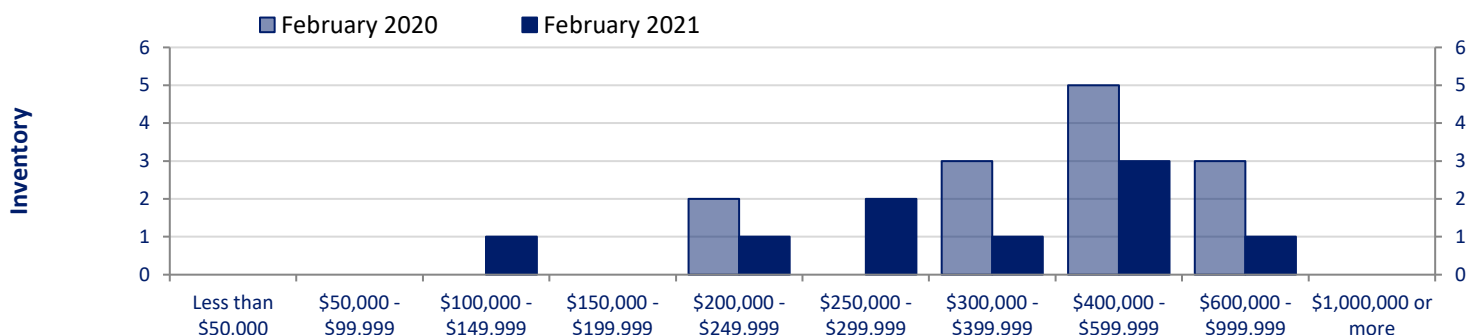


## Inventory by Current Listing Price

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	N/A
\$100,000 - \$149,999	1	N/A
\$150,000 - \$199,999	0	N/A
\$200,000 - \$249,999	1	-50.0%
\$250,000 - \$299,999	2	N/A
\$300,000 - \$399,999	1	-66.7%
\$400,000 - \$599,999	3	-40.0%
\$600,000 - \$999,999	1	-66.7%
\$1,000,000 or more	0	N/A

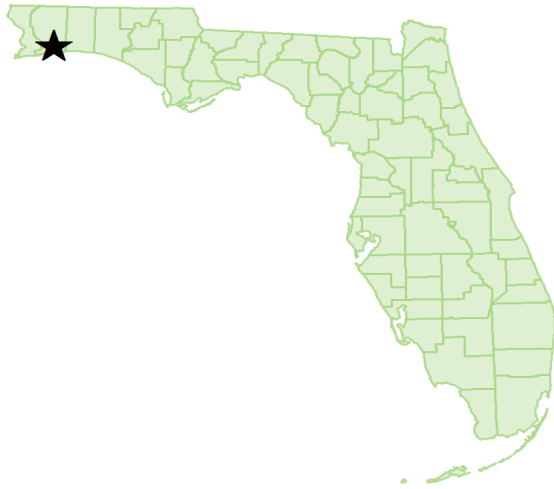


# Monthly Distressed Market - February 2021

## Townhouses and Condos

### Navarre Area Board of REALTORS®

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



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	6	2	200.0%
	Median Sale Price	\$515,262	\$650,000	-20.7%
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

