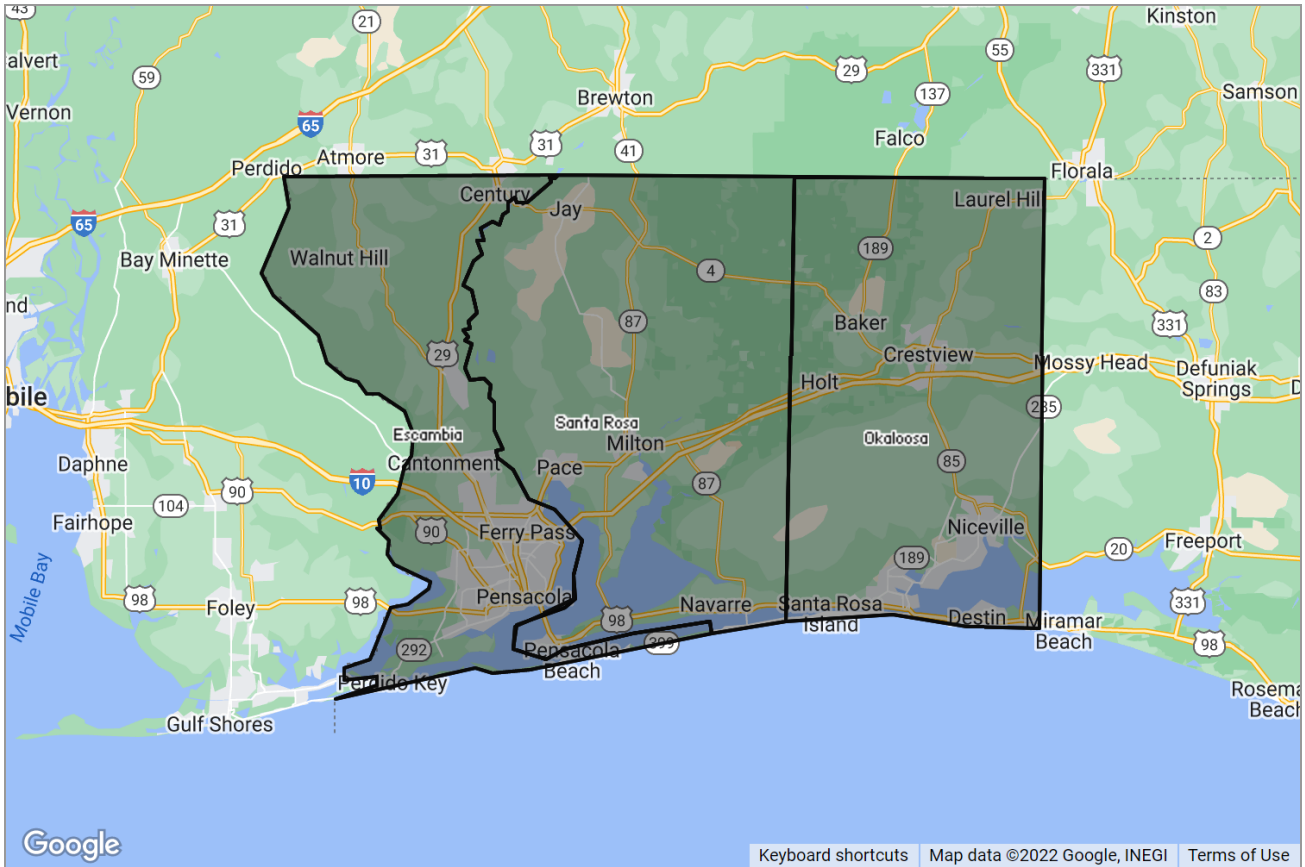


MARKET DATA REPORT

# Monthly Market Data Report



## Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
5/2021 – 5/2022

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 06/07/2022

**Scheduled:** Yes

Presented by

**Navarre Area Board of REALTORS®  
INC**

(850) 939-3870

Other: <http://www.naborhome.com/>

1917 Navarre School Road  
Navarre, FL 32566

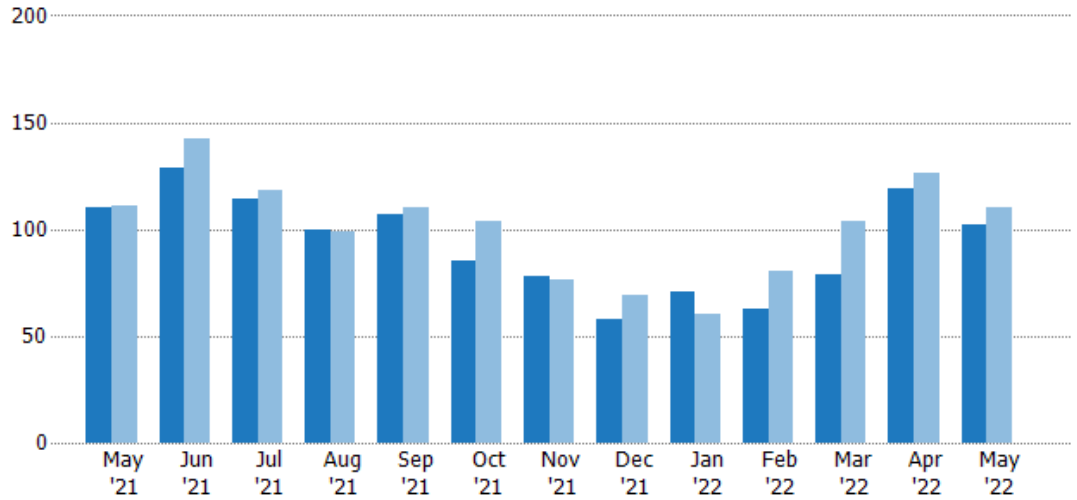
## New Listings

The number of new residential listings that were added each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Count	% Chg.
May '22	102	-7.3%
May '21	110	-0.9%
May '20	111	14.4%



	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Current Year	110	129	114	100	107	85	78	58	71	63	79	119	102
Prior Year	111	142	118	99	110	104	76	69	60	80	104	126	110
Percent Change from Prior Year	-1%	-9%	-3%	1%	-3%	-18%	3%	-16%	18%	-21%	-24%	-6%	-7%

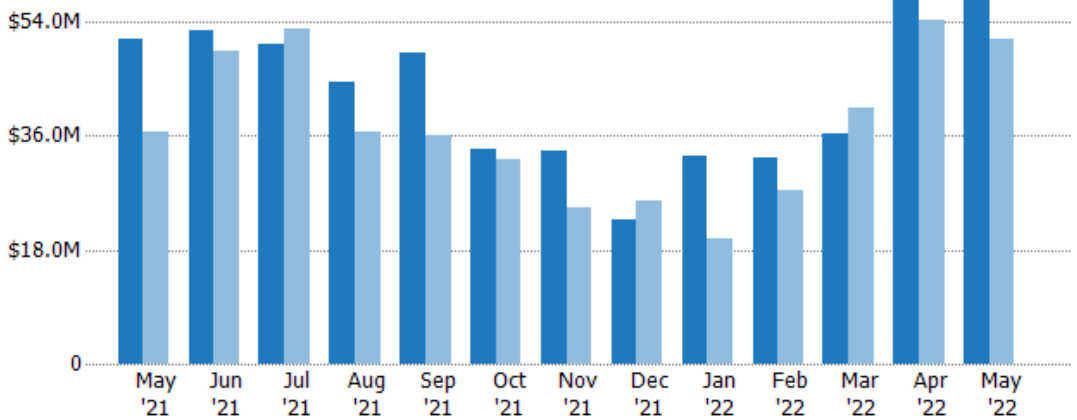
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Volume	% Chg.
May '22	\$57.9M	13.2%
May '21	\$51.1M	39.5%
May '20	\$36.6M	18.3%



	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Current Year	\$51.1M	\$52.6M	\$50.6M	\$44.5M	\$49.1M	\$33.8M	\$33.5M	\$22.7M	\$32.8M	\$32.5M	\$36.4M	\$61.5M	\$57.9M
Prior Year	\$36.6M	\$49.2M	\$53M	\$36.5M	\$36.1M	\$32.2M	\$24.7M	\$25.8M	\$19.8M	\$27.4M	\$40.5M	\$54.1M	\$51.1M
Percent Change from Prior Year	40%	7%	-5%	22%	36%	5%	36%	-12%	66%	19%	-10%	14%	13%

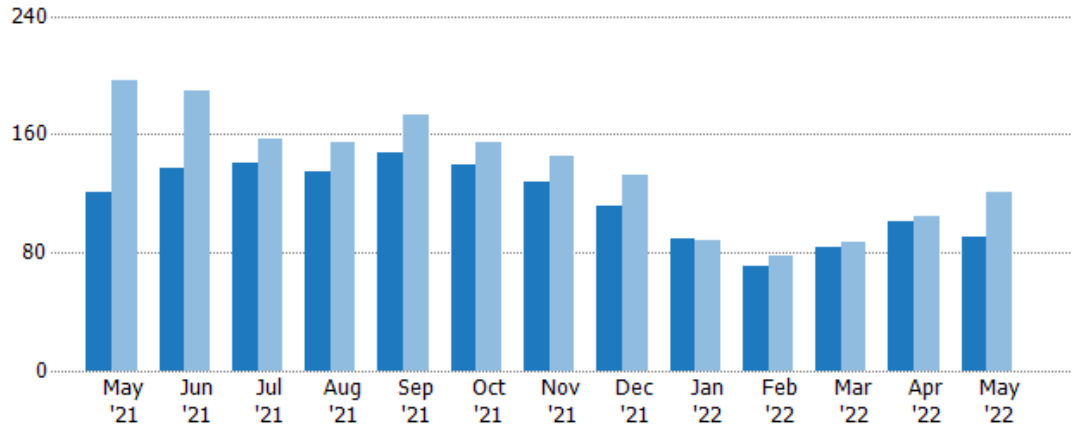
## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Count	% Chg.
May '22	91	-24.8%
May '21	121	-38.6%
May '20	197	42.6%



Current Year	121	137	141	135	147	139	128	112	89	71	84	101	91
Prior Year	197	190	157	155	173	154	145	133	88	78	87	104	121
Percent Change from Prior Year	-39%	-28%	-10%	-13%	-15%	-10%	-12%	-16%	1%	-9%	-3%	-3%	-25%

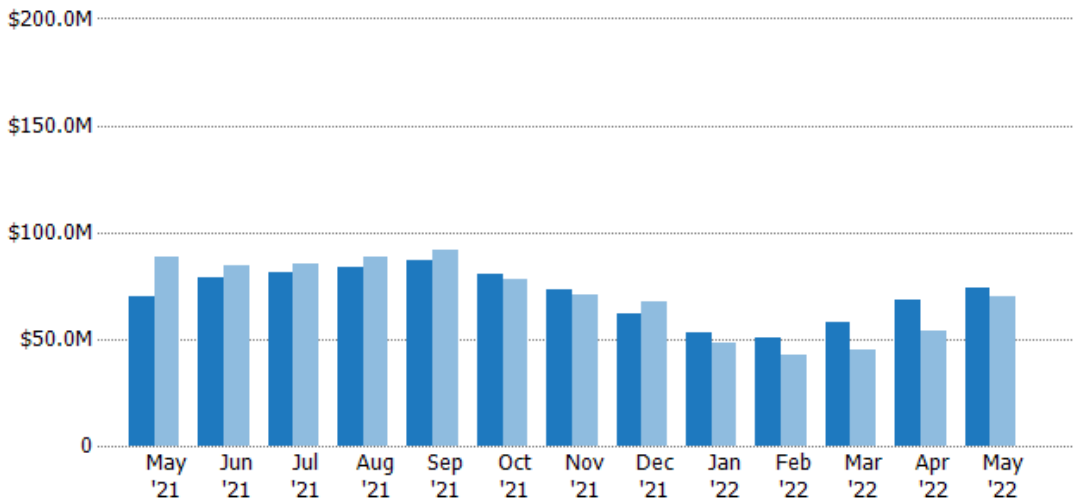
## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Volume	% Chg.
May '22	\$74M	6%
May '21	\$69.8M	-21.3%
May '20	\$88.7M	33.7%



Current Year	\$69.8M	\$78.9M	\$81.3M	\$83.3M	\$86.8M	\$80M	\$73.5M	\$62.3M	\$52.8M	\$50.2M	\$57.8M	\$68.4M	\$74M
Prior Year	\$88.7M	\$84.1M	\$84.8M	\$88.5M	\$92M	\$77.8M	\$70.5M	\$67.6M	\$48.3M	\$42.7M	\$44.8M	\$53.7M	\$69.8M
Percent Change from Prior Year	-21%	-6%	-4%	-6%	-6%	3%	4%	-8%	9%	17%	29%	27%	6%

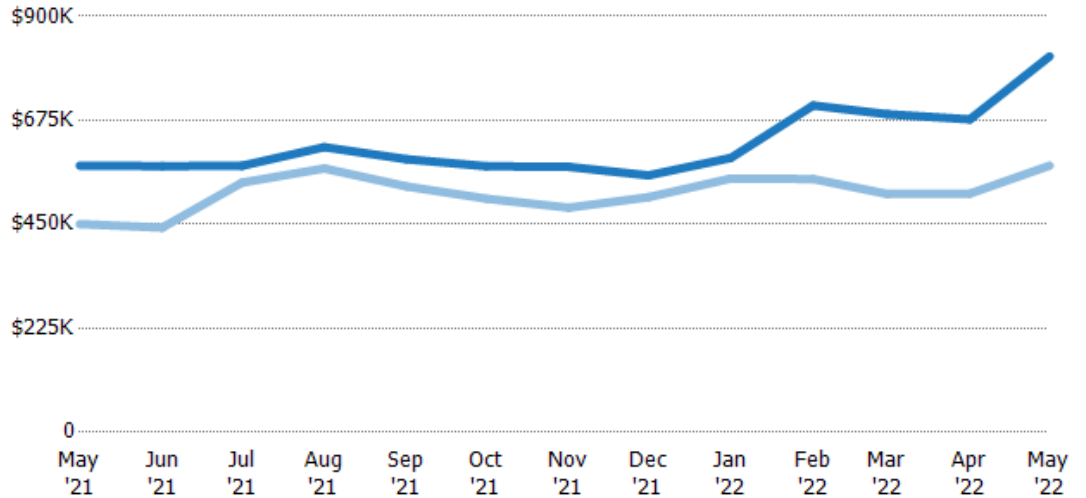
## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Price	% Chg.
May '22	\$813K	41%
May '21	\$577K	28.1%
May '20	\$450K	-6.2%



Current Year	\$577K	\$576K	\$576K	\$617K	\$591K	\$576K	\$574K	\$556K	\$594K	\$707K	\$688K	\$677K	\$813K
Prior Year	\$450K	\$443K	\$540K	\$571K	\$532K	\$505K	\$486K	\$509K	\$549K	\$548K	\$515K	\$516K	\$577K
Percent Change from Prior Year	28%	30%	7%	8%	11%	14%	18%	9%	8%	29%	33%	31%	41%

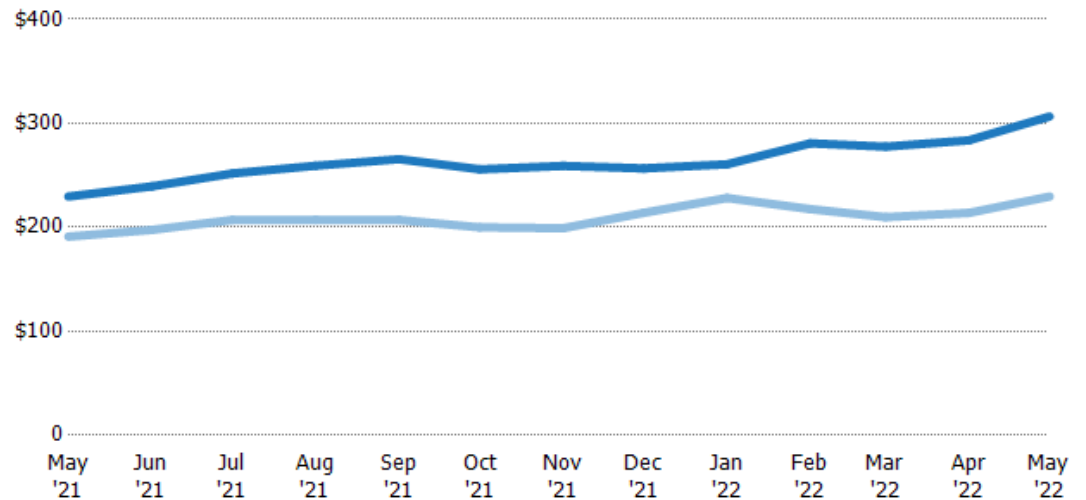
## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Price/sq ft	% Chg.
May '22	\$306	33.5%
May '21	\$230	20.2%
May '20	\$191	-11.2%



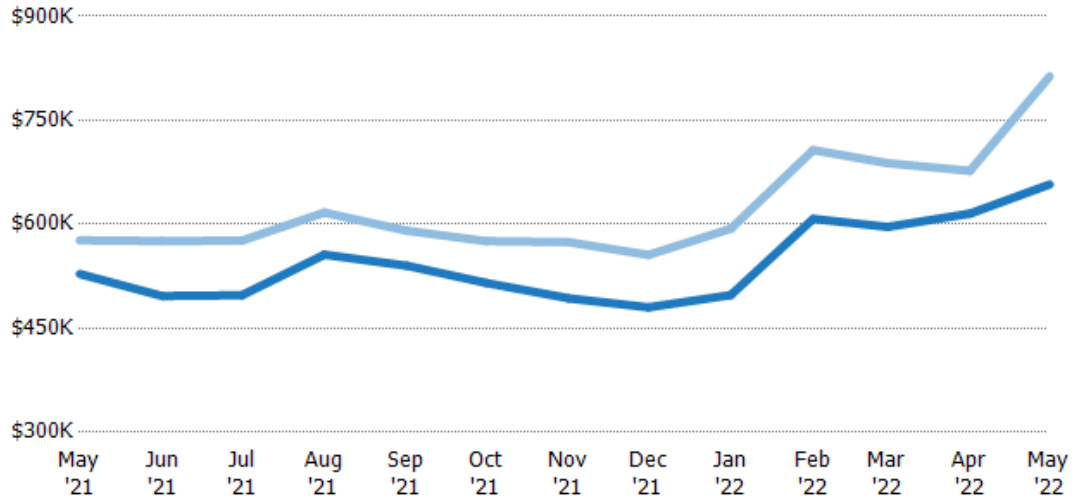
Current Year	\$230	\$239	\$252	\$259	\$265	\$256	\$259	\$257	\$261	\$281	\$278	\$284	\$306
Prior Year	\$191	\$197	\$207	\$207	\$207	\$200	\$199	\$214	\$228	\$217	\$210	\$214	\$230
Percent Change from Prior Year	20%	21%	22%	25%	28%	28%	30%	20%	14%	29%	32%	33%	33%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida



	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Avg Est Value	\$528K	\$497K	\$498K	\$556K	\$540K	\$515K	\$493K	\$480K	\$498K	\$608K	\$596K	\$615K	\$657K
Avg Listing Price	\$577K	\$576K	\$576K	\$617K	\$591K	\$576K	\$574K	\$556K	\$594K	\$707K	\$688K	\$677K	\$813K
Avg Listing Price as a % of Avg Est Value	109%	116%	116%	111%	109%	112%	116%	116%	119%	116%	115%	110%	124%

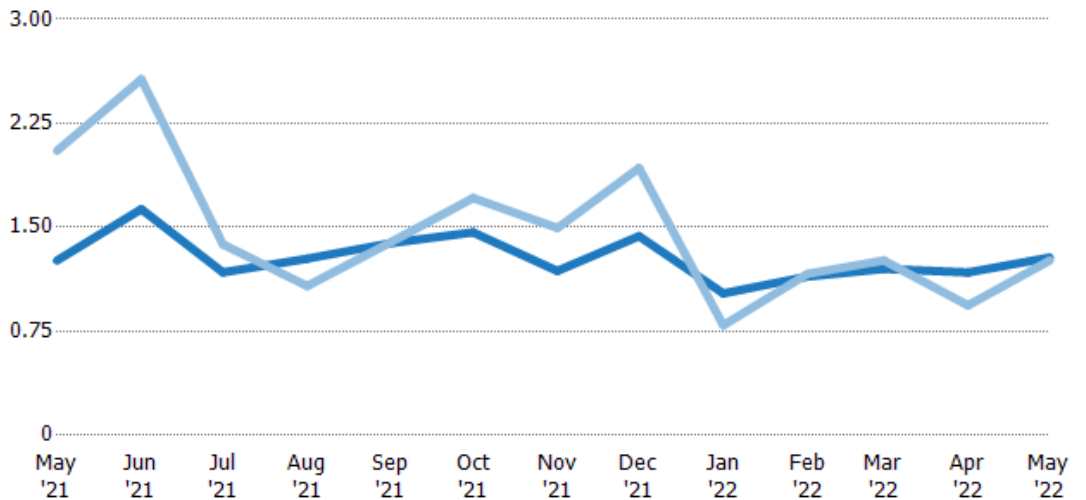
## Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Months	% Chg.
May '22	1.28	1.7%
May '21	1.26	-38.6%
May '20	2.05	44.1%



	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Current Year	1.26	1.63	1.18	1.27	1.39	1.46	1.19	1.44	1.02	1.15	1.2	1.17	1.28
Prior Year	2.05	2.57	1.38	1.08	1.4	1.71	1.49	1.93	0	1.16	1.26	0	1.26
Percent Change from Prior Year	-39%	-36%	-15%	18%	-1%	-14%	-21%	-26%	29%	-2%	-5%	25%	2%

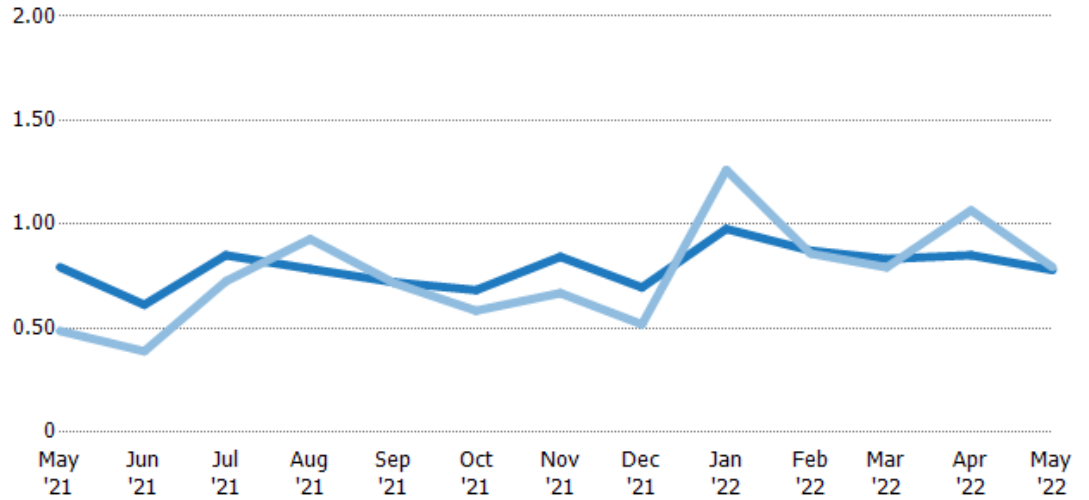
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Rate	Chg.
May '22	78%	1.3%
May '21	79%	-30.6%
May '20	49%	-30.6%

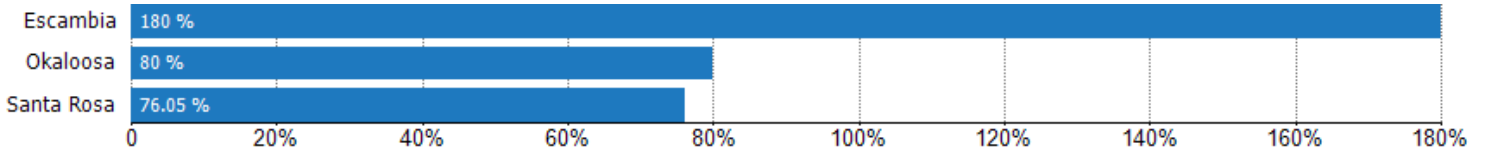


	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Current Year	79%	61%	85%	79%	72%	68%	84%	70%	98%	87%	83%	85%	78%
Prior Year	49%	39%	73%	93%	72%	58%	67%	52%	126%	86%	79%	107%	79%
Change from Prior Year	-31%	-22%	-12%	14%	0%	-10%	-17%	-18%	28%	-1%	-4%	22%	1%

## Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida



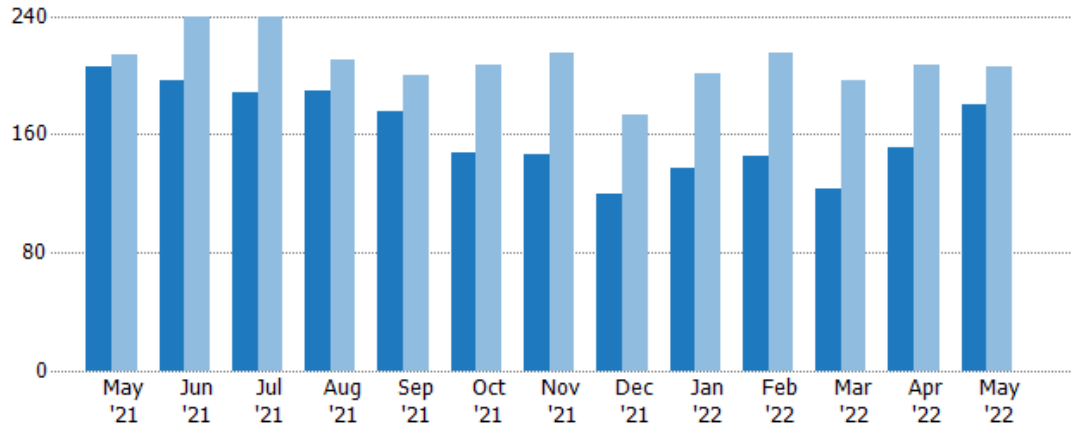
## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Count	% Chg.
May '22	180	-12.6%
May '21	206	-3.7%
May '20	214	-7.5%



Current Year	206	197	188	190	175	147	146	120	137	145	123	151	180
Prior Year	214	240	239	210	200	207	215	173	201	215	197	207	206
Percent Change from Prior Year	-4%	-18%	-21%	-10%	-13%	-29%	-32%	-31%	-32%	-33%	-38%	-27%	-13%

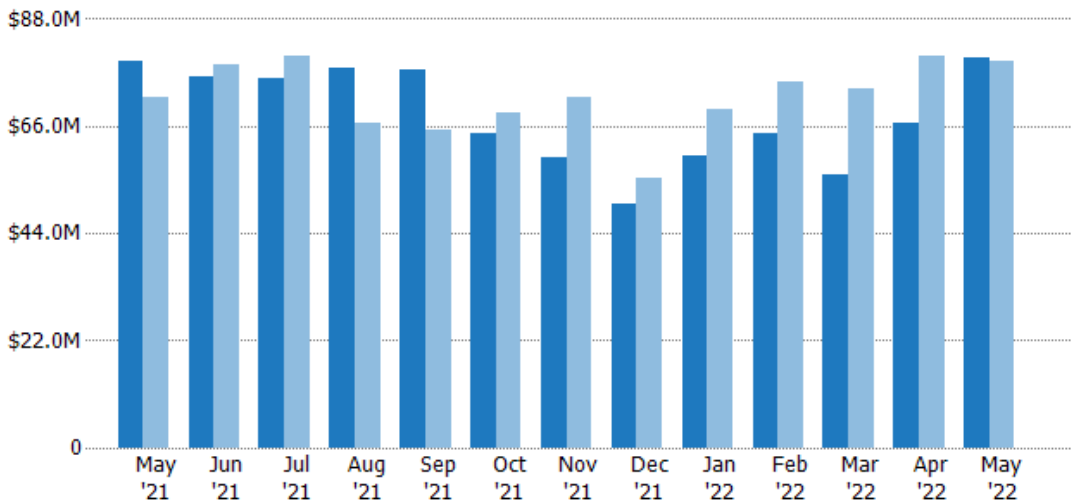
## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Volume	% Chg.
May '22	\$80.1M	1.2%
May '21	\$79.2M	10.1%
May '20	\$71.9M	-16.8%



Current Year	\$79.2M	\$76.3M	\$75.9M	\$77.8M	\$77.6M	\$64.5M	\$59.7M	\$50M	\$60.1M	\$64.3M	\$56.2M	\$66.8M	\$80.1M
Prior Year	\$71.9M	\$78.6M	\$80.5M	\$66.8M	\$65.2M	\$68.7M	\$72.1M	\$55.5M	\$69.6M	\$75.2M	\$73.9M	\$80.3M	\$79.2M
Percent Change from Prior Year	10%	-3%	-6%	16%	19%	-6%	-17%	-10%	-14%	-14%	-24%	-17%	1%

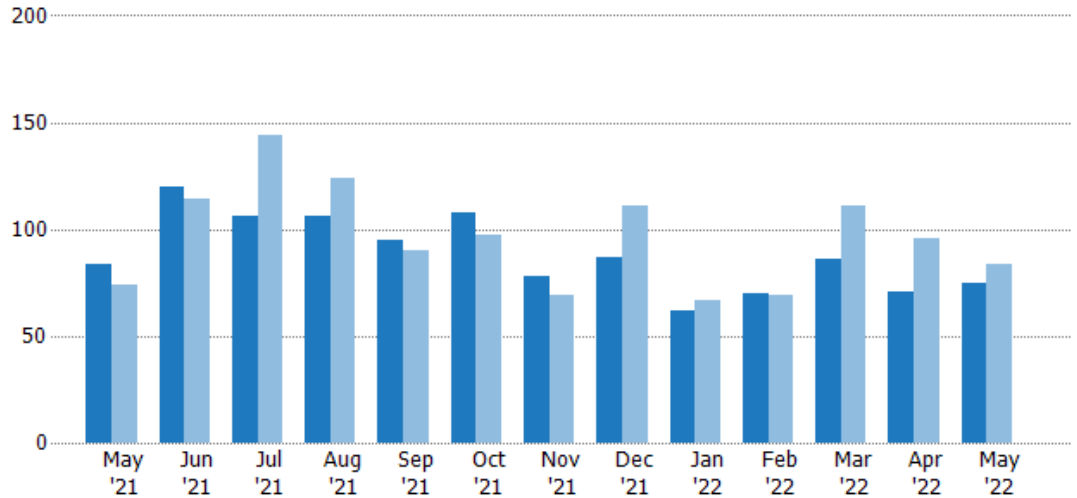
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Count	% Chg.
May '22	75	-10.7%
May '21	84	13.5%
May '20	74	95.9%



Current Year	84	120	106	106	95	108	78	87	62	70	86	71	75
Prior Year	74	114	144	124	90	97	69	111	67	69	111	96	84
Percent Change from Prior Year	14%	5%	-26%	-15%	6%	11%	13%	-22%	-7%	1%	-23%	-26%	-11%

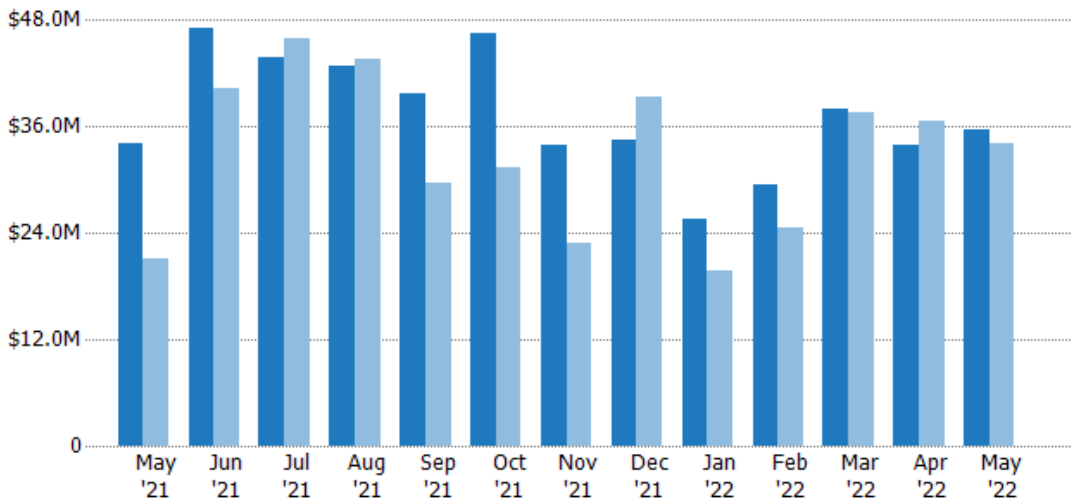
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

Month/Year	Volume	% Chg.
May '22	\$35.6M	4.5%
May '21	\$34.1M	61.3%
May '20	\$21.1M	109.3%



Current Year	\$34.1M	\$47.1M	\$43.7M	\$42.8M	\$39.7M	\$46.4M	\$33.9M	\$34.5M	\$25.6M	\$29.5M	\$37.9M	\$33.9M	\$35.6M
Prior Year	\$21.1M	\$40.2M	\$46M	\$43.6M	\$29.6M	\$31.4M	\$22.9M	\$39.3M	\$19.8M	\$24.7M	\$37.5M	\$36.6M	\$34.1M
Percent Change from Prior Year	61%	17%	-5%	-2%	34%	48%	48%	-12%	29%	20%	1%	-8%	4%

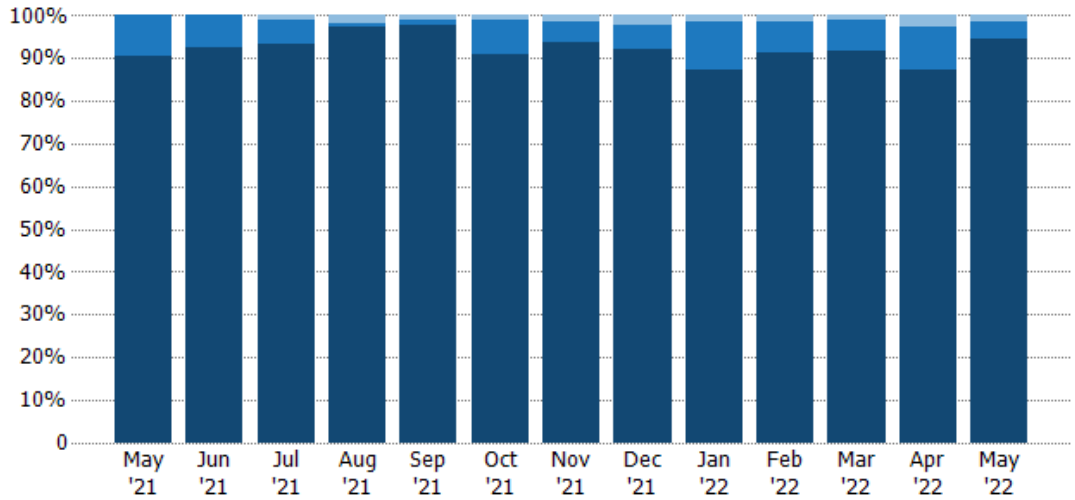


## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

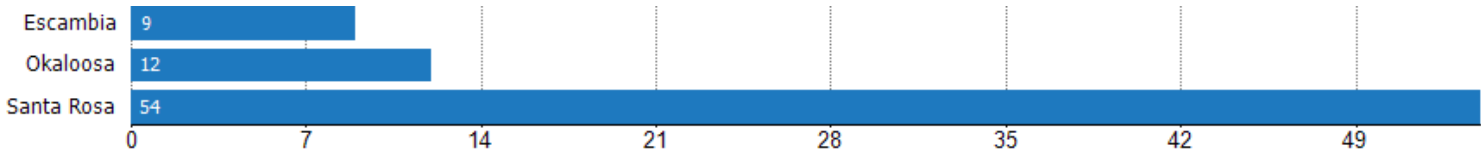


Property Type	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Mobile/Manufactured	-	-	1%	2%	1%	1%	1%	2%	2%	1%	1%	3%	1%
Condo/Townhouse	10%	8%	6%	1%	1%	8%	5%	6%	11%	7%	7%	10%	4%
Single Family Residence	90%	93%	93%	97%	98%	91%	94%	92%	87%	91%	92%	87%	95%

## Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

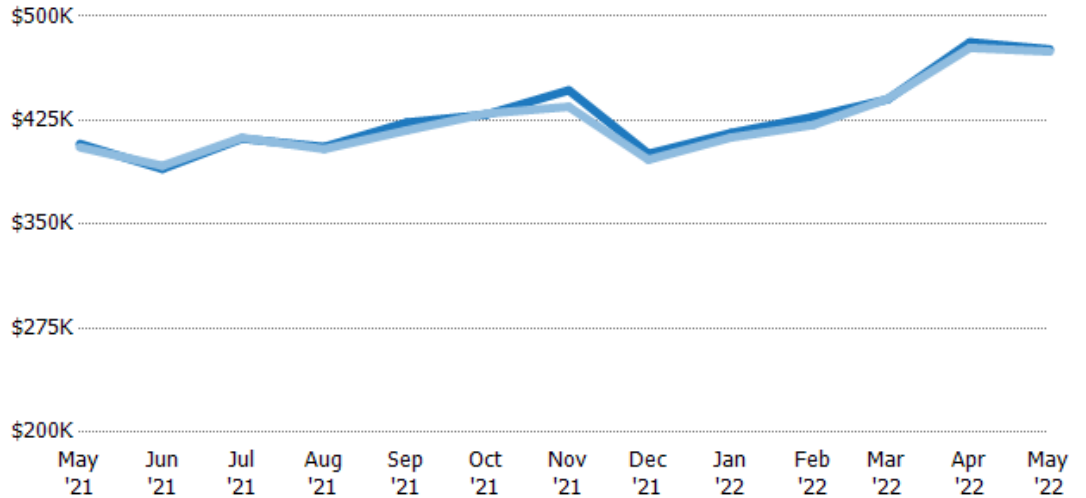


## Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida



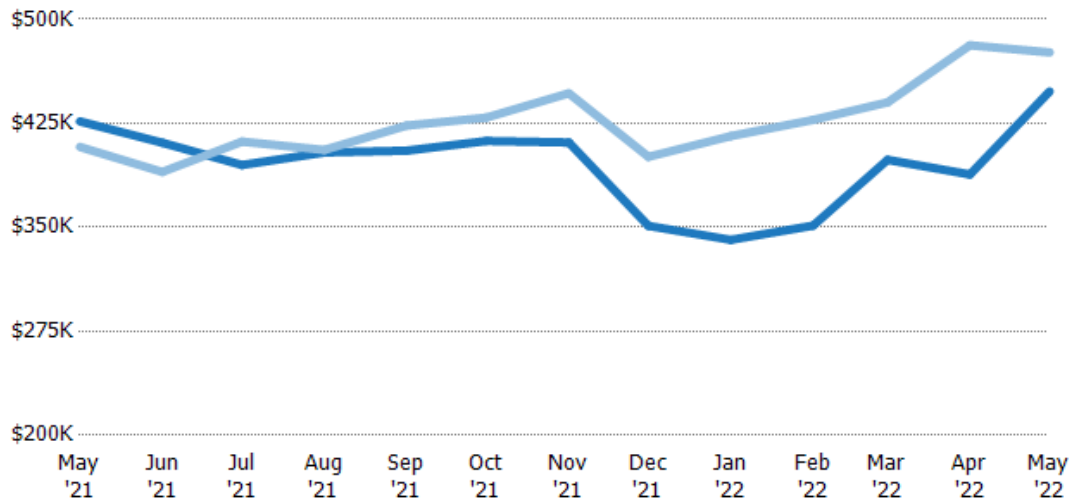
	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Avg List Price	\$408K	\$390K	\$412K	\$406K	\$423K	\$429K	\$447K	\$401K	\$416K	\$427K	\$440K	\$481K	\$476K
Avg Sales Price	\$406K	\$392K	\$412K	\$404K	\$418K	\$430K	\$435K	\$397K	\$413K	\$422K	\$440K	\$477K	\$475K
Avg Sales Price as a % of Avg List Price	99%	101%	100%	100%	99%	100%	97%	99%	99%	99%	100%	99%	100%

## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida



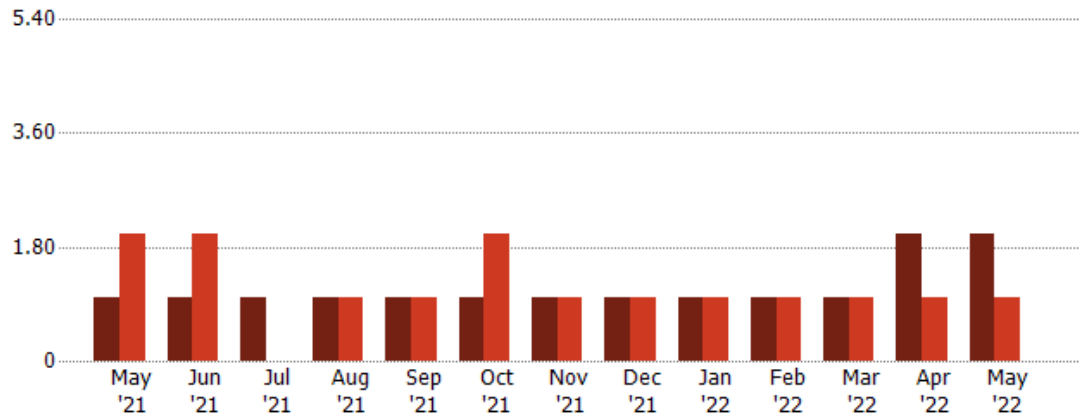
	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
Avg Est Value	\$426K	\$411K	\$395K	\$404K	\$405K	\$412K	\$411K	\$351K	\$341K	\$351K	\$399K	\$388K	\$448K
Avg Sales Price	\$408K	\$390K	\$412K	\$406K	\$423K	\$429K	\$447K	\$401K	\$416K	\$427K	\$440K	\$481K	\$476K
Avg Sales Price as a % of Avg Est Value	96%	95%	104%	100%	104%	104%	109%	114%	122%	122%	110%	124%	106%

## Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida

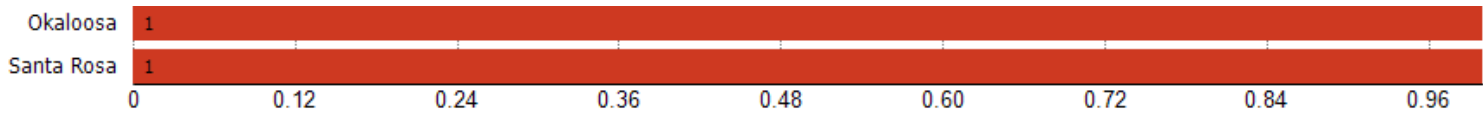


Current Year	1	1	1	1	1	1	1	1	1	1	1	2	2
Prior Year	2	2	-	1	1	2	1	1	1	1	1	1	1
Percent Change from Prior Year	-50%	-50%	100%	0%	0%	-50%	0%	0%	0%	0%	0%	100%	100%

## Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.

Filters Used: County: Escambia County, Florida, Okaloosa County, Florida, Santa Rosa County, Florida



## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Monthly Market Data Report

**Run Date:** 06/07/2022

**Scheduled:** Yes

**Report Date Range:** From 5/2021 To: 5/2022

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet        | <input checked="" type="checkbox"/> Averages         |
| <input type="checkbox"/> Include Key Metric Summary            | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians                     |

### MLS Filter

MLS: All

### Listing Filters

Property Types: All

Sales Types: All

Price Range: None

### Location Filters

State: All

County: Escambia County, Florida Okaloosa County, Florida Santa Rosa County, Florida

ZIP Code: All

### Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 5/2022 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area