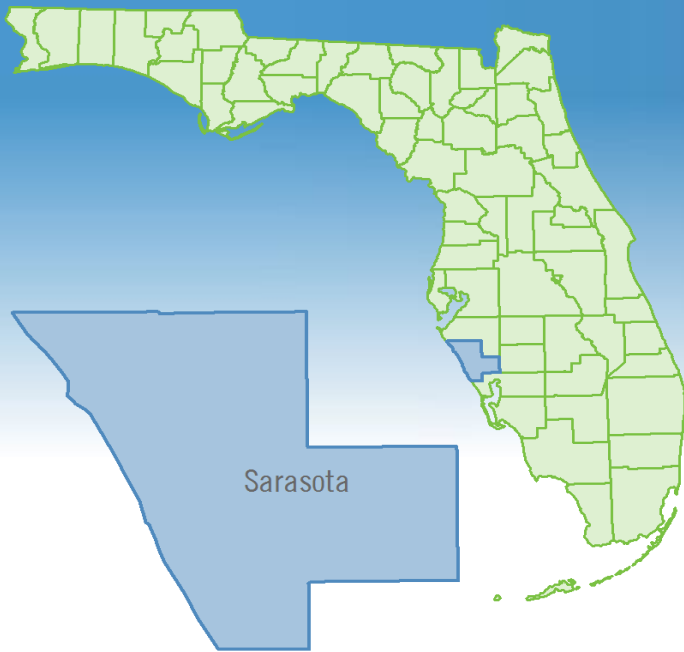


# Monthly Market Detail - October 2023

## Townhouses and Condos

### Sarasota County



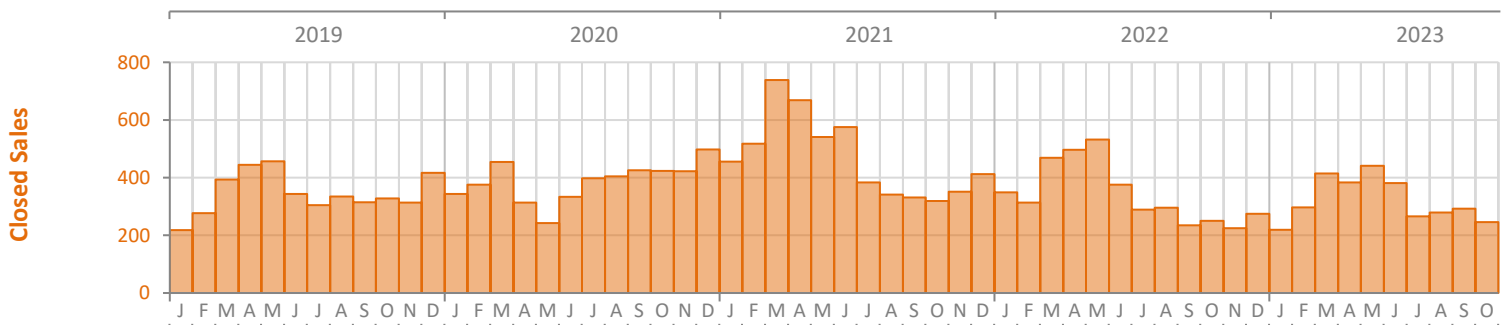
Summary Statistics	October 2023	October 2022	Percent Change Year-over-Year
Closed Sales	246	250	-1.6%
Paid in Cash	165	158	4.4%
Median Sale Price	\$426,500	\$386,580	10.3%
Average Sale Price	\$606,800	\$584,051	3.9%
Dollar Volume	\$149.3 Million	\$146.0 Million	2.2%
Median Percent of Original List Price Received	96.3%	96.5%	-0.2%
Median Time to Contract	32 Days	28 Days	14.3%
Median Time to Sale	73 Days	71 Days	2.8%
New Pending Sales	232	179	29.6%
New Listings	493	295	67.1%
Pending Inventory	530	497	6.6%
Inventory (Active Listings)	1,371	660	107.7%
Months Supply of Inventory	4.4	1.8	144.4%

## 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	3,218	-10.8%
<b>October 2023</b>	<b>246</b>	<b>-1.6%</b>
September 2023	292	24.3%
August 2023	279	-5.7%
July 2023	266	-8.0%
June 2023	381	1.3%
May 2023	441	-17.1%
April 2023	383	-22.9%
March 2023	414	-11.7%
February 2023	297	-5.4%
January 2023	219	-37.2%
December 2022	275	-33.3%
November 2022	225	-35.9%
October 2022	250	-21.6%

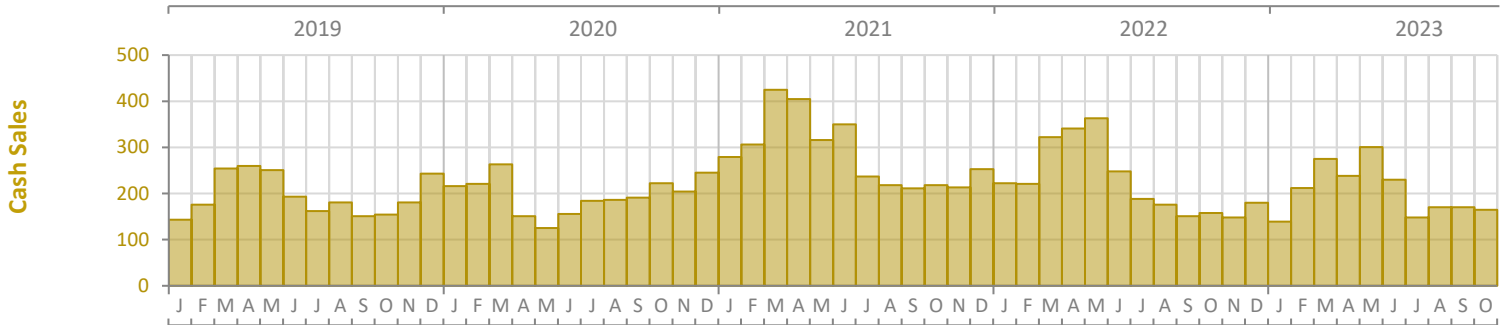


## Cash Sales

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	2,048	-14.3%
<b>October 2023</b>	<b>165</b>	<b>4.4%</b>
September 2023	170	12.6%
August 2023	170	-3.4%
July 2023	148	-21.3%
June 2023	230	-7.3%
May 2023	301	-17.1%
April 2023	238	-30.2%
March 2023	275	-14.6%
February 2023	212	-4.1%
January 2023	139	-37.4%
December 2022	180	-28.9%
November 2022	148	-30.5%
October 2022	158	-27.5%

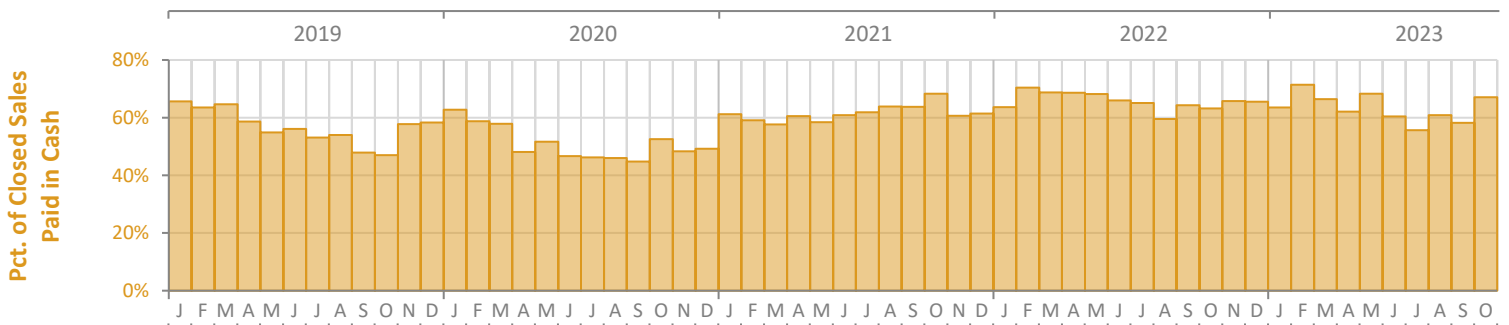


## Cash Sales as a Percentage of Closed Sales

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	63.6%	-4.1%
<b>October 2023</b>	<b>67.1%</b>	<b>6.2%</b>
September 2023	58.2%	-9.5%
August 2023	60.9%	2.4%
July 2023	55.6%	-14.6%
June 2023	60.4%	-8.5%
May 2023	68.3%	0.1%
April 2023	62.1%	-9.5%
March 2023	66.4%	-3.3%
February 2023	71.4%	1.4%
January 2023	63.5%	-0.2%
December 2022	65.5%	6.7%
November 2022	65.8%	8.4%
October 2022	63.2%	-7.5%



# Monthly Market Detail - October 2023

## Townhouses and Condos

### Sarasota County

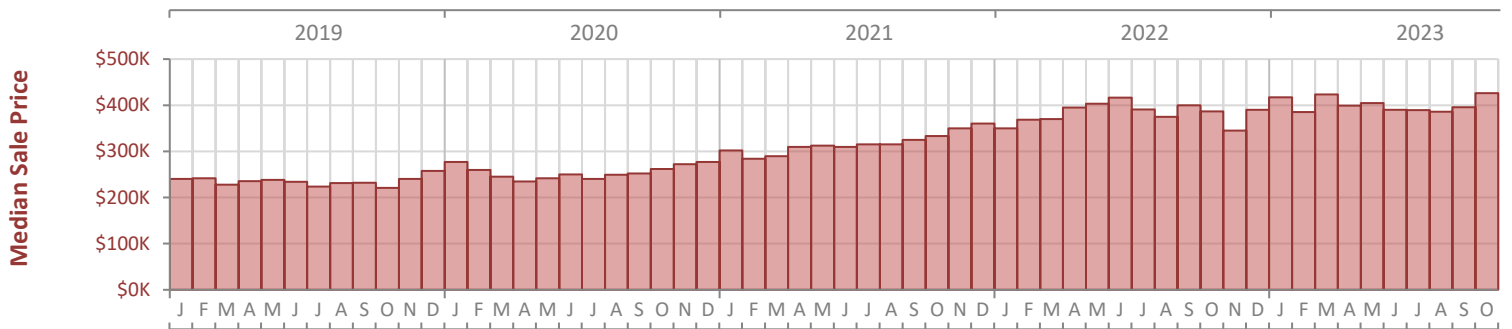


## Median Sale Price

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	\$400,000	3.3%
<b>October 2023</b>	<b>\$426,500</b>	<b>10.3%</b>
September 2023	\$395,750	-1.1%
August 2023	\$385,650	2.8%
July 2023	\$389,500	-0.4%
June 2023	\$390,000	-6.3%
May 2023	\$405,000	0.5%
April 2023	\$399,000	1.0%
March 2023	\$423,245	14.4%
February 2023	\$385,000	4.4%
January 2023	\$417,500	19.3%
December 2022	\$390,000	8.3%
November 2022	\$345,000	-1.4%
October 2022	\$386,580	16.1%

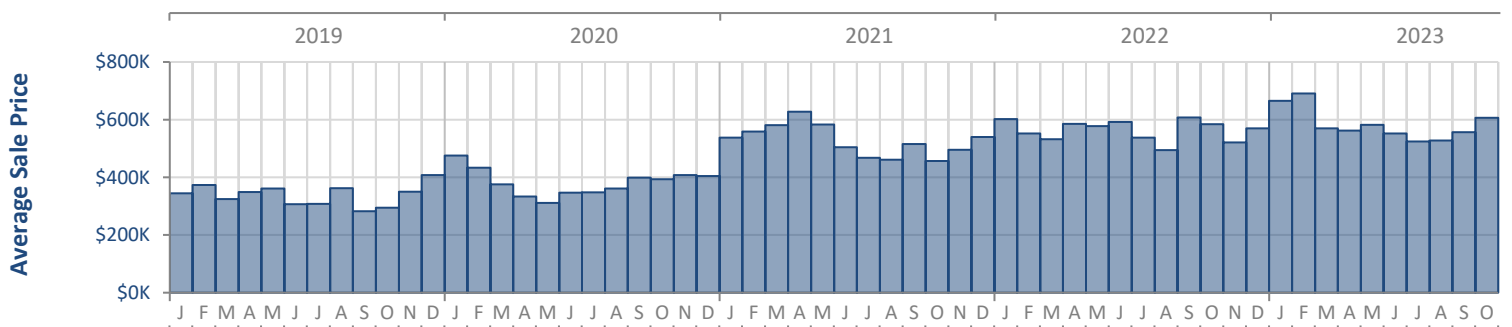


## Average Sale Price

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	\$580,289	2.4%
<b>October 2023</b>	<b>\$606,800</b>	<b>3.9%</b>
September 2023	\$557,068	-8.3%
August 2023	\$527,829	6.7%
July 2023	\$523,922	-2.5%
June 2023	\$551,937	-6.7%
May 2023	\$581,564	0.6%
April 2023	\$561,621	-4.0%
March 2023	\$570,067	7.1%
February 2023	\$690,995	25.3%
January 2023	\$665,366	10.6%
December 2022	\$570,185	5.6%
November 2022	\$521,235	5.3%
October 2022	\$584,051	27.9%



# Monthly Market Detail - October 2023

## Townhouses and Condos

### Sarasota County

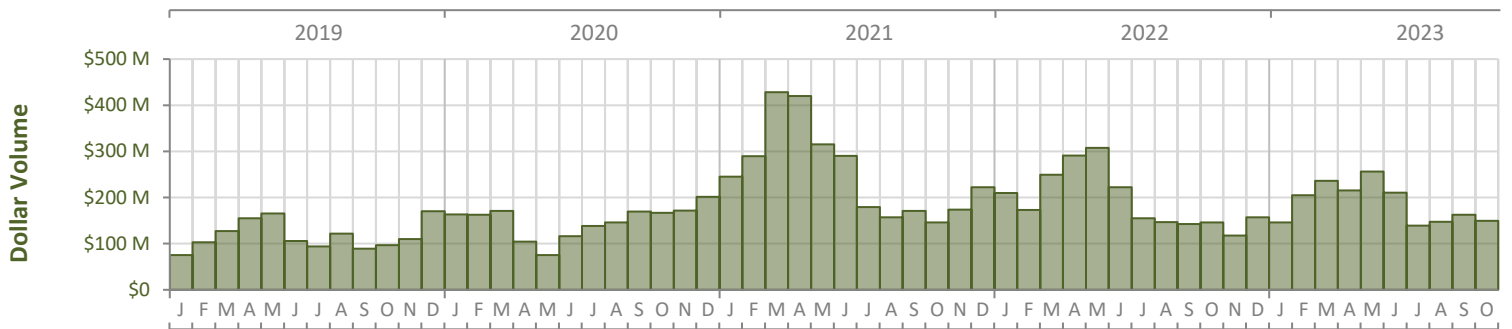


## Dollar Volume

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	\$1.9 Billion	-8.6%
<b>October 2023</b>	<b>\$149.3 Million</b>	<b>2.2%</b>
September 2023	\$162.7 Million	13.9%
August 2023	\$147.3 Million	0.5%
July 2023	\$139.4 Million	-10.2%
June 2023	\$210.3 Million	-5.4%
May 2023	\$256.5 Million	-16.6%
April 2023	\$215.1 Million	-26.0%
March 2023	\$236.0 Million	-5.4%
February 2023	\$205.2 Million	18.5%
January 2023	\$145.7 Million	-30.6%
December 2022	\$156.8 Million	-29.5%
November 2022	\$117.3 Million	-32.5%
October 2022	\$146.0 Million	0.2%

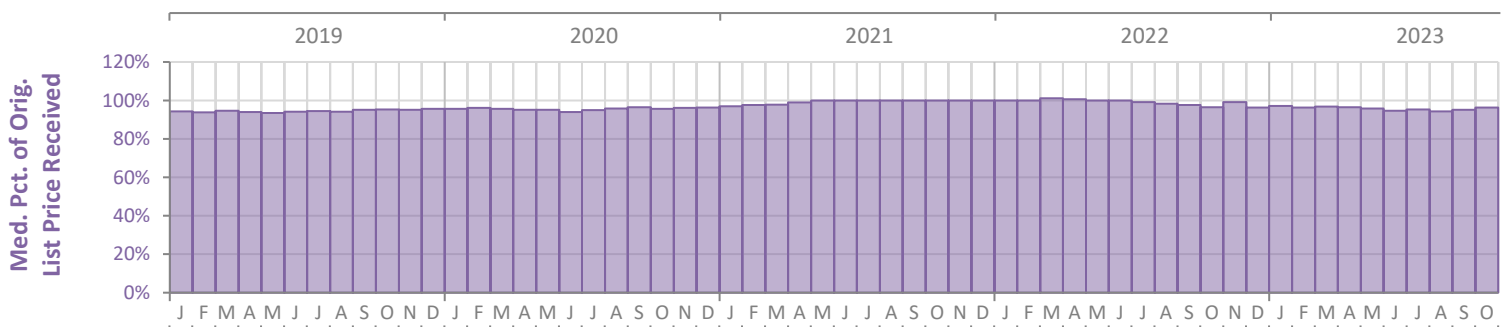


## Median Percent of Original List Price Received

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	95.9%	-4.1%
<b>October 2023</b>	<b>96.3%</b>	<b>-0.2%</b>
September 2023	95.1%	-2.7%
August 2023	94.3%	-4.1%
July 2023	95.3%	-3.9%
June 2023	94.7%	-5.3%
May 2023	95.8%	-4.2%
April 2023	96.4%	-4.3%
March 2023	96.8%	-4.3%
February 2023	96.3%	-3.7%
January 2023	97.1%	-2.9%
December 2022	96.3%	-3.7%
November 2022	99.2%	-0.8%
October 2022	96.5%	-3.5%

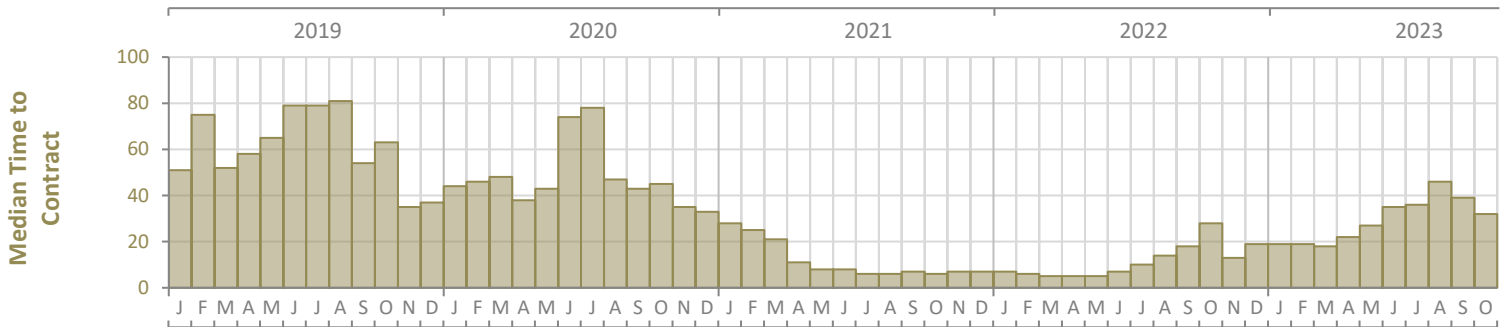


## Median Time to Contract

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	29 Days	314.3%
<b>October 2023</b>	<b>32 Days</b>	<b>14.3%</b>
September 2023	39 Days	116.7%
August 2023	46 Days	228.6%
July 2023	36 Days	260.0%
June 2023	35 Days	400.0%
May 2023	27 Days	440.0%
April 2023	22 Days	340.0%
March 2023	18 Days	260.0%
February 2023	19 Days	216.7%
January 2023	19 Days	171.4%
December 2022	19 Days	171.4%
November 2022	13 Days	85.7%
October 2022	28 Days	366.7%

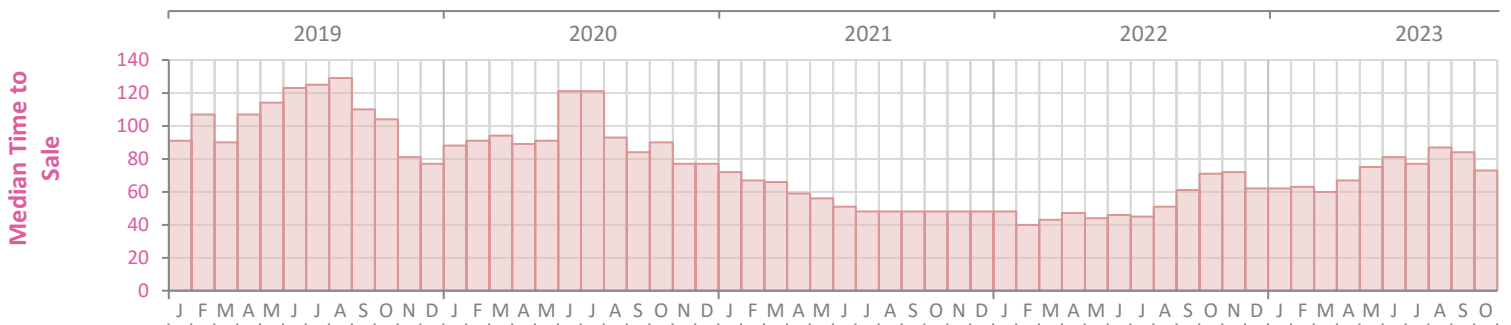


## Median Time to Sale

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	73 Days	52.1%
<b>October 2023</b>	<b>73 Days</b>	<b>2.8%</b>
September 2023	84 Days	37.7%
August 2023	87 Days	70.6%
July 2023	77 Days	71.1%
June 2023	81 Days	76.1%
May 2023	75 Days	70.5%
April 2023	67 Days	42.6%
March 2023	60 Days	39.5%
February 2023	63 Days	57.5%
January 2023	62 Days	29.2%
December 2022	62 Days	29.2%
November 2022	72 Days	50.0%
October 2022	71 Days	47.9%



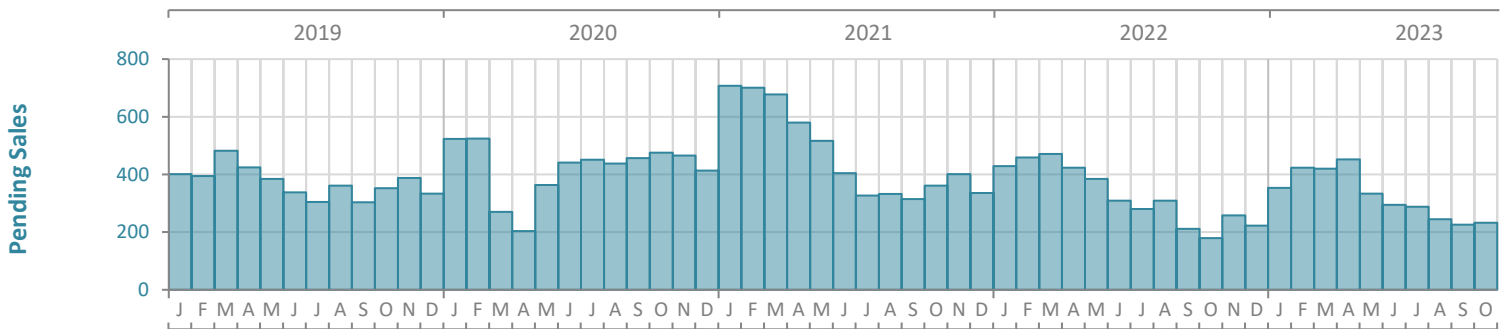


## New Pending Sales

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	3,268	-5.4%
<b>October 2023</b>	<b>232</b>	<b>29.6%</b>
September 2023	226	7.1%
August 2023	245	-20.7%
July 2023	288	2.9%
June 2023	295	-4.5%
May 2023	333	-13.3%
April 2023	452	6.9%
March 2023	420	-10.8%
February 2023	423	-7.8%
January 2023	354	-17.5%
December 2022	223	-33.6%
November 2022	258	-35.7%
October 2022	179	-50.4%

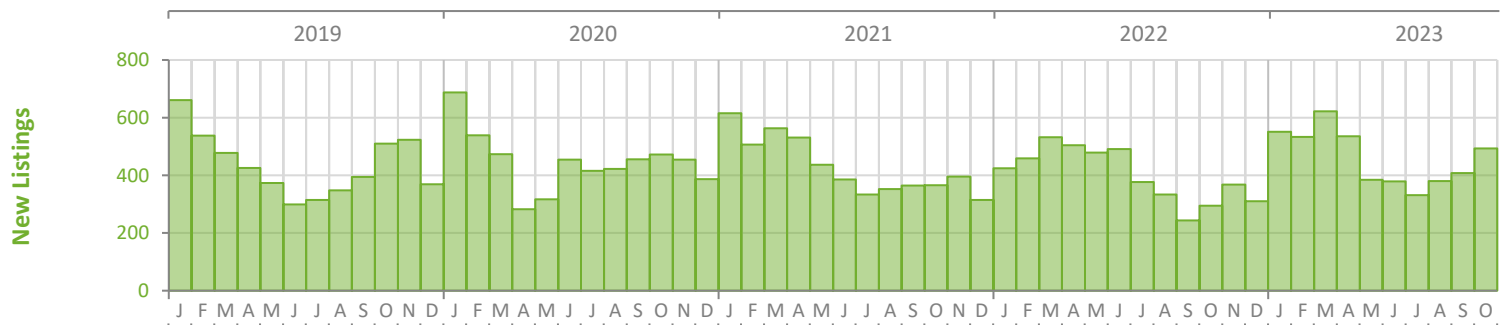


## New Listings

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	4,617	11.6%
<b>October 2023</b>	<b>493</b>	<b>67.1%</b>
September 2023	408	67.2%
August 2023	380	14.1%
July 2023	331	-12.2%
June 2023	379	-22.8%
May 2023	384	-19.8%
April 2023	536	6.3%
March 2023	622	16.9%
February 2023	533	16.1%
January 2023	551	30.0%
December 2022	310	-1.6%
November 2022	368	-7.1%
October 2022	295	-19.4%



# Monthly Market Detail - October 2023

## Townhouses and Condos

### Sarasota County

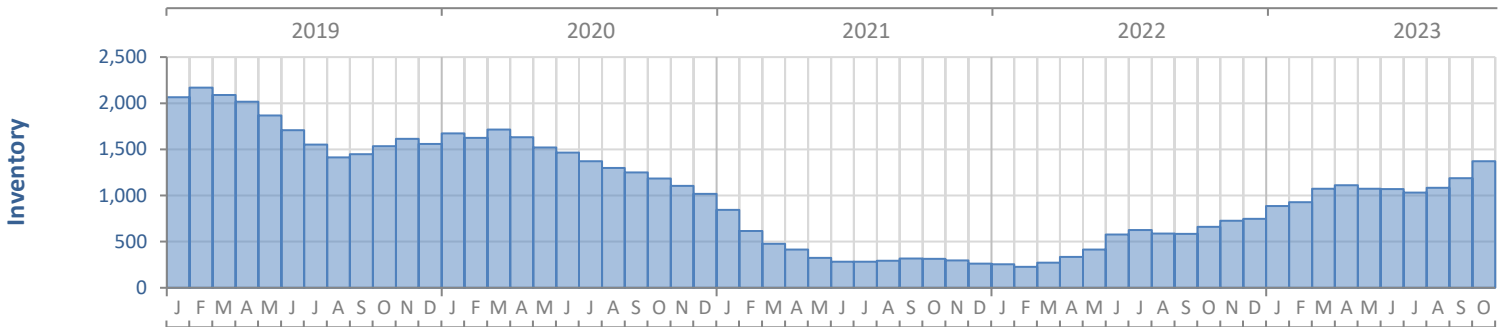


## Inventory (Active Listings)

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)	1,082	138.5%
<b>October 2023</b>	<b>1,371</b>	<b>107.7%</b>
September 2023	1,189	102.9%
August 2023	1,083	84.2%
July 2023	1,033	65.0%
June 2023	1,069	85.3%
May 2023	1,073	159.2%
April 2023	1,112	233.9%
March 2023	1,075	295.2%
February 2023	929	311.1%
January 2023	886	248.8%
December 2022	749	187.0%
November 2022	727	144.0%
October 2022	660	109.5%

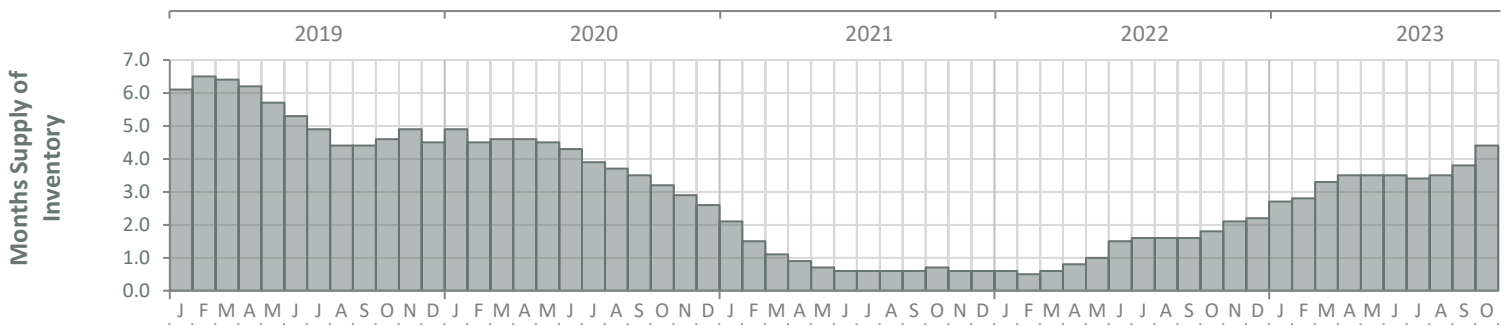


## Months Supply of Inventory

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)	3.4	183.3%
<b>October 2023</b>	<b>4.4</b>	<b>144.4%</b>
September 2023	3.8	137.5%
August 2023	3.5	118.8%
July 2023	3.4	112.5%
June 2023	3.5	133.3%
May 2023	3.5	250.0%
April 2023	3.5	337.5%
March 2023	3.3	450.0%
February 2023	2.8	460.0%
January 2023	2.7	350.0%
December 2022	2.2	266.7%
November 2022	2.1	250.0%
October 2022	1.8	157.1%

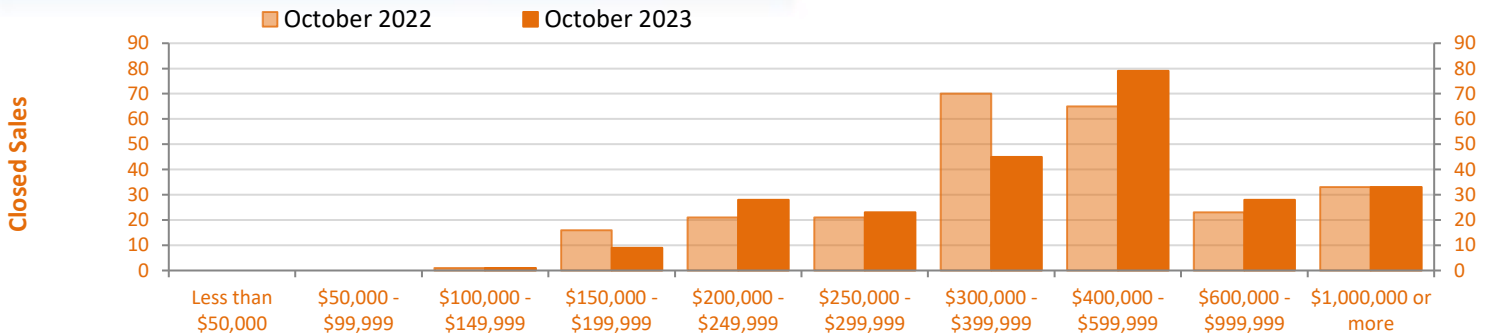


## Closed Sales by Sale Price

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	1	0.0%
\$150,000 - \$199,999	9	-43.8%
\$200,000 - \$249,999	28	33.3%
\$250,000 - \$299,999	23	9.5%
\$300,000 - \$399,999	45	-35.7%
\$400,000 - \$599,999	79	21.5%
\$600,000 - \$999,999	28	21.7%
\$1,000,000 or more	33	0.0%

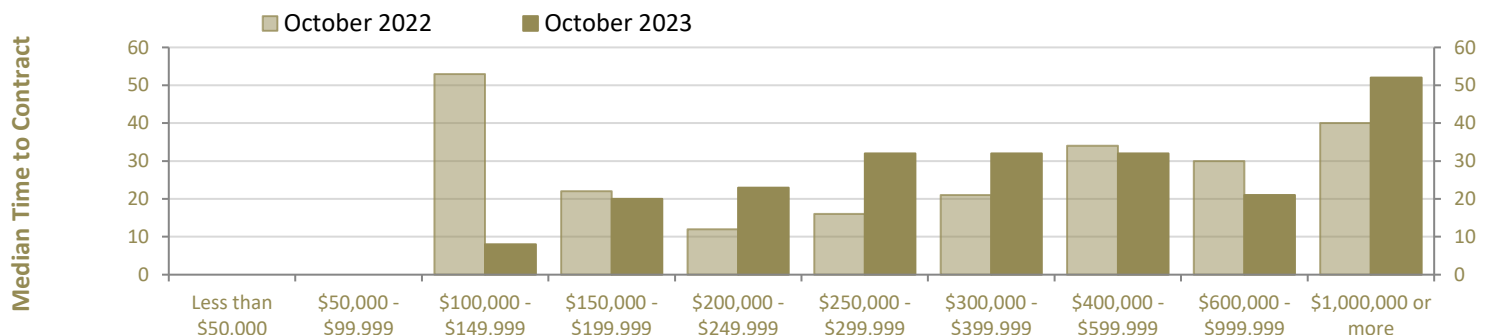


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	8 Days	-84.9%
\$150,000 - \$199,999	20 Days	-9.1%
\$200,000 - \$249,999	23 Days	91.7%
\$250,000 - \$299,999	32 Days	100.0%
\$300,000 - \$399,999	32 Days	52.4%
\$400,000 - \$599,999	32 Days	-5.9%
\$600,000 - \$999,999	21 Days	-30.0%
\$1,000,000 or more	52 Days	30.0%



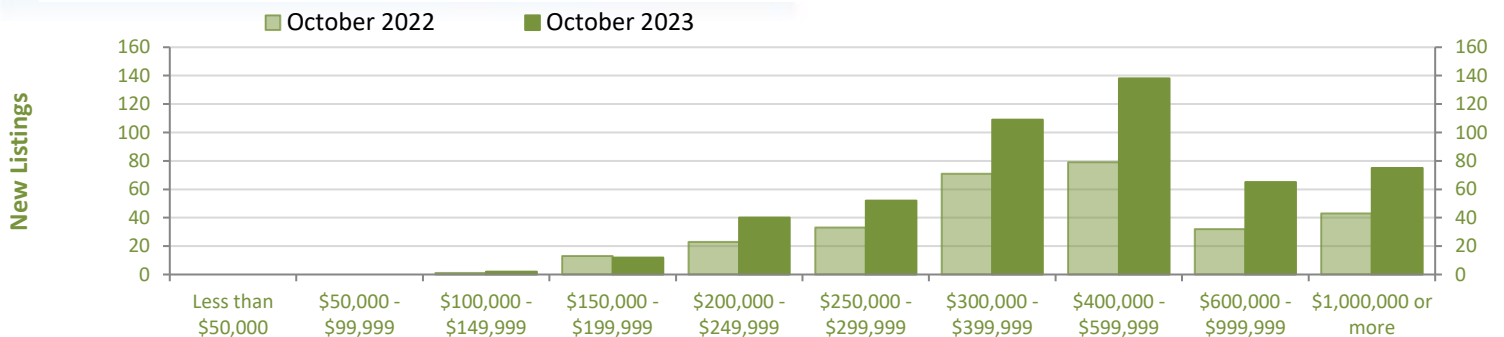


## New Listings by Initial Listing Price

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	2	100.0%
\$150,000 - \$199,999	12	-7.7%
\$200,000 - \$249,999	40	73.9%
\$250,000 - \$299,999	52	57.6%
\$300,000 - \$399,999	109	53.5%
\$400,000 - \$599,999	138	74.7%
\$600,000 - \$999,999	65	103.1%
\$1,000,000 or more	75	74.4%

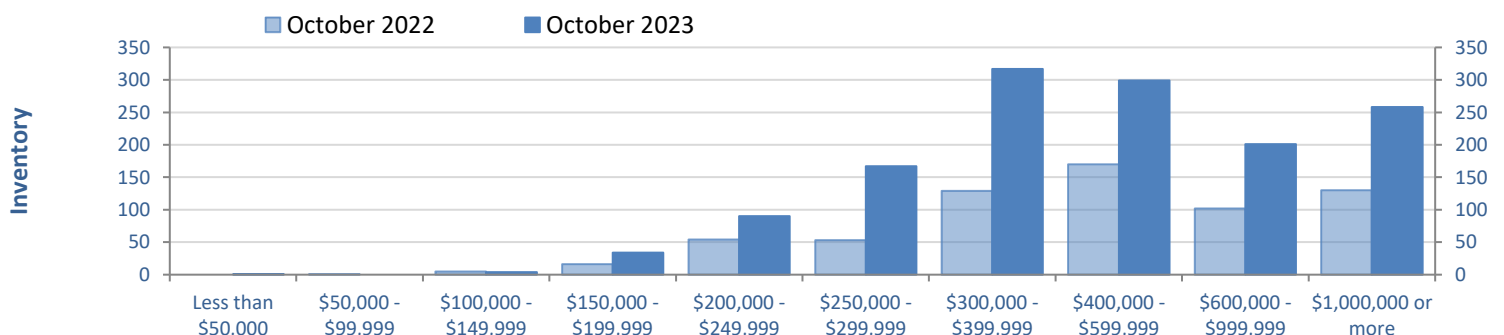


## Inventory by Current Listing Price

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.

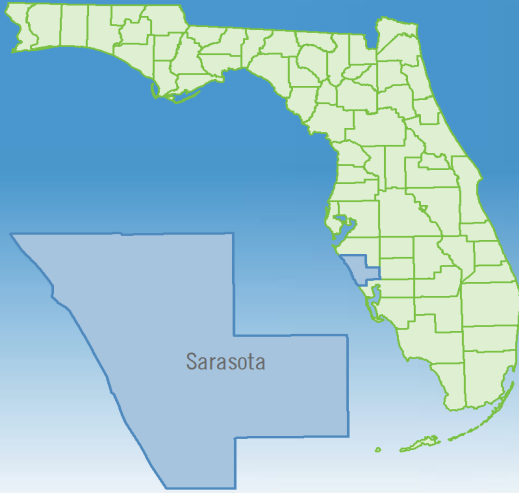
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	4	-20.0%
\$150,000 - \$199,999	34	112.5%
\$200,000 - \$249,999	90	66.7%
\$250,000 - \$299,999	167	215.1%
\$300,000 - \$399,999	317	145.7%
\$400,000 - \$599,999	299	75.9%
\$600,000 - \$999,999	201	97.1%
\$1,000,000 or more	258	98.5%



# Monthly Distressed Market - October 2023

## Townhouses and Condos

### Sarasota County



		October 2023	October 2022	Percent Change Year-over-Year
Traditional	Closed Sales	243	249	-2.4%
	Median Sale Price	\$430,000	\$385,000	11.7%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	\$200,000	\$525,000	-61.9%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

