

Monthly Market Detail - August 2016

Townhouses and Condos

Manatee County



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Summary Statistics	August 2016	August 2015	Percent Change Year-over-Year
Closed Sales	225	155	45.2%
Paid in Cash	133	86	54.7%
Median Sale Price	\$165,000	\$155,000	6.5%
Average Sale Price	\$199,197	\$209,994	-5.1%
Dollar Volume	\$44.8 Million	\$32.5 Million	37.7%
Median Percent of Original List Price Received	94.3%	95.1%	-0.8%
Median Time to Contract	55 Days	49 Days	12.2%
Median Time to Sale	99 Days	94 Days	5.3%
New Pending Sales	153	198	-22.7%
New Listings	205	211	-2.8%
Pending Inventory	204	300	-32.0%
Inventory (Active Listings)	841	714	17.8%
Months Supply of Inventory	3.8	3.7	2.7%

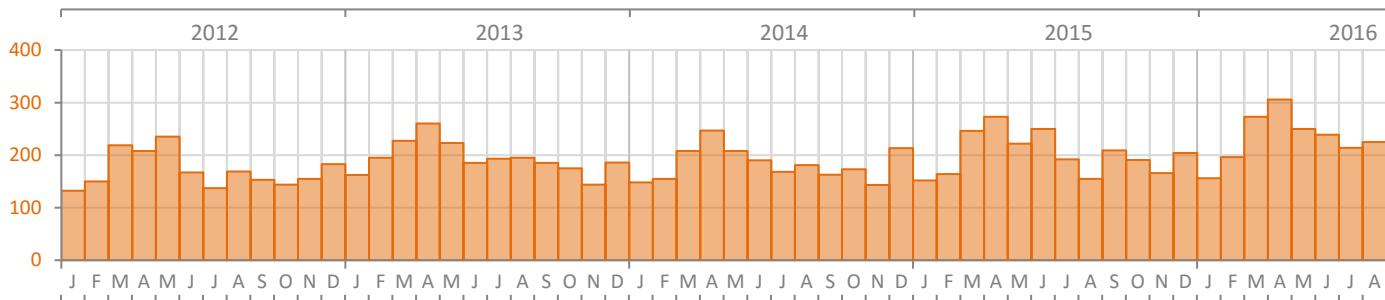
Closed Sales

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
August 2016	225	45.2%
July 2016	214	11.5%
June 2016	239	-4.4%
May 2016	250	12.6%
April 2016	306	12.1%
March 2016	273	11.0%
February 2016	196	19.5%
January 2016	156	2.6%
December 2015	204	-4.2%
November 2015	166	16.1%
October 2015	191	10.4%
September 2015	209	28.2%
August 2015	155	-14.4%

Closed Sales



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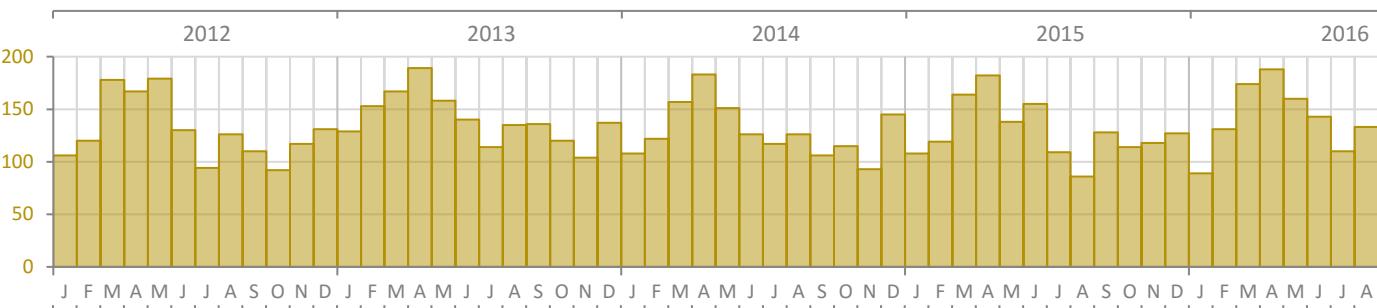
Cash Sales

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
August 2016	133	54.7%
July 2016	110	0.9%
June 2016	143	-7.7%
May 2016	160	15.9%
April 2016	188	3.3%
March 2016	174	6.1%
February 2016	131	10.1%
January 2016	89	-17.6%
December 2015	127	-12.4%
November 2015	118	26.9%
October 2015	114	-0.9%
September 2015	128	20.8%
August 2015	86	-31.7%

Cash Sales

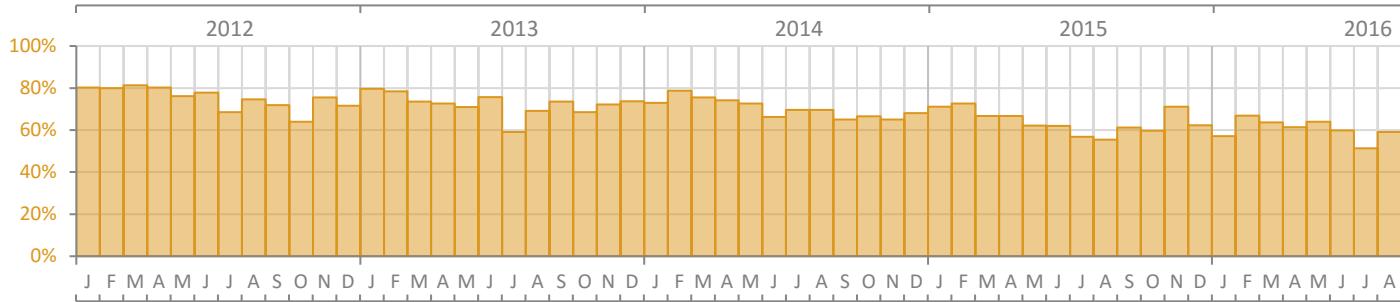


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
August 2016	59.1%	6.5%
July 2016	51.4%	-9.5%
June 2016	59.8%	-3.5%
May 2016	64.0%	2.9%
April 2016	61.4%	-7.9%
March 2016	63.7%	-4.5%
February 2016	66.8%	-8.0%
January 2016	57.1%	-19.7%
December 2015	62.3%	-8.5%
November 2015	71.1%	9.4%
October 2015	59.7%	-10.2%
September 2015	61.2%	-5.8%
August 2015	55.5%	-20.3%

Pct. of Closed Sales Paid in Cash



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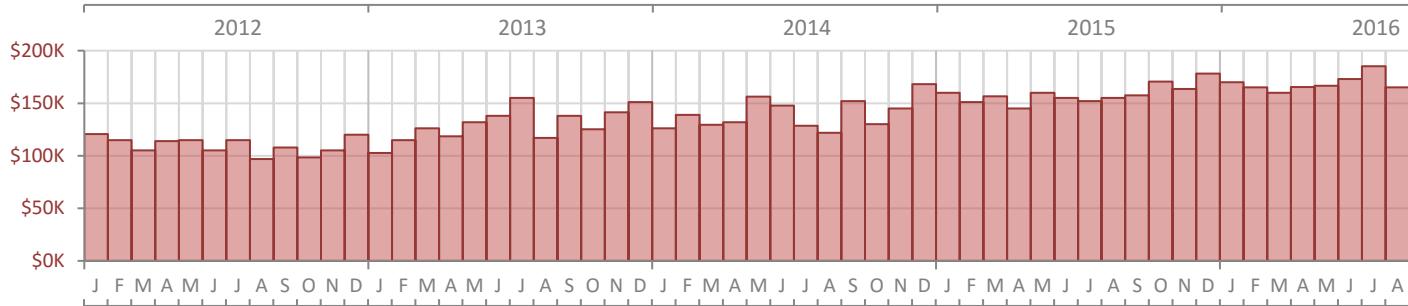
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Median Sale Price

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
August 2016	\$165,000	6.5%
July 2016	\$185,250	21.9%
June 2016	\$173,000	11.6%
May 2016	\$166,750	4.2%
April 2016	\$165,500	14.1%
March 2016	\$160,000	2.2%
February 2016	\$165,000	9.3%
January 2016	\$169,950	6.3%
December 2015	\$178,249	6.1%
November 2015	\$163,600	12.8%
October 2015	\$170,500	31.2%
September 2015	\$157,500	3.6%
August 2015	\$155,000	27.0%



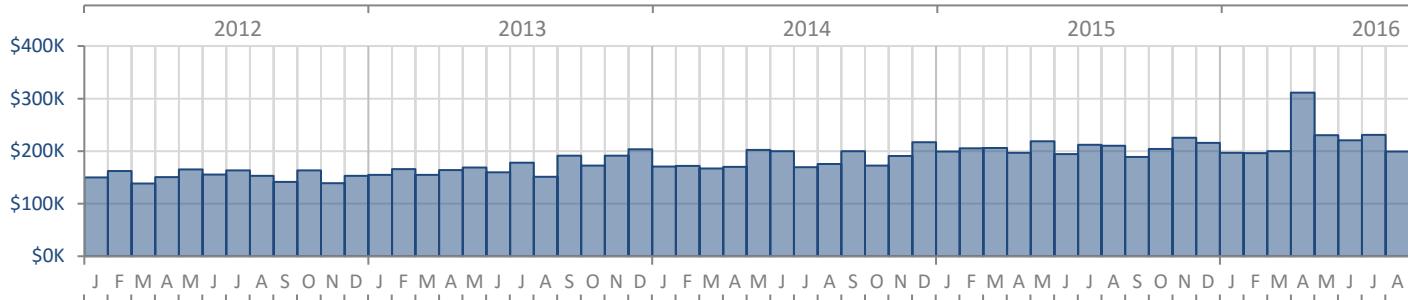
Average Sale Price

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
August 2016	\$199,197	-5.1%
July 2016	\$230,839	8.8%
June 2016	\$220,322	13.3%
May 2016	\$230,591	5.3%
April 2016	\$311,127	58.0%
March 2016	\$199,816	-3.0%
February 2016	\$196,099	-4.5%
January 2016	\$196,743	-1.3%
December 2015	\$215,703	-0.6%
November 2015	\$225,254	18.0%
October 2015	\$204,200	18.3%
September 2015	\$188,652	-5.6%
August 2015	\$209,994	19.5%

Average Sale Price



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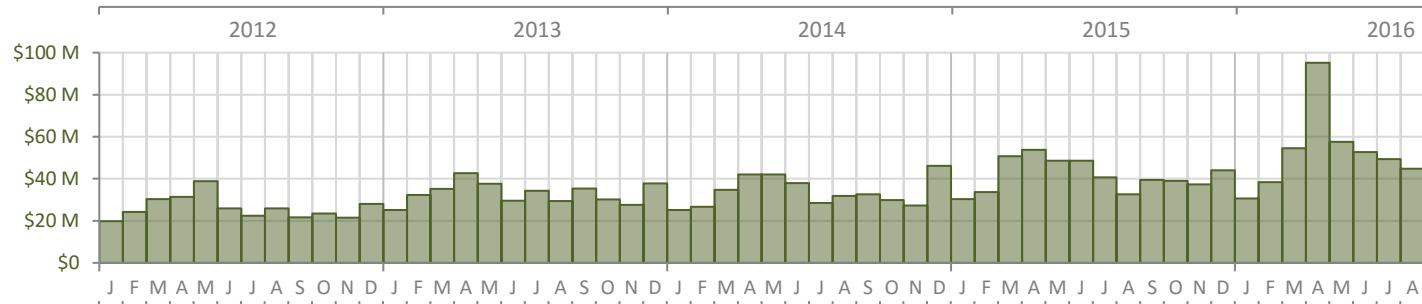
Dollar Volume

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
August 2016	\$44.8 Million	37.7%
July 2016	\$49.4 Million	21.3%
June 2016	\$52.7 Million	8.3%
May 2016	\$57.6 Million	18.6%
April 2016	\$95.2 Million	77.1%
March 2016	\$54.5 Million	7.7%
February 2016	\$38.4 Million	14.1%
January 2016	\$30.7 Million	1.3%
December 2015	\$44.0 Million	-4.8%
November 2015	\$37.4 Million	37.0%
October 2015	\$39.0 Million	30.6%
September 2015	\$39.4 Million	21.0%
August 2015	\$32.5 Million	2.3%

Dollar Volume

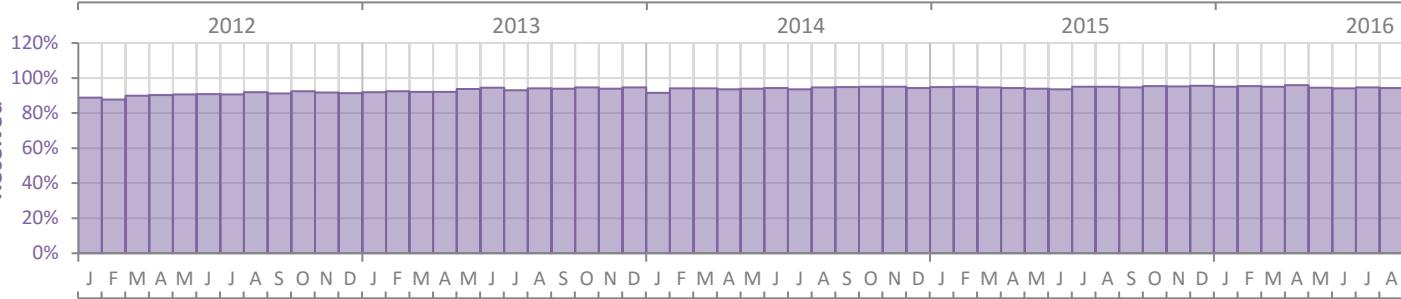


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
August 2016	94.3%	-0.8%
July 2016	94.6%	-0.4%
June 2016	94.1%	0.5%
May 2016	94.4%	0.5%
April 2016	96.0%	1.8%
March 2016	95.1%	0.4%
February 2016	95.4%	0.4%
January 2016	95.1%	0.2%
December 2015	95.5%	1.3%
November 2015	95.2%	0.2%
October 2015	95.4%	0.4%
September 2015	94.6%	-0.2%
August 2015	95.1%	0.5%

Med. Pct. of Orig. List Price Received



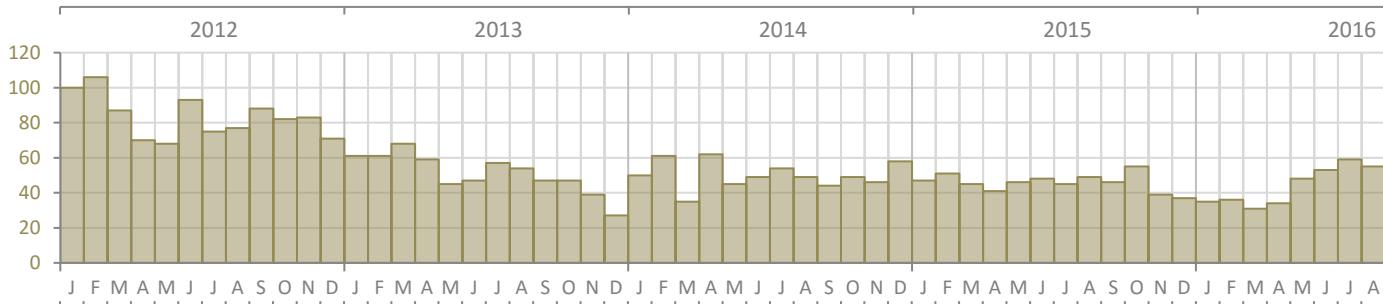
Median Time to Contract

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
August 2016	55 Days	12.2%
July 2016	59 Days	31.1%
June 2016	53 Days	10.4%
May 2016	48 Days	4.3%
April 2016	34 Days	-17.1%
March 2016	31 Days	-31.1%
February 2016	36 Days	-29.4%
January 2016	35 Days	-25.5%
December 2015	37 Days	-36.2%
November 2015	39 Days	-15.2%
October 2015	55 Days	12.2%
September 2015	46 Days	4.5%
August 2015	49 Days	0.0%

Median Time to Contract



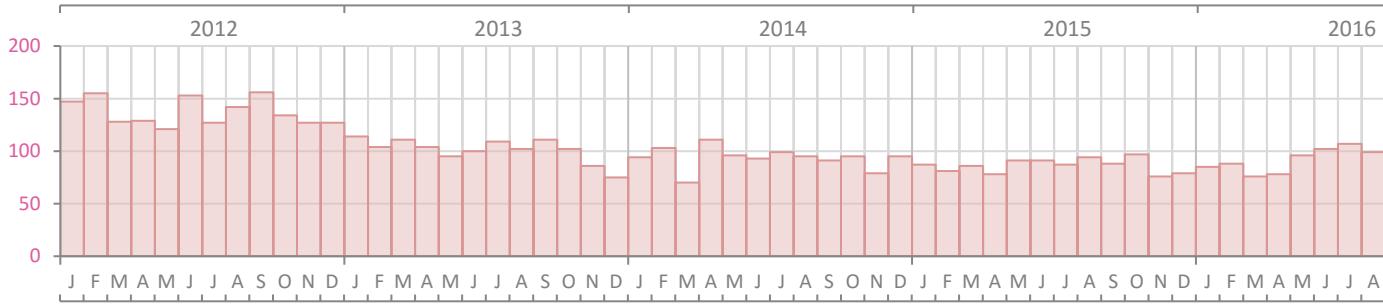
Median Time to Sale

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
August 2016	99 Days	5.3%
July 2016	107 Days	23.0%
June 2016	102 Days	12.1%
May 2016	96 Days	5.5%
April 2016	78 Days	0.0%
March 2016	76 Days	-11.6%
February 2016	88 Days	8.6%
January 2016	85 Days	-3.3%
December 2015	79 Days	-16.8%
November 2015	76 Days	-3.8%
October 2015	97 Days	2.1%
September 2015	88 Days	-3.3%
August 2015	94 Days	-1.1%

Median Time to Sale



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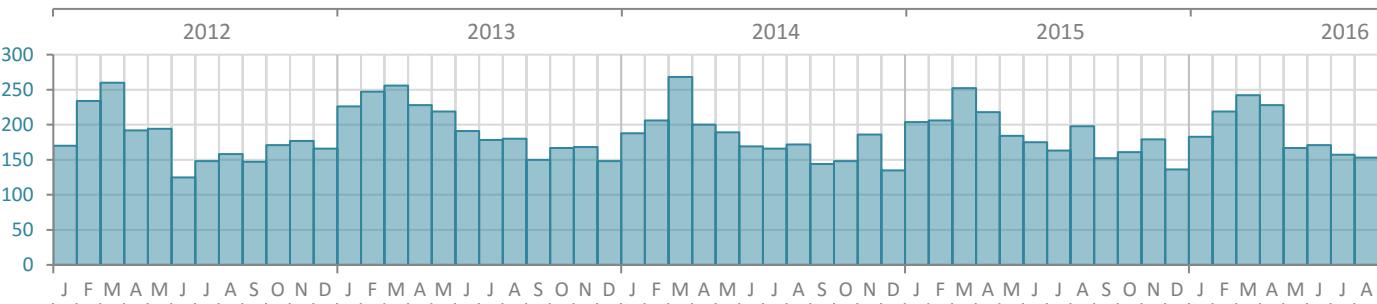
New Pending Sales

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
August 2016	153	-22.7%
July 2016	157	-3.7%
June 2016	171	-2.3%
May 2016	167	-9.2%
April 2016	228	4.6%
March 2016	242	-4.0%
February 2016	219	6.3%
January 2016	183	-10.3%
December 2015	136	0.7%
November 2015	179	-3.8%
October 2015	161	8.8%
September 2015	152	5.6%
August 2015	198	15.1%

Pending Sales



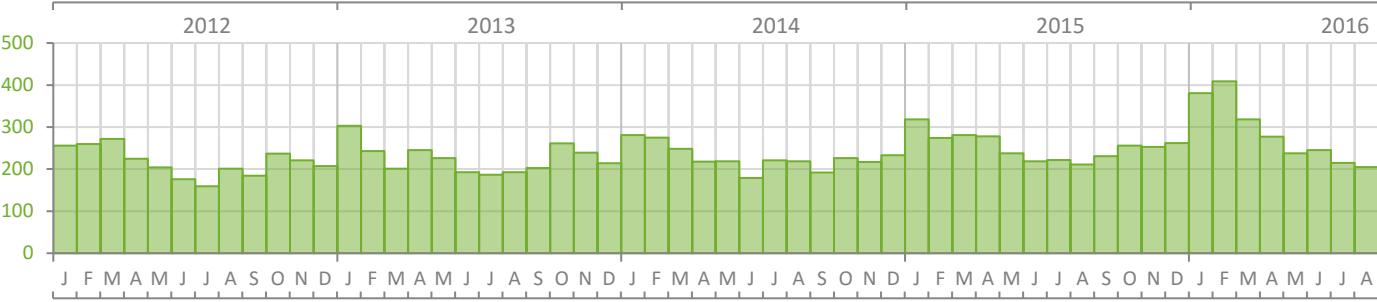
New Listings

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
August 2016	205	-2.8%
July 2016	215	-3.2%
June 2016	245	11.9%
May 2016	238	0.0%
April 2016	277	-0.4%
March 2016	318	13.2%
February 2016	409	49.3%
January 2016	381	19.8%
December 2015	262	12.4%
November 2015	253	16.6%
October 2015	256	13.3%
September 2015	231	20.3%
August 2015	211	-3.7%

New Listings



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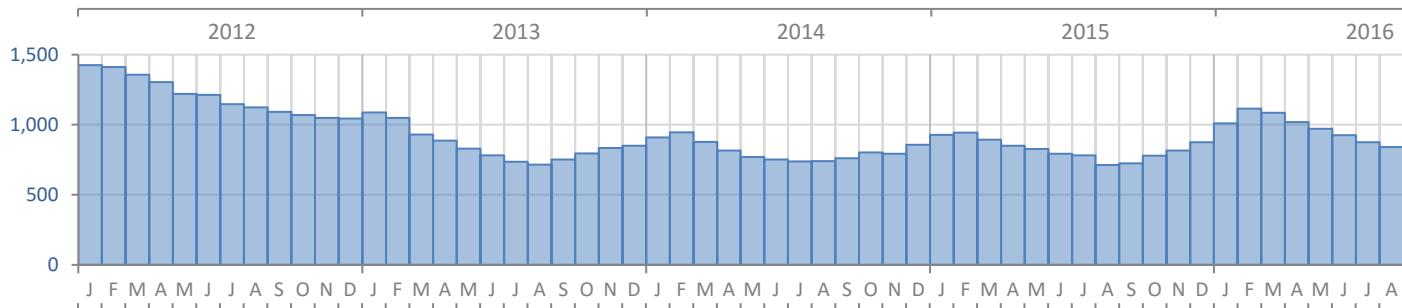
Inventory (Active Listings)

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
August 2016	841	17.8%
July 2016	876	12.2%
June 2016	926	16.8%
May 2016	972	17.4%
April 2016	1,018	19.8%
March 2016	1,086	21.5%
February 2016	1,115	18.2%
January 2016	1,010	9.0%
December 2015	876	2.3%
November 2015	816	2.8%
October 2015	780	-2.6%
September 2015	724	-4.7%
August 2015	714	-3.6%

Inventory



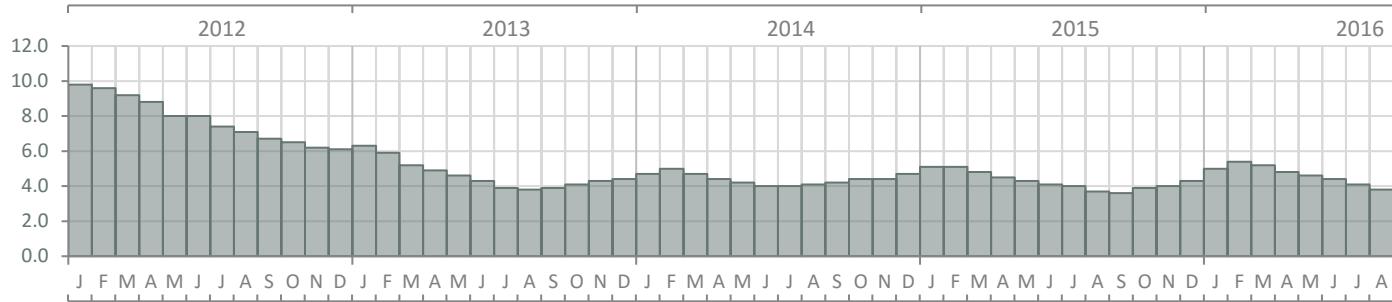
Months Supply of Inventory

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
August 2016	3.8	2.7%
July 2016	4.1	2.5%
June 2016	4.4	7.3%
May 2016	4.6	7.0%
April 2016	4.8	6.7%
March 2016	5.2	8.3%
February 2016	5.4	5.9%
January 2016	5.0	-2.0%
December 2015	4.3	-8.5%
November 2015	4.0	-9.1%
October 2015	3.9	-11.4%
September 2015	3.6	-14.3%
August 2015	3.7	-9.8%

Months Supply of Inventory



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	13	30.0%
\$50,000 - \$99,999	43	26.5%
\$100,000 - \$149,999	40	25.0%
\$150,000 - \$199,999	41	57.7%
\$200,000 - \$249,999	24	41.2%
\$250,000 - \$299,999	24	140.0%
\$300,000 - \$399,999	22	175.0%
\$400,000 - \$599,999	14	16.7%
\$600,000 - \$999,999	4	0.0%
\$1,000,000 or more	0	-100.0%

■ August 2015 ■ August 2016



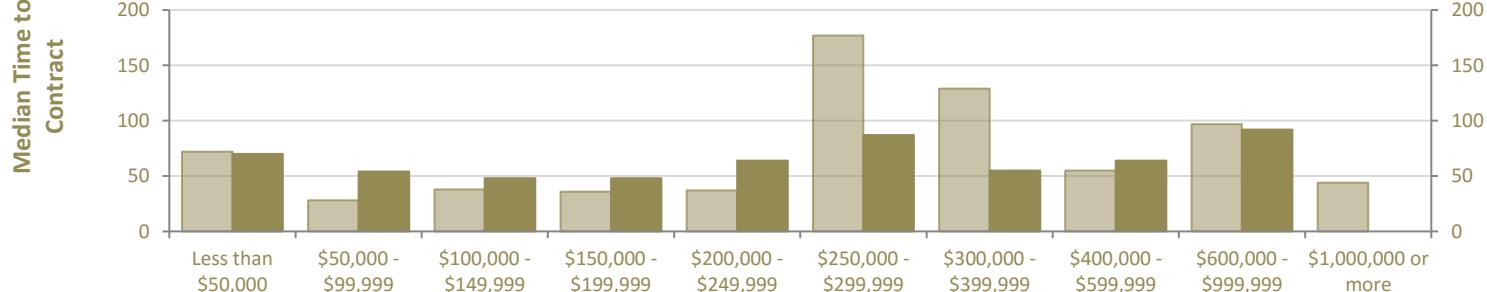
Median Time to Contract by Sale Price

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	70 Days	-2.8%
\$50,000 - \$99,999	54 Days	92.9%
\$100,000 - \$149,999	48 Days	26.3%
\$150,000 - \$199,999	48 Days	33.3%
\$200,000 - \$249,999	64 Days	73.0%
\$250,000 - \$299,999	87 Days	-50.8%
\$300,000 - \$399,999	55 Days	-57.4%
\$400,000 - \$599,999	64 Days	16.4%
\$600,000 - \$999,999	92 Days	-5.2%
\$1,000,000 or more	(No Sales)	N/A

■ August 2015 ■ August 2016



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	10	-23.1%
\$50,000 - \$99,999	37	68.2%
\$100,000 - \$149,999	35	-14.6%
\$150,000 - \$199,999	41	-16.3%
\$200,000 - \$249,999	20	-35.5%
\$250,000 - \$299,999	26	23.8%
\$300,000 - \$399,999	22	4.8%
\$400,000 - \$599,999	8	0.0%
\$600,000 - \$999,999	6	100.0%
\$1,000,000 or more	0	-100.0%

■ August 2015 ■ August 2016



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	15	-48.3%
\$50,000 - \$99,999	65	-15.6%
\$100,000 - \$149,999	100	9.9%
\$150,000 - \$199,999	149	21.1%
\$200,000 - \$249,999	111	27.6%
\$250,000 - \$299,999	119	30.8%
\$300,000 - \$399,999	101	11.0%
\$400,000 - \$599,999	86	43.3%
\$600,000 - \$999,999	62	72.2%
\$1,000,000 or more	33	13.8%

■ August 2015 ■ August 2016

Inventory



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		August 2016	August 2015	Percent Change Year-over-Year
Traditional	Closed Sales	212	148	43.2%
	Median Sale Price	\$167,250	\$157,500	6.2%
Foreclosure/REO	Closed Sales	11	5	120.0%
	Median Sale Price	\$70,000	\$88,000	-20.5%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$327,750	\$94,050	248.5%

