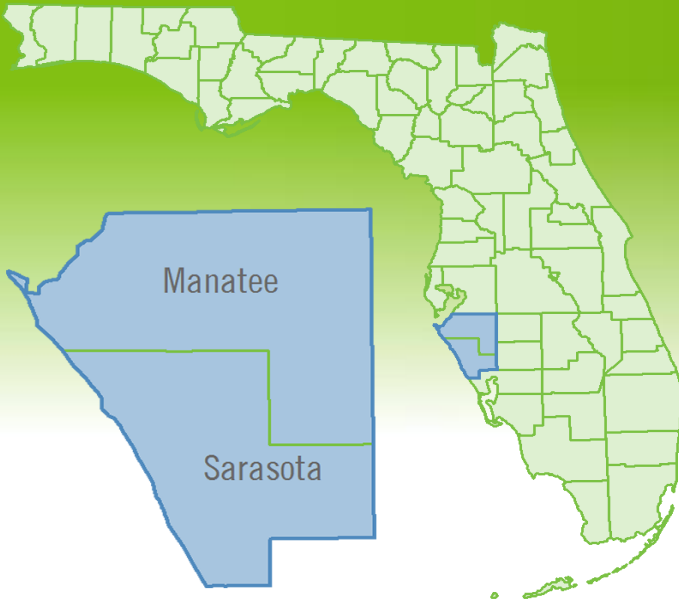


# Monthly Market Detail - May 2022

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



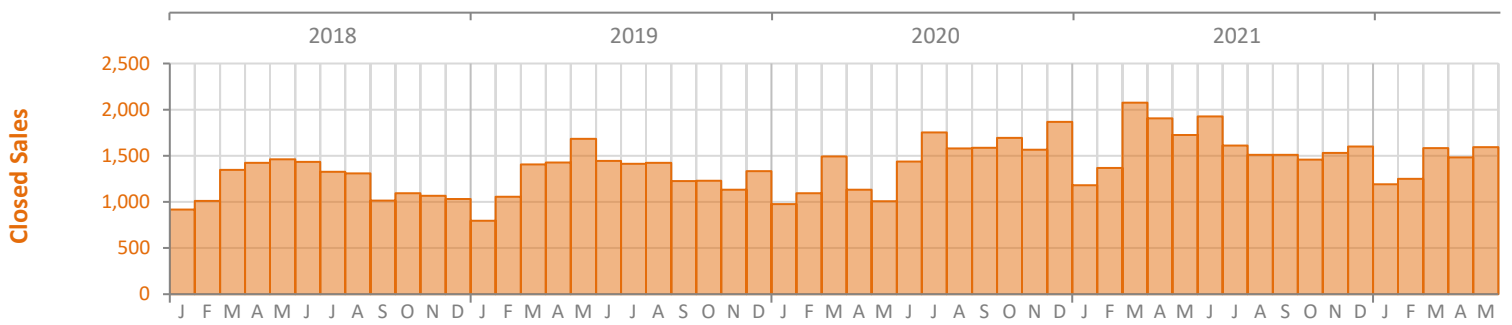
Summary Statistics	May 2022	May 2021	Percent Change Year-over-Year
Closed Sales	1,595	1,724	-7.5%
Paid in Cash	738	684	7.9%
Median Sale Price	\$522,888	\$403,745	29.5%
Average Sale Price	\$699,154	\$582,527	20.0%
Dollar Volume	\$1.1 Billion	\$1.0 Billion	11.0%
Median Percent of Original List Price Received	100.0%	100.0%	0.0%
Median Time to Contract	6 Days	6 Days	0.0%
Median Time to Sale	45 Days	50 Days	-10.0%
New Pending Sales	1,404	1,640	-14.4%
New Listings	2,033	1,734	17.2%
Pending Inventory	2,201	2,748	-19.9%
Inventory (Active Listings)	1,864	1,082	72.3%
Months Supply of Inventory	1.2	0.7	71.4%

## 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	7,104	-13.9%
<b>May 2022</b>	<b>1,595</b>	<b>-7.5%</b>
April 2022	1,484	-22.2%
March 2022	1,583	-23.7%
February 2022	1,250	-8.6%
January 2022	1,192	0.9%
December 2021	1,601	-14.3%
November 2021	1,532	-2.2%
October 2021	1,460	-13.9%
September 2021	1,510	-4.9%
August 2021	1,509	-4.5%
July 2021	1,611	-8.0%
June 2021	1,927	34.2%
May 2021	1,724	71.2%

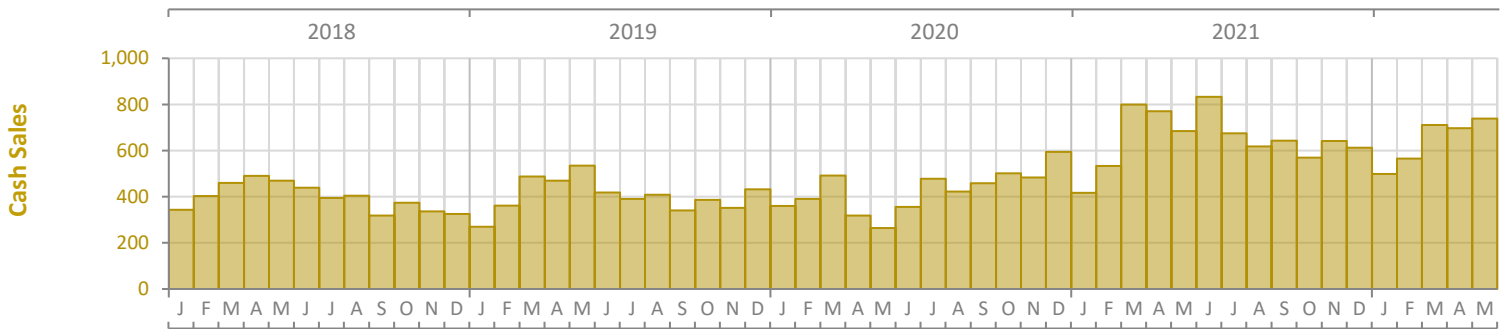


## Cash Sales

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	3,209	0.1%
<b>May 2022</b>	<b>738</b>	<b>7.9%</b>
April 2022	697	-9.5%
March 2022	711	-11.1%
February 2022	565	5.8%
January 2022	498	19.4%
December 2021	612	2.9%
November 2021	642	32.9%
October 2021	569	13.3%
September 2021	643	40.1%
August 2021	618	46.4%
July 2021	675	41.2%
June 2021	833	134.0%
May 2021	684	159.1%

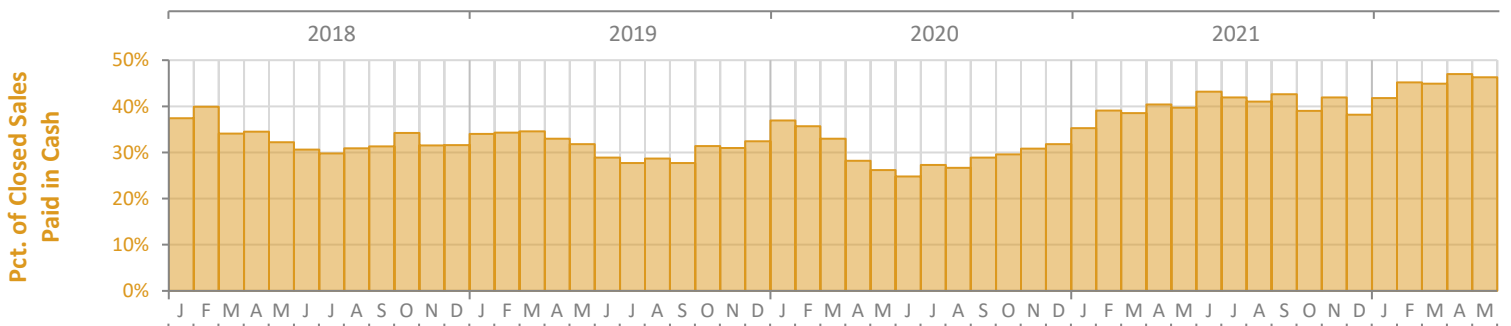


## Cash Sales as a Percentage of Closed Sales

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	45.2%	16.5%
<b>May 2022</b>	<b>46.3%</b>	<b>16.6%</b>
April 2022	47.0%	16.3%
March 2022	44.9%	16.6%
February 2022	45.2%	15.6%
January 2022	41.8%	18.4%
December 2021	38.2%	20.1%
November 2021	41.9%	36.0%
October 2021	39.0%	31.8%
September 2021	42.6%	47.4%
August 2021	41.0%	53.6%
July 2021	41.9%	53.5%
June 2021	43.2%	74.2%
May 2021	39.7%	51.5%

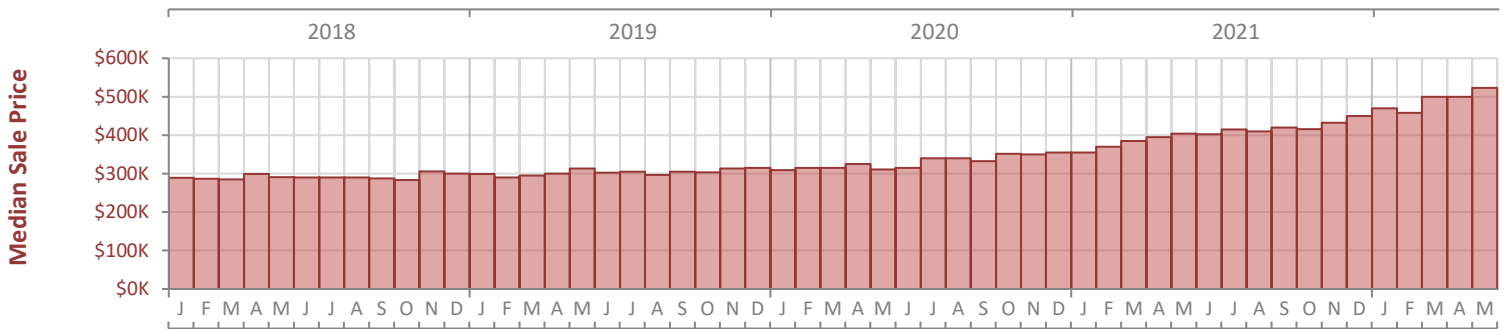


## Median Sale Price

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	\$495,000	28.8%
<b>May 2022</b>	<b>\$522,888</b>	<b>29.5%</b>
April 2022	\$500,000	26.6%
March 2022	\$500,000	29.9%
February 2022	\$458,450	23.9%
January 2022	\$470,000	32.4%
December 2021	\$450,000	26.8%
November 2021	\$432,625	23.6%
October 2021	\$415,389	18.1%
September 2021	\$420,000	26.3%
August 2021	\$409,900	20.6%
July 2021	\$415,000	22.1%
June 2021	\$402,500	27.8%
May 2021	\$403,745	29.9%

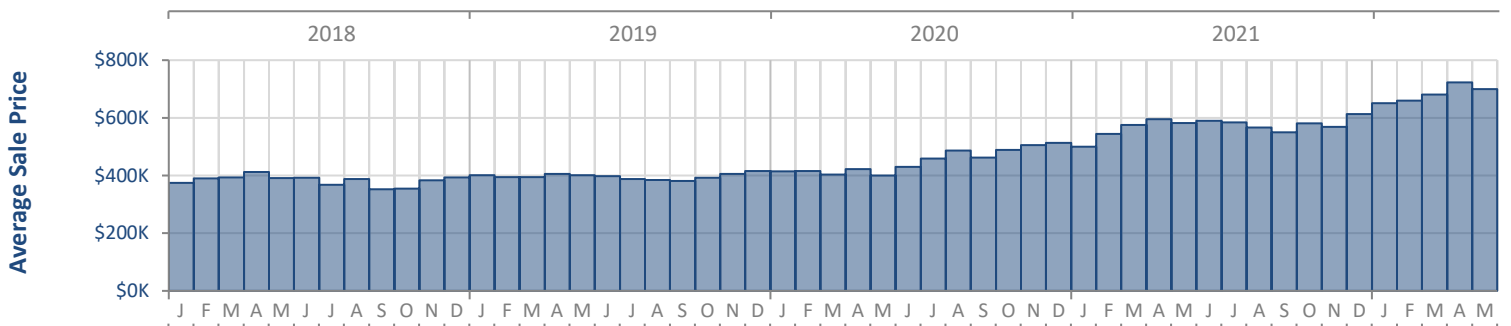


## Average Sale Price

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	\$684,871	21.0%
<b>May 2022</b>	<b>\$699,154</b>	<b>20.0%</b>
April 2022	\$722,776	21.3%
March 2022	\$680,603	18.2%
February 2022	\$659,423	21.1%
January 2022	\$650,924	30.2%
December 2021	\$612,896	19.5%
November 2021	\$568,904	12.5%
October 2021	\$580,582	18.9%
September 2021	\$549,564	18.9%
August 2021	\$566,610	16.5%
July 2021	\$584,307	27.5%
June 2021	\$590,051	37.2%
May 2021	\$582,527	45.7%

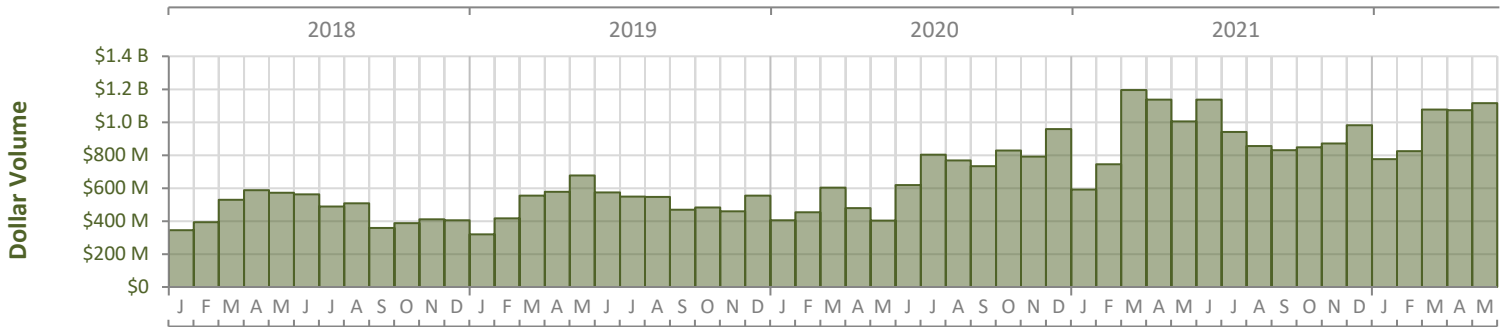


## Dollar Volume

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	\$4.9 Billion	4.2%
<b>May 2022</b>	<b>\$1.1 Billion</b>	<b>11.0%</b>
April 2022	\$1.1 Billion	-5.6%
March 2022	\$1.1 Billion	-9.9%
February 2022	\$824.3 Million	10.7%
January 2022	\$775.9 Million	31.4%
December 2021	\$981.2 Million	2.4%
November 2021	\$871.6 Million	10.0%
October 2021	\$847.6 Million	2.4%
September 2021	\$829.8 Million	13.1%
August 2021	\$855.0 Million	11.3%
July 2021	\$941.3 Million	17.2%
June 2021	\$1.1 Billion	84.0%
May 2021	\$1.0 Billion	149.5%

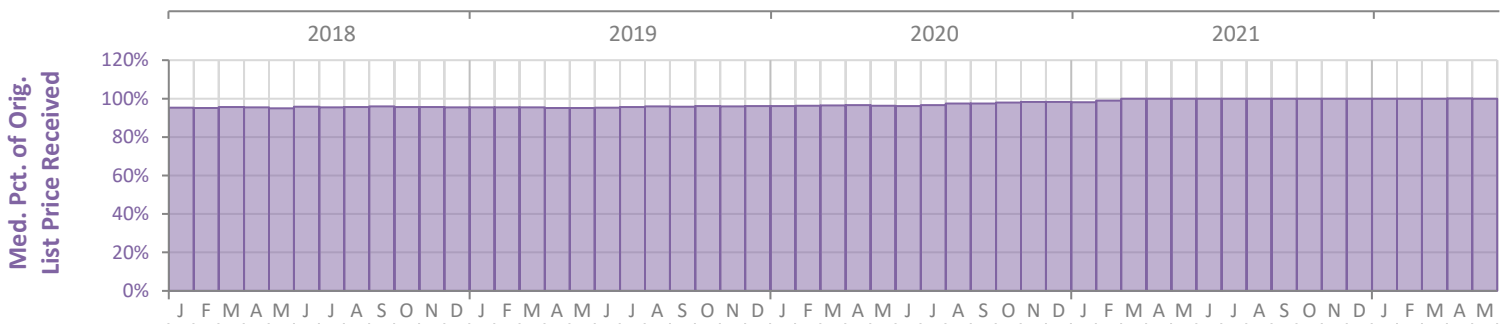


## Median Percent of Original List Price Received

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	100.0%	0.0%
<b>May 2022</b>	<b>100.0%</b>	<b>0.0%</b>
April 2022	100.2%	0.2%
March 2022	100.0%	0.0%
February 2022	100.0%	1.1%
January 2022	100.0%	1.8%
December 2021	100.0%	1.7%
November 2021	100.0%	1.7%
October 2021	100.0%	2.0%
September 2021	100.0%	2.6%
August 2021	100.0%	2.6%
July 2021	100.0%	3.5%
June 2021	100.0%	4.0%
May 2021	100.0%	3.8%

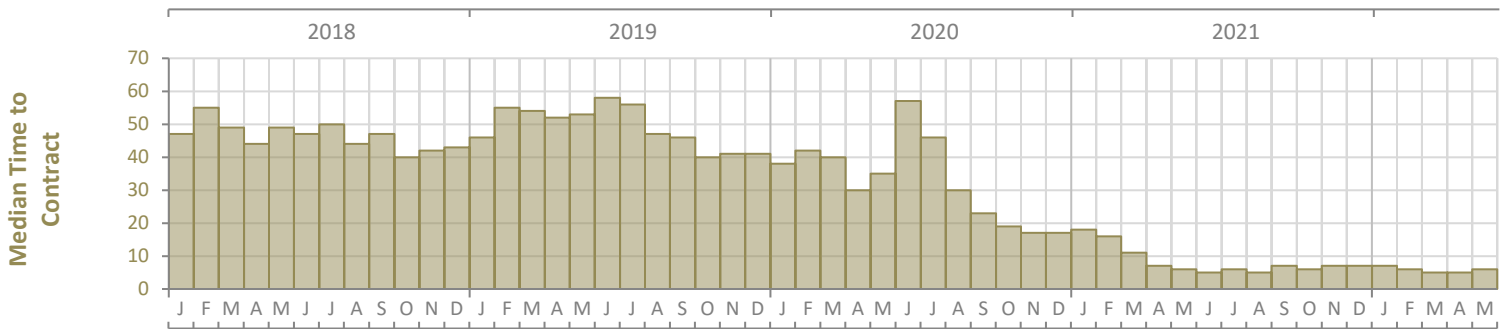


## Median Time to Contract

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	6 Days	-40.0%
<b>May 2022</b>	<b>6 Days</b>	<b>0.0%</b>
April 2022	5 Days	-28.6%
March 2022	5 Days	-54.5%
February 2022	6 Days	-62.5%
January 2022	7 Days	-61.1%
December 2021	7 Days	-58.8%
November 2021	7 Days	-58.8%
October 2021	6 Days	-68.4%
September 2021	7 Days	-69.6%
August 2021	5 Days	-83.3%
July 2021	6 Days	-87.0%
June 2021	5 Days	-91.2%
May 2021	6 Days	-82.9%

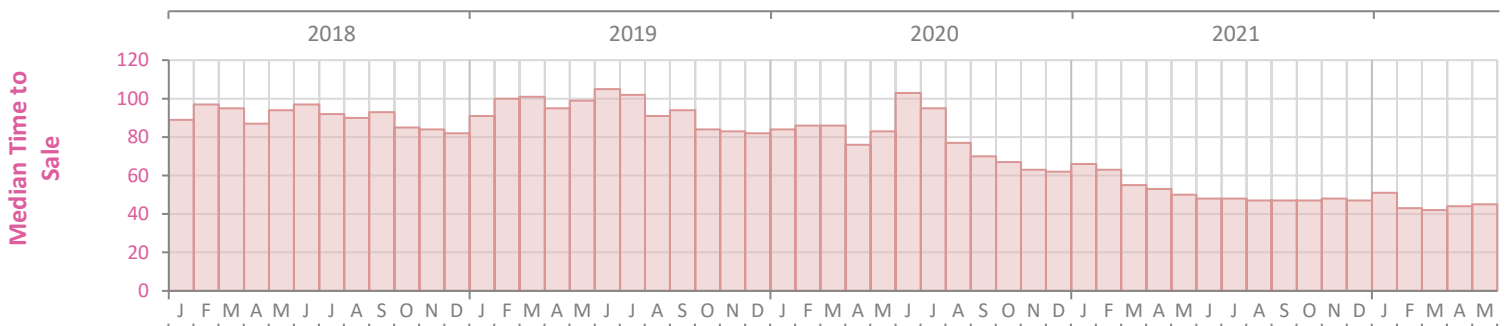


## Median Time to Sale

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	45 Days	-19.6%
<b>May 2022</b>	<b>45 Days</b>	<b>-10.0%</b>
April 2022	44 Days	-17.0%
March 2022	42 Days	-23.6%
February 2022	43 Days	-31.7%
January 2022	51 Days	-22.7%
December 2021	47 Days	-24.2%
November 2021	48 Days	-23.8%
October 2021	47 Days	-29.9%
September 2021	47 Days	-32.9%
August 2021	47 Days	-39.0%
July 2021	48 Days	-49.5%
June 2021	48 Days	-53.4%
May 2021	50 Days	-39.8%



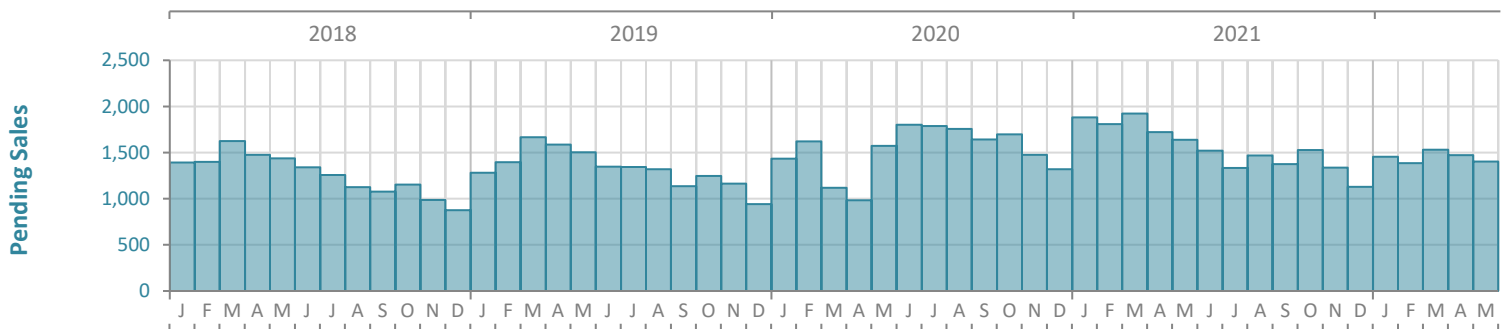


## New Pending Sales

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	7,247	-19.3%
<b>May 2022</b>	<b>1,404</b>	<b>-14.4%</b>
April 2022	1,471	-14.6%
March 2022	1,530	-20.5%
February 2022	1,386	-23.4%
January 2022	1,456	-22.6%
December 2021	1,130	-14.5%
November 2021	1,336	-9.5%
October 2021	1,528	-9.9%
September 2021	1,375	-16.2%
August 2021	1,468	-16.4%
July 2021	1,334	-25.3%
June 2021	1,522	-15.5%
May 2021	1,640	4.2%

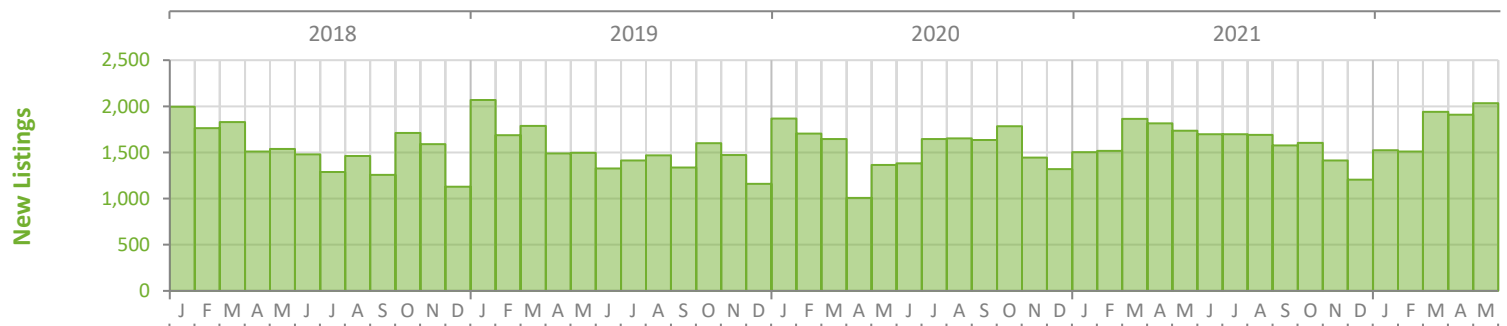


## New Listings

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	8,919	5.7%
<b>May 2022</b>	<b>2,033</b>	<b>17.2%</b>
April 2022	1,910	5.1%
March 2022	1,942	4.2%
February 2022	1,511	-0.4%
January 2022	1,523	1.2%
December 2021	1,204	-8.8%
November 2021	1,412	-2.1%
October 2021	1,604	-10.1%
September 2021	1,575	-3.7%
August 2021	1,692	2.3%
July 2021	1,696	3.0%
June 2021	1,699	23.0%
May 2021	1,734	27.1%

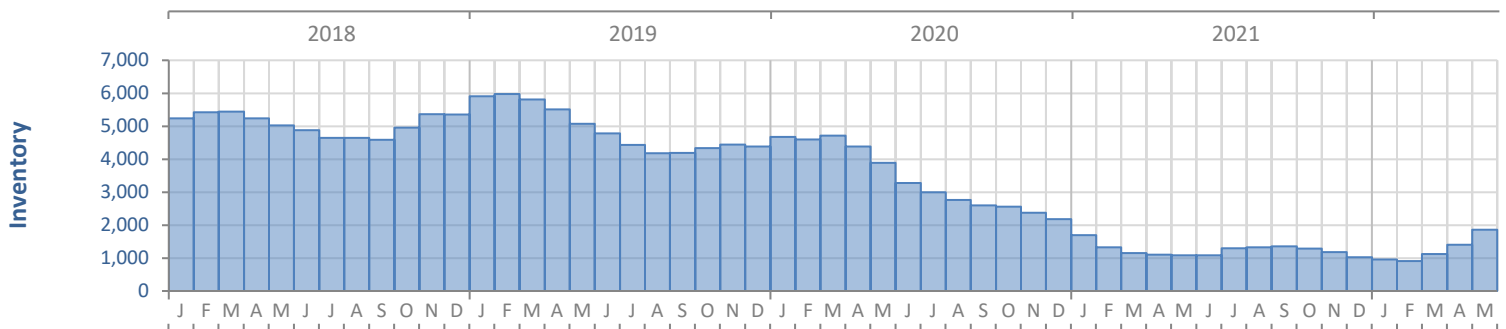


## Inventory (Active Listings)

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)	1,250	-1.6%
<b>May 2022</b>	<b>1,864</b>	<b>72.3%</b>
April 2022	1,402	27.1%
March 2022	1,121	-2.3%
February 2022	906	-31.7%
January 2022	957	-43.6%
December 2021	1,024	-53.1%
November 2021	1,176	-50.4%
October 2021	1,286	-49.7%
September 2021	1,350	-48.0%
August 2021	1,325	-52.0%
July 2021	1,293	-56.8%
June 2021	1,081	-67.0%
May 2021	1,082	-72.2%

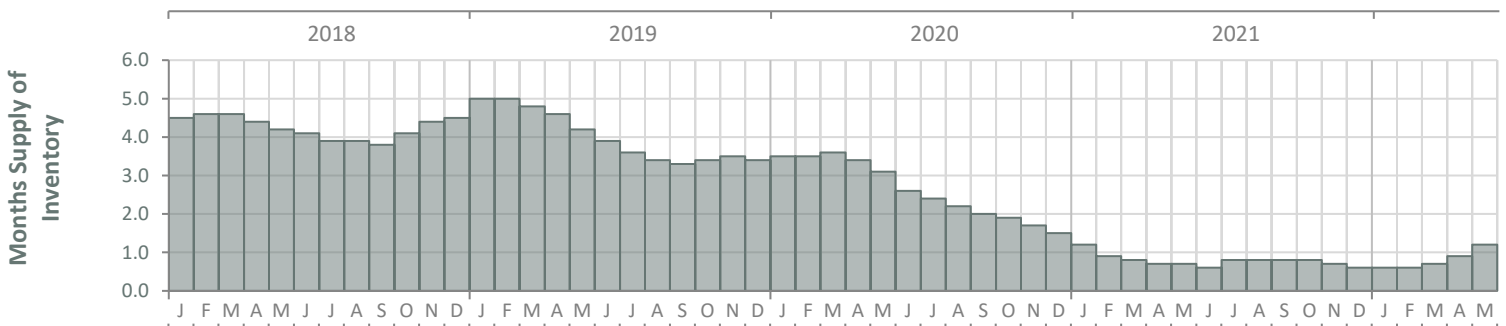


## Months Supply of Inventory

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)	0.8	-11.1%
<b>May 2022</b>	<b>1.2</b>	<b>71.4%</b>
April 2022	0.9	28.6%
March 2022	0.7	-12.5%
February 2022	0.6	-33.3%
January 2022	0.6	-50.0%
December 2021	0.6	-60.0%
November 2021	0.7	-58.8%
October 2021	0.8	-57.9%
September 2021	0.8	-60.0%
August 2021	0.8	-63.6%
July 2021	0.8	-66.7%
June 2021	0.6	-76.9%
May 2021	0.7	-77.4%

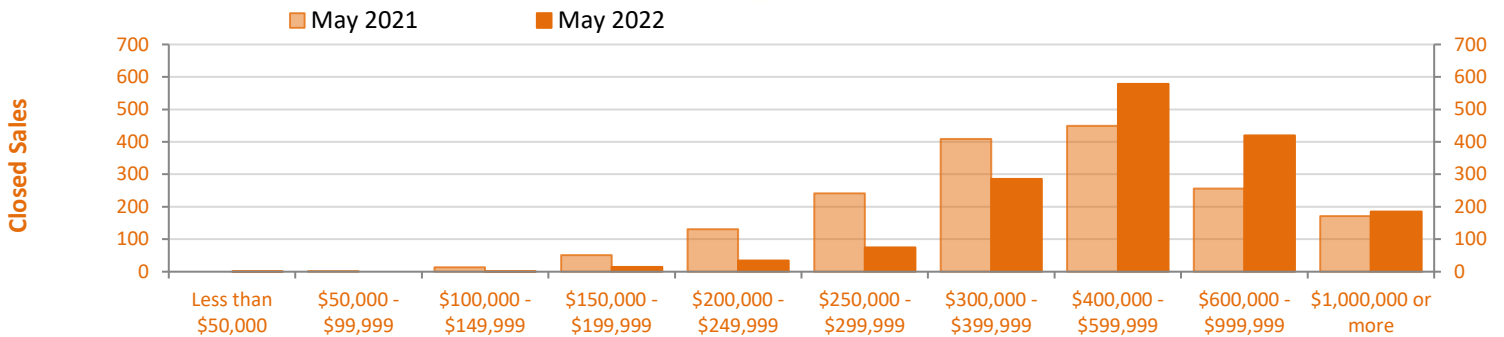


## Closed Sales by Sale Price

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	1	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	-92.9%
\$150,000 - \$199,999	15	-70.6%
\$200,000 - \$249,999	34	-74.0%
\$250,000 - \$299,999	75	-68.9%
\$300,000 - \$399,999	286	-30.1%
\$400,000 - \$599,999	578	28.7%
\$600,000 - \$999,999	420	64.1%
\$1,000,000 or more	185	8.2%

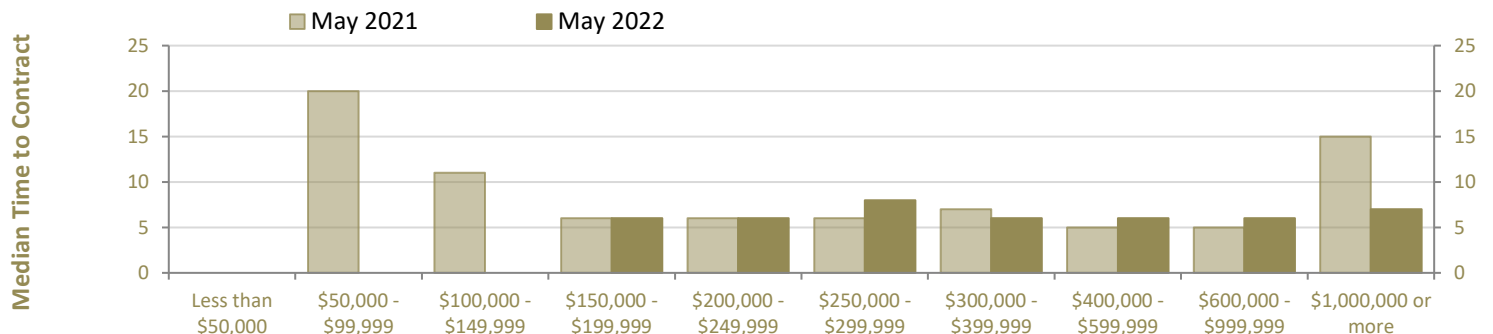


## Median Time to Contract by Sale Price

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	0 Days	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	0 Days	-100.0%
\$150,000 - \$199,999	6 Days	0.0%
\$200,000 - \$249,999	6 Days	0.0%
\$250,000 - \$299,999	8 Days	33.3%
\$300,000 - \$399,999	6 Days	-14.3%
\$400,000 - \$599,999	6 Days	20.0%
\$600,000 - \$999,999	6 Days	20.0%
\$1,000,000 or more	7 Days	-53.3%



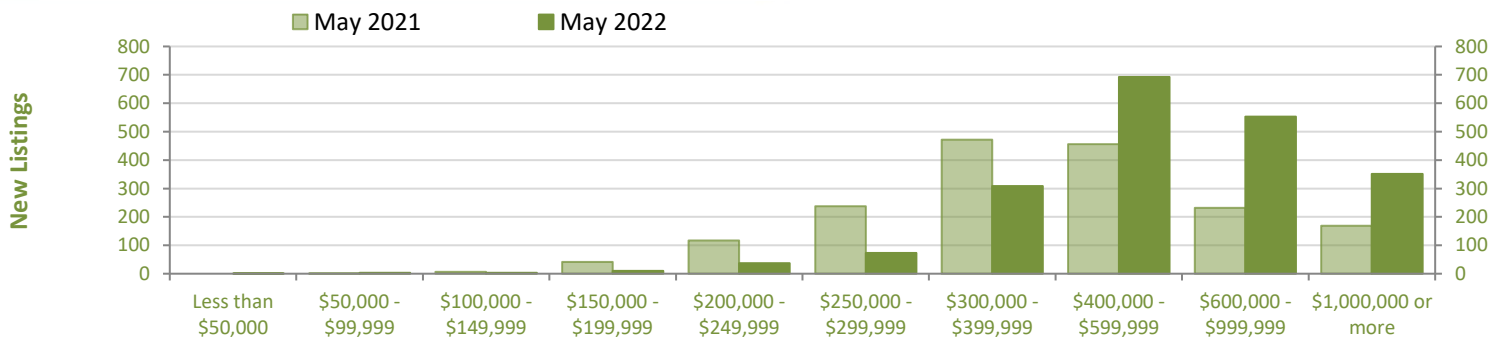


## New Listings by Initial Listing Price

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	1	N/A
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	3	-57.1%
\$150,000 - \$199,999	10	-76.2%
\$200,000 - \$249,999	37	-68.4%
\$250,000 - \$299,999	73	-69.3%
\$300,000 - \$399,999	309	-34.5%
\$400,000 - \$599,999	693	52.0%
\$600,000 - \$999,999	553	138.4%
\$1,000,000 or more	351	107.7%

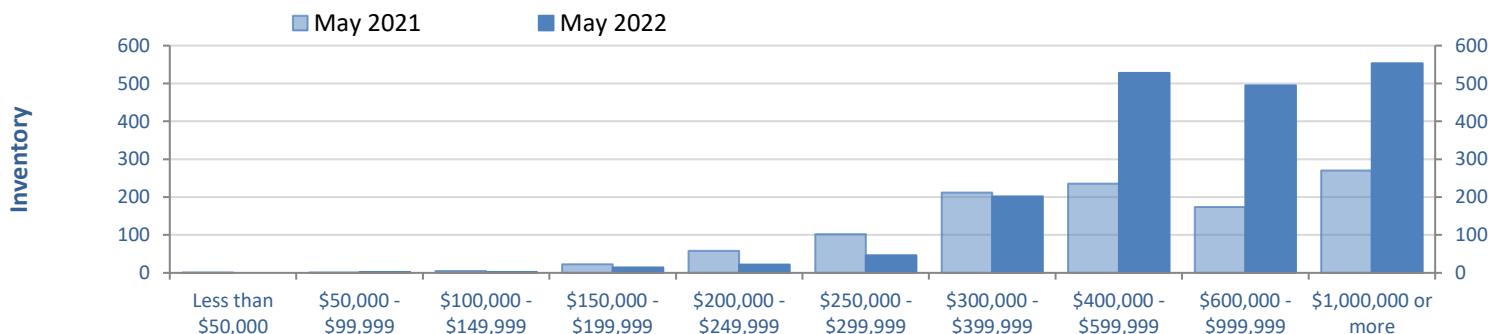


## Inventory by Current Listing Price

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.

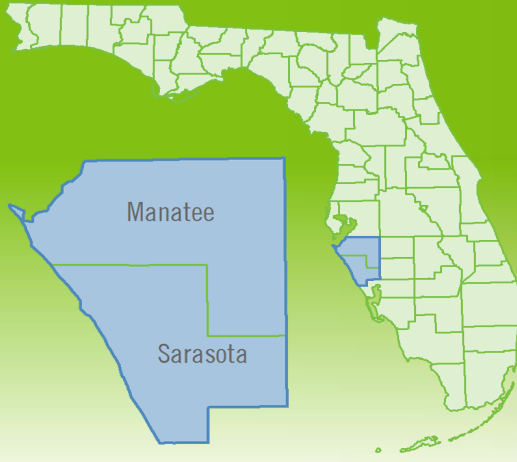
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	2	100.0%
\$100,000 - \$149,999	2	-60.0%
\$150,000 - \$199,999	14	-39.1%
\$200,000 - \$249,999	22	-62.1%
\$250,000 - \$299,999	46	-54.9%
\$300,000 - \$399,999	202	-4.7%
\$400,000 - \$599,999	528	123.7%
\$600,000 - \$999,999	495	184.5%
\$1,000,000 or more	553	104.8%



# Monthly Distressed Market - May 2022

## Single-Family Homes

### North Port-Sarasota-Bradenton MSA



		May 2022	May 2021	Percent Change Year-over-Year
Traditional	Closed Sales	1,588	1,709	-7.1%
	Median Sale Price	\$524,788	\$405,000	29.6%
Foreclosure/REO	Closed Sales	3	10	-70.0%
	Median Sale Price	\$220,000	\$246,500	-10.8%
Short Sale	Closed Sales	4	5	-20.0%
	Median Sale Price	\$375,875	\$341,800	10.0%

