

Quarterly Market Detail - Q3 2022

Townhouses and Condos

Sarasota County



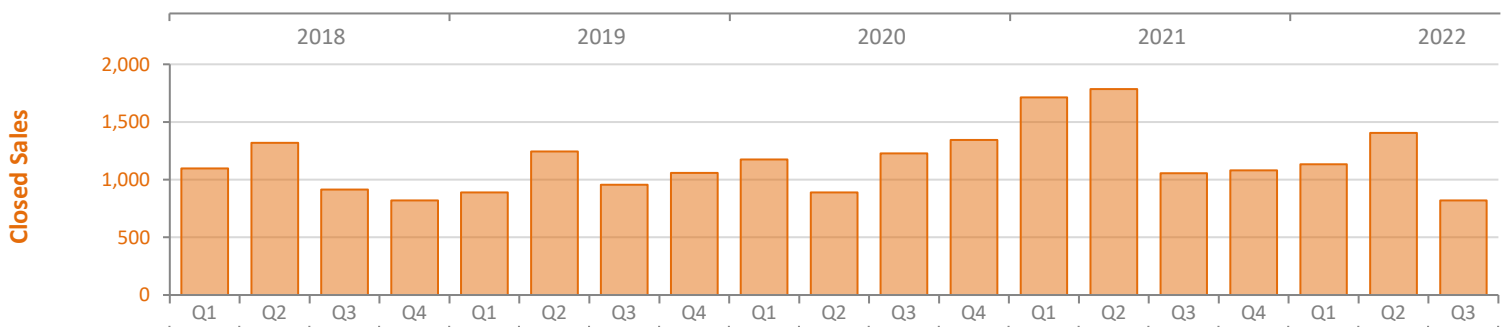
Summary Statistics	Q3 2022	Q3 2021	Percent Change Year-over-Year
Closed Sales	820	1,055	-22.3%
Paid in Cash	515	666	-22.7%
Median Sale Price	\$385,250	\$319,079	20.7%
Average Sale Price	\$542,077	\$480,595	12.8%
Dollar Volume	\$444.5 Million	\$507.0 Million	-12.3%
Median Percent of Original List Price Received	98.2%	100.0%	-1.8%
Median Time to Contract	13 Days	6 Days	116.7%
Median Time to Sale	53 Days	48 Days	10.4%
New Pending Sales	800	974	-17.9%
New Listings	954	1,049	-9.1%
Pending Inventory	575	692	-16.9%
Inventory (Active Listings)	586	316	85.4%
Months Supply of Inventory	1.6	0.6	166.7%

Closed Sales

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	3,357	-26.3%
Q3 2022	820	-22.3%
Q2 2022	1,405	-21.3%
Q1 2022	1,132	-33.9%
Q4 2021	1,082	-19.4%
Q3 2021	1,055	-14.1%
Q2 2021	1,785	100.6%
Q1 2021	1,712	45.8%
Q4 2020	1,343	26.9%
Q3 2020	1,228	28.6%
Q2 2020	890	-28.5%
Q1 2020	1,174	32.2%
Q4 2019	1,058	29.0%
Q3 2019	955	4.5%

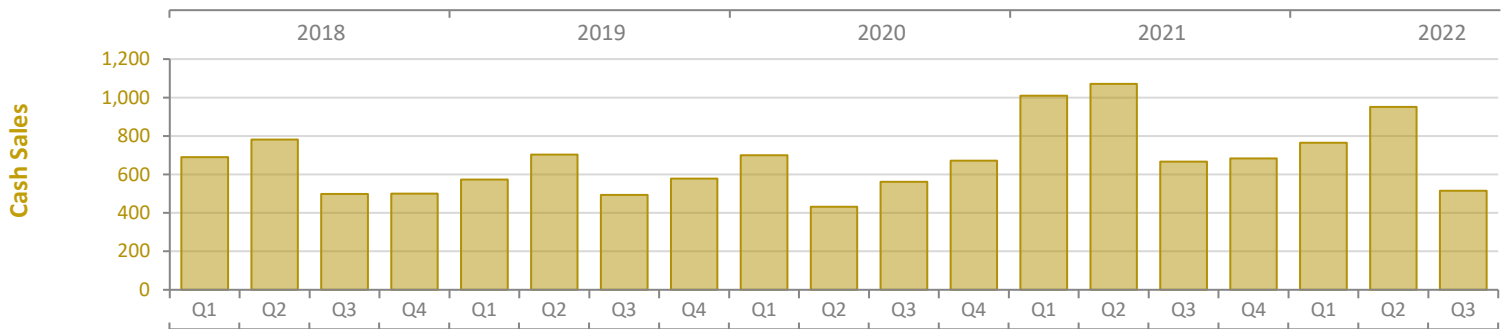


Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	2,232	-18.7%
Q3 2022	515	-22.7%
Q2 2022	952	-11.1%
Q1 2022	765	-24.3%
Q4 2021	684	1.9%
Q3 2021	666	18.7%
Q2 2021	1,071	147.9%
Q1 2021	1,010	44.3%
Q4 2020	671	16.1%
Q3 2020	561	13.6%
Q2 2020	432	-38.6%
Q1 2020	700	22.2%
Q4 2019	578	15.6%
Q3 2019	494	-1.0%

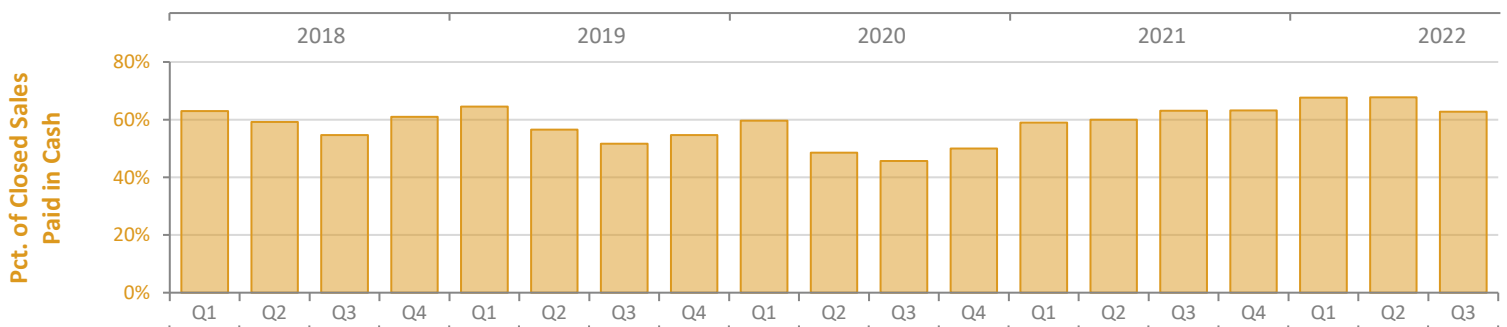


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	66.5%	10.3%
Q3 2022	62.8%	-0.5%
Q2 2022	67.8%	13.0%
Q1 2022	67.6%	14.6%
Q4 2021	63.2%	26.4%
Q3 2021	63.1%	38.1%
Q2 2021	60.0%	23.7%
Q1 2021	59.0%	-1.0%
Q4 2020	50.0%	-8.4%
Q3 2020	45.7%	-11.6%
Q2 2020	48.5%	-14.2%
Q1 2020	59.6%	-7.6%
Q4 2019	54.6%	-10.5%
Q3 2019	51.7%	-5.3%

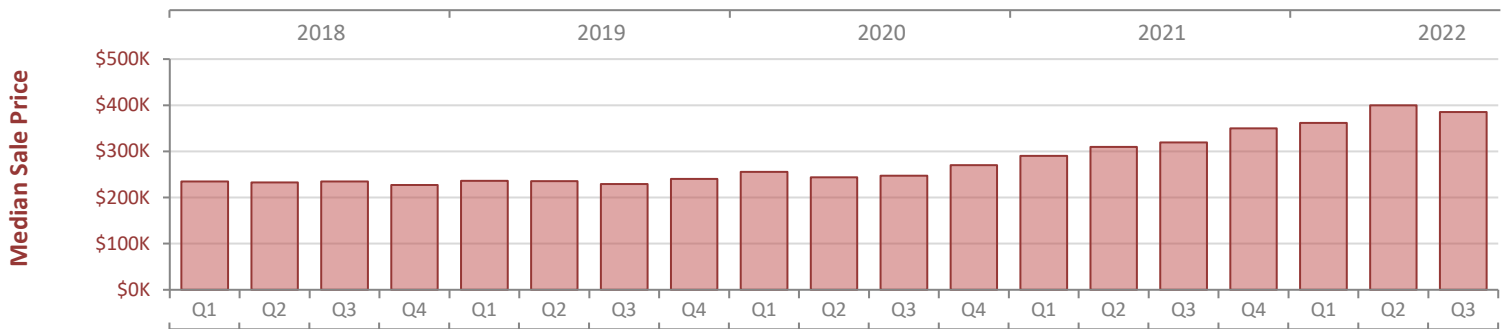


Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$387,200	27.0%
Q3 2022	\$385,250	20.7%
Q2 2022	\$400,000	29.0%
Q1 2022	\$361,951	24.8%
Q4 2021	\$350,000	29.5%
Q3 2021	\$319,079	29.2%
Q2 2021	\$310,000	27.0%
Q1 2021	\$289,995	13.4%
Q4 2020	\$270,357	12.6%
Q3 2020	\$247,000	7.6%
Q2 2020	\$244,000	3.5%
Q1 2020	\$255,745	8.2%
Q4 2019	\$240,000	5.6%
Q3 2019	\$229,518	-2.3%

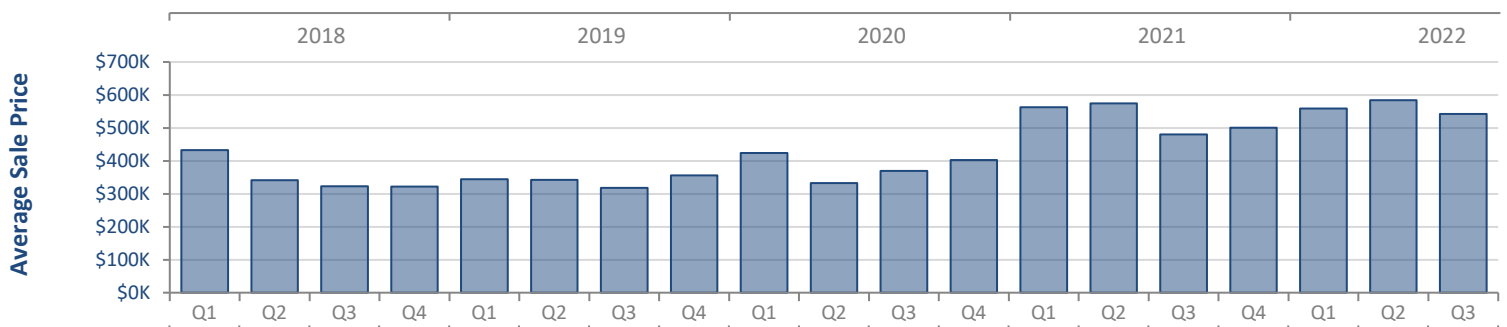


Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$565,356	3.1%
Q3 2022	\$542,077	12.8%
Q2 2022	\$584,090	1.7%
Q1 2022	\$558,968	-0.6%
Q4 2021	\$500,769	24.5%
Q3 2021	\$480,595	29.9%
Q2 2021	\$574,542	72.8%
Q1 2021	\$562,595	32.8%
Q4 2020	\$402,179	13.0%
Q3 2020	\$369,895	16.2%
Q2 2020	\$332,502	-2.8%
Q1 2020	\$423,614	22.9%
Q4 2019	\$355,858	10.6%
Q3 2019	\$318,374	-1.4%

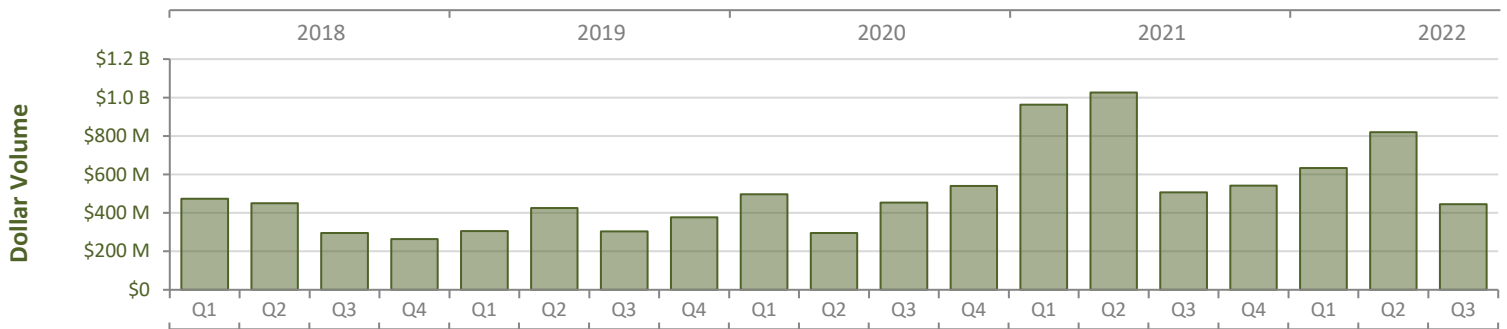


Dollar Volume

The sum of the sale prices for all sales which closed during the quarter

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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$1.9 Billion	-24.0%
Q3 2022	\$444.5 Million	-12.3%
Q2 2022	\$820.6 Million	-20.0%
Q1 2022	\$632.8 Million	-34.3%
Q4 2021	\$541.8 Million	0.3%
Q3 2021	\$507.0 Million	11.6%
Q2 2021	\$1.0 Billion	246.6%
Q1 2021	\$963.2 Million	93.7%
Q4 2020	\$540.1 Million	43.5%
Q3 2020	\$454.2 Million	49.4%
Q2 2020	\$295.9 Million	-30.5%
Q1 2020	\$497.3 Million	62.5%
Q4 2019	\$376.5 Million	42.7%
Q3 2019	\$304.0 Million	3.0%

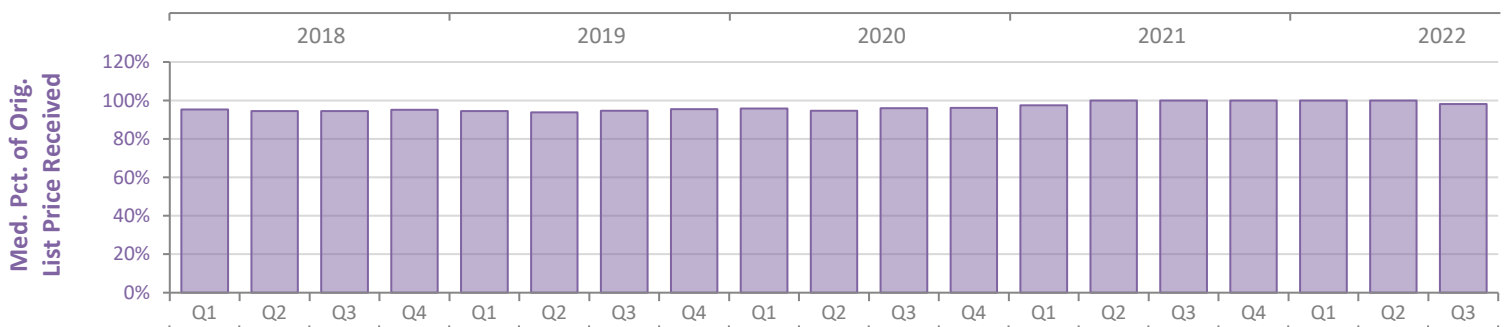


Median Percent of Original List Price Received

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

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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	100.0%	0.1%
Q3 2022	98.2%	-1.8%
Q2 2022	100.0%	0.0%
Q1 2022	100.0%	2.6%
Q4 2021	100.0%	4.1%
Q3 2021	100.0%	4.3%
Q2 2021	100.0%	5.6%
Q1 2021	97.5%	1.8%
Q4 2020	96.1%	0.6%
Q3 2020	95.9%	1.4%
Q2 2020	94.7%	1.0%
Q1 2020	95.8%	1.5%
Q4 2019	95.5%	0.3%
Q3 2019	94.6%	0.1%

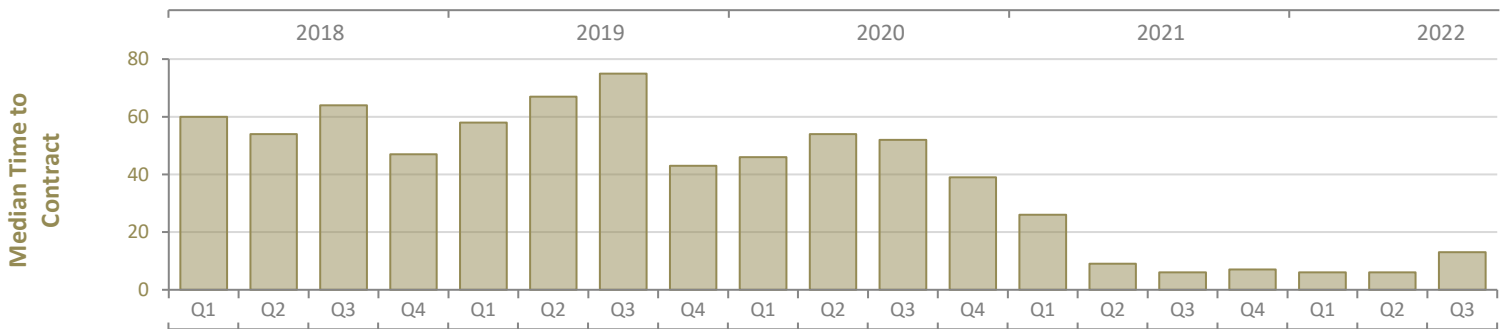


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the quarter

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	7 Days	-36.4%
Q3 2022	13 Days	116.7%
Q2 2022	6 Days	-33.3%
Q1 2022	6 Days	-76.9%
Q4 2021	7 Days	-82.1%
Q3 2021	6 Days	-88.5%
Q2 2021	9 Days	-83.3%
Q1 2021	26 Days	-43.5%
Q4 2020	39 Days	-9.3%
Q3 2020	52 Days	-30.7%
Q2 2020	54 Days	-19.4%
Q1 2020	46 Days	-20.7%
Q4 2019	43 Days	-8.5%
Q3 2019	75 Days	17.2%

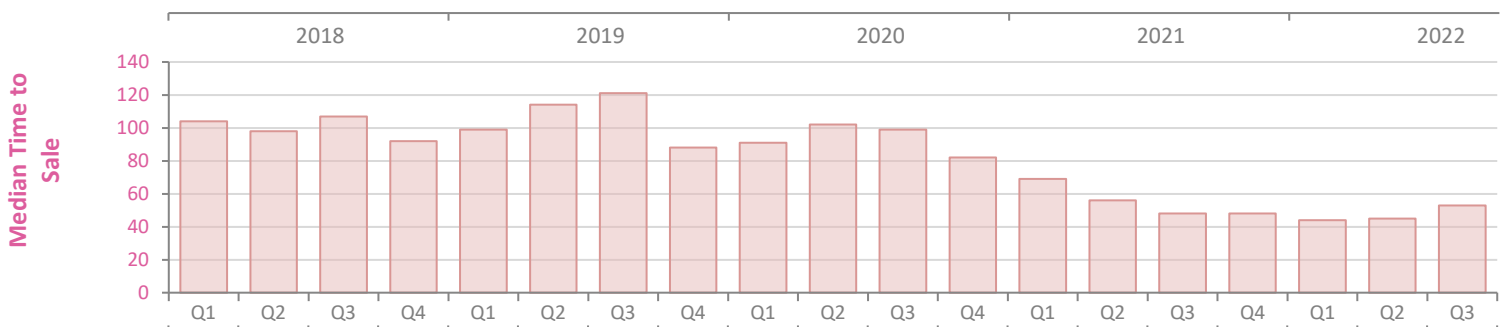


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the quarter

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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	46 Days	-19.3%
Q3 2022	53 Days	10.4%
Q2 2022	45 Days	-19.6%
Q1 2022	44 Days	-36.2%
Q4 2021	48 Days	-41.5%
Q3 2021	48 Days	-51.5%
Q2 2021	56 Days	-45.1%
Q1 2021	69 Days	-24.2%
Q4 2020	82 Days	-6.8%
Q3 2020	99 Days	-18.2%
Q2 2020	102 Days	-10.5%
Q1 2020	91 Days	-8.1%
Q4 2019	88 Days	-4.3%
Q3 2019	121 Days	13.1%

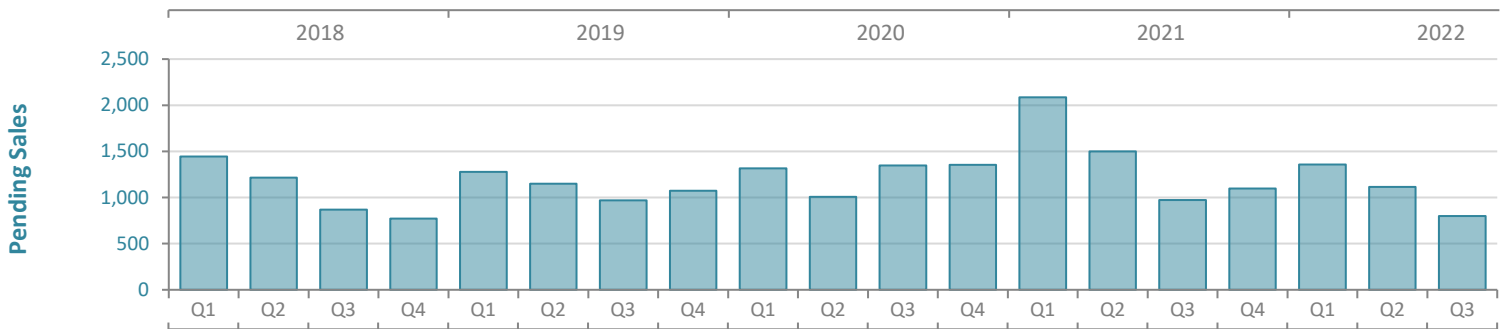


New Pending Sales

The number of listed properties that went under contract during the quarter

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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	3,275	-28.2%
Q3 2022	800	-17.9%
Q2 2022	1,116	-25.6%
Q1 2022	1,359	-34.9%
Q4 2021	1,098	-18.8%
Q3 2021	974	-27.6%
Q2 2021	1,501	48.9%
Q1 2021	2,086	58.4%
Q4 2020	1,353	26.1%
Q3 2020	1,346	38.9%
Q2 2020	1,008	-12.2%
Q1 2020	1,317	3.1%
Q4 2019	1,073	38.8%
Q3 2019	969	11.5%

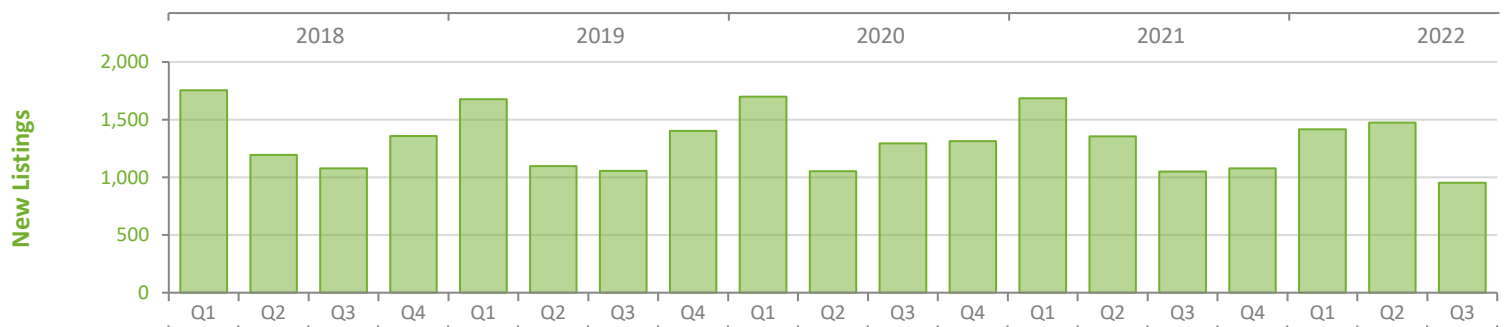


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	3,843	-6.0%
Q3 2022	954	-9.1%
Q2 2022	1,474	8.9%
Q1 2022	1,415	-16.0%
Q4 2021	1,077	-18.0%
Q3 2021	1,049	-18.9%
Q2 2021	1,354	28.6%
Q1 2021	1,685	-0.9%
Q4 2020	1,313	-6.3%
Q3 2020	1,293	22.3%
Q2 2020	1,053	-4.1%
Q1 2020	1,700	1.4%
Q4 2019	1,402	3.3%
Q3 2019	1,057	-1.9%

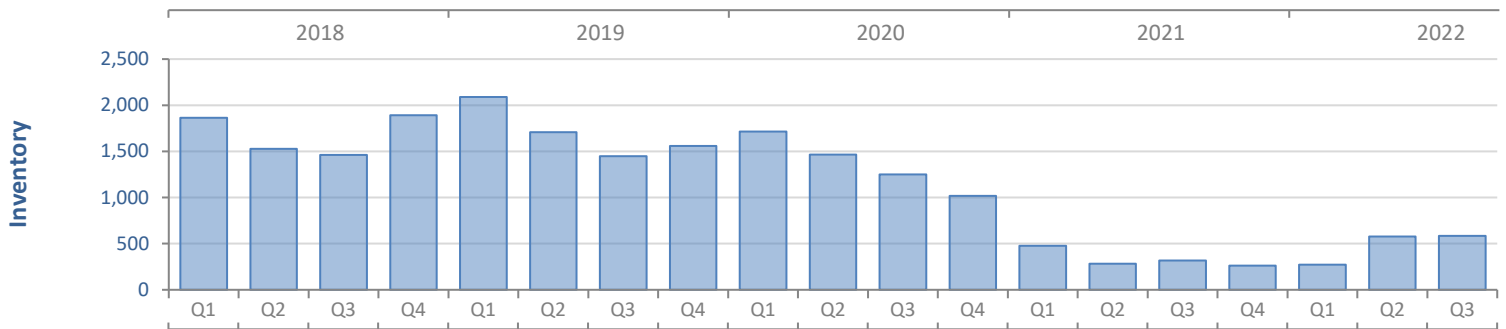


Inventory (Active Listings)

The number of property listings active at the end of the quarter

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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	431	0.7%
Q3 2022	586	85.4%
Q2 2022	577	104.6%
Q1 2022	272	-43.0%
Q4 2021	261	-74.4%
Q3 2021	316	-74.7%
Q2 2021	282	-80.8%
Q1 2021	477	-72.2%
Q4 2020	1,019	-34.7%
Q3 2020	1,251	-13.7%
Q2 2020	1,466	-14.2%
Q1 2020	1,716	-17.9%
Q4 2019	1,560	-17.6%
Q3 2019	1,449	-1.0%

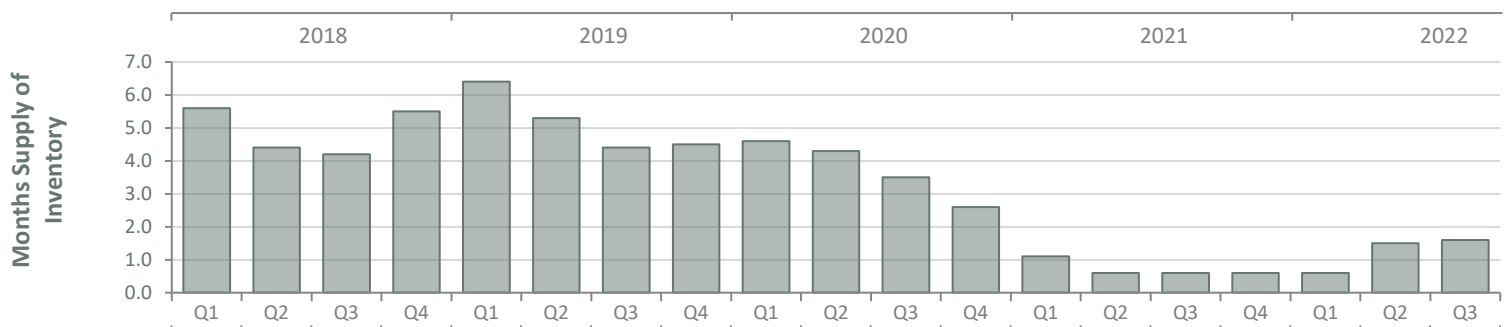


Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	1.1	10.0%
Q3 2022	1.6	166.7%
Q2 2022	1.5	150.0%
Q1 2022	0.6	-45.5%
Q4 2021	0.6	-76.9%
Q3 2021	0.6	-82.9%
Q2 2021	0.6	-86.0%
Q1 2021	1.1	-76.1%
Q4 2020	2.6	-42.2%
Q3 2020	3.5	-20.5%
Q2 2020	4.3	-18.9%
Q1 2020	4.6	-28.1%
Q4 2019	4.5	-18.2%
Q3 2019	4.4	4.8%

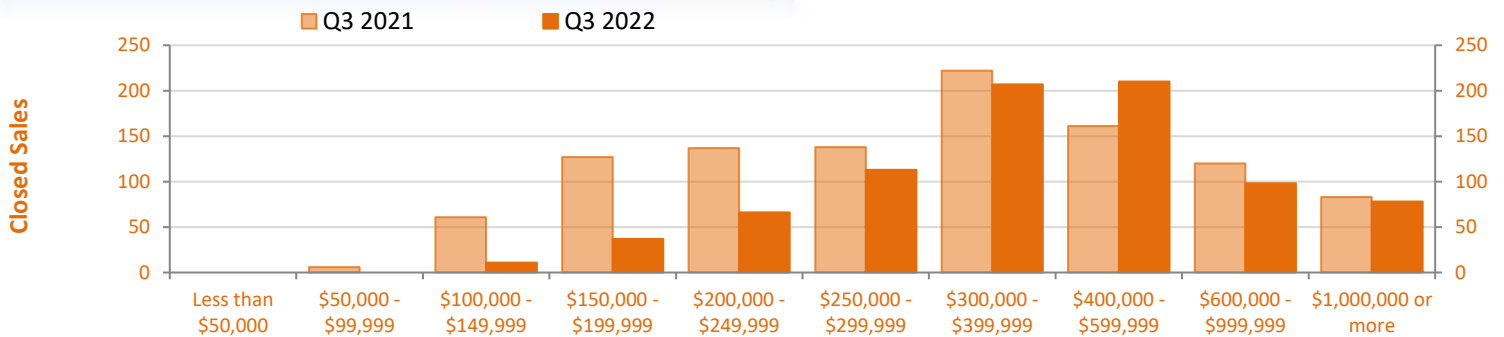


Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	11	-82.0%
\$150,000 - \$199,999	37	-70.9%
\$200,000 - \$249,999	66	-51.8%
\$250,000 - \$299,999	113	-18.1%
\$300,000 - \$399,999	207	-6.8%
\$400,000 - \$599,999	210	30.4%
\$600,000 - \$999,999	98	-18.3%
\$1,000,000 or more	78	-6.0%

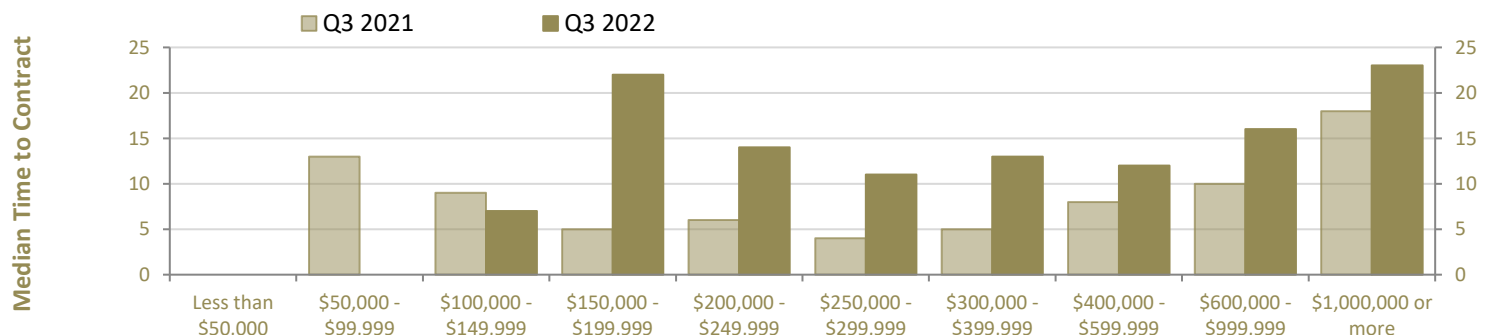


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the quarter

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 quarter. 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	7 Days	-22.2%
\$150,000 - \$199,999	22 Days	340.0%
\$200,000 - \$249,999	14 Days	133.3%
\$250,000 - \$299,999	11 Days	175.0%
\$300,000 - \$399,999	13 Days	160.0%
\$400,000 - \$599,999	12 Days	50.0%
\$600,000 - \$999,999	16 Days	60.0%
\$1,000,000 or more	23 Days	27.8%



New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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	0	-100.0%
\$100,000 - \$149,999	4	-90.5%
\$150,000 - \$199,999	35	-71.8%
\$200,000 - \$249,999	78	-45.1%
\$250,000 - \$299,999	97	-36.2%
\$300,000 - \$399,999	205	3.0%
\$400,000 - \$599,999	298	72.3%
\$600,000 - \$999,999	115	-2.5%
\$1,000,000 or more	121	30.1%

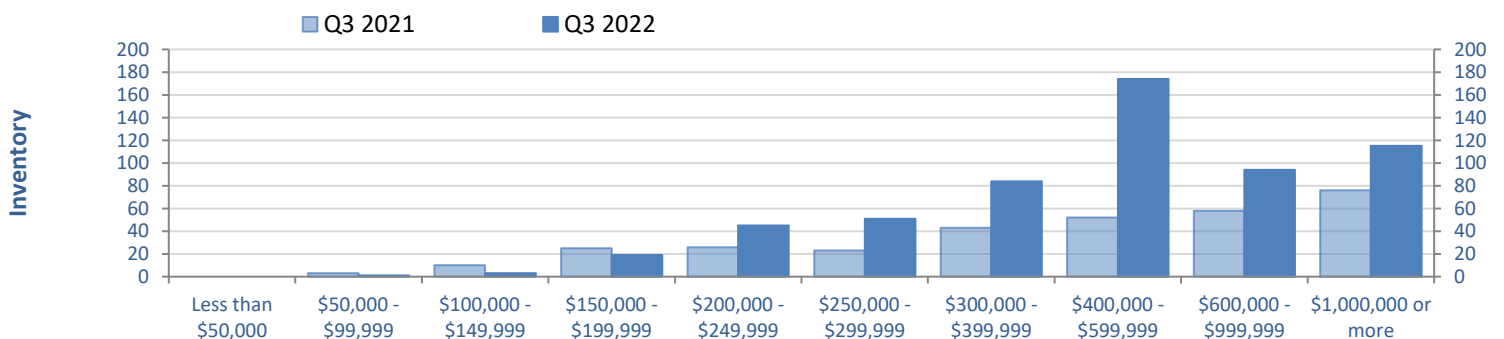


Inventory by Current Listing Price

The number of property listings active at the end of the quarter

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 quarter, and hold this number to compare with the same quarter 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	1	-66.7%
\$100,000 - \$149,999	3	-70.0%
\$150,000 - \$199,999	19	-24.0%
\$200,000 - \$249,999	45	73.1%
\$250,000 - \$299,999	51	121.7%
\$300,000 - \$399,999	84	95.3%
\$400,000 - \$599,999	174	234.6%
\$600,000 - \$999,999	94	62.1%
\$1,000,000 or more	115	51.3%



Quarterly Distressed Market - Q3 2022

Townhouses and Condos

Sarasota County



		Q3 2022	Q3 2021	Percent Change Year-over-Year
Traditional	Closed Sales	815	1,048	-22.2%
	Median Sale Price	\$389,000	\$320,000	21.6%
Foreclosure/REO	Closed Sales	5	6	-16.7%
	Median Sale Price	\$265,000	\$166,000	59.6%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$177,200	N/A

