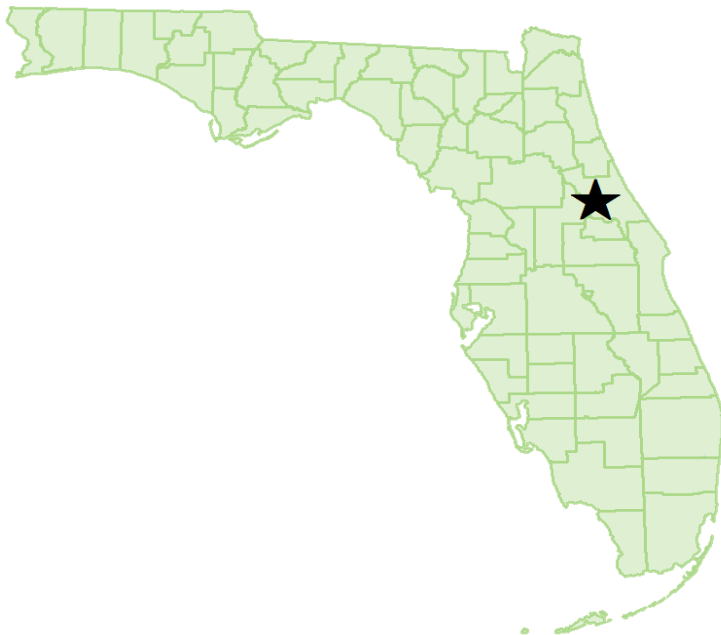


Monthly Market Detail - July 2019

Single Family Homes

West Volusia Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



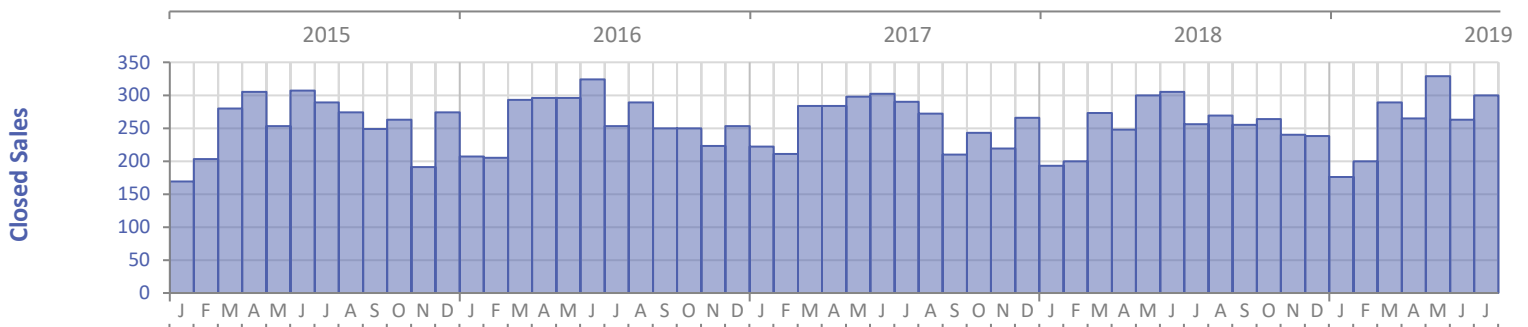
Summary Statistics	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	300	256	17.2%
Paid in Cash	68	60	13.3%
Median Sale Price	\$215,000	\$199,900	7.6%
Average Sale Price	\$242,694	\$227,664	6.6%
Dollar Volume	\$72.8 Million	\$58.3 Million	24.9%
Median Percent of Original List Price Received	97.0%	97.6%	-0.6%
Median Time to Contract	32 Days	20 Days	60.0%
Median Time to Sale	67 Days	64 Days	4.7%
New Pending Sales	278	267	4.1%
New Listings	350	366	-4.4%
Pending Inventory	345	345	0.0%
Inventory (Active Listings)	735	730	0.7%
Months Supply of Inventory	2.9	2.9	0.0%

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	1,822	2.6%
July 2019	300	17.2%
June 2019	263	-13.8%
May 2019	329	9.7%
April 2019	265	6.9%
March 2019	289	5.9%
February 2019	200	0.0%
January 2019	176	-8.8%
December 2018	238	-10.5%
November 2018	240	9.6%
October 2018	264	8.6%
September 2018	255	21.4%
August 2018	269	-1.1%
July 2018	256	-11.7%



Monthly Market Detail - July 2019

Single Family Homes

West Volusia Association of REALTORS®



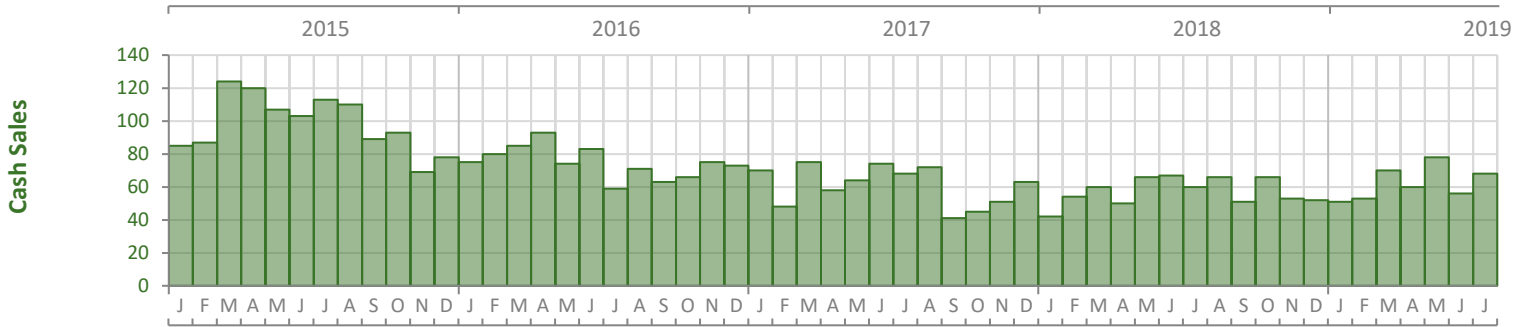
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Cash Sales

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
Year-to-Date	436	9.3%
July 2019	68	13.3%
June 2019	56	-16.4%
May 2019	78	18.2%
April 2019	60	20.0%
March 2019	70	16.7%
February 2019	53	-1.9%
January 2019	51	21.4%
December 2018	52	-17.5%
November 2018	53	3.9%
October 2018	66	46.7%
September 2018	51	24.4%
August 2018	66	-8.3%
July 2018	60	-11.8%

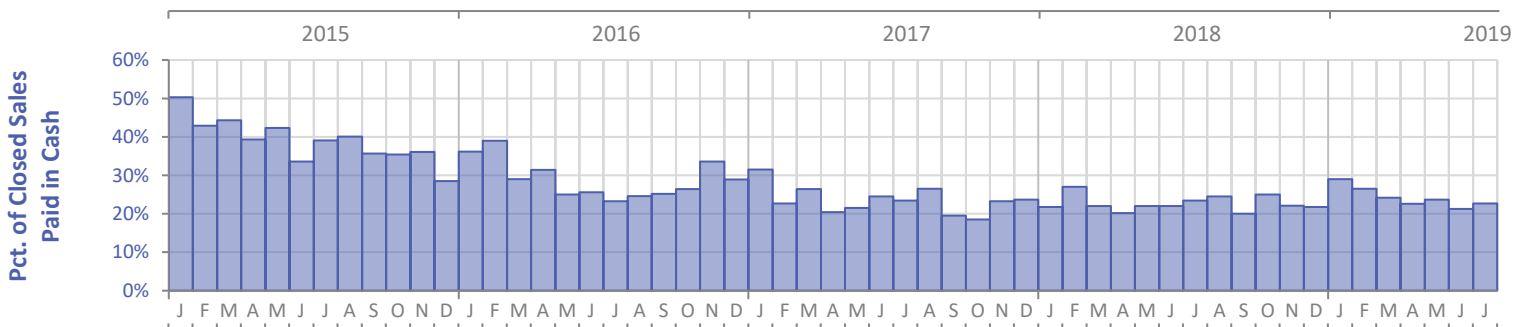


Cash Sales as a Percentage of Closed Sales

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	23.9%	6.2%
July 2019	22.7%	-3.0%
June 2019	21.3%	-3.2%
May 2019	23.7%	7.7%
April 2019	22.6%	11.9%
March 2019	24.2%	10.0%
February 2019	26.5%	-1.9%
January 2019	29.0%	33.0%
December 2018	21.8%	-8.0%
November 2018	22.1%	-5.2%
October 2018	25.0%	35.1%
September 2018	20.0%	2.6%
August 2018	24.5%	-7.5%
July 2018	23.4%	0.0%



Monthly Market Detail - July 2019

Single Family Homes

West Volusia Association of REALTORS®



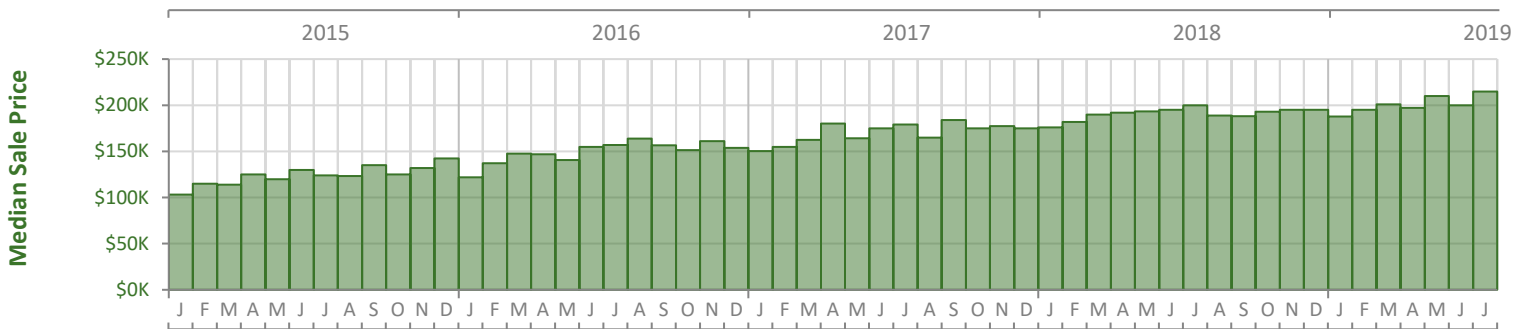
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Median Sale Price

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
Year-to-Date	\$200,000	5.3%
July 2019	\$215,000	7.6%
June 2019	\$200,000	2.6%
May 2019	\$209,900	8.6%
April 2019	\$197,000	2.6%
March 2019	\$201,000	5.8%
February 2019	\$195,000	7.1%
January 2019	\$187,750	6.7%
December 2018	\$194,950	11.5%
November 2018	\$194,950	9.8%
October 2018	\$192,950	10.3%
September 2018	\$188,000	2.2%
August 2018	\$189,000	14.5%
July 2018	\$199,900	11.5%

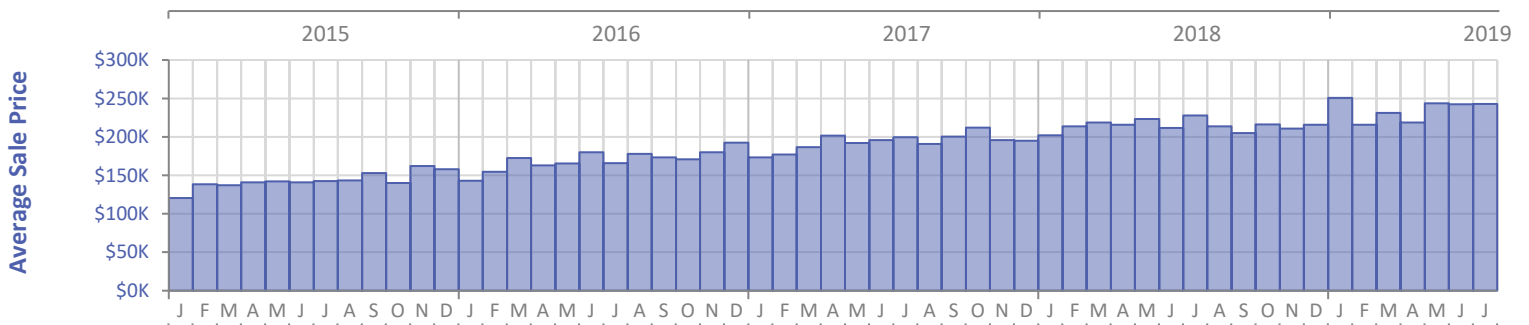


Average Sale Price

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	\$235,385	8.6%
July 2019	\$242,694	6.6%
June 2019	\$242,427	14.5%
May 2019	\$243,841	9.3%
April 2019	\$218,682	1.3%
March 2019	\$231,320	5.8%
February 2019	\$215,884	1.0%
January 2019	\$250,579	24.0%
December 2018	\$215,587	10.6%
November 2018	\$210,595	7.5%
October 2018	\$216,317	2.1%
September 2018	\$204,965	2.2%
August 2018	\$213,880	12.0%
July 2018	\$227,664	14.2%



Monthly Market Detail - July 2019

Single Family Homes

West Volusia Association of REALTORS®



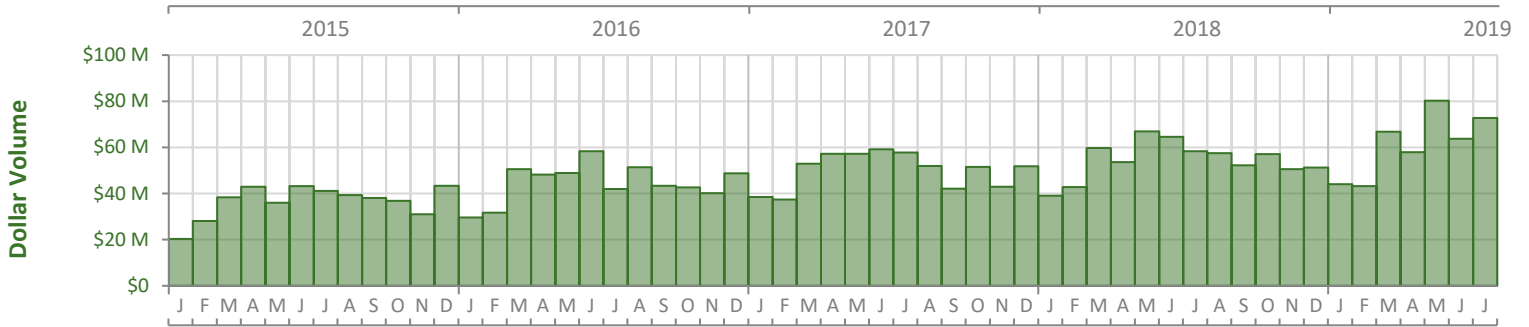
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Dollar Volume

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
Year-to-Date	\$428.9 Million	11.5%
July 2019	\$72.8 Million	24.9%
June 2019	\$63.8 Million	-1.3%
May 2019	\$80.2 Million	19.8%
April 2019	\$58.0 Million	8.2%
March 2019	\$66.9 Million	12.0%
February 2019	\$43.2 Million	1.0%
January 2019	\$44.1 Million	13.1%
December 2018	\$51.3 Million	-1.0%
November 2018	\$50.5 Million	17.8%
October 2018	\$57.1 Million	10.9%
September 2018	\$52.3 Million	24.1%
August 2018	\$57.5 Million	10.8%
July 2018	\$58.3 Million	0.8%

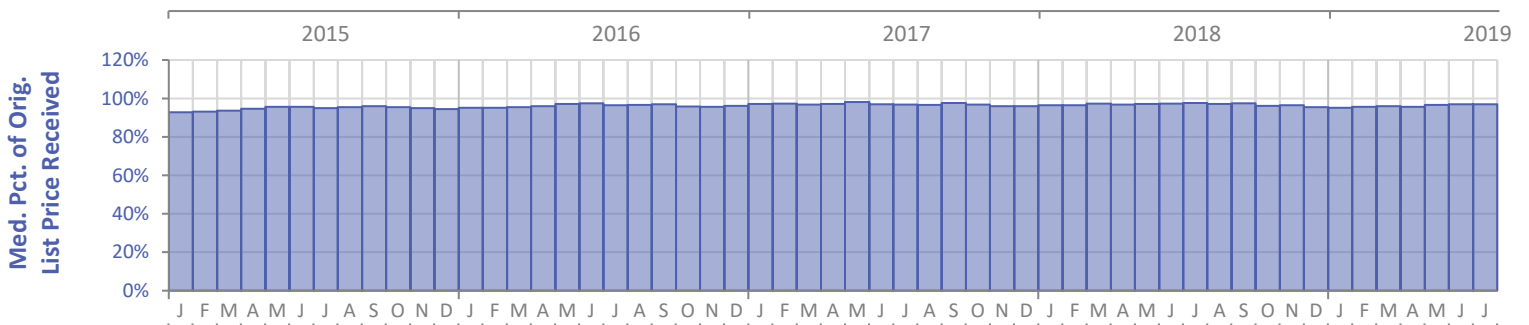


Median Percent of Original List Price Received

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	96.2%	-0.9%
July 2019	97.0%	-0.6%
June 2019	96.9%	-0.4%
May 2019	96.6%	-0.6%
April 2019	95.7%	-1.1%
March 2019	96.0%	-1.3%
February 2019	95.7%	-0.7%
January 2019	95.2%	-1.3%
December 2018	95.5%	-0.5%
November 2018	96.5%	0.5%
October 2018	96.1%	-0.7%
September 2018	97.5%	-0.1%
August 2018	97.1%	0.4%
July 2018	97.6%	0.8%



Monthly Market Detail - July 2019

Single Family Homes

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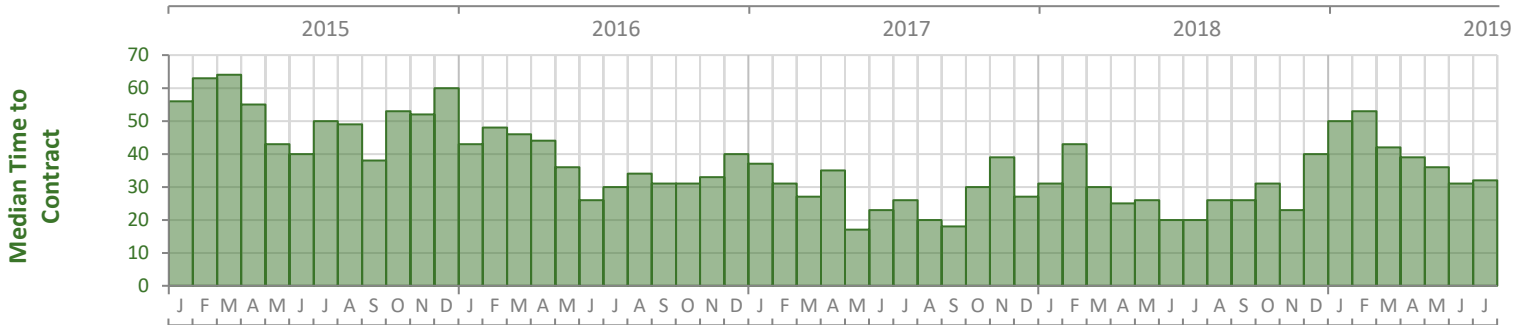
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Median Time to Contract

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	38 Days	40.7%
July 2019	32 Days	60.0%
June 2019	31 Days	55.0%
May 2019	36 Days	38.5%
April 2019	39 Days	56.0%
March 2019	42 Days	40.0%
February 2019	53 Days	23.3%
January 2019	50 Days	61.3%
December 2018	40 Days	48.1%
November 2018	23 Days	-41.0%
October 2018	31 Days	3.3%
September 2018	26 Days	44.4%
August 2018	26 Days	30.0%
July 2018	20 Days	-23.1%

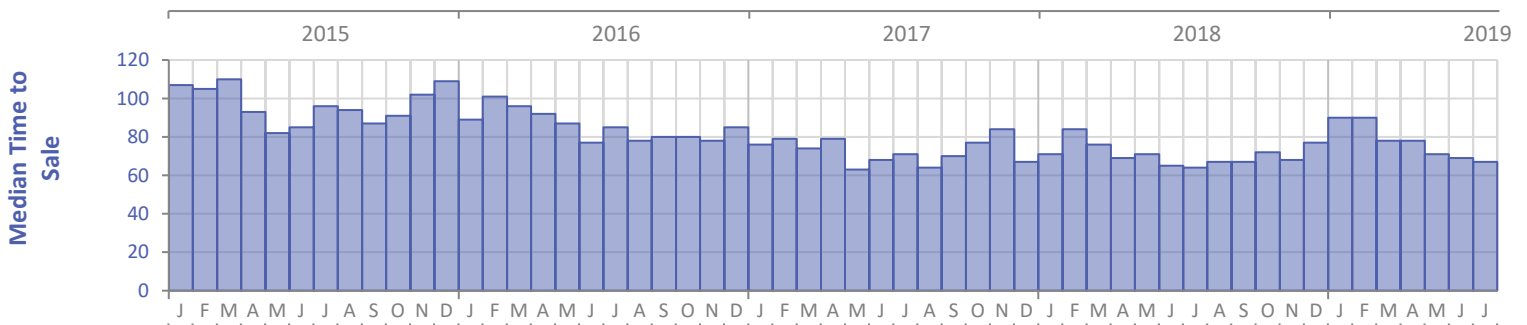


Median Time to Sale

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	76 Days	8.6%
July 2019	67 Days	4.7%
June 2019	69 Days	6.2%
May 2019	71 Days	0.0%
April 2019	78 Days	13.0%
March 2019	78 Days	2.6%
February 2019	90 Days	7.1%
January 2019	90 Days	26.8%
December 2018	77 Days	14.9%
November 2018	68 Days	-19.0%
October 2018	72 Days	-6.5%
September 2018	67 Days	-4.3%
August 2018	67 Days	4.7%
July 2018	64 Days	-9.9%



Monthly Market Detail - July 2019

Single Family Homes

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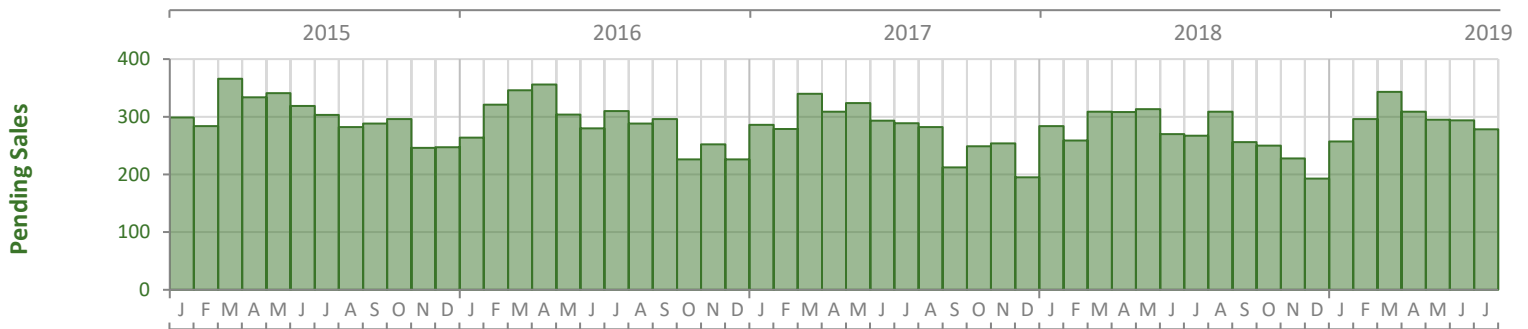
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New Pending Sales

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
Year-to-Date	2,072	3.1%
July 2019	278	4.1%
June 2019	294	8.9%
May 2019	295	-5.8%
April 2019	309	0.3%
March 2019	343	11.0%
February 2019	296	14.3%
January 2019	257	-9.5%
December 2018	193	-1.0%
November 2018	228	-10.2%
October 2018	250	0.4%
September 2018	256	20.8%
August 2018	309	9.6%
July 2018	267	-7.6%

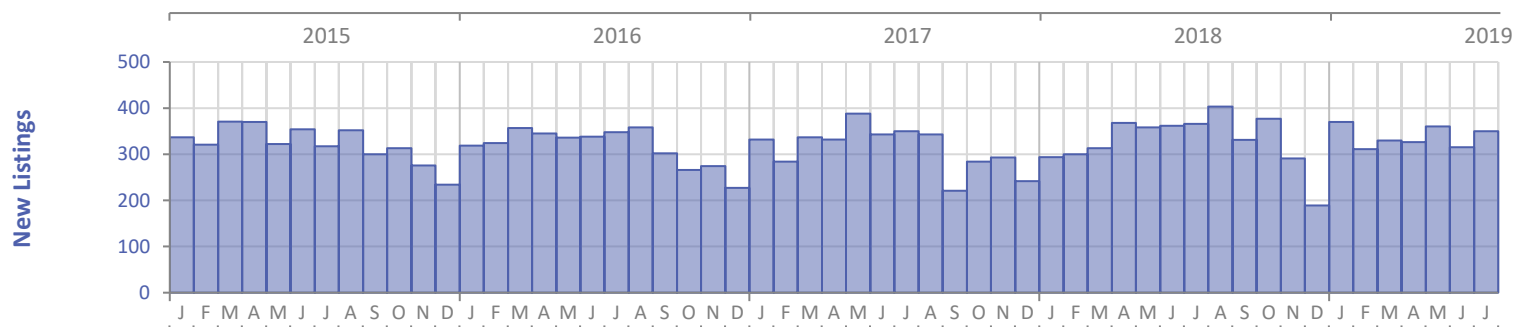


New Listings

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	2,362	0.0%
July 2019	350	-4.4%
June 2019	315	-13.0%
May 2019	360	0.6%
April 2019	326	-11.4%
March 2019	330	5.4%
February 2019	311	3.7%
January 2019	370	25.9%
December 2018	189	-21.9%
November 2018	291	-0.7%
October 2018	377	32.7%
September 2018	331	49.8%
August 2018	403	17.5%
July 2018	366	4.6%



Monthly Market Detail - July 2019

Single Family Homes

West Volusia Association of REALTORS®



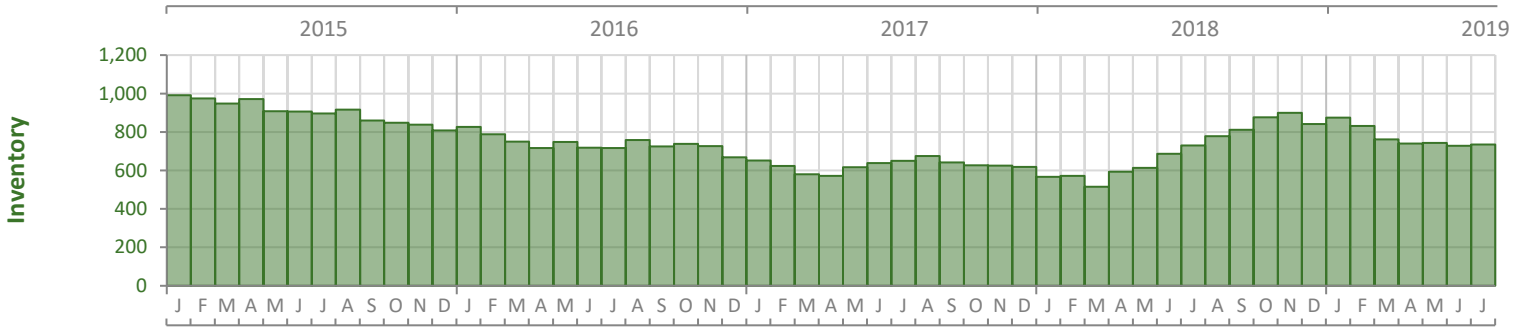
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Inventory (Active Listings)

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
YTD (Monthly Avg)	773	26.5%
July 2019	735	0.7%
June 2019	728	6.1%
May 2019	743	21.2%
April 2019	740	24.8%
March 2019	761	47.5%
February 2019	831	45.3%
January 2019	874	54.1%
December 2018	841	36.1%
November 2018	900	44.0%
October 2018	877	40.1%
September 2018	811	26.5%
August 2018	778	15.3%
July 2018	730	12.3%

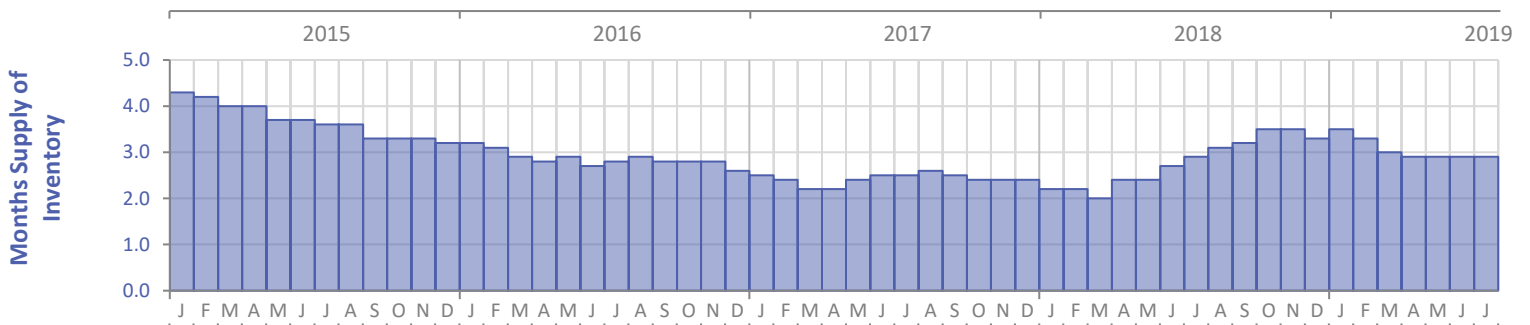


Months Supply of Inventory

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)	3.1	29.2%
July 2019	2.9	0.0%
June 2019	2.9	7.4%
May 2019	2.9	20.8%
April 2019	2.9	20.8%
March 2019	3.0	50.0%
February 2019	3.3	50.0%
January 2019	3.5	59.1%
December 2018	3.3	37.5%
November 2018	3.5	45.8%
October 2018	3.5	45.8%
September 2018	3.2	28.0%
August 2018	3.1	19.2%
July 2018	2.9	16.0%



Monthly Market Detail - July 2019

Single Family Homes

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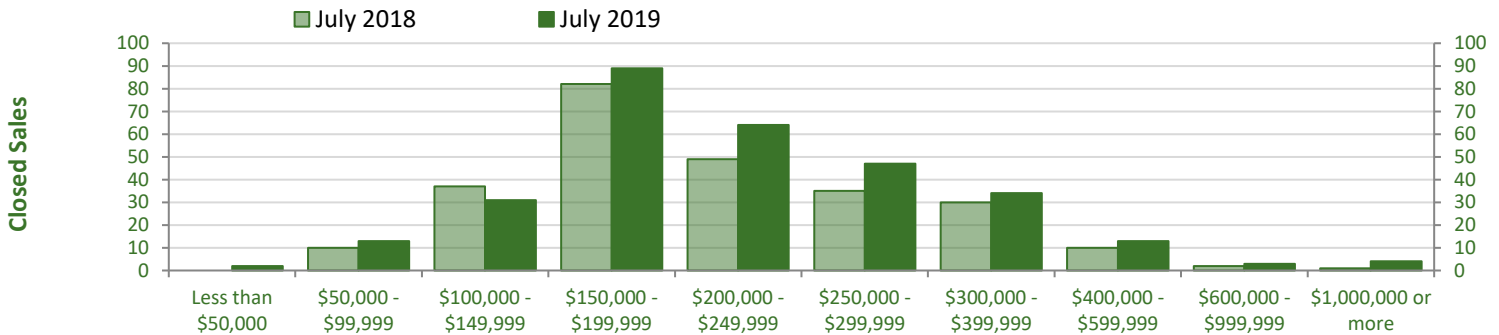
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Closed Sales by Sale Price

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	2	N/A
\$50,000 - \$99,999	13	30.0%
\$100,000 - \$149,999	31	-16.2%
\$150,000 - \$199,999	89	8.5%
\$200,000 - \$249,999	64	30.6%
\$250,000 - \$299,999	47	34.3%
\$300,000 - \$399,999	34	13.3%
\$400,000 - \$599,999	13	30.0%
\$600,000 - \$999,999	3	50.0%
\$1,000,000 or more	4	300.0%

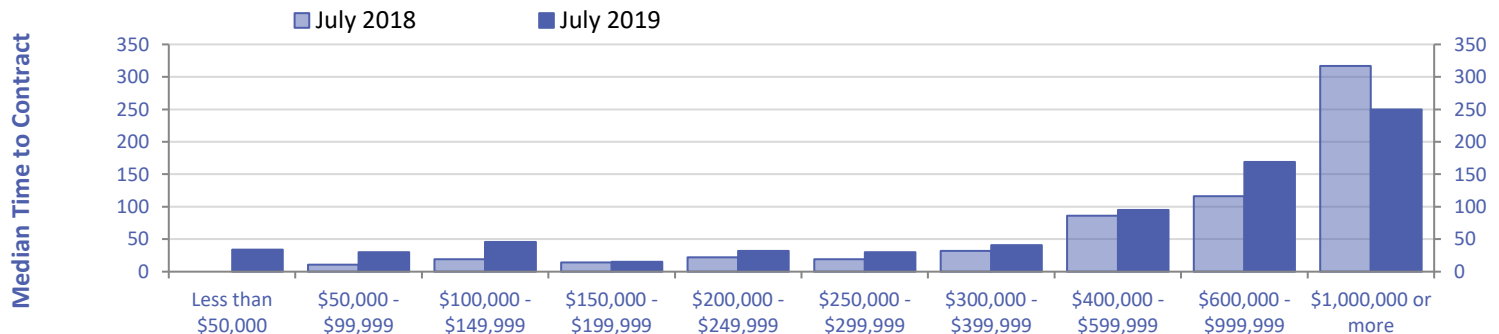


Median Time to Contract by Sale Price

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	34 Days	N/A
\$50,000 - \$99,999	30 Days	172.7%
\$100,000 - \$149,999	46 Days	142.1%
\$150,000 - \$199,999	15 Days	7.1%
\$200,000 - \$249,999	32 Days	45.5%
\$250,000 - \$299,999	30 Days	57.9%
\$300,000 - \$399,999	41 Days	28.1%
\$400,000 - \$599,999	95 Days	10.5%
\$600,000 - \$999,999	169 Days	45.7%
\$1,000,000 or more	250 Days	-21.1%



Monthly Market Detail - July 2019

Single Family Homes

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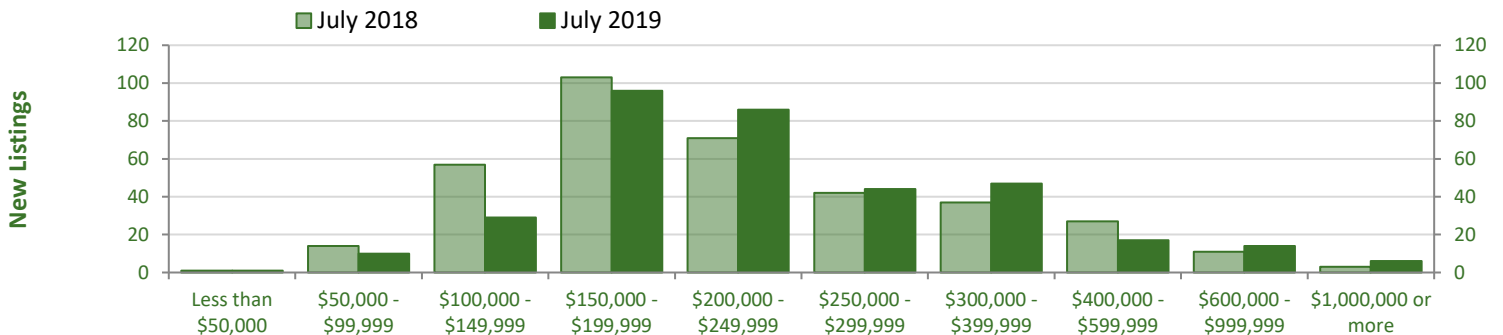
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New Listings by Initial Listing Price

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	0.0%
\$50,000 - \$99,999	10	-28.6%
\$100,000 - \$149,999	29	-49.1%
\$150,000 - \$199,999	96	-6.8%
\$200,000 - \$249,999	86	21.1%
\$250,000 - \$299,999	44	4.8%
\$300,000 - \$399,999	47	27.0%
\$400,000 - \$599,999	17	-37.0%
\$600,000 - \$999,999	14	27.3%
\$1,000,000 or more	6	100.0%

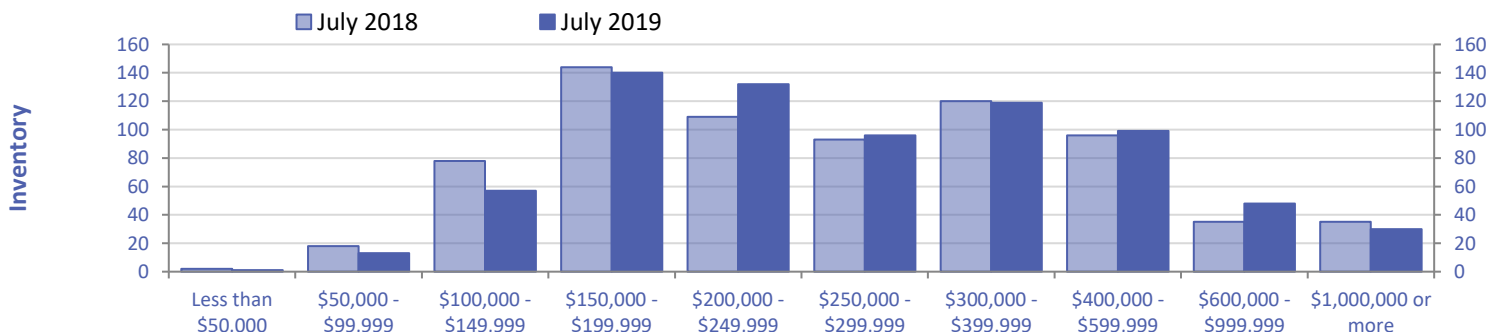


Inventory by Current Listing Price

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	-50.0%
\$50,000 - \$99,999	13	-27.8%
\$100,000 - \$149,999	57	-26.9%
\$150,000 - \$199,999	140	-2.8%
\$200,000 - \$249,999	132	21.1%
\$250,000 - \$299,999	96	3.2%
\$300,000 - \$399,999	119	-0.8%
\$400,000 - \$599,999	99	3.1%
\$600,000 - \$999,999	48	37.1%
\$1,000,000 or more	30	-14.3%



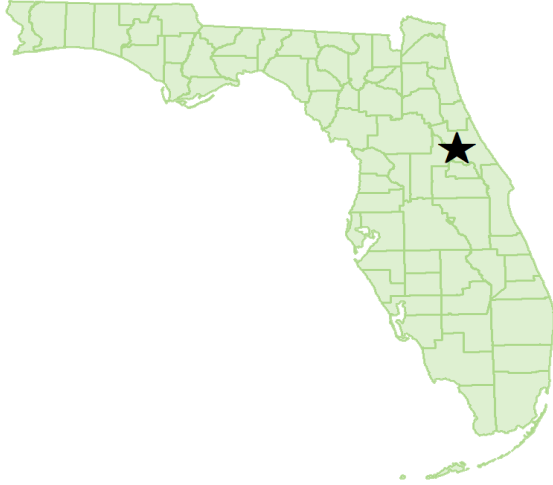
Monthly Distressed Market - July 2019

Single Family Homes

West Volusia Association of REALTORS®



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		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	289	246	17.5%
	Median Sale Price	\$215,000	\$200,000	7.5%
Foreclosure/REO	Closed Sales	10	8	25.0%
	Median Sale Price	\$142,100	\$163,250	-13.0%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$90,000	\$72,500	24.1%

