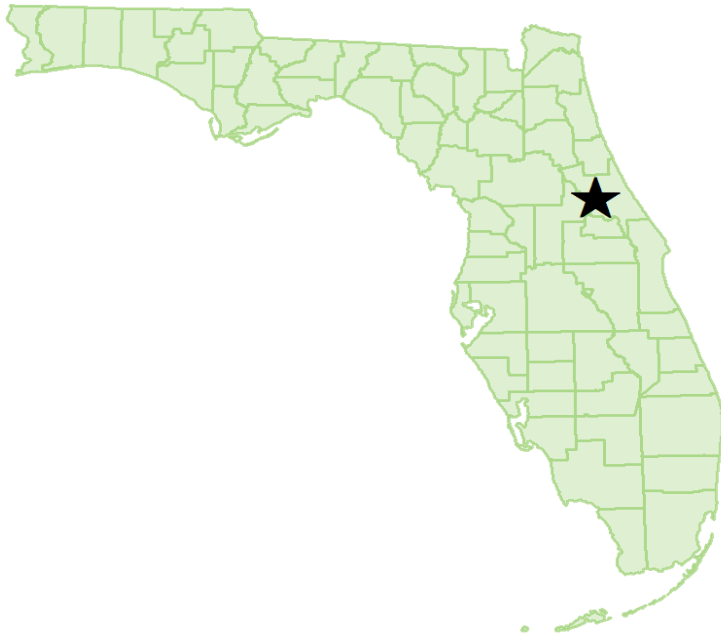


Monthly Market Detail - November 2022

Townhouses and Condos

West Volusia Association of REALTORS®

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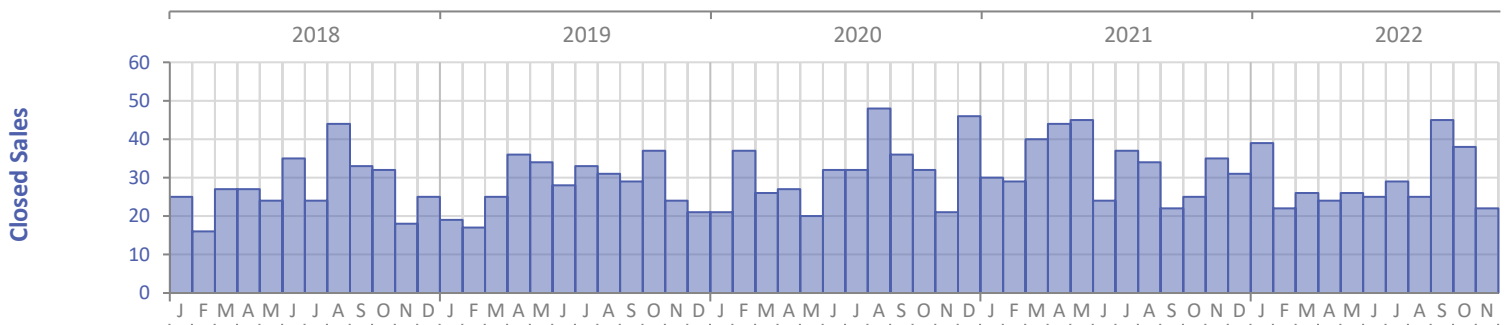
Summary Statistics	November 2022	November 2021	Percent Change Year-over-Year
Closed Sales	22	35	-37.1%
Paid in Cash	11	21	-47.6%
Median Sale Price	\$219,000	\$250,000	-12.4%
Average Sale Price	\$228,391	\$301,689	-24.3%
Dollar Volume	\$5.0 Million	\$10.6 Million	-52.4%
Median Percent of Original List Price Received	94.3%	98.0%	-3.8%
Median Time to Contract	19 Days	13 Days	46.2%
Median Time to Sale	57 Days	56 Days	1.8%
New Pending Sales	27	31	-12.9%
New Listings	34	21	61.9%
Pending Inventory	31	36	-13.9%
Inventory (Active Listings)	83	35	137.1%
Months Supply of Inventory	2.8	1.0	180.0%

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	321	-12.1%
November 2022	22	-37.1%
October 2022	38	52.0%
September 2022	45	104.5%
August 2022	25	-26.5%
July 2022	29	-21.6%
June 2022	25	4.2%
May 2022	26	-42.2%
April 2022	24	-45.5%
March 2022	26	-35.0%
February 2022	22	-24.1%
January 2022	39	30.0%
December 2021	31	-32.6%
November 2021	35	66.7%



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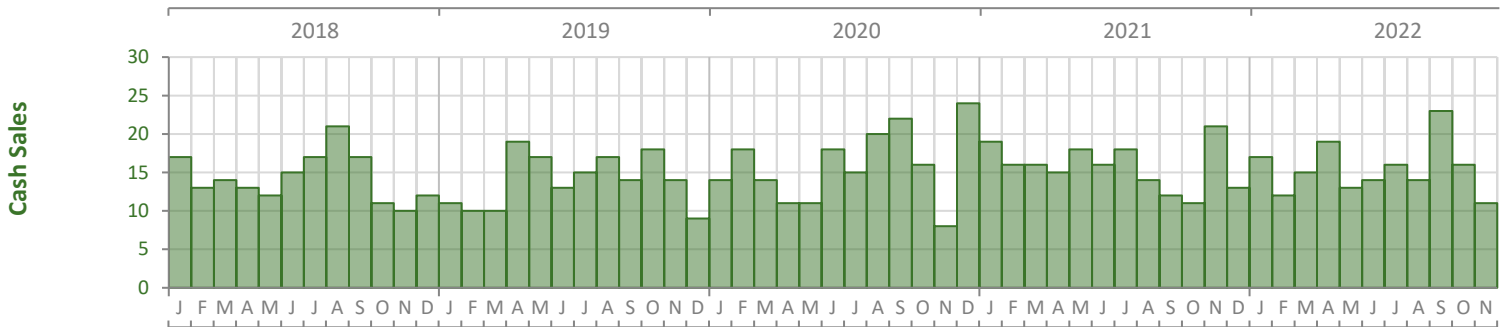
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Cash Sales

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	170	-3.4%
November 2022	11	-47.6%
October 2022	16	45.5%
September 2022	23	91.7%
August 2022	14	0.0%
July 2022	16	-11.1%
June 2022	14	-12.5%
May 2022	13	-27.8%
April 2022	19	26.7%
March 2022	15	-6.3%
February 2022	12	-25.0%
January 2022	17	-10.5%
December 2021	13	-45.8%
November 2021	21	162.5%

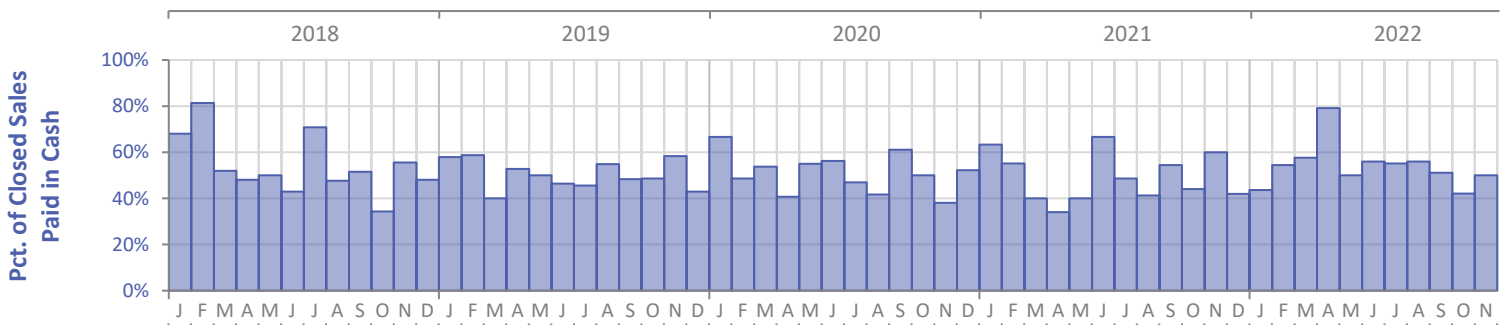


Cash Sales as a Percentage of Closed Sales

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	53.0%	10.0%
November 2022	50.0%	-16.7%
October 2022	42.1%	-4.3%
September 2022	51.1%	-6.2%
August 2022	56.0%	35.9%
July 2022	55.2%	13.6%
June 2022	56.0%	-16.0%
May 2022	50.0%	25.0%
April 2022	79.2%	132.3%
March 2022	57.7%	44.3%
February 2022	54.5%	-1.3%
January 2022	43.6%	-31.1%
December 2021	41.9%	-19.7%
November 2021	60.0%	57.5%



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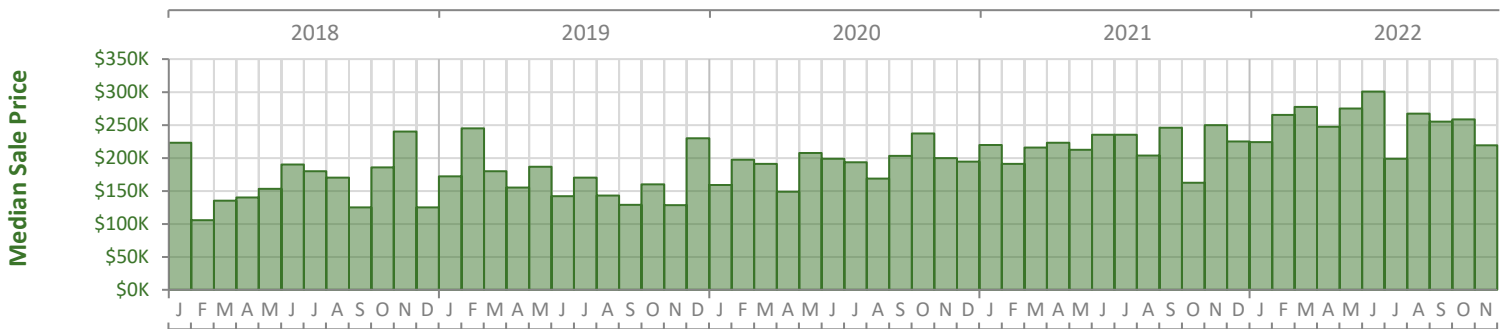
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Median Sale Price

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
Year-to-Date	\$249,500	15.2%
November 2022	\$219,000	-12.4%
October 2022	\$258,750	59.2%
September 2022	\$254,900	3.6%
August 2022	\$267,500	31.4%
July 2022	\$199,000	-15.3%
June 2022	\$301,000	28.0%
May 2022	\$275,000	29.4%
April 2022	\$247,500	10.9%
March 2022	\$277,500	28.5%
February 2022	\$265,550	39.0%
January 2022	\$224,000	2.1%
December 2021	\$225,000	15.7%
November 2021	\$250,000	25.0%

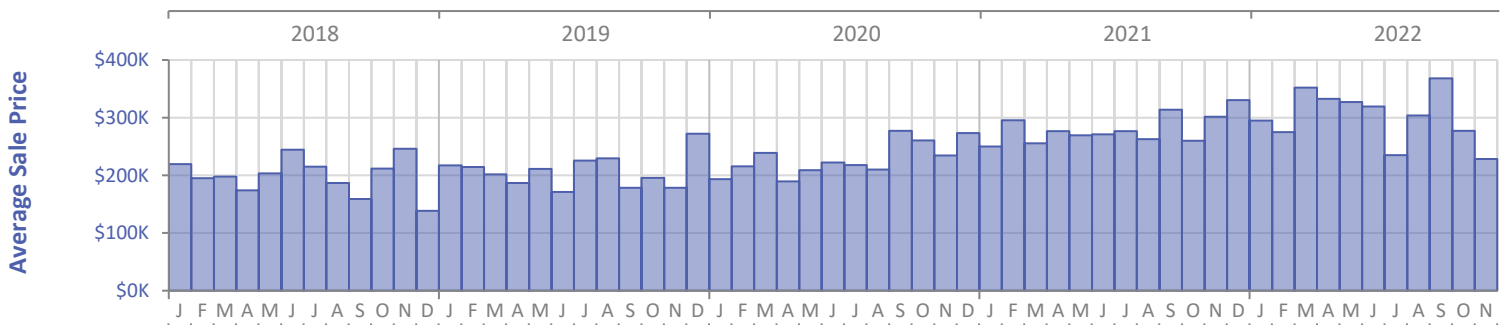


Average Sale Price

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
Year-to-Date	\$304,351	10.9%
November 2022	\$228,391	-24.3%
October 2022	\$277,089	6.7%
September 2022	\$368,173	17.3%
August 2022	\$303,692	15.6%
July 2022	\$234,759	-15.1%
June 2022	\$319,052	17.6%
May 2022	\$326,946	21.4%
April 2022	\$332,772	20.3%
March 2022	\$351,969	37.8%
February 2022	\$274,905	-7.0%
January 2022	\$295,185	18.1%
December 2021	\$330,453	20.8%
November 2021	\$301,689	28.6%



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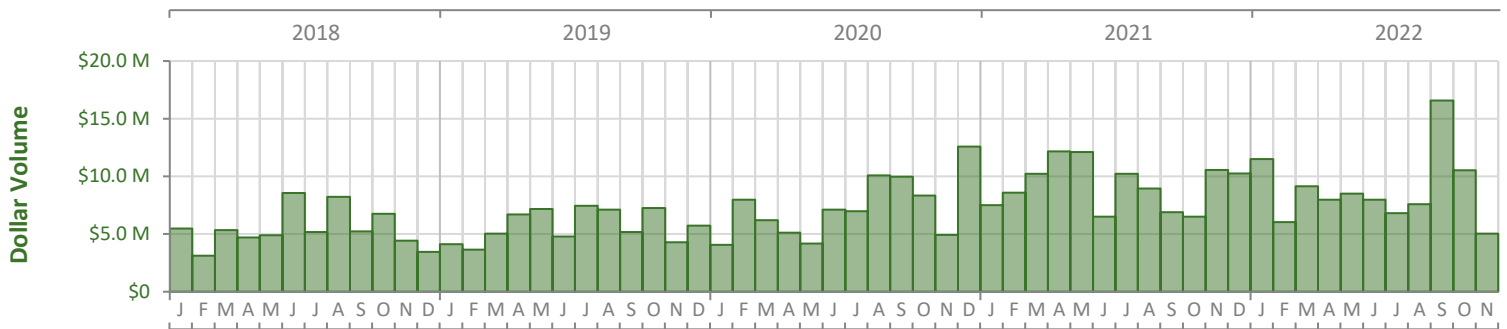
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Dollar Volume

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	\$97.7 Million	-2.5%
November 2022	\$5.0 Million	-52.4%
October 2022	\$10.5 Million	62.2%
September 2022	\$16.6 Million	140.0%
August 2022	\$7.6 Million	-15.0%
July 2022	\$6.8 Million	-33.4%
June 2022	\$8.0 Million	22.5%
May 2022	\$8.5 Million	-29.9%
April 2022	\$8.0 Million	-34.4%
March 2022	\$9.2 Million	-10.4%
February 2022	\$6.0 Million	-29.5%
January 2022	\$11.5 Million	53.6%
December 2021	\$10.2 Million	-18.6%
November 2021	\$10.6 Million	114.3%

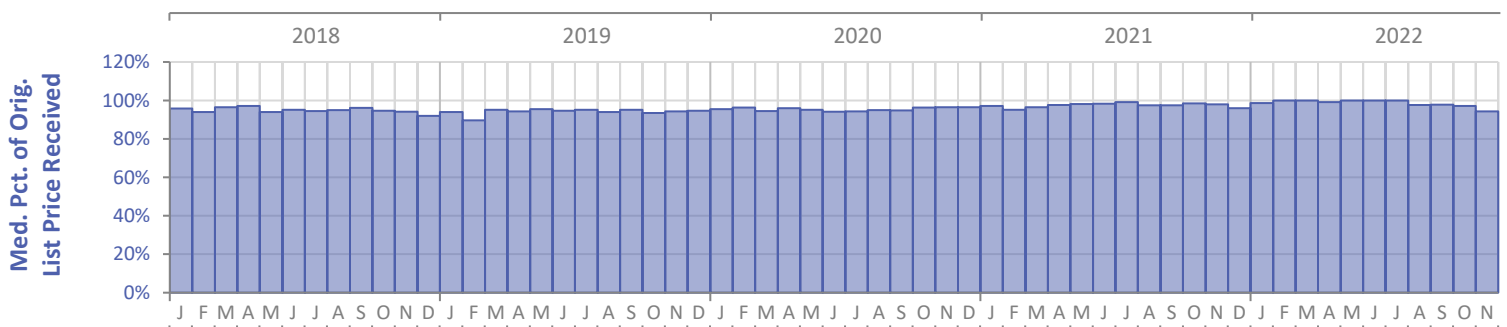


Median Percent of Original List Price Received

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	98.5%	0.9%
November 2022	94.3%	-3.8%
October 2022	97.2%	-1.2%
September 2022	97.8%	0.4%
August 2022	97.6%	0.1%
July 2022	100.0%	0.9%
June 2022	100.0%	1.7%
May 2022	100.0%	1.8%
April 2022	99.1%	1.5%
March 2022	100.0%	3.7%
February 2022	100.0%	5.2%
January 2022	98.7%	1.5%
December 2021	95.9%	-0.5%
November 2021	98.0%	1.6%



Monthly Market Detail - November 2022

Townhouses and Condos

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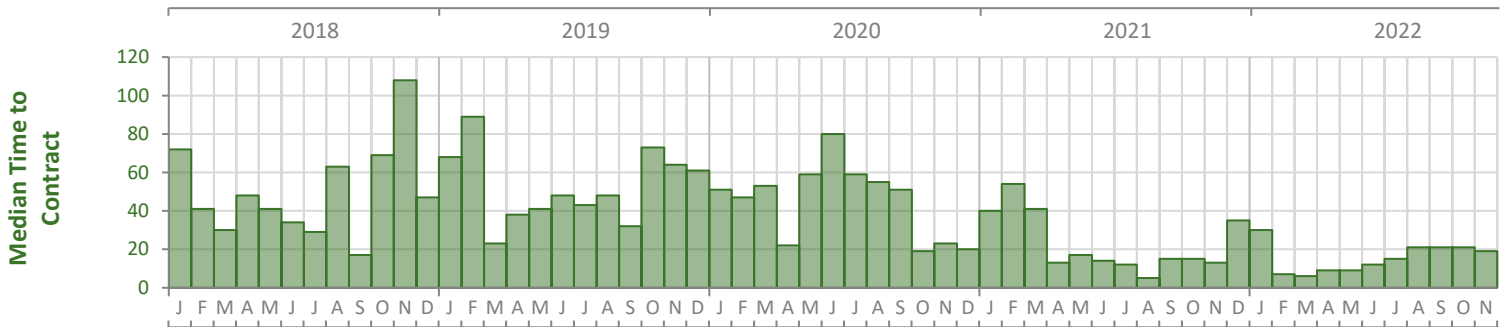
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Median Time to Contract

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	14 Days	-17.6%
November 2022	19 Days	46.2%
October 2022	21 Days	40.0%
September 2022	21 Days	40.0%
August 2022	21 Days	320.0%
July 2022	15 Days	25.0%
June 2022	12 Days	-14.3%
May 2022	9 Days	-47.1%
April 2022	9 Days	-30.8%
March 2022	6 Days	-85.4%
February 2022	7 Days	-87.0%
January 2022	30 Days	-25.0%
December 2021	35 Days	75.0%
November 2021	13 Days	-43.5%

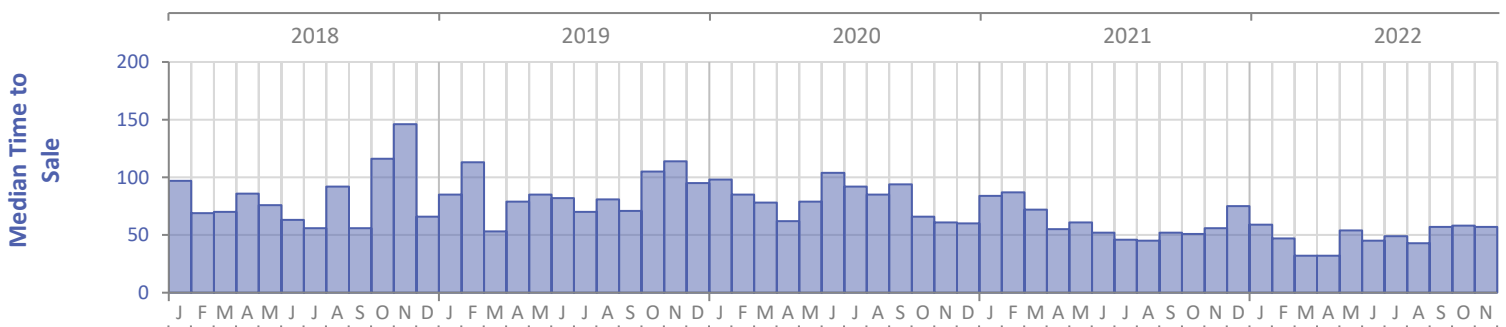


Median Time to Sale

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	52 Days	-5.5%
November 2022	57 Days	1.8%
October 2022	58 Days	13.7%
September 2022	57 Days	9.6%
August 2022	43 Days	-4.4%
July 2022	49 Days	6.5%
June 2022	45 Days	-13.5%
May 2022	54 Days	-11.5%
April 2022	32 Days	-41.8%
March 2022	32 Days	-55.6%
February 2022	47 Days	-46.0%
January 2022	59 Days	-29.8%
December 2021	75 Days	25.0%
November 2021	56 Days	-8.2%



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Townhouses and Condos

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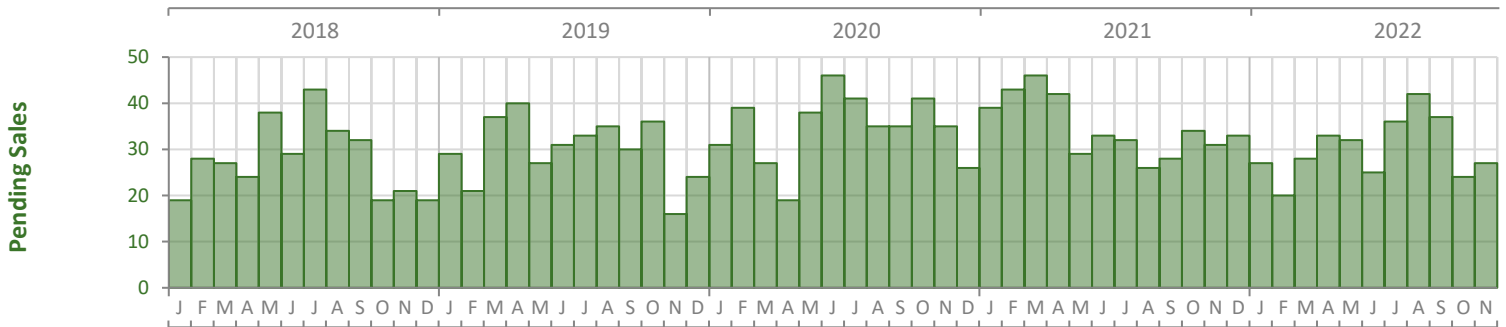
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New Pending Sales

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	331	-13.6%
November 2022	27	-12.9%
October 2022	24	-29.4%
September 2022	37	32.1%
August 2022	42	61.5%
July 2022	36	12.5%
June 2022	25	-24.2%
May 2022	32	10.3%
April 2022	33	-21.4%
March 2022	28	-39.1%
February 2022	20	-53.5%
January 2022	27	-30.8%
December 2021	33	26.9%
November 2021	31	-11.4%

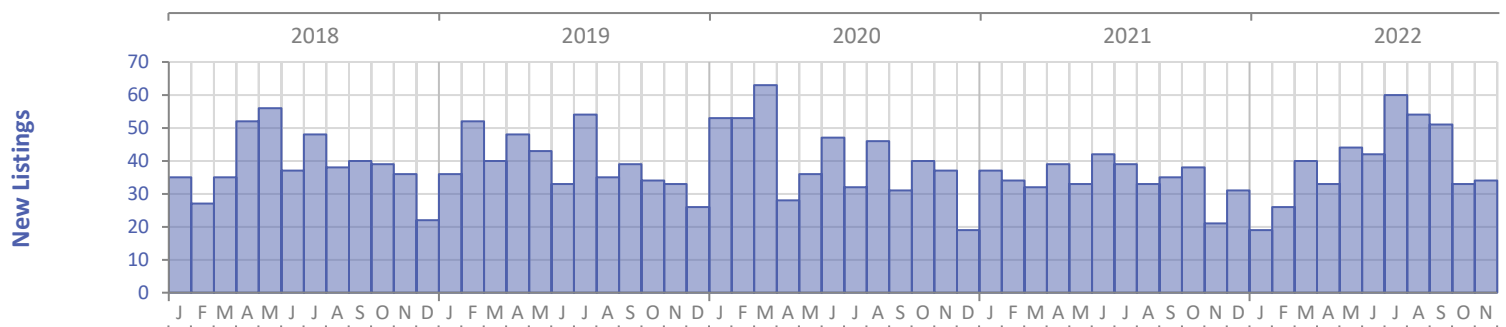


New Listings

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	436	13.8%
November 2022	34	61.9%
October 2022	33	-13.2%
September 2022	51	45.7%
August 2022	54	63.6%
July 2022	60	53.8%
June 2022	42	0.0%
May 2022	44	33.3%
April 2022	33	-15.4%
March 2022	40	25.0%
February 2022	26	-23.5%
January 2022	19	-48.6%
December 2021	31	63.2%
November 2021	21	-43.2%



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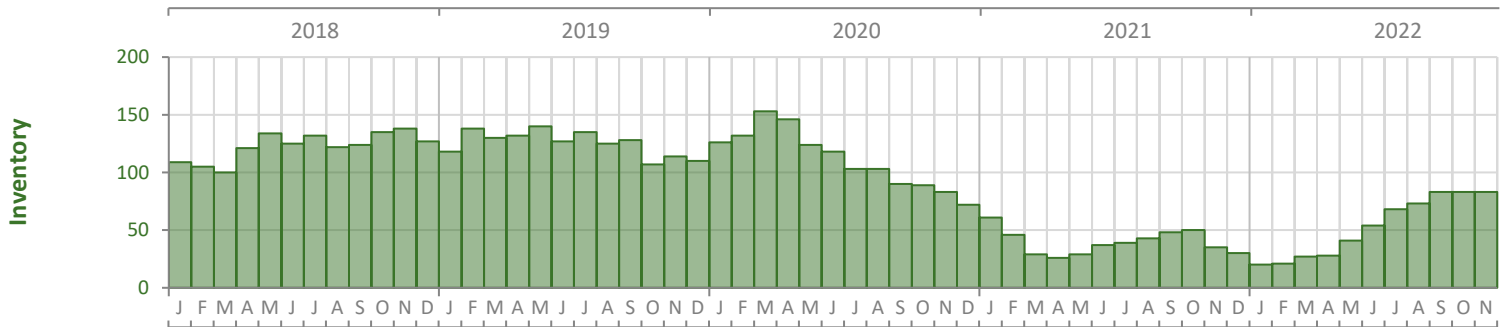
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Inventory (Active Listings)

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)	53	31.0%
November 2022	83	137.1%
October 2022	83	66.0%
September 2022	83	72.9%
August 2022	73	69.8%
July 2022	68	74.4%
June 2022	54	45.9%
May 2022	41	41.4%
April 2022	28	7.7%
March 2022	27	-6.9%
February 2022	21	-54.3%
January 2022	20	-67.2%
December 2021	30	-58.3%
November 2021	35	-57.8%

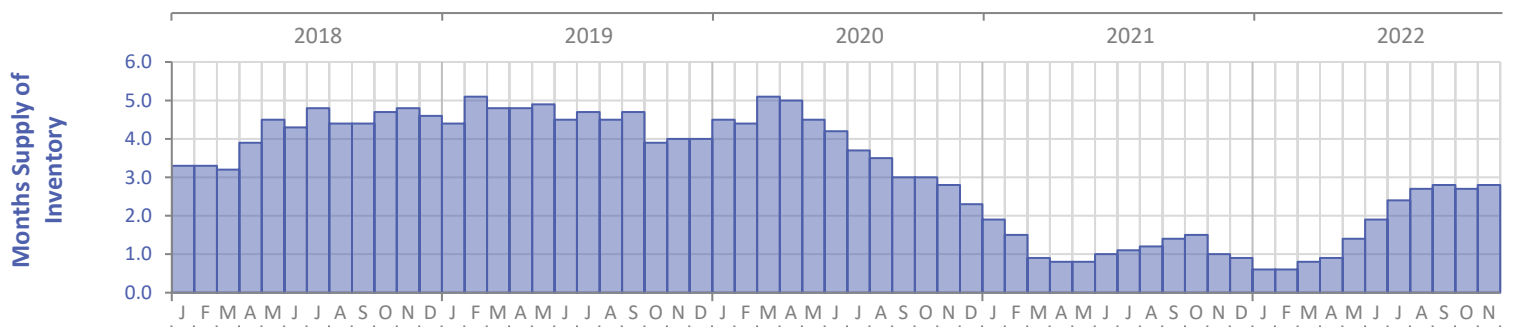


Months Supply of Inventory

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)	1.8	50.0%
November 2022	2.8	180.0%
October 2022	2.7	80.0%
September 2022	2.8	100.0%
August 2022	2.7	125.0%
July 2022	2.4	118.2%
June 2022	1.9	90.0%
May 2022	1.4	75.0%
April 2022	0.9	12.5%
March 2022	0.8	-11.1%
February 2022	0.6	-60.0%
January 2022	0.6	-68.4%
December 2021	0.9	-60.9%
November 2021	1.0	-64.3%



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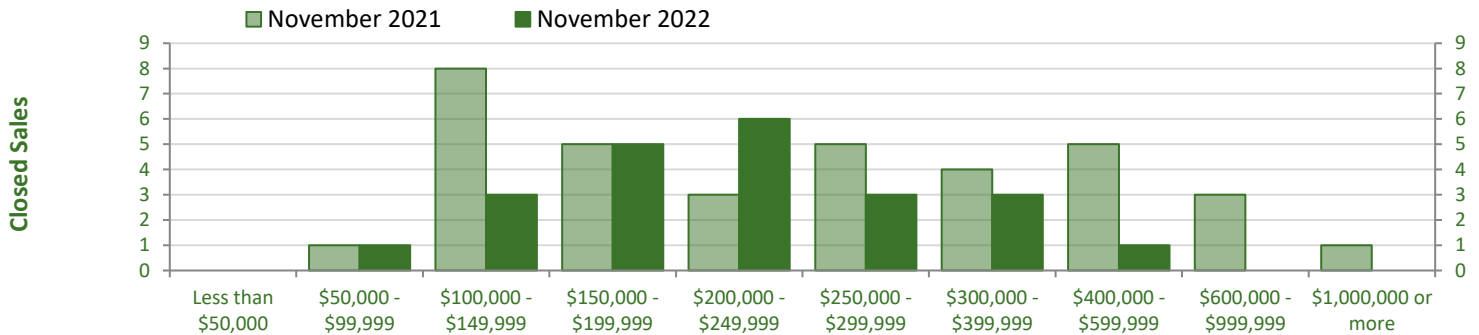
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Closed Sales by Sale Price

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	0	N/A
\$50,000 - \$99,999	1	0.0%
\$100,000 - \$149,999	3	-62.5%
\$150,000 - \$199,999	5	0.0%
\$200,000 - \$249,999	6	100.0%
\$250,000 - \$299,999	3	-40.0%
\$300,000 - \$399,999	3	-25.0%
\$400,000 - \$599,999	1	-80.0%
\$600,000 - \$999,999	0	-100.0%
\$1,000,000 or more	0	-100.0%

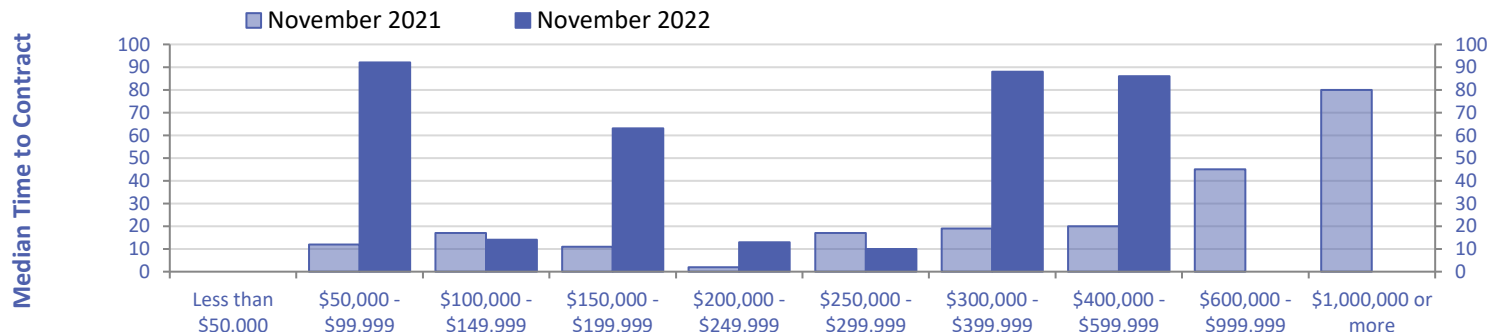


Median Time to Contract by Sale Price

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	92 Days	666.7%
\$100,000 - \$149,999	14 Days	-17.6%
\$150,000 - \$199,999	63 Days	472.7%
\$200,000 - \$249,999	13 Days	550.0%
\$250,000 - \$299,999	10 Days	-41.2%
\$300,000 - \$399,999	88 Days	363.2%
\$400,000 - \$599,999	86 Days	330.0%
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A



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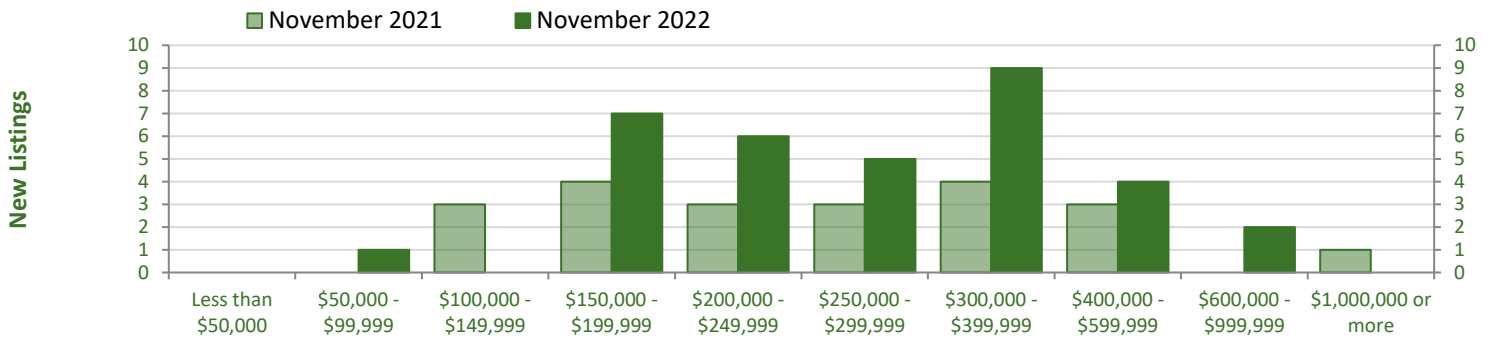
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New Listings by Initial Listing Price

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	0	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	0	-100.0%
\$150,000 - \$199,999	7	75.0%
\$200,000 - \$249,999	6	100.0%
\$250,000 - \$299,999	5	66.7%
\$300,000 - \$399,999	9	125.0%
\$400,000 - \$599,999	4	33.3%
\$600,000 - \$999,999	2	N/A
\$1,000,000 or more	0	-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	0	N/A
\$50,000 - \$99,999	2	N/A
\$100,000 - \$149,999	6	50.0%
\$150,000 - \$199,999	12	1100.0%
\$200,000 - \$249,999	9	125.0%
\$250,000 - \$299,999	13	225.0%
\$300,000 - \$399,999	19	375.0%
\$400,000 - \$599,999	13	44.4%
\$600,000 - \$999,999	6	20.0%
\$1,000,000 or more	3	-25.0%

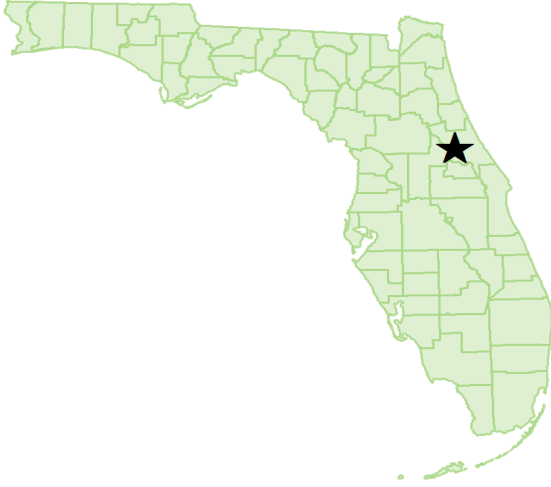


Monthly Distressed Market - November 2022

Townhouses and Condos

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		November 2022	November 2021	Percent Change Year-over-Year
Traditional	Closed Sales	22	35	-37.1%
	Median Sale Price	\$219,000	\$250,000	-12.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

