

Monthly Market Detail - February 2021

Single Family Homes

Florida



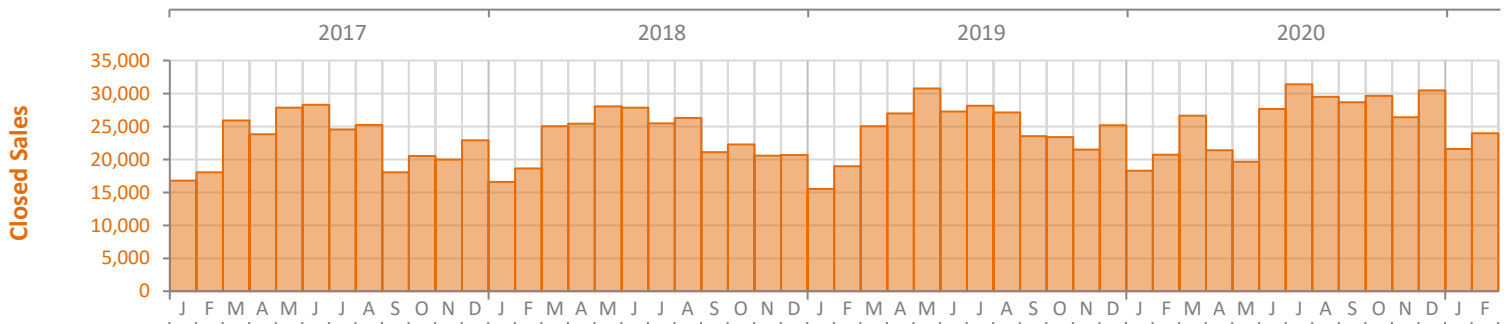
Summary Statistics	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	23,947	20,693	15.7%
Paid in Cash	6,936	5,703	21.6%
Median Sale Price	\$314,900	\$270,000	16.6%
Average Sale Price	\$465,508	\$361,839	28.7%
Dollar Volume	\$11.1 Billion	\$7.5 Billion	48.9%
Median Percent of Original List Price Received	98.8%	96.8%	2.1%
Median Time to Contract	21 Days	49 Days	-57.1%
Median Time to Sale	67 Days	92 Days	-27.2%
New Pending Sales	32,444	29,264	10.9%
New Listings	28,798	30,288	-4.9%
Pending Inventory	55,348	41,746	32.6%
Inventory (Active Listings)	35,423	80,997	-56.3%
Months Supply of Inventory	1.3	3.3	-60.6%

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	45,534	16.8%
February 2021	23,947	15.7%
January 2021	21,587	18.0%
December 2020	30,478	21.0%
November 2020	26,406	22.9%
October 2020	29,659	26.9%
September 2020	28,675	22.0%
August 2020	29,495	8.8%
July 2020	31,392	11.5%
June 2020	27,646	1.3%
May 2020	19,622	-36.2%
April 2020	21,403	-20.7%
March 2020	26,611	6.4%
February 2020	20,693	9.1%

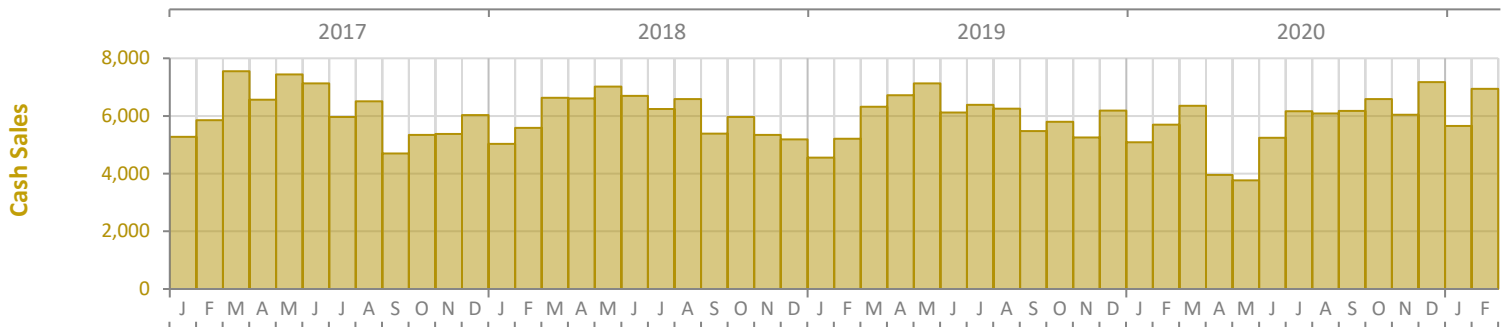


Cash Sales

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	12,585	16.6%
February 2021	6,936	21.6%
January 2021	5,649	11.0%
December 2020	7,172	16.0%
November 2020	6,038	14.8%
October 2020	6,584	13.6%
September 2020	6,175	12.7%
August 2020	6,084	-2.7%
July 2020	6,161	-3.6%
June 2020	5,241	-14.4%
May 2020	3,771	-47.1%
April 2020	3,955	-41.1%
March 2020	6,351	0.5%
February 2020	5,703	9.5%

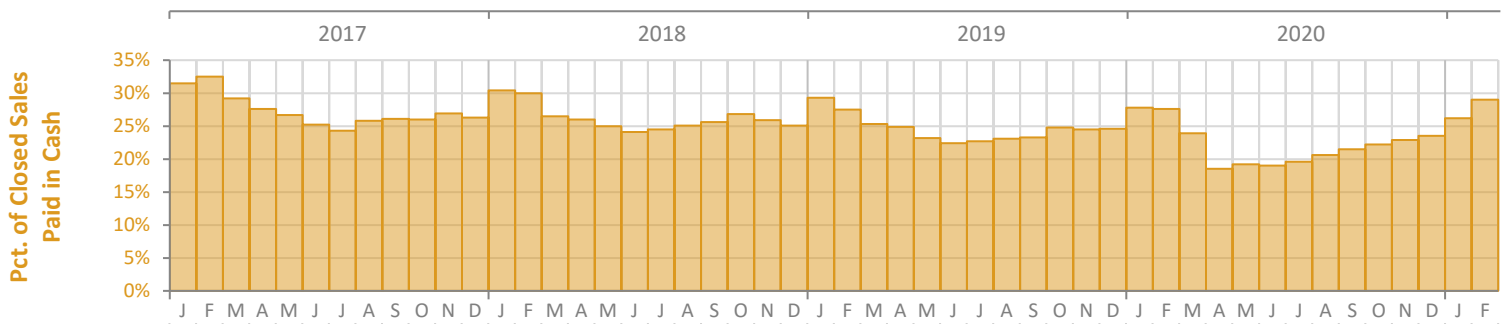


Cash Sales as a Percentage of Closed Sales

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	27.6%	-0.4%
February 2021	29.0%	5.1%
January 2021	26.2%	-5.8%
December 2020	23.5%	-4.5%
November 2020	22.9%	-6.5%
October 2020	22.2%	-10.5%
September 2020	21.5%	-7.7%
August 2020	20.6%	-10.8%
July 2020	19.6%	-13.7%
June 2020	19.0%	-15.2%
May 2020	19.2%	-17.2%
April 2020	18.5%	-25.7%
March 2020	23.9%	-5.5%
February 2020	27.6%	0.4%

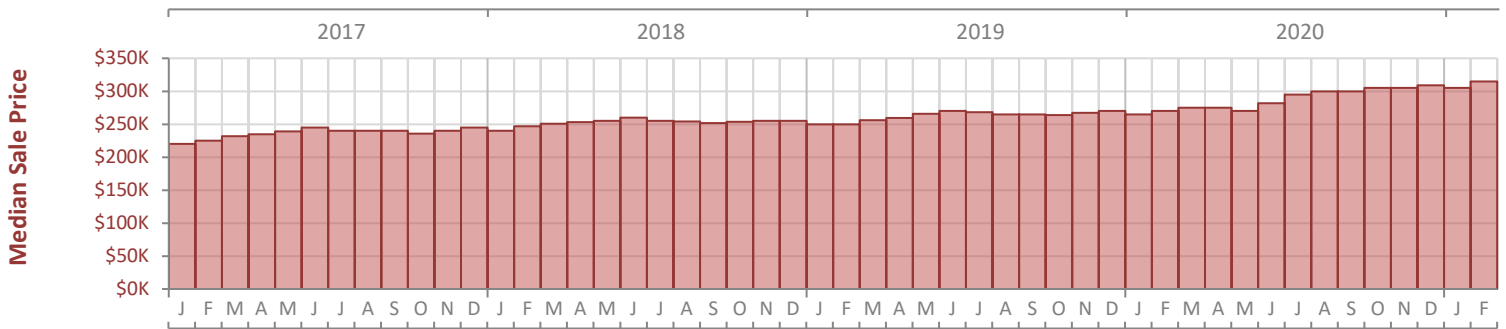


Median Sale Price

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	\$310,000	15.7%
February 2021	\$314,900	16.6%
January 2021	\$305,000	15.1%
December 2020	\$309,000	14.4%
November 2020	\$305,000	14.1%
October 2020	\$305,000	15.6%
September 2020	\$300,000	13.2%
August 2020	\$300,000	13.2%
July 2020	\$295,000	10.1%
June 2020	\$282,000	4.4%
May 2020	\$270,000	1.5%
April 2020	\$275,000	6.0%
March 2020	\$275,000	7.4%
February 2020	\$270,000	8.0%

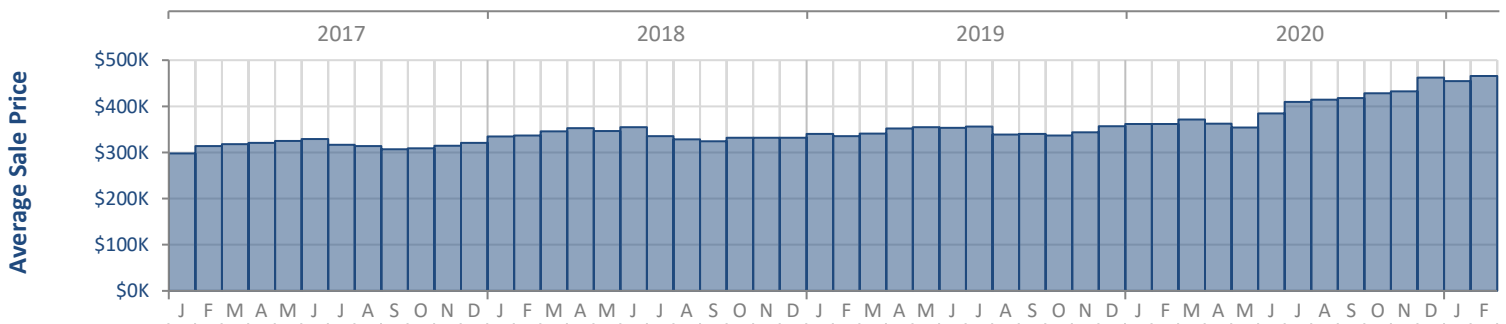


Average Sale Price

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	\$460,219	27.2%
February 2021	\$465,508	28.7%
January 2021	\$454,352	25.6%
December 2020	\$462,033	29.5%
November 2020	\$432,768	25.9%
October 2020	\$428,597	27.2%
September 2020	\$418,092	23.0%
August 2020	\$414,446	22.3%
July 2020	\$409,257	14.9%
June 2020	\$384,406	8.8%
May 2020	\$353,819	-0.3%
April 2020	\$362,734	3.0%
March 2020	\$371,531	8.9%
February 2020	\$361,839	7.9%

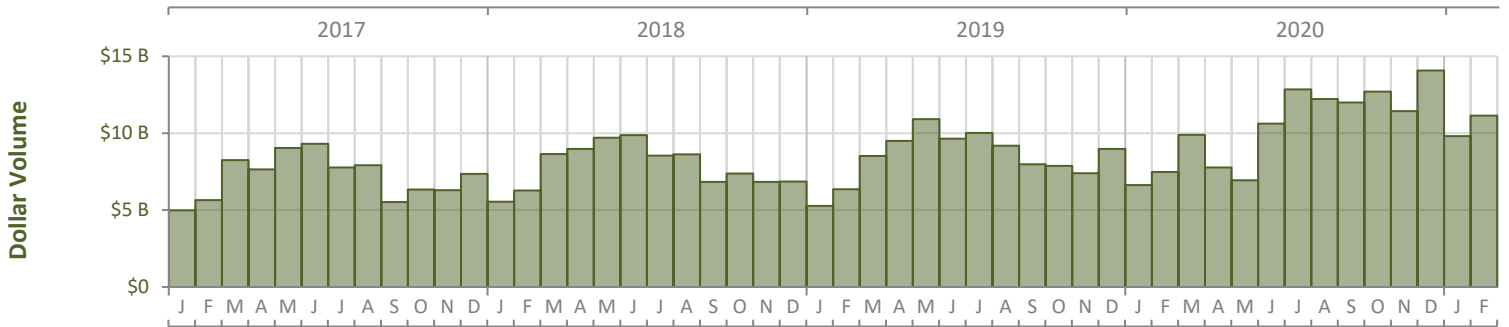


Dollar Volume

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	\$21.0 Billion	48.5%
February 2021	\$11.1 Billion	48.9%
January 2021	\$9.8 Billion	48.1%
December 2020	\$14.1 Billion	56.7%
November 2020	\$11.4 Billion	54.6%
October 2020	\$12.7 Billion	61.4%
September 2020	\$12.0 Billion	50.0%
August 2020	\$12.2 Billion	33.0%
July 2020	\$12.8 Billion	28.2%
June 2020	\$10.6 Billion	10.2%
May 2020	\$6.9 Billion	-36.4%
April 2020	\$7.8 Billion	-18.4%
March 2020	\$9.9 Billion	15.9%
February 2020	\$7.5 Billion	17.7%

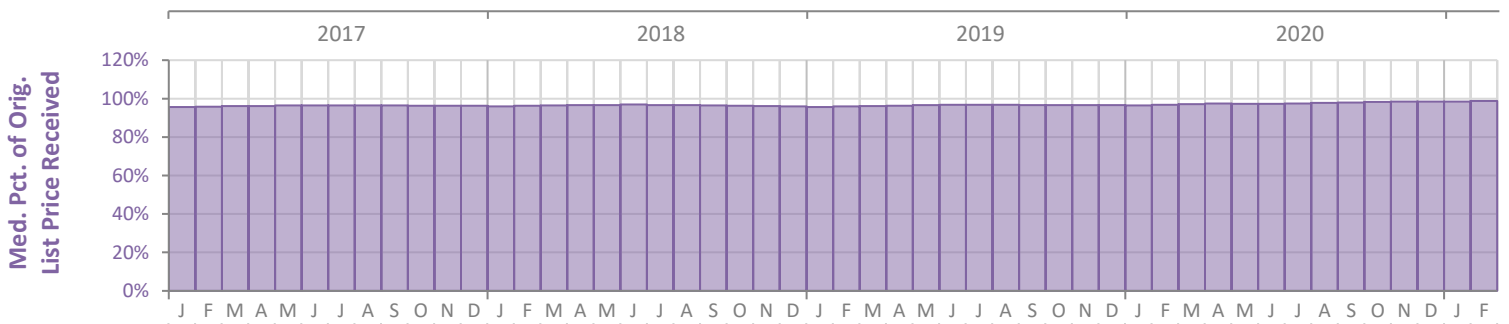


Median Percent of Original List Price Received

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	98.6%	2.1%
February 2021	98.8%	2.1%
January 2021	98.4%	2.1%
December 2020	98.5%	1.9%
November 2020	98.5%	1.9%
October 2020	98.3%	1.7%
September 2020	98.0%	1.3%
August 2020	97.8%	1.0%
July 2020	97.5%	0.7%
June 2020	97.3%	0.5%
May 2020	97.3%	0.7%
April 2020	97.4%	1.1%
March 2020	97.1%	0.9%
February 2020	96.8%	0.8%

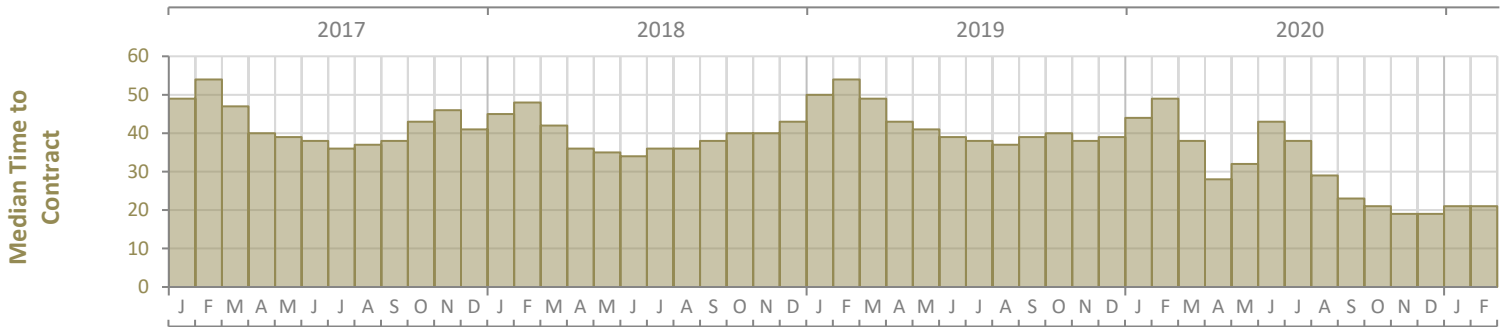


Median Time to Contract

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	22 Days	-52.2%
February 2021	21 Days	-57.1%
January 2021	21 Days	-52.3%
December 2020	19 Days	-51.3%
November 2020	19 Days	-50.0%
October 2020	21 Days	-47.5%
September 2020	23 Days	-41.0%
August 2020	29 Days	-21.6%
July 2020	38 Days	0.0%
June 2020	43 Days	10.3%
May 2020	32 Days	-22.0%
April 2020	28 Days	-34.9%
March 2020	38 Days	-22.4%
February 2020	49 Days	-9.3%

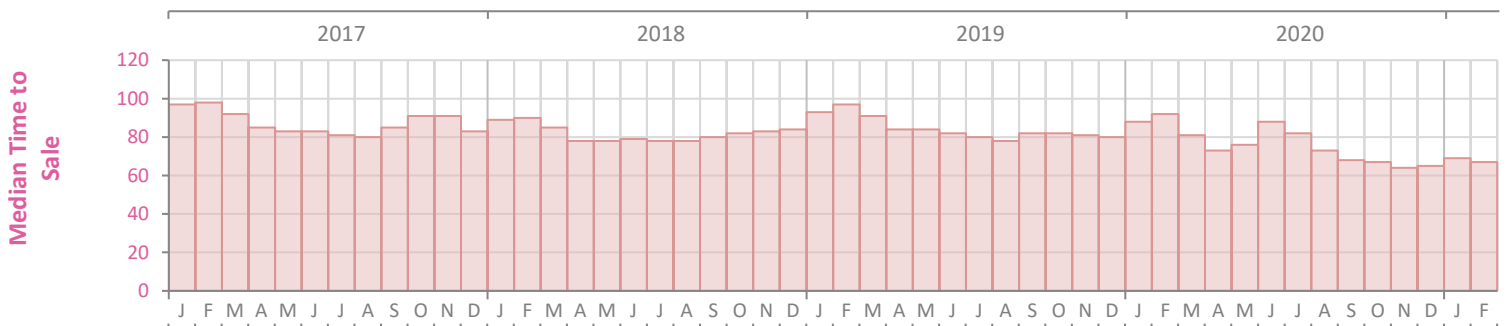


Median Time to Sale

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	69 Days	-23.3%
February 2021	67 Days	-27.2%
January 2021	69 Days	-21.6%
December 2020	65 Days	-18.8%
November 2020	64 Days	-21.0%
October 2020	67 Days	-18.3%
September 2020	68 Days	-17.1%
August 2020	73 Days	-6.4%
July 2020	82 Days	2.5%
June 2020	88 Days	7.3%
May 2020	76 Days	-9.5%
April 2020	73 Days	-13.1%
March 2020	81 Days	-11.0%
February 2020	92 Days	-5.2%

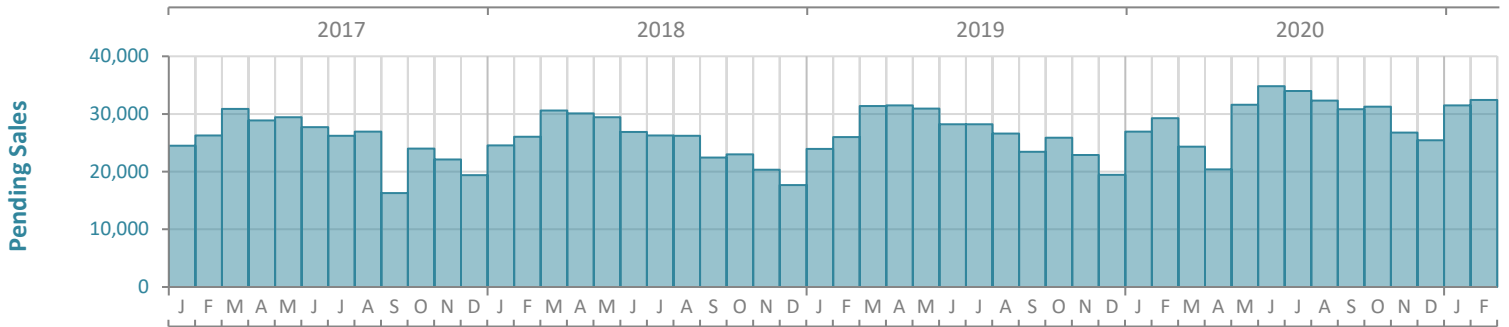


New Pending Sales

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	63,934	13.8%
February 2021	32,444	10.9%
January 2021	31,490	16.9%
December 2020	25,426	30.7%
November 2020	26,750	16.7%
October 2020	31,248	20.7%
September 2020	30,829	31.4%
August 2020	32,300	21.5%
July 2020	33,980	20.3%
June 2020	34,839	23.5%
May 2020	31,606	2.3%
April 2020	20,414	-35.1%
March 2020	24,304	-22.6%
February 2020	29,264	12.5%

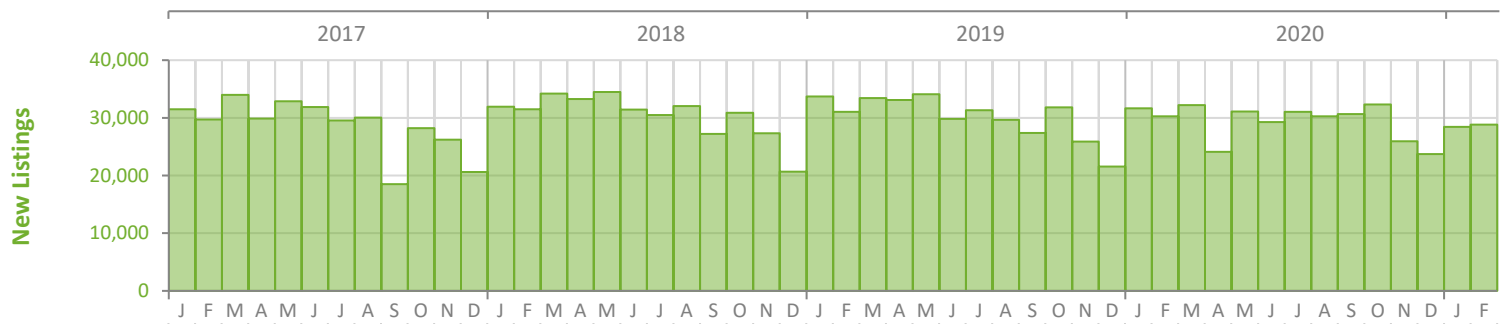


New Listings

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	57,222	-7.6%
February 2021	28,798	-4.9%
January 2021	28,424	-10.1%
December 2020	23,703	10.0%
November 2020	25,956	0.3%
October 2020	32,295	1.6%
September 2020	30,673	12.1%
August 2020	30,282	2.0%
July 2020	31,063	-0.9%
June 2020	29,242	-1.9%
May 2020	31,115	-8.7%
April 2020	24,093	-27.2%
March 2020	32,218	-3.6%
February 2020	30,288	-2.4%

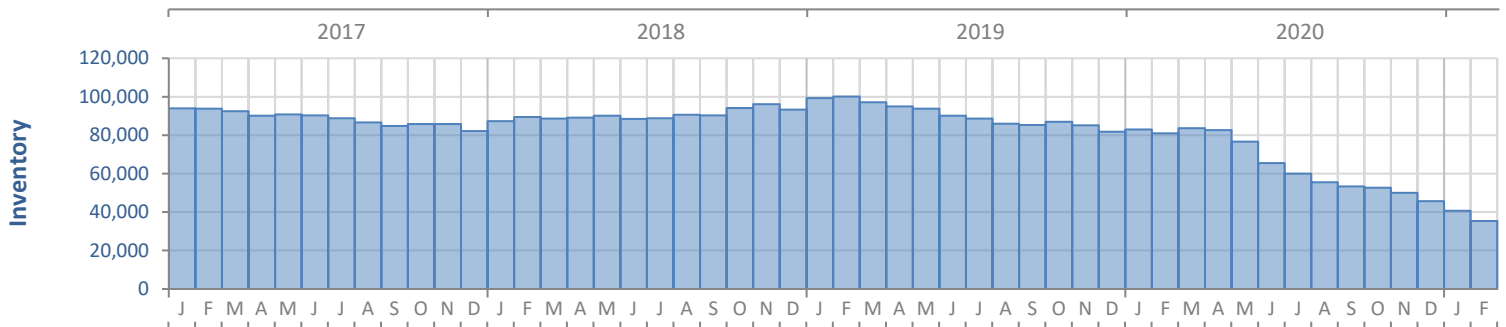


Inventory (Active Listings)

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)	38,022	-53.6%
February 2021	35,423	-56.3%
January 2021	40,620	-51.1%
December 2020	45,749	-44.1%
November 2020	50,000	-41.3%
October 2020	52,709	-39.4%
September 2020	53,392	-37.4%
August 2020	55,464	-35.5%
July 2020	60,021	-32.3%
June 2020	65,471	-27.4%
May 2020	76,614	-18.3%
April 2020	82,724	-12.9%
March 2020	83,614	-14.0%
February 2020	80,997	-19.1%

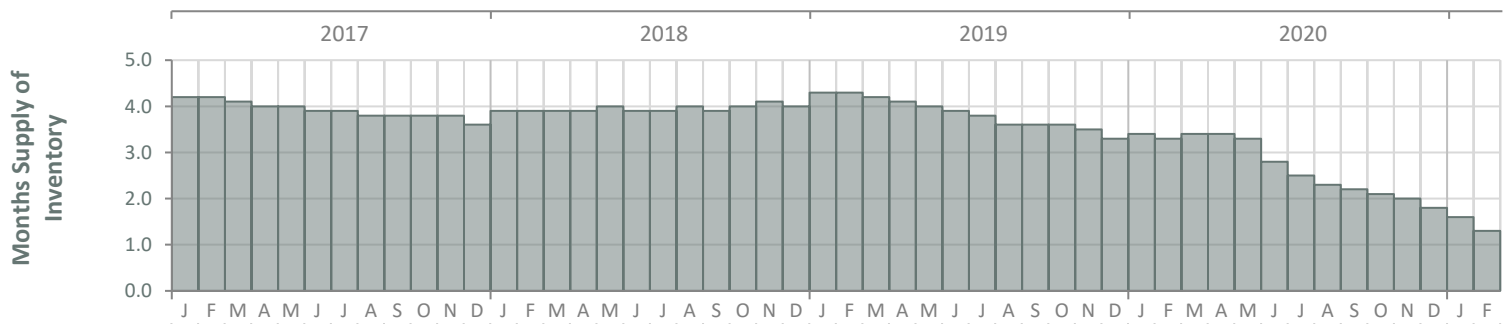


Months Supply of Inventory

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)	1.0	-70.6%
February 2021	1.3	-60.6%
January 2021	1.6	-52.9%
December 2020	1.8	-45.5%
November 2020	2.0	-42.9%
October 2020	2.1	-41.7%
September 2020	2.2	-38.9%
August 2020	2.3	-36.1%
July 2020	2.5	-34.2%
June 2020	2.8	-28.2%
May 2020	3.3	-17.5%
April 2020	3.4	-17.1%
March 2020	3.4	-19.0%
February 2020	3.3	-23.3%

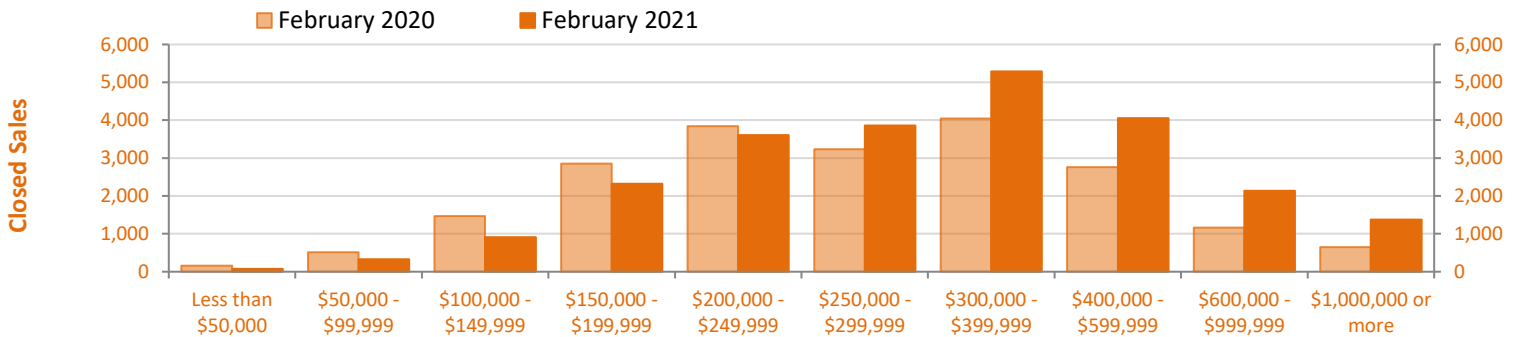


Closed Sales by Sale Price

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	77	-52.5%
\$50,000 - \$99,999	325	-36.6%
\$100,000 - \$149,999	910	-38.0%
\$150,000 - \$199,999	2,319	-18.8%
\$200,000 - \$249,999	3,609	-6.0%
\$250,000 - \$299,999	3,861	19.4%
\$300,000 - \$399,999	5,286	30.7%
\$400,000 - \$599,999	4,052	46.7%
\$600,000 - \$999,999	2,136	83.2%
\$1,000,000 or more	1,372	111.4%

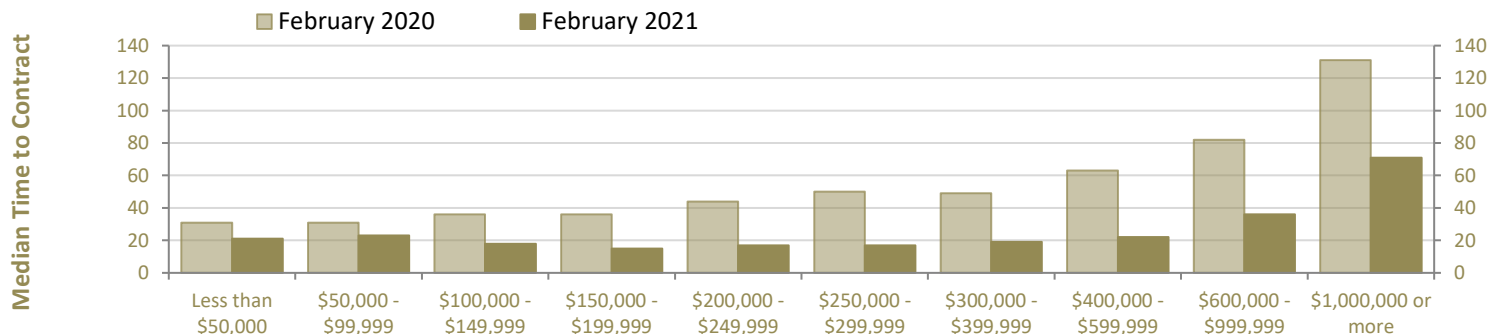


Median Time to Contract by Sale Price

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	21 Days	-32.3%
\$50,000 - \$99,999	23 Days	-25.8%
\$100,000 - \$149,999	18 Days	-50.0%
\$150,000 - \$199,999	15 Days	-58.3%
\$200,000 - \$249,999	17 Days	-61.4%
\$250,000 - \$299,999	17 Days	-66.0%
\$300,000 - \$399,999	19 Days	-61.2%
\$400,000 - \$599,999	22 Days	-65.1%
\$600,000 - \$999,999	36 Days	-56.1%
\$1,000,000 or more	71 Days	-45.8%

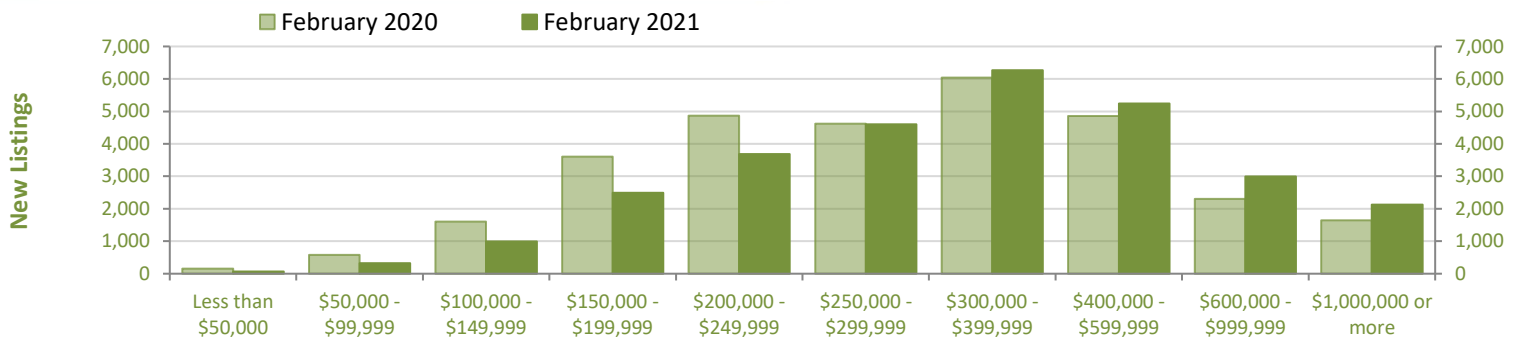


New Listings by Initial Listing Price

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	63	-60.6%
\$50,000 - \$99,999	325	-43.7%
\$100,000 - \$149,999	996	-37.9%
\$150,000 - \$199,999	2,496	-30.7%
\$200,000 - \$249,999	3,685	-24.4%
\$250,000 - \$299,999	4,599	-0.5%
\$300,000 - \$399,999	6,267	3.8%
\$400,000 - \$599,999	5,244	7.9%
\$600,000 - \$999,999	2,994	29.7%
\$1,000,000 or more	2,129	29.7%

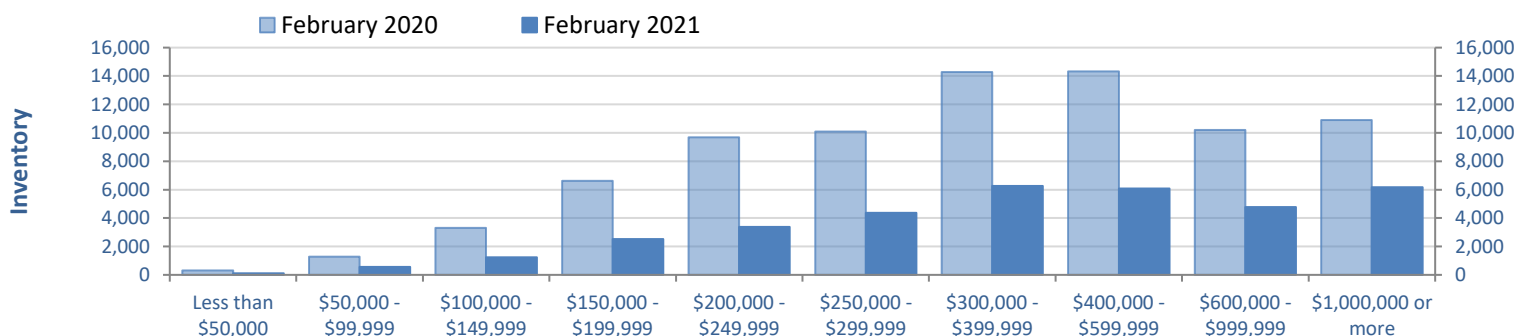


Inventory by Current Listing Price

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	98	-67.5%
\$50,000 - \$99,999	566	-56.0%
\$100,000 - \$149,999	1,227	-62.9%
\$150,000 - \$199,999	2,517	-61.9%
\$200,000 - \$249,999	3,374	-65.2%
\$250,000 - \$299,999	4,359	-56.8%
\$300,000 - \$399,999	6,249	-56.2%
\$400,000 - \$599,999	6,072	-57.6%
\$600,000 - \$999,999	4,783	-53.1%
\$1,000,000 or more	6,178	-43.4%



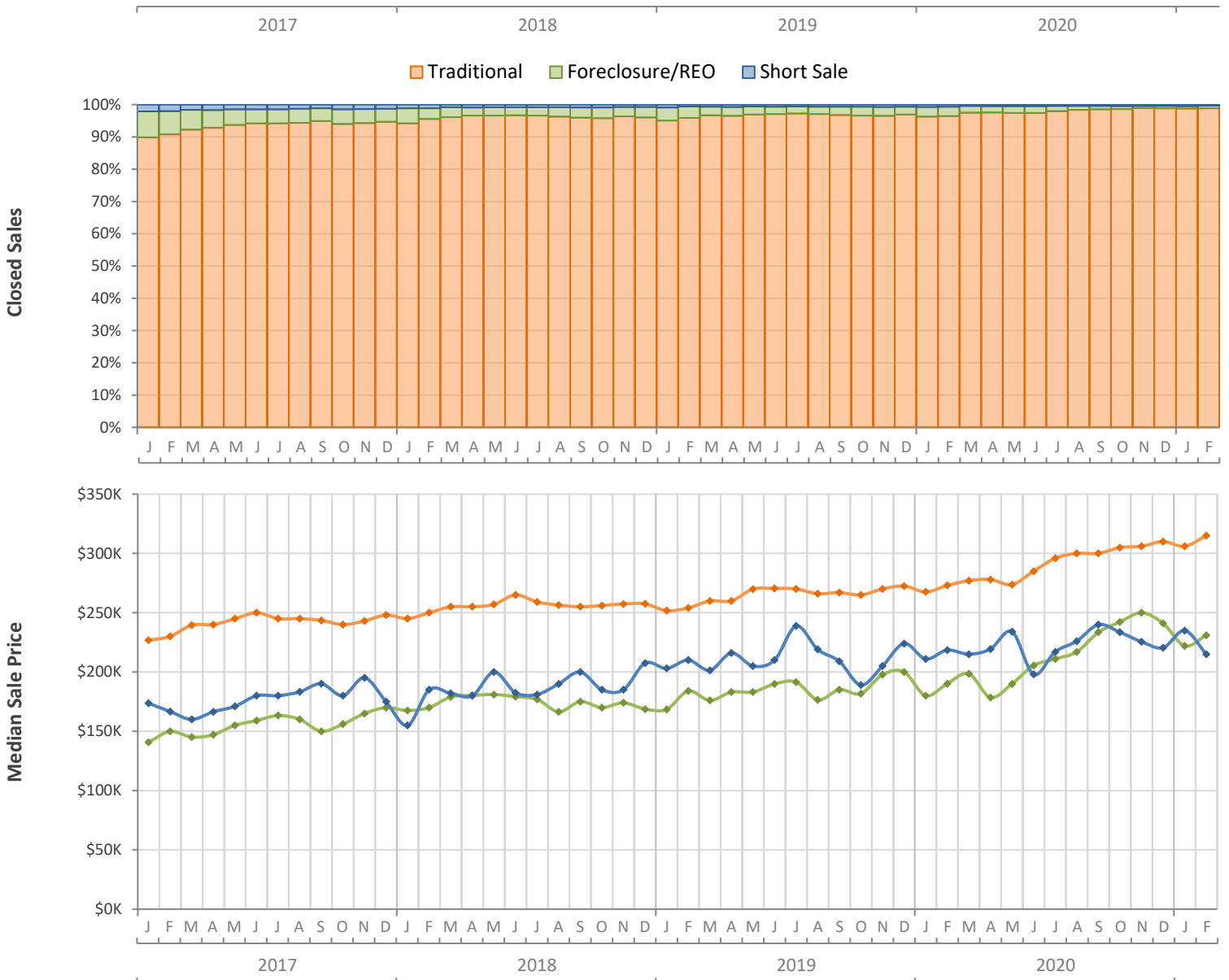
Monthly Distressed Market - February 2021

Single Family Homes

Florida



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	23,682	19,948	18.7%
	Median Sale Price	\$315,000	\$273,000	15.4%
Foreclosure/REO	Closed Sales	185	602	-69.3%
	Median Sale Price	\$231,000	\$190,175	21.5%
Short Sale	Closed Sales	80	143	-44.1%
	Median Sale Price	\$215,000	\$218,500	-1.6%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Monday, March 22, 2021. Next data release is Thursday, April 22, 2021.