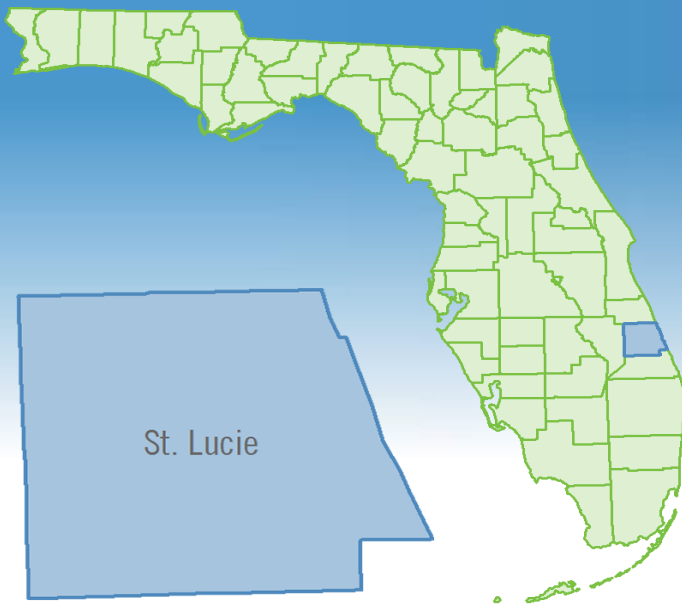


Monthly Market Detail - February 2023

Townhouses and Condos

St. Lucie County



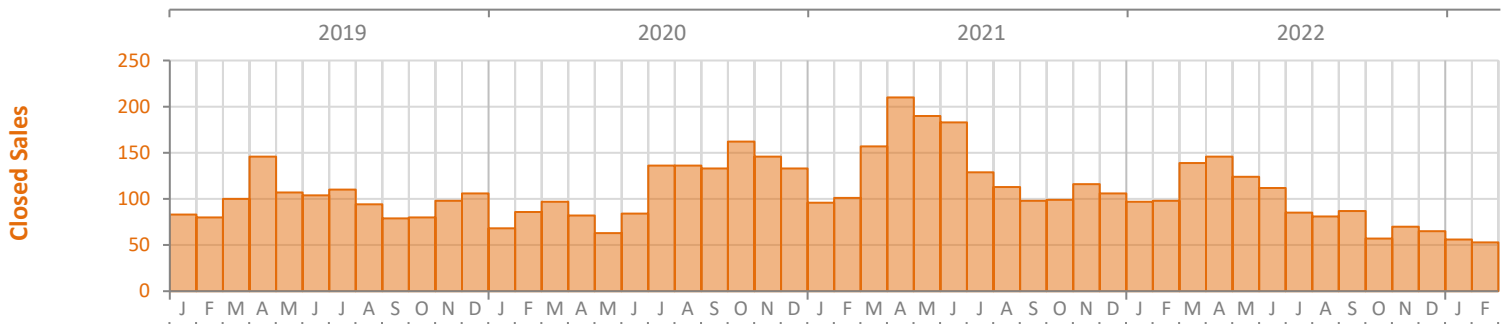
Summary Statistics	February 2023	February 2022	Percent Change Year-over-Year
Closed Sales	53	98	-45.9%
Paid in Cash	32	56	-42.9%
Median Sale Price	\$320,000	\$285,000	12.3%
Average Sale Price	\$358,581	\$356,530	0.6%
Dollar Volume	\$19.0 Million	\$34.9 Million	-45.6%
Median Percent of Original List Price Received	94.2%	100.0%	-5.8%
Median Time to Contract	30 Days	7 Days	328.6%
Median Time to Sale	75 Days	44 Days	70.5%
New Pending Sales	94	137	-31.4%
New Listings	141	142	-0.7%
Pending Inventory	156	204	-23.5%
Inventory (Active Listings)	399	141	183.0%
Months Supply of Inventory	4.5	1.1	309.1%

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	109	-44.1%
February 2023	53	-45.9%
January 2023	56	-42.3%
December 2022	65	-38.7%
November 2022	70	-39.7%
October 2022	57	-42.4%
September 2022	87	-11.2%
August 2022	81	-28.3%
July 2022	85	-34.1%
June 2022	112	-38.8%
May 2022	124	-34.7%
April 2022	146	-30.5%
March 2022	139	-11.5%
February 2022	98	-3.0%

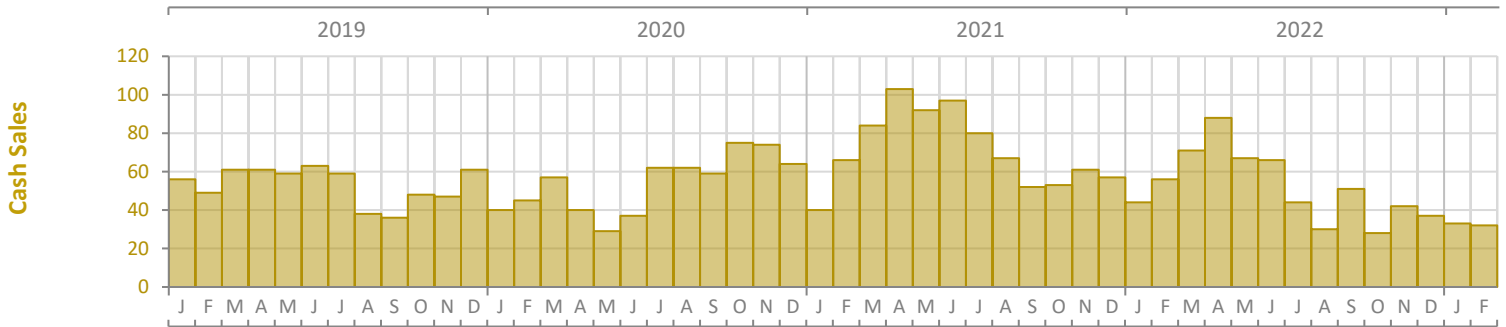


Cash Sales

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	65	-35.0%
February 2023	32	-42.9%
January 2023	33	-25.0%
December 2022	37	-35.1%
November 2022	42	-31.1%
October 2022	28	-47.2%
September 2022	51	-1.9%
August 2022	30	-55.2%
July 2022	44	-45.0%
June 2022	66	-32.0%
May 2022	67	-27.2%
April 2022	88	-14.6%
March 2022	71	-15.5%
February 2022	56	-15.2%

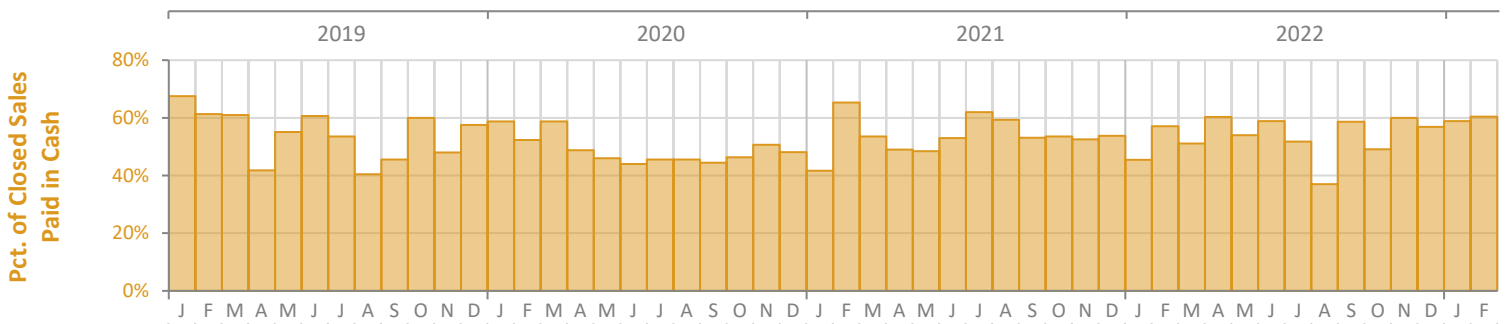


Cash Sales as a Percentage of Closed Sales

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	59.6%	16.2%
February 2023	60.4%	5.8%
January 2023	58.9%	29.7%
December 2022	56.9%	5.8%
November 2022	60.0%	14.1%
October 2022	49.1%	-8.2%
September 2022	58.6%	10.4%
August 2022	37.0%	-37.6%
July 2022	51.8%	-16.5%
June 2022	58.9%	11.1%
May 2022	54.0%	11.6%
April 2022	60.3%	23.1%
March 2022	51.1%	-4.5%
February 2022	57.1%	-12.6%



Monthly Market Detail - February 2023

Townhouses and Condos

St. Lucie County

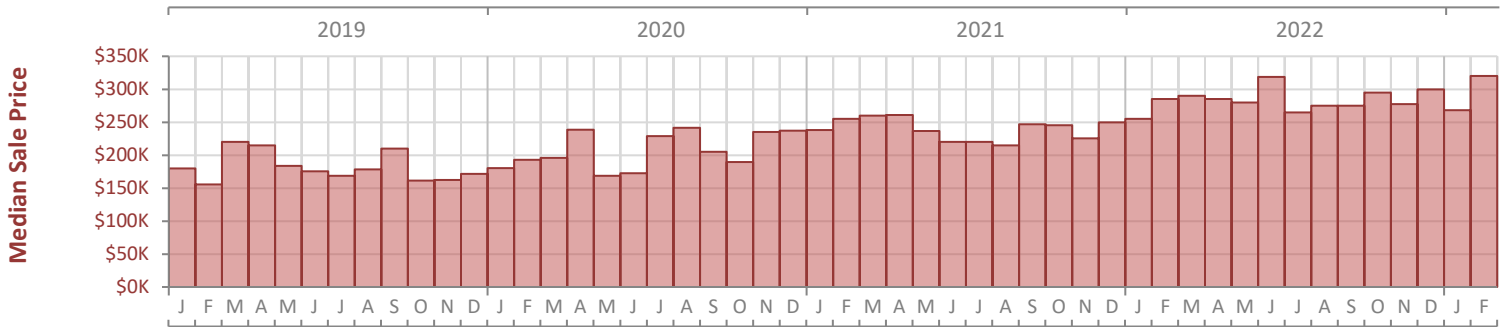


Median Sale Price

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	\$282,500	4.0%
February 2023	\$320,000	12.3%
January 2023	\$268,000	5.1%
December 2022	\$300,000	20.0%
November 2022	\$277,500	23.1%
October 2022	\$295,000	20.2%
September 2022	\$275,000	11.3%
August 2022	\$275,000	27.9%
July 2022	\$264,950	20.4%
June 2022	\$318,500	44.8%
May 2022	\$280,000	18.4%
April 2022	\$285,000	9.2%
March 2022	\$290,000	11.5%
February 2022	\$285,000	11.8%

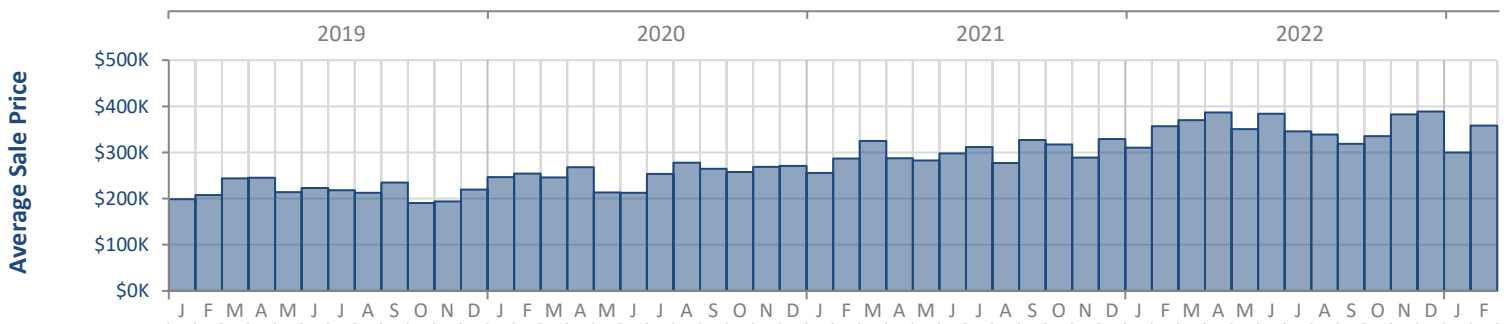


Average Sale Price

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	\$328,555	-1.5%
February 2023	\$358,581	0.6%
January 2023	\$300,138	-3.4%
December 2022	\$388,557	18.0%
November 2022	\$382,568	32.5%
October 2022	\$335,051	5.6%
September 2022	\$318,608	-2.5%
August 2022	\$339,042	22.3%
July 2022	\$345,930	11.0%
June 2022	\$383,752	28.9%
May 2022	\$350,831	24.1%
April 2022	\$386,778	34.6%
March 2022	\$370,095	13.9%
February 2022	\$356,530	24.4%

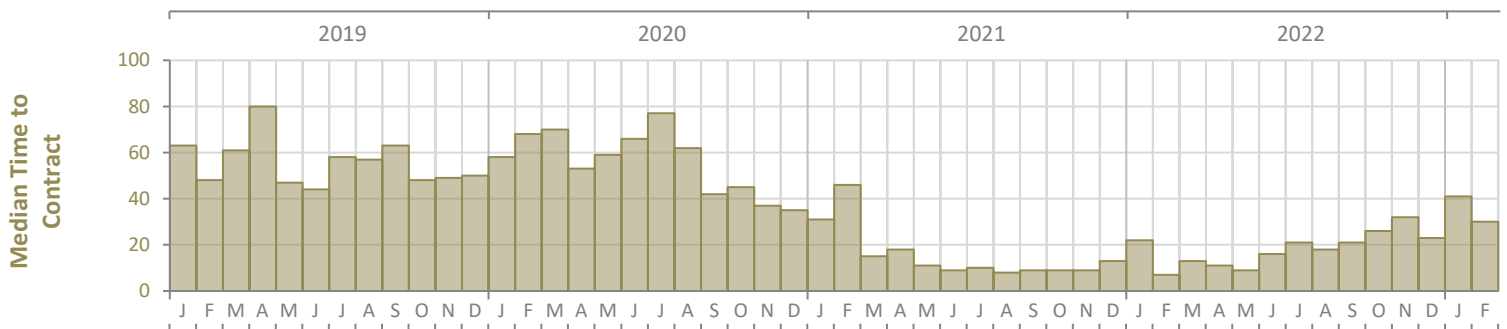


Median Time to Contract

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	35 Days	218.2%
February 2023	30 Days	328.6%
January 2023	41 Days	86.4%
December 2022	23 Days	76.9%
November 2022	32 Days	255.6%
October 2022	26 Days	188.9%
September 2022	21 Days	133.3%
August 2022	18 Days	125.0%
July 2022	21 Days	110.0%
June 2022	16 Days	77.8%
May 2022	9 Days	-18.2%
April 2022	11 Days	-38.9%
March 2022	13 Days	-13.3%
February 2022	7 Days	-84.8%

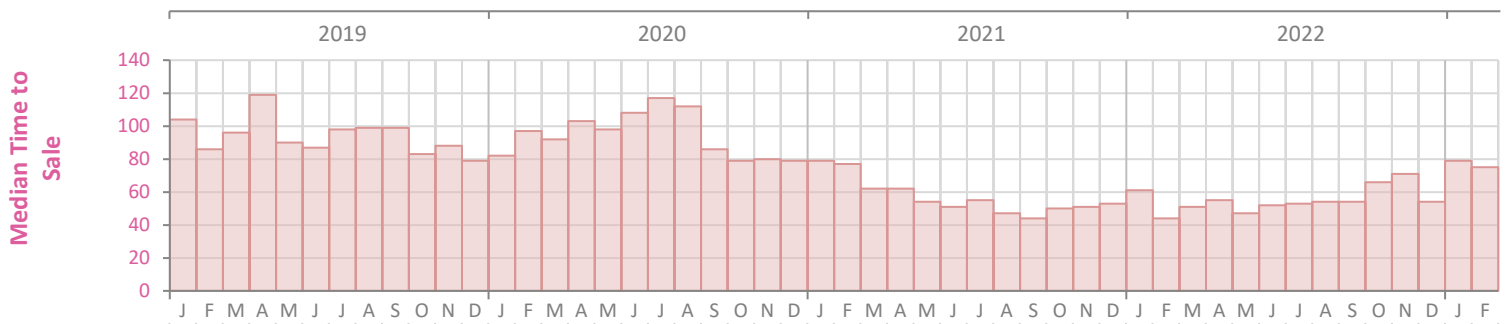


Median Time to Sale

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	43.4%
February 2023	75 Days	70.5%
January 2023	79 Days	29.5%
December 2022	54 Days	1.9%
November 2022	71 Days	39.2%
October 2022	66 Days	32.0%
September 2022	54 Days	22.7%
August 2022	54 Days	14.9%
July 2022	53 Days	-3.6%
June 2022	52 Days	2.0%
May 2022	47 Days	-13.0%
April 2022	55 Days	-11.3%
March 2022	51 Days	-17.7%
February 2022	44 Days	-42.9%

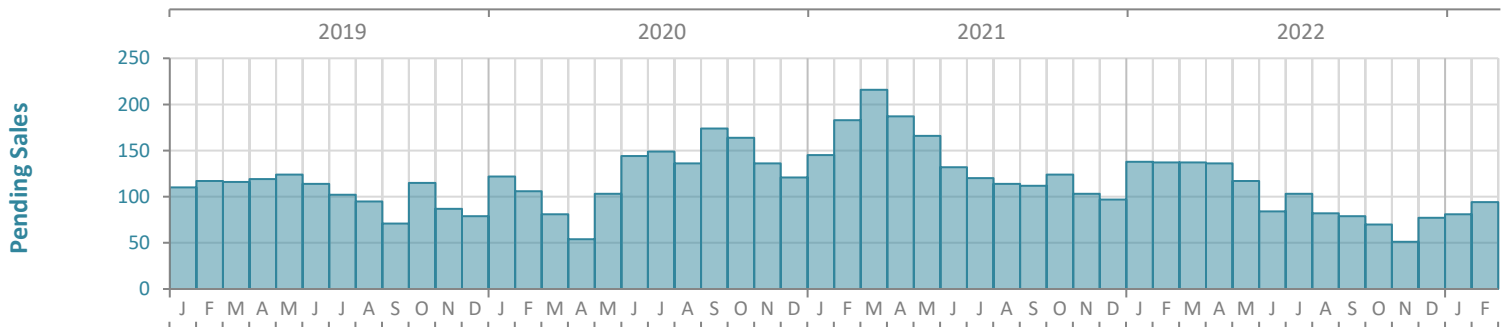


New Pending Sales

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	175	-36.4%
February 2023	94	-31.4%
January 2023	81	-41.3%
December 2022	77	-20.6%
November 2022	51	-50.5%
October 2022	70	-43.5%
September 2022	79	-29.5%
August 2022	82	-28.1%
July 2022	103	-14.2%
June 2022	84	-36.4%
May 2022	117	-29.5%
April 2022	136	-27.3%
March 2022	137	-36.6%
February 2022	137	-25.1%

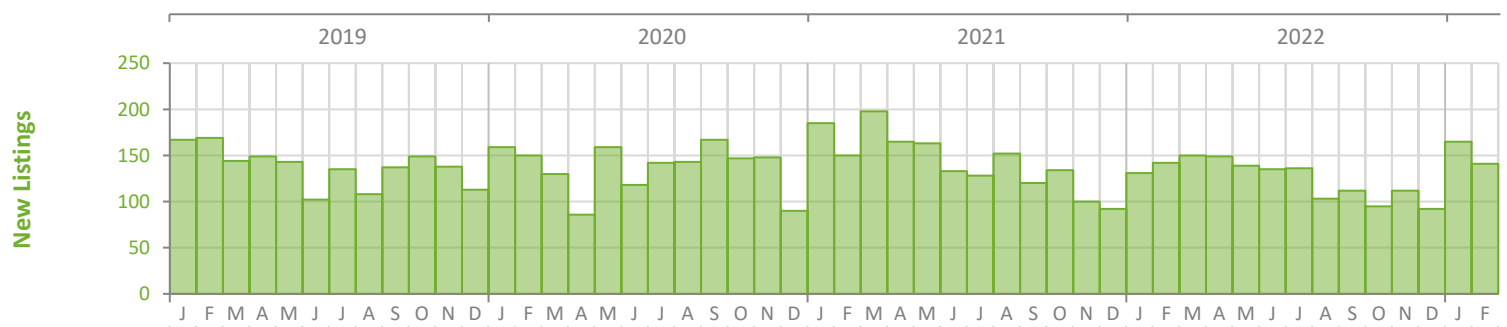


New Listings

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	306	12.1%
February 2023	141	-0.7%
January 2023	165	26.0%
December 2022	92	0.0%
November 2022	112	12.0%
October 2022	95	-29.1%
September 2022	112	-6.7%
August 2022	103	-32.2%
July 2022	136	6.3%
June 2022	135	1.5%
May 2022	139	-14.7%
April 2022	149	-9.7%
March 2022	150	-24.2%
February 2022	142	-5.3%

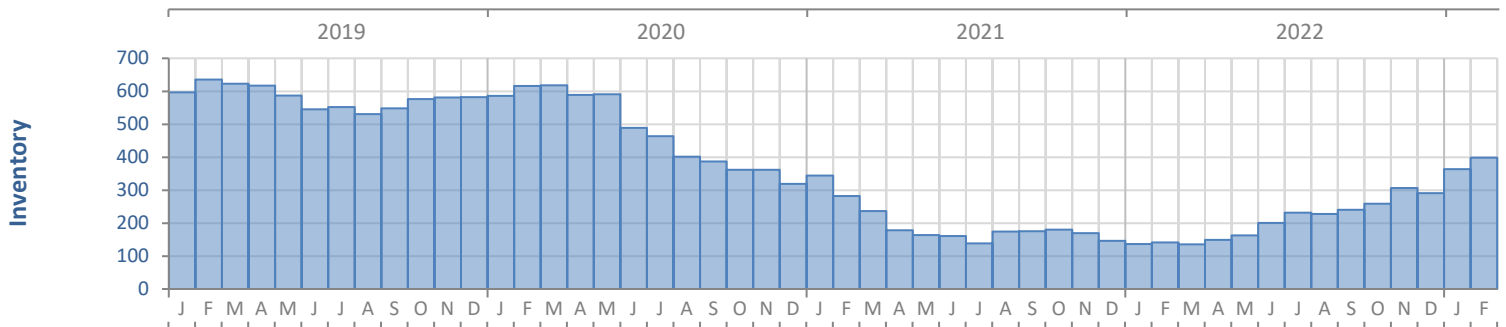


Inventory (Active Listings)

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)	382	175.5%
February 2023	399	183.0%
January 2023	364	167.6%
December 2022	291	99.3%
November 2022	306	81.1%
October 2022	259	43.9%
September 2022	240	37.1%
August 2022	228	31.0%
July 2022	232	68.1%
June 2022	201	24.8%
May 2022	163	-0.6%
April 2022	149	-16.3%
March 2022	135	-42.8%
February 2022	141	-50.0%

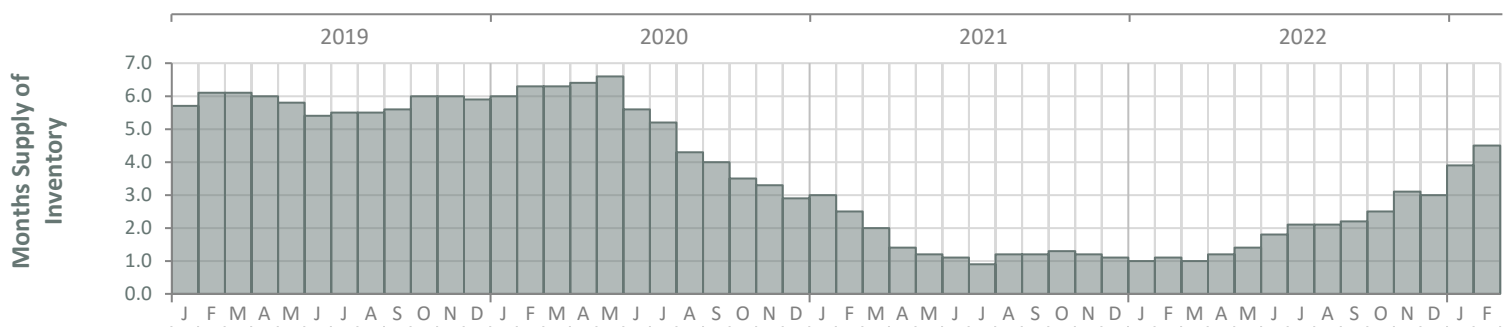


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.2	281.8%
February 2023	4.5	309.1%
January 2023	3.9	290.0%
December 2022	3.0	172.7%
November 2022	3.1	158.3%
October 2022	2.5	92.3%
September 2022	2.2	83.3%
August 2022	2.1	75.0%
July 2022	2.1	133.3%
June 2022	1.8	63.6%
May 2022	1.4	16.7%
April 2022	1.2	-14.3%
March 2022	1.0	-50.0%
February 2022	1.1	-56.0%

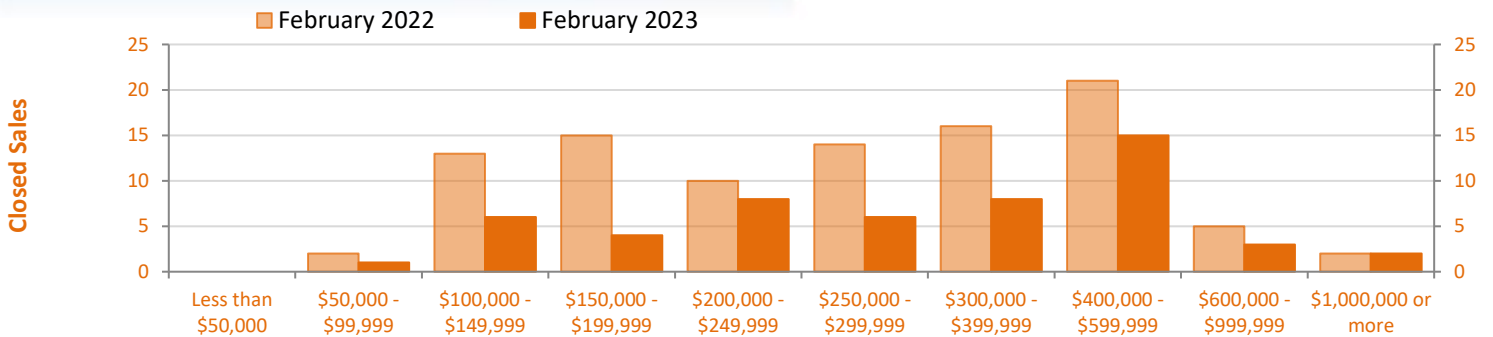


Closed Sales by Sale Price

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	-50.0%
\$100,000 - \$149,999	6	-53.8%
\$150,000 - \$199,999	4	-73.3%
\$200,000 - \$249,999	8	-20.0%
\$250,000 - \$299,999	6	-57.1%
\$300,000 - \$399,999	8	-50.0%
\$400,000 - \$599,999	15	-28.6%
\$600,000 - \$999,999	3	-40.0%
\$1,000,000 or more	2	0.0%

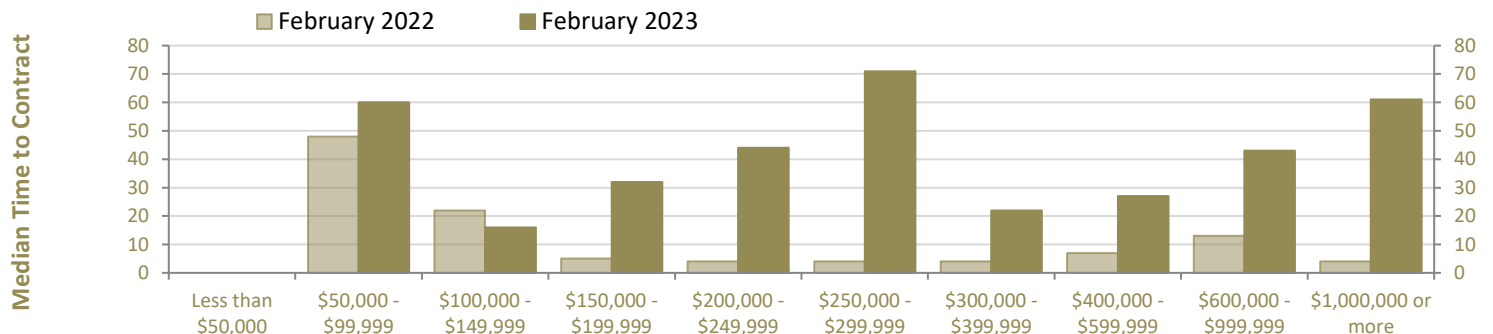


Median Time to Contract by Sale Price

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	60 Days	25.0%
\$100,000 - \$149,999	16 Days	-27.3%
\$150,000 - \$199,999	32 Days	540.0%
\$200,000 - \$249,999	44 Days	1000.0%
\$250,000 - \$299,999	71 Days	1675.0%
\$300,000 - \$399,999	22 Days	450.0%
\$400,000 - \$599,999	27 Days	285.7%
\$600,000 - \$999,999	43 Days	230.8%
\$1,000,000 or more	61 Days	1425.0%



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	-100.0%
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	4	-69.2%
\$150,000 - \$199,999	22	-18.5%
\$200,000 - \$249,999	13	0.0%
\$250,000 - \$299,999	21	-8.7%
\$300,000 - \$399,999	24	71.4%
\$400,000 - \$599,999	36	12.5%
\$600,000 - \$999,999	16	0.0%
\$1,000,000 or more	5	66.7%

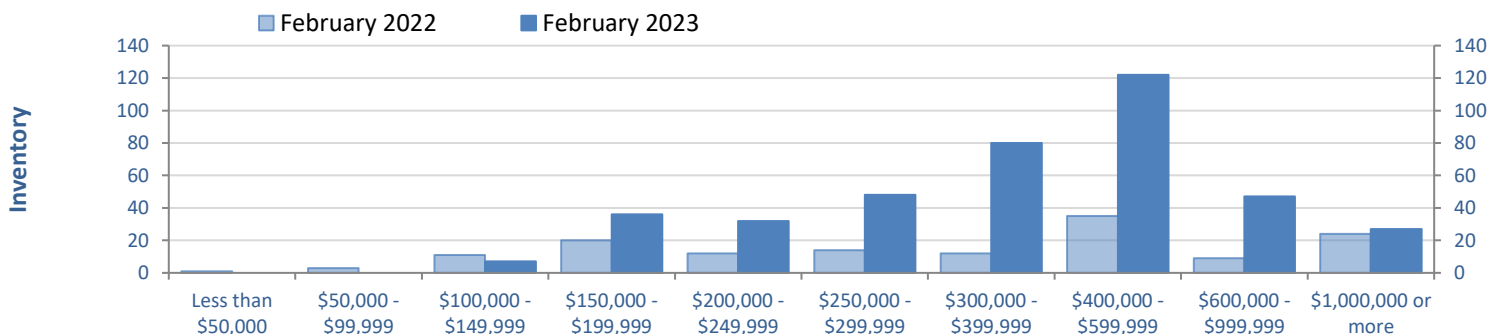


Inventory by Current Listing Price

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.

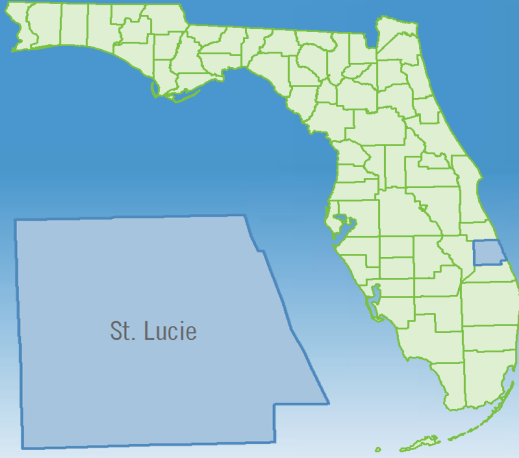
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	7	-36.4%
\$150,000 - \$199,999	36	80.0%
\$200,000 - \$249,999	32	166.7%
\$250,000 - \$299,999	48	242.9%
\$300,000 - \$399,999	80	566.7%
\$400,000 - \$599,999	122	248.6%
\$600,000 - \$999,999	47	422.2%
\$1,000,000 or more	27	12.5%



Monthly Distressed Market - February 2023

Townhouses and Condos

St. Lucie County



		February 2023	February 2022	Percent Change Year-over-Year
Traditional	Closed Sales	53	98	-45.9%
	Median Sale Price	\$320,000	\$285,000	12.3%
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

