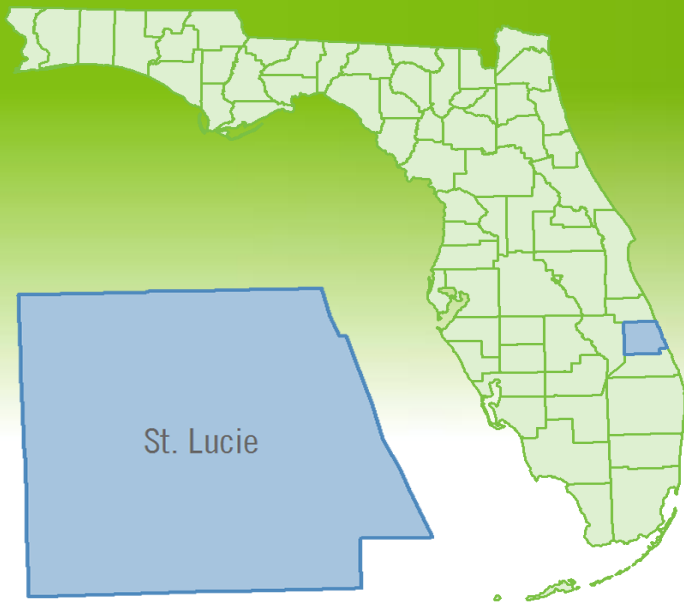


Monthly Market Detail - May 2019

Single Family Homes

St. Lucie County



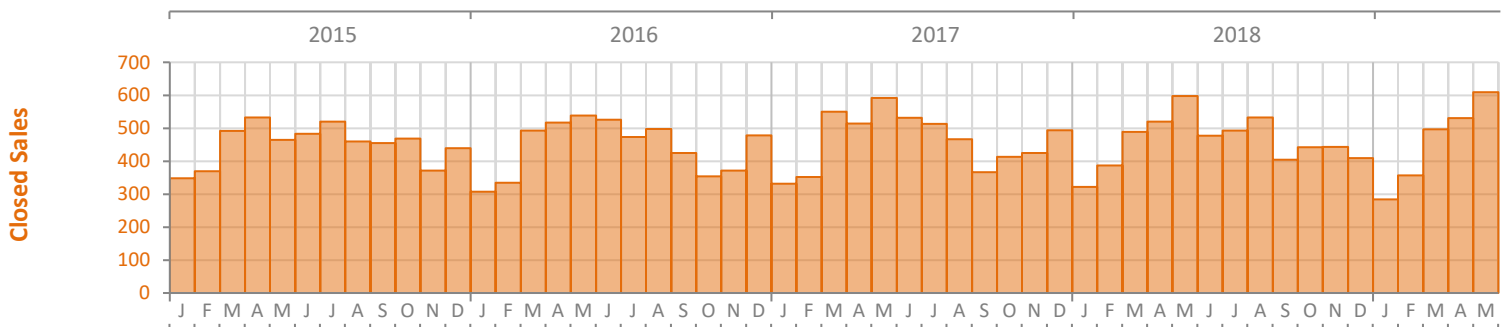
Summary Statistics	May 2019	May 2018	Percent Change Year-over-Year
Closed Sales	609	598	1.8%
Paid in Cash	128	164	-22.0%
Median Sale Price	\$234,000	\$223,000	4.9%
Average Sale Price	\$246,448	\$244,812	0.7%
Dollar Volume	\$150.1 Million	\$146.4 Million	2.5%
Median Percent of Original List Price Received	96.5%	95.8%	0.7%
Median Time to Contract	45 Days	43 Days	4.7%
Median Time to Sale	92 Days	83 Days	10.8%
New Pending Sales	634	600	5.7%
New Listings	688	657	4.7%
Pending Inventory	984	937	5.0%
Inventory (Active Listings)	1,942	1,591	22.1%
Months Supply of Inventory	4.3	3.5	22.9%

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	2,278	-1.6%
May 2019	609	1.8%
April 2019	531	2.1%
March 2019	497	1.6%
February 2019	357	-7.8%
January 2019	284	-11.8%
December 2018	409	-17.2%
November 2018	443	4.2%
October 2018	442	7.0%
September 2018	404	10.1%
August 2018	533	14.1%
July 2018	493	-3.9%
June 2018	477	-10.3%
May 2018	598	1.0%

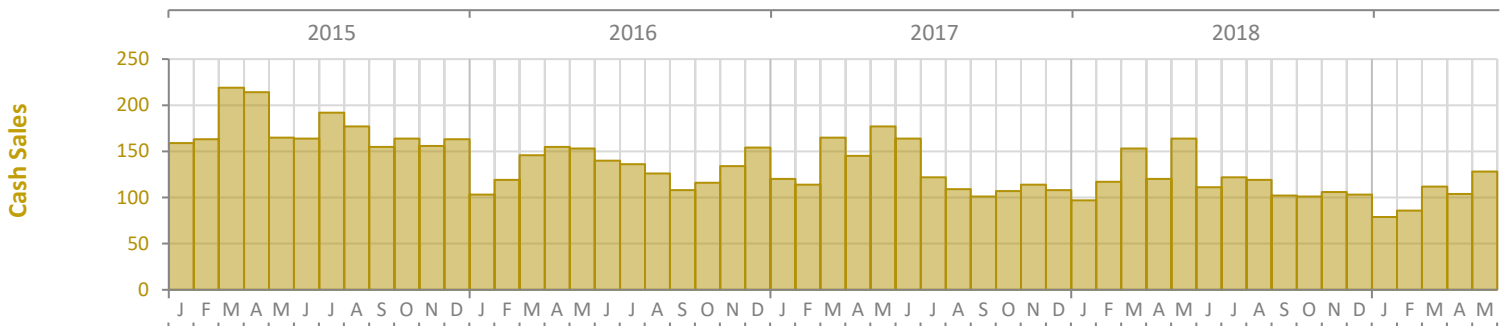


Cash Sales

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	509	-21.8%
May 2019	128	-22.0%
April 2019	104	-13.3%
March 2019	112	-26.8%
February 2019	86	-26.5%
January 2019	79	-18.6%
December 2018	103	-4.6%
November 2018	106	-7.0%
October 2018	101	-5.6%
September 2018	102	1.0%
August 2018	119	9.2%
July 2018	122	0.0%
June 2018	111	-32.3%
May 2018	164	-7.3%

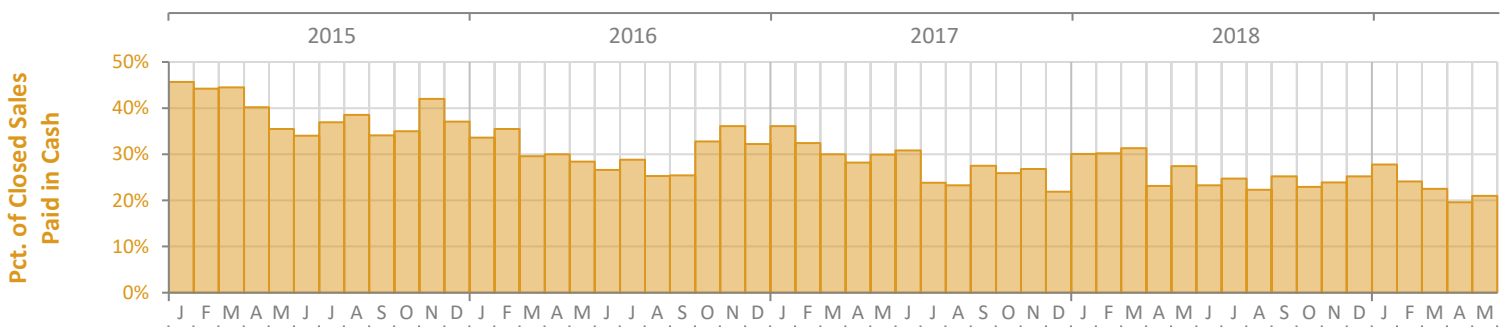


Cash Sales as a Percentage of Closed Sales

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	22.3%	-20.6%
May 2019	21.0%	-23.4%
April 2019	19.6%	-15.2%
March 2019	22.5%	-28.1%
February 2019	24.1%	-20.2%
January 2019	27.8%	-7.6%
December 2018	25.2%	15.1%
November 2018	23.9%	-10.8%
October 2018	22.9%	-11.6%
September 2018	25.2%	-8.4%
August 2018	22.3%	-4.3%
July 2018	24.7%	3.8%
June 2018	23.3%	-24.4%
May 2018	27.4%	-8.4%

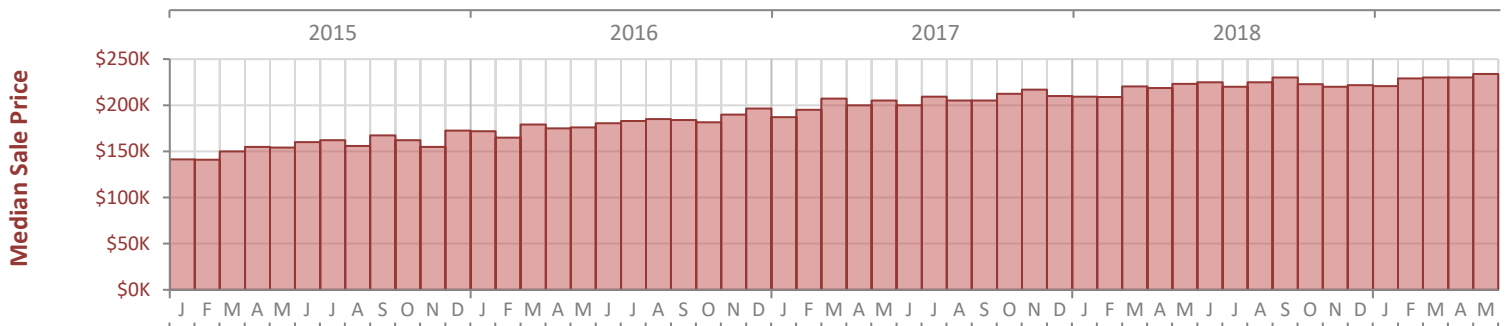


Median Sale Price

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	\$229,900	5.9%
May 2019	\$234,000	4.9%
April 2019	\$230,000	5.1%
March 2019	\$230,000	4.3%
February 2019	\$229,000	9.6%
January 2019	\$220,644	5.4%
December 2018	\$221,600	5.5%
November 2018	\$219,900	1.4%
October 2018	\$222,640	4.8%
September 2018	\$230,000	12.2%
August 2018	\$225,000	9.8%
July 2018	\$219,950	5.1%
June 2018	\$224,750	12.4%
May 2018	\$223,000	8.8%

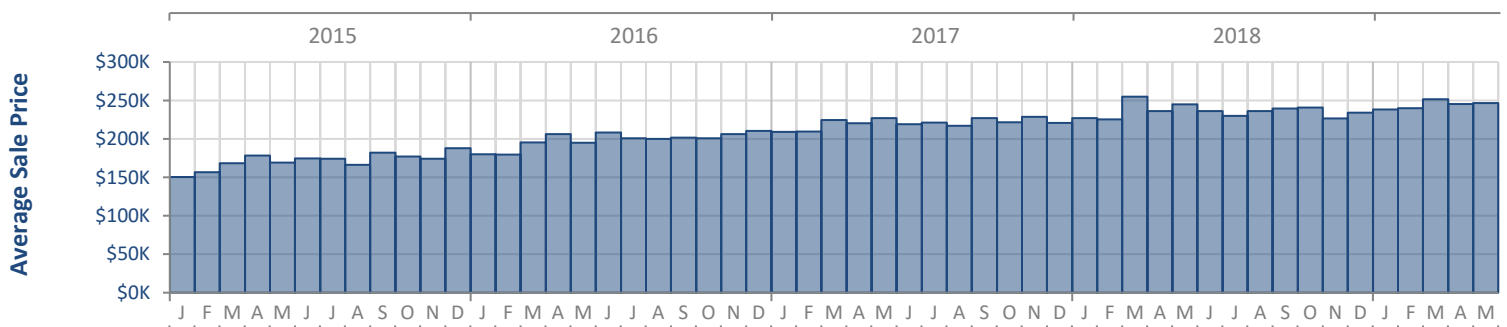


Average Sale Price

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	\$245,239	2.5%
May 2019	\$246,448	0.7%
April 2019	\$245,436	3.9%
March 2019	\$251,400	-1.4%
February 2019	\$239,820	6.4%
January 2019	\$238,309	5.0%
December 2018	\$234,242	6.1%
November 2018	\$226,738	-0.8%
October 2018	\$240,552	8.6%
September 2018	\$239,432	5.5%
August 2018	\$235,960	8.7%
July 2018	\$229,989	4.1%
June 2018	\$236,366	7.9%
May 2018	\$244,812	7.8%

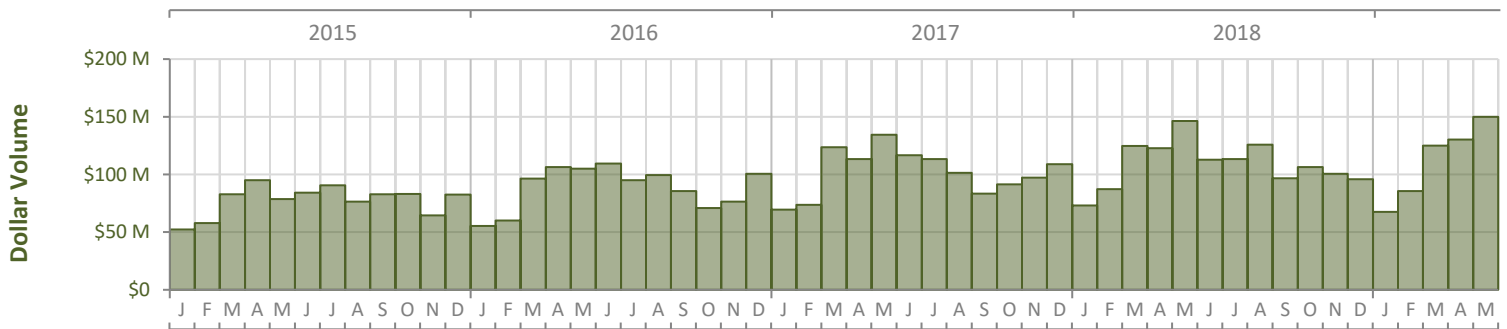


Dollar Volume

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	\$558.7 Million	0.8%
May 2019	\$150.1 Million	2.5%
April 2019	\$130.3 Million	6.1%
March 2019	\$124.9 Million	0.2%
February 2019	\$85.6 Million	-1.8%
January 2019	\$67.7 Million	-7.4%
December 2018	\$95.8 Million	-12.1%
November 2018	\$100.4 Million	3.4%
October 2018	\$106.3 Million	16.2%
September 2018	\$96.7 Million	16.2%
August 2018	\$125.8 Million	24.1%
July 2018	\$113.4 Million	0.0%
June 2018	\$112.7 Million	-3.3%
May 2018	\$146.4 Million	8.9%

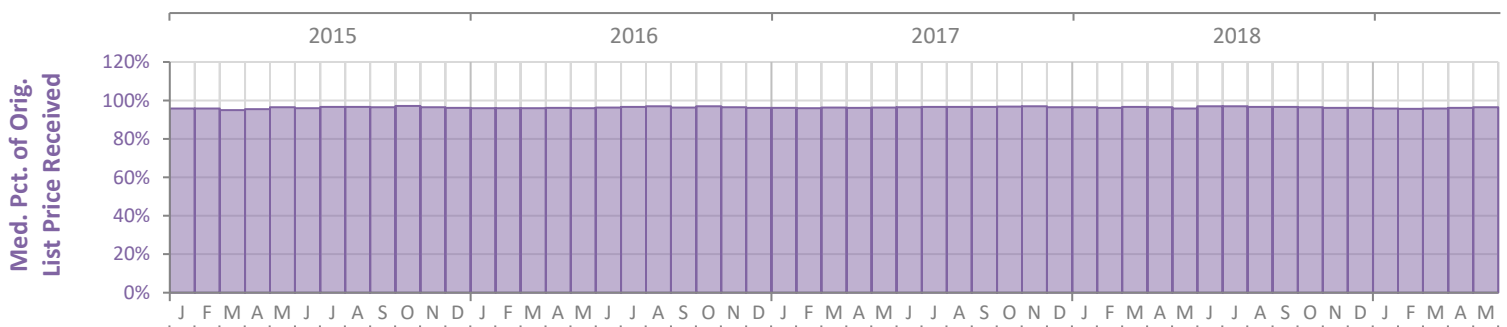


Median Percent of Original List Price Received

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	96.0%	-0.3%
May 2019	96.5%	0.7%
April 2019	96.2%	-0.3%
March 2019	95.8%	-0.8%
February 2019	95.6%	-0.5%
January 2019	95.8%	-0.6%
December 2018	96.1%	-0.4%
November 2018	96.1%	-0.8%
October 2018	96.4%	-0.4%
September 2018	96.7%	0.0%
August 2018	96.6%	-0.1%
July 2018	97.0%	0.3%
June 2018	96.9%	0.5%
May 2018	95.8%	-0.5%

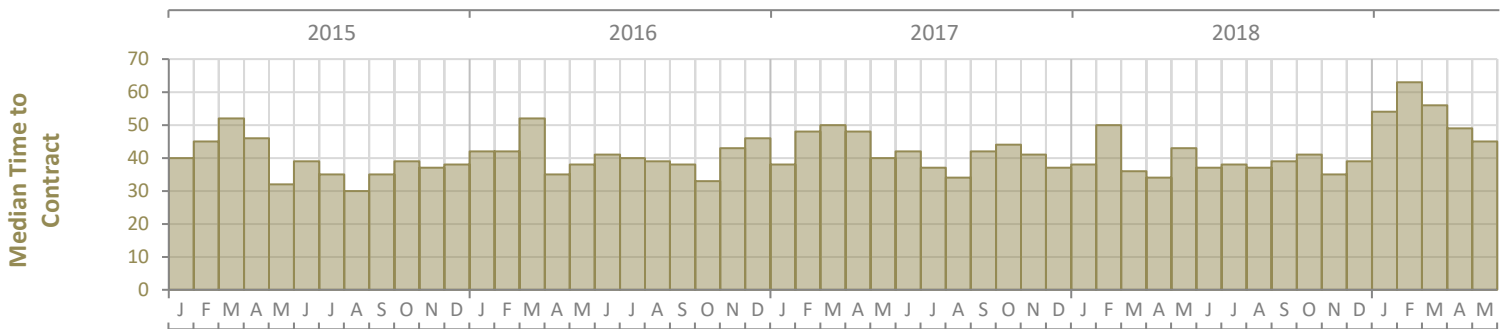


Median Time to Contract

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	52 Days	26.8%
May 2019	45 Days	4.7%
April 2019	49 Days	44.1%
March 2019	56 Days	55.6%
February 2019	63 Days	26.0%
January 2019	54 Days	42.1%
December 2018	39 Days	5.4%
November 2018	35 Days	-14.6%
October 2018	41 Days	-6.8%
September 2018	39 Days	-7.1%
August 2018	37 Days	8.8%
July 2018	38 Days	2.7%
June 2018	37 Days	-11.9%
May 2018	43 Days	7.5%

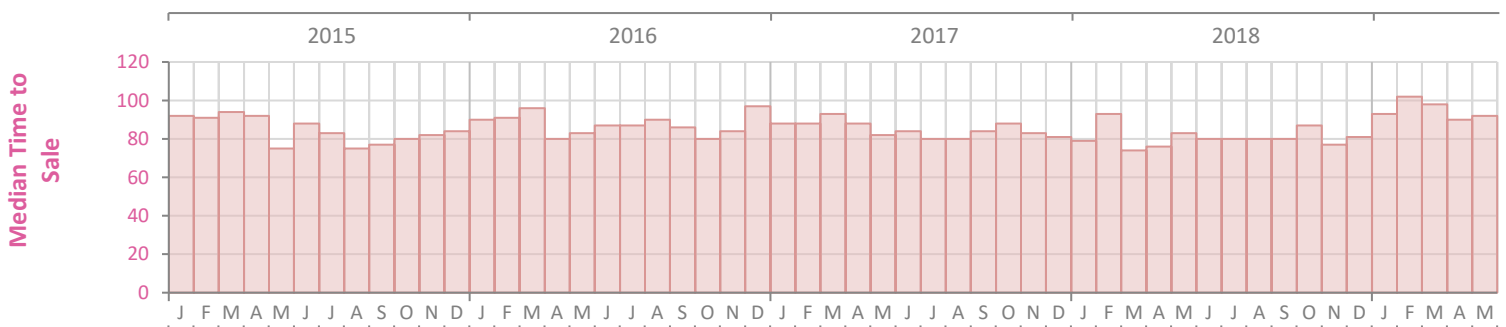


Median Time to Sale

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	95 Days	17.3%
May 2019	92 Days	10.8%
April 2019	90 Days	18.4%
March 2019	98 Days	32.4%
February 2019	102 Days	9.7%
January 2019	93 Days	17.7%
December 2018	81 Days	0.0%
November 2018	77 Days	-7.2%
October 2018	87 Days	-1.1%
September 2018	80 Days	-4.8%
August 2018	80 Days	0.0%
July 2018	80 Days	0.0%
June 2018	80 Days	-4.8%
May 2018	83 Days	1.2%

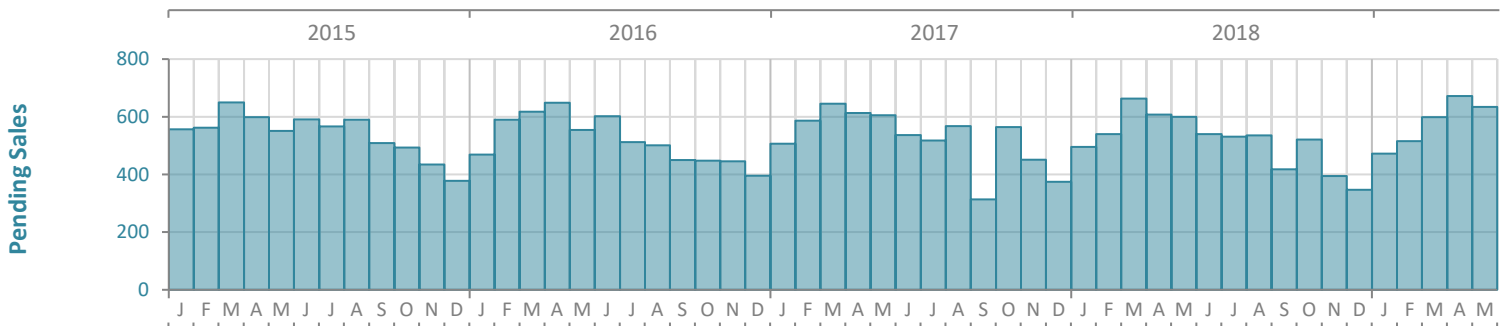


New Pending Sales

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	2,892	-0.5%
May 2019	634	5.7%
April 2019	672	10.5%
March 2019	599	-9.7%
February 2019	515	-4.6%
January 2019	472	-4.6%
December 2018	347	-7.5%
November 2018	394	-12.6%
October 2018	521	-7.6%
September 2018	418	33.1%
August 2018	535	-5.8%
July 2018	531	2.5%
June 2018	540	0.6%
May 2018	600	-0.8%

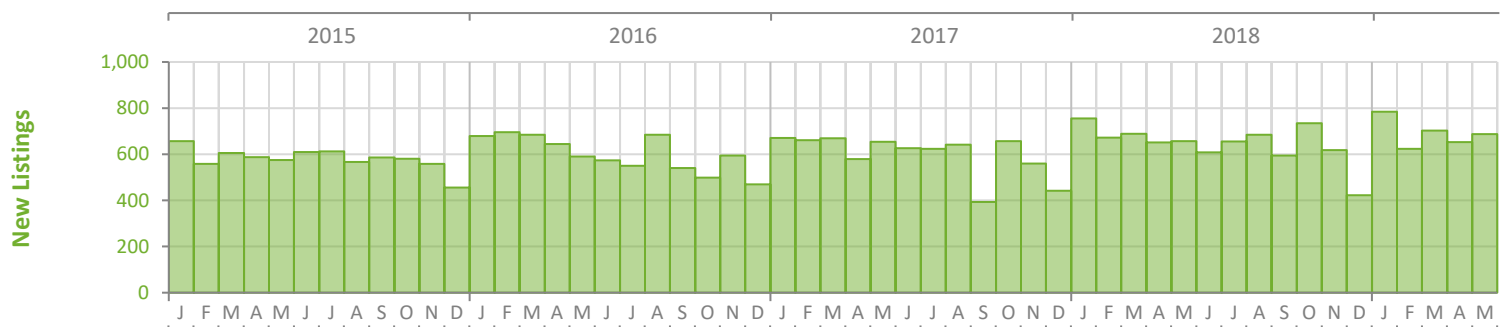


New Listings

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	3,452	0.8%
May 2019	688	4.7%
April 2019	653	0.3%
March 2019	702	1.9%
February 2019	624	-7.1%
January 2019	785	3.8%
December 2018	422	-4.5%
November 2018	618	10.4%
October 2018	734	11.7%
September 2018	595	51.4%
August 2018	685	6.7%
July 2018	656	5.3%
June 2018	608	-2.9%
May 2018	657	0.5%

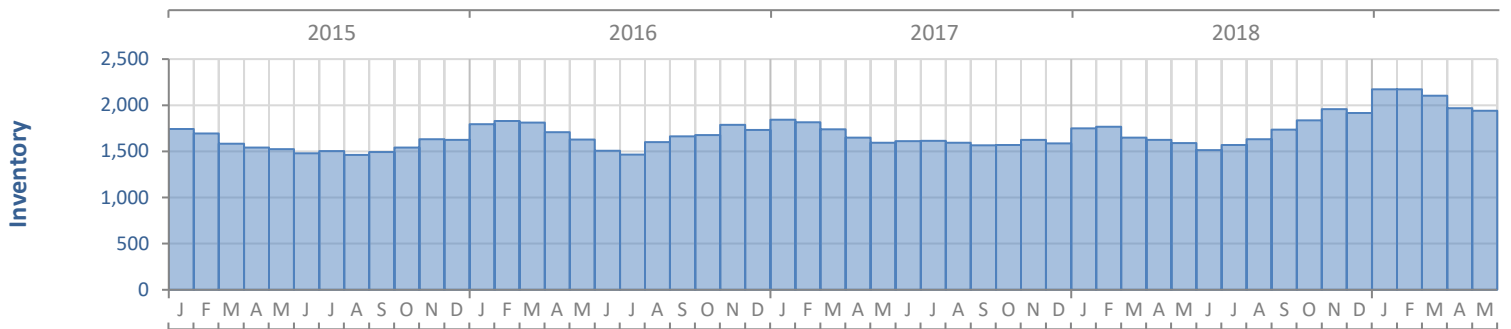


Inventory (Active Listings)

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)	2,072	23.6%
May 2019	1,942	22.1%
April 2019	1,967	21.0%
March 2019	2,104	27.6%
February 2019	2,171	22.8%
January 2019	2,174	24.4%
December 2018	1,917	20.9%
November 2018	1,956	20.5%
October 2018	1,836	17.1%
September 2018	1,734	10.8%
August 2018	1,633	2.6%
July 2018	1,570	-2.7%
June 2018	1,514	-6.1%
May 2018	1,591	-0.1%

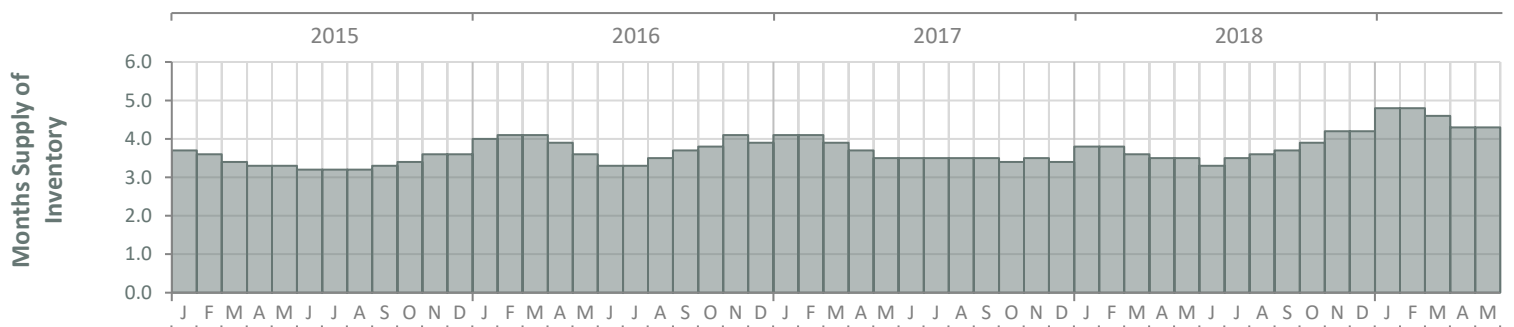


Months Supply of Inventory

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)	4.6	27.8%
May 2019	4.3	22.9%
April 2019	4.3	22.9%
March 2019	4.6	27.8%
February 2019	4.8	26.3%
January 2019	4.8	26.3%
December 2018	4.2	23.5%
November 2018	4.2	20.0%
October 2018	3.9	14.7%
September 2018	3.7	5.7%
August 2018	3.6	2.9%
July 2018	3.5	0.0%
June 2018	3.3	-5.7%
May 2018	3.5	0.0%

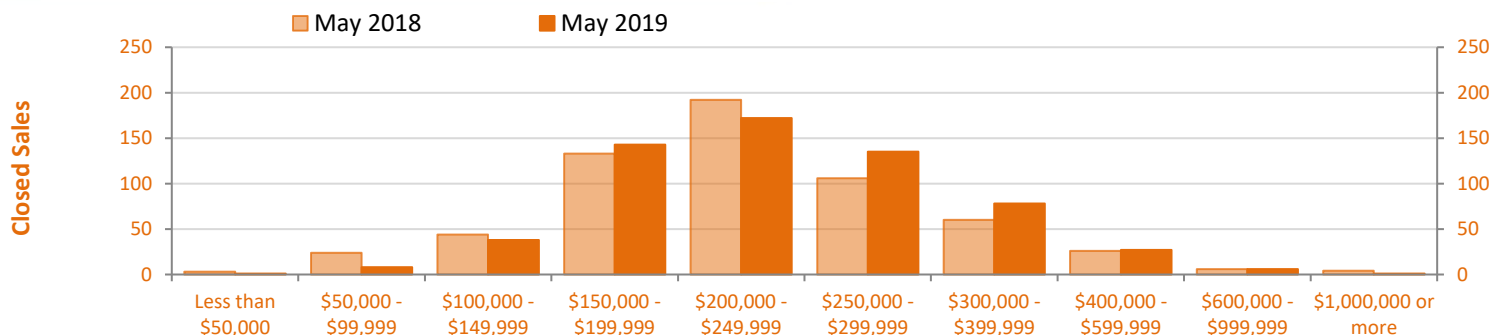


Closed Sales by Sale Price

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	1	-66.7%
\$50,000 - \$99,999	8	-66.7%
\$100,000 - \$149,999	38	-13.6%
\$150,000 - \$199,999	143	7.5%
\$200,000 - \$249,999	172	-10.4%
\$250,000 - \$299,999	135	27.4%
\$300,000 - \$399,999	78	30.0%
\$400,000 - \$599,999	27	3.8%
\$600,000 - \$999,999	6	0.0%
\$1,000,000 or more	1	-75.0%

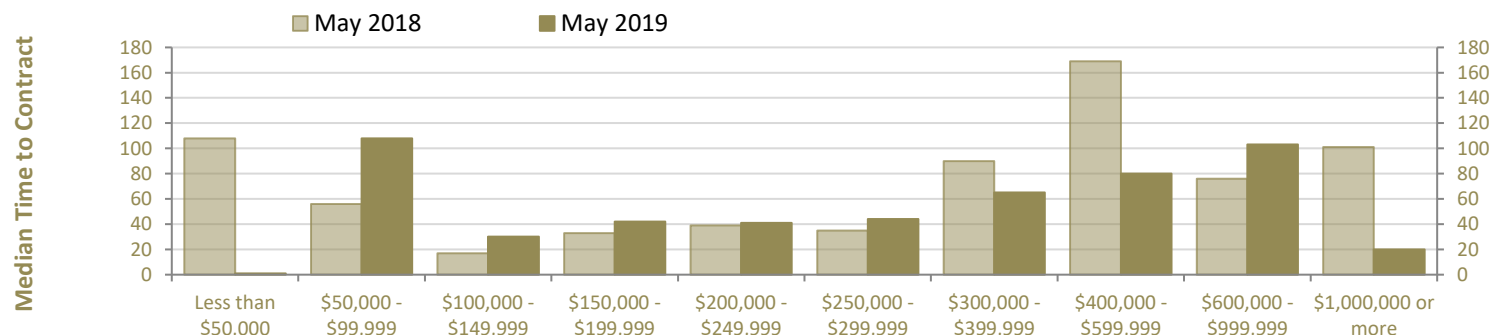


Median Time to Contract by Sale Price

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	1 Day	-99.1%
\$50,000 - \$99,999	108 Days	92.9%
\$100,000 - \$149,999	30 Days	76.5%
\$150,000 - \$199,999	42 Days	27.3%
\$200,000 - \$249,999	41 Days	5.1%
\$250,000 - \$299,999	44 Days	25.7%
\$300,000 - \$399,999	65 Days	-27.8%
\$400,000 - \$599,999	80 Days	-52.7%
\$600,000 - \$999,999	103 Days	35.5%
\$1,000,000 or more	20 Days	-80.2%

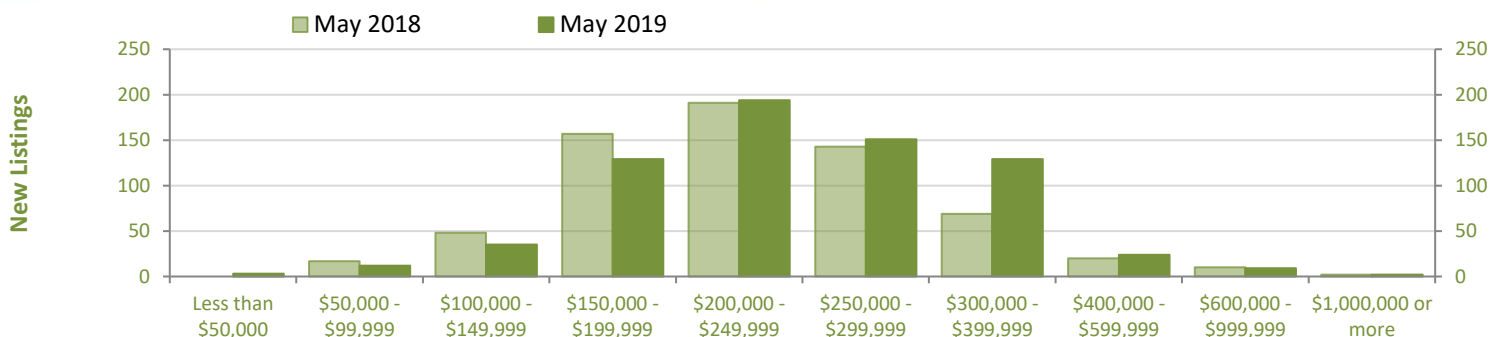


New Listings by Initial Listing Price

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	3	N/A
\$50,000 - \$99,999	12	-29.4%
\$100,000 - \$149,999	35	-27.1%
\$150,000 - \$199,999	129	-17.8%
\$200,000 - \$249,999	194	1.6%
\$250,000 - \$299,999	151	5.6%
\$300,000 - \$399,999	129	87.0%
\$400,000 - \$599,999	24	20.0%
\$600,000 - \$999,999	9	-10.0%
\$1,000,000 or more	2	0.0%

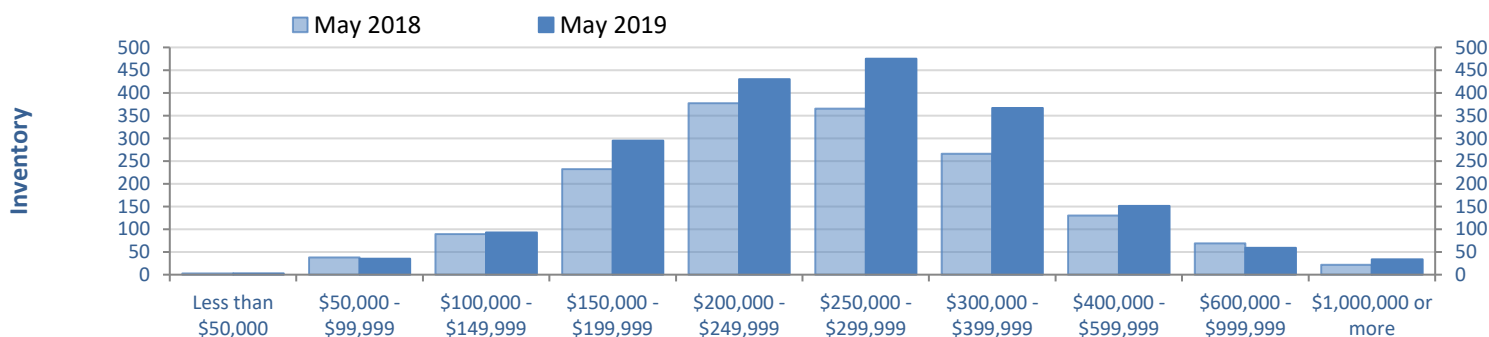


Inventory by Current Listing Price

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.

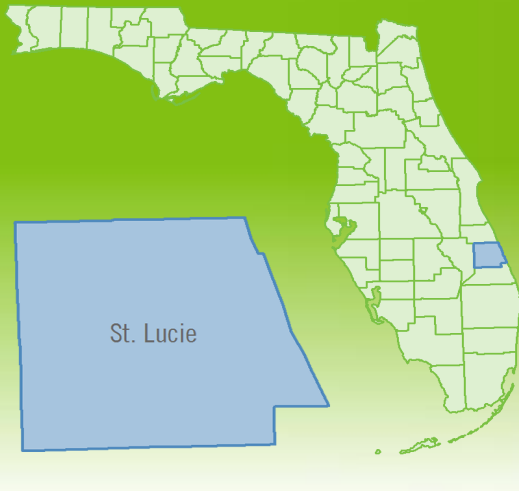
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	3	0.0%
\$50,000 - \$99,999	35	-7.9%
\$100,000 - \$149,999	93	4.5%
\$150,000 - \$199,999	295	27.2%
\$200,000 - \$249,999	430	14.1%
\$250,000 - \$299,999	475	30.1%
\$300,000 - \$399,999	367	38.0%
\$400,000 - \$599,999	151	16.2%
\$600,000 - \$999,999	59	-14.5%
\$1,000,000 or more	34	54.5%



Monthly Distressed Market - May 2019

Single Family Homes

St. Lucie County



		May 2019	May 2018	Percent Change Year-over-Year
Traditional	Closed Sales	590	576	2.4%
	Median Sale Price	\$235,000	\$225,000	4.4%
Foreclosure/REO	Closed Sales	15	17	-11.8%
	Median Sale Price	\$189,500	\$173,500	9.2%
Short Sale	Closed Sales	4	5	-20.0%
	Median Sale Price	\$215,000	\$102,500	109.8%

