

# Monthly Market Detail - April 2023

## Townhouses and Condos

### Martin County



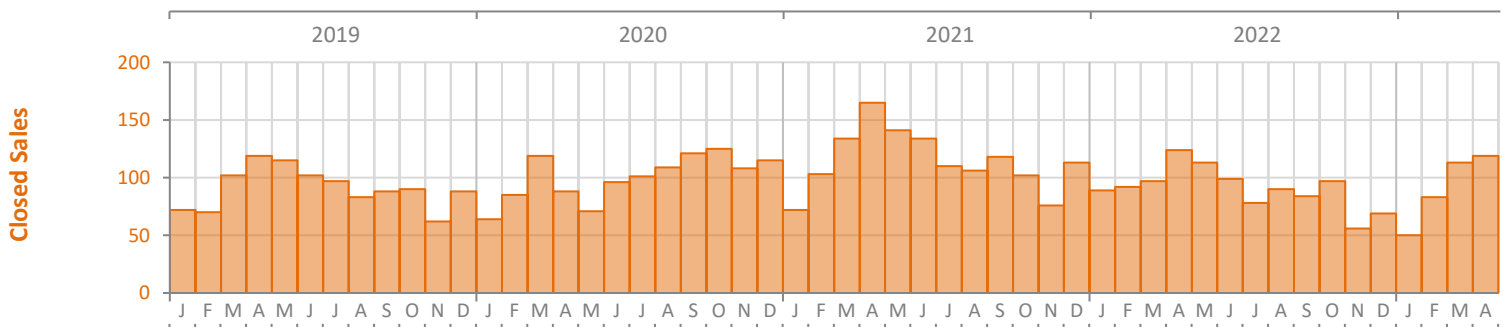
Summary Statistics	April 2023	April 2022	Percent Change Year-over-Year
Closed Sales	119	124	-4.0%
Paid in Cash	75	76	-1.3%
Median Sale Price	\$295,000	\$252,000	17.1%
Average Sale Price	\$412,845	\$341,419	20.9%
Dollar Volume	\$49.1 Million	\$42.3 Million	16.0%
Median Percent of Original List Price Received	95.0%	100.0%	-5.0%
Median Time to Contract	39 Days	7 Days	457.1%
Median Time to Sale	77 Days	44 Days	75.0%
New Pending Sales	93	126	-26.2%
New Listings	136	125	8.8%
Pending Inventory	154	203	-24.1%
Inventory (Active Listings)	324	117	176.9%
Months Supply of Inventory	3.7	1.1	236.4%

## 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	365	-9.2%
<b>April 2023</b>	<b>119</b>	<b>-4.0%</b>
March 2023	113	16.5%
February 2023	83	-9.8%
January 2023	50	-43.8%
December 2022	69	-38.9%
November 2022	56	-26.3%
October 2022	97	-4.9%
September 2022	84	-28.8%
August 2022	90	-15.1%
July 2022	78	-29.1%
June 2022	99	-26.1%
May 2022	113	-19.9%
April 2022	124	-24.8%

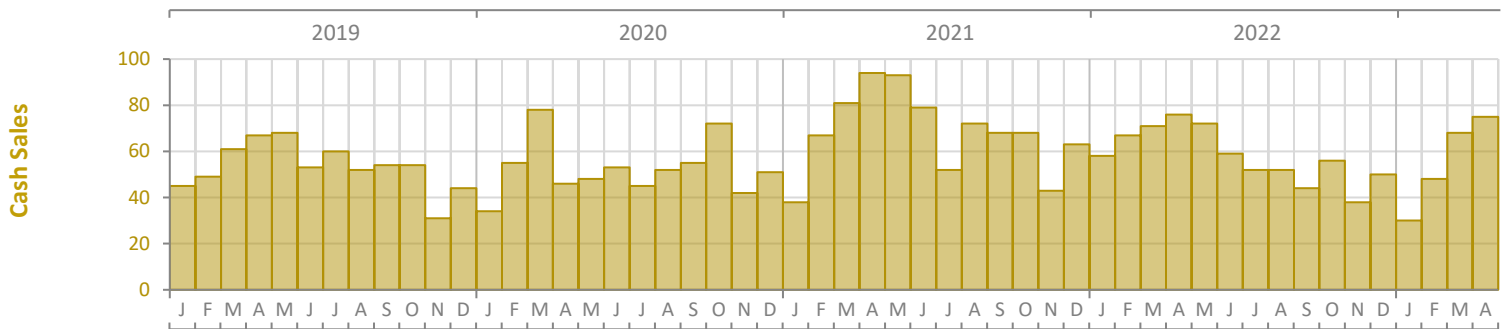


## Cash Sales

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	221	-18.8%
<b>April 2023</b>	<b>75</b>	<b>-1.3%</b>
March 2023	68	-4.2%
February 2023	48	-28.4%
January 2023	30	-48.3%
December 2022	50	-20.6%
November 2022	38	-11.6%
October 2022	56	-17.6%
September 2022	44	-35.3%
August 2022	52	-27.8%
July 2022	52	0.0%
June 2022	59	-25.3%
May 2022	72	-22.6%
April 2022	76	-19.1%

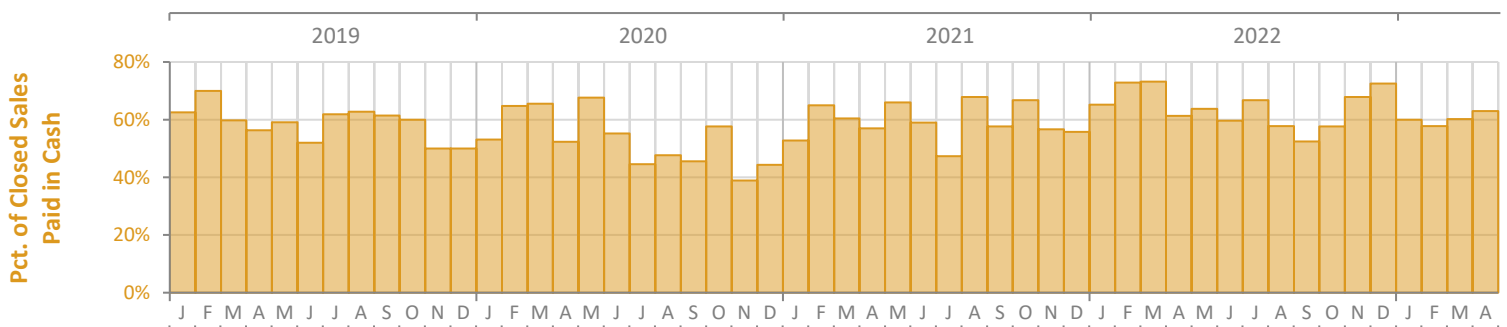


## Cash Sales as a Percentage of Closed Sales

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	60.5%	-10.6%
<b>April 2023</b>	<b>63.0%</b>	<b>2.8%</b>
March 2023	60.2%	-17.8%
February 2023	57.8%	-20.6%
January 2023	60.0%	-8.0%
December 2022	72.5%	29.9%
November 2022	67.9%	20.0%
October 2022	57.7%	-13.5%
September 2022	52.4%	-9.0%
August 2022	57.8%	-14.9%
July 2022	66.7%	41.0%
June 2022	59.6%	1.0%
May 2022	63.7%	-3.5%
April 2022	61.3%	7.5%

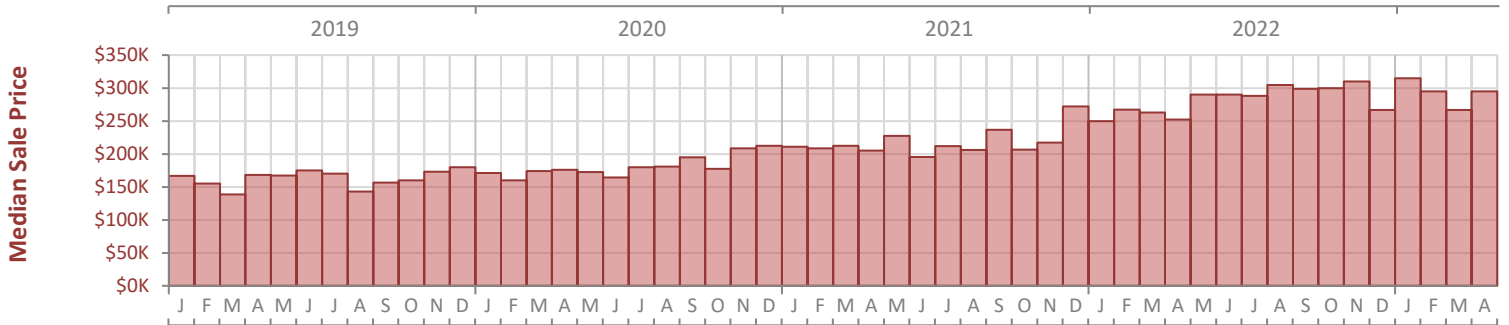


## Median Sale Price

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	\$295,000	15.7%
<b>April 2023</b>	<b>\$295,000</b>	<b>17.1%</b>
March 2023	\$267,000	1.5%
February 2023	\$295,000	10.3%
January 2023	\$315,000	26.0%
December 2022	\$267,000	-1.8%
November 2022	\$310,000	42.5%
October 2022	\$299,900	45.2%
September 2022	\$299,000	26.5%
August 2022	\$304,500	47.6%
July 2022	\$288,000	35.8%
June 2022	\$290,000	48.4%
May 2022	\$289,900	27.4%
April 2022	\$252,000	22.9%

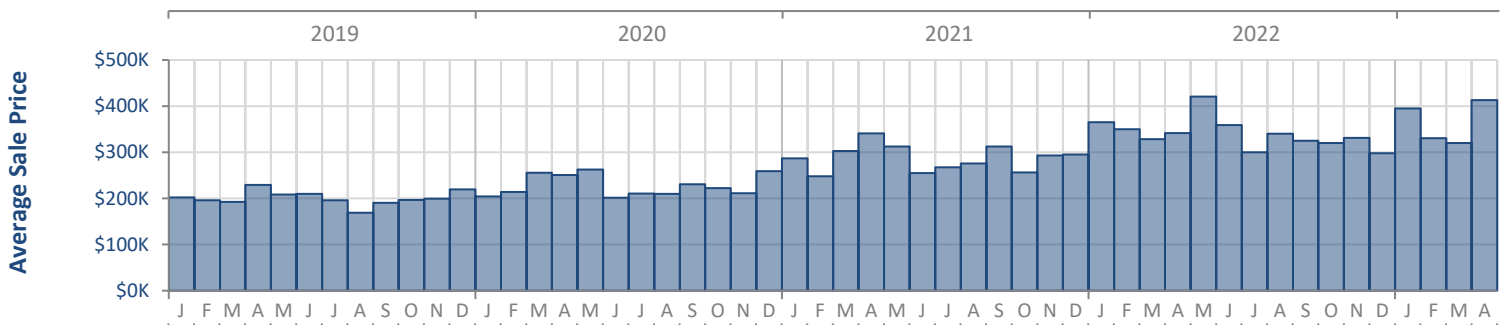


## Average Sale Price

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	\$362,944	5.1%
<b>April 2023</b>	<b>\$412,845</b>	<b>20.9%</b>
March 2023	\$320,060	-2.6%
February 2023	\$330,453	-5.5%
January 2023	\$395,032	8.2%
December 2022	\$297,571	0.8%
November 2022	\$331,310	13.1%
October 2022	\$320,253	25.1%
September 2022	\$324,695	4.0%
August 2022	\$339,922	23.1%
July 2022	\$299,794	12.2%
June 2022	\$358,760	40.7%
May 2022	\$420,352	34.6%
April 2022	\$341,419	0.1%



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## Townhouses and Condos

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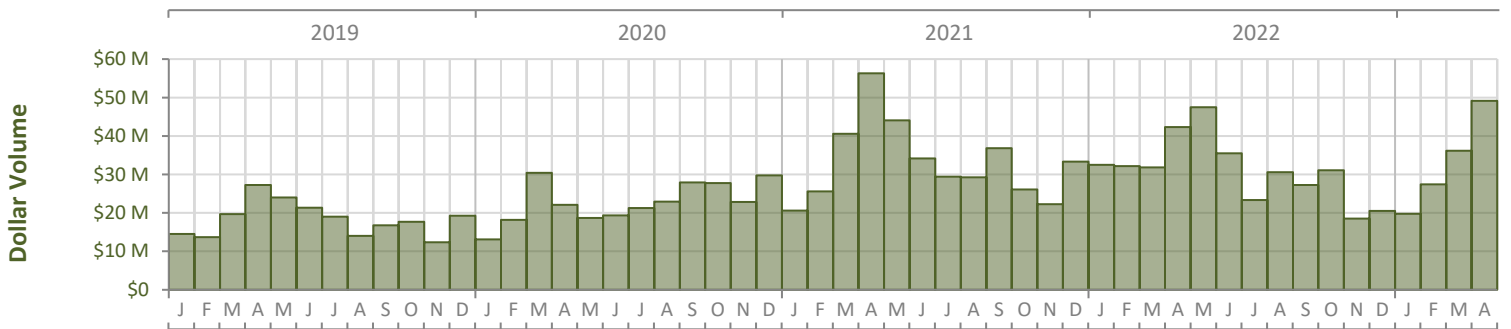


## Dollar Volume

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	\$132.5 Million	-4.6%
<b>April 2023</b>	<b>\$49.1 Million</b>	<b>16.0%</b>
March 2023	\$36.2 Million	13.5%
February 2023	\$27.4 Million	-14.8%
January 2023	\$19.8 Million	-39.2%
December 2022	\$20.5 Million	-38.5%
November 2022	\$18.6 Million	-16.7%
October 2022	\$31.1 Million	18.9%
September 2022	\$27.3 Million	-26.0%
August 2022	\$30.6 Million	4.6%
July 2022	\$23.4 Million	-20.4%
June 2022	\$35.5 Million	3.9%
May 2022	\$47.5 Million	7.8%
April 2022	\$42.3 Million	-24.8%

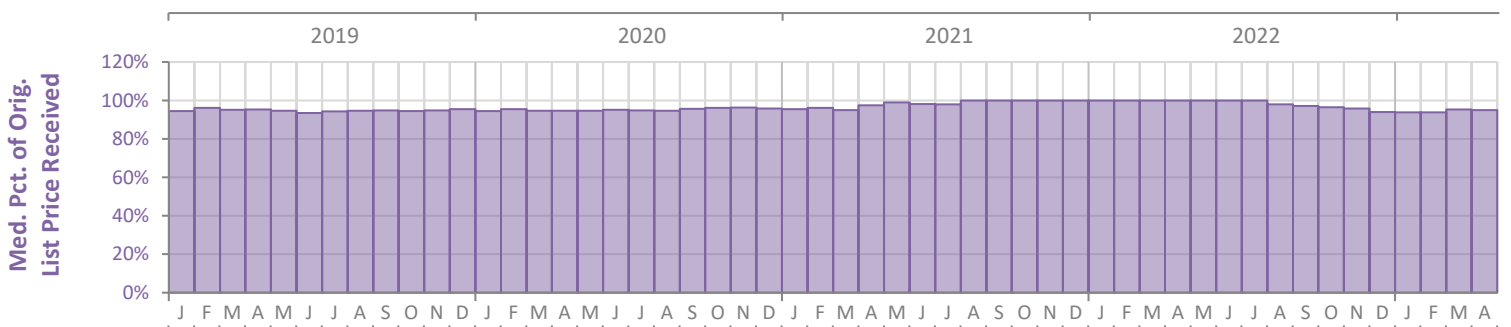


## Median Percent of Original List Price Received

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	94.4%	-5.6%
<b>April 2023</b>	<b>95.0%</b>	<b>-5.0%</b>
March 2023	95.3%	-4.7%
February 2023	93.8%	-6.2%
January 2023	93.8%	-6.2%
December 2022	93.9%	-6.1%
November 2022	95.8%	-4.2%
October 2022	96.5%	-3.5%
September 2022	97.1%	-2.9%
August 2022	98.0%	-2.0%
July 2022	100.0%	2.0%
June 2022	100.0%	1.9%
May 2022	100.0%	1.0%
April 2022	100.0%	2.6%

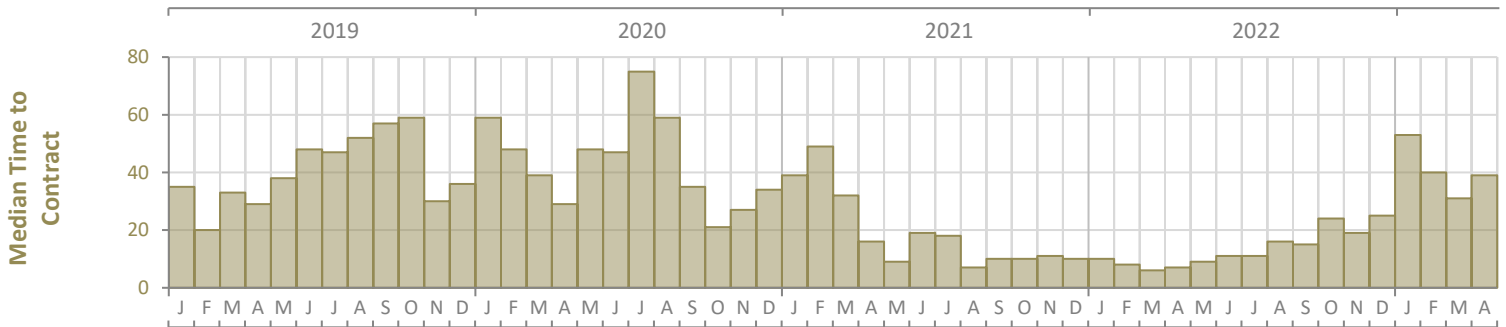


## Median Time to Contract

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	42 Days	425.0%
<b>April 2023</b>	<b>39 Days</b>	<b>457.1%</b>
March 2023	31 Days	416.7%
February 2023	40 Days	400.0%
January 2023	53 Days	430.0%
December 2022	25 Days	150.0%
November 2022	19 Days	72.7%
October 2022	24 Days	140.0%
September 2022	15 Days	50.0%
August 2022	16 Days	128.6%
July 2022	11 Days	-38.9%
June 2022	11 Days	-42.1%
May 2022	9 Days	0.0%
April 2022	7 Days	-56.3%

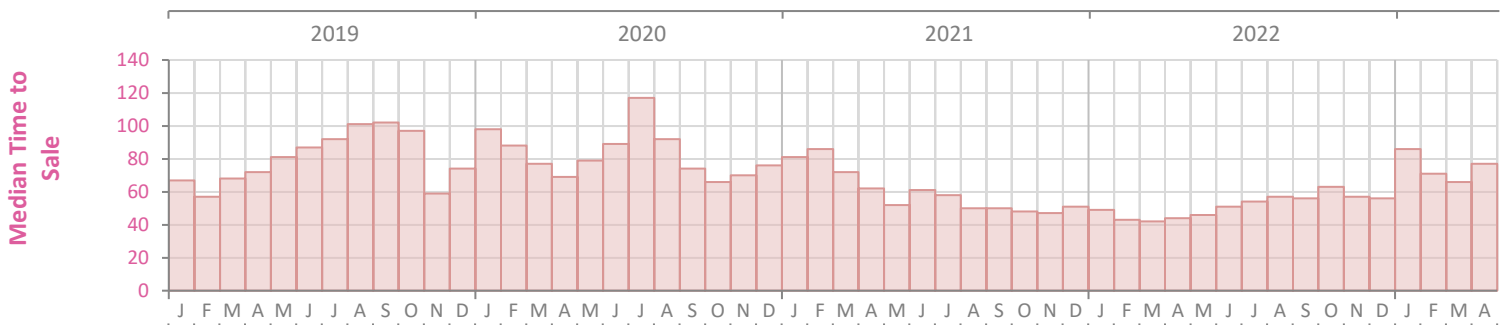


## Median Time to Sale

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	77 Days	75.0%
<b>April 2023</b>	<b>77 Days</b>	<b>75.0%</b>
March 2023	66 Days	57.1%
February 2023	71 Days	65.1%
January 2023	86 Days	75.5%
December 2022	56 Days	9.8%
November 2022	57 Days	21.3%
October 2022	63 Days	31.3%
September 2022	56 Days	12.0%
August 2022	57 Days	14.0%
July 2022	54 Days	-6.9%
June 2022	51 Days	-16.4%
May 2022	46 Days	-11.5%
April 2022	44 Days	-29.0%

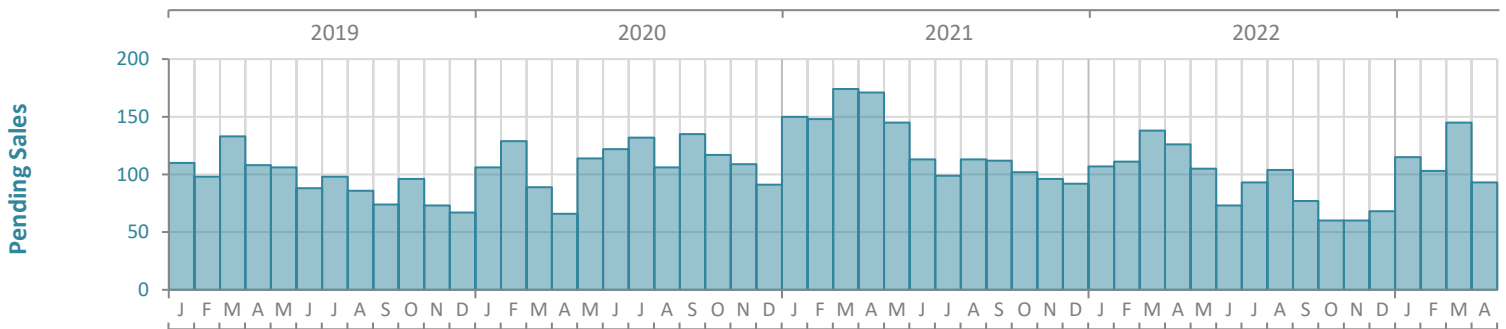


## New Pending Sales

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	456	-5.4%
<b>April 2023</b>	<b>93</b>	<b>-26.2%</b>
March 2023	145	5.1%
February 2023	103	-7.2%
January 2023	115	7.5%
December 2022	68	-26.1%
November 2022	60	-37.5%
October 2022	60	-41.2%
September 2022	77	-31.3%
August 2022	104	-8.0%
July 2022	93	-6.1%
June 2022	73	-35.4%
May 2022	105	-27.6%
April 2022	126	-26.3%

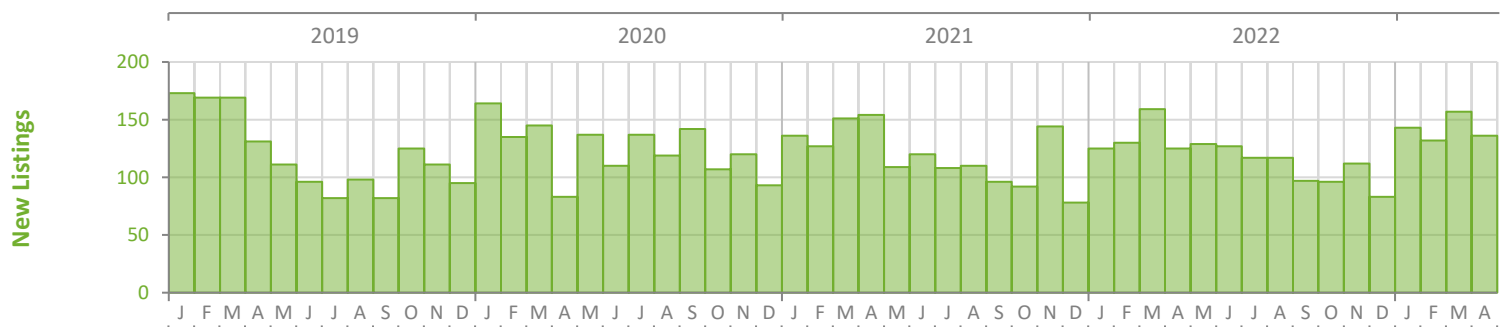


## New Listings

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	568	5.4%
<b>April 2023</b>	<b>136</b>	<b>8.8%</b>
March 2023	157	-1.3%
February 2023	132	1.5%
January 2023	143	14.4%
December 2022	83	6.4%
November 2022	112	-22.2%
October 2022	96	4.3%
September 2022	97	1.0%
August 2022	117	6.4%
July 2022	117	8.3%
June 2022	127	5.8%
May 2022	129	18.3%
April 2022	125	-18.8%



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## Townhouses and Condos

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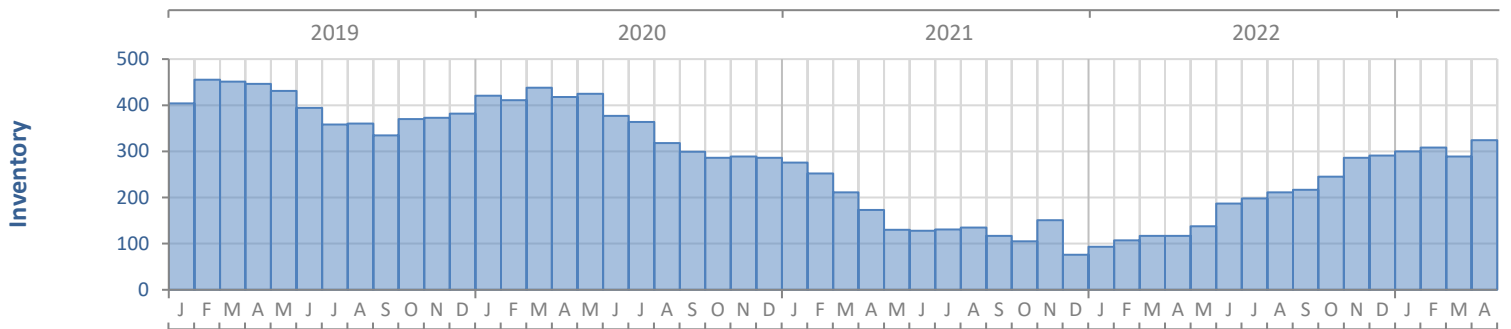


## Inventory (Active Listings)

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)	305	181.4%
<b>April 2023</b>	<b>324</b>	<b>176.9%</b>
March 2023	289	147.0%
February 2023	308	187.9%
January 2023	300	222.6%
December 2022	291	282.9%
November 2022	286	89.4%
October 2022	245	133.3%
September 2022	217	85.5%
August 2022	211	56.3%
July 2022	198	51.1%
June 2022	187	46.1%
May 2022	138	6.2%
April 2022	117	-32.4%

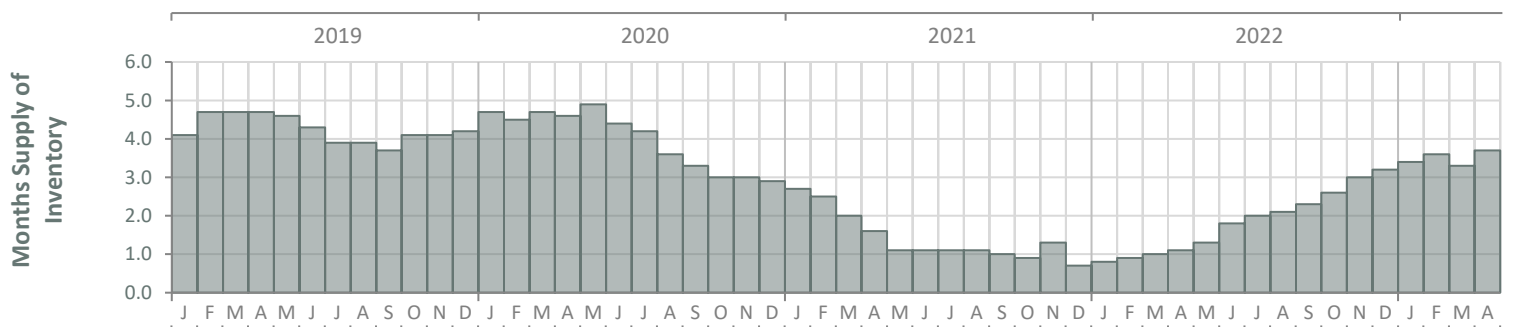


## Months Supply of Inventory

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)	3.5	250.0%
<b>April 2023</b>	<b>3.7</b>	<b>236.4%</b>
March 2023	3.3	230.0%
February 2023	3.6	300.0%
January 2023	3.4	325.0%
December 2022	3.2	357.1%
November 2022	3.0	130.8%
October 2022	2.6	188.9%
September 2022	2.3	130.0%
August 2022	2.1	90.9%
July 2022	2.0	81.8%
June 2022	1.8	63.6%
May 2022	1.3	18.2%
April 2022	1.1	-31.3%

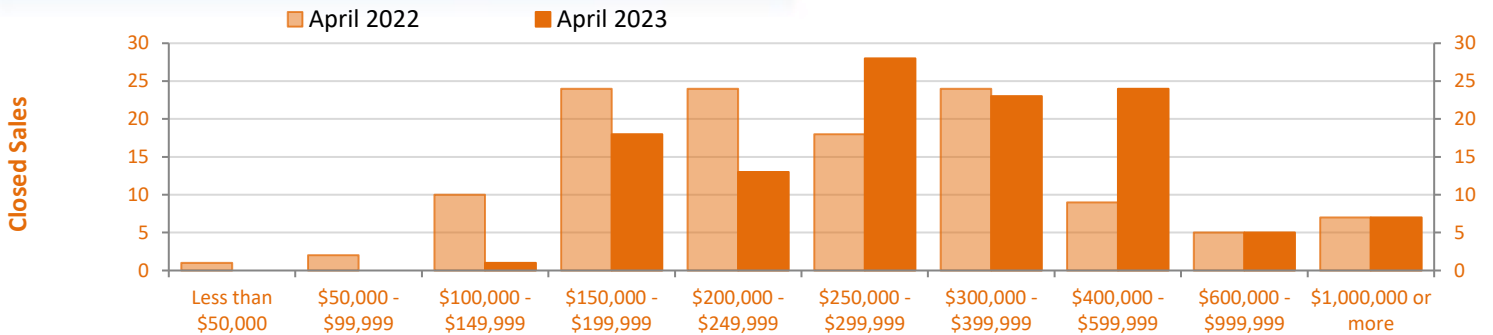


## Closed Sales by Sale Price

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	0	-100.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	-90.0%
\$150,000 - \$199,999	18	-25.0%
\$200,000 - \$249,999	13	-45.8%
\$250,000 - \$299,999	28	55.6%
\$300,000 - \$399,999	23	-4.2%
\$400,000 - \$599,999	24	166.7%
\$600,000 - \$999,999	5	0.0%
\$1,000,000 or more	7	0.0%

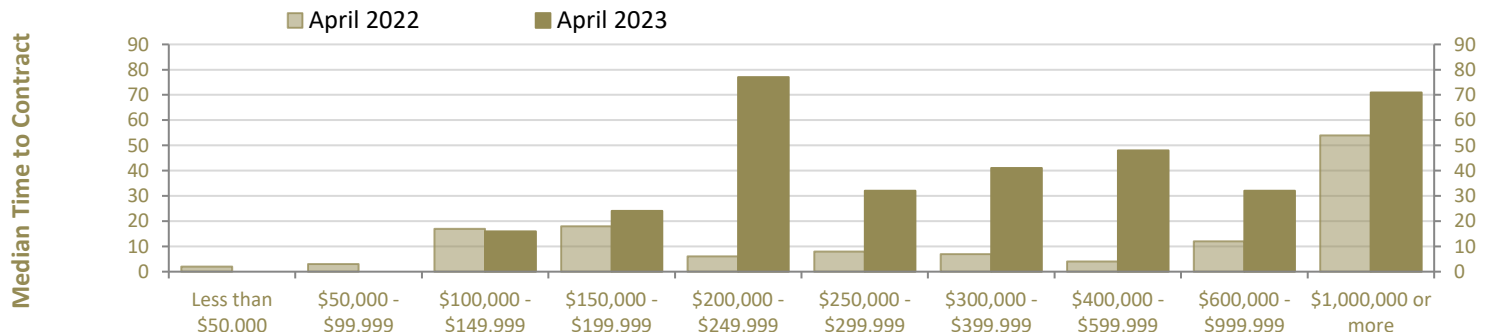


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	16 Days	-5.9%
\$150,000 - \$199,999	24 Days	33.3%
\$200,000 - \$249,999	77 Days	1183.3%
\$250,000 - \$299,999	32 Days	300.0%
\$300,000 - \$399,999	41 Days	485.7%
\$400,000 - \$599,999	48 Days	1100.0%
\$600,000 - \$999,999	32 Days	166.7%
\$1,000,000 or more	71 Days	31.5%





## 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	0	-100.0%
\$100,000 - \$149,999	6	50.0%
\$150,000 - \$199,999	17	6.3%
\$200,000 - \$249,999	23	53.3%
\$250,000 - \$299,999	28	16.7%
\$300,000 - \$399,999	19	-17.4%
\$400,000 - \$599,999	30	20.0%
\$600,000 - \$999,999	8	-33.3%
\$1,000,000 or more	5	0.0%

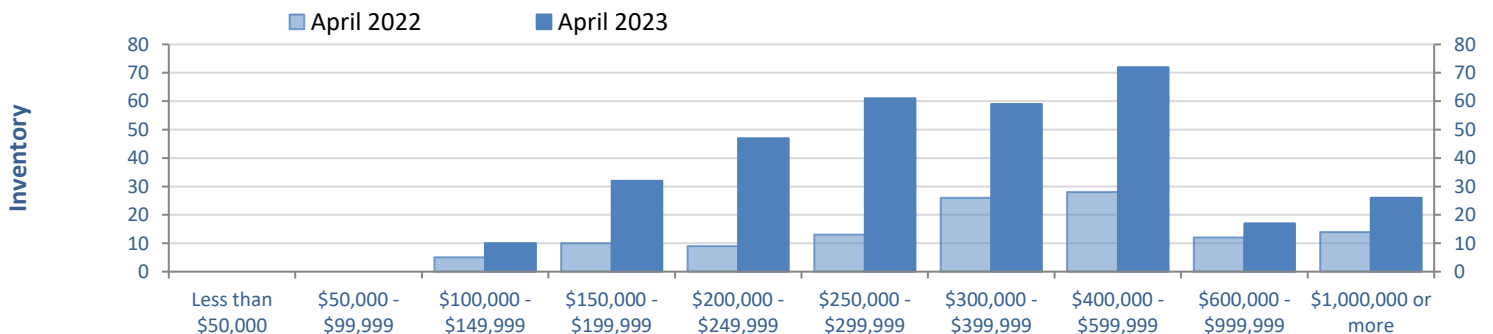


## Inventory by Current Listing Price

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	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	10	100.0%
\$150,000 - \$199,999	32	220.0%
\$200,000 - \$249,999	47	422.2%
\$250,000 - \$299,999	61	369.2%
\$300,000 - \$399,999	59	126.9%
\$400,000 - \$599,999	72	157.1%
\$600,000 - \$999,999	17	41.7%
\$1,000,000 or more	26	85.7%



# Monthly Distressed Market - April 2023

## Townhouses and Condos

### Martin County



		April 2023	April 2022	Percent Change Year-over-Year
Traditional	Closed Sales	117	124	-5.6%
	Median Sale Price	\$301,000	\$252,000	19.4%
Foreclosure/REO	Closed Sales	2	0	N/A
	Median Sale Price	\$259,523	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

