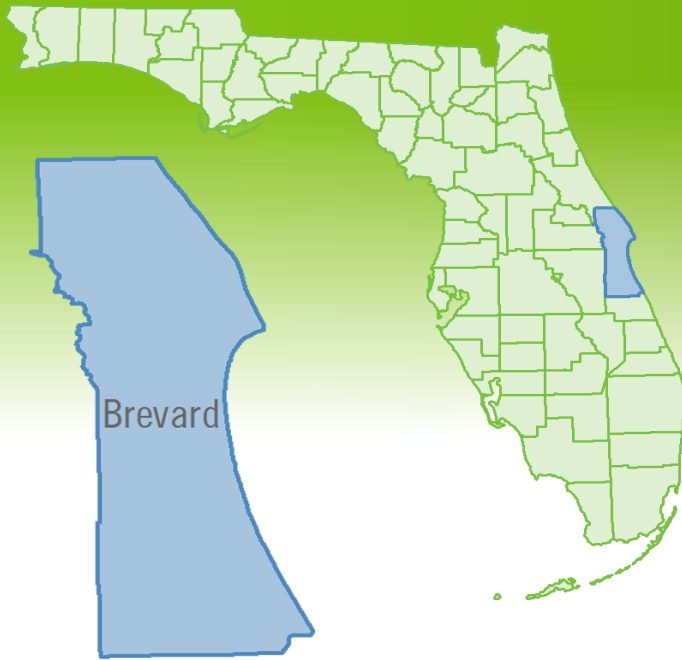


# Monthly Market Detail - February 2018

## Single Family Homes

### Brevard County



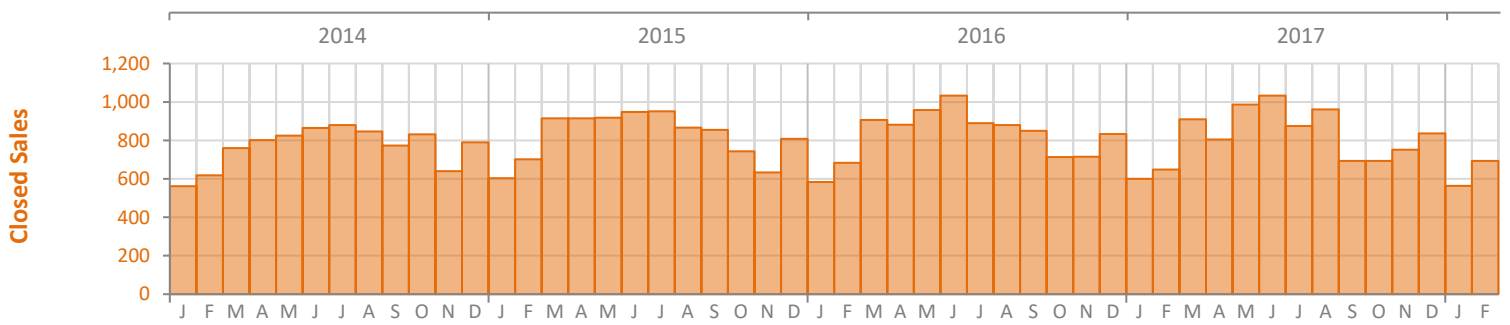
Summary Statistics	February 2018	February 2017	Percent Change Year-over-Year
Closed Sales	694	649	6.9%
Paid in Cash	193	210	-8.1%
Median Sale Price	\$230,000	\$205,000	12.2%
Average Sale Price	\$285,367	\$246,972	15.5%
Dollar Volume	\$198.0 Million	\$160.3 Million	23.6%
Median Percent of Original List Price Received	96.0%	95.8%	0.2%
Median Time to Contract	39 Days	36 Days	8.3%
Median Time to Sale	83 Days	80 Days	3.8%
New Pending Sales	906	882	2.7%
New Listings	1,035	949	9.1%
Pending Inventory	1,283	1,306	-1.8%
Inventory (Active Listings)	2,244	2,047	9.6%
Months Supply of Inventory	2.7	2.5	8.0%

## 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
<b>Year-to-Date</b>	<b>1,257</b>	<b>0.6%</b>
<b>February 2018</b>	<b>694</b>	<b>6.9%</b>
January 2018	563	-6.2%
December 2017	836	0.4%
November 2017	752	5.2%
October 2017	694	-2.8%
September 2017	693	-18.4%
August 2017	961	9.3%
July 2017	874	-1.7%
June 2017	1,033	0.0%
May 2017	987	3.0%
April 2017	805	-8.6%
March 2017	909	0.3%
February 2017	649	-5.1%

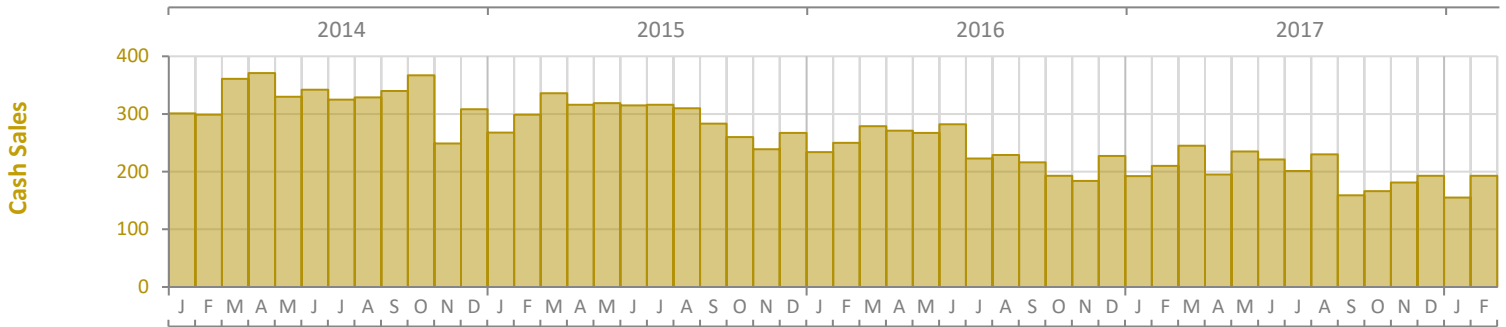


## Cash Sales

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
<b>Year-to-Date</b>	<b>348</b>	<b>-13.4%</b>
<b>February 2018</b>	<b>193</b>	<b>-8.1%</b>
January 2018	155	-19.3%
December 2017	193	-15.0%
November 2017	181	-1.6%
October 2017	166	-14.0%
September 2017	159	-26.4%
August 2017	230	0.4%
July 2017	201	-9.9%
June 2017	221	-21.6%
May 2017	235	-12.0%
April 2017	195	-28.0%
March 2017	245	-12.2%
February 2017	210	-16.0%

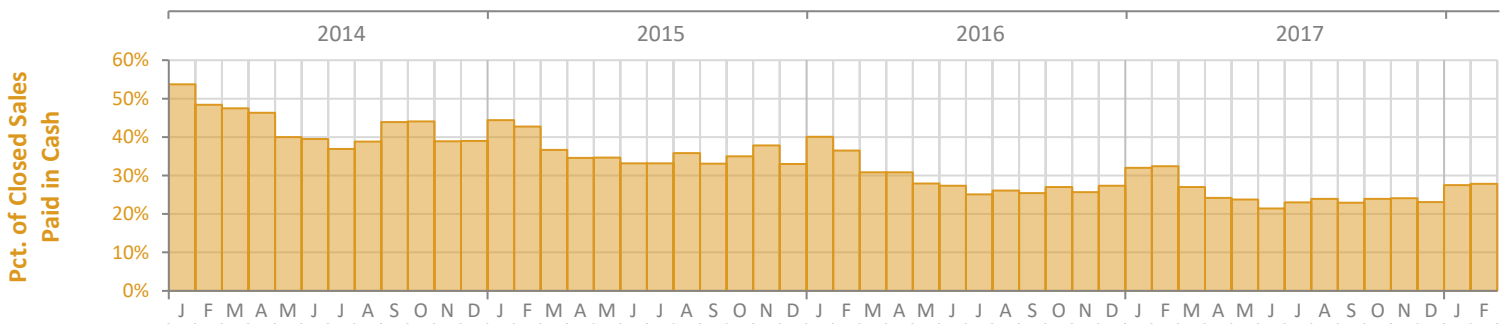


## Cash Sales as a Percentage of Closed Sales

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
<b>Year-to-Date</b>	<b>27.7%</b>	<b>-14.0%</b>
<b>February 2018</b>	<b>27.8%</b>	<b>-14.2%</b>
January 2018	27.5%	-14.1%
December 2017	23.1%	-15.4%
November 2017	24.1%	-6.2%
October 2017	23.9%	-11.5%
September 2017	22.9%	-9.8%
August 2017	23.9%	-8.4%
July 2017	23.0%	-8.4%
June 2017	21.4%	-21.6%
May 2017	23.8%	-14.7%
April 2017	24.2%	-21.4%
March 2017	27.0%	-12.3%
February 2017	32.4%	-11.2%

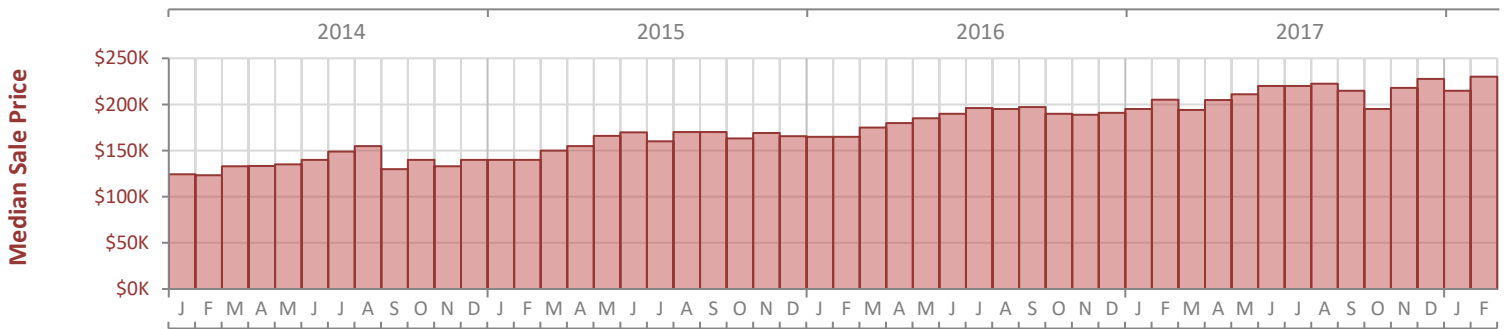


## Median Sale Price

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
<b>Year-to-Date</b>	<b>\$224,159</b>	<b>12.1%</b>
<b>February 2018</b>	<b>\$230,000</b>	<b>12.2%</b>
January 2018	\$215,000	10.3%
December 2017	\$227,789	19.3%
November 2017	\$218,000	15.3%
October 2017	\$195,000	2.6%
September 2017	\$215,000	9.1%
August 2017	\$222,500	14.1%
July 2017	\$220,000	12.2%
June 2017	\$220,000	15.8%
May 2017	\$211,000	14.1%
April 2017	\$204,655	13.8%
March 2017	\$194,000	10.9%
February 2017	\$205,000	24.2%

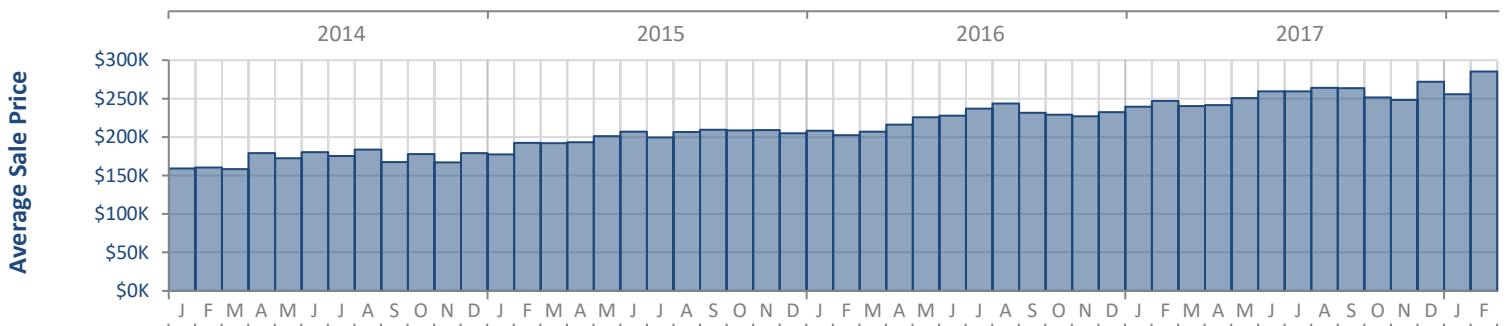


## Average Sale Price

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
<b>Year-to-Date</b>	<b>\$272,024</b>	<b>11.8%</b>
<b>February 2018</b>	<b>\$285,367</b>	<b>15.5%</b>
January 2018	\$255,576	6.7%
December 2017	\$271,875	17.0%
November 2017	\$248,225	9.3%
October 2017	\$251,509	9.9%
September 2017	\$263,683	13.8%
August 2017	\$263,983	8.3%
July 2017	\$259,499	9.5%
June 2017	\$259,469	13.8%
May 2017	\$250,670	11.1%
April 2017	\$241,539	11.8%
March 2017	\$240,354	16.1%
February 2017	\$246,972	22.0%

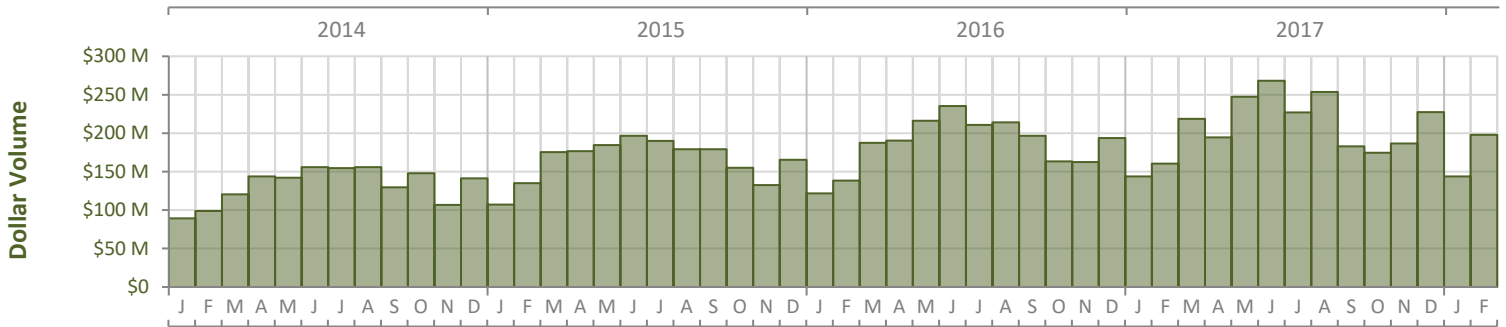


## Dollar Volume

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
<b>Year-to-Date</b>	<b>\$341.9 Million</b>	<b>12.5%</b>
<b>February 2018</b>	<b>\$198.0 Million</b>	<b>23.6%</b>
January 2018	\$143.9 Million	0.2%
December 2017	\$227.3 Million	17.4%
November 2017	\$186.7 Million	15.0%
October 2017	\$174.5 Million	6.8%
September 2017	\$182.7 Million	-7.1%
August 2017	\$253.7 Million	18.4%
July 2017	\$226.8 Million	7.7%
June 2017	\$268.0 Million	13.8%
May 2017	\$247.4 Million	14.5%
April 2017	\$194.4 Million	2.2%
March 2017	\$218.5 Million	16.5%
February 2017	\$160.3 Million	15.8%

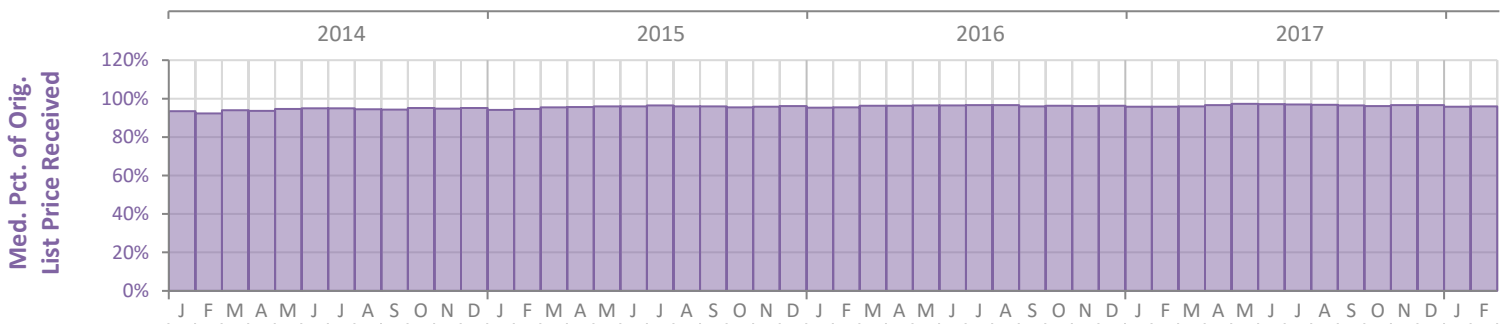


## Median Percent of Original List Price Received

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
<b>Year-to-Date</b>	<b>95.9%</b>	<b>0.1%</b>
<b>February 2018</b>	<b>96.0%</b>	<b>0.2%</b>
January 2018	95.8%	0.0%
December 2017	96.6%	0.3%
November 2017	96.6%	0.4%
October 2017	96.1%	-0.2%
September 2017	96.5%	0.6%
August 2017	96.8%	0.1%
July 2017	97.0%	0.3%
June 2017	97.2%	0.8%
May 2017	97.3%	0.9%
April 2017	96.7%	0.4%
March 2017	96.0%	-0.3%
February 2017	95.8%	0.3%

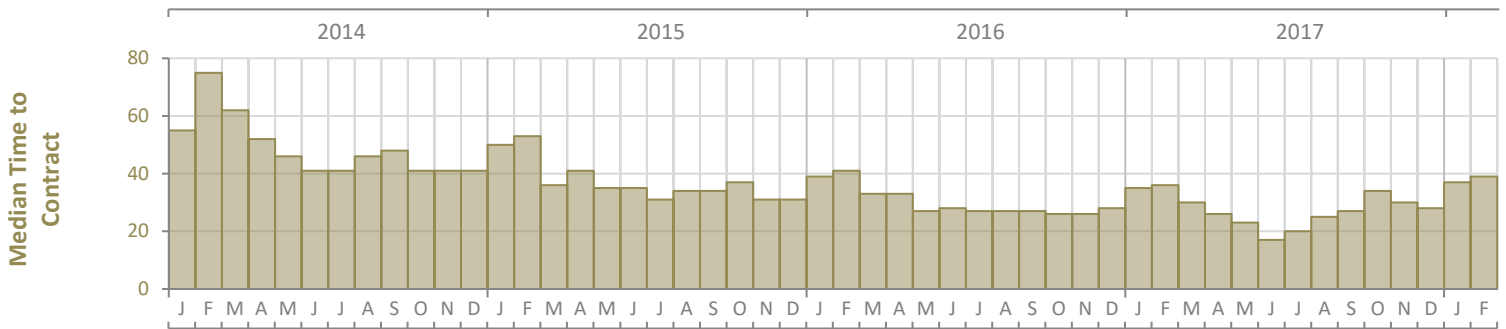


## Median Time to Contract

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
<b>Year-to-Date</b>	<b>38 Days</b>	<b>5.6%</b>
<b>February 2018</b>	<b>39 Days</b>	<b>8.3%</b>
January 2018	37 Days	5.7%
December 2017	28 Days	0.0%
November 2017	30 Days	15.4%
October 2017	34 Days	30.8%
September 2017	27 Days	0.0%
August 2017	25 Days	-7.4%
July 2017	20 Days	-25.9%
June 2017	17 Days	-39.3%
May 2017	23 Days	-14.8%
April 2017	26 Days	-21.2%
March 2017	30 Days	-9.1%
February 2017	36 Days	-12.2%

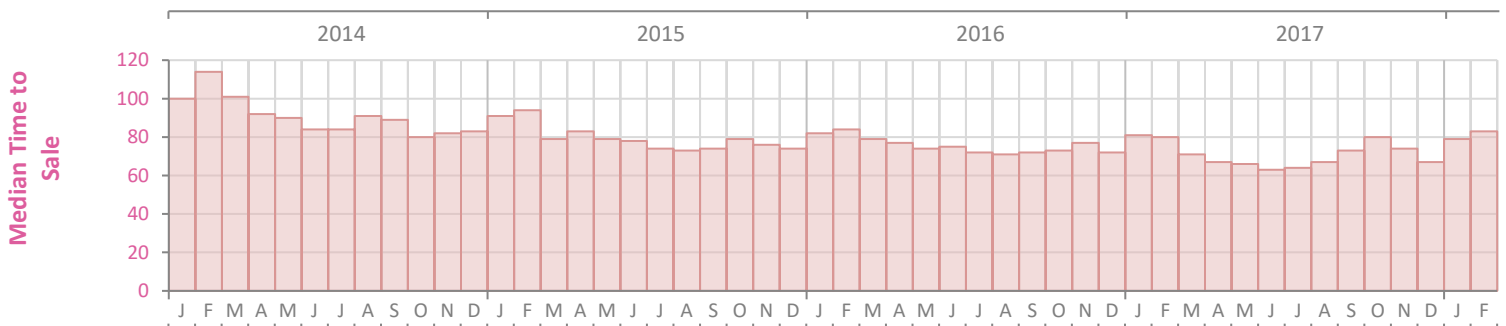


## Median Time to Sale

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
<b>Year-to-Date</b>	<b>81 Days</b>	<b>0.0%</b>
<b>February 2018</b>	<b>83 Days</b>	<b>3.8%</b>
January 2018	79 Days	-2.5%
December 2017	67 Days	-6.9%
November 2017	74 Days	-3.9%
October 2017	80 Days	9.6%
September 2017	73 Days	1.4%
August 2017	67 Days	-5.6%
July 2017	64 Days	-11.1%
June 2017	63 Days	-16.0%
May 2017	66 Days	-10.8%
April 2017	67 Days	-13.0%
March 2017	71 Days	-10.1%
February 2017	80 Days	-4.8%

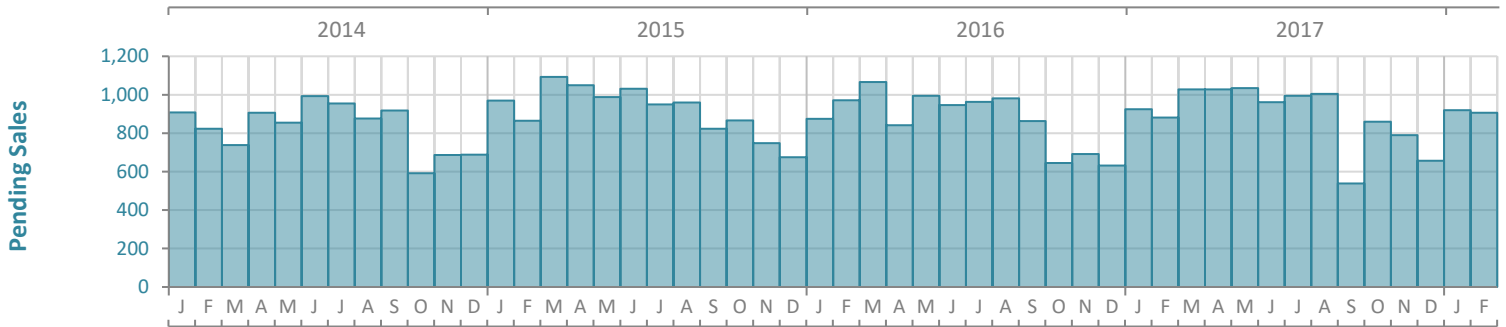


## New Pending Sales

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
<b>Year-to-Date</b>	<b>1,825</b>	<b>1.1%</b>
<b>February 2018</b>	<b>906</b>	<b>2.7%</b>
January 2018	919	-0.5%
December 2017	656	3.8%
November 2017	790	14.2%
October 2017	859	33.2%
September 2017	538	-37.7%
August 2017	1,004	2.3%
July 2017	995	3.3%
June 2017	962	1.6%
May 2017	1,034	3.9%
April 2017	1,028	22.2%
March 2017	1,028	-3.6%
February 2017	882	-9.3%

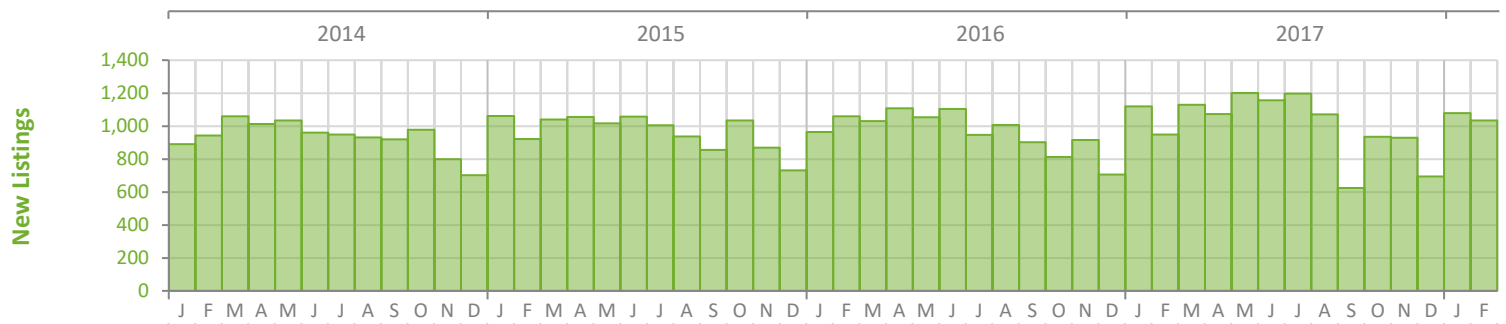


## New Listings

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
<b>Year-to-Date</b>	<b>2,113</b>	<b>2.2%</b>
<b>February 2018</b>	<b>1,035</b>	<b>9.1%</b>
January 2018	1,078	-3.7%
December 2017	695	-1.4%
November 2017	930	1.6%
October 2017	936	15.3%
September 2017	624	-30.9%
August 2017	1,071	6.4%
July 2017	1,198	26.5%
June 2017	1,156	4.6%
May 2017	1,202	14.2%
April 2017	1,072	-3.2%
March 2017	1,129	9.6%
February 2017	949	-10.5%

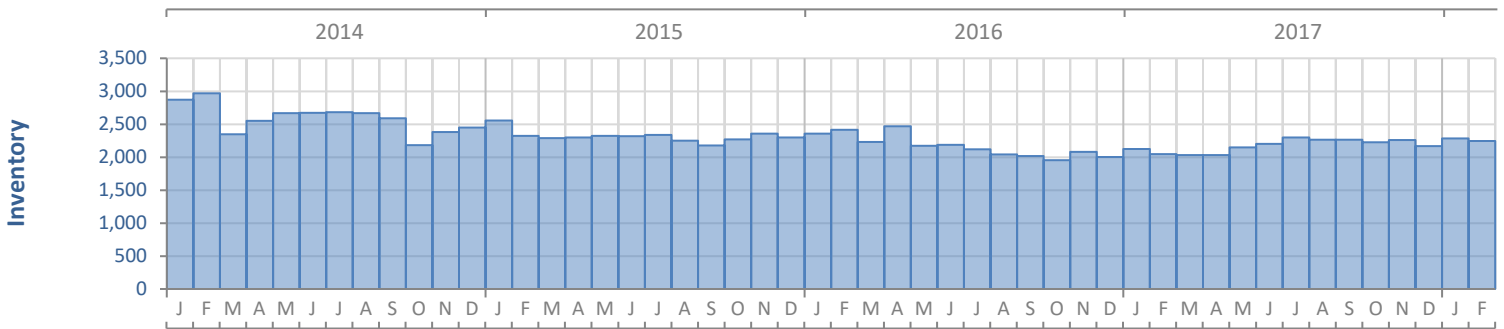


## Inventory (Active Listings)

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
<b>YTD (Monthly Avg)</b>	<b>2,264</b>	<b>8.6%</b>
<b>February 2018</b>	<b>2,244</b>	<b>9.6%</b>
January 2018	2,283	7.6%
December 2017	2,166	8.2%
November 2017	2,259	8.7%
October 2017	2,225	13.9%
September 2017	2,266	12.2%
August 2017	2,265	11.0%
July 2017	2,301	8.6%
June 2017	2,202	0.6%
May 2017	2,150	-1.1%
April 2017	2,030	-17.7%
March 2017	2,032	-8.9%
February 2017	2,047	-15.3%

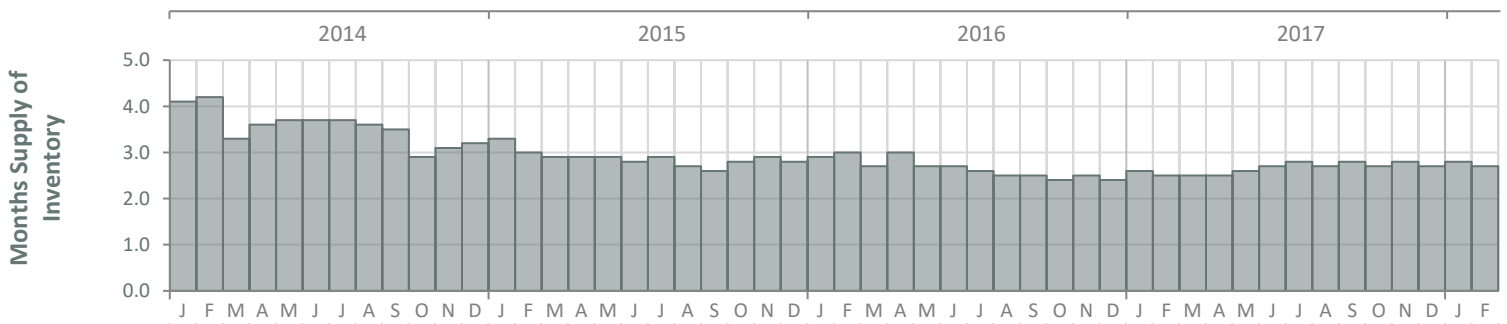


## Months Supply of Inventory

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
<b>YTD (Monthly Avg)</b>	<b>2.8</b>	<b>7.7%</b>
<b>February 2018</b>	<b>2.7</b>	<b>8.0%</b>
January 2018	2.8	7.7%
December 2017	2.7	12.5%
November 2017	2.8	12.0%
October 2017	2.7	12.5%
September 2017	2.8	12.0%
August 2017	2.7	8.0%
July 2017	2.8	7.7%
June 2017	2.7	0.0%
May 2017	2.6	-3.7%
April 2017	2.5	-16.7%
March 2017	2.5	-7.4%
February 2017	2.5	-16.7%

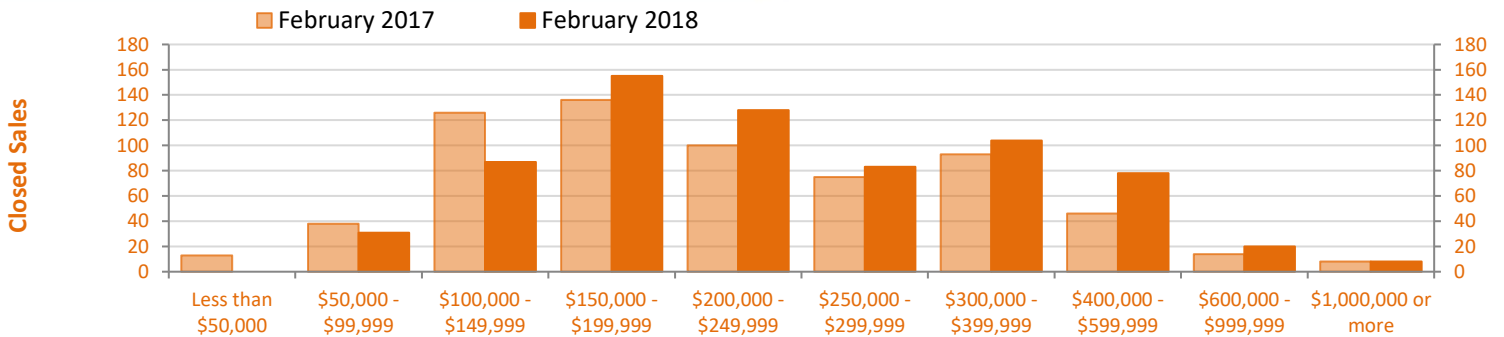


## Closed Sales by Sale Price

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	31	-18.4%
\$100,000 - \$149,999	87	-31.0%
\$150,000 - \$199,999	155	14.0%
\$200,000 - \$249,999	128	28.0%
\$250,000 - \$299,999	83	10.7%
\$300,000 - \$399,999	104	11.8%
\$400,000 - \$599,999	78	69.6%
\$600,000 - \$999,999	20	42.9%
\$1,000,000 or more	8	0.0%

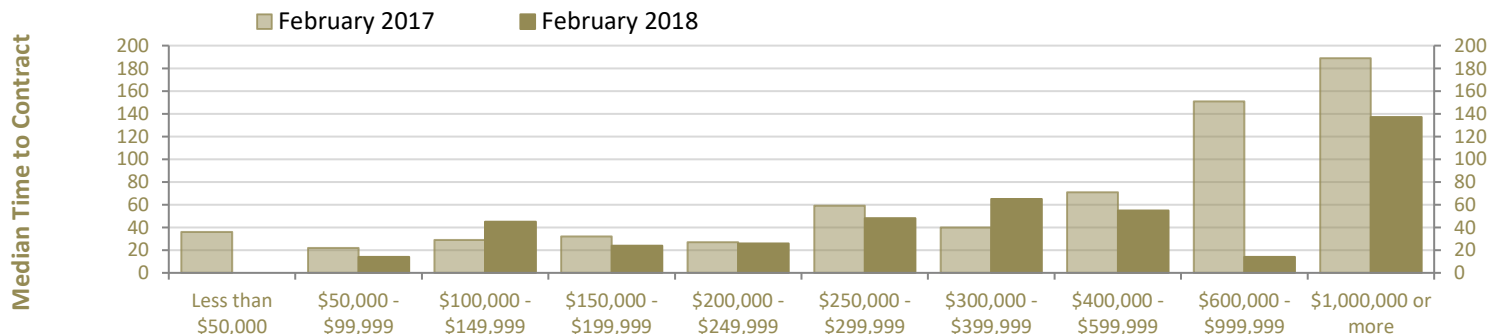


## Median Time to Contract by Sale Price

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	14 Days	-36.4%
\$100,000 - \$149,999	45 Days	55.2%
\$150,000 - \$199,999	24 Days	-25.0%
\$200,000 - \$249,999	26 Days	-3.7%
\$250,000 - \$299,999	48 Days	-18.6%
\$300,000 - \$399,999	65 Days	62.5%
\$400,000 - \$599,999	55 Days	-22.5%
\$600,000 - \$999,999	14 Days	-90.7%
\$1,000,000 or more	137 Days	-27.5%



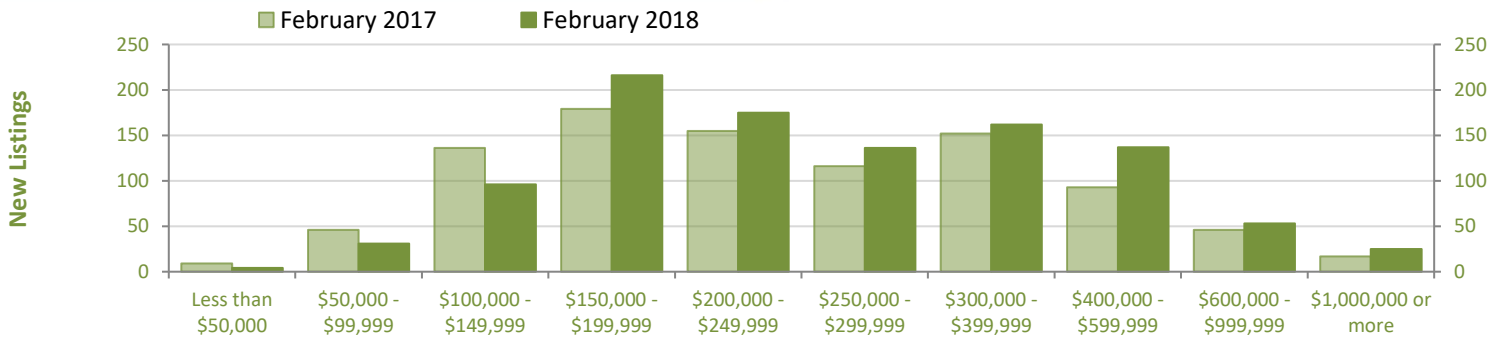


## New Listings by Initial Listing Price

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	4	-55.6%
\$50,000 - \$99,999	31	-32.6%
\$100,000 - \$149,999	96	-29.4%
\$150,000 - \$199,999	216	20.7%
\$200,000 - \$249,999	175	12.9%
\$250,000 - \$299,999	136	17.2%
\$300,000 - \$399,999	162	6.6%
\$400,000 - \$599,999	137	47.3%
\$600,000 - \$999,999	53	15.2%
\$1,000,000 or more	25	47.1%

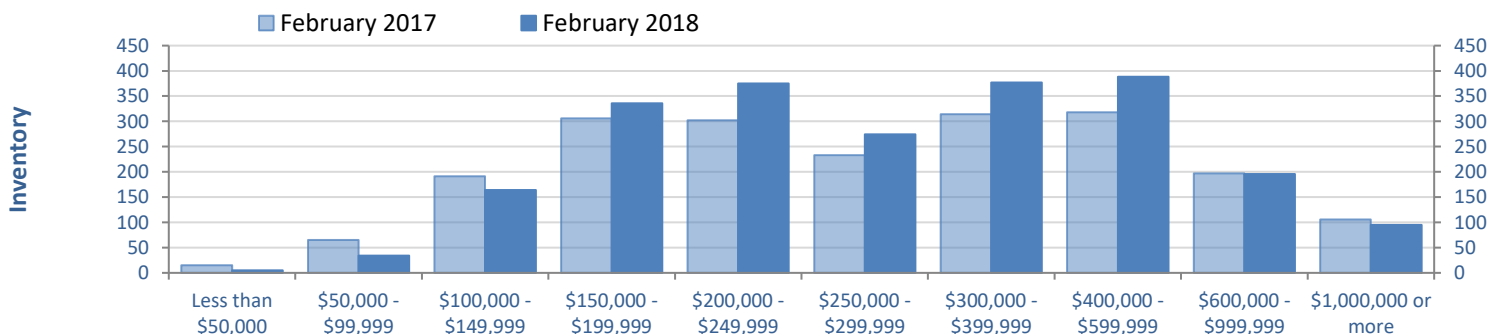


## Inventory by Current Listing Price

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.

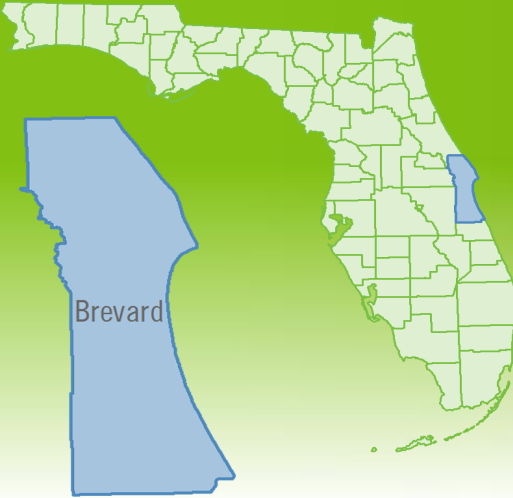
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	5	-66.7%
\$50,000 - \$99,999	34	-47.7%
\$100,000 - \$149,999	164	-14.1%
\$150,000 - \$199,999	336	9.8%
\$200,000 - \$249,999	375	24.2%
\$250,000 - \$299,999	274	17.6%
\$300,000 - \$399,999	377	20.1%
\$400,000 - \$599,999	388	22.0%
\$600,000 - \$999,999	196	-0.5%
\$1,000,000 or more	95	-10.4%



# Monthly Distressed Market - February 2018

## Single Family Homes

### Brevard County



		February 2018	February 2017	Percent Change Year-over-Year
Traditional	Closed Sales	671	609	10.2%
	Median Sale Price	\$232,000	\$210,000	10.5%
Foreclosure/REO	Closed Sales	19	31	-38.7%
	Median Sale Price	\$159,500	\$154,900	3.0%
Short Sale	Closed Sales	4	9	-55.6%
	Median Sale Price	\$203,500	\$118,000	72.5%

