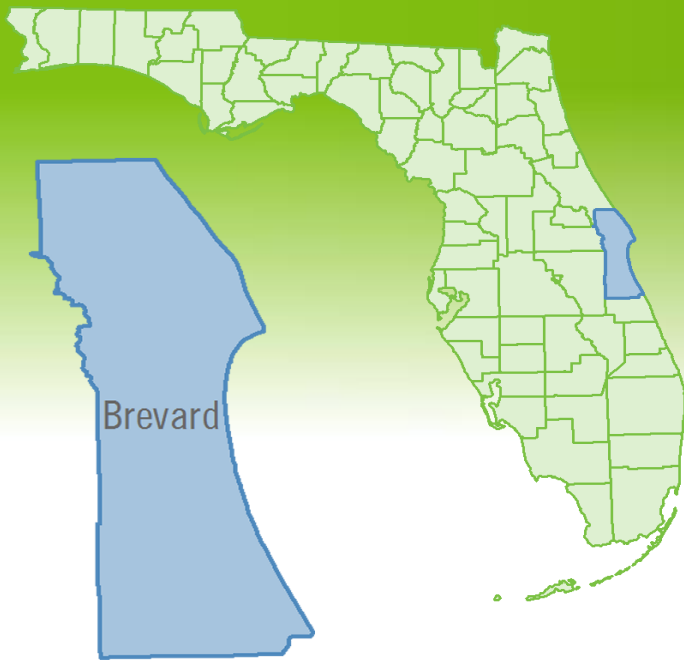


Monthly Market Detail - February 2021

Single Family Homes

Brevard County



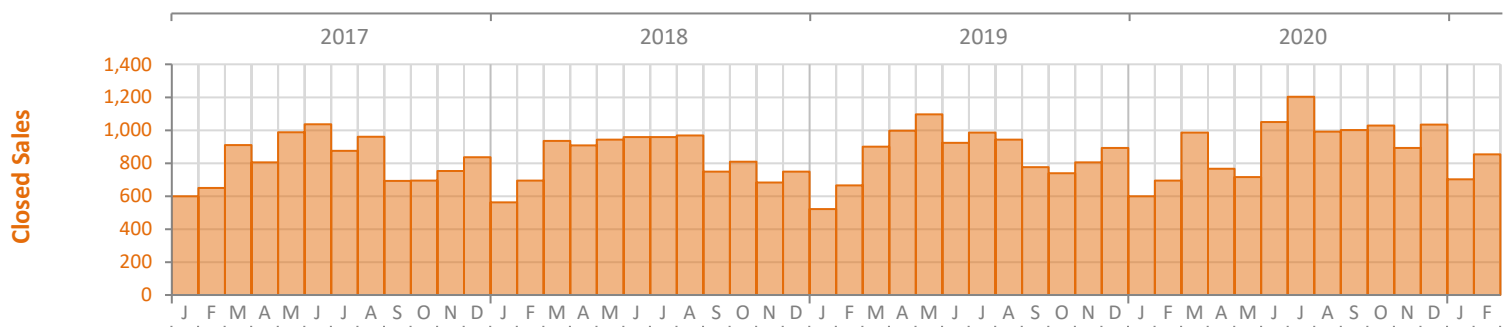
Summary Statistics	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	853	695	22.7%
Paid in Cash	197	146	34.9%
Median Sale Price	\$274,720	\$248,000	10.8%
Average Sale Price	\$319,959	\$296,760	7.8%
Dollar Volume	\$272.9 Million	\$206.2 Million	32.3%
Median Percent of Original List Price Received	98.3%	97.1%	1.2%
Median Time to Contract	18 Days	38 Days	-52.6%
Median Time to Sale	63 Days	83 Days	-24.1%
New Pending Sales	1,093	1,075	1.7%
New Listings	1,023	1,110	-7.8%
Pending Inventory	1,898	1,564	21.4%
Inventory (Active Listings)	984	2,238	-56.0%
Months Supply of Inventory	1.1	2.6	-57.7%

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	1,555	20.2%
February 2021	853	22.7%
January 2021	702	17.2%
December 2020	1,034	15.8%
November 2020	892	10.8%
October 2020	1,029	39.2%
September 2020	1,002	29.3%
August 2020	991	5.1%
July 2020	1,203	22.1%
June 2020	1,050	13.6%
May 2020	716	-34.7%
April 2020	767	-23.1%
March 2020	985	9.3%
February 2020	695	4.4%

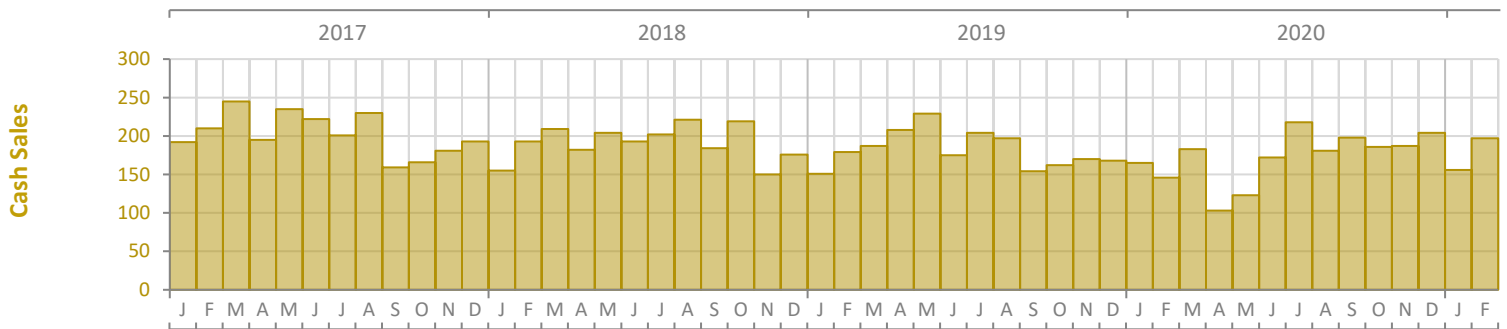


Cash Sales

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	353	13.5%
February 2021	197	34.9%
January 2021	156	-5.5%
December 2020	204	21.4%
November 2020	187	10.0%
October 2020	186	14.8%
September 2020	198	28.6%
August 2020	181	-8.1%
July 2020	218	6.9%
June 2020	172	-1.7%
May 2020	123	-46.3%
April 2020	103	-50.5%
March 2020	183	-2.1%
February 2020	146	-18.4%

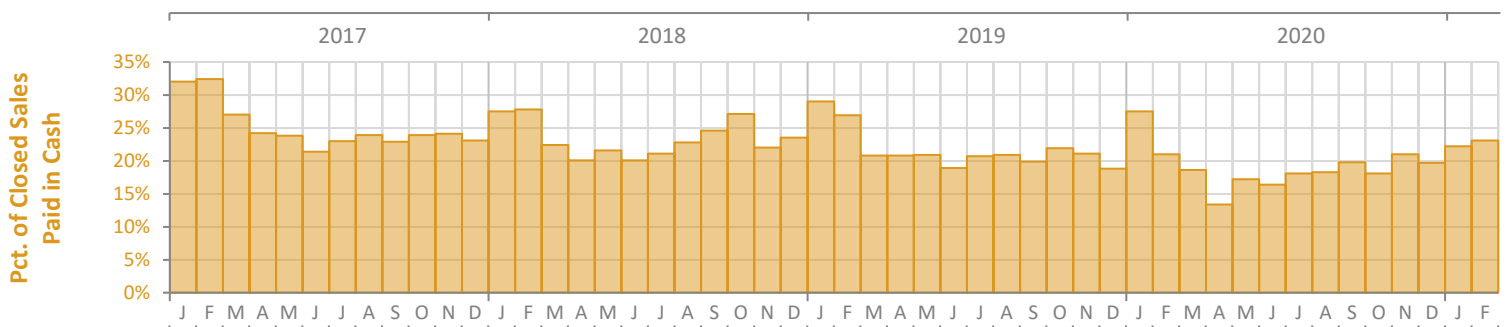


Cash Sales as a Percentage of Closed Sales

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	22.7%	-5.4%
February 2021	23.1%	10.0%
January 2021	22.2%	-19.3%
December 2020	19.7%	4.8%
November 2020	21.0%	-0.5%
October 2020	18.1%	-17.4%
September 2020	19.8%	-0.5%
August 2020	18.3%	-12.4%
July 2020	18.1%	-12.6%
June 2020	16.4%	-13.2%
May 2020	17.2%	-17.7%
April 2020	13.4%	-35.6%
March 2020	18.6%	-10.6%
February 2020	21.0%	-21.9%

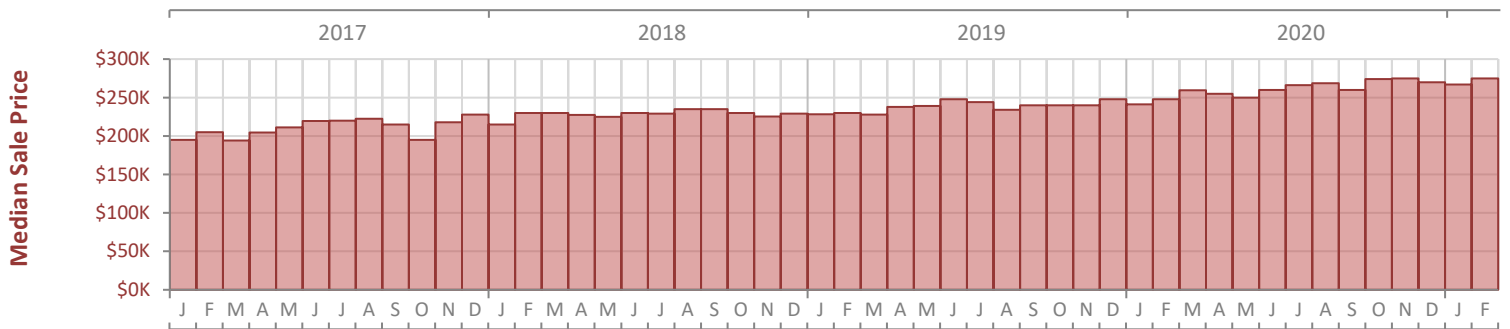


Median Sale Price

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	\$270,000	10.6%
February 2021	\$274,720	10.8%
January 2021	\$267,000	10.8%
December 2020	\$270,000	8.9%
November 2020	\$275,000	14.6%
October 2020	\$274,150	14.2%
September 2020	\$260,000	8.3%
August 2020	\$268,500	14.7%
July 2020	\$266,235	9.1%
June 2020	\$260,000	4.8%
May 2020	\$250,000	4.5%
April 2020	\$255,000	7.1%
March 2020	\$259,571	14.0%
February 2020	\$248,000	7.8%

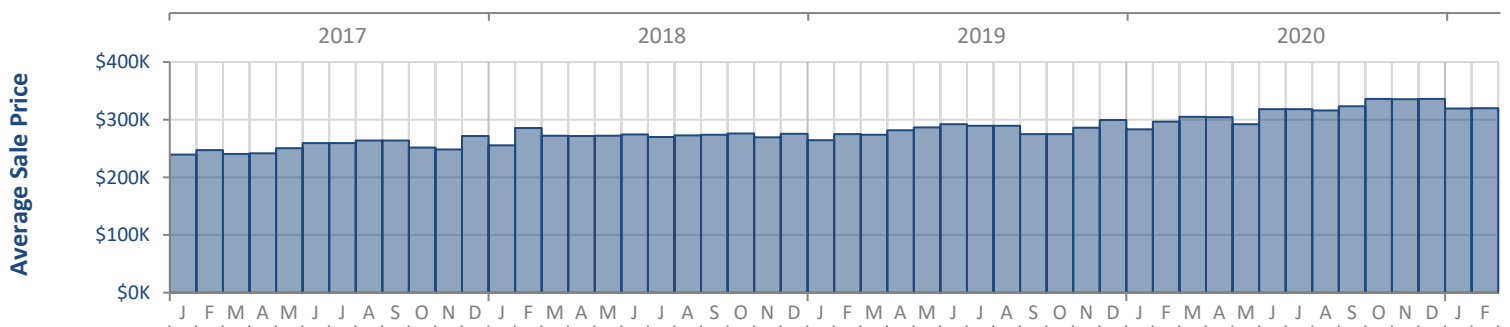


Average Sale Price

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	\$319,696	10.0%
February 2021	\$319,959	7.8%
January 2021	\$319,376	12.7%
December 2020	\$335,807	12.3%
November 2020	\$335,521	17.3%
October 2020	\$336,220	22.2%
September 2020	\$323,334	17.6%
August 2020	\$316,208	9.3%
July 2020	\$318,487	10.2%
June 2020	\$317,940	8.8%
May 2020	\$292,052	2.0%
April 2020	\$304,395	8.1%
March 2020	\$304,720	11.3%
February 2020	\$296,760	8.0%



Monthly Market Detail - February 2021

Single Family Homes

Brevard County

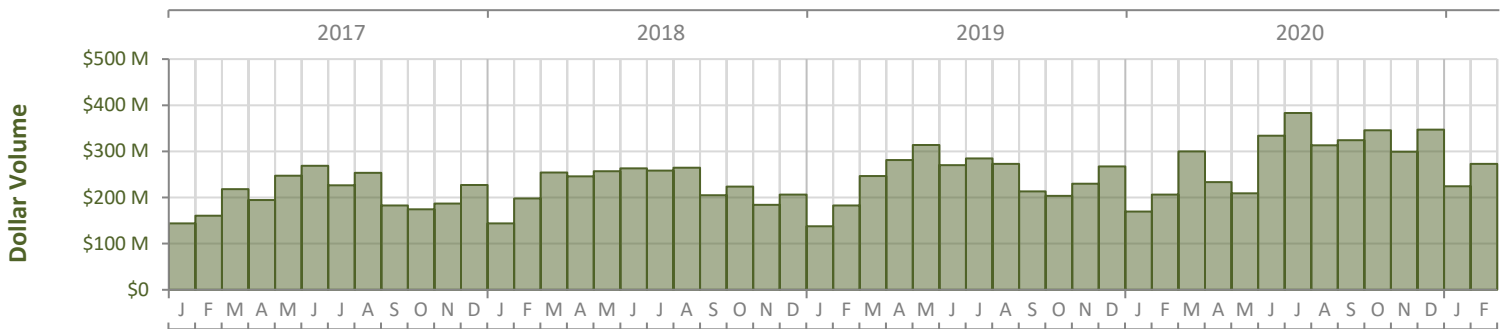


Dollar Volume

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	\$497.1 Million	32.2%
February 2021	\$272.9 Million	32.3%
January 2021	\$224.2 Million	32.1%
December 2020	\$347.2 Million	30.0%
November 2020	\$299.3 Million	30.0%
October 2020	\$346.0 Million	70.2%
September 2020	\$324.0 Million	52.1%
August 2020	\$313.4 Million	14.8%
July 2020	\$383.1 Million	34.5%
June 2020	\$333.8 Million	23.6%
May 2020	\$209.1 Million	-33.4%
April 2020	\$233.5 Million	-17.0%
March 2020	\$300.1 Million	21.6%
February 2020	\$206.2 Million	12.8%

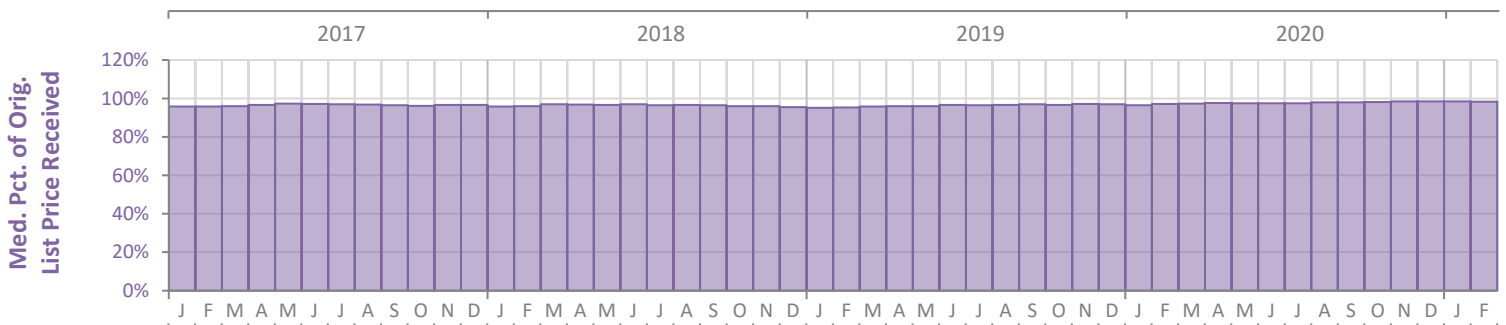


Median Percent of Original List Price Received

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	98.4%	1.7%
February 2021	98.3%	1.2%
January 2021	98.5%	2.1%
December 2020	98.4%	1.5%
November 2020	98.4%	1.3%
October 2020	98.1%	1.6%
September 2020	98.0%	1.0%
August 2020	97.9%	1.2%
July 2020	97.4%	0.9%
June 2020	97.4%	0.7%
May 2020	97.4%	1.5%
April 2020	97.6%	1.8%
March 2020	97.3%	1.6%
February 2020	97.1%	1.9%

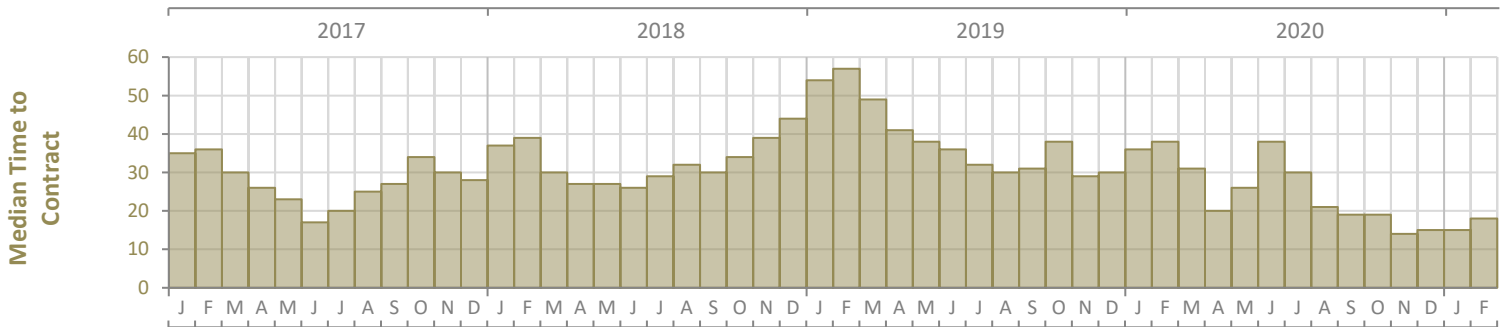


Median Time to Contract

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	17 Days	-54.1%
February 2021	18 Days	-52.6%
January 2021	15 Days	-58.3%
December 2020	15 Days	-50.0%
November 2020	14 Days	-51.7%
October 2020	19 Days	-50.0%
September 2020	19 Days	-38.7%
August 2020	21 Days	-30.0%
July 2020	30 Days	-6.3%
June 2020	38 Days	5.6%
May 2020	26 Days	-31.6%
April 2020	20 Days	-51.2%
March 2020	31 Days	-36.7%
February 2020	38 Days	-33.3%

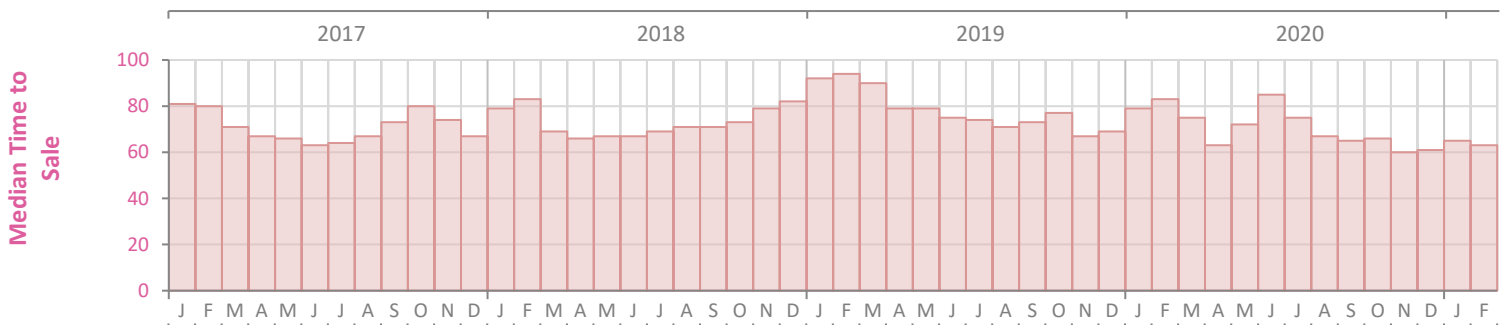


Median Time to Sale

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	65 Days	-20.7%
February 2021	63 Days	-24.1%
January 2021	65 Days	-17.7%
December 2020	61 Days	-11.6%
November 2020	60 Days	-10.4%
October 2020	66 Days	-14.3%
September 2020	65 Days	-11.0%
August 2020	67 Days	-5.6%
July 2020	75 Days	1.4%
June 2020	85 Days	13.3%
May 2020	72 Days	-8.9%
April 2020	63 Days	-20.3%
March 2020	75 Days	-16.7%
February 2020	83 Days	-11.7%

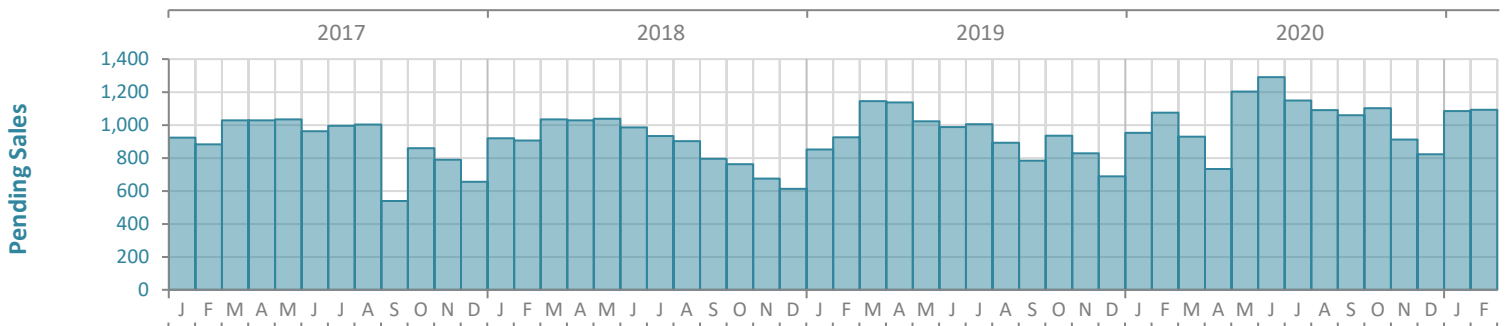


New Pending Sales

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	2,177	7.3%
February 2021	1,093	1.7%
January 2021	1,084	13.7%
December 2020	822	19.5%
November 2020	912	10.1%
October 2020	1,103	18.0%
September 2020	1,060	35.2%
August 2020	1,090	22.1%
July 2020	1,148	14.2%
June 2020	1,290	30.6%
May 2020	1,204	17.8%
April 2020	734	-35.5%
March 2020	930	-18.8%
February 2020	1,075	16.2%

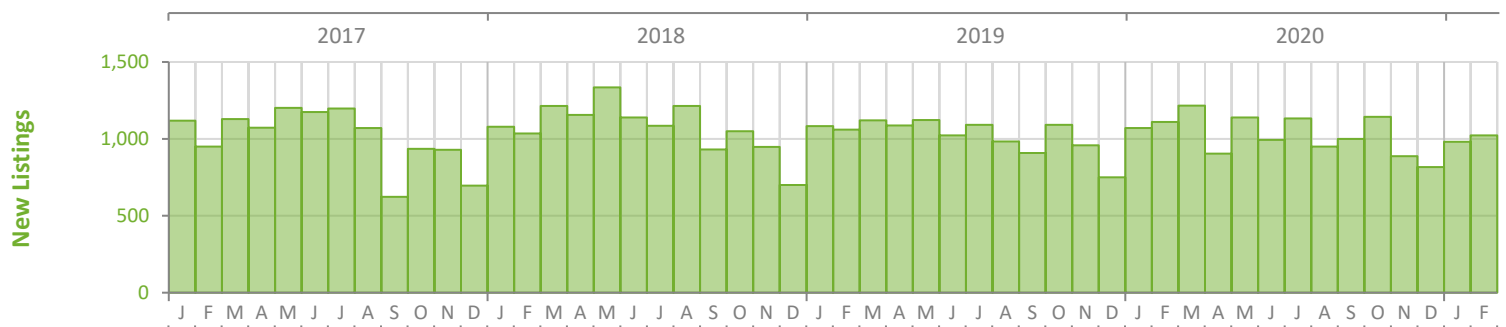


New Listings

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	2,005	-8.0%
February 2021	1,023	-7.8%
January 2021	982	-8.2%
December 2020	817	8.9%
November 2020	888	-7.4%
October 2020	1,144	4.8%
September 2020	1,000	10.0%
August 2020	949	-3.5%
July 2020	1,132	3.8%
June 2020	993	-2.9%
May 2020	1,140	1.6%
April 2020	904	-16.9%
March 2020	1,216	8.5%
February 2020	1,110	4.7%

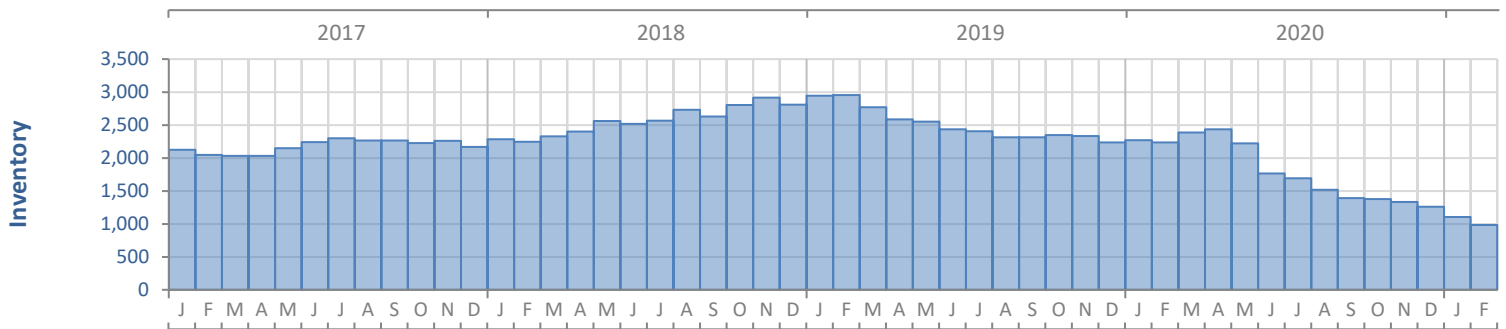


Inventory (Active Listings)

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)	1,045	-53.7%
February 2021	984	-56.0%
January 2021	1,106	-51.3%
December 2020	1,258	-43.7%
November 2020	1,332	-42.9%
October 2020	1,375	-41.4%
September 2020	1,393	-39.8%
August 2020	1,517	-34.4%
July 2020	1,691	-29.7%
June 2020	1,767	-27.4%
May 2020	2,220	-13.0%
April 2020	2,436	-5.8%
March 2020	2,387	-13.8%
February 2020	2,238	-24.2%

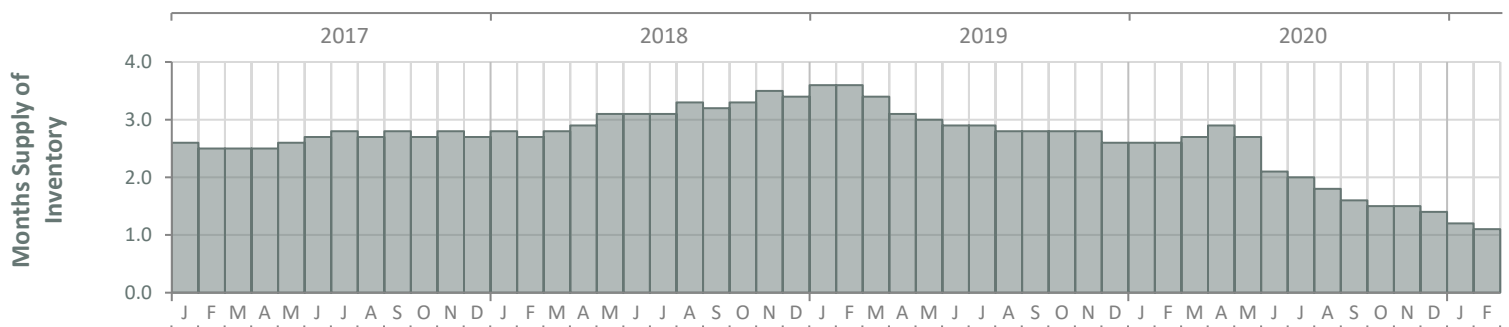


Months Supply of Inventory

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	-61.5%
February 2021	1.1	-57.7%
January 2021	1.2	-53.8%
December 2020	1.4	-46.2%
November 2020	1.5	-46.4%
October 2020	1.5	-46.4%
September 2020	1.6	-42.9%
August 2020	1.8	-35.7%
July 2020	2.0	-31.0%
June 2020	2.1	-27.6%
May 2020	2.7	-10.0%
April 2020	2.9	-6.5%
March 2020	2.7	-20.6%
February 2020	2.6	-27.8%

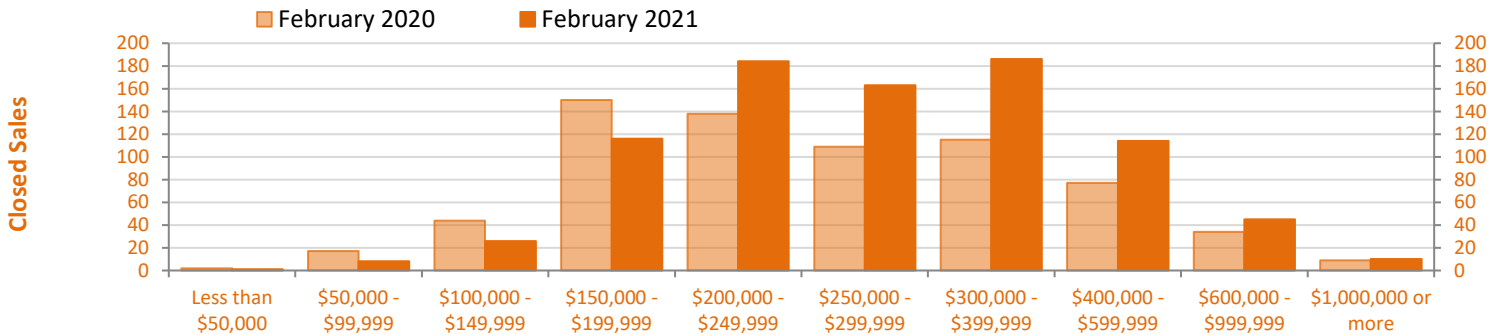


Closed Sales by Sale Price

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	-50.0%
\$50,000 - \$99,999	8	-52.9%
\$100,000 - \$149,999	26	-40.9%
\$150,000 - \$199,999	116	-22.7%
\$200,000 - \$249,999	184	33.3%
\$250,000 - \$299,999	163	49.5%
\$300,000 - \$399,999	186	61.7%
\$400,000 - \$599,999	114	48.1%
\$600,000 - \$999,999	45	32.4%
\$1,000,000 or more	10	11.1%

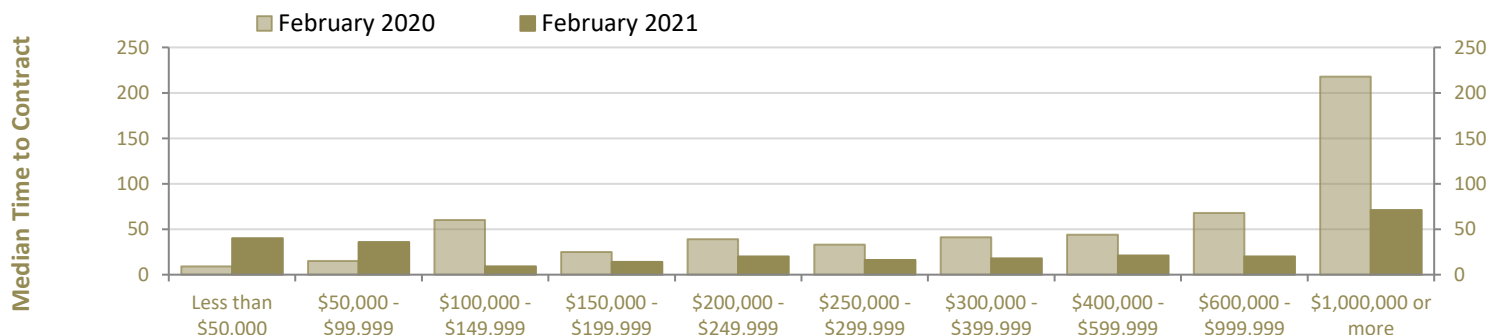


Median Time to Contract by Sale Price

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	40 Days	344.4%
\$50,000 - \$99,999	36 Days	140.0%
\$100,000 - \$149,999	9 Days	-85.0%
\$150,000 - \$199,999	14 Days	-44.0%
\$200,000 - \$249,999	20 Days	-48.7%
\$250,000 - \$299,999	16 Days	-51.5%
\$300,000 - \$399,999	18 Days	-56.1%
\$400,000 - \$599,999	21 Days	-52.3%
\$600,000 - \$999,999	20 Days	-70.6%
\$1,000,000 or more	71 Days	-67.4%



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	12	-14.3%
\$100,000 - \$149,999	28	-48.1%
\$150,000 - \$199,999	97	-51.7%
\$200,000 - \$249,999	212	2.9%
\$250,000 - \$299,999	243	24.6%
\$300,000 - \$399,999	204	-3.8%
\$400,000 - \$599,999	119	-17.9%
\$600,000 - \$999,999	72	24.1%
\$1,000,000 or more	36	56.5%

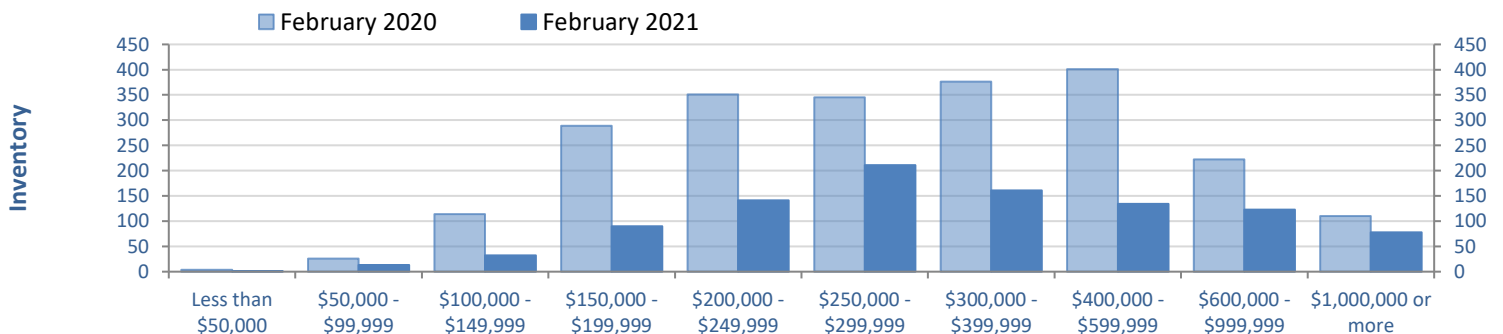


Inventory by Current Listing Price

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.

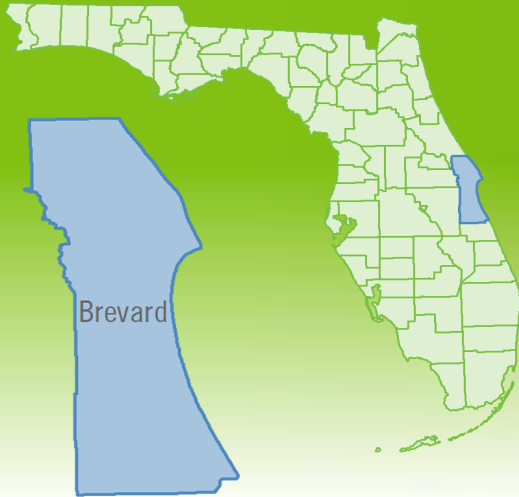
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1	-75.0%
\$50,000 - \$99,999	13	-50.0%
\$100,000 - \$149,999	32	-71.9%
\$150,000 - \$199,999	90	-68.9%
\$200,000 - \$249,999	141	-59.8%
\$250,000 - \$299,999	211	-38.8%
\$300,000 - \$399,999	161	-57.2%
\$400,000 - \$599,999	134	-66.6%
\$600,000 - \$999,999	123	-44.6%
\$1,000,000 or more	78	-29.1%



Monthly Distressed Market - February 2021

Single Family Homes

Brevard County



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	845	670	26.1%
	Median Sale Price	\$275,000	\$250,000	10.0%
Foreclosure/REO	Closed Sales	4	22	-81.8%
	Median Sale Price	\$213,000	\$162,550	31.0%
Short Sale	Closed Sales	4	3	33.3%
	Median Sale Price	\$230,400	\$375,000	-38.6%

