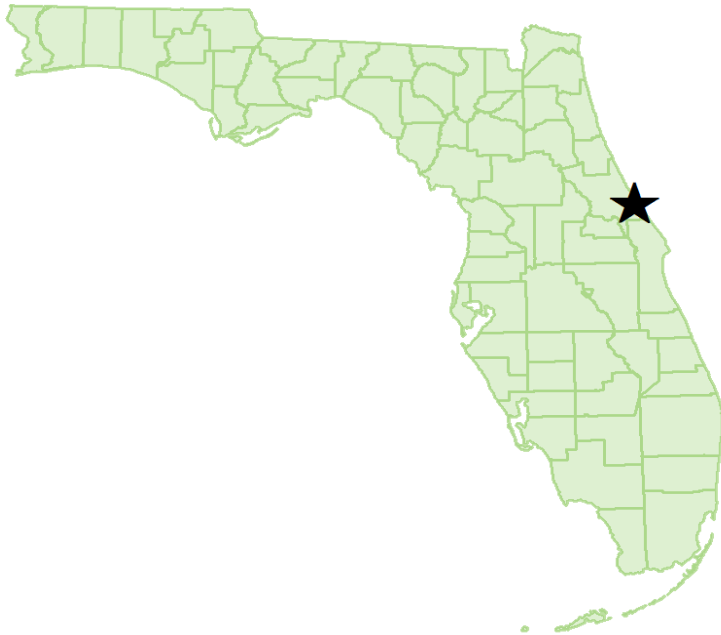


# Monthly Market Detail - July 2022

## Single-Family Homes

### New Smyrna Beach Board of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



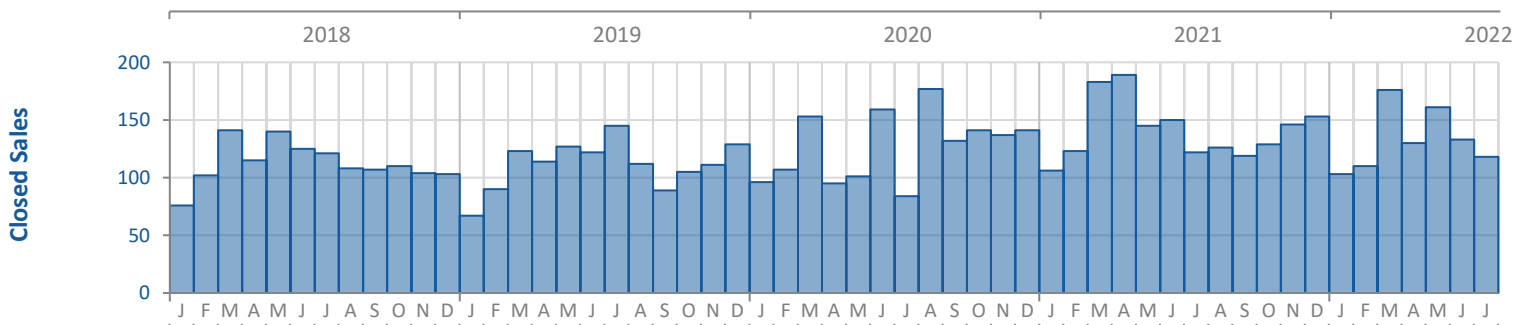
Summary Statistics	July 2022	July 2021	Percent Change Year-over-Year
Closed Sales	118	122	-3.3%
Paid in Cash	48	49	-2.0%
Median Sale Price	\$361,490	\$344,750	4.9%
Average Sale Price	\$454,492	\$481,630	-5.6%
Dollar Volume	\$53.6 Million	\$58.8 Million	-8.7%
Median Percent of Original List Price Received	97.5%	99.8%	-2.3%
Median Time to Contract	16 Days	12 Days	33.3%
Median Time to Sale	63 Days	57 Days	10.5%
New Pending Sales	118	122	-3.3%
New Listings	197	170	15.9%
Pending Inventory	181	210	-13.8%
Inventory (Active Listings)	312	260	20.0%
Months Supply of Inventory	2.3	1.8	27.8%

## 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	931	-8.5%
<b>July 2022</b>	<b>118</b>	<b>-3.3%</b>
June 2022	133	-11.3%
May 2022	161	11.0%
April 2022	130	-31.2%
March 2022	176	-3.8%
February 2022	110	-10.6%
January 2022	103	-2.8%
December 2021	153	8.5%
November 2021	146	6.6%
October 2021	129	-8.5%
September 2021	119	-9.8%
August 2021	126	-28.8%
July 2021	122	45.2%



# Monthly Market Detail - July 2022

## Single-Family Homes

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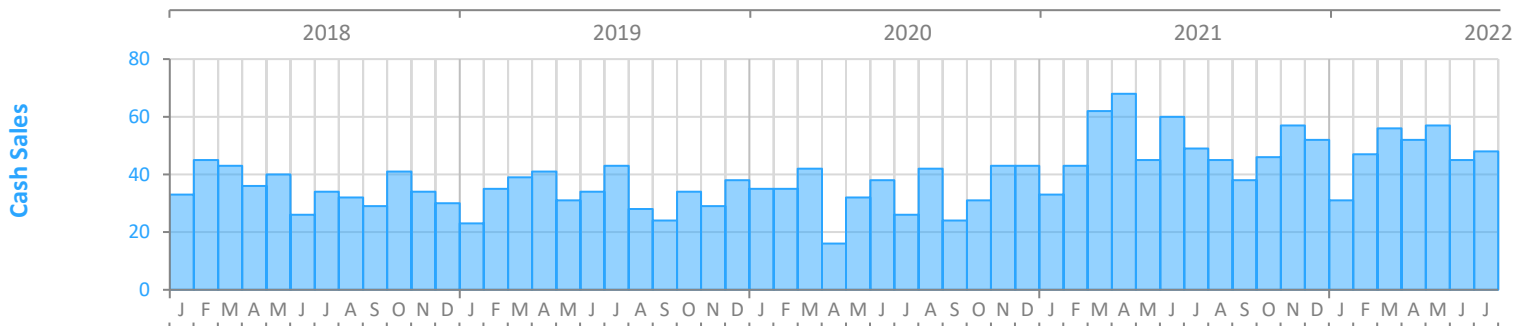


#### Cash Sales

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	336	-6.7%
<b>July 2022</b>	<b>48</b>	<b>-2.0%</b>
June 2022	45	-25.0%
May 2022	57	26.7%
April 2022	52	-23.5%
March 2022	56	-9.7%
February 2022	47	9.3%
January 2022	31	-6.1%
December 2021	52	20.9%
November 2021	57	32.6%
October 2021	46	48.4%
September 2021	38	58.3%
August 2021	45	7.1%
July 2021	49	88.5%

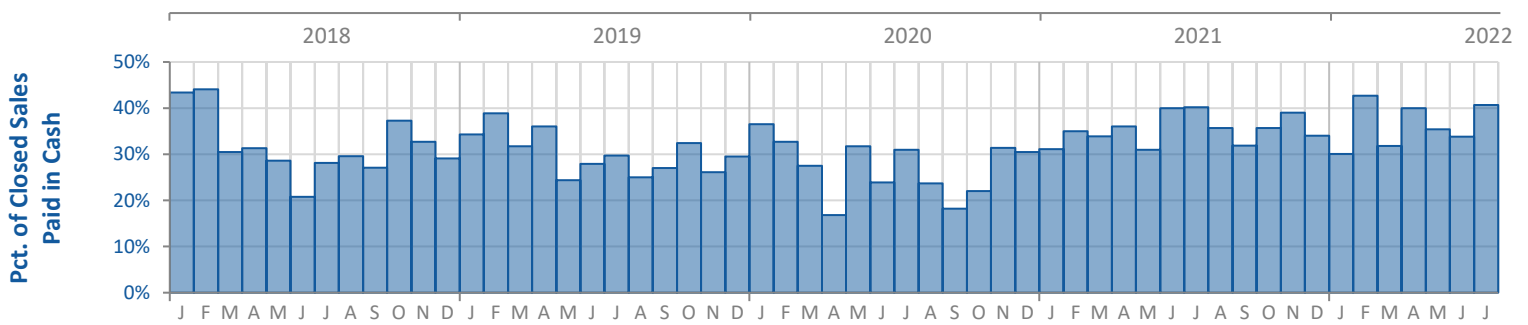


#### Cash Sales as a Percentage of Closed Sales

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	36.1%	2.0%
<b>July 2022</b>	<b>40.7%</b>	<b>1.2%</b>
June 2022	33.8%	-15.5%
May 2022	35.4%	14.2%
April 2022	40.0%	11.1%
March 2022	31.8%	-6.2%
February 2022	42.7%	22.0%
January 2022	30.1%	-3.2%
December 2021	34.0%	11.5%
November 2021	39.0%	24.2%
October 2021	35.7%	62.3%
September 2021	31.9%	75.3%
August 2021	35.7%	50.6%
July 2021	40.2%	29.7%



# Monthly Market Detail - July 2022

## Single-Family Homes

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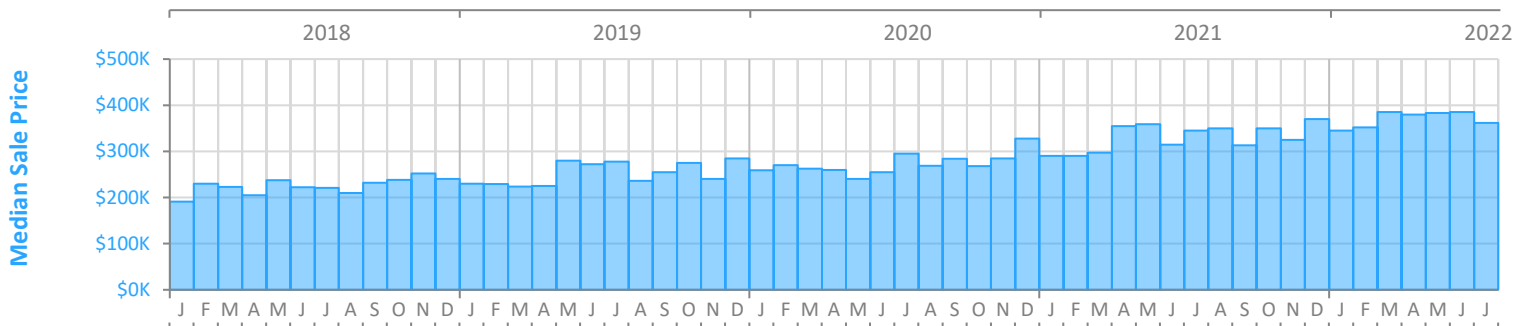


#### Median Sale Price

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	\$375,000	17.2%
<b>July 2022</b>	<b>\$361,490</b>	<b>4.9%</b>
June 2022	\$385,000	22.4%
May 2022	\$382,900	6.7%
April 2022	\$380,000	7.0%
March 2022	\$385,389	29.6%
February 2022	\$351,996	21.4%
January 2022	\$345,000	19.0%
December 2021	\$370,000	13.0%
November 2021	\$325,000	14.0%
October 2021	\$350,000	30.6%
September 2021	\$313,000	10.3%
August 2021	\$350,000	30.1%
July 2021	\$344,750	16.9%

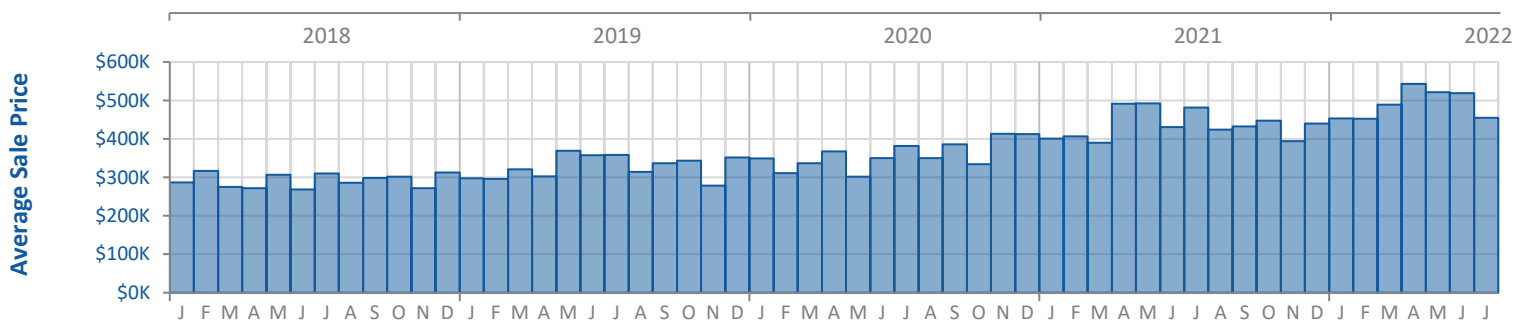


#### Average Sale Price

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	\$493,950	11.3%
<b>July 2022</b>	<b>\$454,492</b>	<b>-5.6%</b>
June 2022	\$519,185	20.5%
May 2022	\$521,638	6.0%
April 2022	\$543,245	10.5%
March 2022	\$489,108	25.3%
February 2022	\$452,699	11.3%
January 2022	\$453,402	13.1%
December 2021	\$439,953	6.7%
November 2021	\$394,235	-4.5%
October 2021	\$446,985	33.6%
September 2021	\$432,506	12.1%
August 2021	\$423,858	21.1%
July 2021	\$481,630	26.1%



# Monthly Market Detail - July 2022

## Single-Family Homes

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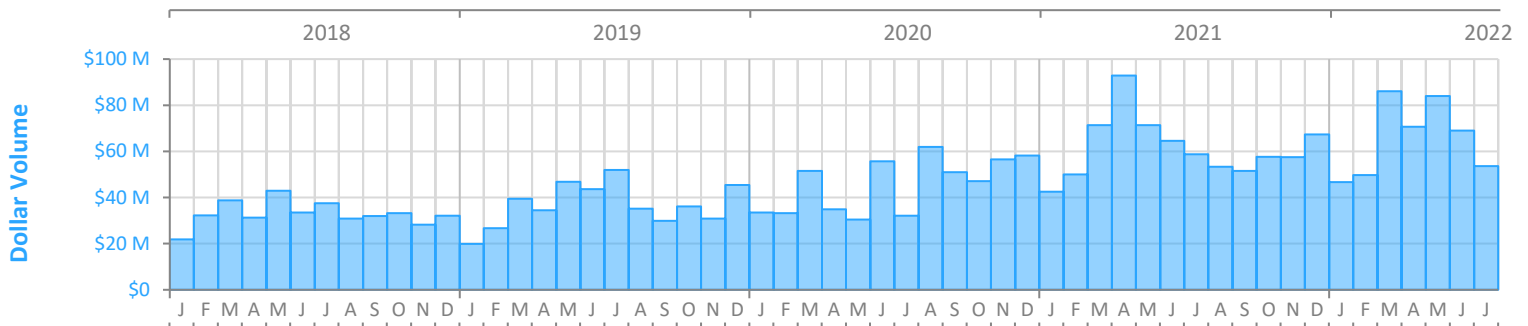


#### Dollar Volume

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	\$459.9 Million	1.8%
<b>July 2022</b>	<b>\$53.6 Million</b>	<b>-8.7%</b>
June 2022	\$69.1 Million	6.8%
May 2022	\$84.0 Million	17.7%
April 2022	\$70.6 Million	-24.0%
March 2022	\$86.1 Million	20.5%
February 2022	\$49.8 Million	-0.5%
January 2022	\$46.7 Million	9.9%
December 2021	\$67.3 Million	15.8%
November 2021	\$57.6 Million	1.8%
October 2021	\$57.7 Million	22.3%
September 2021	\$51.5 Million	1.0%
August 2021	\$53.4 Million	-13.8%
July 2021	\$58.8 Million	83.2%

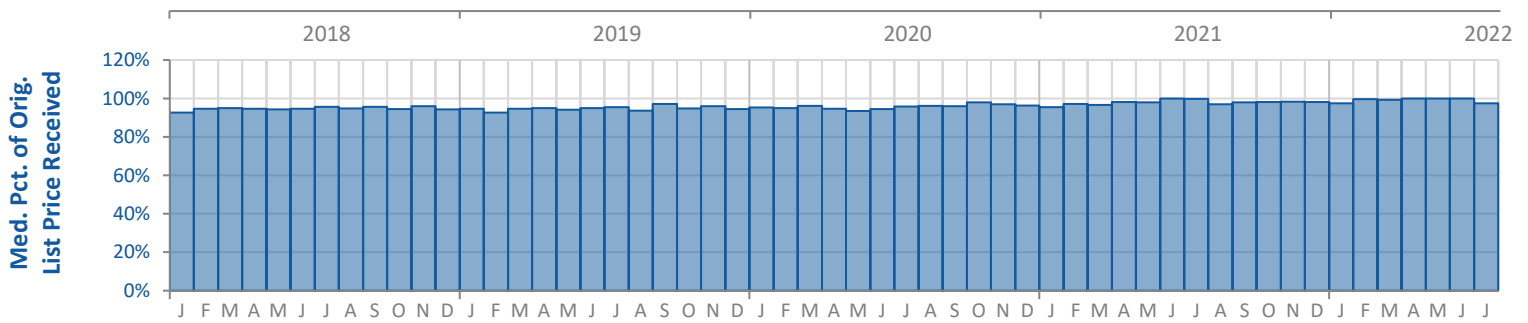


#### Median Percent of Original List Price Received

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	100.0%	2.4%
<b>July 2022</b>	<b>97.5%</b>	<b>-2.3%</b>
June 2022	100.0%	0.0%
May 2022	100.0%	2.0%
April 2022	100.0%	1.8%
March 2022	99.3%	2.7%
February 2022	99.7%	2.7%
January 2022	97.5%	2.2%
December 2021	98.1%	1.9%
November 2021	98.3%	1.3%
October 2021	98.1%	0.2%
September 2021	97.9%	2.1%
August 2021	97.0%	0.8%
July 2021	99.8%	4.2%



# Monthly Market Detail - July 2022

## Single-Family Homes

### New Smyrna Beach Board of REALTORS®

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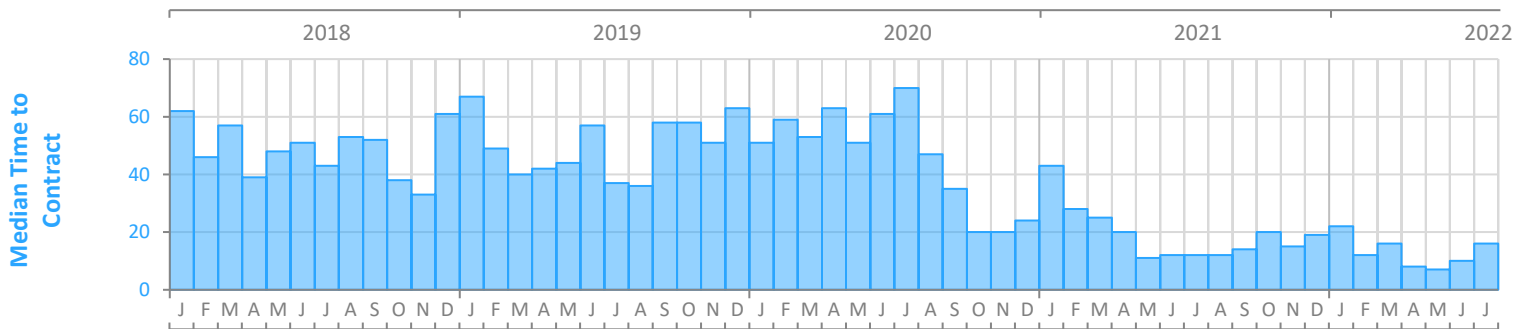


## Median Time to Contract

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	12 Days	-36.8%
<b>July 2022</b>	<b>16 Days</b>	<b>33.3%</b>
June 2022	10 Days	-16.7%
May 2022	7 Days	-36.4%
April 2022	8 Days	-60.0%
March 2022	16 Days	-36.0%
February 2022	12 Days	-57.1%
January 2022	22 Days	-48.8%
December 2021	19 Days	-20.8%
November 2021	15 Days	-25.0%
October 2021	20 Days	0.0%
September 2021	14 Days	-60.0%
August 2021	12 Days	-74.5%
July 2021	12 Days	-82.9%

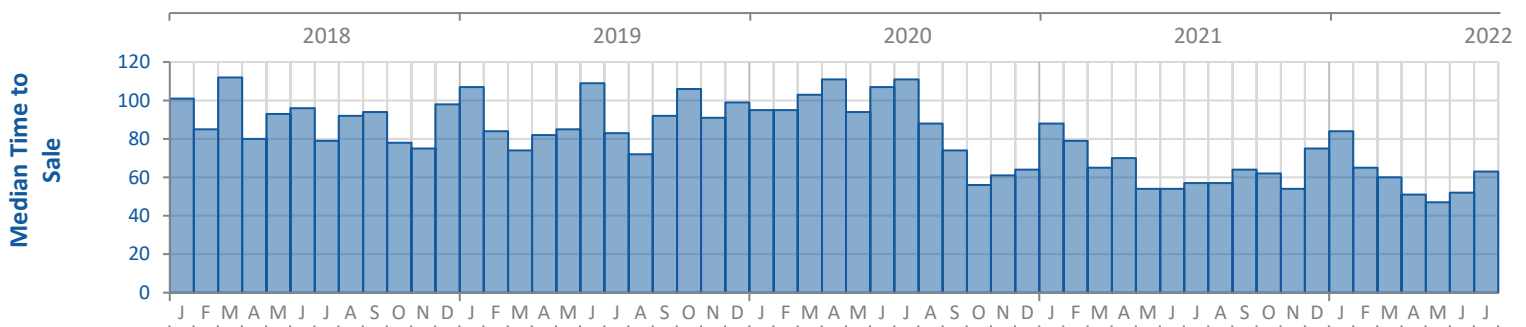


## Median Time to Sale

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	56 Days	-13.8%
<b>July 2022</b>	<b>63 Days</b>	<b>10.5%</b>
June 2022	52 Days	-3.7%
May 2022	47 Days	-13.0%
April 2022	51 Days	-27.1%
March 2022	60 Days	-7.7%
February 2022	65 Days	-17.7%
January 2022	84 Days	-4.5%
December 2021	75 Days	17.2%
November 2021	54 Days	-11.5%
October 2021	62 Days	10.7%
September 2021	64 Days	-13.5%
August 2021	57 Days	-35.2%
July 2021	57 Days	-48.6%



# Monthly Market Detail - July 2022

## Single-Family Homes

### New Smyrna Beach Board of REALTORS®

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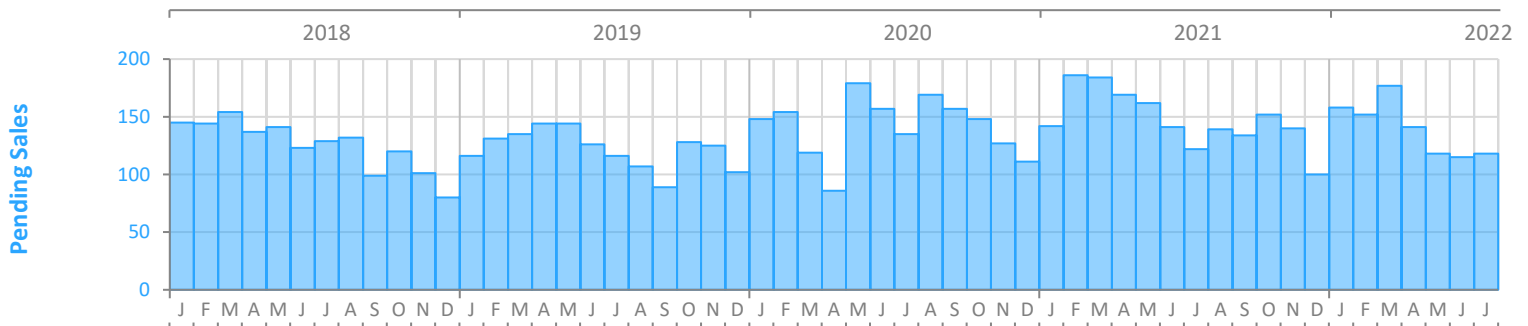


## New Pending Sales

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	979	-11.5%
<b>July 2022</b>	<b>118</b>	<b>-3.3%</b>
June 2022	115	-18.4%
May 2022	118	-27.2%
April 2022	141	-16.6%
March 2022	177	-3.8%
February 2022	152	-18.3%
January 2022	158	11.3%
December 2021	100	-9.9%
November 2021	140	10.2%
October 2021	152	2.7%
September 2021	134	-14.6%
August 2021	139	-17.8%
July 2021	122	-9.6%

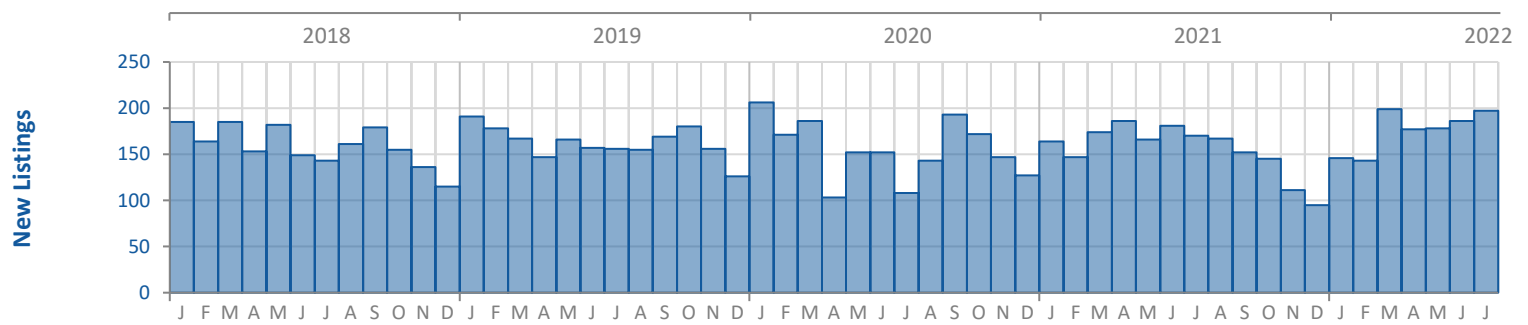


## New Listings

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	1,226	3.2%
<b>July 2022</b>	<b>197</b>	<b>15.9%</b>
June 2022	186	2.8%
May 2022	178	7.2%
April 2022	177	-4.8%
March 2022	199	14.4%
February 2022	143	-2.7%
January 2022	146	-11.0%
December 2021	95	-25.2%
November 2021	111	-24.5%
October 2021	145	-15.7%
September 2021	152	-21.2%
August 2021	167	16.8%
July 2021	170	57.4%





# Monthly Market Detail - July 2022

## Single-Family Homes

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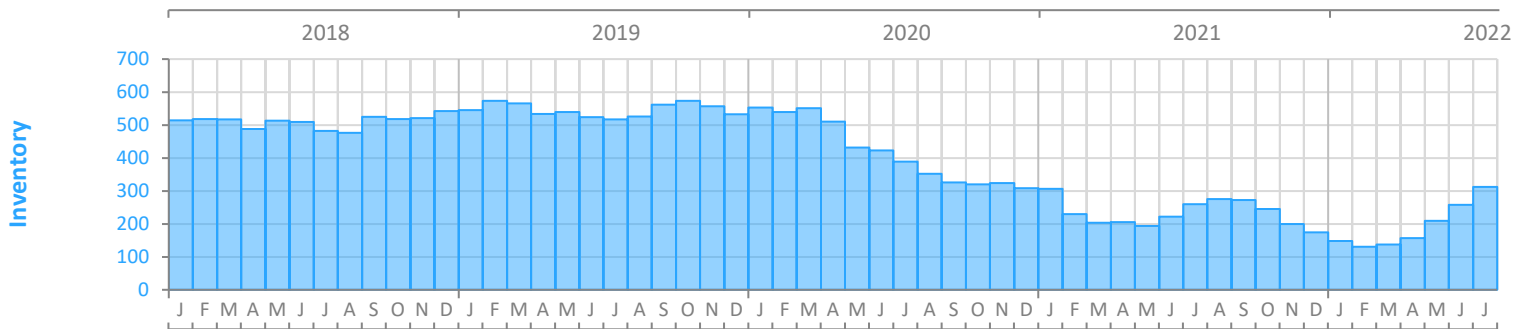


### Inventory (Active Listings)

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)	193	-16.6%
<b>July 2022</b>	<b>312</b>	<b>20.0%</b>
June 2022	258	16.2%
May 2022	209	7.7%
April 2022	157	-23.4%
March 2022	137	-32.5%
February 2022	131	-43.0%
January 2022	148	-51.6%
December 2021	174	-43.5%
November 2021	200	-38.3%
October 2021	245	-23.4%
September 2021	272	-16.6%
August 2021	275	-21.9%
July 2021	260	-33.2%

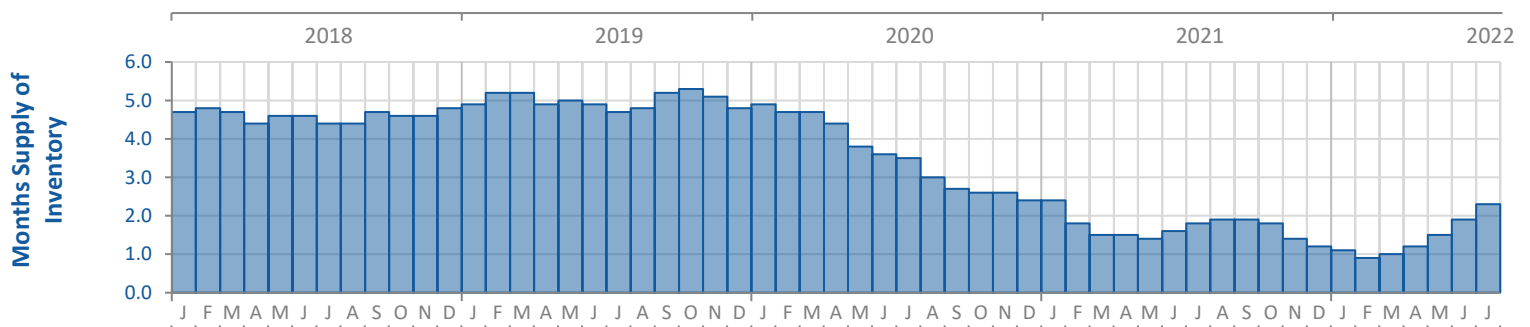


### Months Supply of Inventory

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)	1.4	-17.6%
<b>July 2022</b>	<b>2.3</b>	<b>27.8%</b>
June 2022	1.9	18.8%
May 2022	1.5	7.1%
April 2022	1.2	-20.0%
March 2022	1.0	-33.3%
February 2022	0.9	-50.0%
January 2022	1.1	-54.2%
December 2021	1.2	-50.0%
November 2021	1.4	-46.2%
October 2021	1.8	-30.8%
September 2021	1.9	-29.6%
August 2021	1.9	-36.7%
July 2021	1.8	-48.6%



# Monthly Market Detail - July 2022

## Single-Family Homes

### New Smyrna Beach Board of REALTORS®



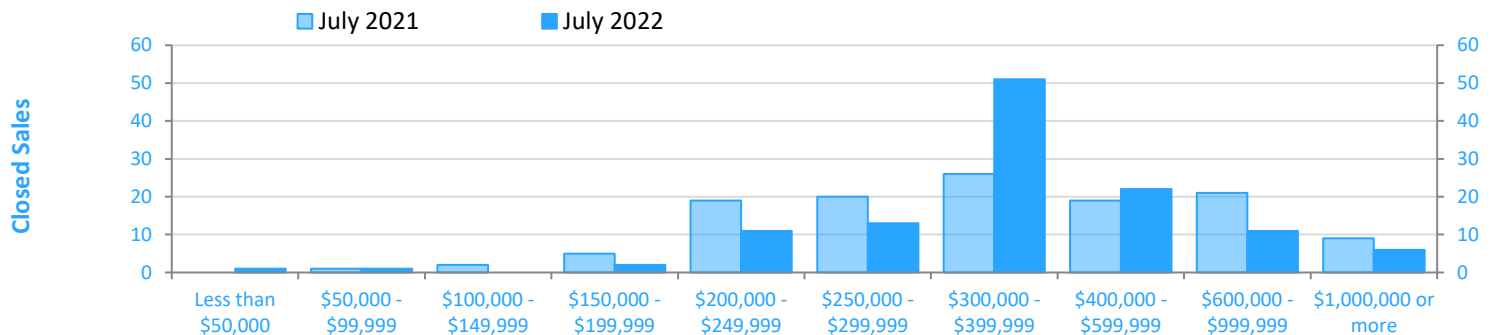
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## Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	1	0.0%
\$100,000 - \$149,999	0	-100.0%
\$150,000 - \$199,999	2	-60.0%
\$200,000 - \$249,999	11	-42.1%
\$250,000 - \$299,999	13	-35.0%
\$300,000 - \$399,999	51	96.2%
\$400,000 - \$599,999	22	15.8%
\$600,000 - \$999,999	11	-47.6%
\$1,000,000 or more	6	-33.3%

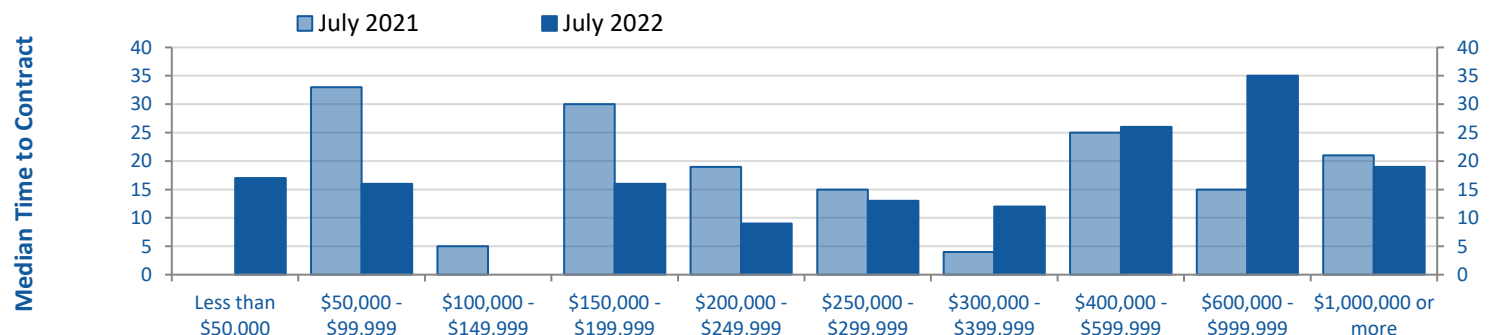


## Median Time to Contract by Sale Price

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	17 Days	N/A
\$50,000 - \$99,999	16 Days	-51.5%
\$100,000 - \$149,999	(No Sales)	N/A
\$150,000 - \$199,999	16 Days	-46.7%
\$200,000 - \$249,999	9 Days	-52.6%
\$250,000 - \$299,999	13 Days	-13.3%
\$300,000 - \$399,999	12 Days	200.0%
\$400,000 - \$599,999	26 Days	4.0%
\$600,000 - \$999,999	35 Days	133.3%
\$1,000,000 or more	19 Days	-9.5%





# Monthly Market Detail - July 2022

## Single-Family Homes

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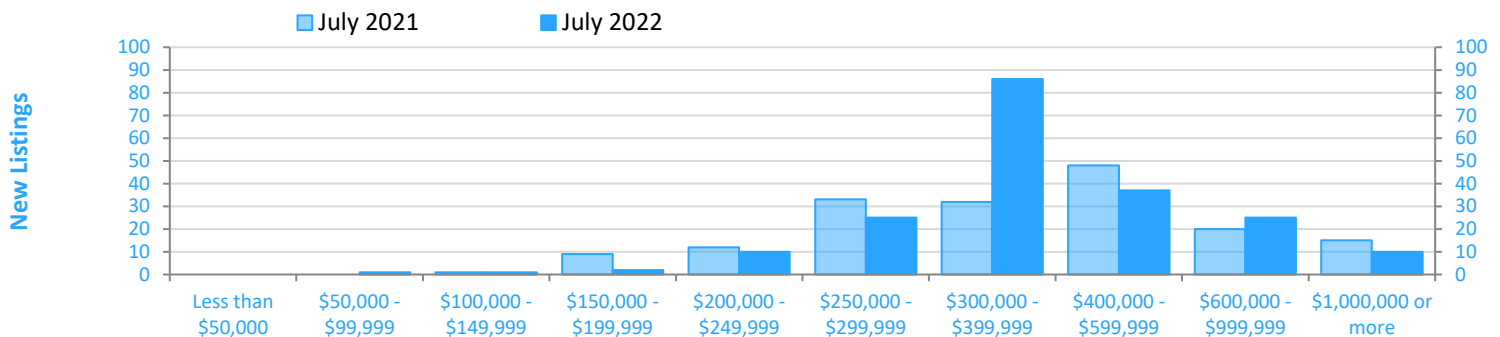


#### New Listings by Initial Listing Price

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	1	N/A
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	2	-77.8%
\$200,000 - \$249,999	10	-16.7%
\$250,000 - \$299,999	25	-24.2%
\$300,000 - \$399,999	86	168.8%
\$400,000 - \$599,999	37	-22.9%
\$600,000 - \$999,999	25	25.0%
\$1,000,000 or more	10	-33.3%

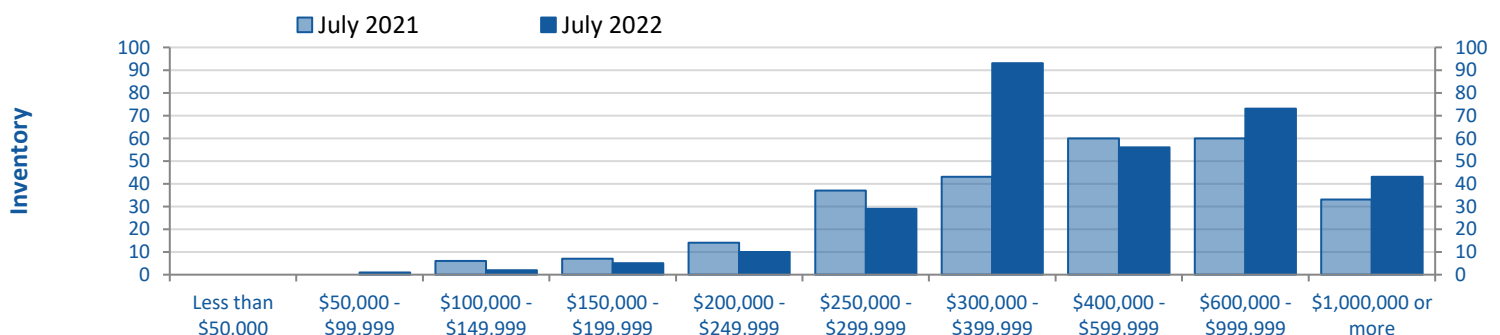


#### Inventory by Current Listing Price

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	1	N/A
\$100,000 - \$149,999	2	-66.7%
\$150,000 - \$199,999	5	-28.6%
\$200,000 - \$249,999	10	-28.6%
\$250,000 - \$299,999	29	-21.6%
\$300,000 - \$399,999	93	116.3%
\$400,000 - \$599,999	56	-6.7%
\$600,000 - \$999,999	73	21.7%
\$1,000,000 or more	43	30.3%



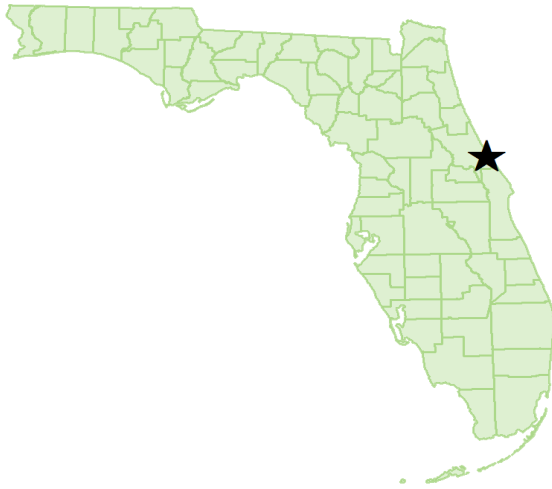
# Monthly Distressed Market - July 2022

## Single-Family Homes

### New Smyrna Beach Board of REALTORS®



This report describes member activity for the association and is not confined to any specific geographic area.



		July 2022	July 2021	Percent Change Year-over-Year
Traditional	Closed Sales	118	122	-3.3%
	Median Sale Price	\$361,490	\$344,750	4.9%
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

