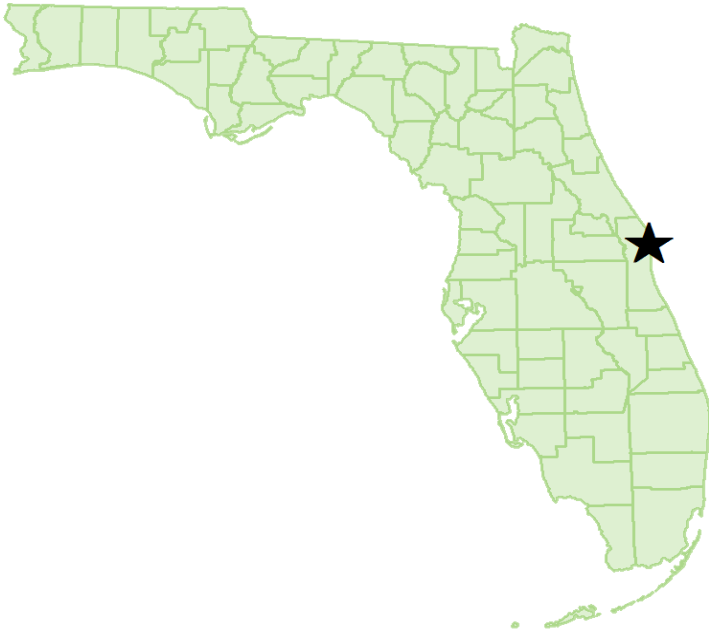


Monthly Market Detail - November 2024

Single-Family Homes

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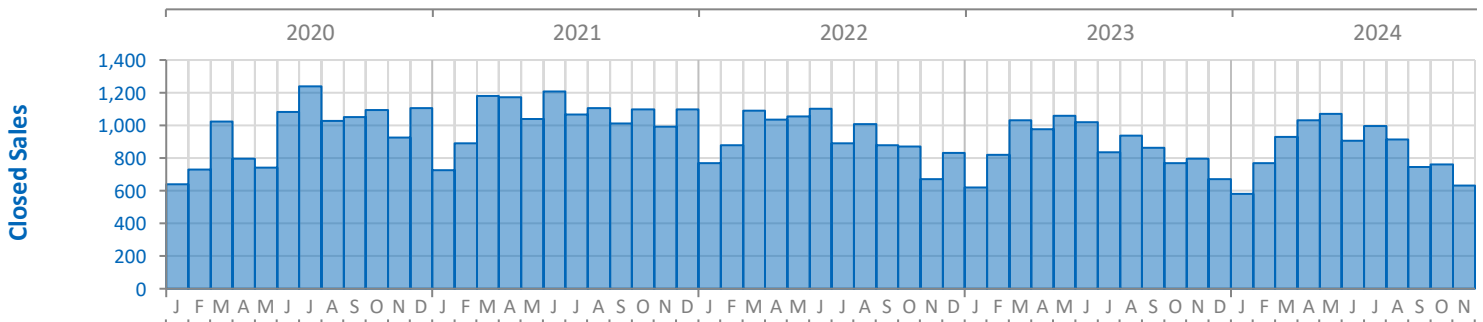
Summary Statistics	November 2024	November 2023	Percent Change Year-over-Year
Closed Sales	630	795	-20.8%
Paid in Cash	168	250	-32.8%
Median Sale Price	\$380,000	\$367,000	3.5%
Average Sale Price	\$468,976	\$456,664	2.7%
Dollar Volume	\$295.5 Million	\$363.0 Million	-18.6%
Median Percent of Original List Price Received	96.5%	97.0%	-0.5%
Median Time to Contract	50 Days	28 Days	78.6%
Median Time to Sale	91 Days	74 Days	23.0%
New Pending Sales	760	713	6.6%
New Listings	1,132	1,021	10.9%
Pending Inventory	1,010	1,031	-2.0%
Inventory (Active Listings)	3,535	2,680	31.9%
Months Supply of Inventory	4.2	3.0	40.0%

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
Year-to-Date	9,335	-4.0%
November 2024	630	-20.8%
October 2024	762	-1.0%
September 2024	745	-13.8%
August 2024	912	-2.6%
July 2024	994	19.0%
June 2024	906	-11.0%
May 2024	1,071	1.0%
April 2024	1,033	5.6%
March 2024	931	-9.7%
February 2024	770	-6.0%
January 2024	581	-6.4%
December 2023	669	-19.5%
November 2023	795	18.5%



Monthly Market Detail - November 2024

Single-Family Homes

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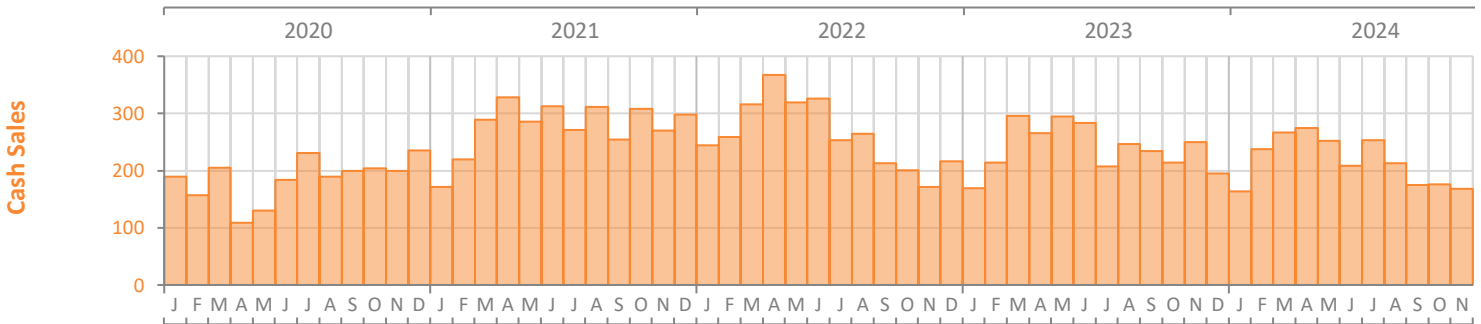


Cash Sales

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	2,388	-10.7%
November 2024	168	-32.8%
October 2024	176	-17.8%
September 2024	175	-25.2%
August 2024	213	-13.4%
July 2024	253	22.2%
June 2024	208	-26.5%
May 2024	252	-14.6%
April 2024	275	3.4%
March 2024	267	-9.8%
February 2024	237	10.7%
January 2024	164	-3.0%
December 2023	195	-9.7%
November 2023	250	45.3%

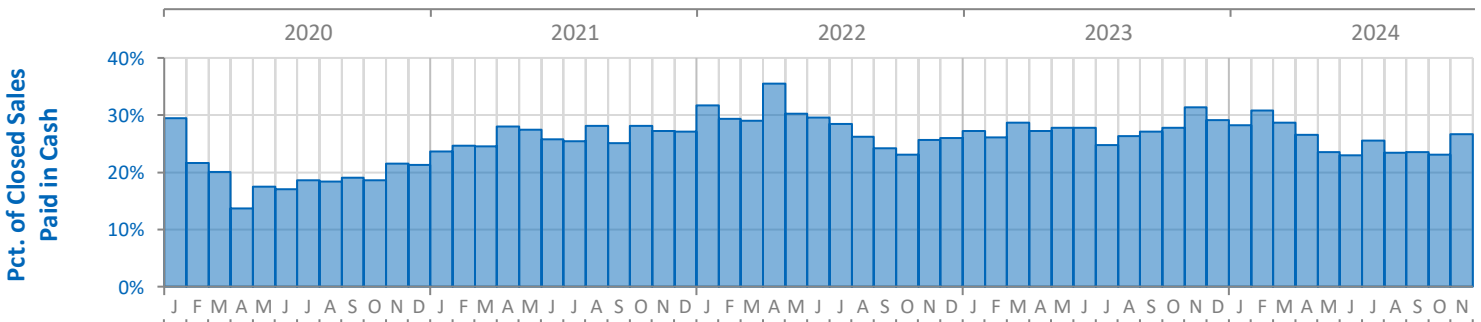


Cash Sales as a Percentage of Closed Sales

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	25.6%	-6.9%
November 2024	26.7%	-15.0%
October 2024	23.1%	-16.9%
September 2024	23.5%	-13.3%
August 2024	23.4%	-11.0%
July 2024	25.5%	2.8%
June 2024	23.0%	-17.3%
May 2024	23.5%	-15.5%
April 2024	26.6%	-2.2%
March 2024	28.7%	0.0%
February 2024	30.8%	18.0%
January 2024	28.2%	3.7%
December 2023	29.1%	11.9%
November 2023	31.4%	22.7%



Monthly Market Detail - November 2024

Single-Family Homes

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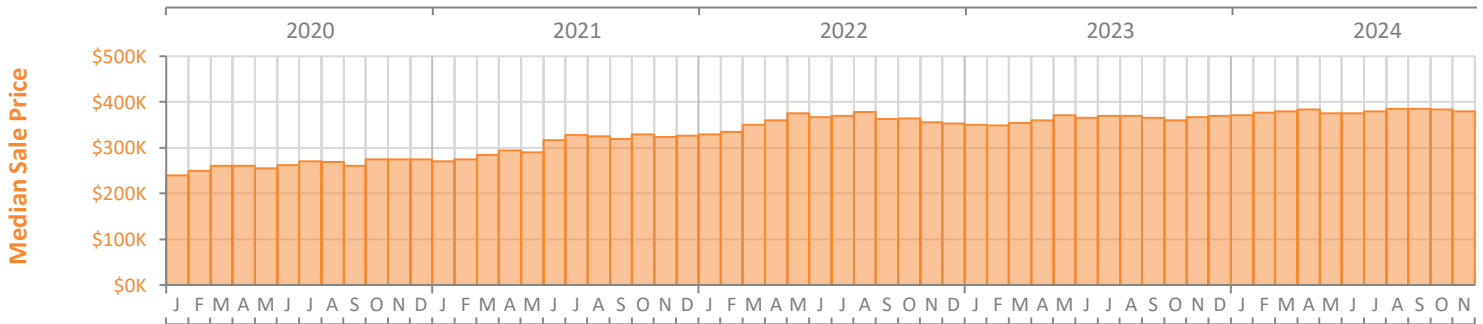


Median Sale Price

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	\$379,900	5.5%
November 2024	\$380,000	3.5%
October 2024	\$383,900	6.6%
September 2024	\$385,000	5.5%
August 2024	\$385,000	4.1%
July 2024	\$380,000	2.7%
June 2024	\$375,000	2.7%
May 2024	\$375,000	1.0%
April 2024	\$384,000	6.7%
March 2024	\$379,445	7.3%
February 2024	\$376,000	7.7%
January 2024	\$371,583	6.0%
December 2023	\$370,000	5.0%
November 2023	\$367,000	3.4%

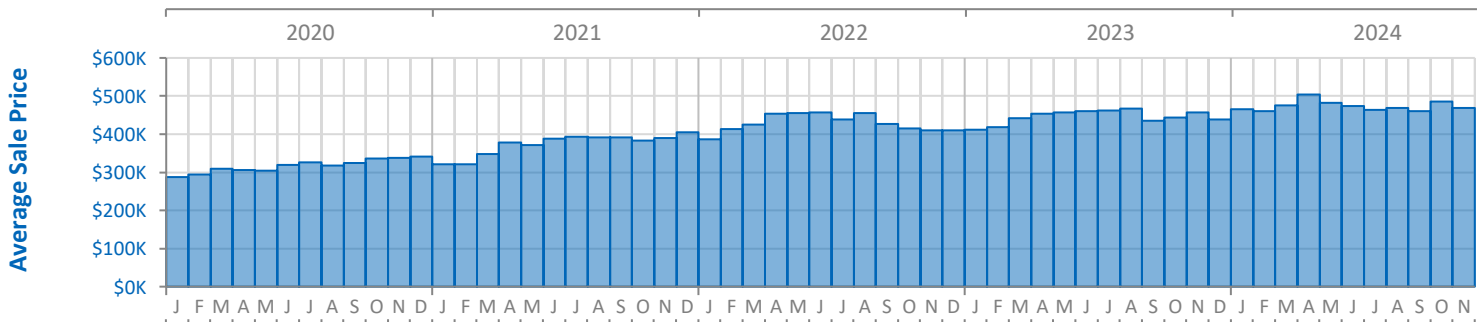


Average Sale Price

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	\$474,660	6.0%
November 2024	\$468,976	2.7%
October 2024	\$486,105	9.5%
September 2024	\$460,633	5.8%
August 2024	\$468,459	0.2%
July 2024	\$463,351	0.3%
June 2024	\$474,388	3.0%
May 2024	\$482,743	5.5%
April 2024	\$503,724	11.0%
March 2024	\$475,127	7.7%
February 2024	\$460,351	9.9%
January 2024	\$464,949	12.8%
December 2023	\$438,114	6.9%
November 2023	\$456,664	11.4%



Monthly Market Detail - November 2024

Single-Family Homes

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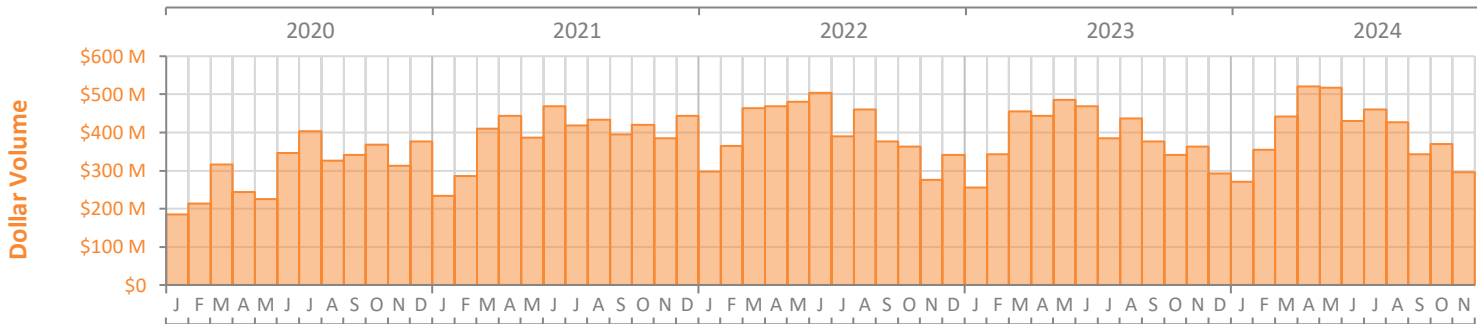


Dollar Volume

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	\$4.4 Billion	1.7%
November 2024	\$295.5 Million	-18.6%
October 2024	\$370.4 Million	8.4%
September 2024	\$343.2 Million	-8.8%
August 2024	\$427.2 Million	-2.3%
July 2024	\$460.6 Million	19.5%
June 2024	\$429.8 Million	-8.3%
May 2024	\$517.0 Million	6.6%
April 2024	\$520.3 Million	17.3%
March 2024	\$442.3 Million	-2.8%
February 2024	\$354.5 Million	3.3%
January 2024	\$270.1 Million	5.6%
December 2023	\$293.1 Million	-13.9%
November 2023	\$363.0 Million	32.0%

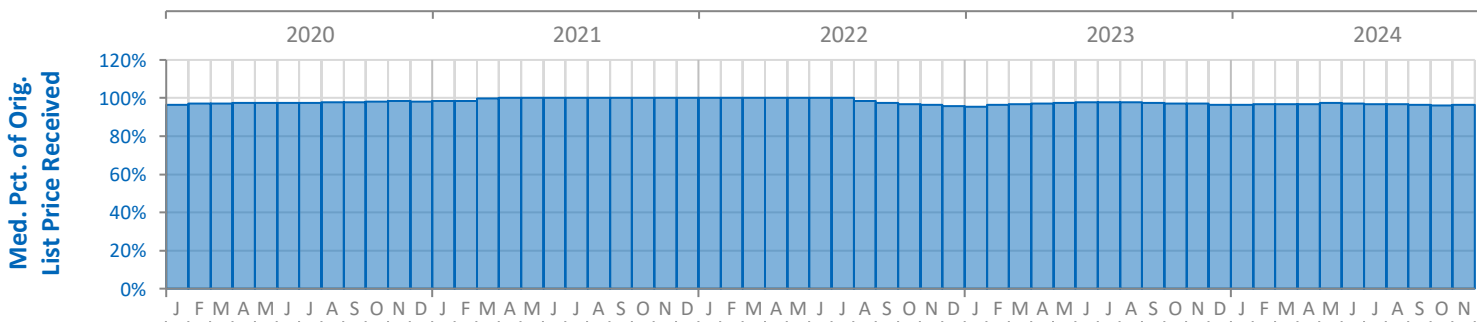


Median Percent of Original List Price Received

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	96.7%	-0.5%
November 2024	96.5%	-0.5%
October 2024	96.2%	-1.0%
September 2024	96.3%	-1.2%
August 2024	96.7%	-1.2%
July 2024	96.7%	-1.1%
June 2024	97.0%	-0.8%
May 2024	97.4%	-0.1%
April 2024	96.8%	-0.4%
March 2024	96.7%	-0.2%
February 2024	96.8%	0.2%
January 2024	96.3%	0.9%
December 2023	96.4%	0.5%
November 2023	97.0%	0.4%



Monthly Market Detail - November 2024

Single-Family Homes

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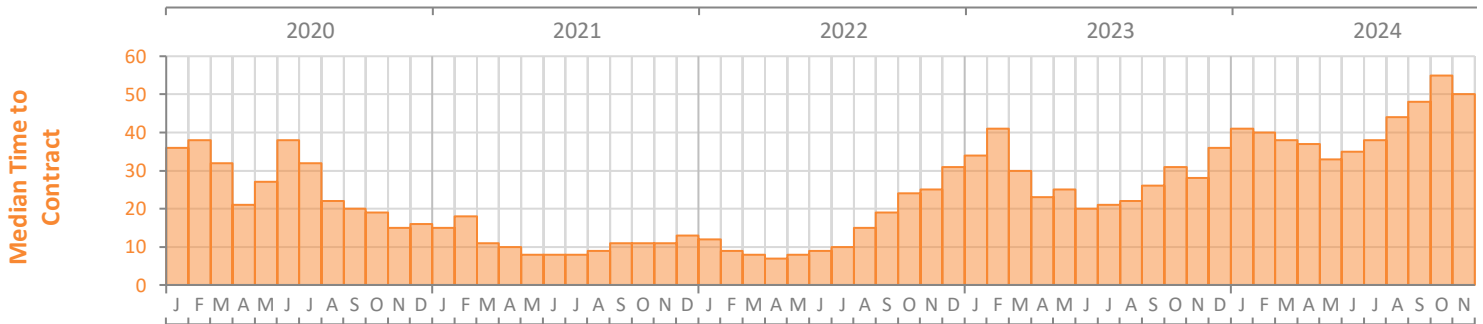


Median Time to Contract

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	43 Days	53.6%
November 2024	50 Days	78.6%
October 2024	55 Days	77.4%
September 2024	48 Days	84.6%
August 2024	44 Days	100.0%
July 2024	38 Days	81.0%
June 2024	35 Days	75.0%
May 2024	33 Days	32.0%
April 2024	37 Days	60.9%
March 2024	38 Days	26.7%
February 2024	40 Days	-2.4%
January 2024	41 Days	20.6%
December 2023	36 Days	16.1%
November 2023	28 Days	12.0%

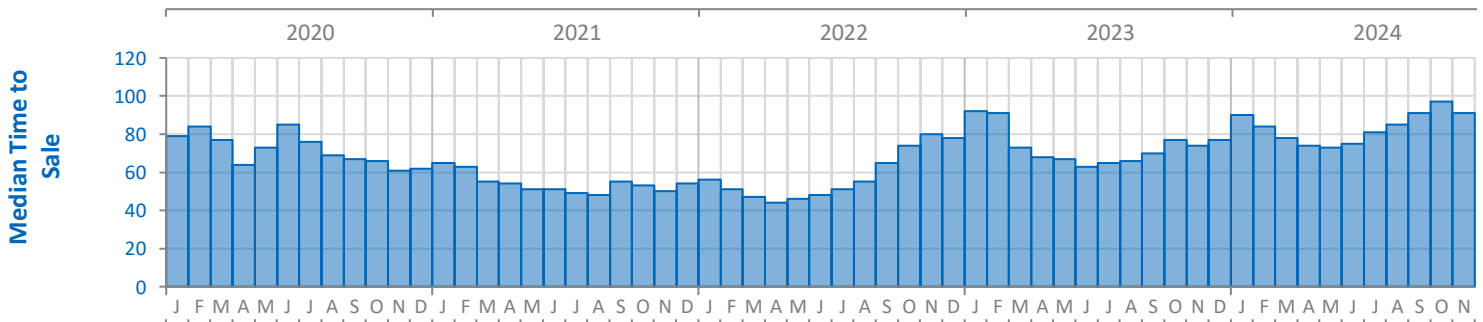


Median Time to Sale

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	85 Days	14.9%
November 2024	91 Days	23.0%
October 2024	97 Days	26.0%
September 2024	91 Days	30.0%
August 2024	85 Days	28.8%
July 2024	81 Days	24.6%
June 2024	75 Days	19.0%
May 2024	73 Days	9.0%
April 2024	74 Days	8.8%
March 2024	78 Days	6.8%
February 2024	84 Days	-7.7%
January 2024	90 Days	-2.2%
December 2023	77 Days	-1.3%
November 2023	74 Days	-7.5%



Monthly Market Detail - November 2024

Single-Family Homes

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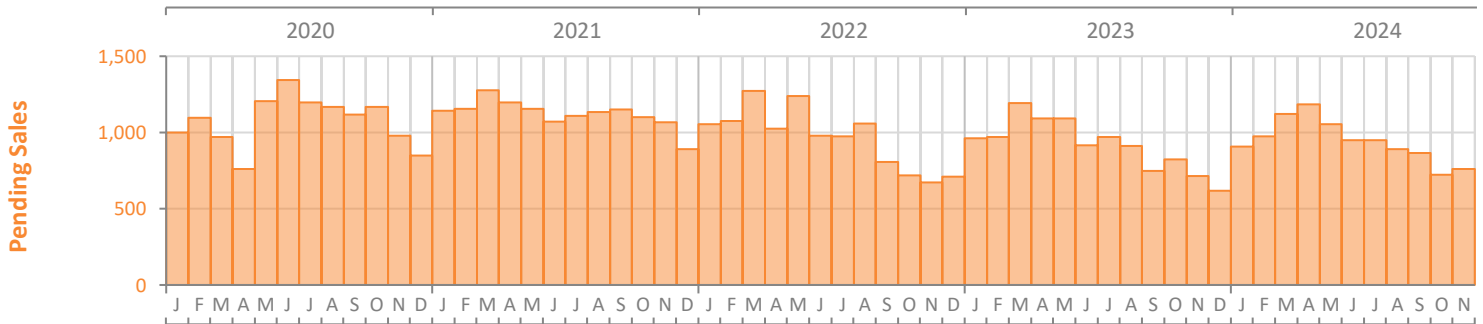


New Pending Sales

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	10,379	-0.1%
November 2024	760	6.6%
October 2024	724	-12.0%
September 2024	864	15.8%
August 2024	891	-2.3%
July 2024	948	-2.4%
June 2024	949	3.7%
May 2024	1,053	-3.7%
April 2024	1,183	8.3%
March 2024	1,123	-5.9%
February 2024	976	0.7%
January 2024	908	-5.7%
December 2023	617	-13.0%
November 2023	713	6.3%

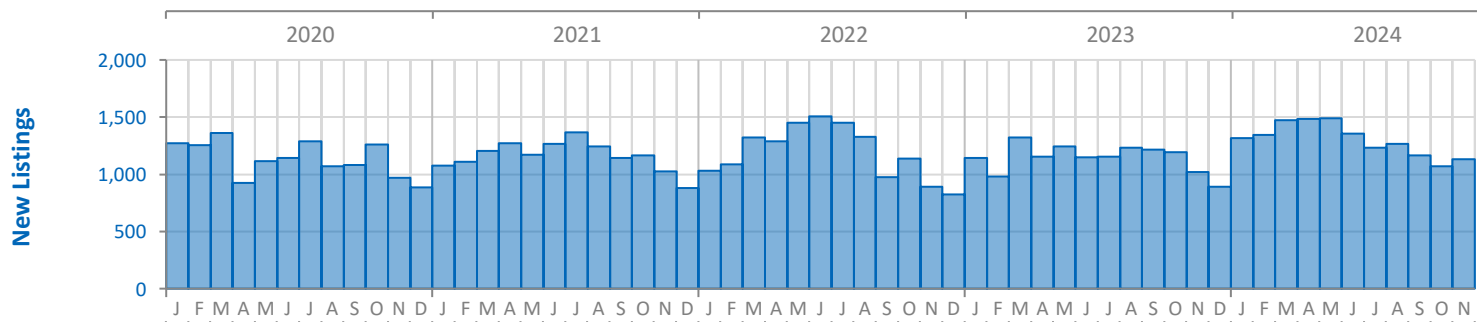


New Listings

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	14,328	11.8%
November 2024	1,132	10.9%
October 2024	1,071	-10.2%
September 2024	1,166	-4.2%
August 2024	1,265	2.6%
July 2024	1,231	6.9%
June 2024	1,354	17.7%
May 2024	1,492	20.0%
April 2024	1,483	28.4%
March 2024	1,474	11.3%
February 2024	1,346	37.1%
January 2024	1,314	14.8%
December 2023	891	8.4%
November 2023	1,021	14.6%



Monthly Market Detail - November 2024

Single-Family Homes

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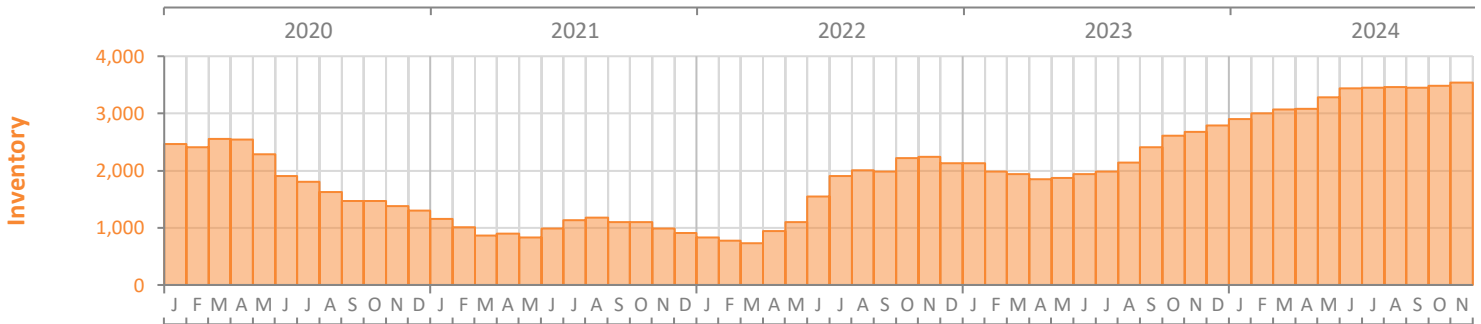


Inventory (Active Listings)

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)	3,286	53.5%
November 2024	3,535	31.9%
October 2024	3,489	33.9%
September 2024	3,445	42.7%
August 2024	3,459	61.4%
July 2024	3,449	74.1%
June 2024	3,435	77.2%
May 2024	3,277	75.3%
April 2024	3,081	66.2%
March 2024	3,068	58.0%
February 2024	3,001	51.0%
January 2024	2,903	36.6%
December 2023	2,789	30.8%
November 2023	2,680	19.7%

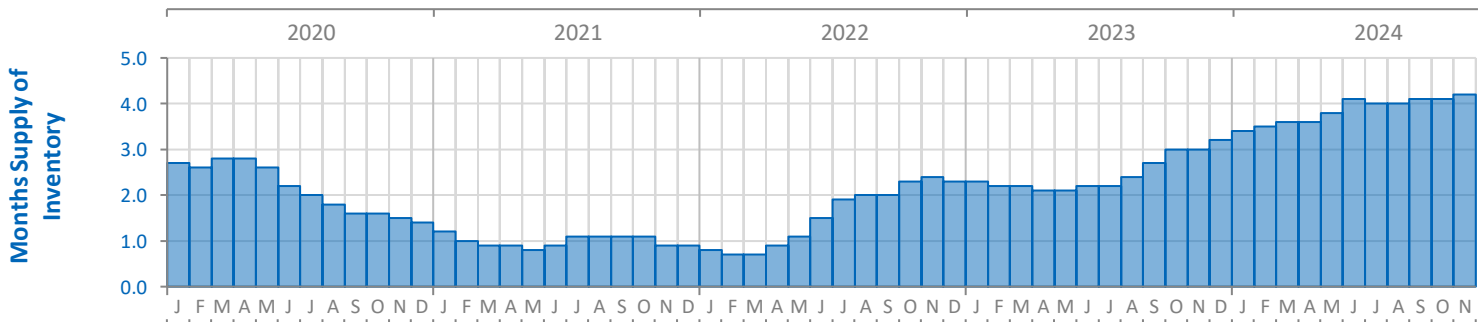


Months Supply of Inventory

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)	3.9	62.5%
November 2024	4.2	40.0%
October 2024	4.1	36.7%
September 2024	4.1	51.9%
August 2024	4.0	66.7%
July 2024	4.0	81.8%
June 2024	4.1	86.4%
May 2024	3.8	81.0%
April 2024	3.6	71.4%
March 2024	3.6	63.6%
February 2024	3.5	59.1%
January 2024	3.4	47.8%
December 2023	3.2	39.1%
November 2023	3.0	25.0%



Monthly Market Detail - November 2024

Single-Family Homes

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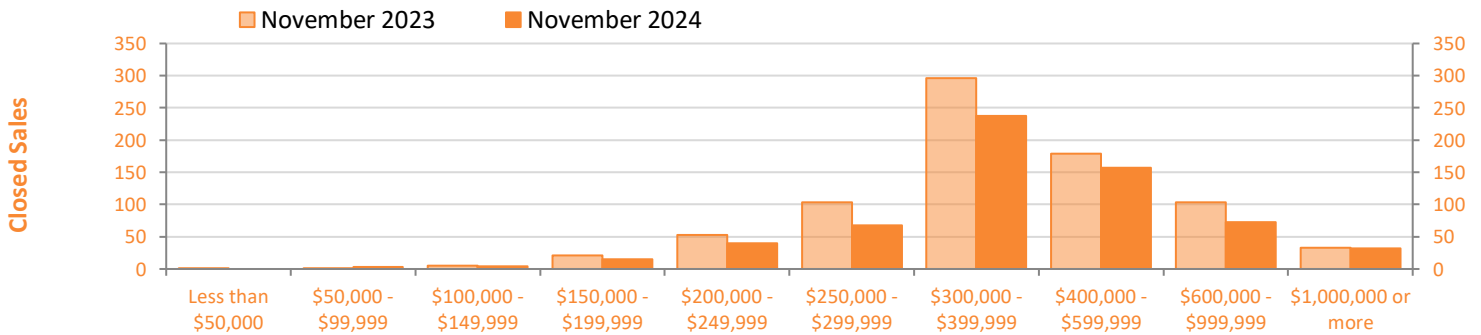
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Closed Sales by Sale Price

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	0	-100.0%
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	4	-20.0%
\$150,000 - \$199,999	15	-28.6%
\$200,000 - \$249,999	40	-24.5%
\$250,000 - \$299,999	68	-34.0%
\$300,000 - \$399,999	238	-19.6%
\$400,000 - \$599,999	157	-12.3%
\$600,000 - \$999,999	73	-29.1%
\$1,000,000 or more	32	-3.0%

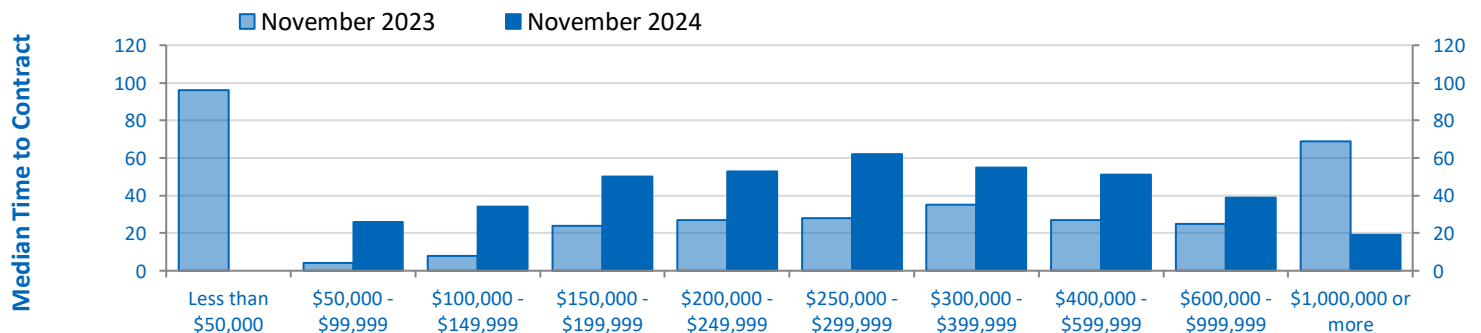


Median Time to Contract by Sale Price

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	26 Days	550.0%
\$100,000 - \$149,999	34 Days	325.0%
\$150,000 - \$199,999	50 Days	108.3%
\$200,000 - \$249,999	53 Days	96.3%
\$250,000 - \$299,999	62 Days	121.4%
\$300,000 - \$399,999	55 Days	57.1%
\$400,000 - \$599,999	51 Days	88.9%
\$600,000 - \$999,999	39 Days	56.0%
\$1,000,000 or more	19 Days	-72.5%



Monthly Market Detail - November 2024

Single-Family Homes

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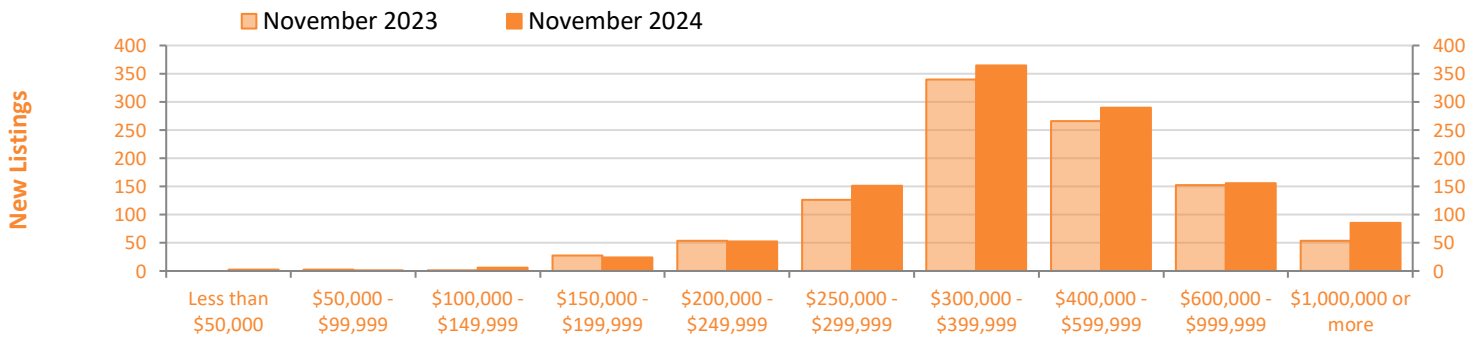
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New Listings by Initial Listing Price

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	2	N/A
\$50,000 - \$99,999	1	-50.0%
\$100,000 - \$149,999	6	500.0%
\$150,000 - \$199,999	24	-11.1%
\$200,000 - \$249,999	52	-1.9%
\$250,000 - \$299,999	151	19.8%
\$300,000 - \$399,999	365	7.4%
\$400,000 - \$599,999	290	9.0%
\$600,000 - \$999,999	156	2.6%
\$1,000,000 or more	85	57.4%

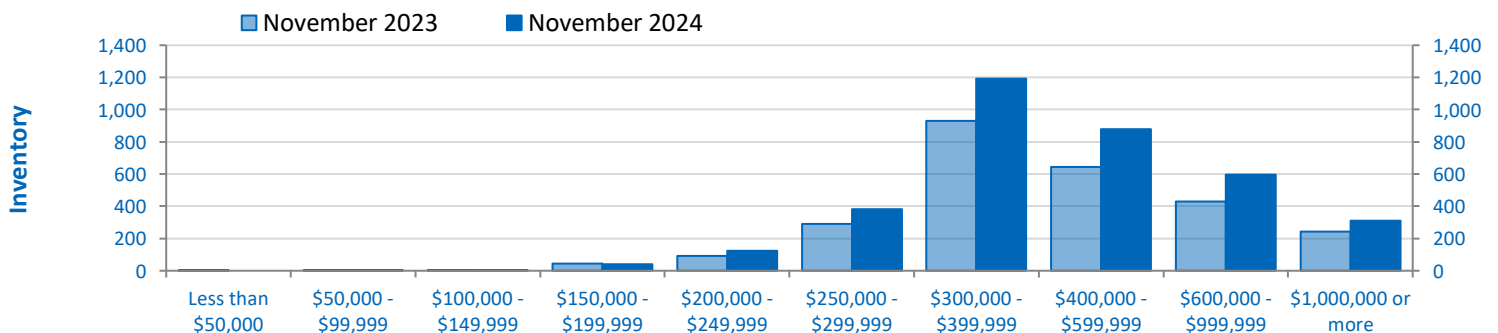


Inventory by Current Listing Price

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	-100.0%
\$50,000 - \$99,999	2	-33.3%
\$100,000 - \$149,999	5	0.0%
\$150,000 - \$199,999	42	-2.3%
\$200,000 - \$249,999	125	34.4%
\$250,000 - \$299,999	381	31.4%
\$300,000 - \$399,999	1,194	28.2%
\$400,000 - \$599,999	877	36.2%
\$600,000 - \$999,999	597	39.5%
\$1,000,000 or more	312	28.9%

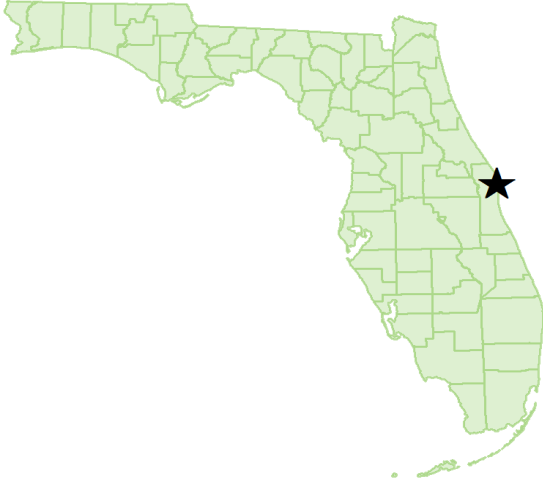


Monthly Distressed Market - November 2024

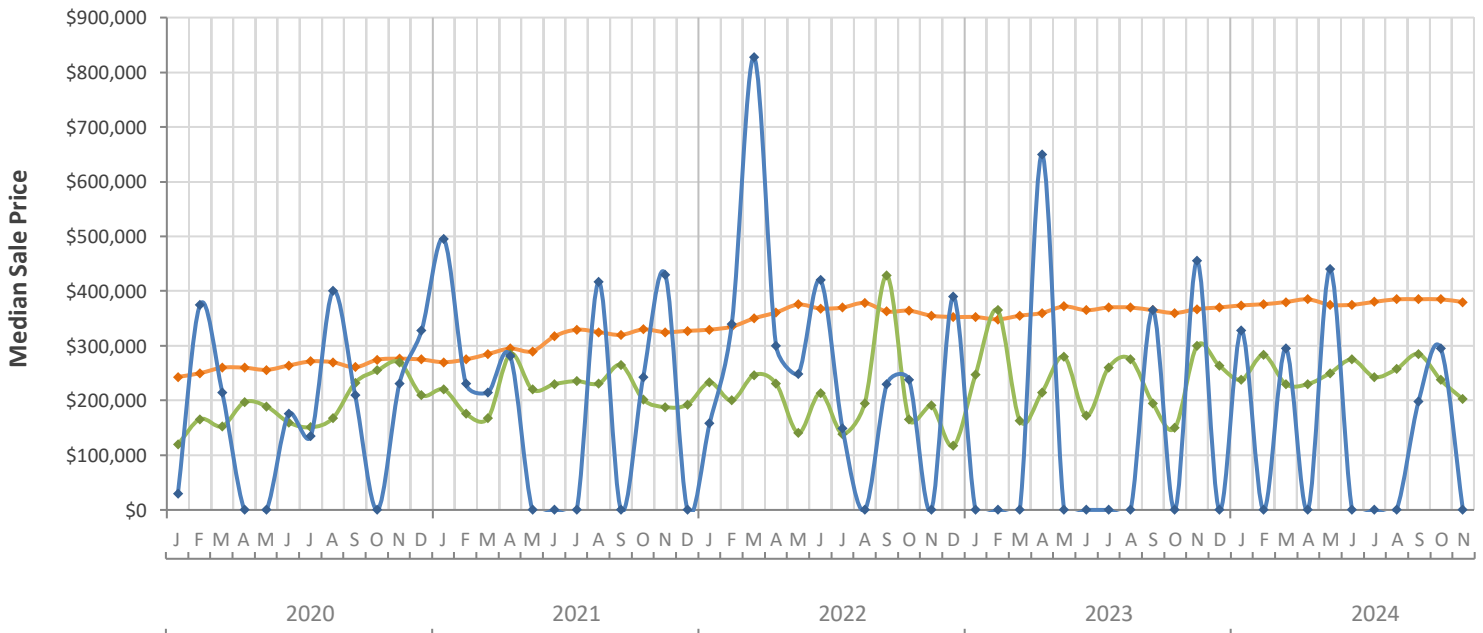
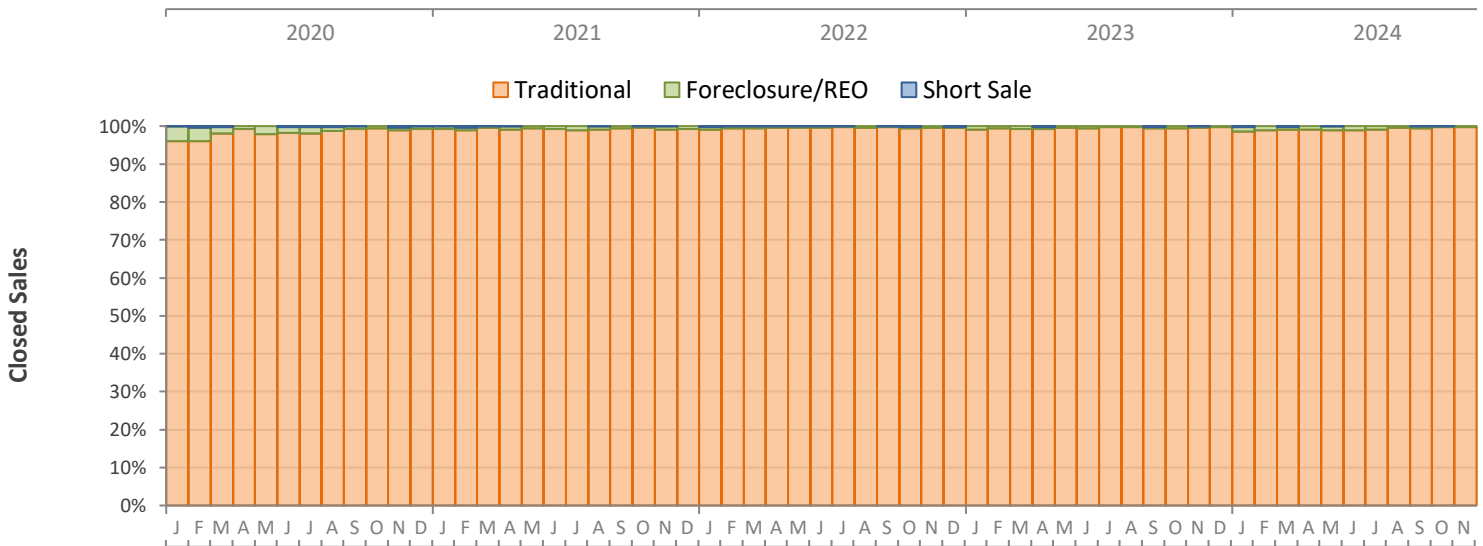
Single-Family Homes

Space Coast REALTORS®

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



		November 2024	November 2023	Percent Change Year-over-Year
Traditional	Closed Sales	628	791	-20.6%
	Median Sale Price	\$380,000	\$367,130	3.5%
Foreclosure/REO	Closed Sales	2	3	-33.3%
	Median Sale Price	\$202,360	\$300,000	-32.5%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$455,000	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, December 19, 2024. Next data release is TBD.