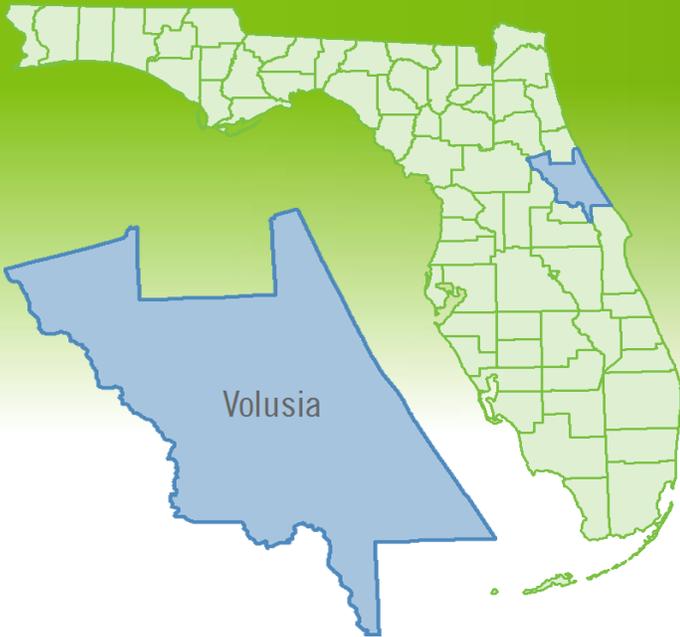


Monthly Market Detail - August 2024

Single-Family Homes

Volusia County



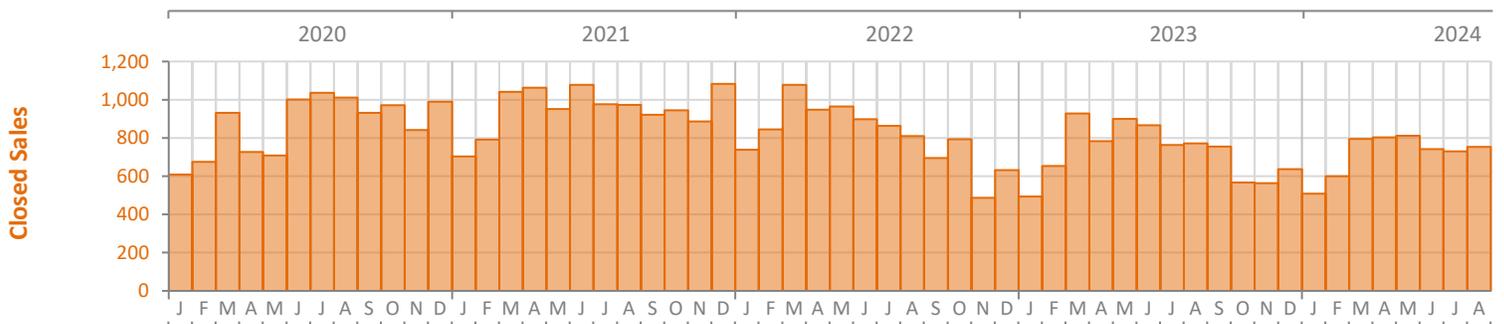
Summary Statistics	August 2024	August 2023	Percent Change Year-over-Year
Closed Sales	753	771	-2.3%
Paid in Cash	217	232	-6.5%
Median Sale Price	\$350,000	\$360,000	-2.8%
Average Sale Price	\$408,630	\$414,206	-1.3%
Dollar Volume	\$307.7 Million	\$319.4 Million	-3.6%
Median Percent of Original List Price Received	95.7%	97.3%	-1.6%
Median Time to Contract	43 Days	23 Days	87.0%
Median Time to Sale	78 Days	63 Days	23.8%
New Pending Sales	650	777	-16.3%
New Listings	969	967	0.2%
Pending Inventory	846	1,052	-19.6%
Inventory (Active Listings)	3,055	1,958	56.0%
Months Supply of Inventory	4.4	2.7	63.0%

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	5,744	-6.7%
August 2024	753	-2.3%
July 2024	730	-4.3%
June 2024	742	-14.3%
May 2024	811	-9.9%
April 2024	804	2.7%
March 2024	795	-14.3%
February 2024	600	-8.1%
January 2024	509	3.0%
December 2023	637	1.0%
November 2023	564	15.8%
October 2023	567	-28.5%
September 2023	755	8.6%
August 2023	771	-4.8%



Monthly Market Detail - August 2024

Single-Family Homes

Volusia County

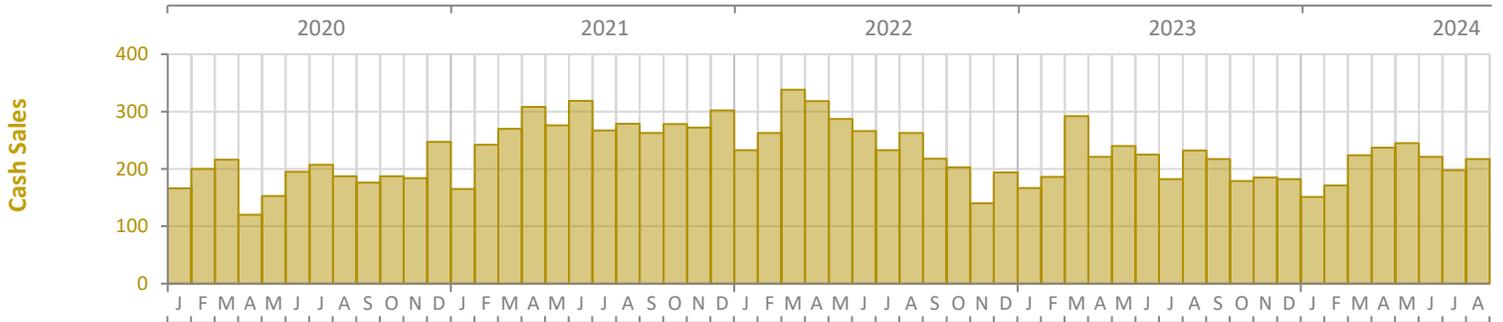


Cash Sales

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	1,664	-4.6%
August 2024	217	-6.5%
July 2024	198	8.8%
June 2024	221	-1.8%
May 2024	245	2.1%
April 2024	237	7.2%
March 2024	224	-23.3%
February 2024	171	-8.1%
January 2024	151	-9.6%
December 2023	182	-6.2%
November 2023	185	32.1%
October 2023	179	-11.8%
September 2023	217	-0.5%
August 2023	232	-11.8%

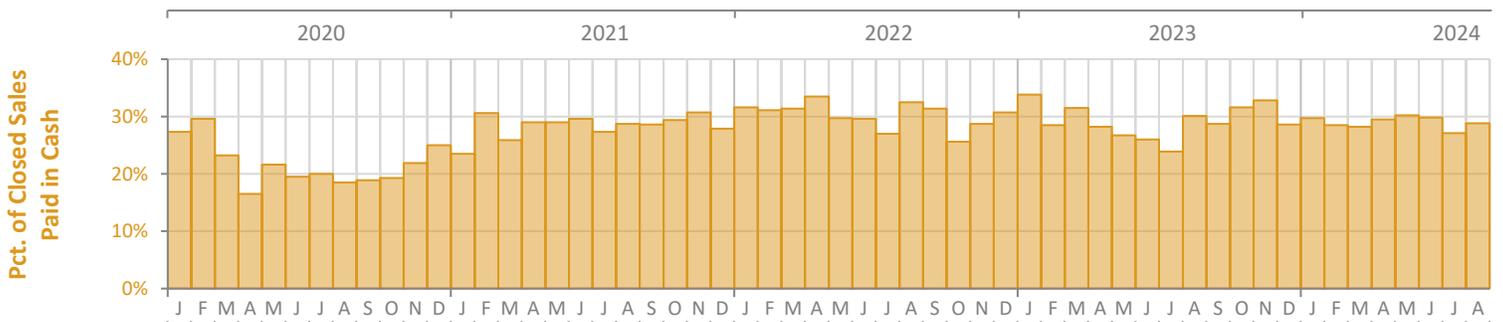


Cash Sales as a Percentage of Closed Sales

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	29.0%	2.5%
August 2024	28.8%	-4.3%
July 2024	27.1%	13.4%
June 2024	29.8%	14.6%
May 2024	30.2%	13.1%
April 2024	29.5%	4.6%
March 2024	28.2%	-10.5%
February 2024	28.5%	0.0%
January 2024	29.7%	-12.1%
December 2023	28.6%	-6.8%
November 2023	32.8%	14.3%
October 2023	31.6%	23.4%
September 2023	28.7%	-8.6%
August 2023	30.1%	-7.4%



Monthly Market Detail - August 2024

Single-Family Homes

Volusia County

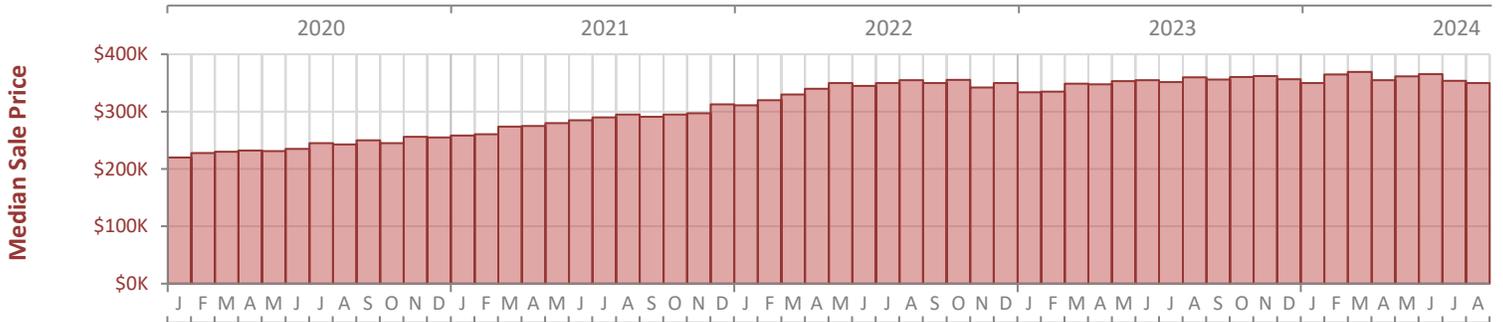


Median Sale Price

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	\$359,000	2.6%
August 2024	\$350,000	-2.8%
July 2024	\$353,500	0.6%
June 2024	\$365,500	3.0%
May 2024	\$361,716	2.5%
April 2024	\$355,000	2.2%
March 2024	\$369,450	5.9%
February 2024	\$365,000	9.0%
January 2024	\$350,000	4.8%
December 2023	\$356,500	1.9%
November 2023	\$361,995	5.8%
October 2023	\$360,495	1.5%
September 2023	\$355,750	1.6%
August 2023	\$360,000	1.4%



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	\$418,563	4.5%
August 2024	\$408,630	-1.3%
July 2024	\$407,238	1.1%
June 2024	\$425,660	3.9%
May 2024	\$414,419	4.2%
April 2024	\$415,727	-0.9%
March 2024	\$433,079	9.0%
February 2024	\$442,223	16.9%
January 2024	\$399,673	7.9%
December 2023	\$430,155	5.5%
November 2023	\$417,050	4.8%
October 2023	\$441,211	13.6%
September 2023	\$416,185	5.6%
August 2023	\$414,206	1.0%



Monthly Market Detail - August 2024

Single-Family Homes

Volusia County

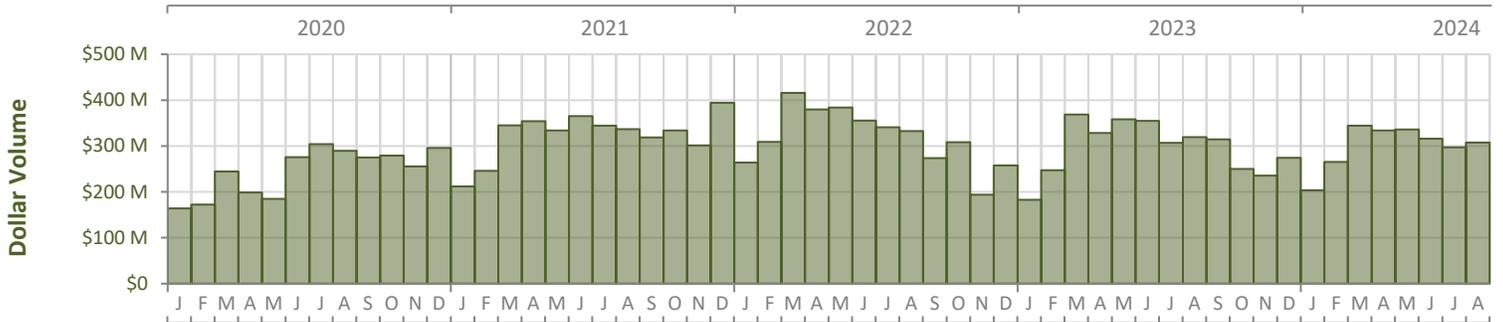


Dollar Volume

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	\$2.4 Billion	-2.5%
August 2024	\$307.7 Million	-3.6%
July 2024	\$297.3 Million	-3.2%
June 2024	\$315.8 Million	-11.0%
May 2024	\$336.1 Million	-6.1%
April 2024	\$334.2 Million	1.7%
March 2024	\$344.3 Million	-6.6%
February 2024	\$265.3 Million	7.4%
January 2024	\$203.4 Million	11.2%
December 2023	\$274.0 Million	6.5%
November 2023	\$235.2 Million	21.3%
October 2023	\$250.2 Million	-18.8%
September 2023	\$314.2 Million	14.7%
August 2023	\$319.4 Million	-3.9%

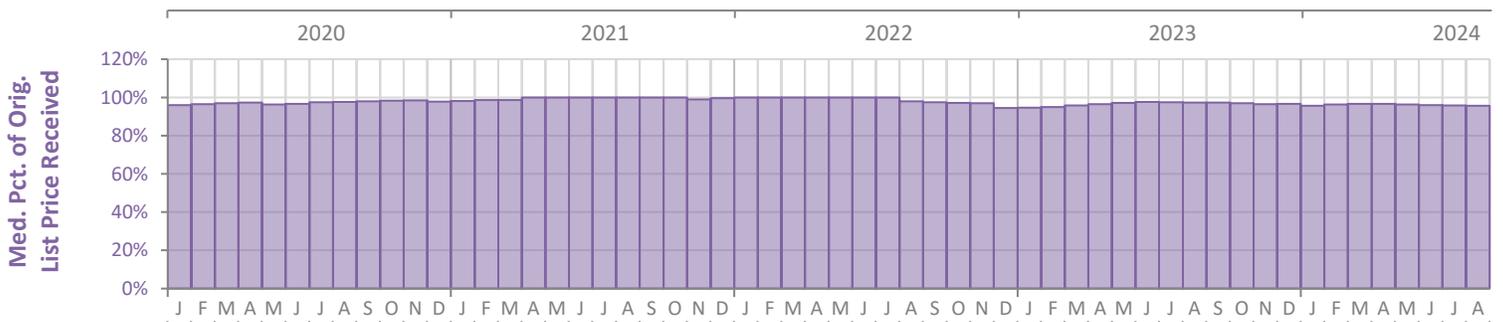


Median Percent of Original List Price Received

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	96.1%	-0.6%
August 2024	95.7%	-1.6%
July 2024	95.8%	-1.7%
June 2024	95.9%	-1.8%
May 2024	96.3%	-0.8%
April 2024	96.6%	0.1%
March 2024	96.7%	0.9%
February 2024	96.3%	1.4%
January 2024	95.6%	1.1%
December 2023	96.6%	2.2%
November 2023	96.5%	-0.5%
October 2023	97.0%	-0.2%
September 2023	97.3%	-0.1%
August 2023	97.3%	-0.7%

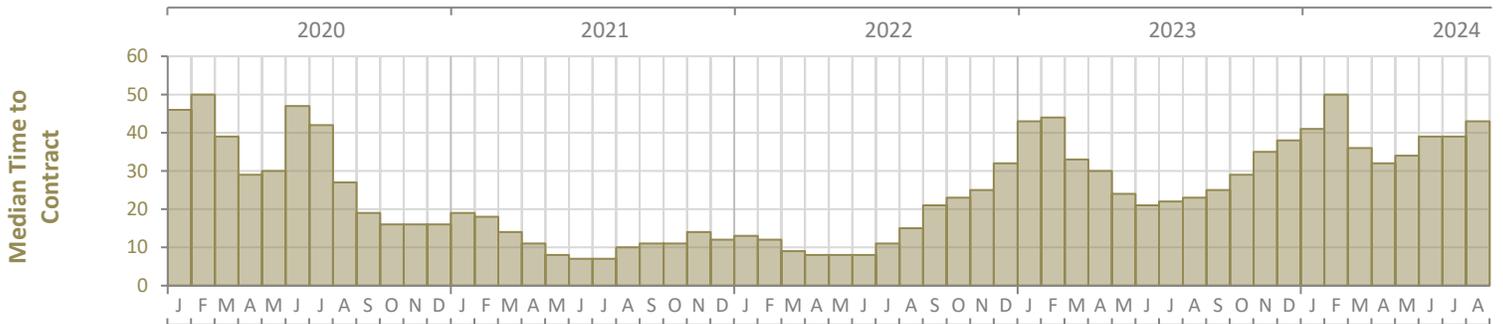


Median Time to Contract

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	41 Days	41.4%
August 2024	43 Days	87.0%
July 2024	39 Days	77.3%
June 2024	39 Days	85.7%
May 2024	34 Days	41.7%
April 2024	32 Days	6.7%
March 2024	36 Days	9.1%
February 2024	50 Days	13.6%
January 2024	41 Days	-4.7%
December 2023	38 Days	18.8%
November 2023	35 Days	40.0%
October 2023	29 Days	26.1%
September 2023	25 Days	19.0%
August 2023	23 Days	53.3%

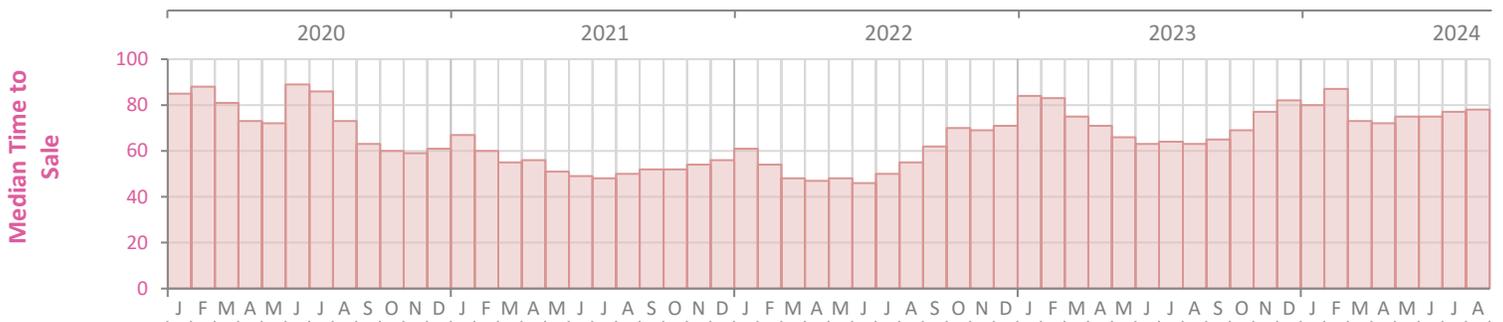


Median Time to Sale

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	80 Days	12.7%
August 2024	78 Days	23.8%
July 2024	77 Days	20.3%
June 2024	75 Days	19.0%
May 2024	75 Days	13.6%
April 2024	72 Days	1.4%
March 2024	73 Days	-2.7%
February 2024	87 Days	4.8%
January 2024	80 Days	-4.8%
December 2023	82 Days	15.5%
November 2023	77 Days	11.6%
October 2023	69 Days	-1.4%
September 2023	65 Days	4.8%
August 2023	63 Days	14.5%

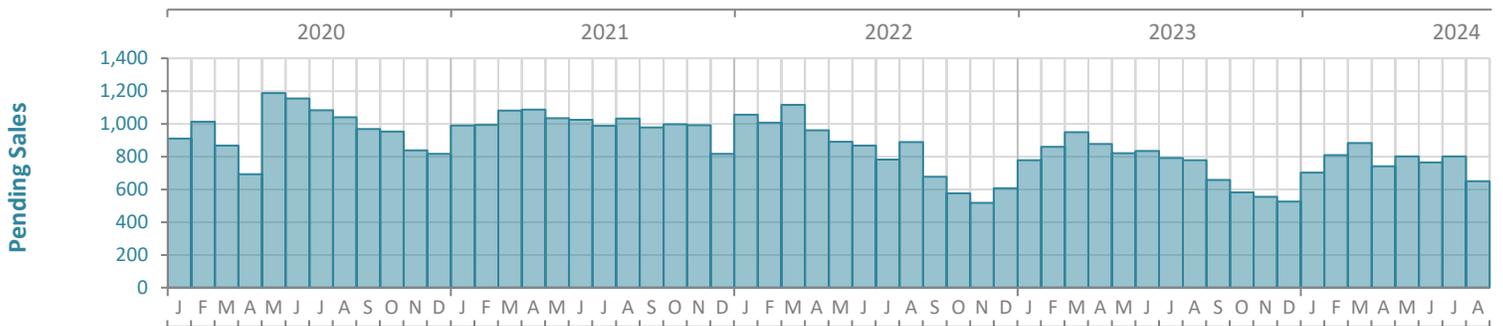


New Pending Sales

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	6,151	-8.0%
August 2024	650	-16.3%
July 2024	802	1.4%
June 2024	764	-8.5%
May 2024	801	-2.3%
April 2024	741	-15.4%
March 2024	883	-7.0%
February 2024	808	-5.9%
January 2024	702	-9.7%
December 2023	526	-13.2%
November 2023	555	7.1%
October 2023	581	0.9%
September 2023	658	-2.8%
August 2023	777	-12.5%

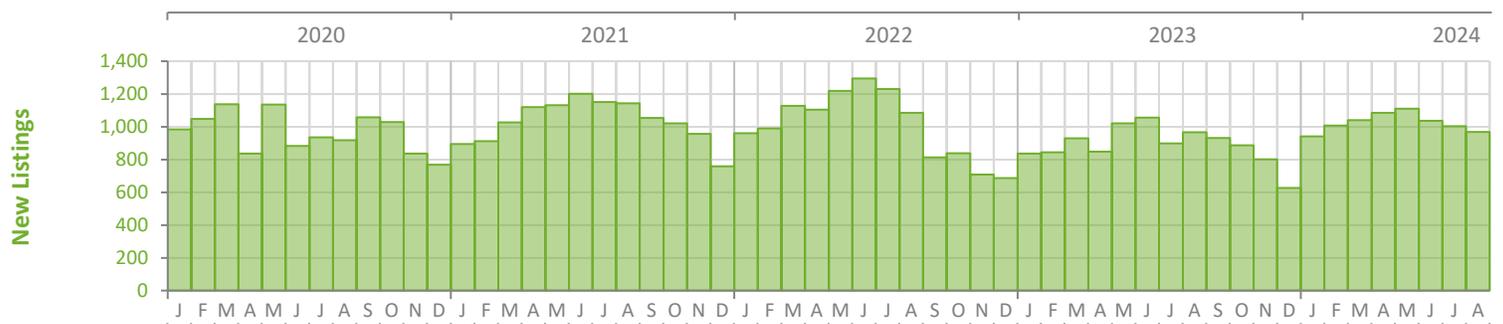


New Listings

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	8,190	10.7%
August 2024	969	0.2%
July 2024	1,003	11.7%
June 2024	1,037	-1.8%
May 2024	1,109	8.6%
April 2024	1,085	27.9%
March 2024	1,040	11.8%
February 2024	1,006	19.3%
January 2024	941	12.4%
December 2023	626	-8.9%
November 2023	801	13.1%
October 2023	886	5.7%
September 2023	932	14.6%
August 2023	967	-10.8%



Monthly Market Detail - August 2024

Single-Family Homes

Volusia County

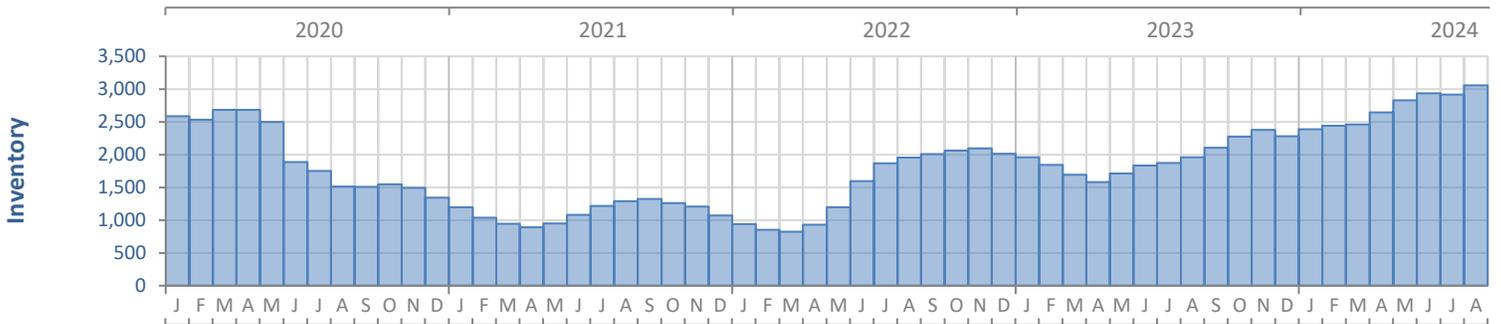


Inventory (Active Listings)

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)	2,707	50.0%
August 2024	3,055	56.0%
July 2024	2,916	55.9%
June 2024	2,934	60.1%
May 2024	2,828	65.3%
April 2024	2,642	67.0%
March 2024	2,460	45.6%
February 2024	2,440	32.4%
January 2024	2,384	21.8%
December 2023	2,278	13.1%
November 2023	2,376	13.5%
October 2023	2,277	10.4%
September 2023	2,103	4.7%
August 2023	1,958	0.2%

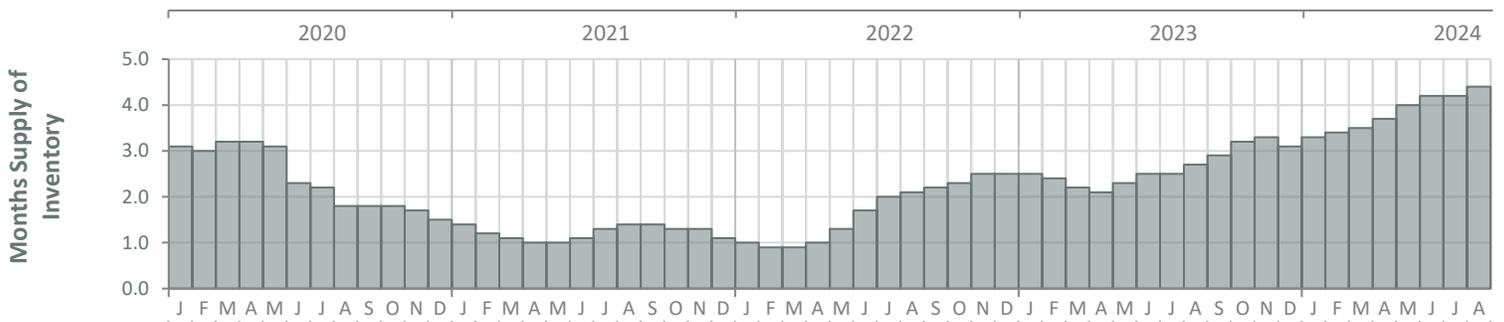


Months Supply of Inventory

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)	3.8	58.3%
August 2024	4.4	63.0%
July 2024	4.2	68.0%
June 2024	4.2	68.0%
May 2024	4.0	73.9%
April 2024	3.7	76.2%
March 2024	3.5	59.1%
February 2024	3.4	41.7%
January 2024	3.3	32.0%
December 2023	3.1	24.0%
November 2023	3.3	32.0%
October 2023	3.2	39.1%
September 2023	2.9	31.8%
August 2023	2.7	28.6%

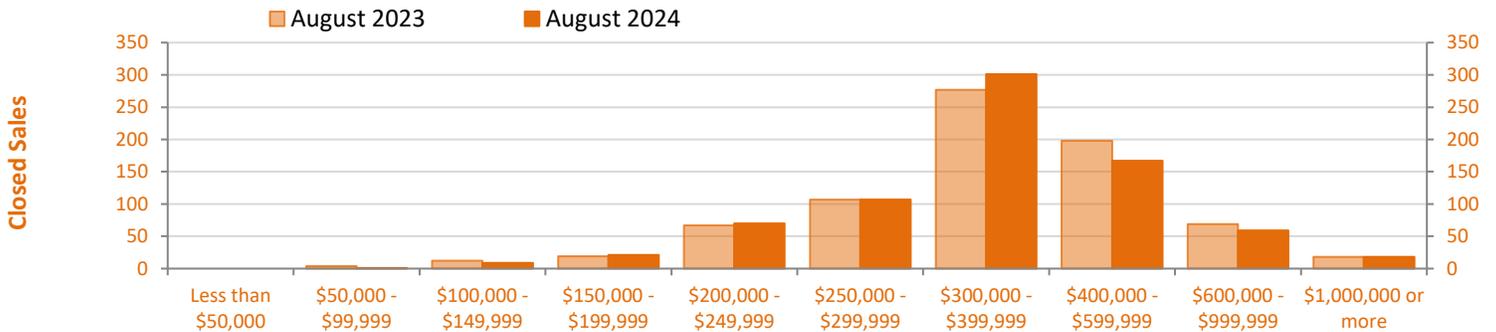


Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	1	-75.0%
\$100,000 - \$149,999	9	-25.0%
\$150,000 - \$199,999	21	10.5%
\$200,000 - \$249,999	70	4.5%
\$250,000 - \$299,999	107	0.0%
\$300,000 - \$399,999	301	8.7%
\$400,000 - \$599,999	167	-15.7%
\$600,000 - \$999,999	59	-14.5%
\$1,000,000 or more	18	0.0%

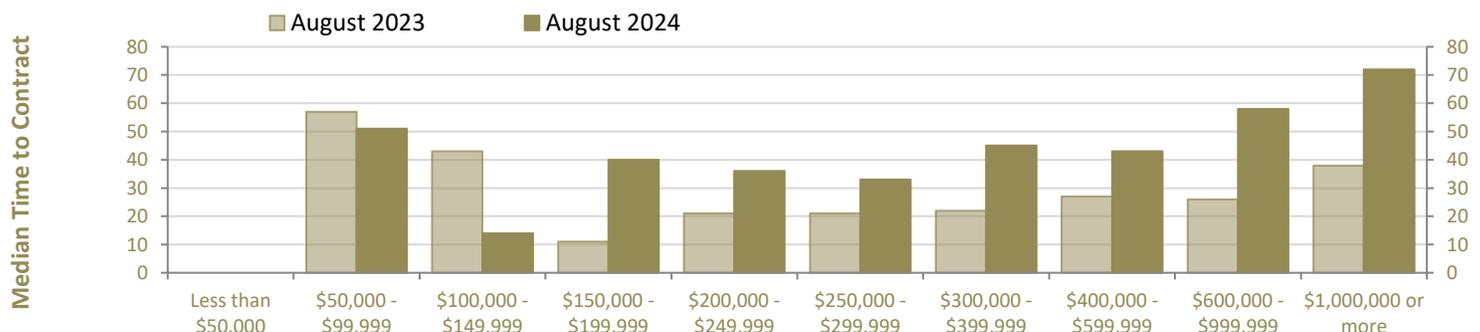


Median Time to Contract by Sale Price

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	51 Days	-10.5%
\$100,000 - \$149,999	14 Days	-67.4%
\$150,000 - \$199,999	40 Days	263.6%
\$200,000 - \$249,999	36 Days	71.4%
\$250,000 - \$299,999	33 Days	57.1%
\$300,000 - \$399,999	45 Days	104.5%
\$400,000 - \$599,999	43 Days	59.3%
\$600,000 - \$999,999	58 Days	123.1%
\$1,000,000 or more	72 Days	89.5%

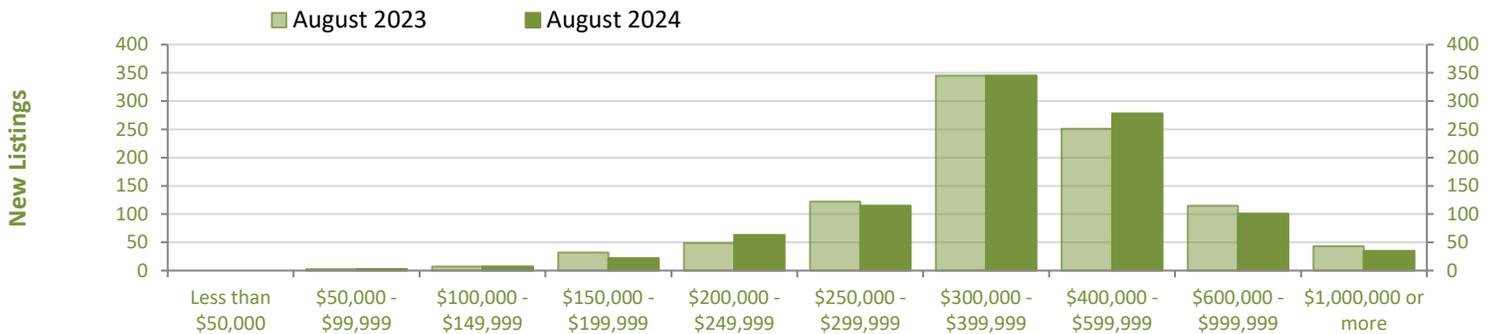


New Listings by Initial Listing Price

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	3	0.0%
\$100,000 - \$149,999	7	0.0%
\$150,000 - \$199,999	22	-31.3%
\$200,000 - \$249,999	63	28.6%
\$250,000 - \$299,999	115	-5.7%
\$300,000 - \$399,999	345	0.0%
\$400,000 - \$599,999	278	10.8%
\$600,000 - \$999,999	101	-12.2%
\$1,000,000 or more	35	-18.6%

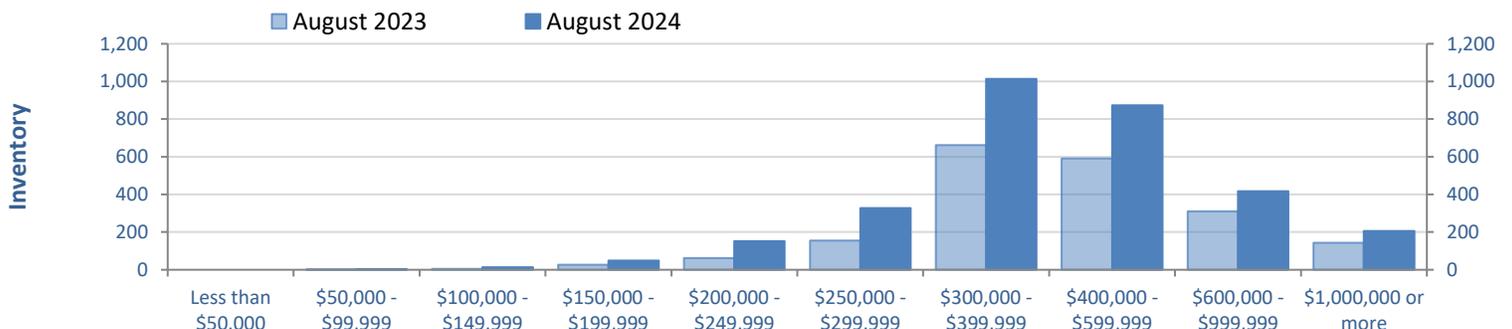


Inventory by Current Listing Price

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.

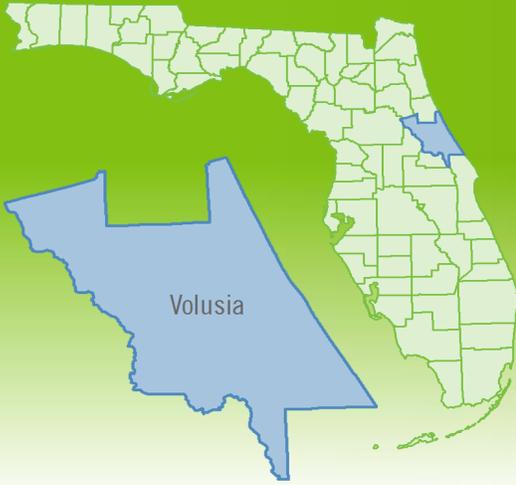
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	13	160.0%
\$150,000 - \$199,999	49	88.5%
\$200,000 - \$249,999	152	141.3%
\$250,000 - \$299,999	328	110.3%
\$300,000 - \$399,999	1,014	53.2%
\$400,000 - \$599,999	873	47.7%
\$600,000 - \$999,999	417	34.1%
\$1,000,000 or more	206	44.1%



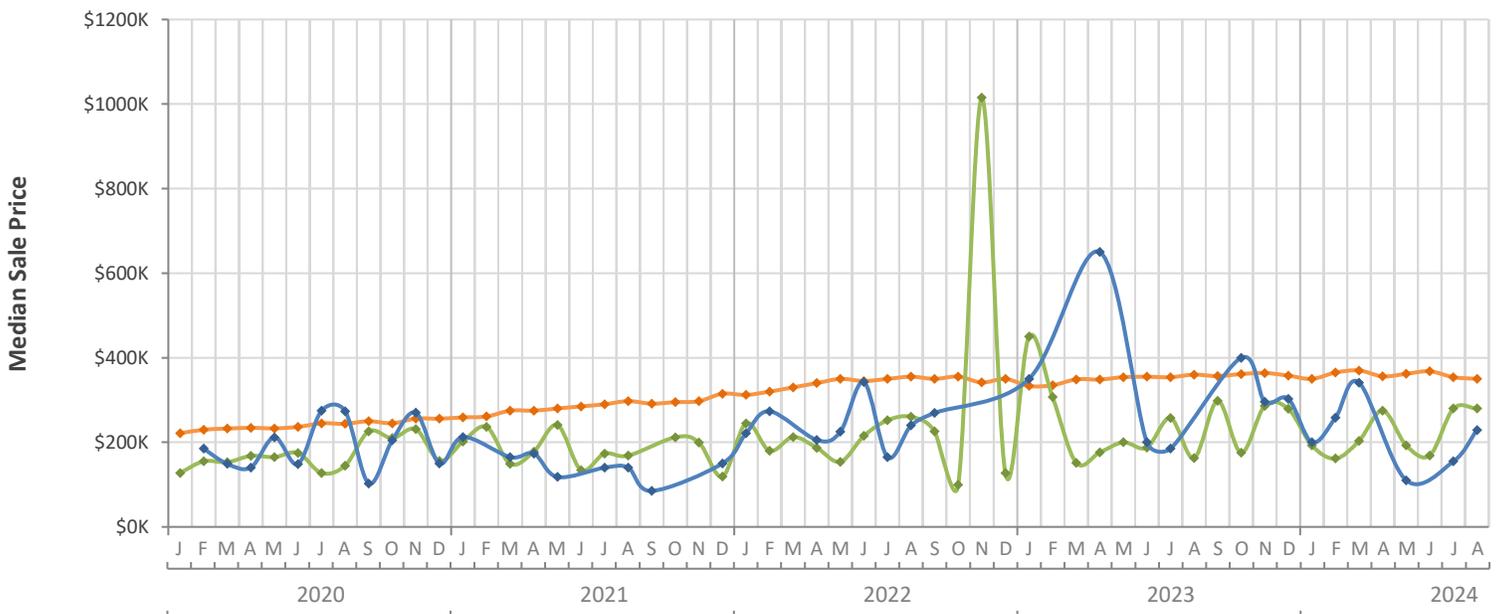
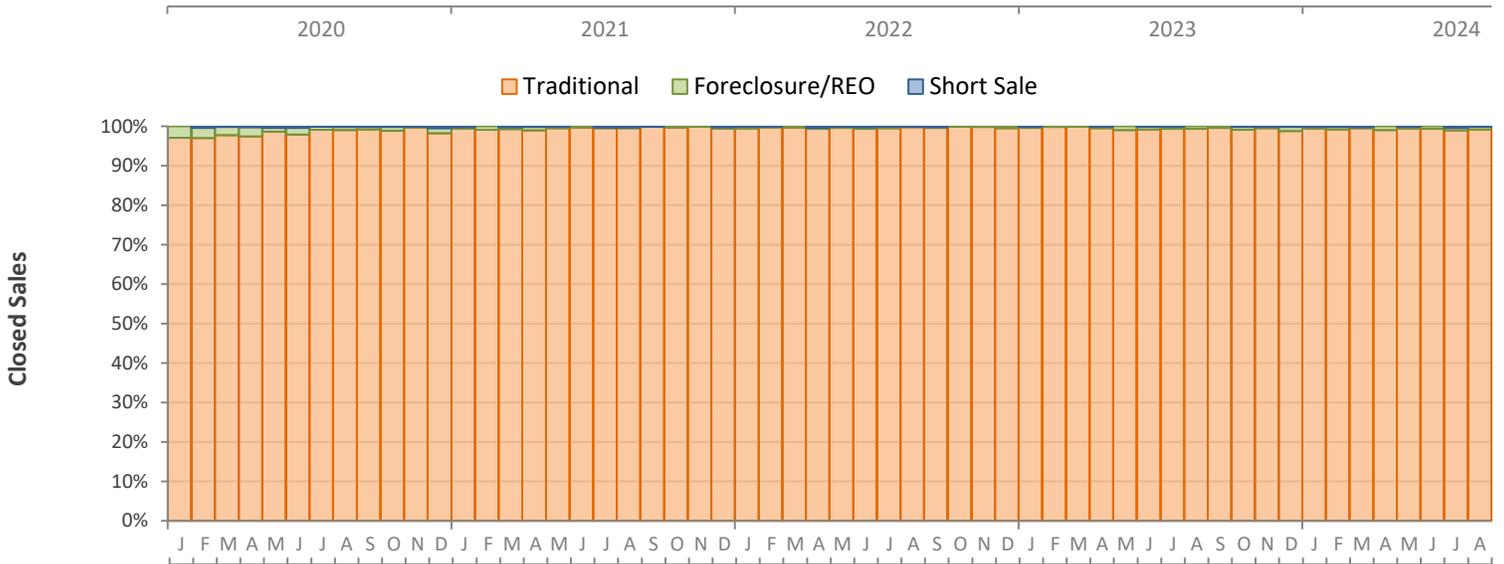
Monthly Distressed Market - August 2024

Single-Family Homes

Volusia County



		August 2024	August 2023	Percent Change Year-over-Year
Traditional	Closed Sales	747	766	-2.5%
	Median Sale Price	\$350,000	\$360,000	-2.8%
Foreclosure/REO	Closed Sales	5	5	0.0%
	Median Sale Price	\$279,900	\$162,500	72.2%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$229,000	(No Sales)	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, September 19, 2024. Next data release is Wednesday, October 23, 2024.