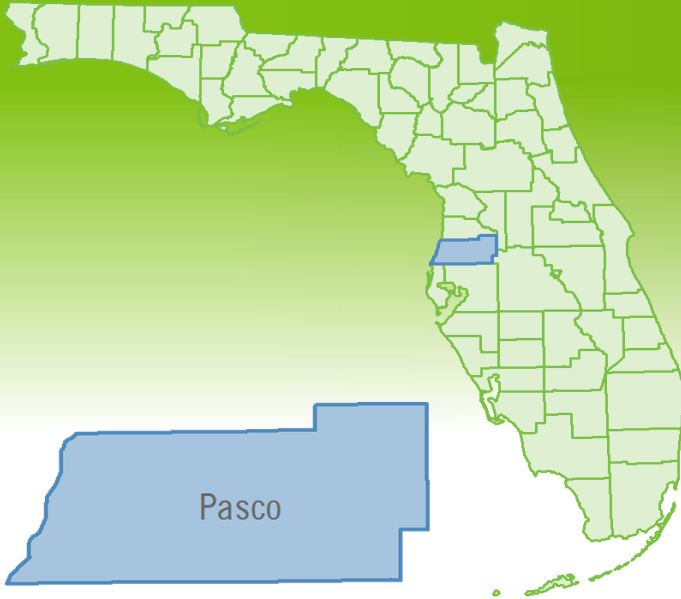


# Monthly Market Detail - February 2024

## Single-Family Homes

### Pasco County



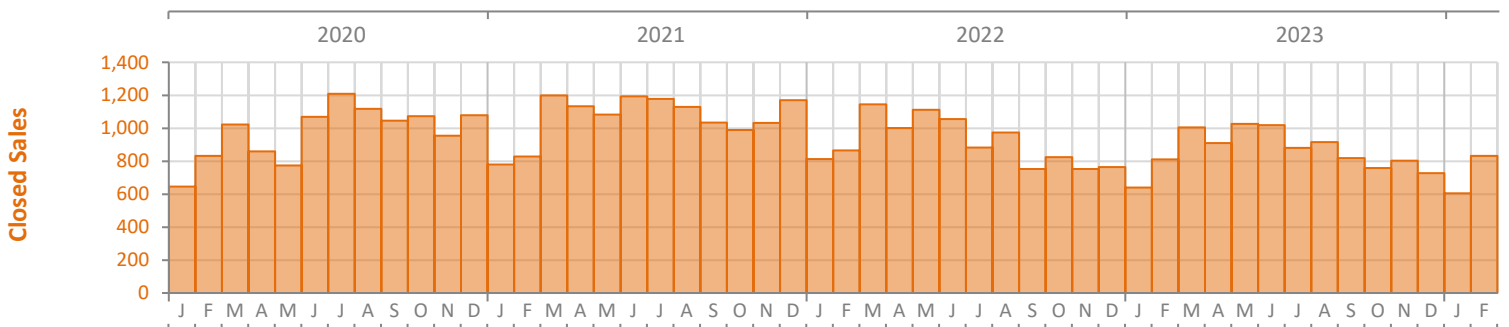
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	833	810	2.8%
Paid in Cash	215	189	13.8%
Median Sale Price	\$392,000	\$375,000	4.5%
Average Sale Price	\$427,344	\$404,166	5.7%
Dollar Volume	\$356.0 Million	\$327.4 Million	8.7%
Median Percent of Original List Price Received	96.5%	95.2%	1.4%
Median Time to Contract	37 Days	40 Days	-7.5%
Median Time to Sale	102 Days	90 Days	13.3%
New Pending Sales	875	917	-4.6%
New Listings	1,135	816	39.1%
Pending Inventory	1,325	1,578	-16.0%
Inventory (Active Listings)	2,301	1,676	37.3%
Months Supply of Inventory	2.7	1.9	42.1%

## 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	1,438	-0.8%
<b>February 2024</b>	<b>833</b>	<b>2.8%</b>
January 2024	605	-5.5%
December 2023	728	-4.8%
November 2023	804	6.9%
October 2023	758	-8.1%
September 2023	819	8.9%
August 2023	915	-6.0%
July 2023	880	-0.2%
June 2023	1,019	-3.5%
May 2023	1,027	-7.6%
April 2023	910	-9.1%
March 2023	1,005	-12.2%
February 2023	810	-6.4%

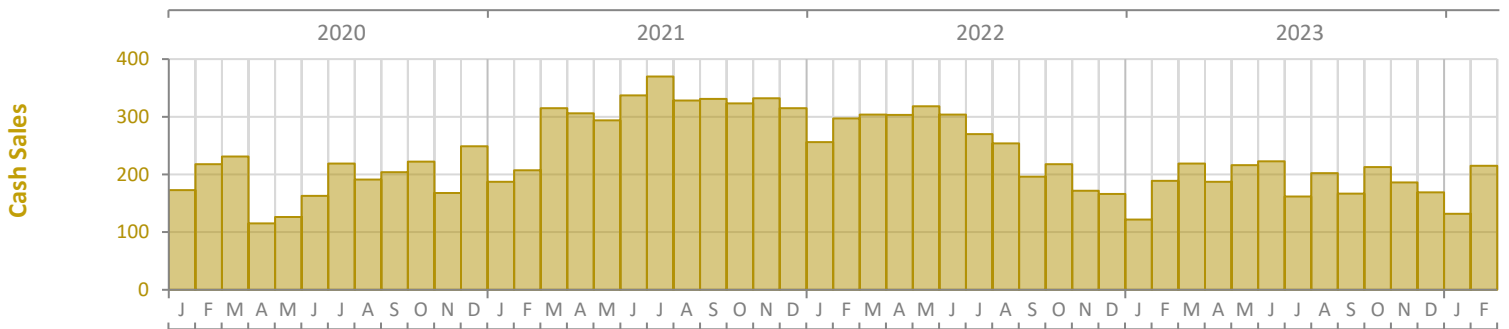


## Cash Sales

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	347	11.6%
<b>February 2024</b>	<b>215</b>	<b>13.8%</b>
January 2024	132	8.2%
December 2023	169	1.8%
November 2023	186	8.1%
October 2023	213	-2.3%
September 2023	167	-14.8%
August 2023	202	-20.5%
July 2023	162	-40.0%
June 2023	223	-26.6%
May 2023	216	-32.1%
April 2023	187	-38.3%
March 2023	219	-28.0%
February 2023	189	-36.4%

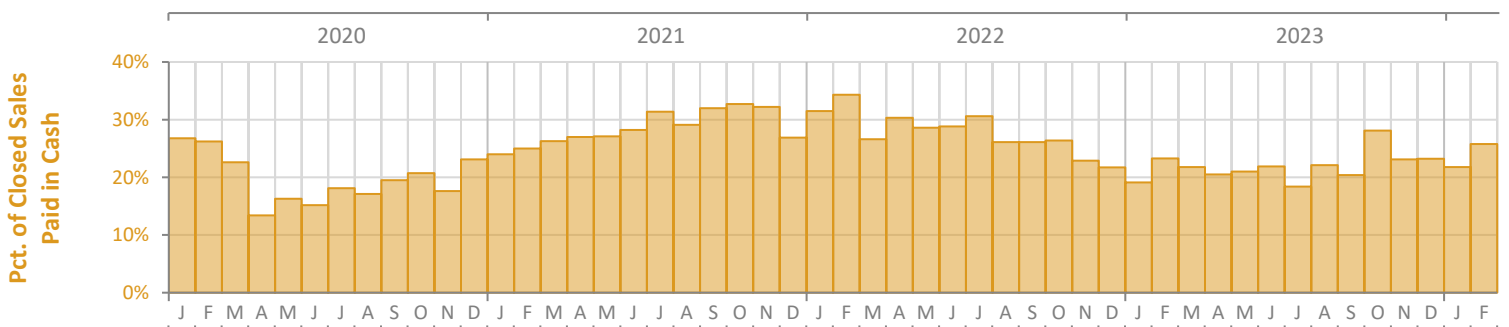


## Cash Sales as a Percentage of Closed Sales

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	24.1%	12.6%
<b>February 2024</b>	<b>25.8%</b>	<b>10.7%</b>
January 2024	21.8%	14.1%
December 2023	23.2%	6.9%
November 2023	23.1%	0.9%
October 2023	28.1%	6.4%
September 2023	20.4%	-21.8%
August 2023	22.1%	-15.3%
July 2023	18.4%	-39.9%
June 2023	21.9%	-24.0%
May 2023	21.0%	-26.6%
April 2023	20.5%	-32.3%
March 2023	21.8%	-18.0%
February 2023	23.3%	-32.1%

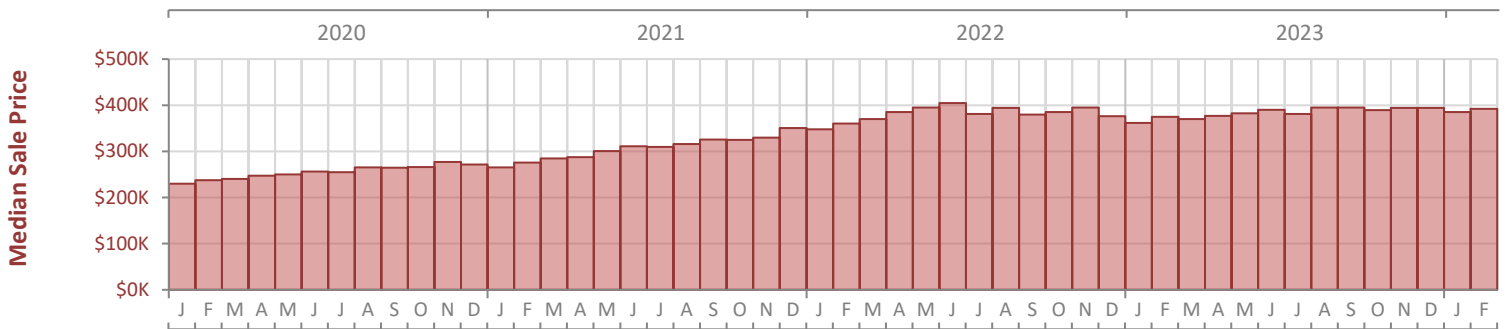


## Median Sale Price

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	\$389,900	5.4%
<b>February 2024</b>	<b>\$392,000</b>	<b>4.5%</b>
January 2024	\$385,000	6.4%
December 2023	\$394,318	4.9%
November 2023	\$394,393	-0.2%
October 2023	\$389,295	1.1%
September 2023	\$395,000	4.0%
August 2023	\$394,990	0.3%
July 2023	\$380,995	0.0%
June 2023	\$389,990	-3.6%
May 2023	\$382,704	-3.1%
April 2023	\$376,995	-2.1%
March 2023	\$370,000	0.0%
February 2023	\$375,000	4.2%

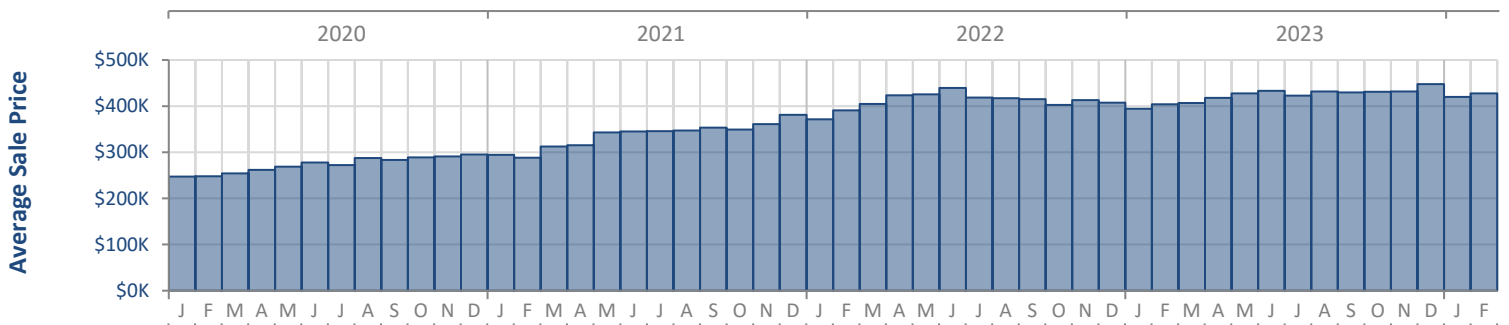


## Average Sale Price

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
Year-to-Date	\$424,364	6.1%
<b>February 2024</b>	<b>\$427,344</b>	<b>5.7%</b>
January 2024	\$420,260	6.5%
December 2023	\$447,610	9.8%
November 2023	\$431,518	4.5%
October 2023	\$431,030	7.1%
September 2023	\$429,830	3.5%
August 2023	\$431,476	3.5%
July 2023	\$422,700	1.0%
June 2023	\$433,287	-1.4%
May 2023	\$427,629	0.5%
April 2023	\$417,873	-1.2%
March 2023	\$406,846	0.6%
February 2023	\$404,166	3.4%



# Monthly Market Detail - February 2024

## Single-Family Homes

### Pasco County

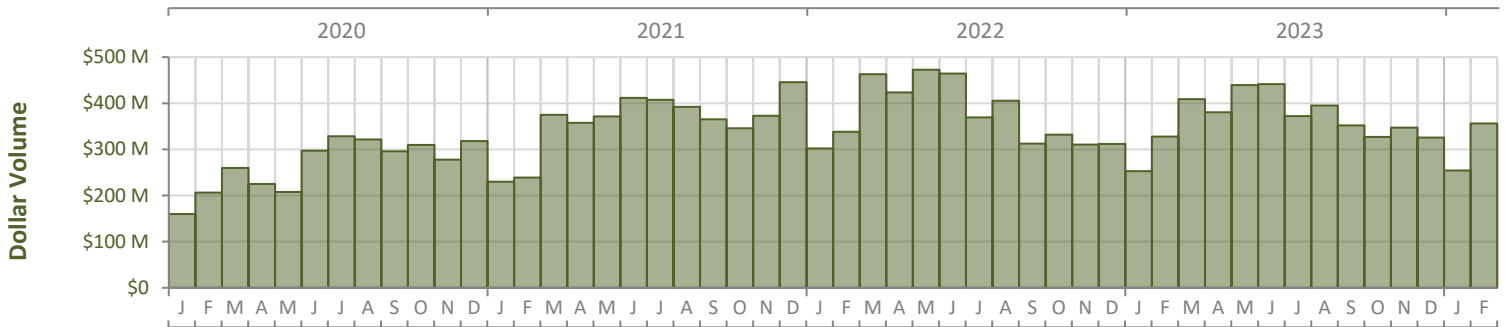


## Dollar Volume

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	\$610.2 Million	5.2%
<b>February 2024</b>	<b>\$356.0 Million</b>	<b>8.7%</b>
January 2024	\$254.3 Million	0.7%
December 2023	\$325.9 Million	4.5%
November 2023	\$346.9 Million	11.7%
October 2023	\$326.7 Million	-1.6%
September 2023	\$352.0 Million	12.7%
August 2023	\$394.8 Million	-2.7%
July 2023	\$372.0 Million	0.7%
June 2023	\$441.5 Million	-4.9%
May 2023	\$439.2 Million	-7.1%
April 2023	\$380.3 Million	-10.2%
March 2023	\$408.9 Million	-11.7%
February 2023	\$327.4 Million	-3.2%

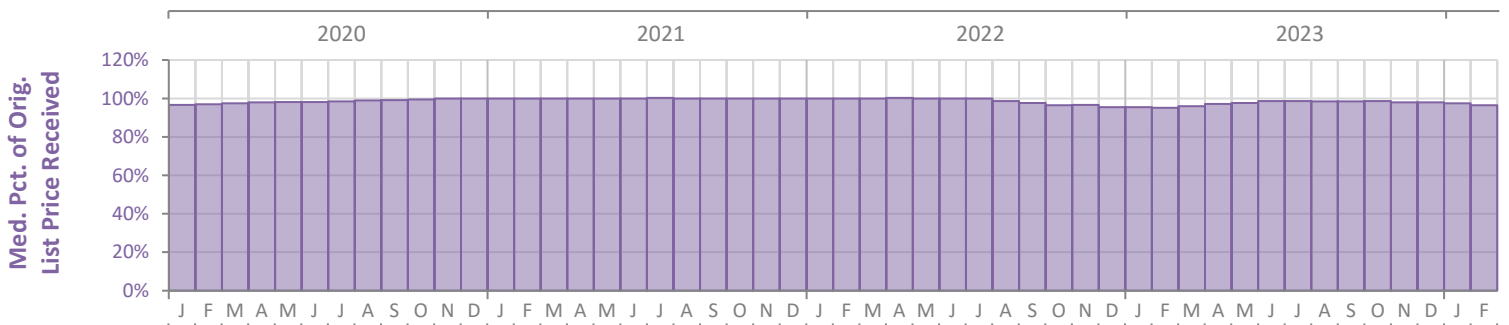


## Median Percent of Original List Price Received

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	97.0%	1.7%
<b>February 2024</b>	<b>96.5%</b>	<b>1.4%</b>
January 2024	97.4%	2.0%
December 2023	98.0%	2.6%
November 2023	97.9%	1.3%
October 2023	98.6%	2.2%
September 2023	98.5%	0.9%
August 2023	98.5%	-0.1%
July 2023	98.7%	-1.3%
June 2023	98.6%	-1.4%
May 2023	97.7%	-2.3%
April 2023	97.1%	-3.2%
March 2023	96.0%	-4.0%
February 2023	95.2%	-4.8%

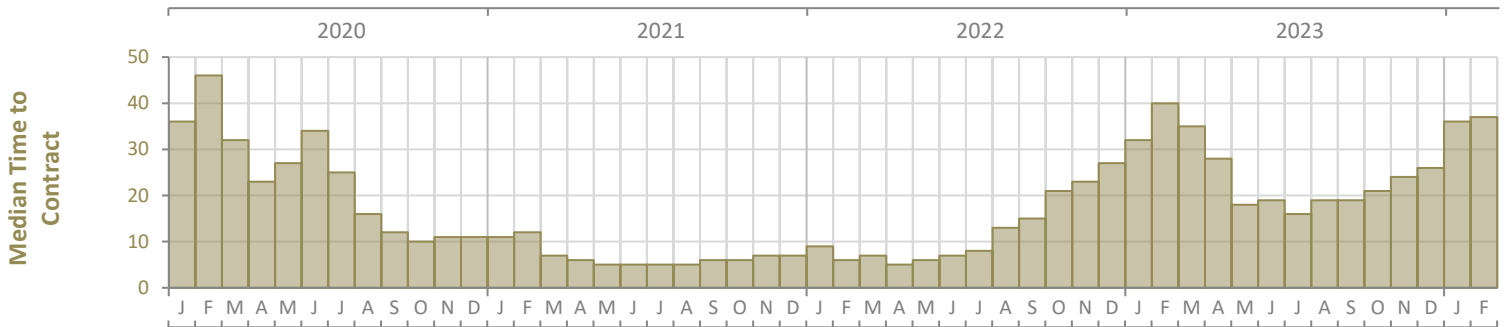


## Median Time to Contract

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	37 Days	2.8%
<b>February 2024</b>	<b>37 Days</b>	<b>-7.5%</b>
January 2024	36 Days	12.5%
December 2023	26 Days	-3.7%
November 2023	24 Days	4.3%
October 2023	21 Days	0.0%
September 2023	19 Days	26.7%
August 2023	19 Days	46.2%
July 2023	16 Days	100.0%
June 2023	19 Days	171.4%
May 2023	18 Days	200.0%
April 2023	28 Days	460.0%
March 2023	35 Days	400.0%
February 2023	40 Days	566.7%

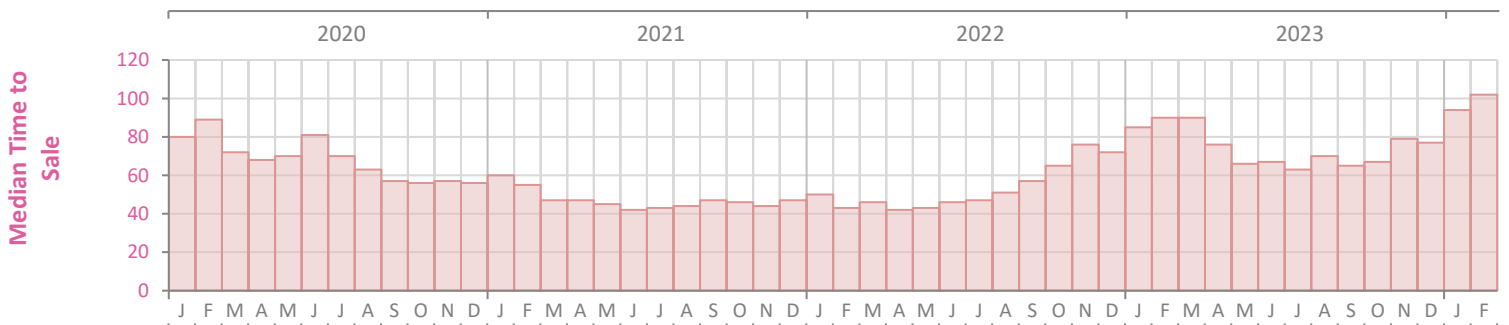


## Median Time to Sale

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	99 Days	11.2%
<b>February 2024</b>	<b>102 Days</b>	<b>13.3%</b>
January 2024	94 Days	10.6%
December 2023	77 Days	6.9%
November 2023	79 Days	3.9%
October 2023	67 Days	3.1%
September 2023	65 Days	14.0%
August 2023	70 Days	37.3%
July 2023	63 Days	34.0%
June 2023	67 Days	45.7%
May 2023	66 Days	53.5%
April 2023	76 Days	81.0%
March 2023	90 Days	95.7%
February 2023	90 Days	109.3%

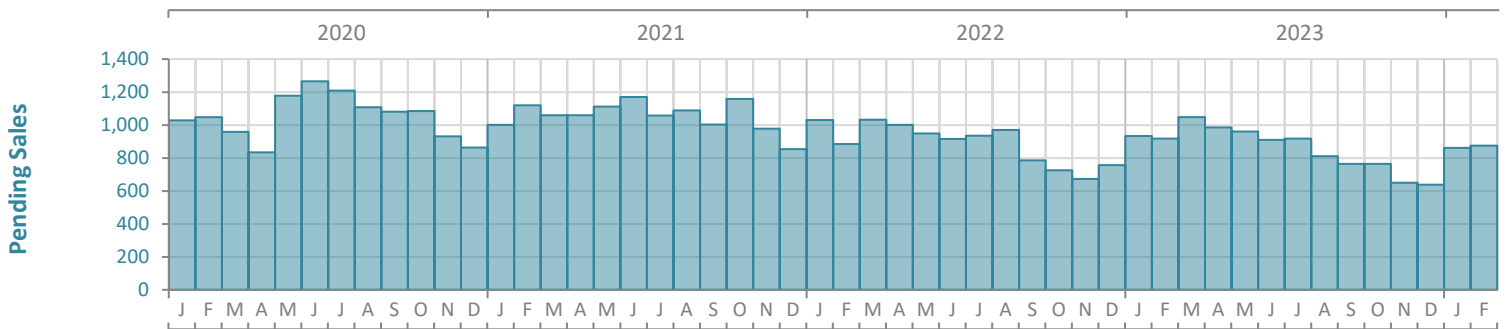


## New Pending Sales

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	1,737	-6.1%
<b>February 2024</b>	<b>875</b>	<b>-4.6%</b>
January 2024	862	-7.6%
December 2023	638	-15.6%
November 2023	649	-3.6%
October 2023	765	5.4%
September 2023	764	-2.7%
August 2023	810	-16.6%
July 2023	918	-1.9%
June 2023	910	-0.7%
May 2023	960	1.2%
April 2023	985	-1.6%
March 2023	1,048	1.6%
February 2023	917	3.6%

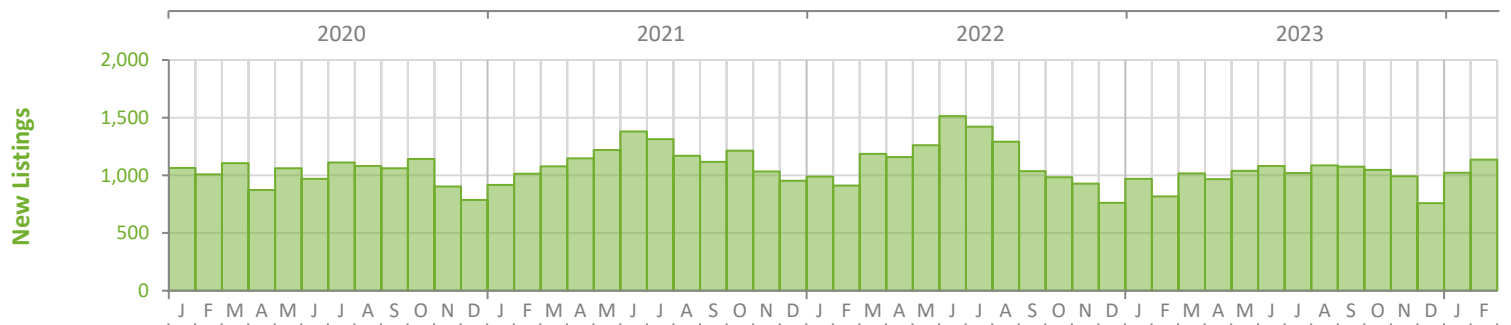


## New Listings

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	2,157	20.7%
<b>February 2024</b>	<b>1,135</b>	<b>39.1%</b>
January 2024	1,022	5.3%
December 2023	758	-0.4%
November 2023	993	7.0%
October 2023	1,047	6.4%
September 2023	1,076	3.8%
August 2023	1,087	-15.9%
July 2023	1,020	-28.2%
June 2023	1,080	-28.6%
May 2023	1,039	-17.6%
April 2023	966	-16.5%
March 2023	1,018	-14.2%
February 2023	816	-10.5%

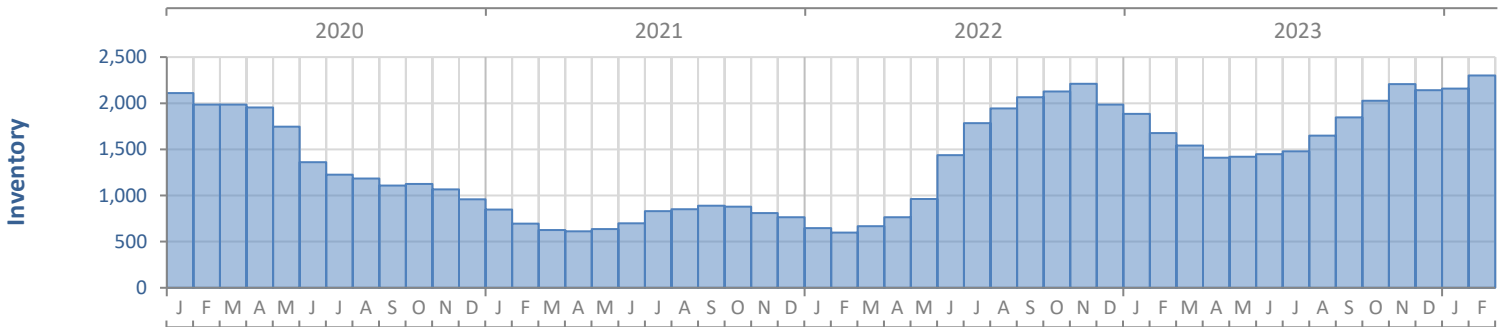


## Inventory (Active Listings)

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
YTD (Monthly Avg)	2,230	25.2%
<b>February 2024</b>	<b>2,301</b>	<b>37.3%</b>
January 2024	2,159	14.5%
December 2023	2,141	7.9%
November 2023	2,207	-0.1%
October 2023	2,026	-4.8%
September 2023	1,848	-10.5%
August 2023	1,649	-15.1%
July 2023	1,479	-17.1%
June 2023	1,447	0.7%
May 2023	1,421	47.4%
April 2023	1,410	84.8%
March 2023	1,540	130.5%
February 2023	1,676	179.8%

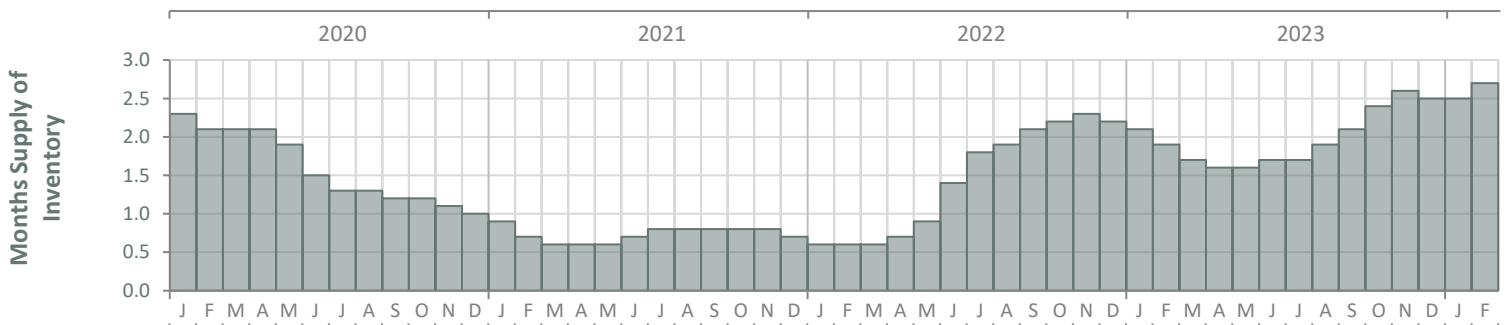


## Months Supply of Inventory

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)	2.6	30.0%
<b>February 2024</b>	<b>2.7</b>	<b>42.1%</b>
January 2024	2.5	19.0%
December 2023	2.5	13.6%
November 2023	2.6	13.0%
October 2023	2.4	9.1%
September 2023	2.1	0.0%
August 2023	1.9	0.0%
July 2023	1.7	-5.6%
June 2023	1.7	21.4%
May 2023	1.6	77.8%
April 2023	1.6	128.6%
March 2023	1.7	183.3%
February 2023	1.9	216.7%

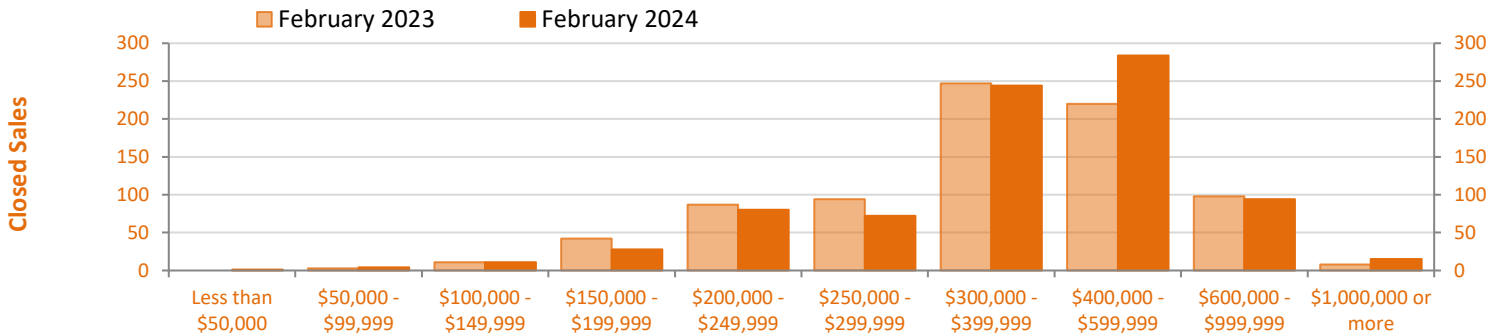


## Closed Sales by Sale Price

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	1	N/A
\$50,000 - \$99,999	4	33.3%
\$100,000 - \$149,999	11	0.0%
\$150,000 - \$199,999	28	-33.3%
\$200,000 - \$249,999	80	-8.0%
\$250,000 - \$299,999	72	-23.4%
\$300,000 - \$399,999	244	-1.2%
\$400,000 - \$599,999	284	29.1%
\$600,000 - \$999,999	94	-4.1%
\$1,000,000 or more	15	87.5%

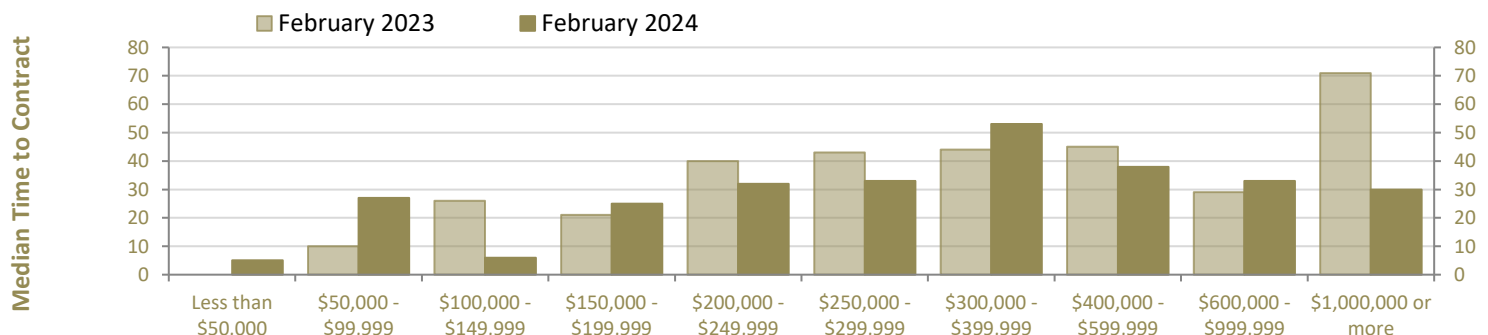


## Median Time to Contract by Sale Price

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	5 Days	N/A
\$50,000 - \$99,999	27 Days	170.0%
\$100,000 - \$149,999	6 Days	-76.9%
\$150,000 - \$199,999	25 Days	19.0%
\$200,000 - \$249,999	32 Days	-20.0%
\$250,000 - \$299,999	33 Days	-23.3%
\$300,000 - \$399,999	53 Days	20.5%
\$400,000 - \$599,999	38 Days	-15.6%
\$600,000 - \$999,999	33 Days	13.8%
\$1,000,000 or more	30 Days	-57.7%



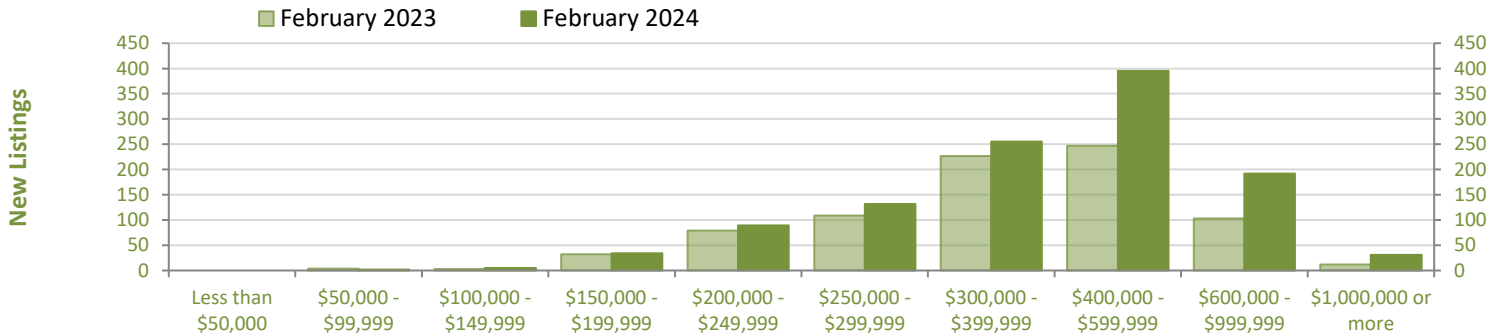


## New Listings by Initial Listing Price

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	2	-50.0%
\$100,000 - \$149,999	5	66.7%
\$150,000 - \$199,999	34	6.3%
\$200,000 - \$249,999	89	12.7%
\$250,000 - \$299,999	132	21.1%
\$300,000 - \$399,999	255	12.3%
\$400,000 - \$599,999	395	59.9%
\$600,000 - \$999,999	192	86.4%
\$1,000,000 or more	31	158.3%

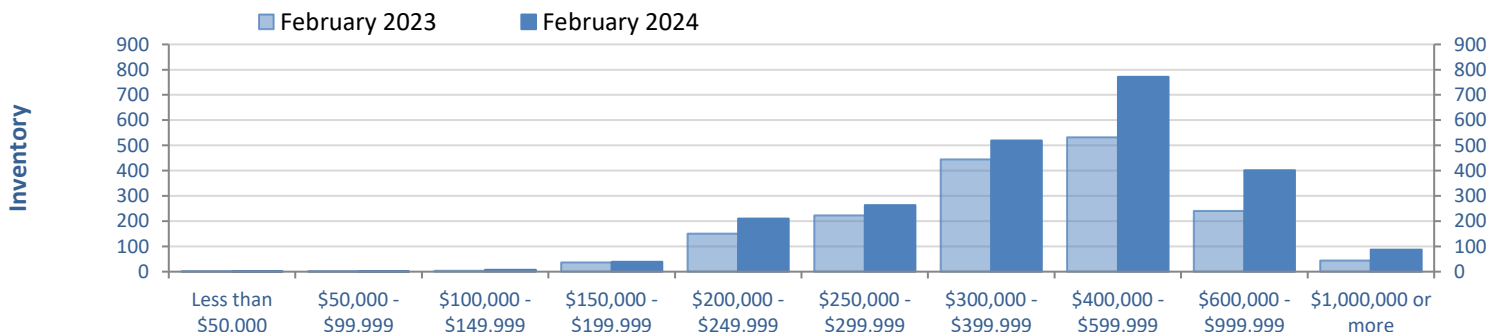


## Inventory by Current Listing Price

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.

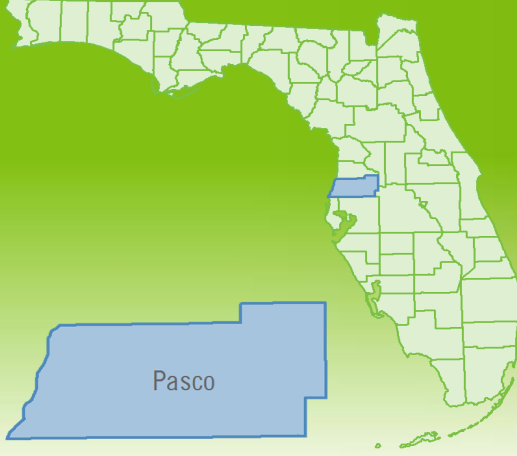
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1	0.0%
\$50,000 - \$99,999	1	0.0%
\$100,000 - \$149,999	8	100.0%
\$150,000 - \$199,999	39	5.4%
\$200,000 - \$249,999	210	40.0%
\$250,000 - \$299,999	263	17.9%
\$300,000 - \$399,999	520	17.1%
\$400,000 - \$599,999	771	44.9%
\$600,000 - \$999,999	401	67.1%
\$1,000,000 or more	87	97.7%



# Monthly Distressed Market - February 2024

## Single-Family Homes

### Pasco County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	829	805	3.0%
	Median Sale Price	\$394,000	\$375,000	5.1%
Foreclosure/REO	Closed Sales	4	5	-20.0%
	Median Sale Price	\$235,400	\$524,901	-55.2%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

