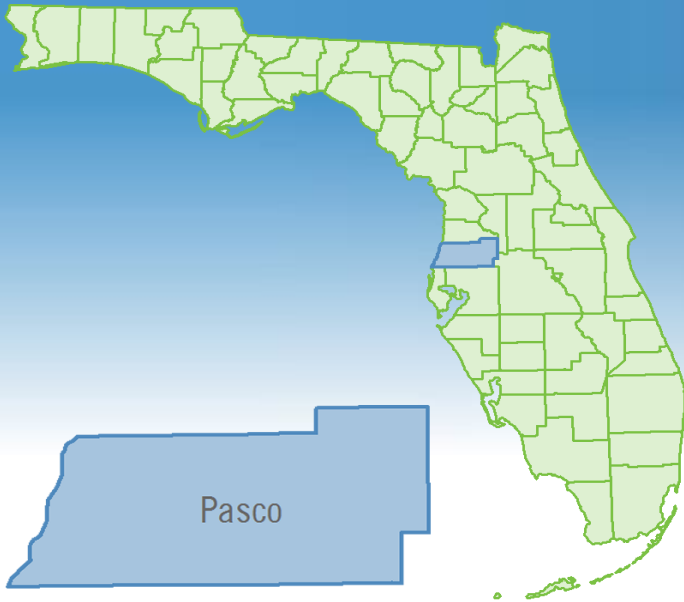


# Monthly Market Detail - March 2024

## Townhouses and Condos

### Pasco County



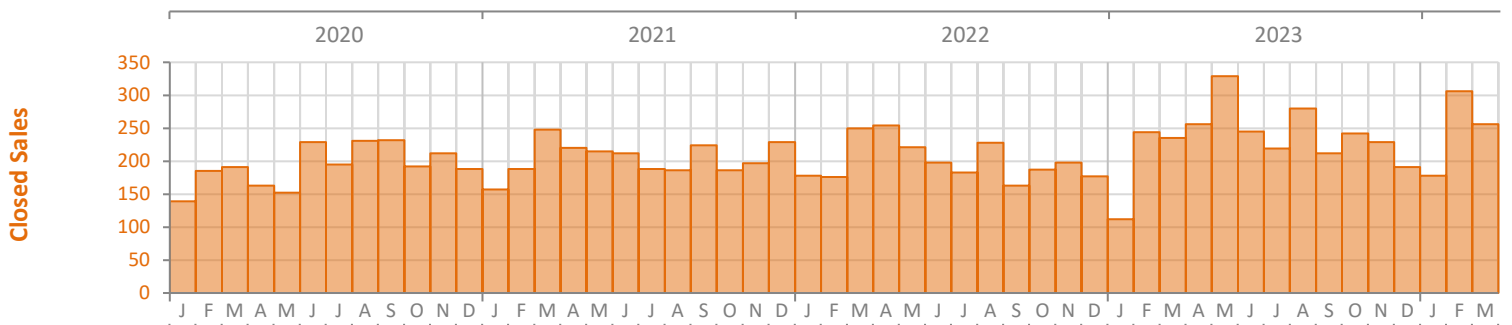
Summary Statistics	March 2024	March 2023	Percent Change Year-over-Year
Closed Sales	256	235	8.9%
Paid in Cash	86	80	7.5%
Median Sale Price	\$303,990	\$289,900	4.9%
Average Sale Price	\$290,436	\$270,523	7.4%
Dollar Volume	\$74.4 Million	\$63.6 Million	17.0%
Median Percent of Original List Price Received	97.3%	96.4%	0.9%
Median Time to Contract	34 Days	37 Days	-8.1%
Median Time to Sale	110 Days	80 Days	37.5%
New Pending Sales	312	291	7.2%
New Listings	371	293	26.6%
Pending Inventory	548	501	9.4%
Inventory (Active Listings)	821	444	84.9%
Months Supply of Inventory	3.3	2.2	50.0%

## 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	740	25.2%
<b>March 2024</b>	<b>256</b>	<b>8.9%</b>
February 2024	306	25.4%
January 2024	178	58.9%
December 2023	191	7.9%
November 2023	229	15.7%
October 2023	242	29.4%
September 2023	212	30.1%
August 2023	280	22.8%
July 2023	219	19.7%
June 2023	245	23.7%
May 2023	329	48.9%
April 2023	256	0.8%
March 2023	235	-6.0%

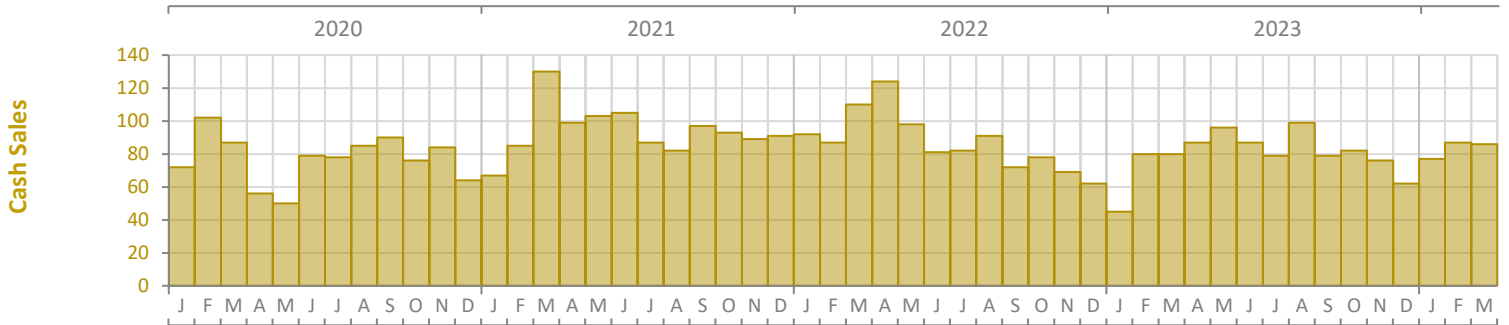


## Cash Sales

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	250	22.0%
<b>March 2024</b>	<b>86</b>	<b>7.5%</b>
February 2024	87	8.8%
January 2024	77	71.1%
December 2023	62	0.0%
November 2023	76	10.1%
October 2023	82	5.1%
September 2023	79	9.7%
August 2023	99	8.8%
July 2023	79	-3.7%
June 2023	87	7.4%
May 2023	96	-2.0%
April 2023	87	-29.8%
March 2023	80	-27.3%

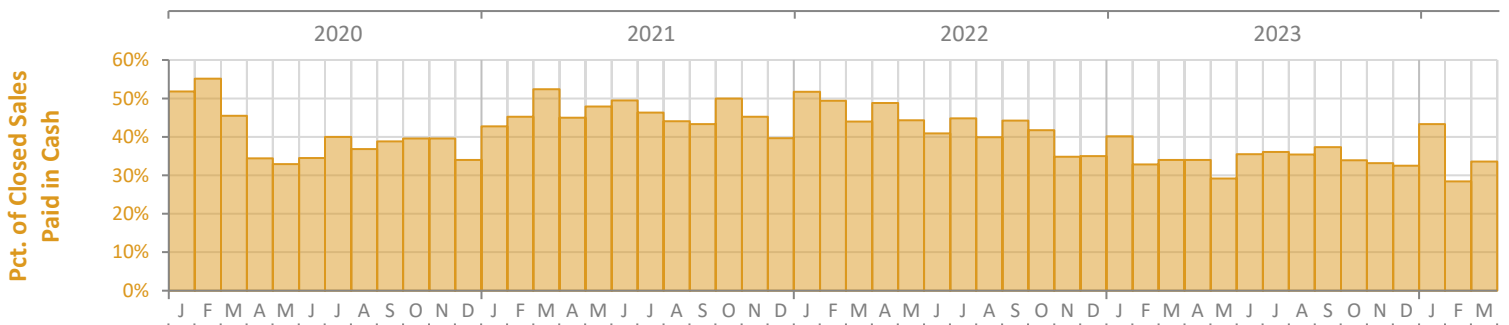


## Cash Sales as a Percentage of Closed Sales

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	33.8%	-2.6%
<b>March 2024</b>	<b>33.6%</b>	<b>-1.2%</b>
February 2024	28.4%	-13.4%
January 2024	43.3%	7.7%
December 2023	32.5%	-7.1%
November 2023	33.2%	-4.6%
October 2023	33.9%	-18.7%
September 2023	37.3%	-15.6%
August 2023	35.4%	-11.3%
July 2023	36.1%	-19.4%
June 2023	35.5%	-13.2%
May 2023	29.2%	-34.1%
April 2023	34.0%	-30.3%
March 2023	34.0%	-22.7%

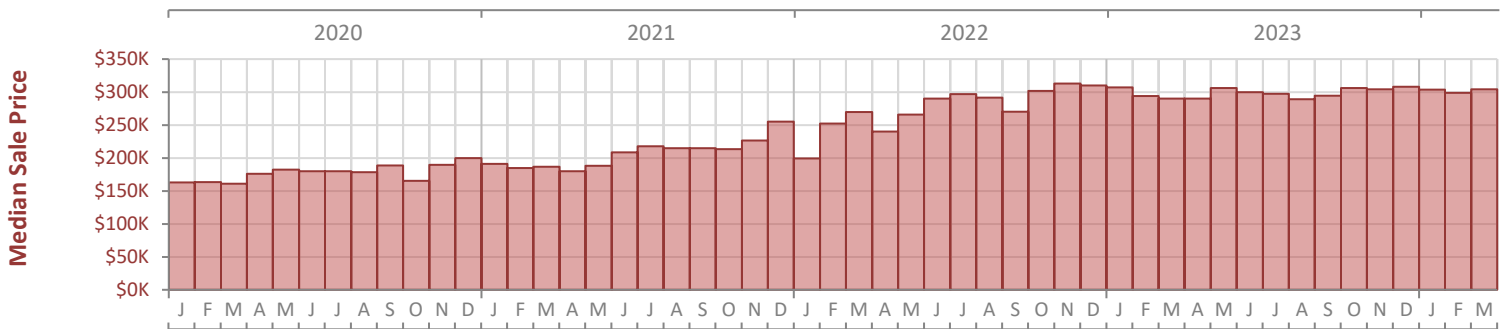


## Median Sale Price

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	\$299,990	1.7%
<b>March 2024</b>	<b>\$303,990</b>	<b>4.9%</b>
February 2024	\$298,835	1.6%
January 2024	\$303,900	-1.0%
December 2023	\$308,000	-0.6%
November 2023	\$304,190	-2.7%
October 2023	\$306,190	1.5%
September 2023	\$294,640	9.1%
August 2023	\$289,005	-0.9%
July 2023	\$297,500	0.2%
June 2023	\$299,798	3.4%
May 2023	\$305,990	15.0%
April 2023	\$289,995	20.8%
March 2023	\$289,900	7.6%

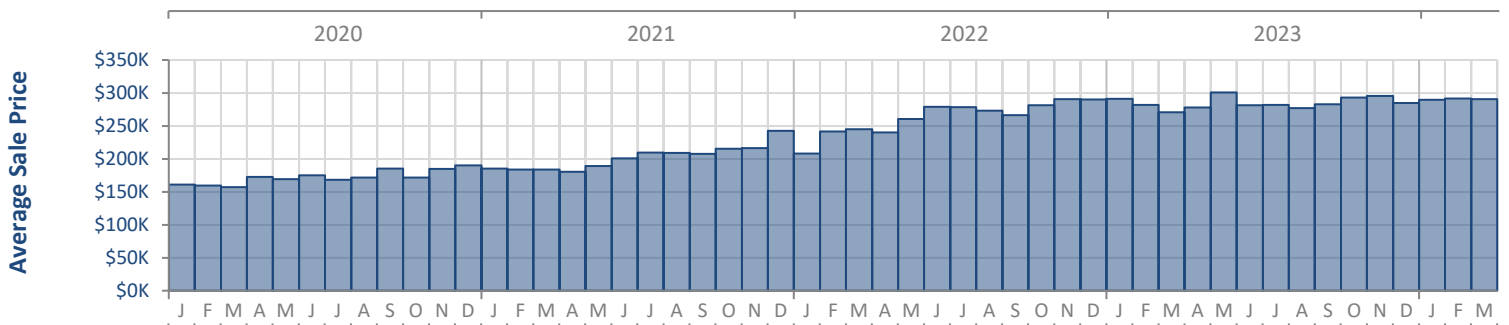


## Average Sale Price

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	\$290,785	4.2%
<b>March 2024</b>	<b>\$290,436</b>	<b>7.4%</b>
February 2024	\$291,751	3.5%
January 2024	\$289,628	-0.4%
December 2023	\$284,711	-1.8%
November 2023	\$295,439	1.6%
October 2023	\$292,925	4.1%
September 2023	\$282,858	6.2%
August 2023	\$276,950	1.4%
July 2023	\$281,913	1.2%
June 2023	\$281,374	0.9%
May 2023	\$300,907	15.6%
April 2023	\$277,894	15.8%
March 2023	\$270,523	10.4%



# Monthly Market Detail - March 2024

## Townhouses and Condos

### Pasco County

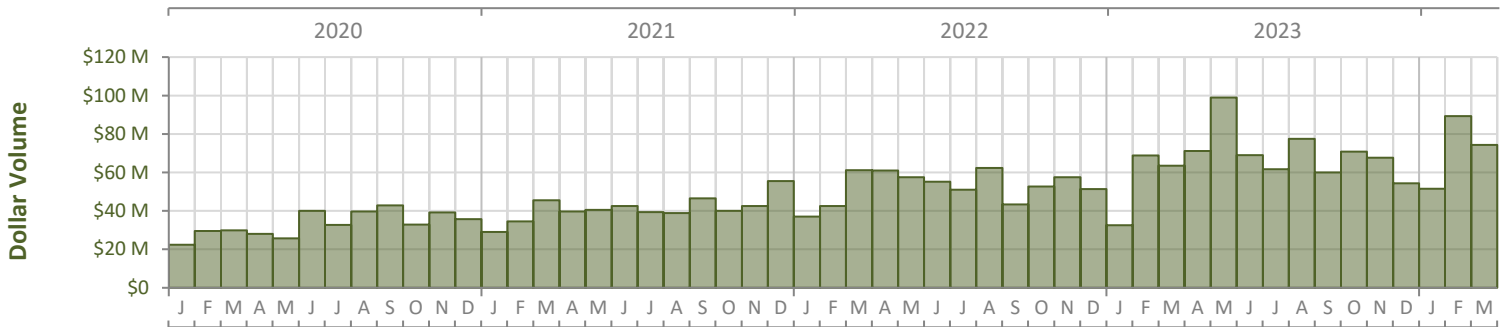


## Dollar Volume

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	\$215.2 Million	30.5%
<b>March 2024</b>	<b>\$74.4 Million</b>	<b>17.0%</b>
February 2024	\$89.3 Million	29.8%
January 2024	\$51.6 Million	58.2%
December 2023	\$54.4 Million	5.9%
November 2023	\$67.7 Million	17.5%
October 2023	\$70.9 Million	34.7%
September 2023	\$60.0 Million	38.2%
August 2023	\$77.5 Million	24.5%
July 2023	\$61.7 Million	21.1%
June 2023	\$68.9 Million	24.8%
May 2023	\$99.0 Million	72.1%
April 2023	\$71.1 Million	16.7%
March 2023	\$63.6 Million	3.8%

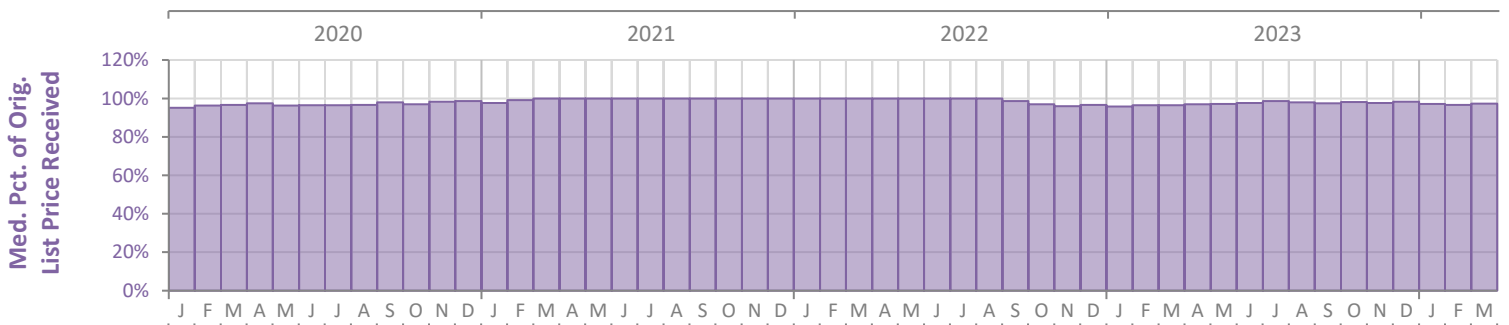


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	97.1%	0.6%
<b>March 2024</b>	<b>97.3%</b>	<b>0.9%</b>
February 2024	96.6%	0.1%
January 2024	97.1%	1.4%
December 2023	98.3%	1.7%
November 2023	97.7%	1.8%
October 2023	98.2%	1.2%
September 2023	97.4%	-1.3%
August 2023	98.0%	-2.0%
July 2023	98.7%	-1.3%
June 2023	97.7%	-2.3%
May 2023	97.1%	-2.9%
April 2023	96.9%	-3.1%
March 2023	96.4%	-3.6%

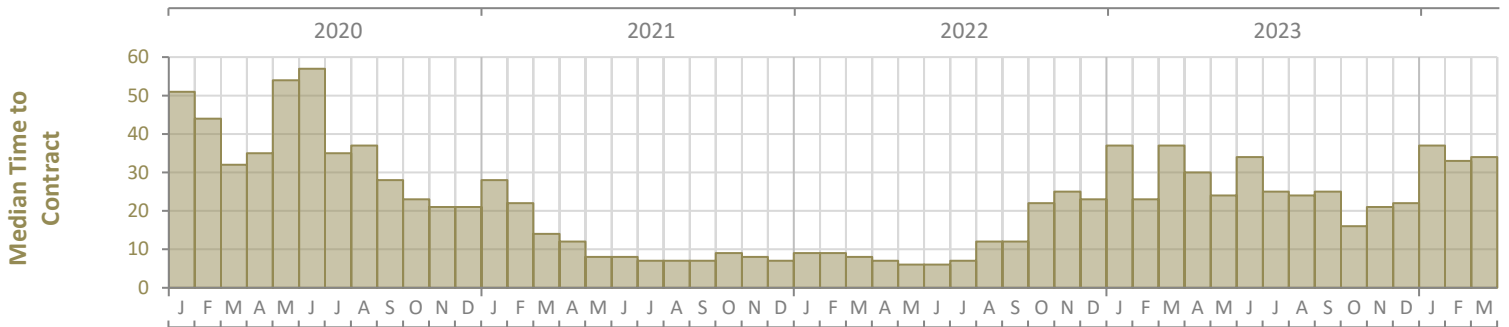


## Median Time to Contract

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	34 Days	9.7%
<b>March 2024</b>	<b>34 Days</b>	<b>-8.1%</b>
February 2024	33 Days	43.5%
January 2024	37 Days	0.0%
December 2023	22 Days	-4.3%
November 2023	21 Days	-16.0%
October 2023	16 Days	-27.3%
September 2023	25 Days	108.3%
August 2023	24 Days	100.0%
July 2023	25 Days	257.1%
June 2023	34 Days	466.7%
May 2023	24 Days	300.0%
April 2023	30 Days	328.6%
March 2023	37 Days	362.5%

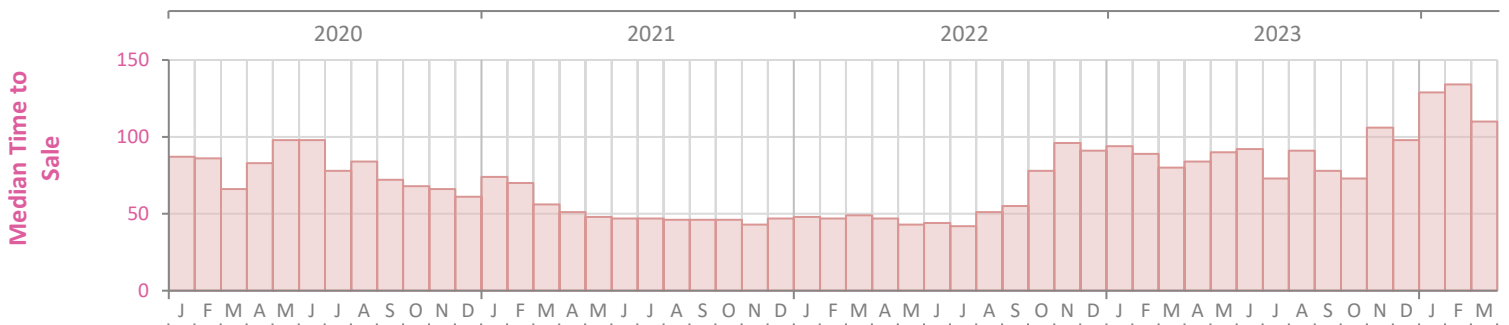


## Median Time to Sale

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	130 Days	46.1%
<b>March 2024</b>	<b>110 Days</b>	<b>37.5%</b>
February 2024	134 Days	50.6%
January 2024	129 Days	37.2%
December 2023	98 Days	7.7%
November 2023	106 Days	10.4%
October 2023	73 Days	-6.4%
September 2023	78 Days	41.8%
August 2023	91 Days	78.4%
July 2023	73 Days	73.8%
June 2023	92 Days	109.1%
May 2023	90 Days	109.3%
April 2023	84 Days	78.7%
March 2023	80 Days	63.3%

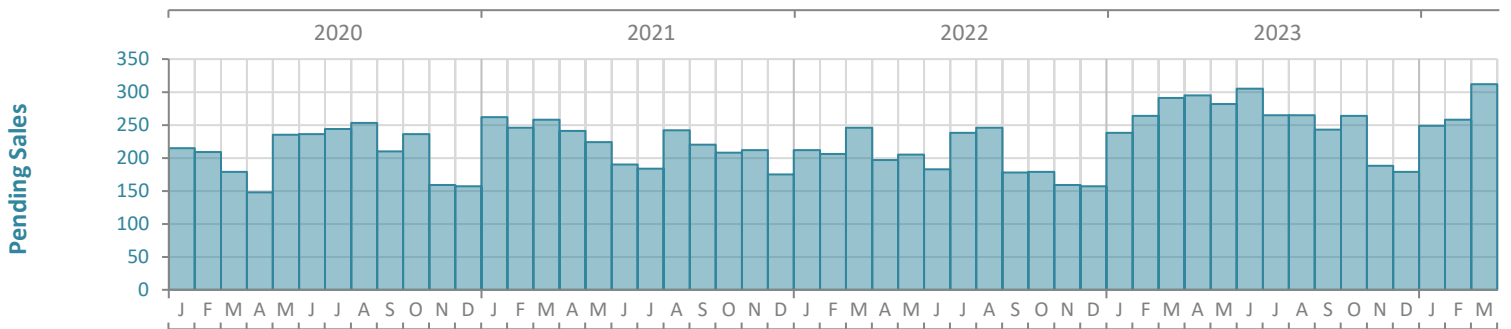


## New Pending Sales

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	819	3.3%
<b>March 2024</b>	<b>312</b>	<b>7.2%</b>
February 2024	258	-2.3%
January 2024	249	4.6%
December 2023	179	14.0%
November 2023	188	18.2%
October 2023	264	47.5%
September 2023	243	36.5%
August 2023	265	7.7%
July 2023	265	11.3%
June 2023	305	66.7%
May 2023	282	37.6%
April 2023	295	49.7%
March 2023	291	18.3%

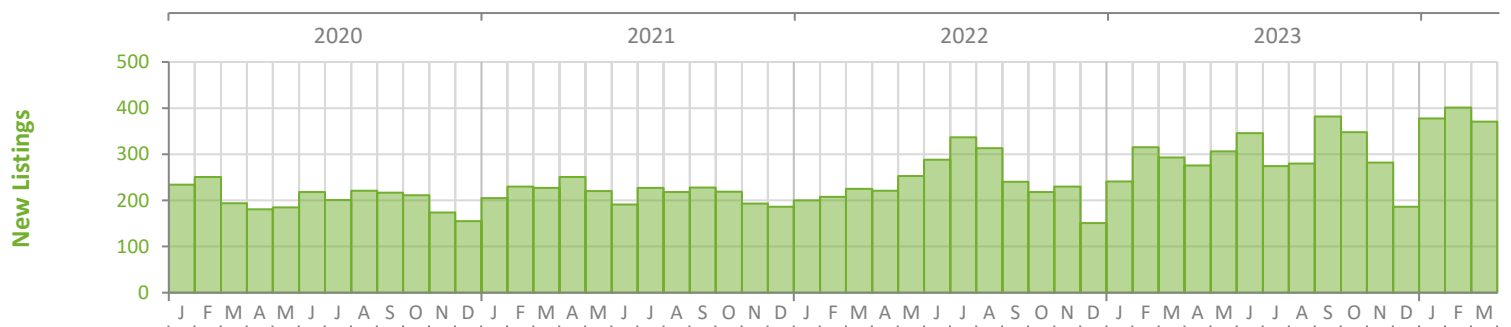


## New Listings

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	1,150	35.5%
<b>March 2024</b>	<b>371</b>	<b>26.6%</b>
February 2024	401	27.3%
January 2024	378	56.8%
December 2023	186	23.2%
November 2023	282	22.6%
October 2023	348	59.6%
September 2023	382	59.2%
August 2023	280	-10.5%
July 2023	274	-18.7%
June 2023	346	20.1%
May 2023	306	20.9%
April 2023	276	24.9%
March 2023	293	30.2%

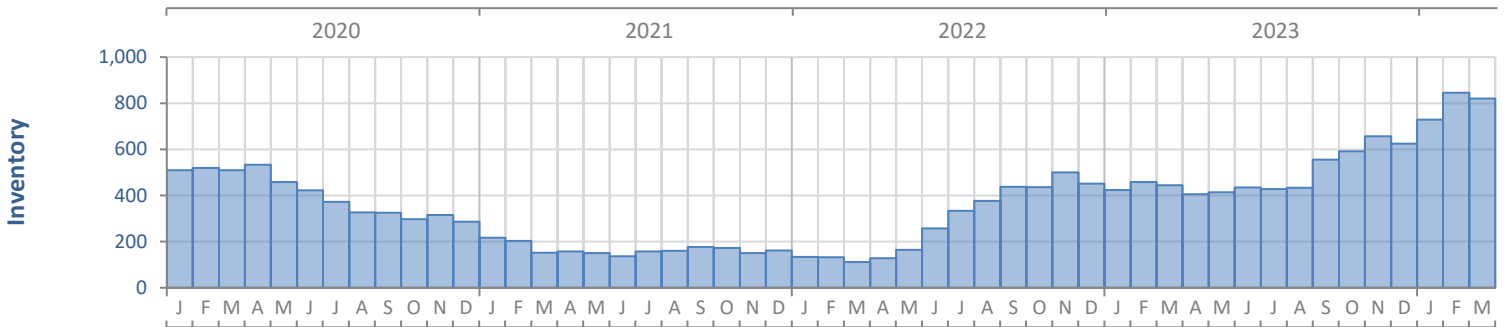


## Inventory (Active Listings)

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)	799	80.6%
<b>March 2024</b>	<b>821</b>	<b>84.9%</b>
February 2024	846	84.3%
January 2024	729	71.9%
December 2023	625	38.6%
November 2023	657	31.4%
October 2023	591	35.6%
September 2023	556	26.9%
August 2023	433	14.9%
July 2023	428	28.5%
June 2023	435	68.6%
May 2023	414	150.9%
April 2023	406	217.2%
March 2023	444	300.0%

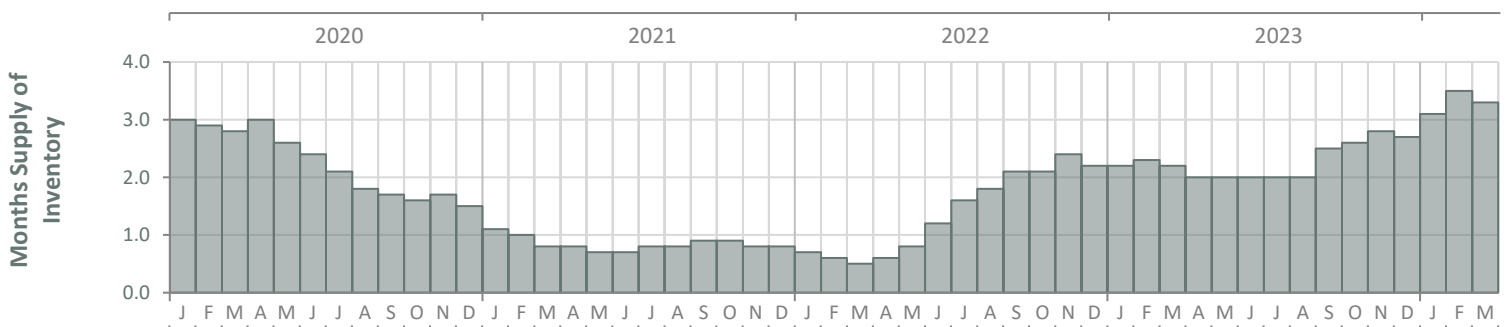


## Months Supply of Inventory

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)	3.3	50.0%
<b>March 2024</b>	<b>3.3</b>	<b>50.0%</b>
February 2024	3.5	52.2%
January 2024	3.1	40.9%
December 2023	2.7	22.7%
November 2023	2.8	16.7%
October 2023	2.6	23.8%
September 2023	2.5	19.0%
August 2023	2.0	11.1%
July 2023	2.0	25.0%
June 2023	2.0	66.7%
May 2023	2.0	150.0%
April 2023	2.0	233.3%
March 2023	2.2	340.0%

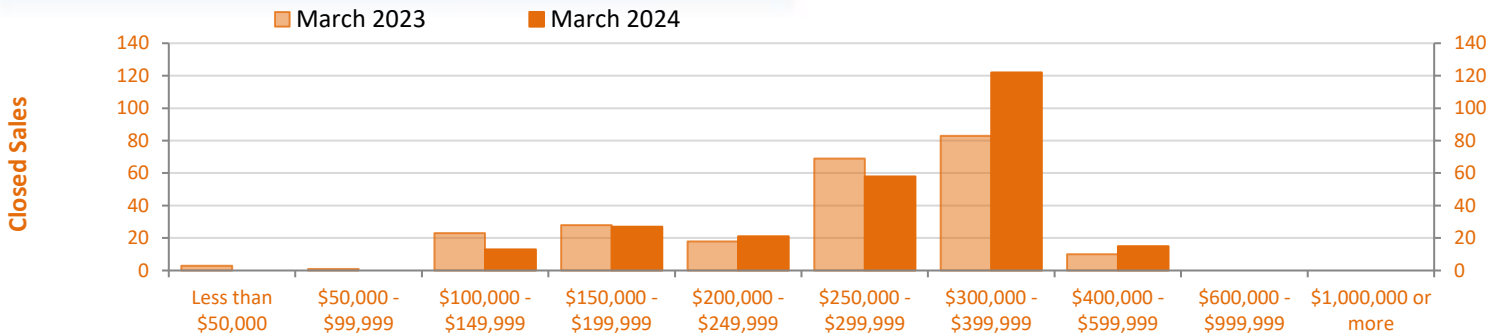


## Closed Sales by Sale Price

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	0	-100.0%
\$100,000 - \$149,999	13	-43.5%
\$150,000 - \$199,999	27	-3.6%
\$200,000 - \$249,999	21	16.7%
\$250,000 - \$299,999	58	-15.9%
\$300,000 - \$399,999	122	47.0%
\$400,000 - \$599,999	15	50.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

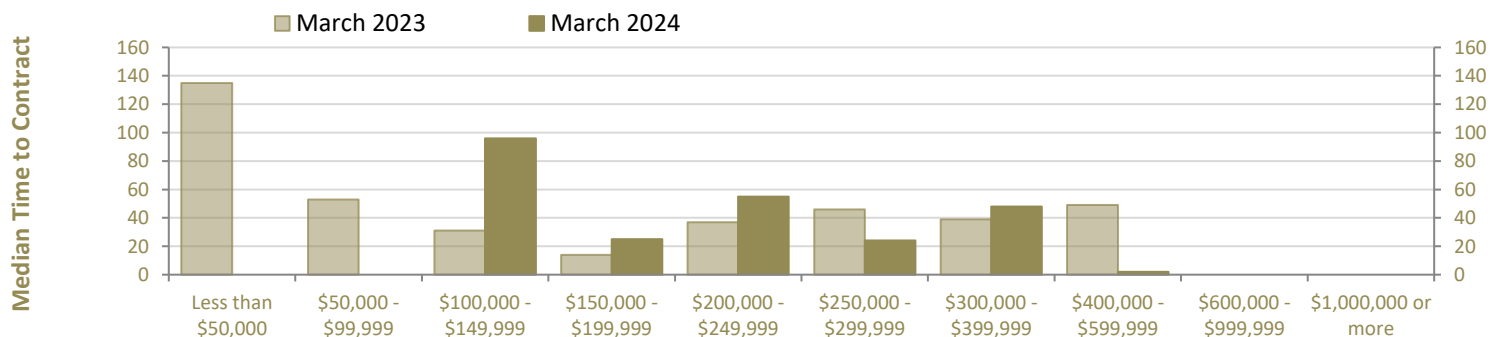


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	96 Days	209.7%
\$150,000 - \$199,999	25 Days	78.6%
\$200,000 - \$249,999	55 Days	48.6%
\$250,000 - \$299,999	24 Days	-47.8%
\$300,000 - \$399,999	48 Days	23.1%
\$400,000 - \$599,999	2 Days	-95.9%
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A



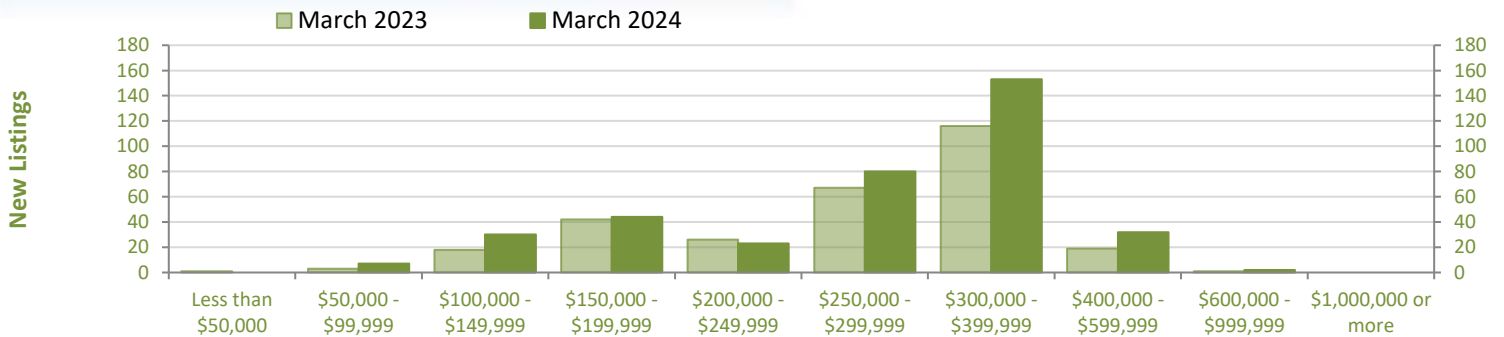


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	7	133.3%
\$100,000 - \$149,999	30	66.7%
\$150,000 - \$199,999	44	4.8%
\$200,000 - \$249,999	23	-11.5%
\$250,000 - \$299,999	80	19.4%
\$300,000 - \$399,999	153	31.9%
\$400,000 - \$599,999	32	68.4%
\$600,000 - \$999,999	2	100.0%
\$1,000,000 or more	0	N/A

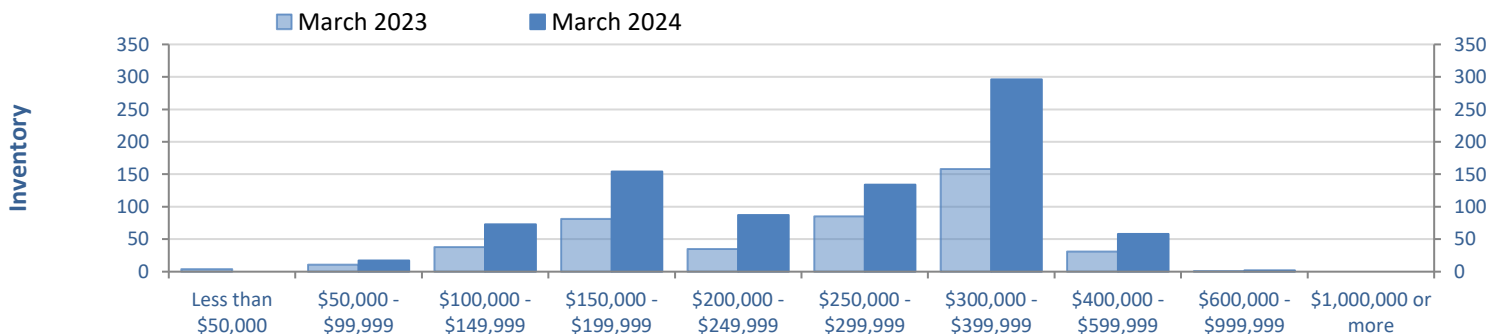


## Inventory by Current Listing Price

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	17	54.5%
\$100,000 - \$149,999	73	92.1%
\$150,000 - \$199,999	154	90.1%
\$200,000 - \$249,999	87	148.6%
\$250,000 - \$299,999	134	57.6%
\$300,000 - \$399,999	296	87.3%
\$400,000 - \$599,999	58	87.1%
\$600,000 - \$999,999	2	100.0%
\$1,000,000 or more	0	N/A



# Monthly Distressed Market - March 2024

## Townhouses and Condos

### Pasco County



		March 2024	March 2023	Percent Change Year-over-Year
Traditional	Closed Sales	256	235	8.9%
	Median Sale Price	\$303,990	\$289,900	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

