

# Monthly Market Detail - February 2024

## Townhouses and Condos

### Lee County



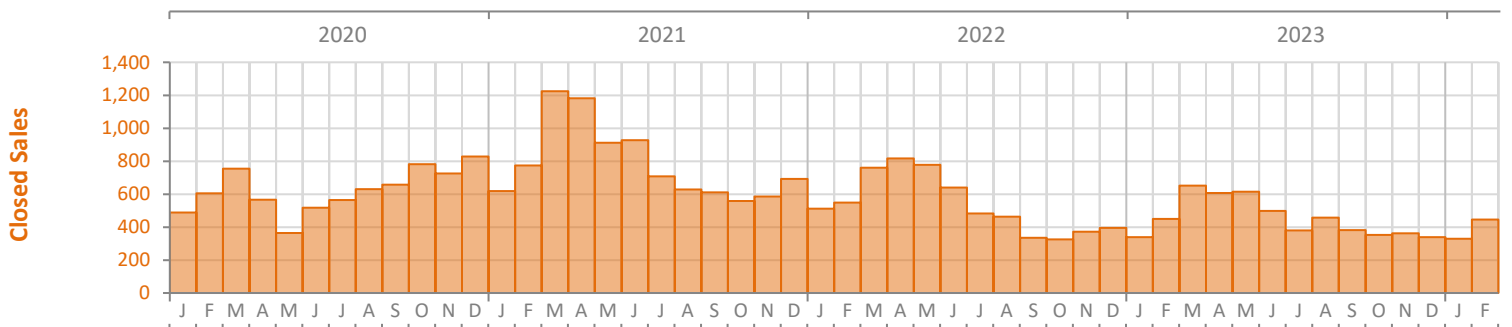
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	445	450	-1.1%
Paid in Cash	298	317	-6.0%
Median Sale Price	\$345,000	\$340,000	1.5%
Average Sale Price	\$442,737	\$452,998	-2.3%
Dollar Volume	\$197.0 Million	\$203.8 Million	-3.4%
Median Percent of Original List Price Received	94.1%	96.9%	-2.9%
Median Time to Contract	58 Days	23 Days	152.2%
Median Time to Sale	96 Days	56 Days	71.4%
New Pending Sales	616	675	-8.7%
New Listings	987	856	15.3%
Pending Inventory	848	1,058	-19.8%
Inventory (Active Listings)	3,666	1,546	137.1%
Months Supply of Inventory	8.1	3.0	170.0%

## 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	774	-1.8%
<b>February 2024</b>	<b>445</b>	<b>-1.1%</b>
January 2024	329	-2.7%
December 2023	339	-14.4%
November 2023	362	-2.4%
October 2023	353	8.6%
September 2023	381	13.7%
August 2023	458	-1.3%
July 2023	379	-21.5%
June 2023	498	-22.2%
May 2023	614	-21.1%
April 2023	607	-25.7%
March 2023	652	-14.3%
February 2023	450	-18.0%

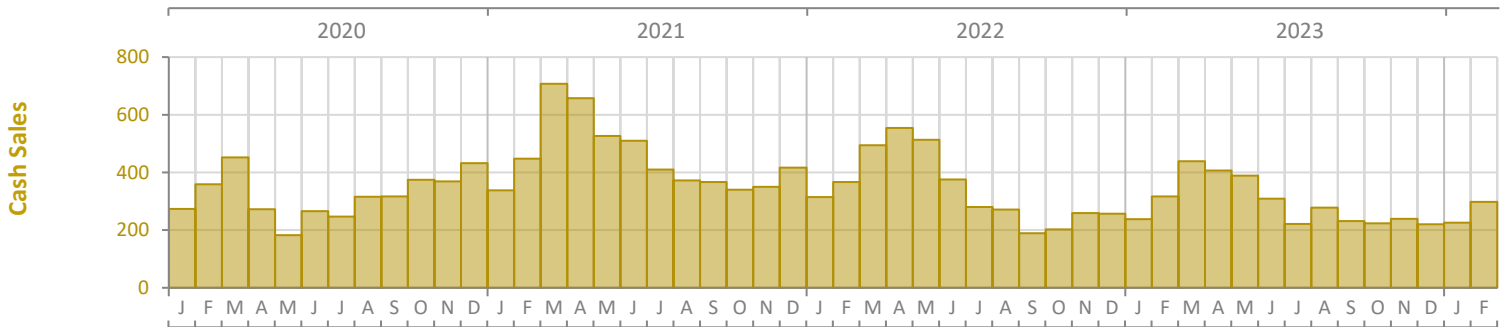


## Cash Sales

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	524	-5.6%
<b>February 2024</b>	<b>298</b>	<b>-6.0%</b>
January 2024	226	-5.0%
December 2023	220	-14.4%
November 2023	239	-7.7%
October 2023	224	10.9%
September 2023	231	22.2%
August 2023	278	2.6%
July 2023	221	-21.1%
June 2023	309	-17.8%
May 2023	389	-24.2%
April 2023	407	-26.5%
March 2023	439	-11.1%
February 2023	317	-13.6%

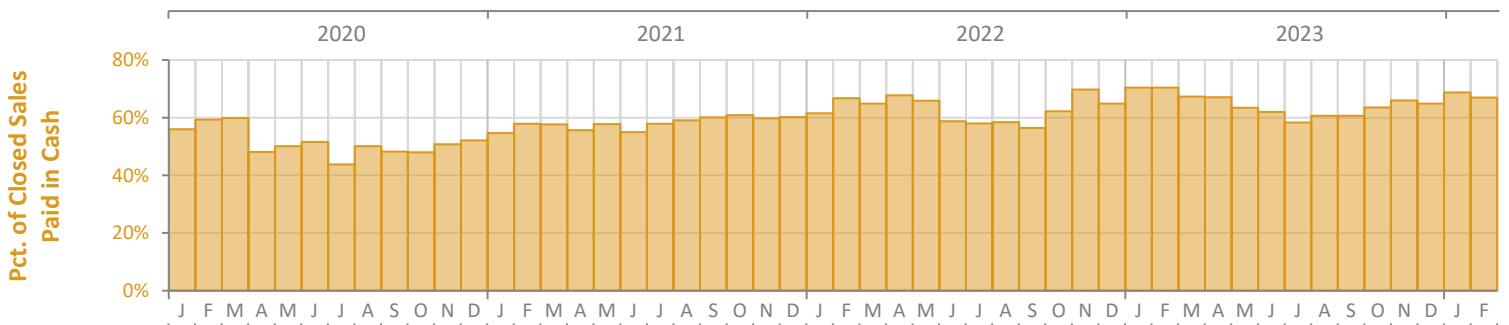


## Cash Sales as a Percentage of Closed Sales

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	67.7%	-3.8%
<b>February 2024</b>	<b>67.0%</b>	<b>-4.8%</b>
January 2024	68.7%	-2.4%
December 2023	64.9%	0.0%
November 2023	66.0%	-5.4%
October 2023	63.5%	2.1%
September 2023	60.6%	7.4%
August 2023	60.7%	3.9%
July 2023	58.3%	0.5%
June 2023	62.0%	5.4%
May 2023	63.4%	-3.8%
April 2023	67.1%	-1.0%
March 2023	67.3%	3.7%
February 2023	70.4%	5.4%

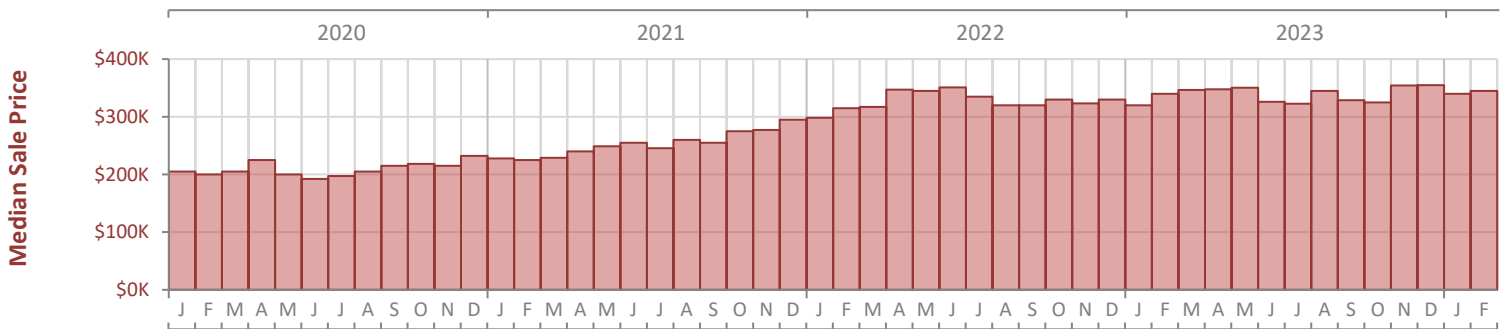


## Median Sale Price

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	\$340,000	3.0%
<b>February 2024</b>	<b>\$345,000</b>	<b>1.5%</b>
January 2024	\$340,000	6.3%
December 2023	\$355,000	7.6%
November 2023	\$354,500	9.8%
October 2023	\$325,000	-1.5%
September 2023	\$329,000	2.8%
August 2023	\$345,000	7.8%
July 2023	\$322,500	-3.7%
June 2023	\$325,999	-7.1%
May 2023	\$350,250	1.5%
April 2023	\$347,500	0.2%
March 2023	\$346,250	9.2%
February 2023	\$340,000	7.9%

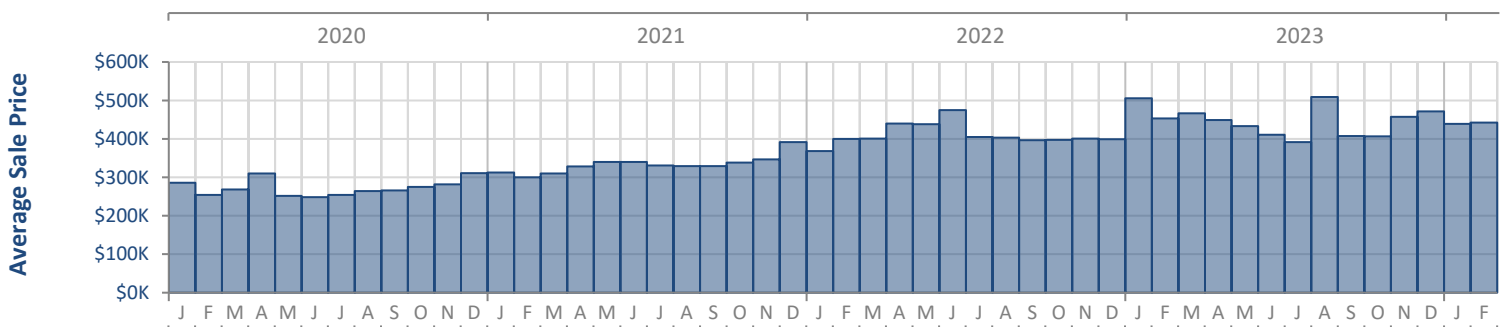


## Average Sale Price

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	\$441,276	-7.2%
<b>February 2024</b>	<b>\$442,737</b>	<b>-2.3%</b>
January 2024	\$439,299	-13.0%
December 2023	\$471,381	18.1%
November 2023	\$457,219	14.0%
October 2023	\$406,594	2.3%
September 2023	\$407,623	2.9%
August 2023	\$508,709	26.2%
July 2023	\$391,590	-3.3%
June 2023	\$410,770	-13.5%
May 2023	\$432,822	-1.3%
April 2023	\$448,732	1.9%
March 2023	\$466,663	16.4%
February 2023	\$452,998	13.3%



# Monthly Market Detail - February 2024

## Townhouses and Condos

### Lee County

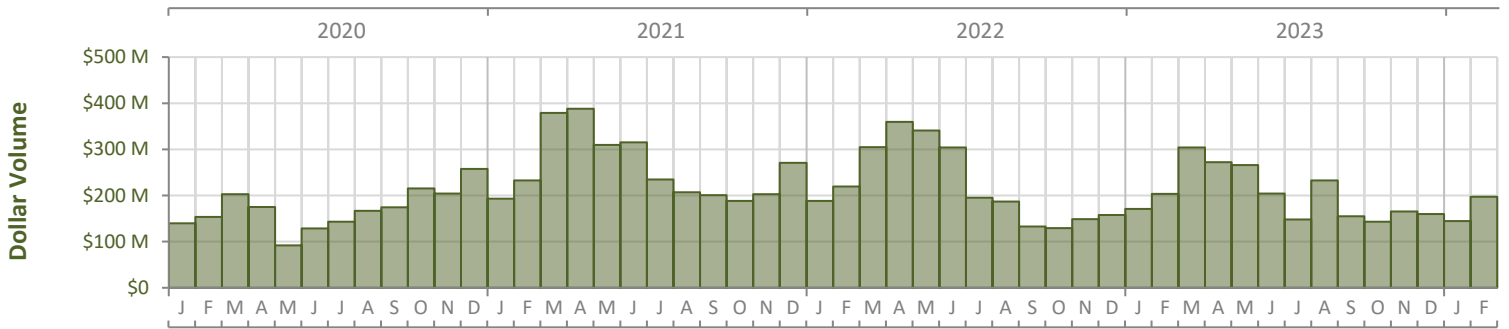


## Dollar Volume

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	\$341.5 Million	-8.8%
<b>February 2024</b>	<b>\$197.0 Million</b>	<b>-3.4%</b>
January 2024	\$144.5 Million	-15.4%
December 2023	\$159.8 Million	1.1%
November 2023	\$165.5 Million	11.2%
October 2023	\$143.5 Million	11.1%
September 2023	\$155.3 Million	17.0%
August 2023	\$233.0 Million	24.6%
July 2023	\$148.4 Million	-24.1%
June 2023	\$204.6 Million	-32.7%
May 2023	\$265.8 Million	-22.1%
April 2023	\$272.4 Million	-24.3%
March 2023	\$304.3 Million	-0.3%
February 2023	\$203.8 Million	-7.1%

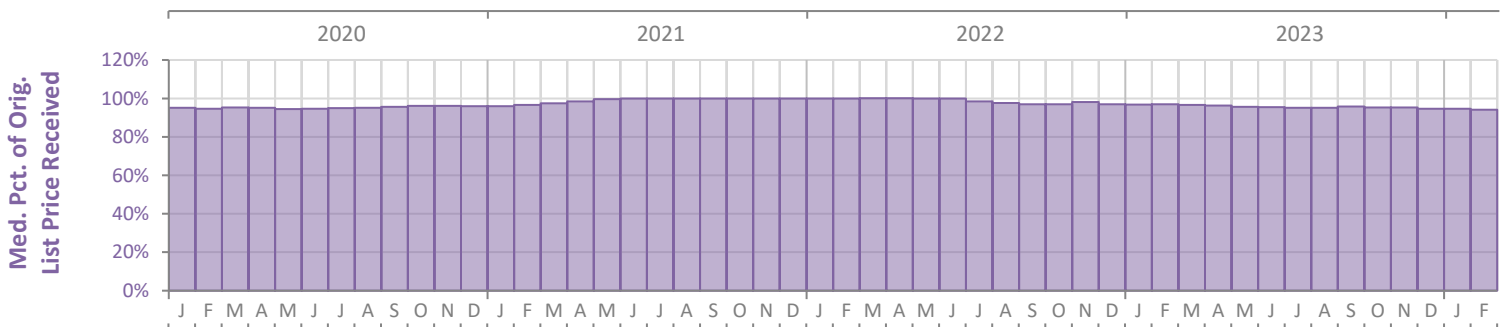


## Median Percent of Original List Price Received

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	94.3%	-2.7%
<b>February 2024</b>	<b>94.1%</b>	<b>-2.9%</b>
January 2024	94.6%	-2.3%
December 2023	94.6%	-2.4%
November 2023	95.3%	-3.0%
October 2023	95.3%	-1.7%
September 2023	95.8%	-1.2%
August 2023	95.2%	-2.5%
July 2023	95.1%	-3.5%
June 2023	95.4%	-4.6%
May 2023	95.7%	-4.3%
April 2023	96.3%	-3.9%
March 2023	96.6%	-3.5%
February 2023	96.9%	-3.1%

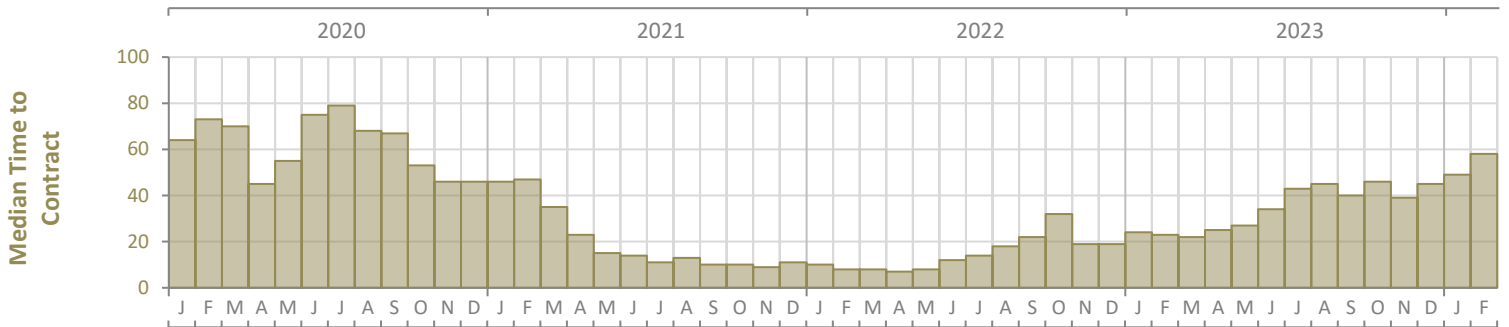


## Median Time to Contract

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	55 Days	129.2%
<b>February 2024</b>	<b>58 Days</b>	<b>152.2%</b>
January 2024	49 Days	104.2%
December 2023	45 Days	136.8%
November 2023	39 Days	105.3%
October 2023	46 Days	43.8%
September 2023	40 Days	81.8%
August 2023	45 Days	150.0%
July 2023	43 Days	207.1%
June 2023	34 Days	183.3%
May 2023	27 Days	237.5%
April 2023	25 Days	257.1%
March 2023	22 Days	175.0%
February 2023	23 Days	187.5%

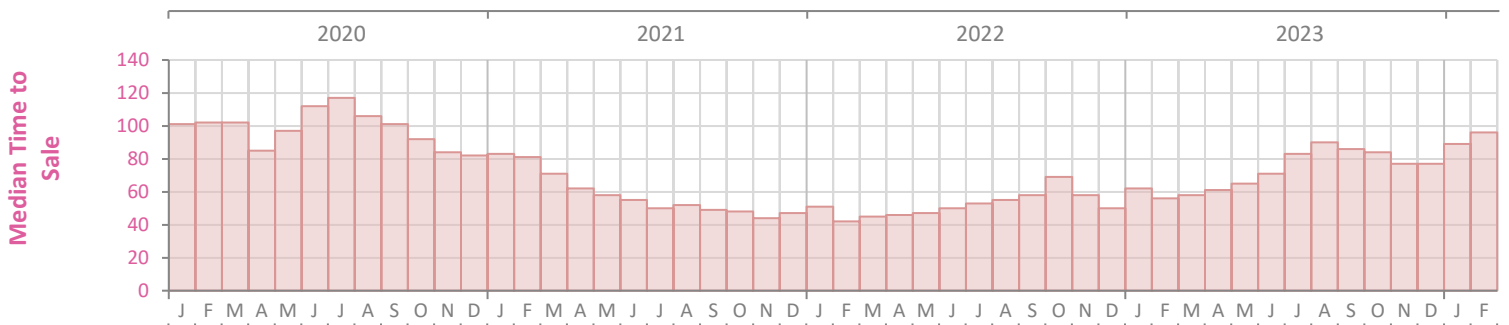


## Median Time to Sale

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	94 Days	59.3%
<b>February 2024</b>	<b>96 Days</b>	<b>71.4%</b>
January 2024	89 Days	43.5%
December 2023	77 Days	54.0%
November 2023	77 Days	32.8%
October 2023	84 Days	21.7%
September 2023	86 Days	48.3%
August 2023	90 Days	63.6%
July 2023	83 Days	56.6%
June 2023	71 Days	42.0%
May 2023	65 Days	38.3%
April 2023	61 Days	32.6%
March 2023	58 Days	28.9%
February 2023	56 Days	33.3%

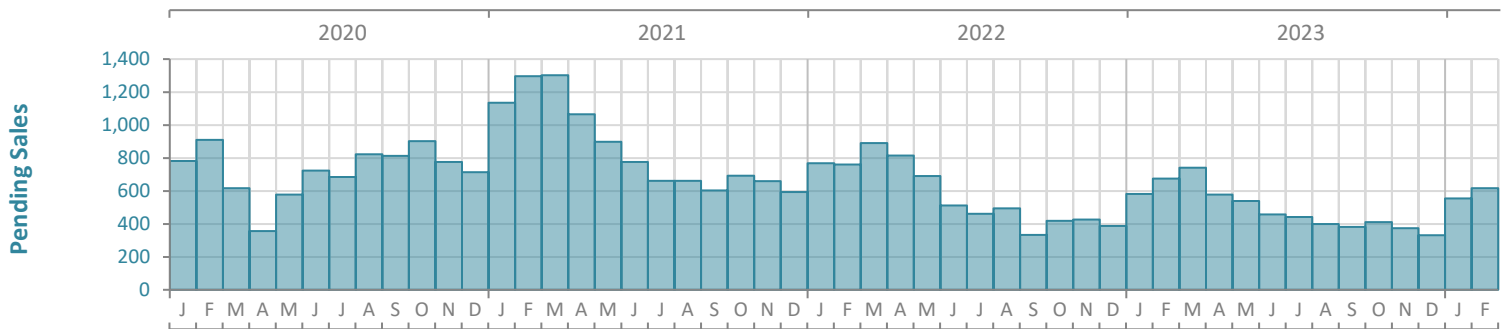


## New Pending Sales

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	1,170	-6.9%
<b>February 2024</b>	<b>616</b>	<b>-8.7%</b>
January 2024	554	-4.8%
December 2023	332	-14.4%
November 2023	374	-12.2%
October 2023	411	-1.9%
September 2023	381	14.4%
August 2023	400	-19.2%
July 2023	442	-4.1%
June 2023	457	-10.6%
May 2023	538	-22.1%
April 2023	577	-29.2%
March 2023	741	-16.7%
February 2023	675	-11.3%

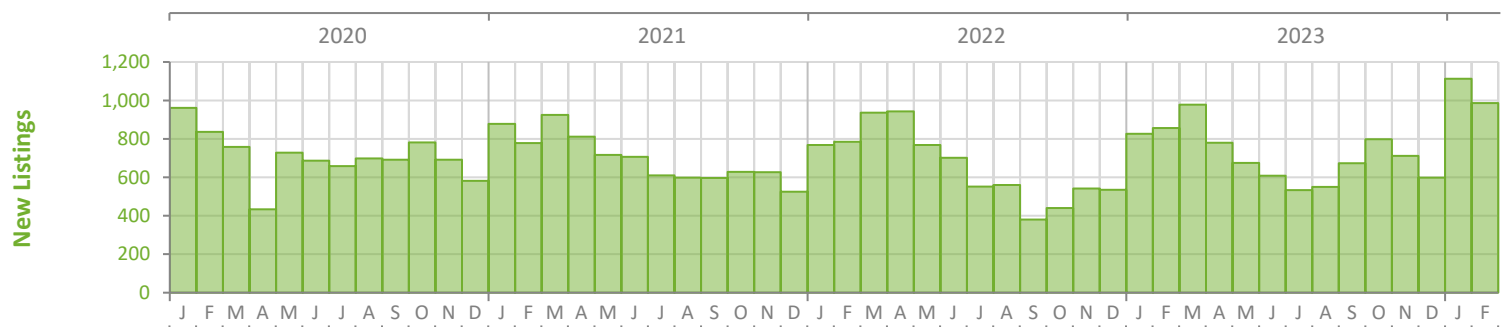


## New Listings

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	2,099	24.8%
<b>February 2024</b>	<b>987</b>	<b>15.3%</b>
January 2024	1,112	34.6%
December 2023	598	11.6%
November 2023	712	31.4%
October 2023	798	81.0%
September 2023	674	77.4%
August 2023	550	-1.8%
July 2023	534	-3.1%
June 2023	608	-13.4%
May 2023	675	-12.2%
April 2023	780	-17.3%
March 2023	978	4.5%
February 2023	856	9.0%





# Monthly Market Detail - February 2024

## Townhouses and Condos

### Lee County

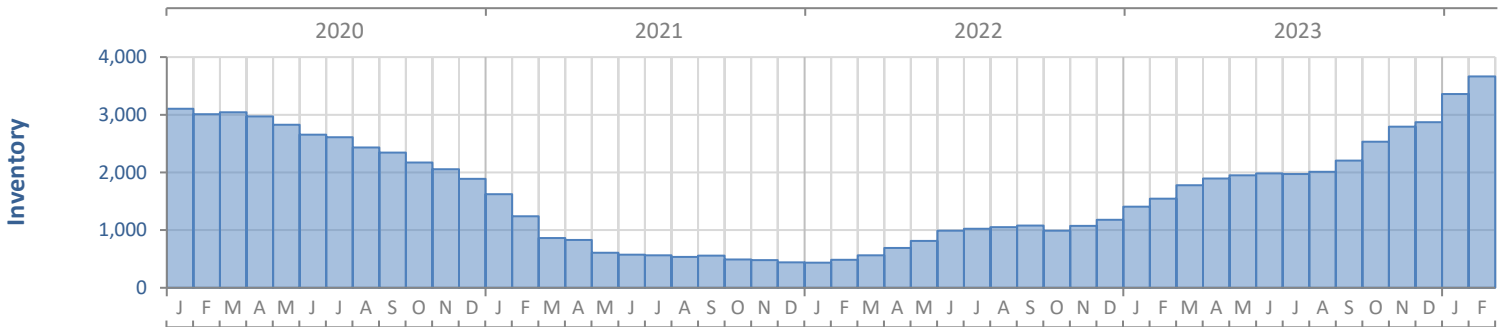


## Inventory (Active Listings)

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)	3,514	137.8%
<b>February 2024</b>	<b>3,666</b>	<b>137.1%</b>
January 2024	3,362	138.6%
December 2023	2,869	143.3%
November 2023	2,796	160.1%
October 2023	2,533	155.3%
September 2023	2,208	104.4%
August 2023	2,010	90.9%
July 2023	1,971	92.3%
June 2023	1,985	100.7%
May 2023	1,952	140.4%
April 2023	1,895	174.6%
March 2023	1,780	216.2%
February 2023	1,546	220.1%

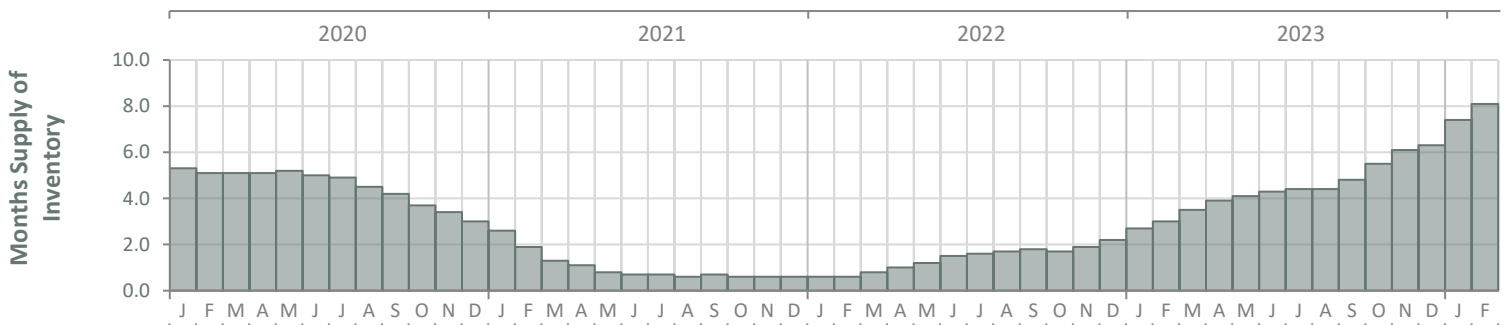


## Months Supply of Inventory

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)	7.8	169.0%
<b>February 2024</b>	<b>8.1</b>	<b>170.0%</b>
January 2024	7.4	174.1%
December 2023	6.3	186.4%
November 2023	6.1	221.1%
October 2023	5.5	223.5%
September 2023	4.8	166.7%
August 2023	4.4	158.8%
July 2023	4.4	175.0%
June 2023	4.3	186.7%
May 2023	4.1	241.7%
April 2023	3.9	290.0%
March 2023	3.5	337.5%
February 2023	3.0	400.0%

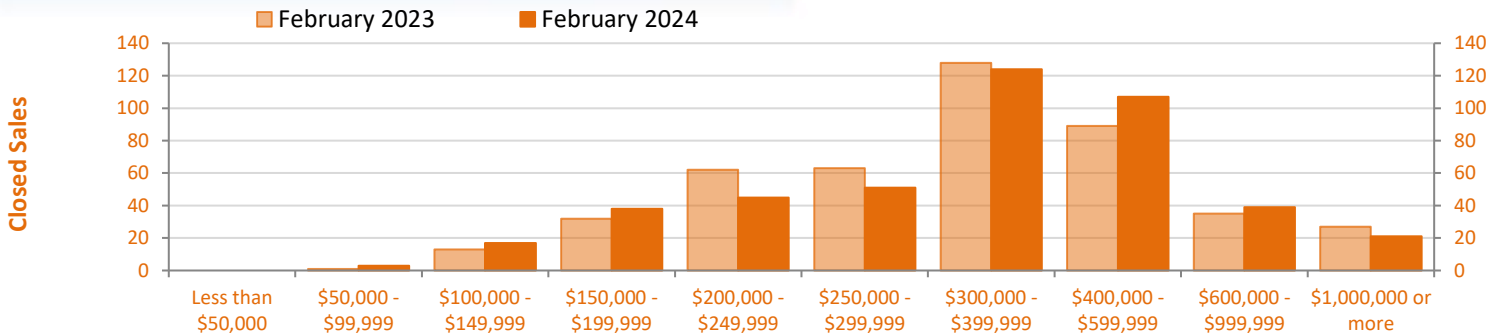


## Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	17	30.8%
\$150,000 - \$199,999	38	18.8%
\$200,000 - \$249,999	45	-27.4%
\$250,000 - \$299,999	51	-19.0%
\$300,000 - \$399,999	124	-3.1%
\$400,000 - \$599,999	107	20.2%
\$600,000 - \$999,999	39	11.4%
\$1,000,000 or more	21	-22.2%

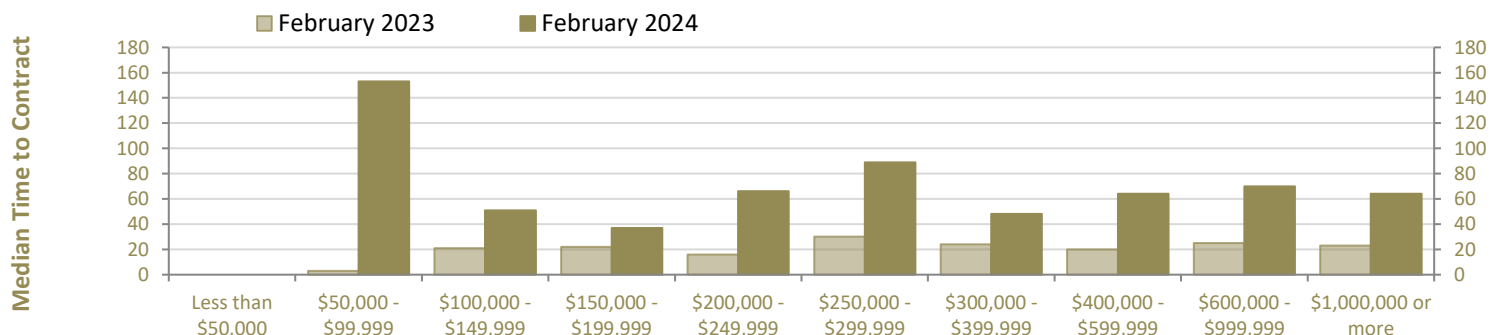


## Median Time to Contract by Sale Price

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	153 Days	5000.0%
\$100,000 - \$149,999	51 Days	142.9%
\$150,000 - \$199,999	37 Days	68.2%
\$200,000 - \$249,999	66 Days	312.5%
\$250,000 - \$299,999	89 Days	196.7%
\$300,000 - \$399,999	48 Days	100.0%
\$400,000 - \$599,999	64 Days	220.0%
\$600,000 - \$999,999	70 Days	180.0%
\$1,000,000 or more	64 Days	178.3%



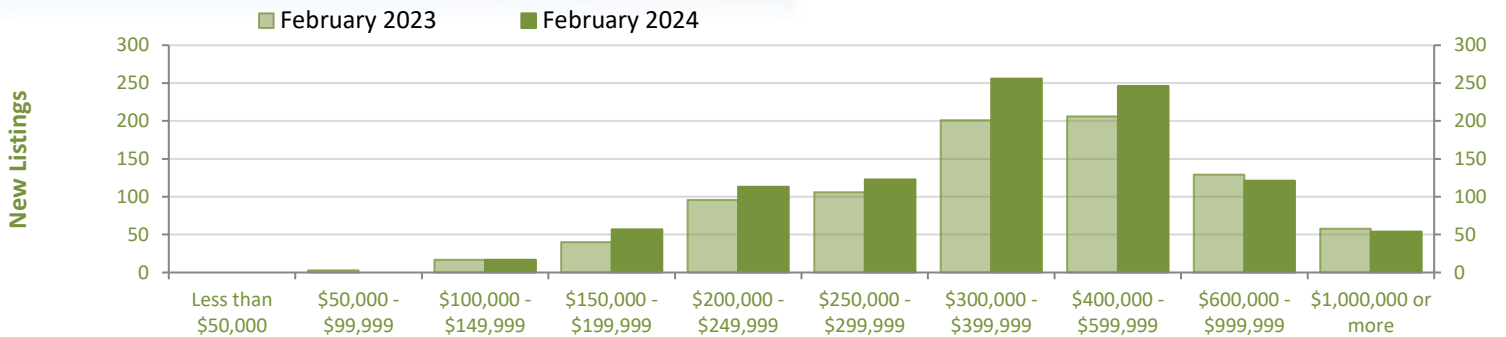


## New Listings by Initial Listing Price

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	0	-100.0%
\$100,000 - \$149,999	17	0.0%
\$150,000 - \$199,999	57	42.5%
\$200,000 - \$249,999	113	17.7%
\$250,000 - \$299,999	123	16.0%
\$300,000 - \$399,999	256	27.4%
\$400,000 - \$599,999	246	19.4%
\$600,000 - \$999,999	121	-6.2%
\$1,000,000 or more	54	-6.9%

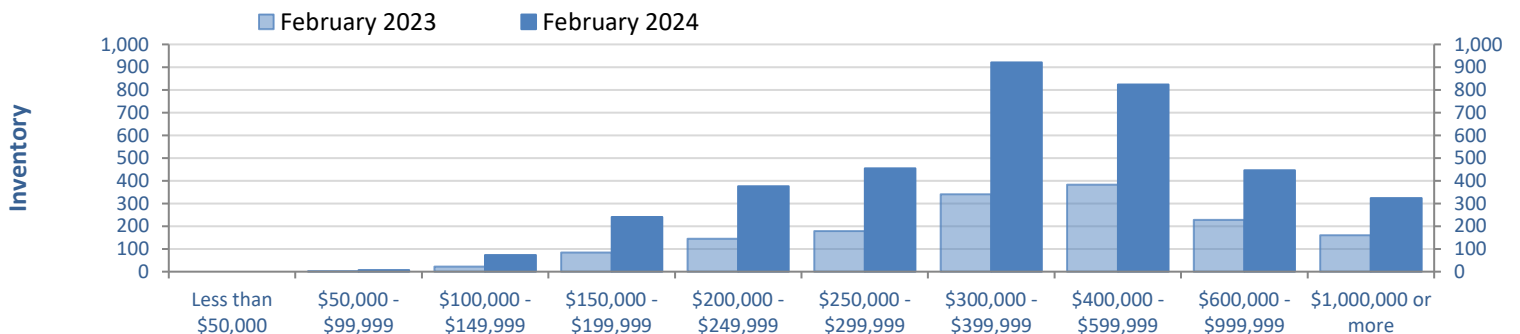


## Inventory by Current Listing Price

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	7	250.0%
\$100,000 - \$149,999	73	217.4%
\$150,000 - \$199,999	240	185.7%
\$200,000 - \$249,999	376	159.3%
\$250,000 - \$299,999	455	154.2%
\$300,000 - \$399,999	921	170.1%
\$400,000 - \$599,999	824	115.1%
\$600,000 - \$999,999	446	95.6%
\$1,000,000 or more	324	101.2%



# Monthly Distressed Market - February 2024

## Townhouses and Condos

### Lee County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	444	450	-1.3%
	Median Sale Price	\$347,500	\$340,000	2.2%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$99,900	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

