

# Monthly Market Detail - February 2017

## Single Family Homes

### Martin County



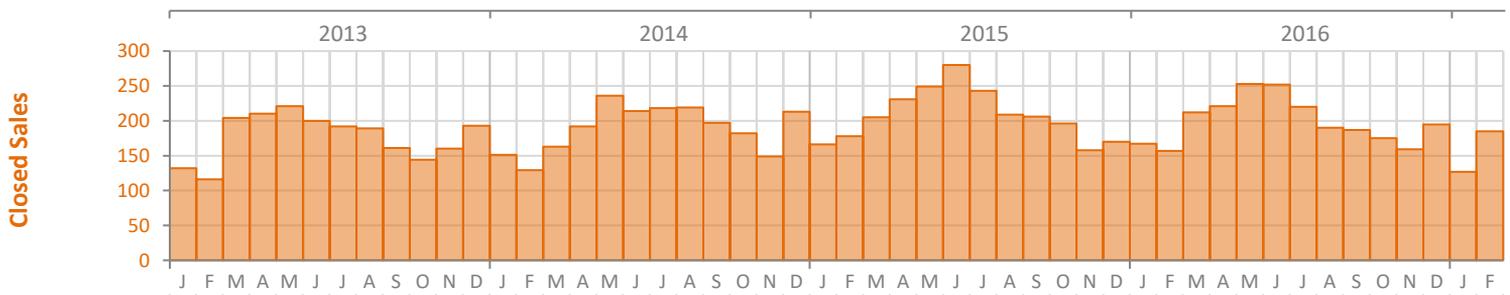
Summary Statistics	February 2017	February 2016	Percent Change Year-over-Year
Closed Sales	185	157	17.8%
Paid in Cash	84	72	16.7%
Median Sale Price	\$336,000	\$305,000	10.2%
Average Sale Price	\$491,712	\$396,988	23.9%
Dollar Volume	\$91.0 Million	\$62.3 Million	46.0%
Median Percent of Original List Price Received	94.8%	95.0%	-0.2%
Median Time to Contract	53 Days	42 Days	26.2%
Median Time to Sale	92 Days	95 Days	-3.2%
New Pending Sales	226	251	-10.0%
New Listings	297	313	-5.1%
Pending Inventory	359	418	-14.1%
Inventory (Active Listings)	1,141	1,058	7.8%
Months Supply of Inventory	5.8	5.1	13.7%

## 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
<b>February 2017</b>	<b>185</b>	<b>17.8%</b>
January 2017	127	-24.0%
December 2016	195	14.7%
November 2016	159	0.6%
October 2016	175	-10.7%
September 2016	187	-9.2%
August 2016	190	-9.1%
July 2016	220	-9.5%
June 2016	252	-10.0%
May 2016	253	1.6%
April 2016	221	-4.3%
March 2016	212	3.4%
February 2016	157	-11.8%



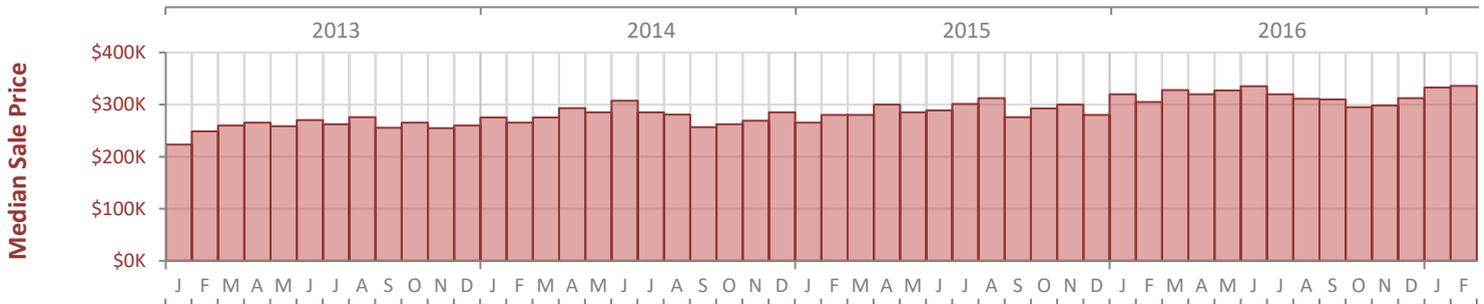


## Median Sale Price

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
<b>February 2017</b>	<b>\$336,000</b>	<b>10.2%</b>
January 2017	\$333,000	4.1%
December 2016	\$312,500	11.6%
November 2016	\$298,000	-0.7%
October 2016	\$295,000	0.9%
September 2016	\$310,000	12.4%
August 2016	\$311,000	-0.5%
July 2016	\$320,000	6.1%
June 2016	\$335,000	15.9%
May 2016	\$327,500	14.9%
April 2016	\$320,000	6.7%
March 2016	\$328,000	17.1%
February 2016	\$305,000	8.9%

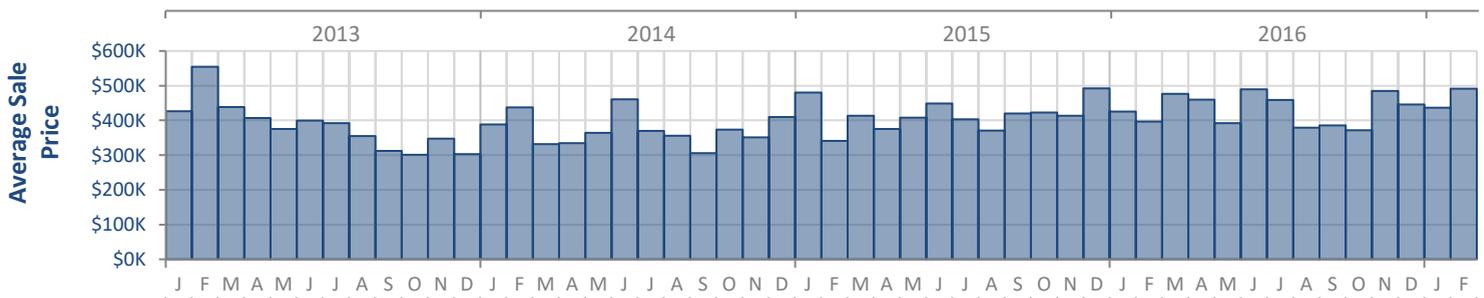


## Average Sale Price

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
<b>February 2017</b>	<b>\$491,712</b>	<b>23.9%</b>
January 2017	\$436,545	2.7%
December 2016	\$446,396	-9.3%
November 2016	\$484,624	17.2%
October 2016	\$371,635	-12.2%
September 2016	\$385,747	-8.1%
August 2016	\$378,802	2.2%
July 2016	\$459,195	13.8%
June 2016	\$489,574	9.2%
May 2016	\$391,984	-3.8%
April 2016	\$459,936	22.6%
March 2016	\$476,315	15.3%
February 2016	\$396,988	16.3%



# Monthly Market Detail - February 2017

## Single Family Homes

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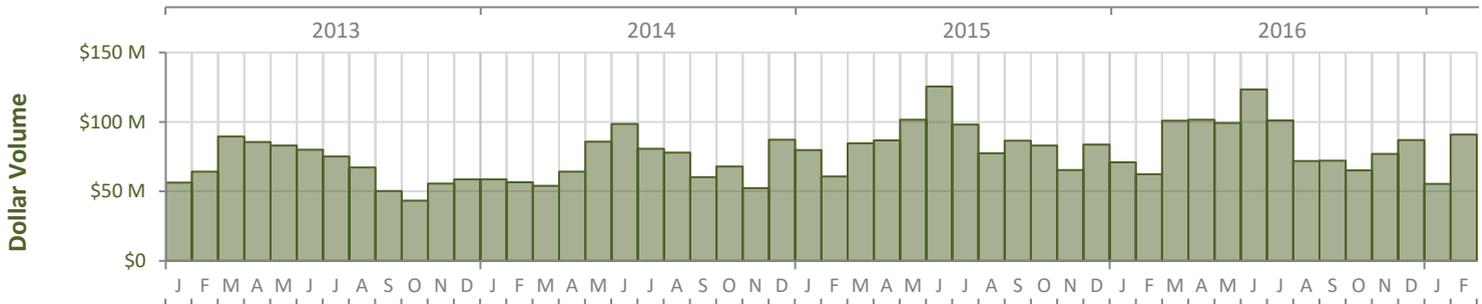


## Dollar Volume

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
<b>February 2017</b>	<b>\$91.0 Million</b>	<b>46.0%</b>
January 2017	\$55.4 Million	-21.9%
December 2016	\$87.0 Million	4.1%
November 2016	\$77.1 Million	17.9%
October 2016	\$65.0 Million	-21.6%
September 2016	\$72.1 Million	-16.6%
August 2016	\$72.0 Million	-7.1%
July 2016	\$101.0 Million	3.0%
June 2016	\$123.4 Million	-1.8%
May 2016	\$99.2 Million	-2.3%
April 2016	\$101.6 Million	17.3%
March 2016	\$101.0 Million	19.2%
February 2016	\$62.3 Million	2.6%

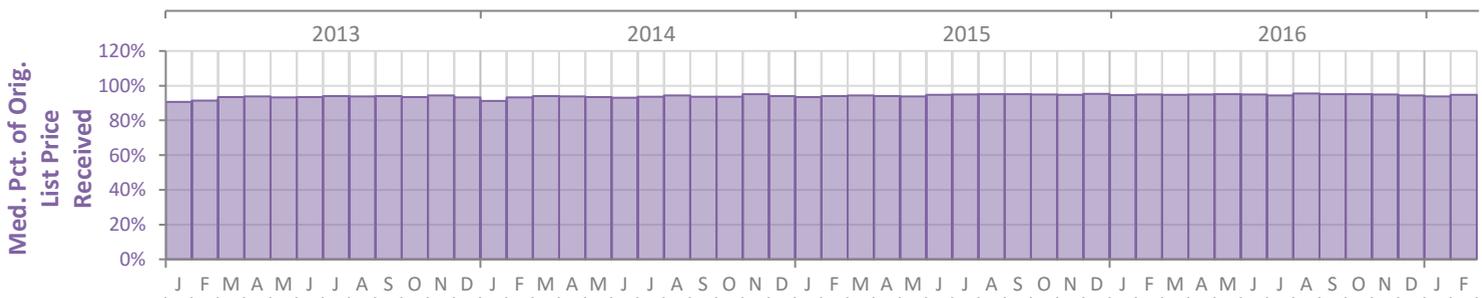


## Median Percent of Original List Price Received

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
<b>February 2017</b>	<b>94.8%</b>	<b>-0.2%</b>
January 2017	93.8%	-0.7%
December 2016	94.4%	-0.9%
November 2016	94.9%	0.1%
October 2016	95.2%	0.2%
September 2016	95.1%	-0.1%
August 2016	95.5%	0.3%
July 2016	94.4%	-0.6%
June 2016	95.0%	0.2%
May 2016	95.2%	1.4%
April 2016	95.0%	1.0%
March 2016	94.8%	0.4%
February 2016	95.0%	1.0%

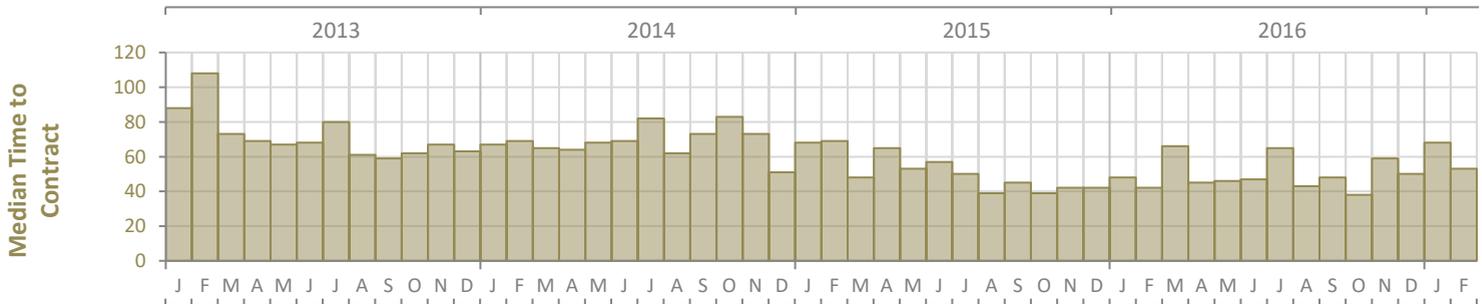


## Median Time to Contract

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
<b>February 2017</b>	<b>53 Days</b>	<b>26.2%</b>
January 2017	68 Days	41.7%
December 2016	50 Days	19.0%
November 2016	59 Days	40.5%
October 2016	38 Days	-2.6%
September 2016	48 Days	6.7%
August 2016	43 Days	10.3%
July 2016	65 Days	30.0%
June 2016	47 Days	-17.5%
May 2016	46 Days	-13.2%
April 2016	45 Days	-30.8%
March 2016	66 Days	37.5%
February 2016	42 Days	-39.1%

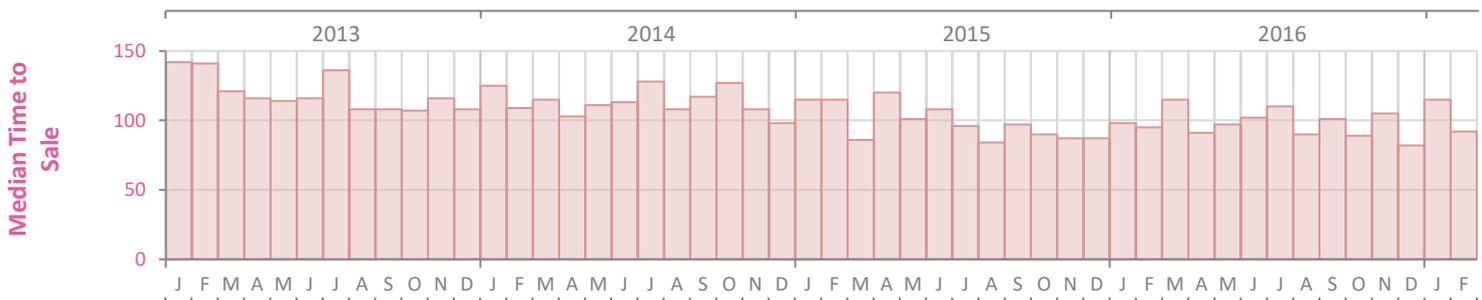


## Median Time to Sale

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
<b>February 2017</b>	<b>92 Days</b>	<b>-3.2%</b>
January 2017	115 Days	17.3%
December 2016	82 Days	-5.7%
November 2016	105 Days	20.7%
October 2016	89 Days	-1.1%
September 2016	101 Days	4.1%
August 2016	90 Days	7.1%
July 2016	110 Days	14.6%
June 2016	102 Days	-5.6%
May 2016	97 Days	-4.0%
April 2016	91 Days	-24.2%
March 2016	115 Days	33.7%
February 2016	95 Days	-17.4%

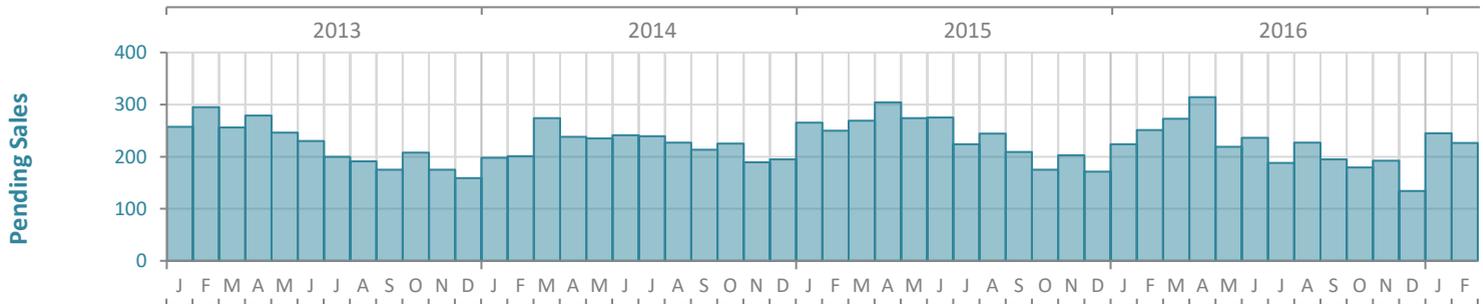


## New Pending Sales

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
<b>February 2017</b>	<b>226</b>	<b>-10.0%</b>
January 2017	245	9.4%
December 2016	134	-21.6%
November 2016	192	-5.4%
October 2016	179	2.3%
September 2016	195	-6.7%
August 2016	227	-7.0%
July 2016	188	-16.1%
June 2016	236	-14.2%
May 2016	219	-20.1%
April 2016	314	3.3%
March 2016	273	1.5%
February 2016	251	0.4%

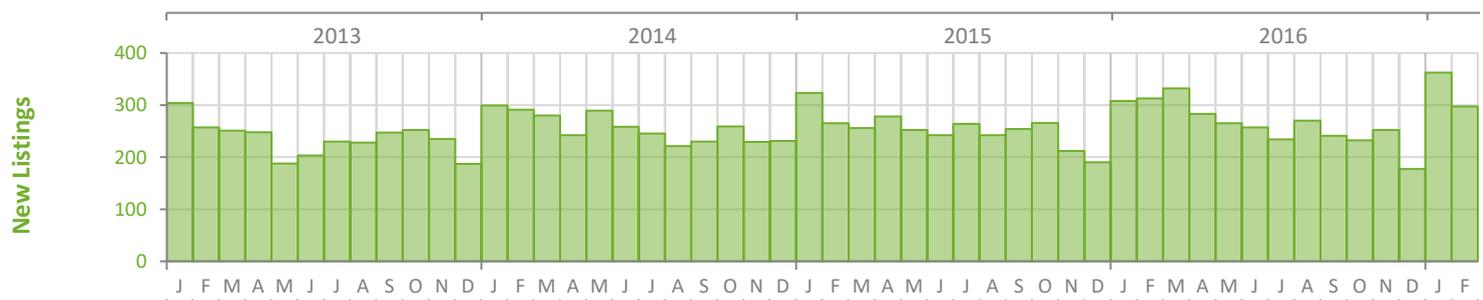


## New Listings

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
<b>February 2017</b>	<b>297</b>	<b>-5.1%</b>
January 2017	362	17.5%
December 2016	177	-6.8%
November 2016	252	18.9%
October 2016	232	-12.8%
September 2016	241	-5.1%
August 2016	270	11.6%
July 2016	234	-11.4%
June 2016	257	6.2%
May 2016	265	5.2%
April 2016	283	1.8%
March 2016	332	29.7%
February 2016	313	18.1%

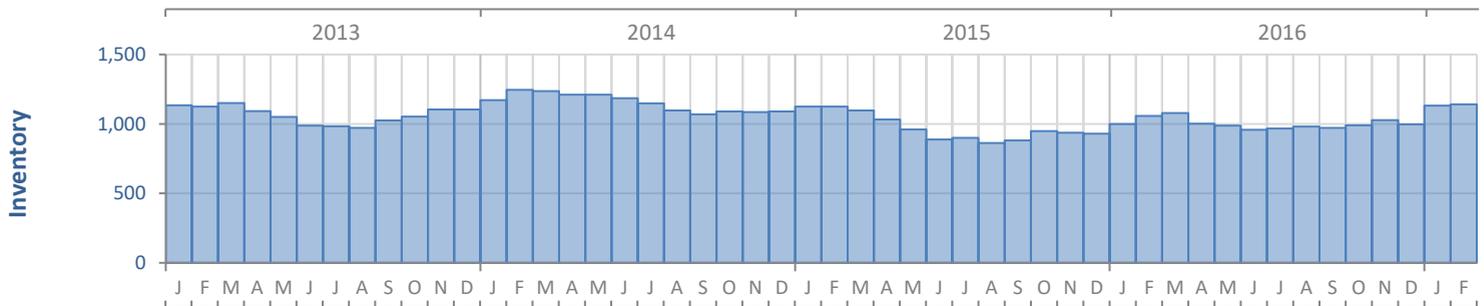


## Inventory (Active Listings)

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
<b>February 2017</b>	<b>1,141</b>	<b>7.8%</b>
January 2017	1,131	13.2%
December 2016	998	7.4%
November 2016	1,028	9.6%
October 2016	990	4.3%
September 2016	971	10.1%
August 2016	981	13.8%
July 2016	967	7.4%
June 2016	958	8.0%
May 2016	987	2.7%
April 2016	1,003	-2.7%
March 2016	1,078	-1.6%
February 2016	1,058	-6.0%

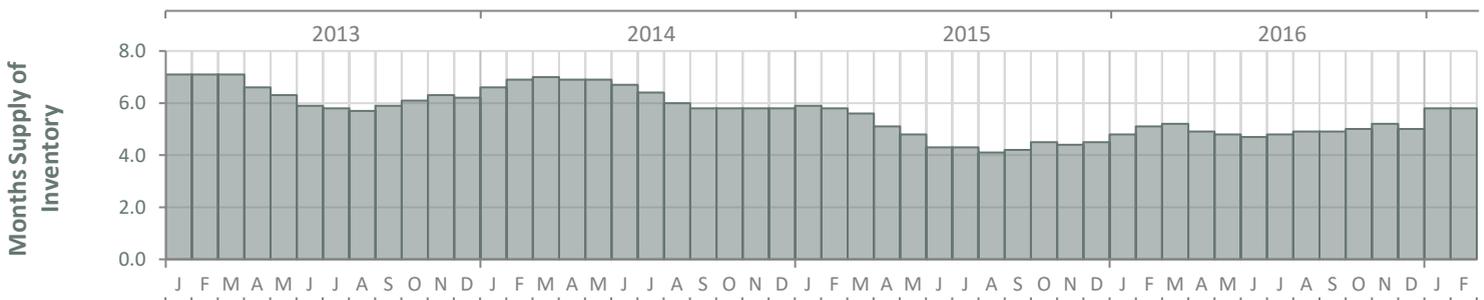


## Months Supply of Inventory

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
<b>February 2017</b>	<b>5.8</b>	<b>13.7%</b>
January 2017	5.8	20.8%
December 2016	5.0	11.1%
November 2016	5.2	18.2%
October 2016	5.0	11.1%
September 2016	4.9	16.7%
August 2016	4.9	19.5%
July 2016	4.8	11.6%
June 2016	4.7	9.3%
May 2016	4.8	0.0%
April 2016	4.9	-3.9%
March 2016	5.2	-7.1%
February 2016	5.1	-12.1%



## 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	2	100.0%
\$50,000 - \$99,999	3	-62.5%
\$100,000 - \$149,999	8	-33.3%
\$150,000 - \$199,999	15	-16.7%
\$200,000 - \$249,999	27	50.0%
\$250,000 - \$299,999	23	27.8%
\$300,000 - \$399,999	41	32.3%
\$400,000 - \$599,999	40	42.9%
\$600,000 - \$999,999	17	21.4%
\$1,000,000 or more	9	0.0%

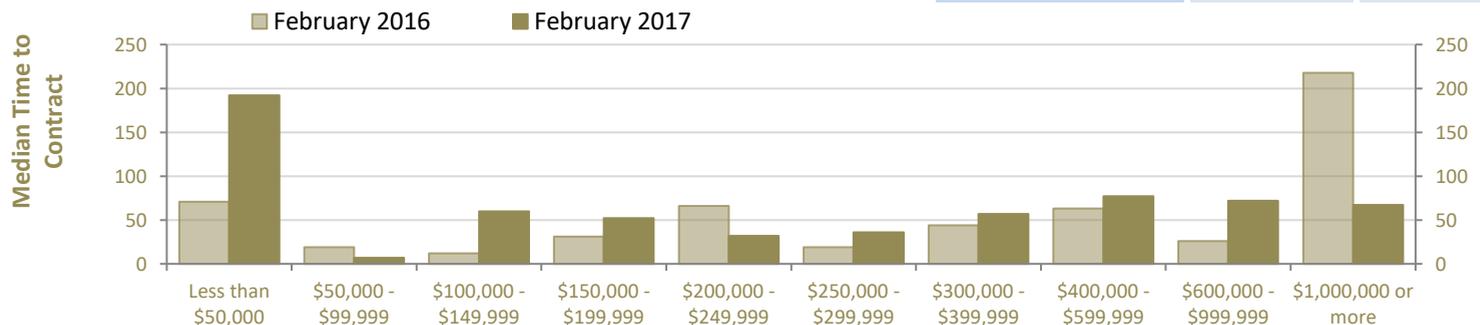


## Median Time to Contract by Sale Price

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	192 Days	170.4%
\$50,000 - \$99,999	7 Days	-63.2%
\$100,000 - \$149,999	60 Days	400.0%
\$150,000 - \$199,999	52 Days	67.7%
\$200,000 - \$249,999	32 Days	-51.5%
\$250,000 - \$299,999	36 Days	89.5%
\$300,000 - \$399,999	57 Days	29.5%
\$400,000 - \$599,999	77 Days	22.2%
\$600,000 - \$999,999	72 Days	176.9%
\$1,000,000 or more	67 Days	-69.3%

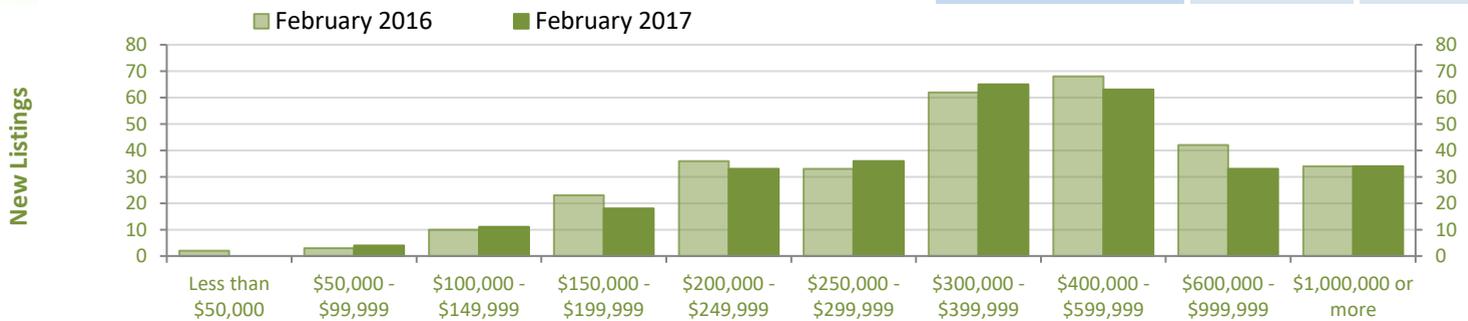


## New Listings by Initial Listing Price

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	-100.0%
\$50,000 - \$99,999	4	33.3%
\$100,000 - \$149,999	11	10.0%
\$150,000 - \$199,999	18	-21.7%
\$200,000 - \$249,999	33	-8.3%
\$250,000 - \$299,999	36	9.1%
\$300,000 - \$399,999	65	4.8%
\$400,000 - \$599,999	63	-7.4%
\$600,000 - \$999,999	33	-21.4%
\$1,000,000 or more	34	0.0%

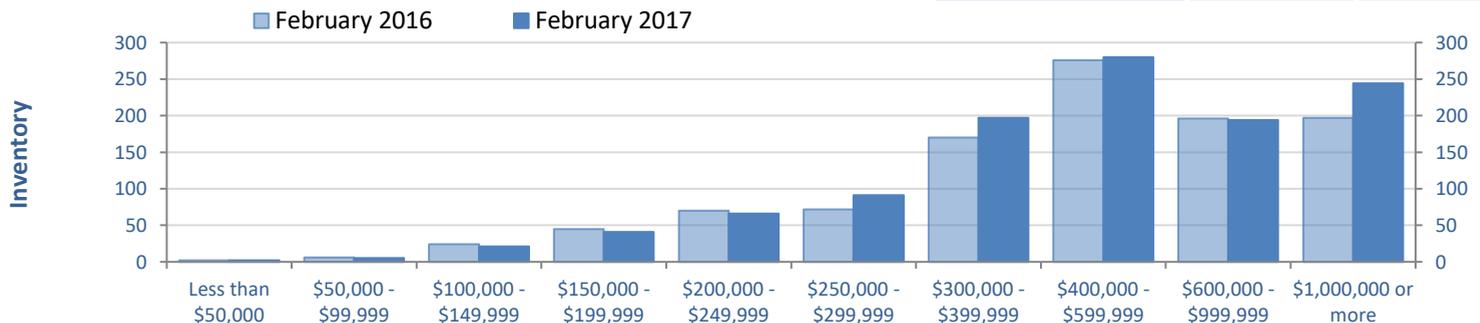


## Inventory by Current Listing Price

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	2	0.0%
\$50,000 - \$99,999	5	-16.7%
\$100,000 - \$149,999	21	-12.5%
\$150,000 - \$199,999	41	-8.9%
\$200,000 - \$249,999	66	-5.7%
\$250,000 - \$299,999	91	26.4%
\$300,000 - \$399,999	197	15.9%
\$400,000 - \$599,999	280	1.4%
\$600,000 - \$999,999	194	-1.0%
\$1,000,000 or more	244	23.9%



# Monthly Distressed Market - February 2017

## Single Family Homes

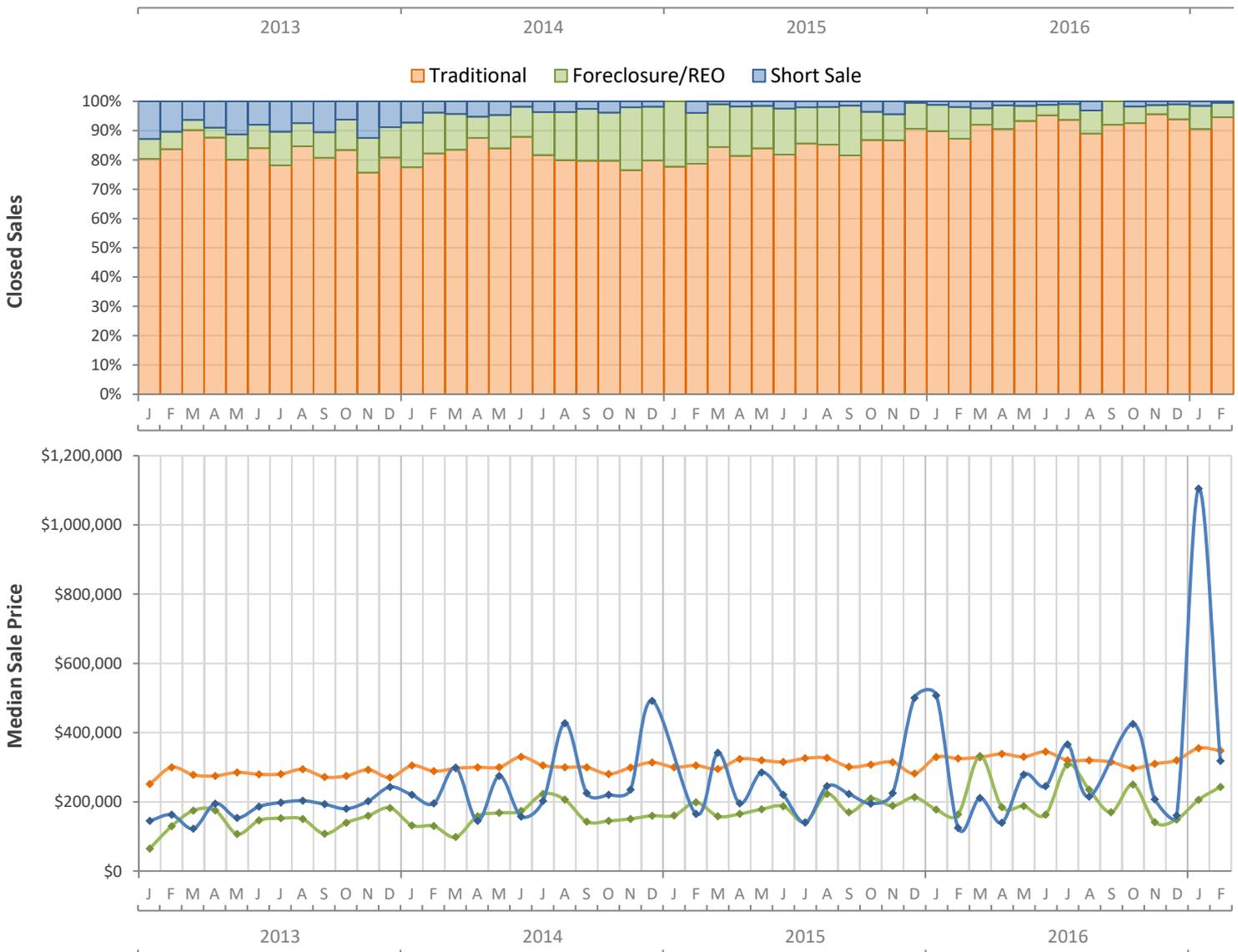
### Martin County



**FloridaRealtors®**  
The Voice for Real Estate® in Florida



		February 2017	February 2016	Percent Change Year-over-Year
Traditional	Closed Sales	175	137	27.7%
	Median Sale Price	\$348,000	\$325,000	7.1%
Foreclosure/REO	Closed Sales	9	17	-47.1%
	Median Sale Price	\$243,000	\$164,000	48.2%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$318,000	\$125,000	154.4%



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 Wednesday, March 22, 2017. Data revised on Monday, January 16, 2017. Next data release is Friday, April 21, 2017.