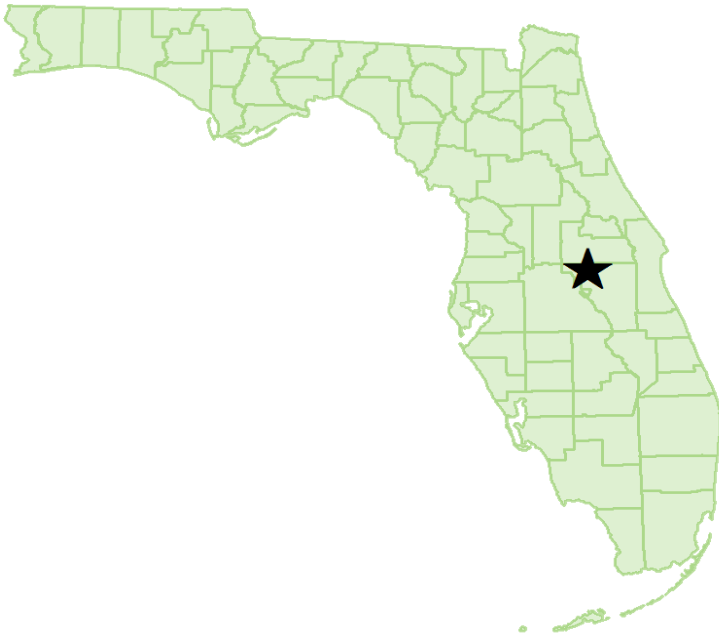


Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



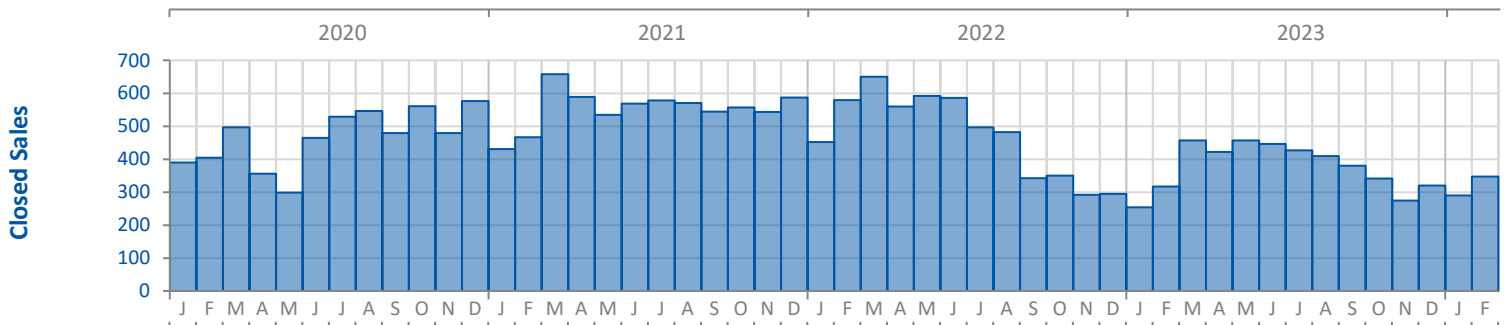
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	347	317	9.5%
Paid in Cash	81	87	-6.9%
Median Sale Price	\$390,000	\$352,000	10.8%
Average Sale Price	\$443,746	\$421,683	5.2%
Dollar Volume	\$154.0 Million	\$133.7 Million	15.2%
Median Percent of Original List Price Received	96.1%	94.4%	1.8%
Median Time to Contract	59 Days	53 Days	11.3%
Median Time to Sale	100 Days	91 Days	9.9%
New Pending Sales	462	461	0.2%
New Listings	637	490	30.0%
Pending Inventory	592	567	4.4%
Inventory (Active Listings)	1,914	1,419	34.9%
Months Supply of Inventory	5.0	3.3	51.5%

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	637	11.6%
February 2024	347	9.5%
January 2024	290	14.2%
December 2023	320	8.5%
November 2023	274	-6.2%
October 2023	341	-2.6%
September 2023	380	11.1%
August 2023	409	-15.1%
July 2023	427	-14.1%
June 2023	446	-23.9%
May 2023	457	-22.8%
April 2023	422	-24.6%
March 2023	457	-29.7%
February 2023	317	-45.3%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



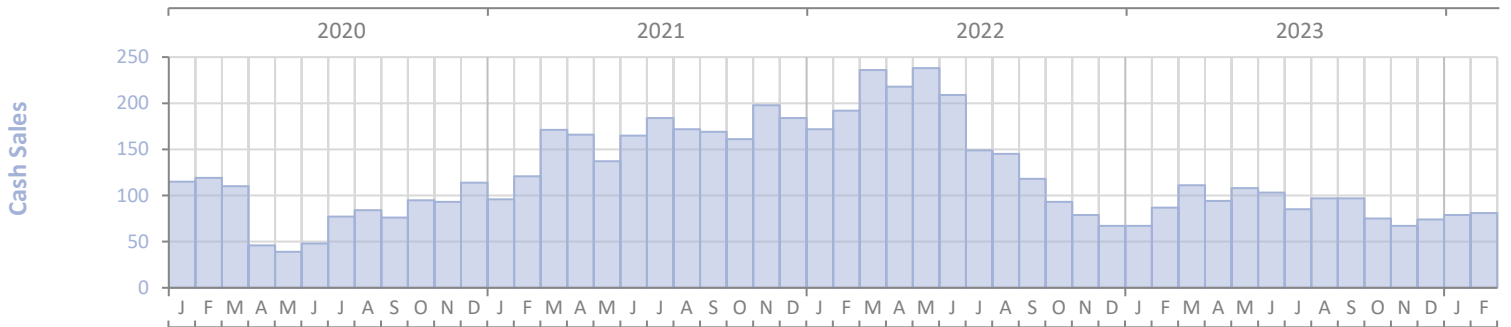
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Cash Sales

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	160	3.9%
February 2024	81	-6.9%
January 2024	79	17.9%
December 2023	74	10.4%
November 2023	67	-15.2%
October 2023	75	-19.4%
September 2023	97	-17.8%
August 2023	97	-33.1%
July 2023	85	-43.0%
June 2023	103	-50.7%
May 2023	108	-54.6%
April 2023	94	-56.9%
March 2023	111	-53.0%
February 2023	87	-54.7%

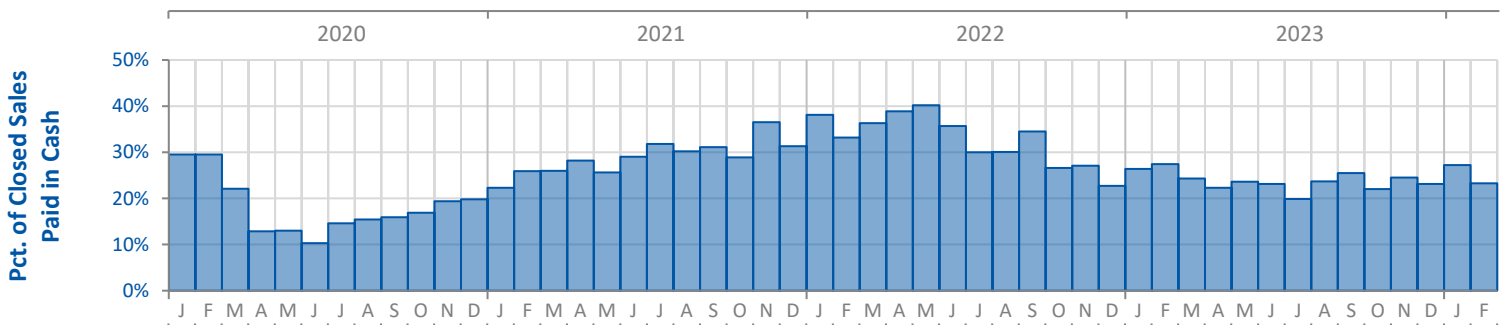


Cash Sales as a Percentage of Closed Sales

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	25.1%	-7.0%
February 2024	23.3%	-15.0%
January 2024	27.2%	3.0%
December 2023	23.1%	1.8%
November 2023	24.5%	-9.6%
October 2023	22.0%	-17.3%
September 2023	25.5%	-26.1%
August 2023	23.7%	-21.3%
July 2023	19.9%	-33.7%
June 2023	23.1%	-35.3%
May 2023	23.6%	-41.3%
April 2023	22.3%	-42.7%
March 2023	24.3%	-33.1%
February 2023	27.4%	-17.5%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



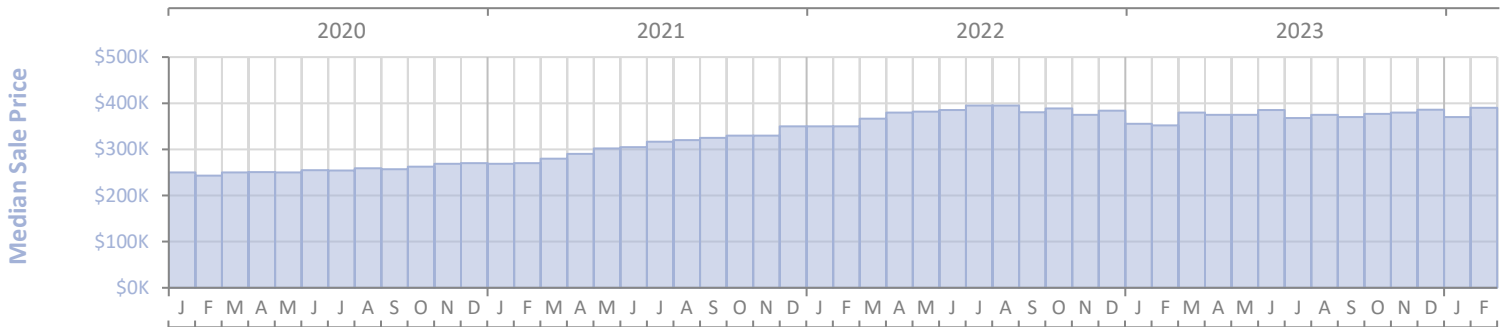
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Median Sale Price

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	\$380,000	7.3%
February 2024	\$390,000	10.8%
January 2024	\$370,000	4.1%
December 2023	\$385,925	0.5%
November 2023	\$379,450	1.2%
October 2023	\$377,000	-3.0%
September 2023	\$370,000	-2.7%
August 2023	\$375,000	-5.1%
July 2023	\$368,000	-6.8%
June 2023	\$385,000	0.0%
May 2023	\$375,000	-1.8%
April 2023	\$375,000	-1.3%
March 2023	\$380,000	3.7%
February 2023	\$352,000	0.6%

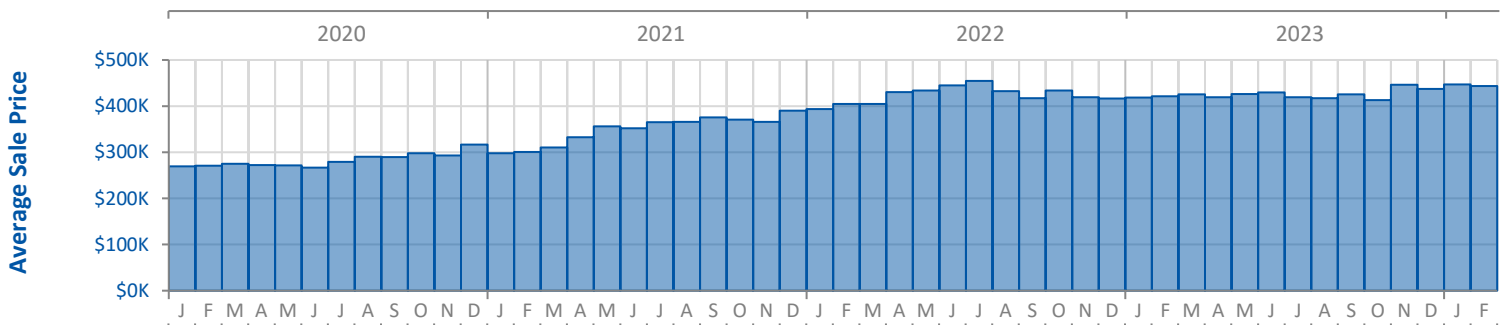


Average Sale Price

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	\$445,172	5.9%
February 2024	\$443,746	5.2%
January 2024	\$446,879	6.8%
December 2023	\$437,034	5.0%
November 2023	\$446,563	6.5%
October 2023	\$413,056	-4.8%
September 2023	\$425,375	1.9%
August 2023	\$417,188	-3.5%
July 2023	\$419,227	-7.7%
June 2023	\$429,403	-3.5%
May 2023	\$426,474	-1.7%
April 2023	\$419,440	-2.6%
March 2023	\$425,345	5.1%
February 2023	\$421,683	4.2%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



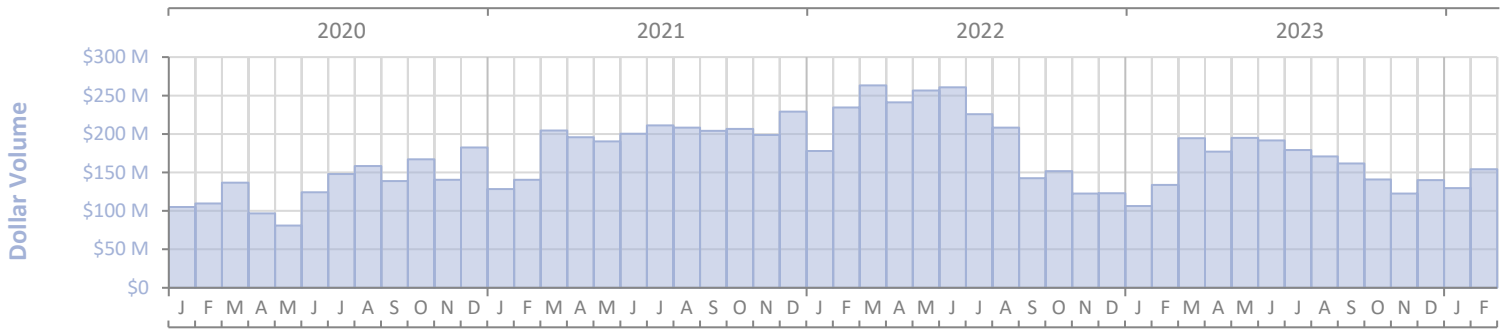
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Dollar Volume

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
Year-to-Date	\$283.6 Million	18.2%
February 2024	\$154.0 Million	15.2%
January 2024	\$129.6 Million	21.9%
December 2023	\$139.9 Million	13.9%
November 2023	\$122.4 Million	-0.1%
October 2023	\$140.9 Million	-7.2%
September 2023	\$161.6 Million	13.3%
August 2023	\$170.6 Million	-18.1%
July 2023	\$179.0 Million	-20.7%
June 2023	\$191.5 Million	-26.6%
May 2023	\$194.9 Million	-24.1%
April 2023	\$177.0 Million	-26.6%
March 2023	\$194.4 Million	-26.1%
February 2023	\$133.7 Million	-43.0%

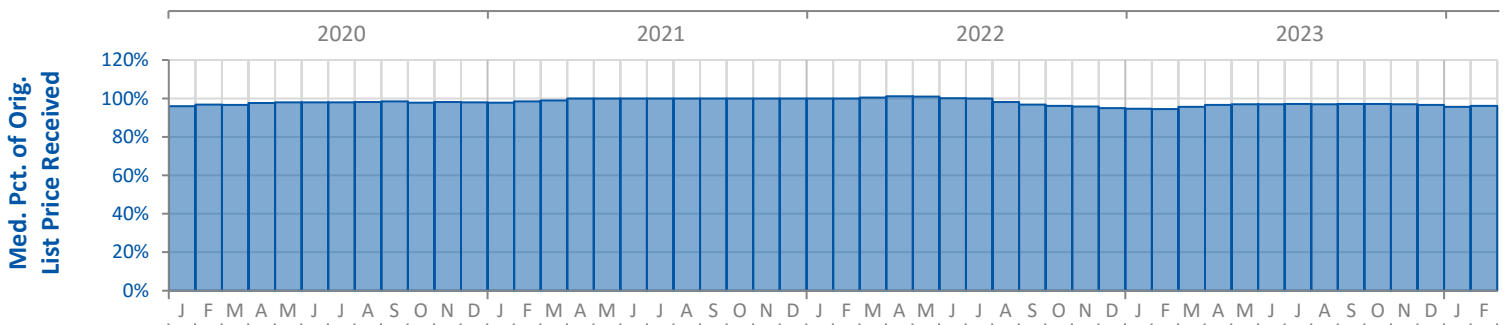


Median Percent of Original List Price Received

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	95.9%	1.5%
February 2024	96.1%	1.8%
January 2024	95.7%	1.1%
December 2023	96.6%	1.7%
November 2023	97.0%	1.3%
October 2023	97.1%	1.0%
September 2023	97.1%	0.3%
August 2023	97.0%	-1.1%
July 2023	97.2%	-2.8%
June 2023	97.0%	-3.2%
May 2023	97.0%	-3.9%
April 2023	96.7%	-4.4%
March 2023	95.7%	-4.7%
February 2023	94.4%	-5.6%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



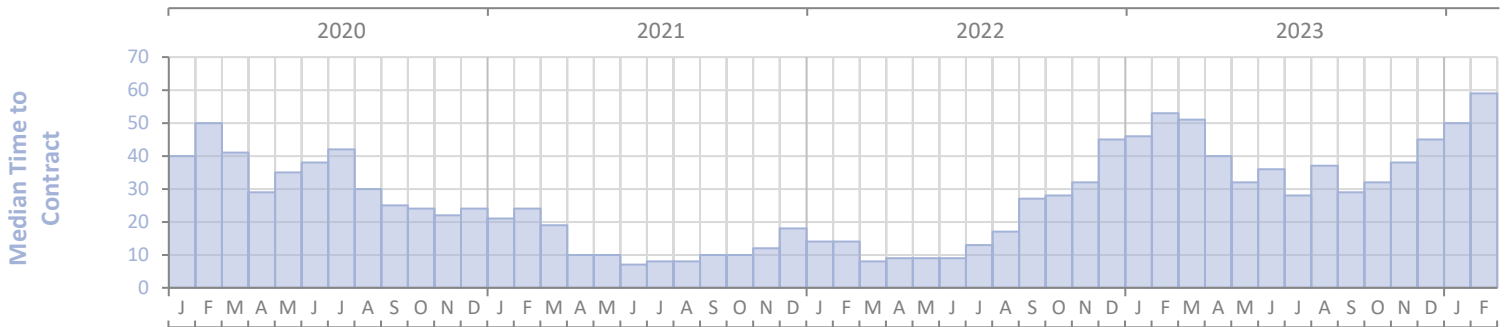
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Median Time to Contract

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	57 Days	7.5%
February 2024	59 Days	11.3%
January 2024	50 Days	8.7%
December 2023	45 Days	0.0%
November 2023	38 Days	18.8%
October 2023	32 Days	14.3%
September 2023	29 Days	7.4%
August 2023	37 Days	117.6%
July 2023	28 Days	115.4%
June 2023	36 Days	300.0%
May 2023	32 Days	255.6%
April 2023	40 Days	344.4%
March 2023	51 Days	537.5%
February 2023	53 Days	278.6%

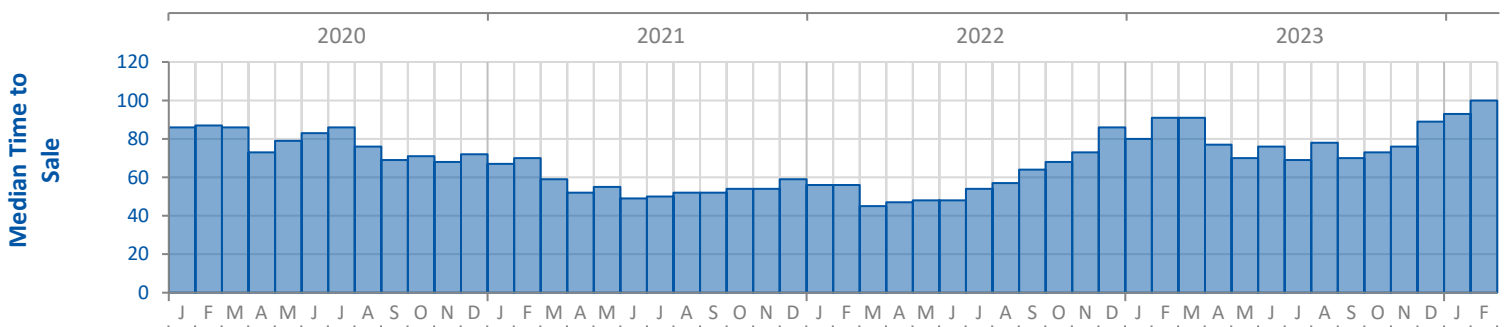


Median Time to Sale

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	13.8%
February 2024	100 Days	9.9%
January 2024	93 Days	16.3%
December 2023	89 Days	3.5%
November 2023	76 Days	4.1%
October 2023	73 Days	7.4%
September 2023	70 Days	9.4%
August 2023	78 Days	36.8%
July 2023	69 Days	27.8%
June 2023	76 Days	58.3%
May 2023	70 Days	45.8%
April 2023	77 Days	63.8%
March 2023	91 Days	102.2%
February 2023	91 Days	62.5%



Monthly Market Detail - February 2024

Single-Family Homes

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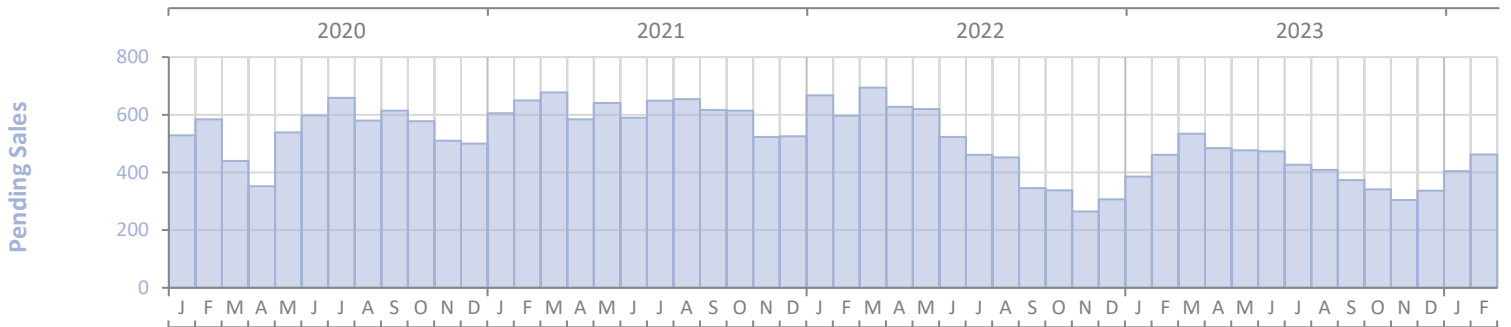
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New Pending Sales

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	867	2.4%
February 2024	462	0.2%
January 2024	405	4.9%
December 2023	337	9.8%
November 2023	305	15.1%
October 2023	341	0.9%
September 2023	373	7.8%
August 2023	409	-9.5%
July 2023	427	-7.4%
June 2023	473	-9.6%
May 2023	477	-23.1%
April 2023	484	-22.9%
March 2023	534	-23.1%
February 2023	461	-22.7%

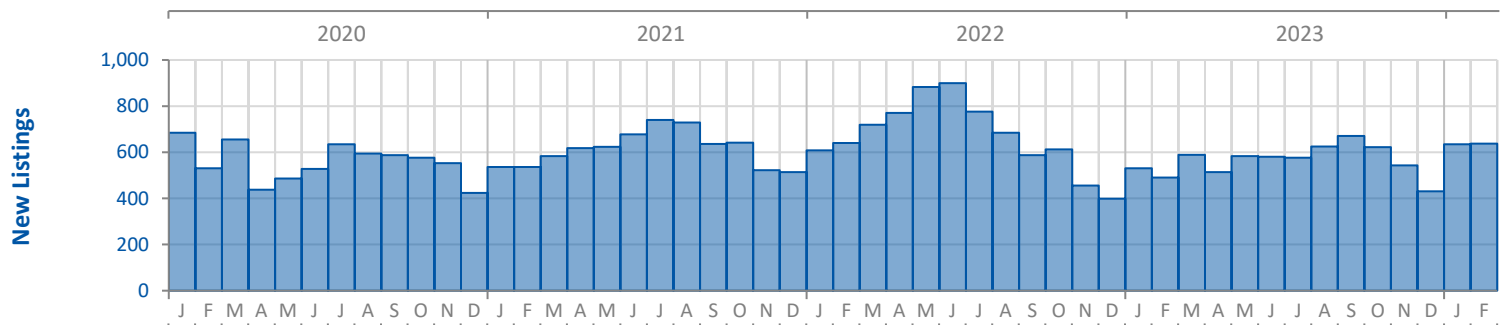


New Listings

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	1,271	24.5%
February 2024	637	30.0%
January 2024	634	19.4%
December 2023	431	8.0%
November 2023	543	19.3%
October 2023	622	1.6%
September 2023	671	14.1%
August 2023	625	-8.6%
July 2023	577	-25.6%
June 2023	581	-35.4%
May 2023	583	-34.0%
April 2023	514	-33.2%
March 2023	589	-18.1%
February 2023	490	-23.4%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



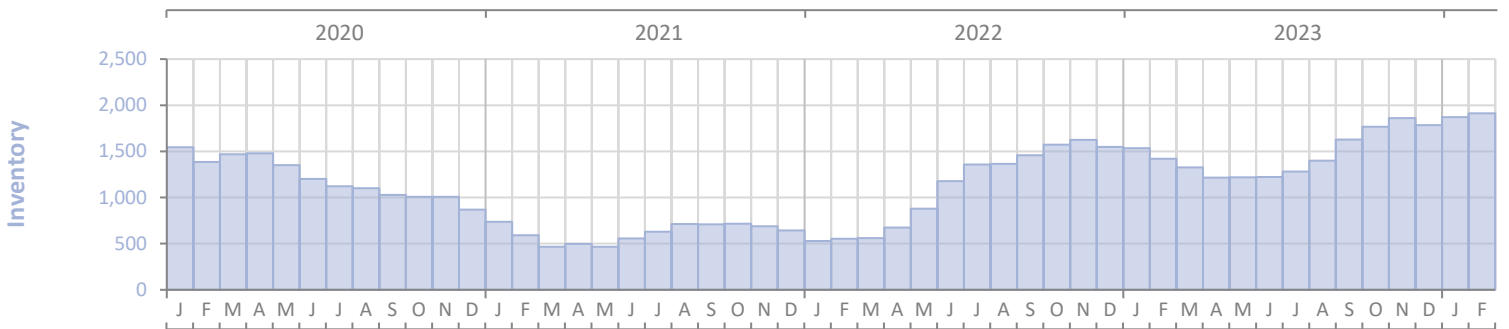
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Inventory (Active Listings)

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)	1,893	28.1%
February 2024	1,914	34.9%
January 2024	1,871	21.9%
December 2023	1,785	15.4%
November 2023	1,859	14.3%
October 2023	1,767	12.5%
September 2023	1,627	11.5%
August 2023	1,399	2.4%
July 2023	1,280	-5.7%
June 2023	1,222	3.7%
May 2023	1,218	38.4%
April 2023	1,214	79.6%
March 2023	1,325	136.2%
February 2023	1,419	157.1%

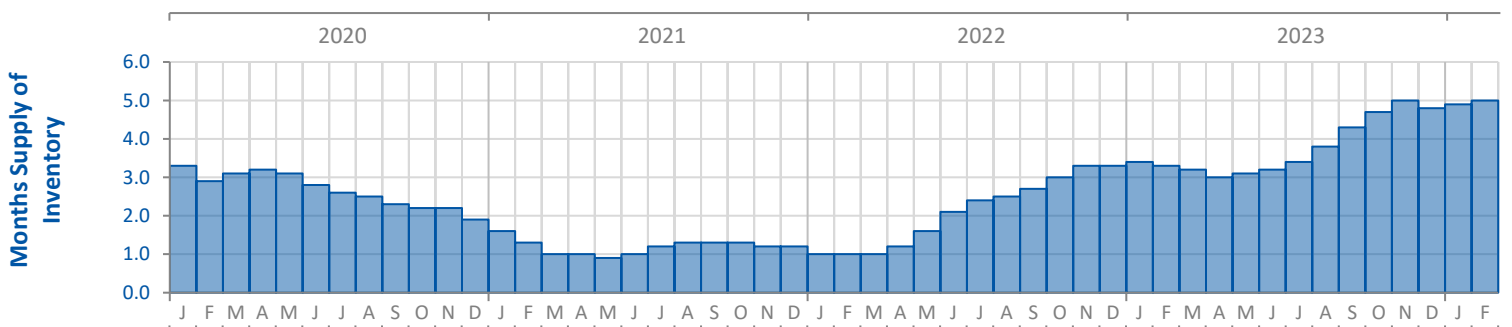


Months Supply of Inventory

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)	5.0	47.1%
February 2024	5.0	51.5%
January 2024	4.9	44.1%
December 2023	4.8	45.5%
November 2023	5.0	51.5%
October 2023	4.7	56.7%
September 2023	4.3	59.3%
August 2023	3.8	52.0%
July 2023	3.4	41.7%
June 2023	3.2	52.4%
May 2023	3.1	93.8%
April 2023	3.0	150.0%
March 2023	3.2	220.0%
February 2023	3.3	230.0%



Monthly Market Detail - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



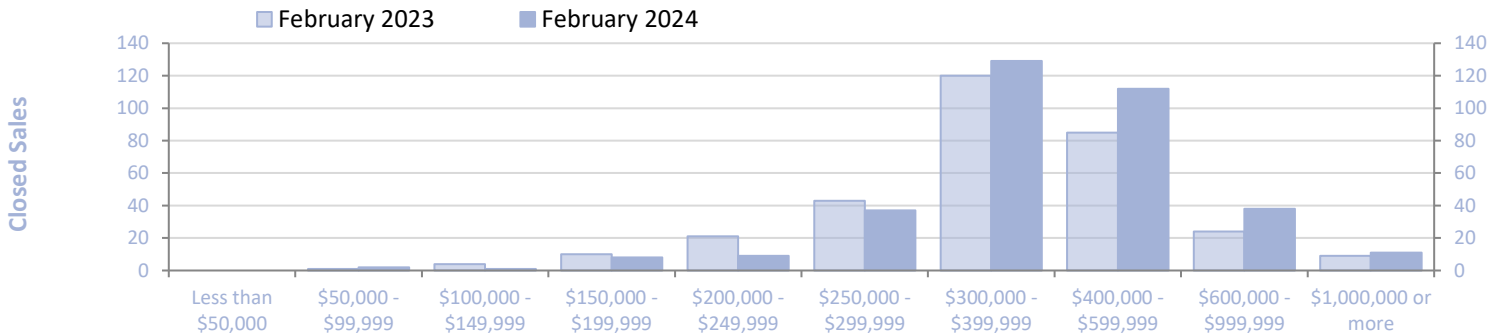
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Closed Sales by Sale Price

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	2	100.0%
\$100,000 - \$149,999	1	-75.0%
\$150,000 - \$199,999	8	-20.0%
\$200,000 - \$249,999	9	-57.1%
\$250,000 - \$299,999	37	-14.0%
\$300,000 - \$399,999	129	7.5%
\$400,000 - \$599,999	112	31.8%
\$600,000 - \$999,999	38	58.3%
\$1,000,000 or more	11	22.2%

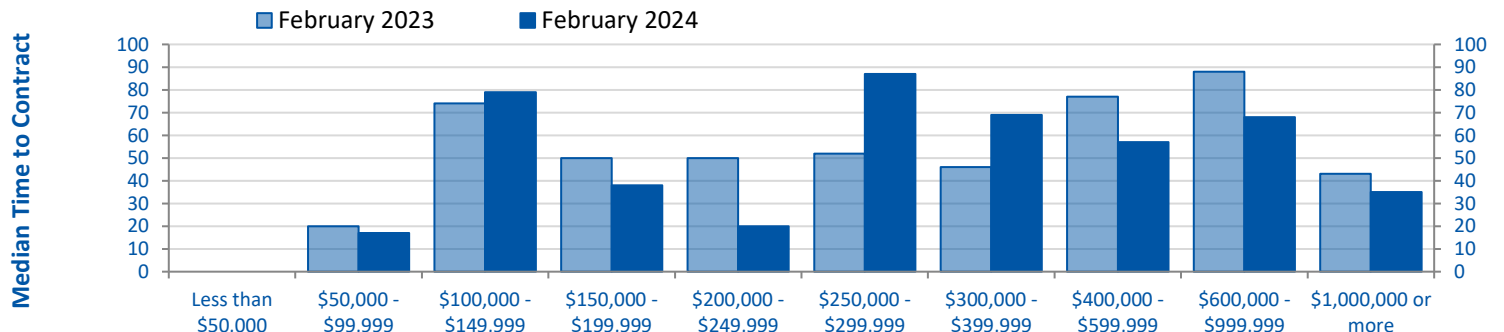


Median Time to Contract by Sale Price

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	17 Days	-15.0%
\$100,000 - \$149,999	79 Days	6.8%
\$150,000 - \$199,999	38 Days	-24.0%
\$200,000 - \$249,999	20 Days	-60.0%
\$250,000 - \$299,999	87 Days	67.3%
\$300,000 - \$399,999	69 Days	50.0%
\$400,000 - \$599,999	57 Days	-26.0%
\$600,000 - \$999,999	68 Days	-22.7%
\$1,000,000 or more	35 Days	-18.6%



Monthly Market Detail - February 2024

Single-Family Homes

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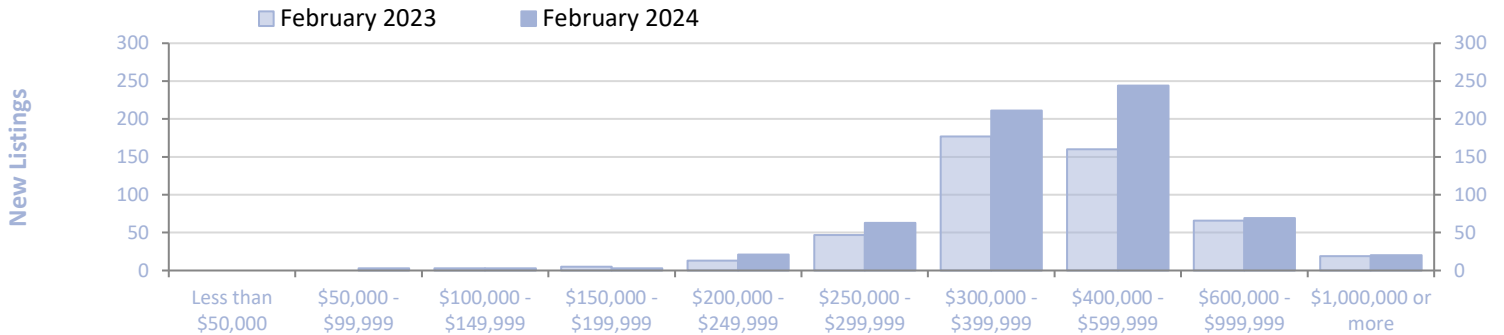
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New Listings by Initial Listing Price

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	N/A
\$100,000 - \$149,999	3	0.0%
\$150,000 - \$199,999	3	-40.0%
\$200,000 - \$249,999	21	61.5%
\$250,000 - \$299,999	63	34.0%
\$300,000 - \$399,999	211	19.2%
\$400,000 - \$599,999	244	52.5%
\$600,000 - \$999,999	69	4.5%
\$1,000,000 or more	20	5.3%

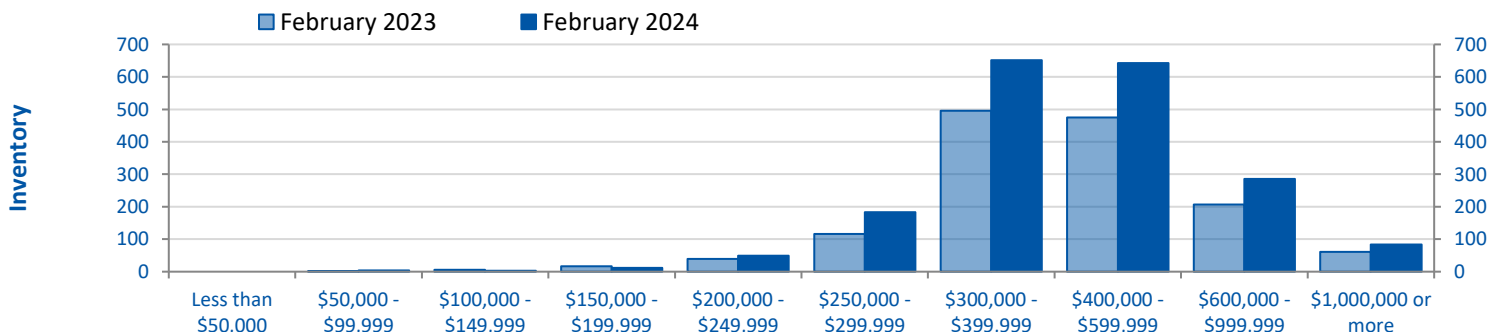


Inventory by Current Listing Price

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	0	N/A
\$50,000 - \$99,999	4	100.0%
\$100,000 - \$149,999	3	-50.0%
\$150,000 - \$199,999	12	-29.4%
\$200,000 - \$249,999	49	25.6%
\$250,000 - \$299,999	183	57.8%
\$300,000 - \$399,999	651	31.3%
\$400,000 - \$599,999	642	35.2%
\$600,000 - \$999,999	286	38.2%
\$1,000,000 or more	84	37.7%



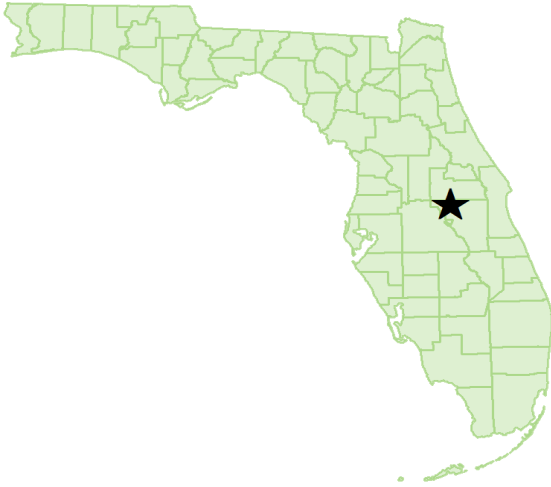
Monthly Distressed Market - February 2024

Single-Family Homes

Osceola County Association of REALTORS®



This report describes member activity for the association and is not confined to any specific geographic area.



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	343	314	9.2%
	Median Sale Price	\$395,000	\$353,000	11.9%
Foreclosure/REO	Closed Sales	4	3	33.3%
	Median Sale Price	\$197,400	\$333,000	-40.7%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

