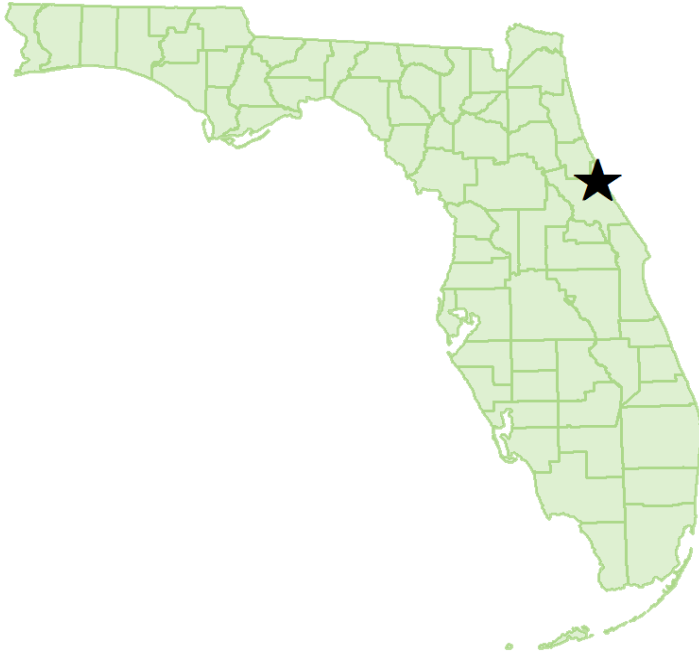


Quarterly Market Detail - Q1 2024

Single-Family Homes

Daytona Beach Area Association of REALTORS®

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



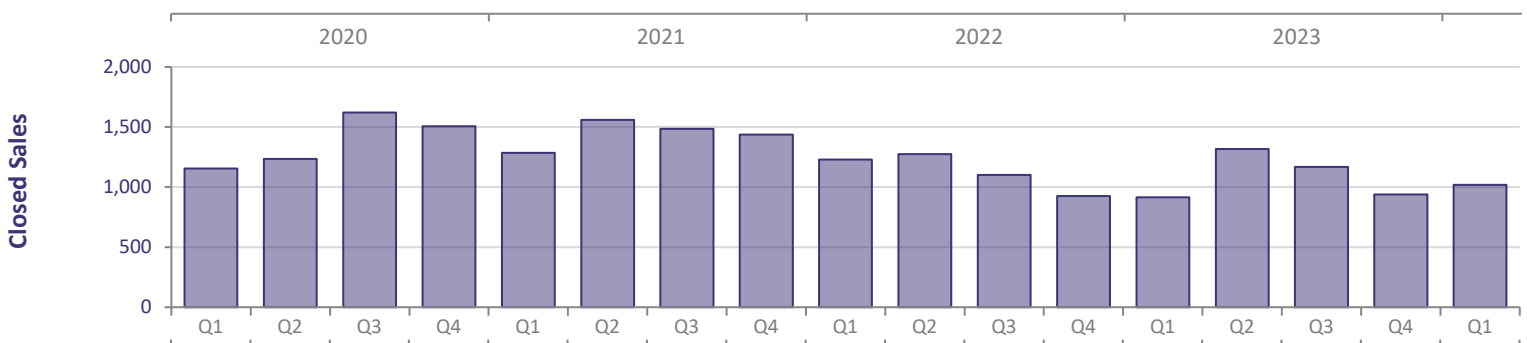
Summary Statistics	Q1 2024	Q1 2023	Percent Change Year-over-Year
Closed Sales	1,020	916	11.4%
Paid in Cash	381	401	-5.0%
Median Sale Price	\$375,000	\$370,500	1.2%
Average Sale Price	\$467,181	\$444,520	5.1%
Dollar Volume	\$476.5 Million	\$407.2 Million	17.0%
Median Percent of Original List Price Received	95.2%	94.6%	0.6%
Median Time to Contract	53 Days	35 Days	51.4%
Median Time to Sale	93 Days	73 Days	27.4%
New Pending Sales	1,281	1,265	1.3%
New Listings	1,997	1,609	24.1%
Pending Inventory	545	595	-8.4%
Inventory (Active Listings)	1,624	986	64.7%
Months Supply of Inventory	4.4	2.8	57.1%

Closed Sales

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,020	11.4%
Q1 2024	1,020	11.4%
Q4 2023	940	1.6%
Q3 2023	1,167	5.9%
Q2 2023	1,318	3.5%
Q1 2023	916	-25.5%
Q4 2022	925	-35.6%
Q3 2022	1,102	-25.7%
Q2 2022	1,274	-18.3%
Q1 2022	1,230	-4.3%
Q4 2021	1,437	-4.5%
Q3 2021	1,484	-8.5%
Q2 2021	1,559	26.2%
Q1 2021	1,285	11.4%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

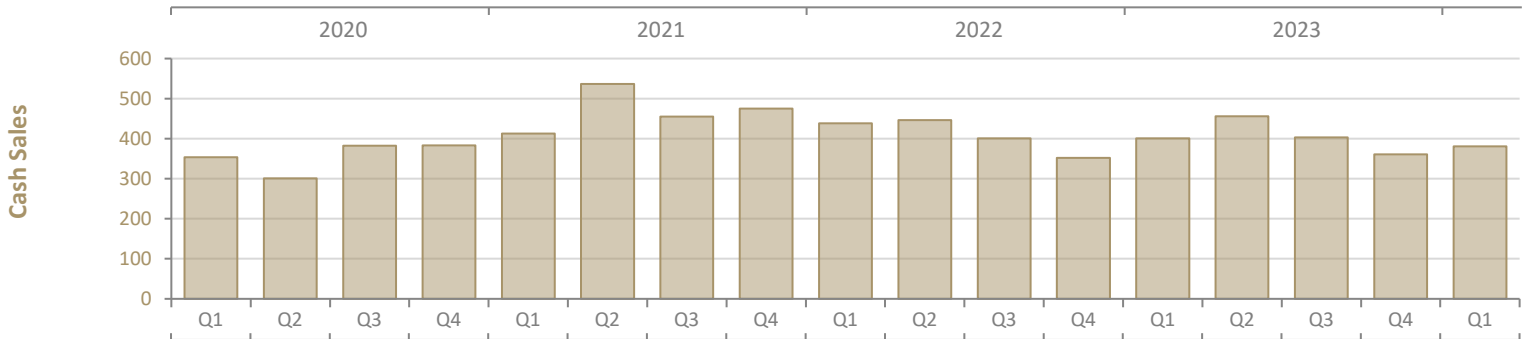
This report describes member activity for the association and is not confined to any specific geographic area.

Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	381	-5.0%
Q1 2024	381	-5.0%
Q4 2023	361	2.6%
Q3 2023	403	0.5%
Q2 2023	456	2.2%
Q1 2023	401	-8.4%
Q4 2022	352	-25.9%
Q3 2022	401	-11.9%
Q2 2022	446	-16.9%
Q1 2022	438	6.1%
Q4 2021	475	24.0%
Q3 2021	455	19.1%
Q2 2021	537	78.4%
Q1 2021	413	16.7%

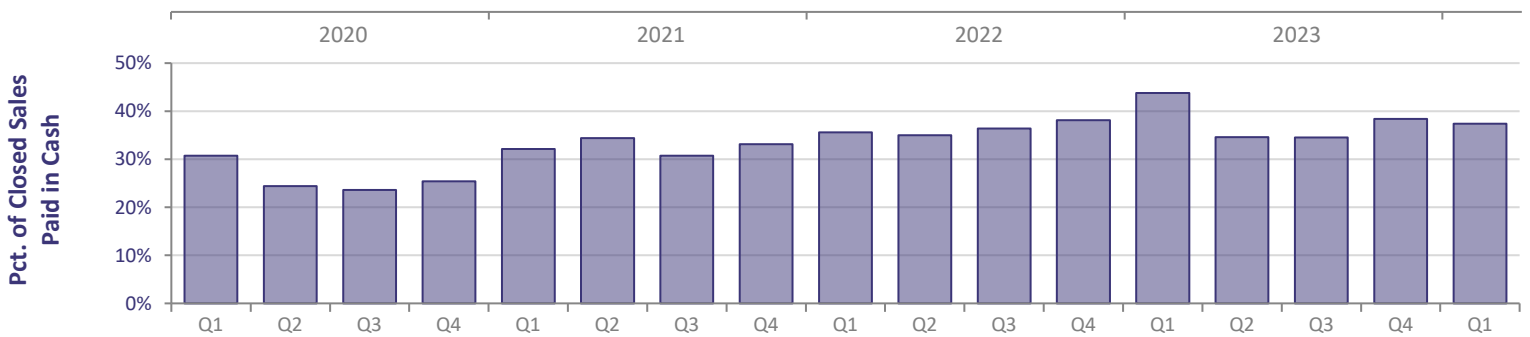


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	37.4%	-14.6%
Q1 2024	37.4%	-14.6%
Q4 2023	38.4%	0.8%
Q3 2023	34.5%	-5.2%
Q2 2023	34.6%	-1.1%
Q1 2023	43.8%	23.0%
Q4 2022	38.1%	15.1%
Q3 2022	36.4%	18.6%
Q2 2022	35.0%	1.7%
Q1 2022	35.6%	10.9%
Q4 2021	33.1%	30.3%
Q3 2021	30.7%	30.1%
Q2 2021	34.4%	41.0%
Q1 2021	32.1%	4.6%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

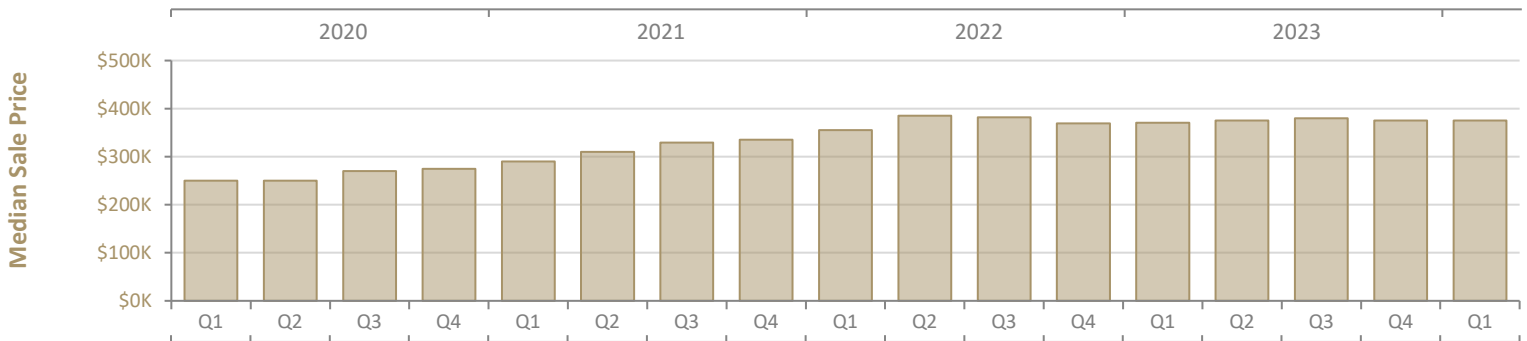
This report describes member activity for the association and is not confined to any specific geographic area.

Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$375,000	1.2%
Q1 2024	\$375,000	1.2%
Q4 2023	\$375,000	1.5%
Q3 2023	\$380,000	-0.6%
Q2 2023	\$375,000	-2.6%
Q1 2023	\$370,500	4.4%
Q4 2022	\$369,410	10.3%
Q3 2022	\$382,210	16.2%
Q2 2022	\$385,000	24.2%
Q1 2022	\$355,000	22.4%
Q4 2021	\$335,000	21.8%
Q3 2021	\$329,000	21.9%
Q2 2021	\$310,000	24.0%
Q1 2021	\$290,000	16.0%

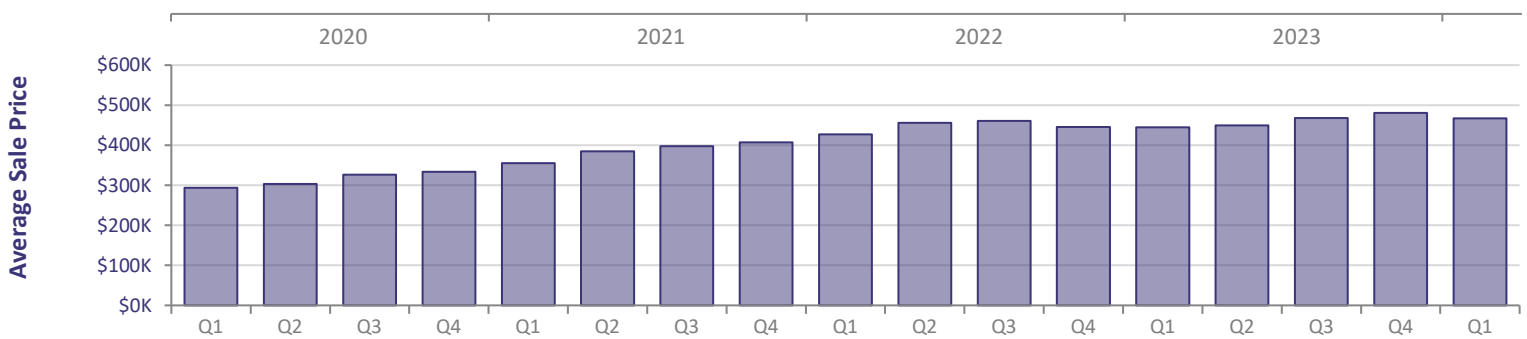


Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$467,181	5.1%
Q1 2024	\$467,181	5.1%
Q4 2023	\$480,683	7.8%
Q3 2023	\$467,726	1.6%
Q2 2023	\$449,492	-1.3%
Q1 2023	\$444,520	4.1%
Q4 2022	\$445,836	9.6%
Q3 2022	\$460,348	15.8%
Q2 2022	\$455,607	18.5%
Q1 2022	\$426,918	20.2%
Q4 2021	\$406,761	21.8%
Q3 2021	\$397,679	21.8%
Q2 2021	\$384,410	26.8%
Q1 2021	\$355,056	21.0%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

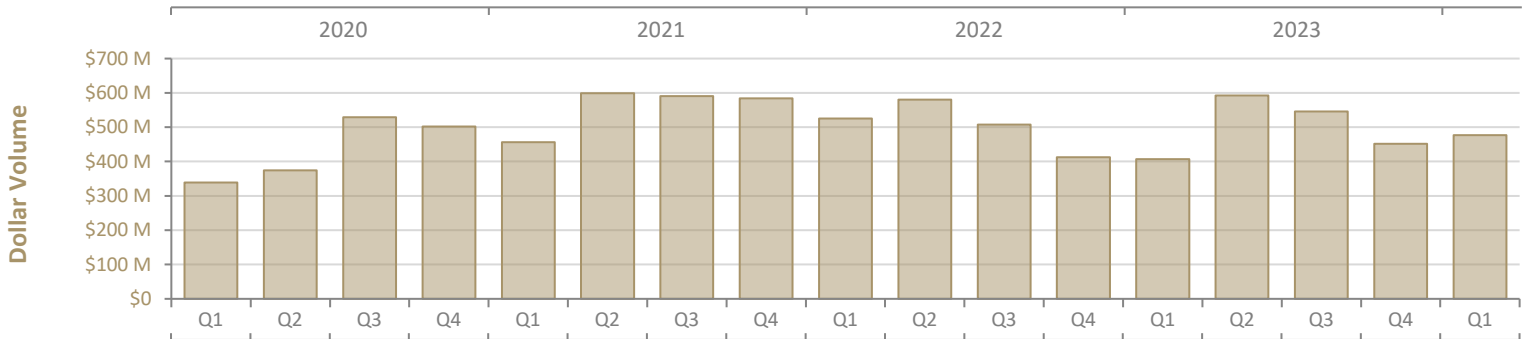
This report describes member activity for the association and is not confined to any specific geographic area.

Dollar Volume

The sum of the sale prices for all sales which closed during the quarter

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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$476.5 Million	17.0%
Q1 2024	\$476.5 Million	17.0%
Q4 2023	\$451.8 Million	9.6%
Q3 2023	\$545.8 Million	7.6%
Q2 2023	\$592.4 Million	2.1%
Q1 2023	\$407.2 Million	-22.5%
Q4 2022	\$412.4 Million	-29.4%
Q3 2022	\$507.3 Million	-14.0%
Q2 2022	\$580.4 Million	-3.1%
Q1 2022	\$525.1 Million	15.1%
Q4 2021	\$584.5 Million	16.3%
Q3 2021	\$590.2 Million	11.6%
Q2 2021	\$599.3 Million	60.0%
Q1 2021	\$456.2 Million	34.7%

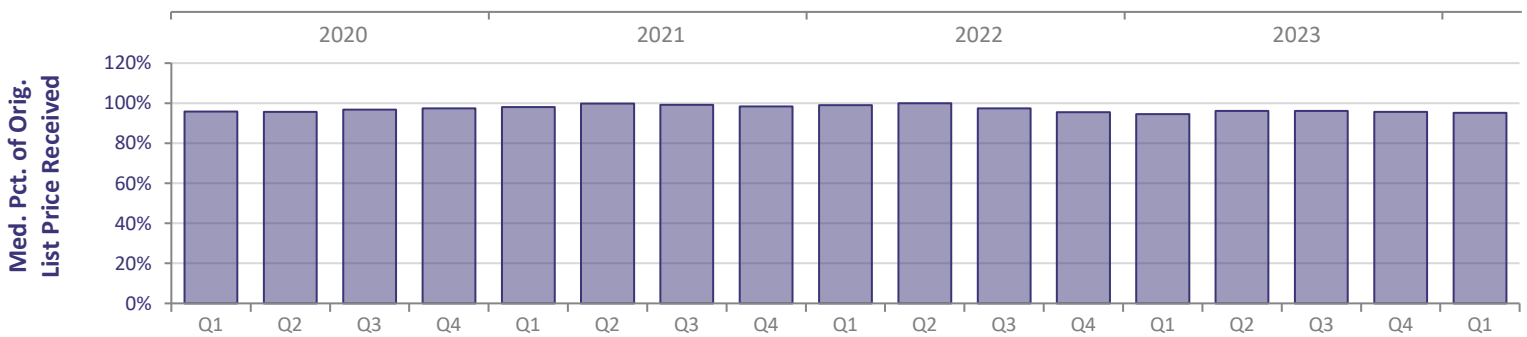


Median Percent of Original List Price Received

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

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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.2%	0.6%
Q1 2024	95.2%	0.6%
Q4 2023	95.7%	0.2%
Q3 2023	96.2%	-1.2%
Q2 2023	96.1%	-3.9%
Q1 2023	94.6%	-4.4%
Q4 2022	95.5%	-2.8%
Q3 2022	97.4%	-1.8%
Q2 2022	100.0%	0.2%
Q1 2022	99.0%	1.0%
Q4 2021	98.3%	0.9%
Q3 2021	99.2%	2.6%
Q2 2021	99.8%	4.3%
Q1 2021	98.0%	2.3%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

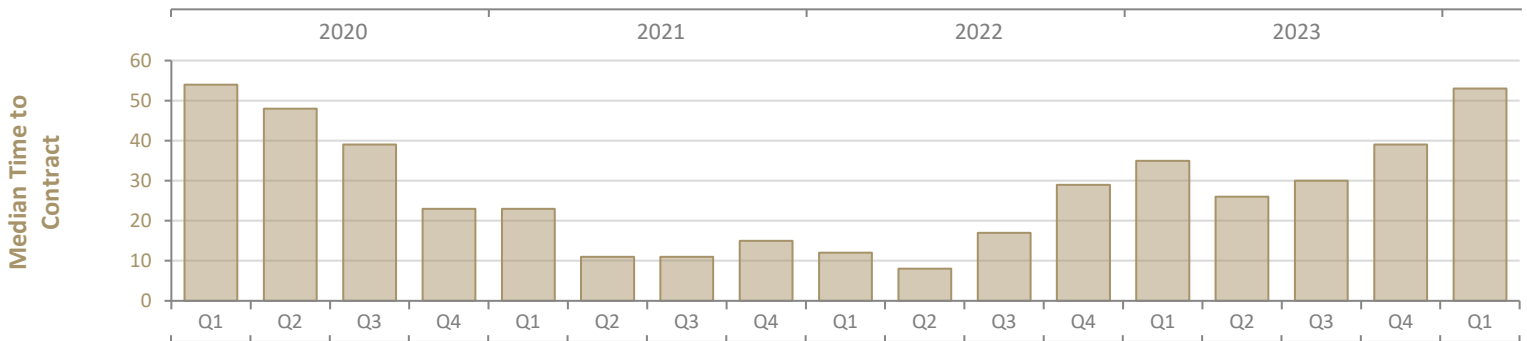
This report describes member activity for the association and is not confined to any specific geographic area.

Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the quarter

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	53 Days	51.4%
Q1 2024	53 Days	51.4%
Q4 2023	39 Days	34.5%
Q3 2023	30 Days	76.5%
Q2 2023	26 Days	225.0%
Q1 2023	35 Days	191.7%
Q4 2022	29 Days	93.3%
Q3 2022	17 Days	54.5%
Q2 2022	8 Days	-27.3%
Q1 2022	12 Days	-47.8%
Q4 2021	15 Days	-34.8%
Q3 2021	11 Days	-71.8%
Q2 2021	11 Days	-77.1%
Q1 2021	23 Days	-57.4%

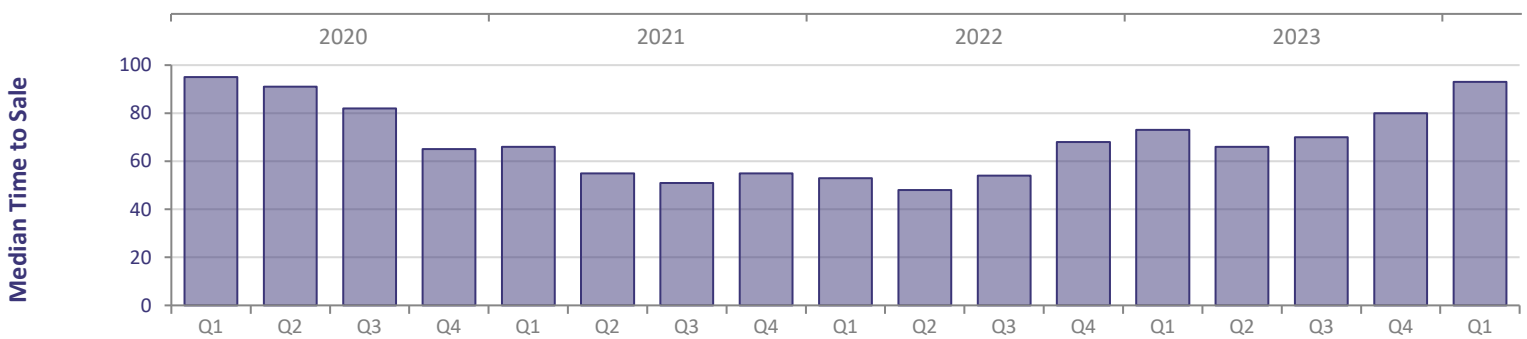


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the quarter

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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	93 Days	27.4%
Q1 2024	93 Days	27.4%
Q4 2023	80 Days	17.6%
Q3 2023	70 Days	29.6%
Q2 2023	66 Days	37.5%
Q1 2023	73 Days	37.7%
Q4 2022	68 Days	23.6%
Q3 2022	54 Days	5.9%
Q2 2022	48 Days	-12.7%
Q1 2022	53 Days	-19.7%
Q4 2021	55 Days	-15.4%
Q3 2021	51 Days	-37.8%
Q2 2021	55 Days	-39.6%
Q1 2021	66 Days	-30.5%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

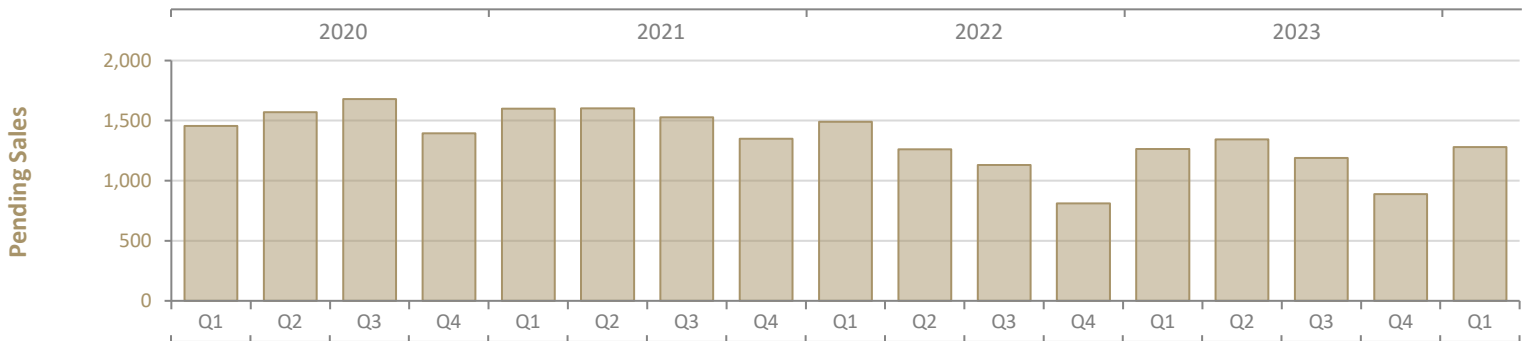
This report describes member activity for the association and is not confined to any specific geographic area.

New Pending Sales

The number of listed properties that went under contract during the quarter

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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,281	1.3%
Q1 2024	1,281	1.3%
Q4 2023	887	9.2%
Q3 2023	1,190	5.1%
Q2 2023	1,345	6.7%
Q1 2023	1,265	-15.1%
Q4 2022	812	-39.8%
Q3 2022	1,132	-25.9%
Q2 2022	1,260	-21.4%
Q1 2022	1,490	-6.9%
Q4 2021	1,349	-3.3%
Q3 2021	1,527	-9.1%
Q2 2021	1,603	2.2%
Q1 2021	1,600	9.8%

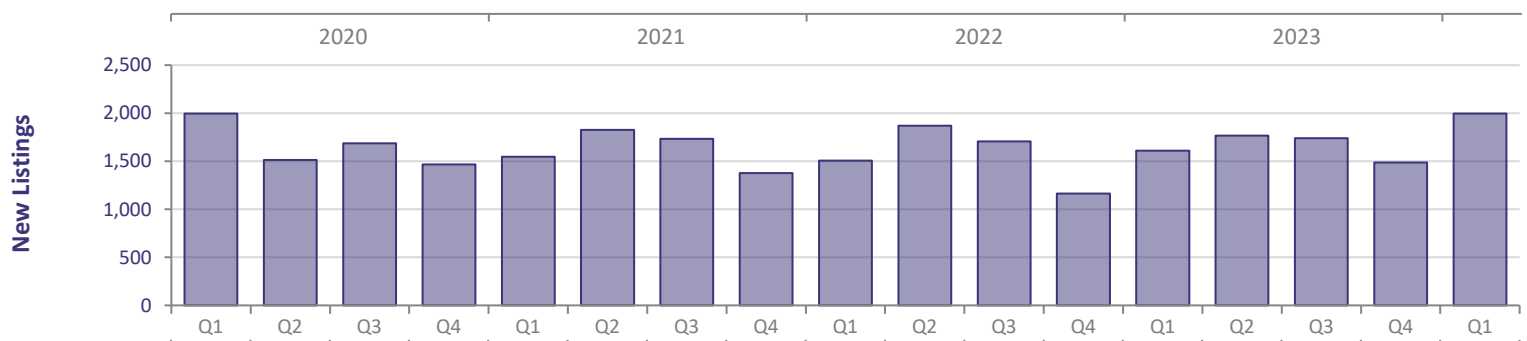


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	1,997	24.1%
Q1 2024	1,997	24.1%
Q4 2023	1,487	27.9%
Q3 2023	1,739	1.8%
Q2 2023	1,767	-5.5%
Q1 2023	1,609	6.9%
Q4 2022	1,163	-15.5%
Q3 2022	1,708	-1.4%
Q2 2022	1,870	2.5%
Q1 2022	1,505	-2.7%
Q4 2021	1,377	-6.2%
Q3 2021	1,732	2.6%
Q2 2021	1,825	20.6%
Q1 2021	1,547	-22.5%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area
ASSOCIATION OF REALTORS®

Daytona Beach Area Association of REALTORS®

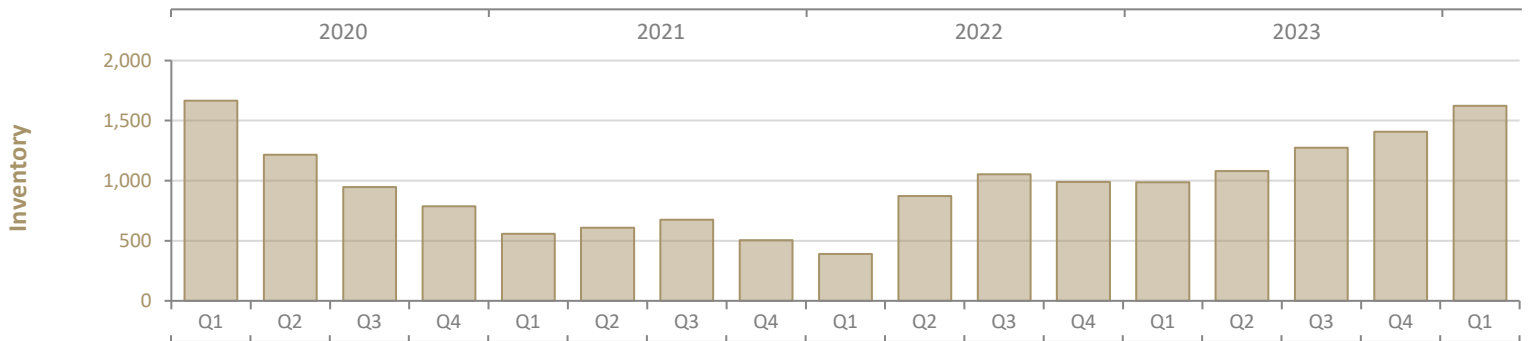
This report describes member activity for the association and is not confined to any specific geographic area.

Inventory (Active Listings)

The number of property listings active at the end of the quarter

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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	1,580	54.8%
Q1 2024	1,624	64.7%
Q4 2023	1,408	42.4%
Q3 2023	1,275	21.1%
Q2 2023	1,079	23.7%
Q1 2023	986	152.2%
Q4 2022	989	95.5%
Q3 2022	1,053	56.2%
Q2 2022	872	43.4%
Q1 2022	391	-29.8%
Q4 2021	506	-35.7%
Q3 2021	674	-28.9%
Q2 2021	608	-50.0%
Q1 2021	557	-66.5%

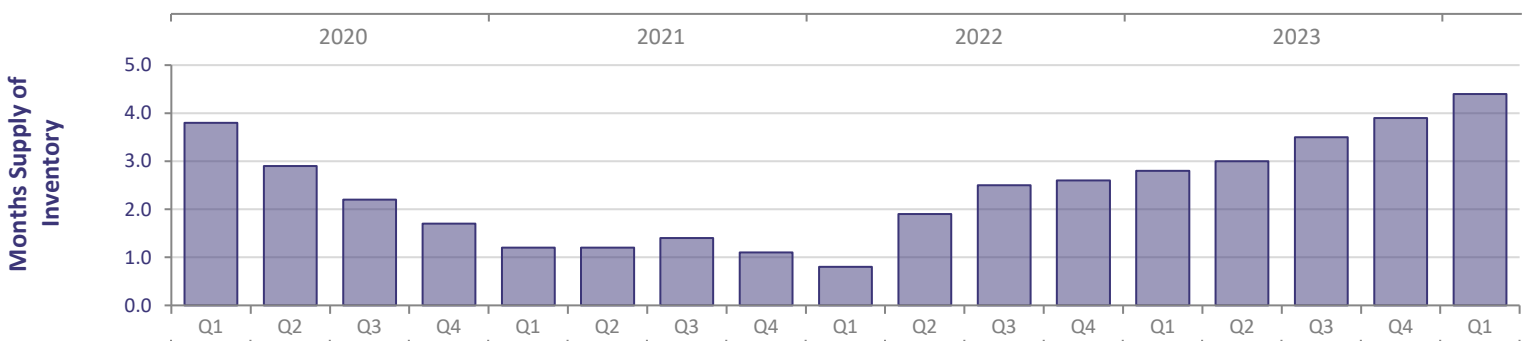


Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.3	48.3%
Q1 2024	4.4	57.1%
Q4 2023	3.9	50.0%
Q3 2023	3.5	40.0%
Q2 2023	3.0	57.9%
Q1 2023	2.8	250.0%
Q4 2022	2.6	136.4%
Q3 2022	2.5	78.6%
Q2 2022	1.9	58.3%
Q1 2022	0.8	-33.3%
Q4 2021	1.1	-35.3%
Q3 2021	1.4	-36.4%
Q2 2021	1.2	-58.6%
Q1 2021	1.2	-68.4%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area Association of REALTORS®

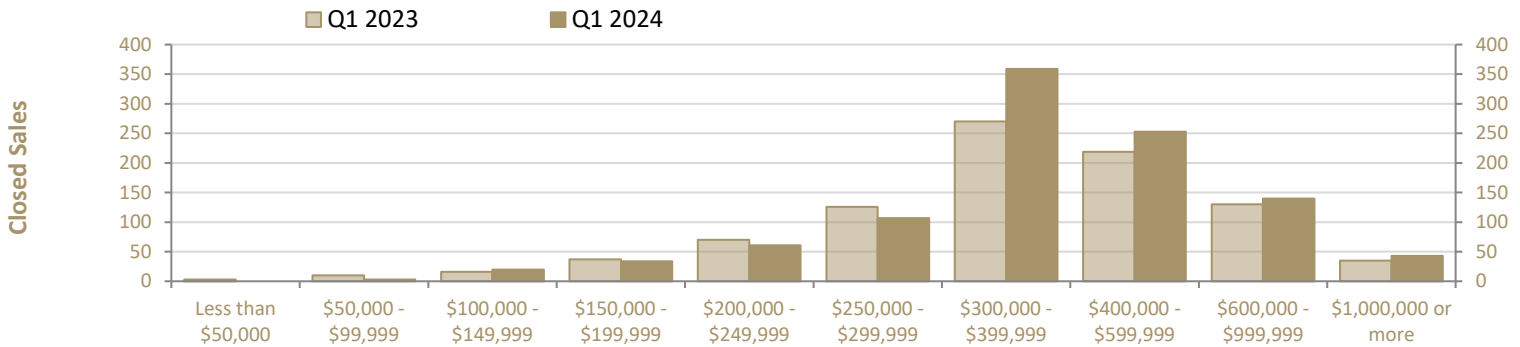
This report describes member activity for the association and is not confined to any specific geographic area.

Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	3	-70.0%
\$100,000 - \$149,999	20	25.0%
\$150,000 - \$199,999	34	-8.1%
\$200,000 - \$249,999	61	-12.9%
\$250,000 - \$299,999	107	-15.1%
\$300,000 - \$399,999	359	33.0%
\$400,000 - \$599,999	253	15.5%
\$600,000 - \$999,999	140	7.7%
\$1,000,000 or more	43	22.9%

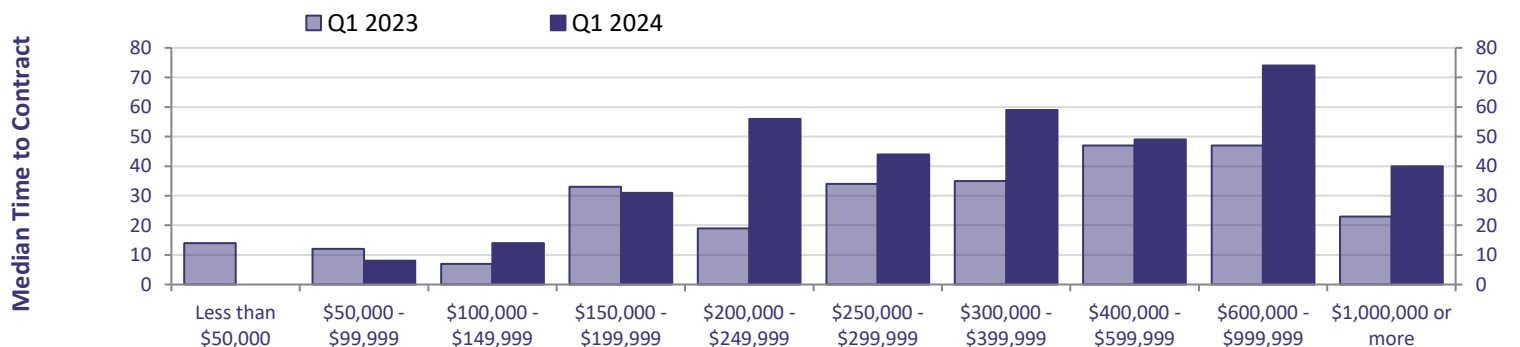


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the quarter

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 quarter. 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	8 Days	-33.3%
\$100,000 - \$149,999	14 Days	100.0%
\$150,000 - \$199,999	31 Days	-6.1%
\$200,000 - \$249,999	56 Days	194.7%
\$250,000 - \$299,999	44 Days	29.4%
\$300,000 - \$399,999	59 Days	68.6%
\$400,000 - \$599,999	49 Days	4.3%
\$600,000 - \$999,999	74 Days	57.4%
\$1,000,000 or more	40 Days	73.9%



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Market Detail - Q1 2024

Single-Family Homes



Daytona Beach Area Association of REALTORS®

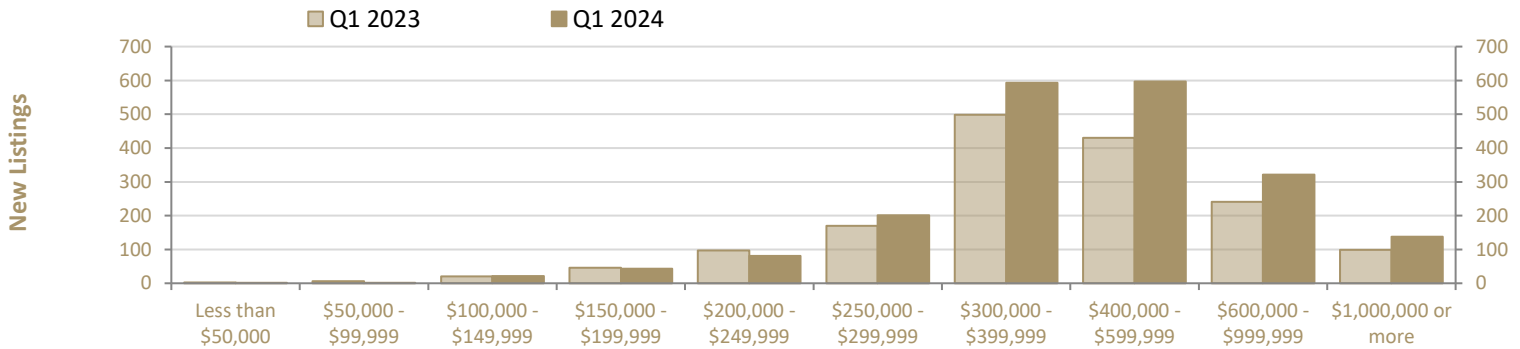
This report describes member activity for the association and is not confined to any specific geographic area.

New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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	1	-50.0%
\$50,000 - \$99,999	1	-83.3%
\$100,000 - \$149,999	21	5.0%
\$150,000 - \$199,999	43	-6.5%
\$200,000 - \$249,999	81	-16.5%
\$250,000 - \$299,999	201	18.2%
\$300,000 - \$399,999	593	19.1%
\$400,000 - \$599,999	597	38.8%
\$600,000 - \$999,999	321	33.2%
\$1,000,000 or more	138	39.4%

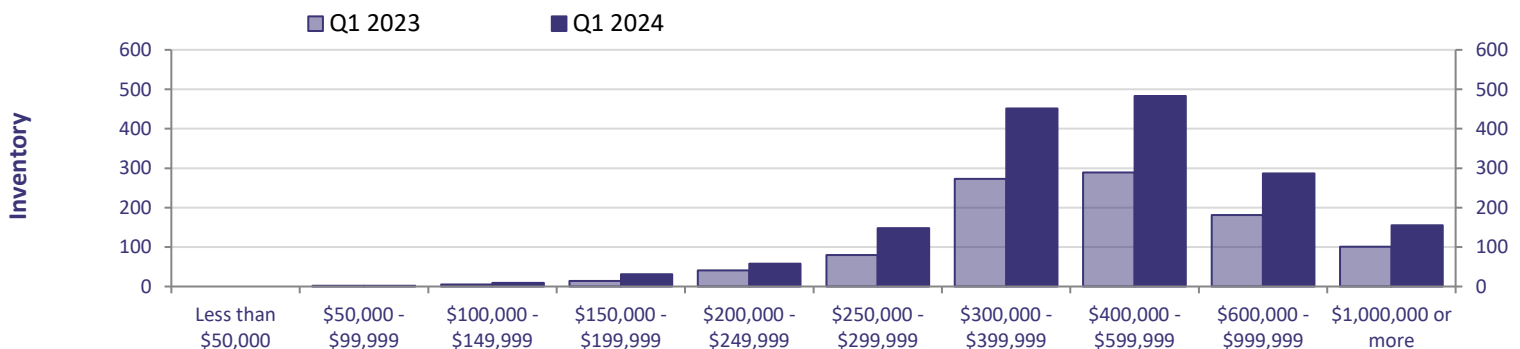


Inventory by Current Listing Price

The number of property listings active at the end of the quarter

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 quarter, and hold this number to compare with the same quarter 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	2	0.0%
\$100,000 - \$149,999	9	80.0%
\$150,000 - \$199,999	31	121.4%
\$200,000 - \$249,999	58	41.5%
\$250,000 - \$299,999	148	85.0%
\$300,000 - \$399,999	451	65.2%
\$400,000 - \$599,999	483	67.1%
\$600,000 - \$999,999	287	58.6%
\$1,000,000 or more	155	53.5%



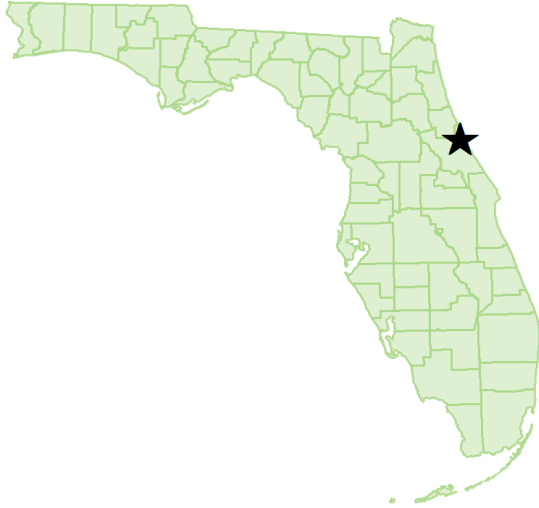
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.

Quarterly Distressed Market - Q1 2024

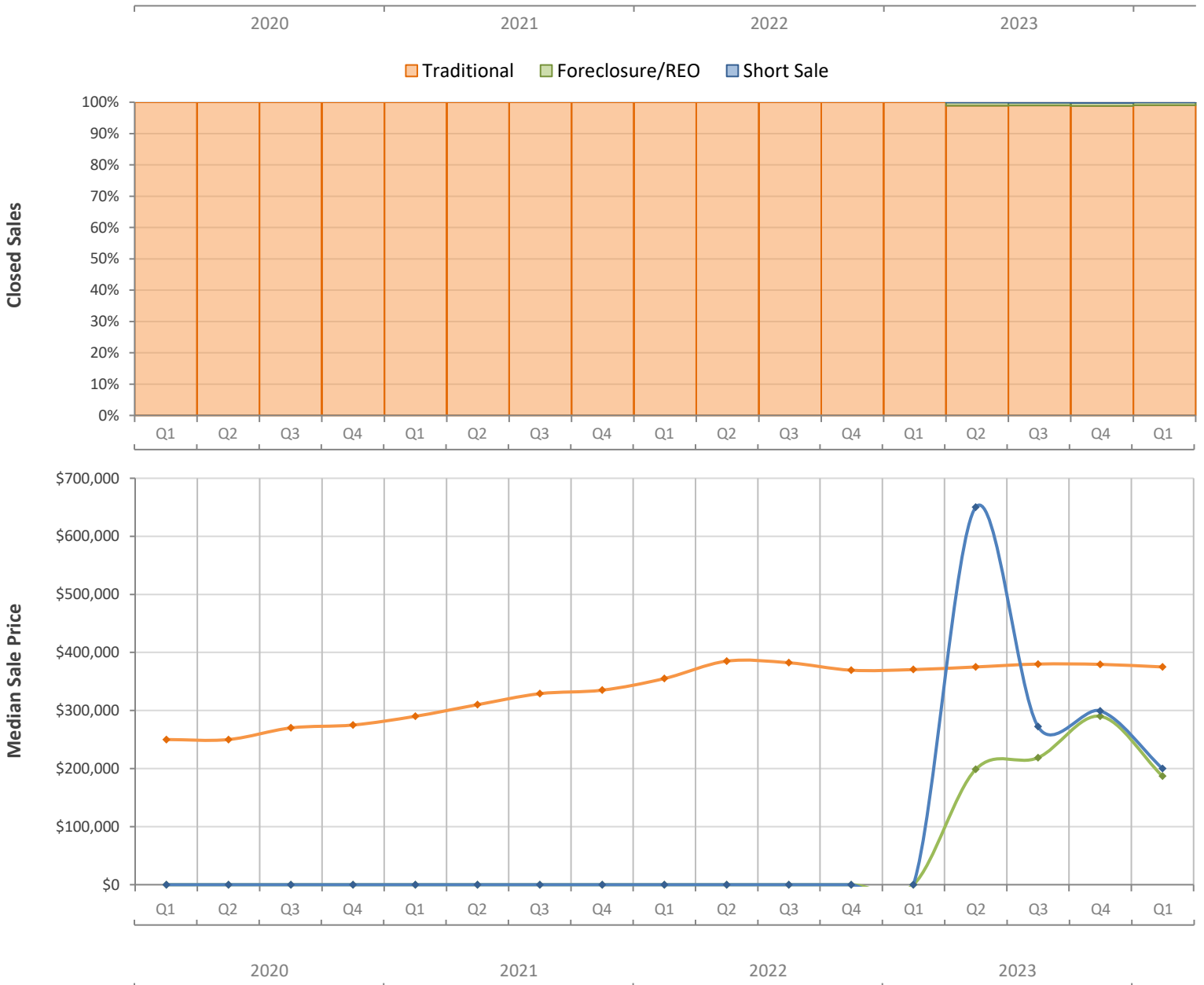
Single-Family Homes

Daytona Beach Area Association of REALTORS®

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



		Q1 2024	Q1 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,010	916	10.3%
	Median Sale Price	\$375,000	\$370,500	1.2%
Foreclosure/REO	Closed Sales	9	0	N/A
	Median Sale Price	\$187,000	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$200,000	(No Sales)	N/A



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 Thursday, April 18, 2024. Next data release is Tuesday, July 23, 2024.