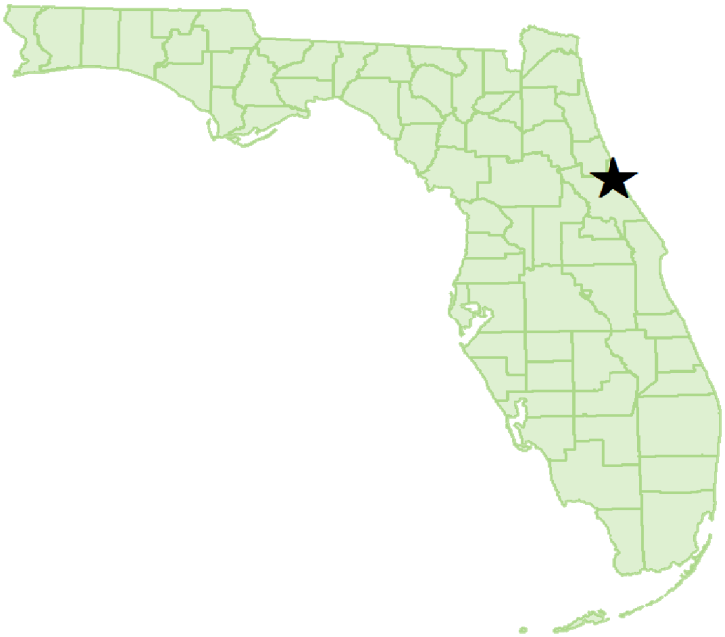
Monthly Market Detail - March 2018

Single Family Homes

Daytona Beach Area Association of REALTORS®



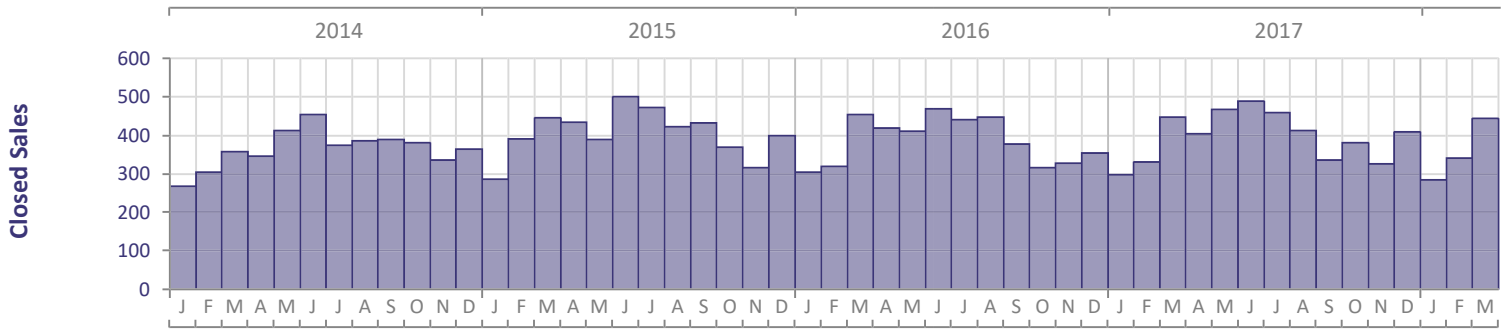
Summary Statistics	March 2018	March 2017	Percent Change Year-over-Year
Closed Sales	444	448	-0.9%
Paid in Cash	140	151	-7.3%
Median Sale Price	$234,998	$198,450	18.4%
Average Sale Price	$271,506	$245,245	10.7%
Dollar Volume	$120.5 Million	$109.9 Million	9.7%
Median Percent of Original List Price Received	95.5%	95.6%	-0.1%
Median Time to Contract	50 Days	46 Days	8.7%
Median Time to Sale	92 Days	87 Days	5.7%
New Pending Sales	553	511	8.2%
New Listings	689	645	6.8%
Pending Inventory	744	728	2.2%
Inventory (Active Listings)	1,650	1,488	10.9%
Months Supply of Inventory	4.2	3.8	10.5%

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	1,069	-0.7%
March 2018	**444**	**-0.9%**
February 2018	342	3.3%
January 2018	283	-4.7%
December 2017	408	15.3%
November 2017	325	-0.9%
October 2017	380	19.9%
September 2017	337	-10.8%
August 2017	413	-7.8%
July 2017	458	4.1%
June 2017	488	4.1%
May 2017	467	13.6%
April 2017	404	-3.8%
March 2017	448	-1.5%



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 Monday, April 23, 2018. Next data release is Thursday, May 24, 2018.