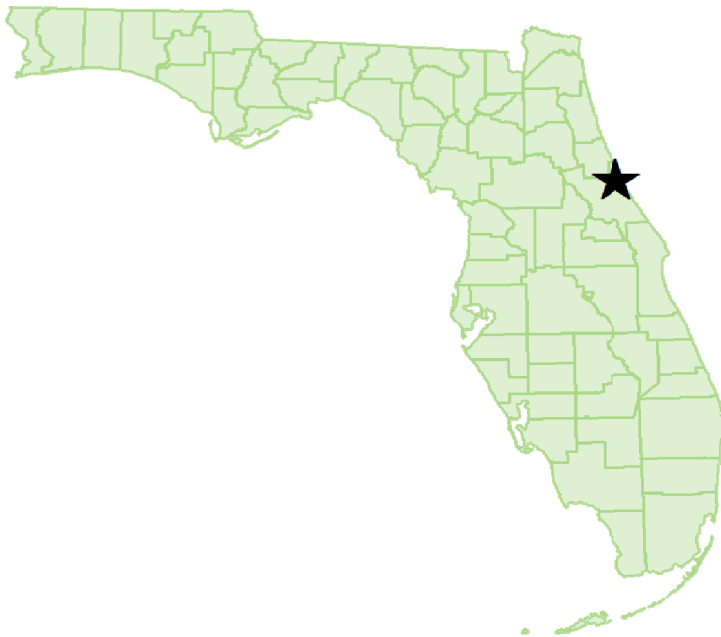


Monthly Market Detail - April 2019

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	April 2019	April 2018	Percent Change Year-over-Year
Closed Sales	478	448	6.7%
Paid in Cash	168	124	35.5%
Median Sale Price	\$230,000	\$227,250	1.2%
Average Sale Price	\$275,514	\$271,684	1.4%
Dollar Volume	\$131.7 Million	\$121.7 Million	8.2%
Median Percent of Original List Price Received	95.2%	95.5%	-0.3%
Median Time to Contract	49 Days	40 Days	22.5%
Median Time to Sale	83 Days	82 Days	1.2%
New Pending Sales	529	550	-3.8%
New Listings	619	659	-6.1%
Pending Inventory	788	802	-1.7%
Inventory (Active Listings)	1,727	1,660	4.0%
Months Supply of Inventory	4.2	4.2	0.0%

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	1,443	-4.9%
April 2019	478	6.7%
March 2019	410	-7.7%
February 2019	284	-17.0%
January 2019	271	-4.2%
December 2018	393	-3.7%
November 2018	352	8.3%
October 2018	404	6.3%
September 2018	388	15.1%
August 2018	473	14.5%
July 2018	454	-0.9%
June 2018	469	-3.9%
May 2018	505	8.1%
April 2018	448	10.9%

