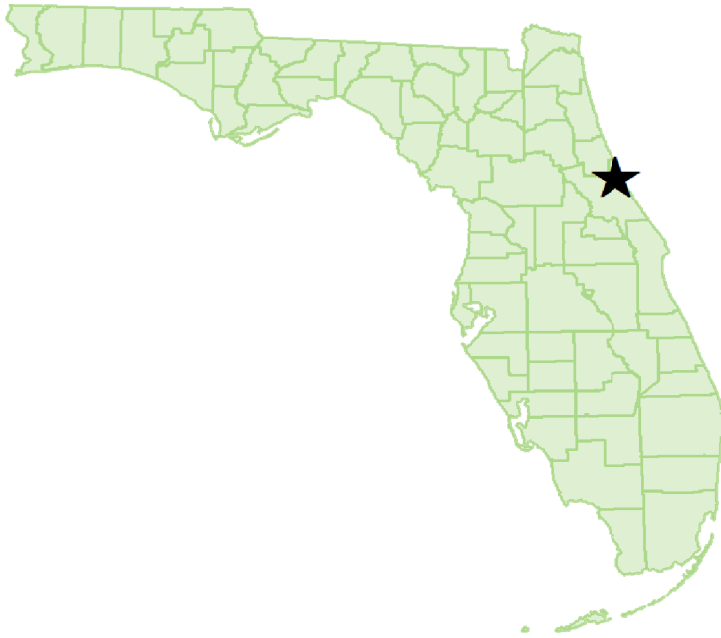


# Monthly Market Detail - April 2019

## Townhouses and Condos

### 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	202	199	1.5%
Paid in Cash	111	102	8.8%
Median Sale Price	\$192,245	\$190,000	1.2%
Average Sale Price	\$216,320	\$220,604	-1.9%
Dollar Volume	\$43.7 Million	\$43.9 Million	-0.5%
Median Percent of Original List Price Received	94.4%	94.9%	-0.5%
Median Time to Contract	48 Days	48 Days	0.0%
Median Time to Sale	78 Days	86 Days	-9.3%
New Pending Sales	223	189	18.0%
New Listings	331	299	10.7%
Pending Inventory	276	238	16.0%
Inventory (Active Listings)	1,060	975	8.7%
Months Supply of Inventory	6.2	5.8	6.9%

## 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	607	-4.1%
April 2019	<b>202</b>	<b>1.5%</b>
March 2019	150	-13.8%
February 2019	143	6.7%
January 2019	112	-11.1%
December 2018	156	-10.9%
November 2018	165	18.7%
October 2018	180	29.5%
September 2018	174	15.2%
August 2018	218	4.3%
July 2018	183	12.3%
June 2018	193	6.6%
May 2018	190	-16.3%
April 2018	199	8.7%

