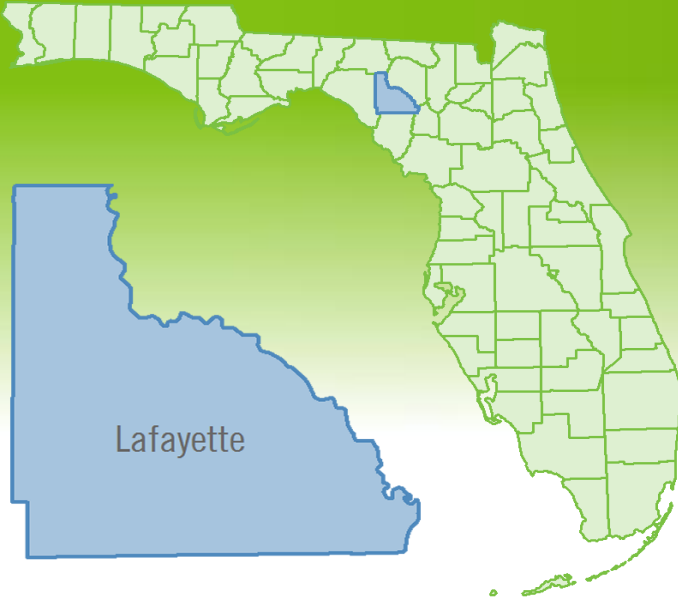


Monthly Market Detail - November 2023

Single-Family Homes

Lafayette County



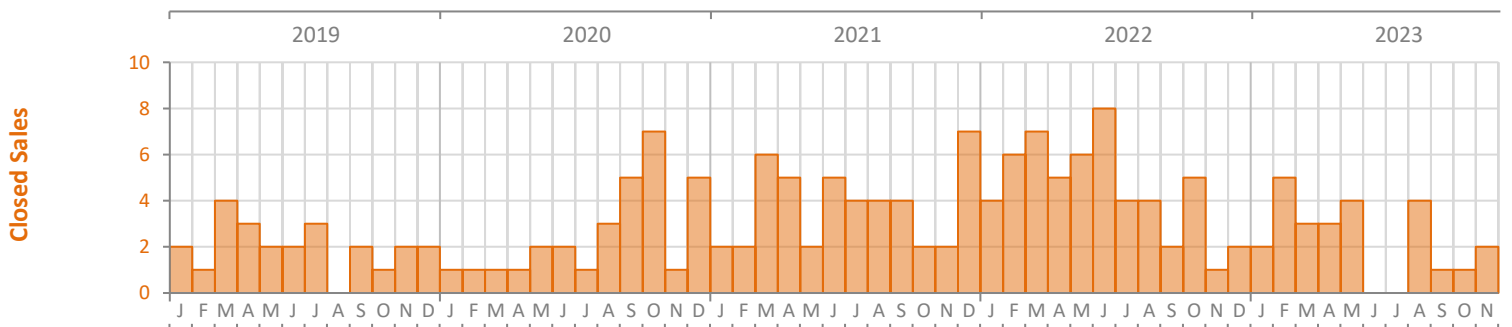
Summary Statistics	November 2023	November 2022	Percent Change Year-over-Year
Closed Sales	2	1	100.0%
Paid in Cash	1	1	0.0%
Median Sale Price	\$415,000	\$165,000	151.5%
Average Sale Price	\$415,000	\$165,000	151.5%
Dollar Volume	\$830,000	\$165,000	403.0%
Median Percent of Original List Price Received	95.7%	61.3%	56.1%
Median Time to Contract	48 Days	112 Days	-57.1%
Median Time to Sale	71 Days	119 Days	-40.3%
New Pending Sales	1	2	-50.0%
New Listings	2	5	-60.0%
Pending Inventory	1	4	-75.0%
Inventory (Active Listings)	18	19	-5.3%
Months Supply of Inventory	8.0	3.9	105.1%

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	25	-51.9%
November 2023	2	100.0%
October 2023	1	-80.0%
September 2023	1	-50.0%
August 2023	4	0.0%
July 2023	0	-100.0%
June 2023	0	-100.0%
May 2023	4	-33.3%
April 2023	3	-40.0%
March 2023	3	-57.1%
February 2023	5	-16.7%
January 2023	2	-50.0%
December 2022	2	-71.4%
November 2022	1	-50.0%

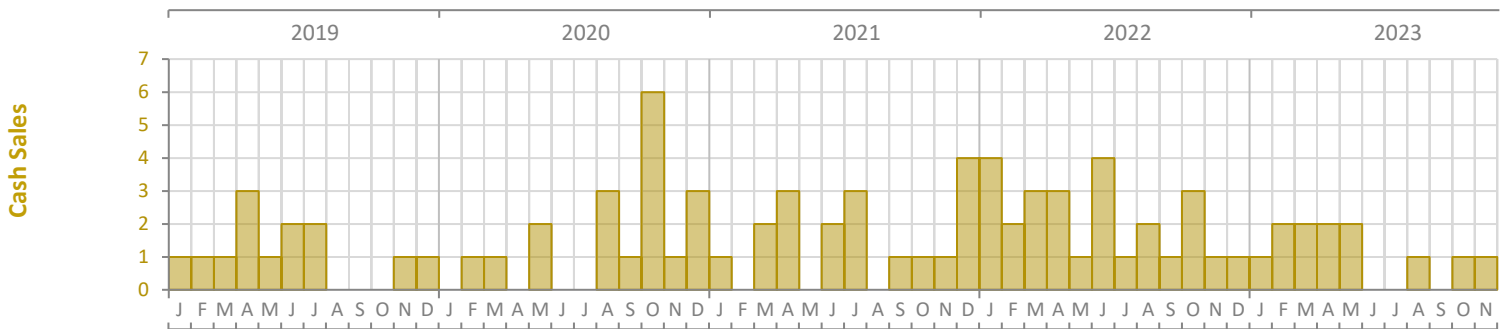


Cash Sales

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	12	-52.0%
November 2023	1	0.0%
October 2023	1	-66.7%
September 2023	0	-100.0%
August 2023	1	-50.0%
July 2023	0	-100.0%
June 2023	0	-100.0%
May 2023	2	100.0%
April 2023	2	-33.3%
March 2023	2	-33.3%
February 2023	2	0.0%
January 2023	1	-75.0%
December 2022	1	-75.0%
November 2022	1	0.0%

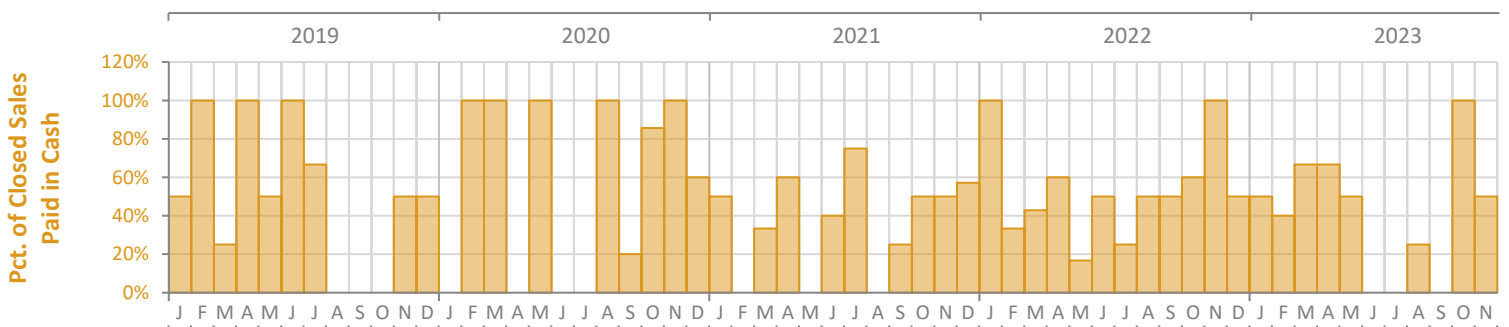


Cash Sales as a Percentage of Closed Sales

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	48.0%	-0.2%
November 2023	50.0%	-50.0%
October 2023	100.0%	66.7%
September 2023	0.0%	-100.0%
August 2023	25.0%	-50.0%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	50.0%	199.4%
April 2023	66.7%	11.2%
March 2023	66.7%	55.5%
February 2023	40.0%	20.1%
January 2023	50.0%	-50.0%
December 2022	50.0%	-12.4%
November 2022	100.0%	100.0%

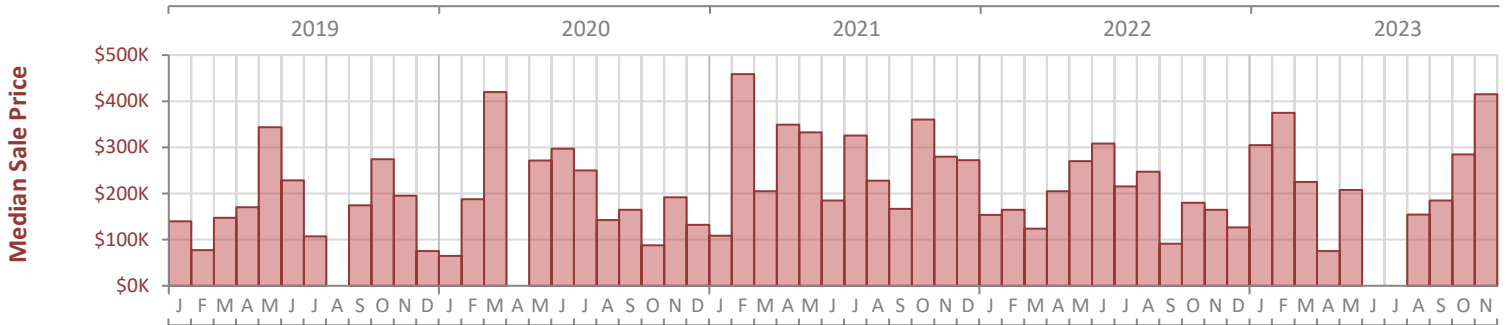


Median Sale Price

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	\$225,000	18.5%
November 2023	\$415,000	151.5%
October 2023	\$285,000	58.4%
September 2023	\$185,000	102.2%
August 2023	\$154,500	-37.6%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	\$207,500	-23.1%
April 2023	\$75,000	-63.4%
March 2023	\$225,000	81.5%
February 2023	\$375,000	127.3%
January 2023	\$304,500	98.4%
December 2022	\$126,250	-53.6%
November 2022	\$165,000	-41.1%

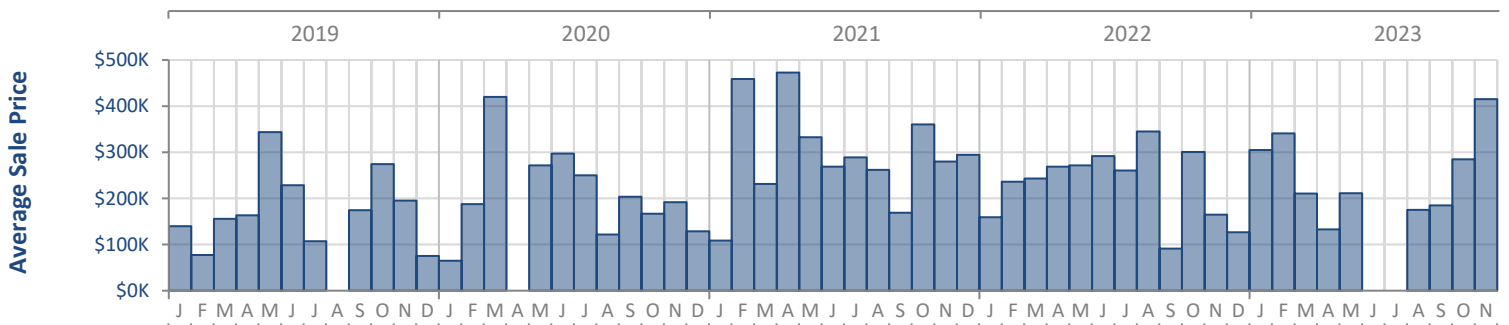


Average Sale Price

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	\$247,600	-3.4%
November 2023	\$415,000	151.5%
October 2023	\$285,000	-5.3%
September 2023	\$185,000	102.2%
August 2023	\$175,125	-49.2%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	\$211,250	-22.1%
April 2023	\$133,167	-50.5%
March 2023	\$210,333	-13.4%
February 2023	\$341,000	44.6%
January 2023	\$304,500	91.5%
December 2022	\$126,250	-57.1%
November 2022	\$165,000	-41.1%



Monthly Market Detail - November 2023

Single-Family Homes

Lafayette County

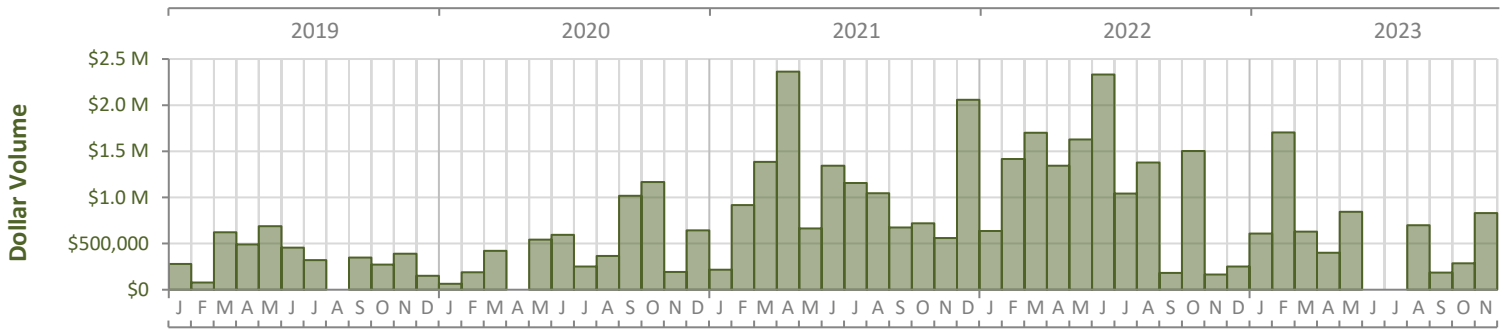


Dollar Volume

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	\$6.2 Million	-53.6%
November 2023	\$830,000	403.0%
October 2023	\$285,000	-81.1%
September 2023	\$185,000	1.1%
August 2023	\$700,500	-49.2%
July 2023	\$0	-100.0%
June 2023	\$0	-100.0%
May 2023	\$845,000	-48.1%
April 2023	\$399,501	-70.3%
March 2023	\$630,999	-62.9%
February 2023	\$1.7 Million	20.5%
January 2023	\$609,000	-4.2%
December 2022	\$252,500	-87.7%
November 2022	\$165,000	-70.5%

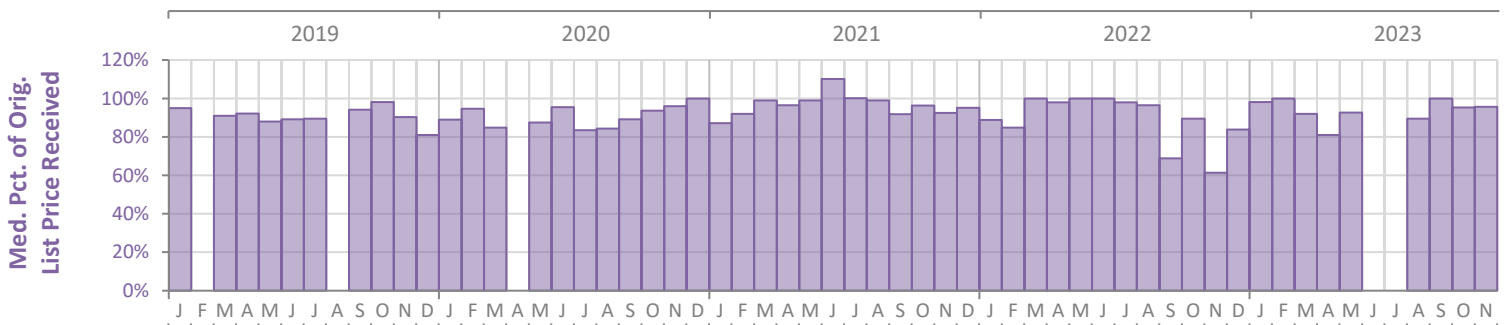


Median Percent of Original List Price Received

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	94.4%	0.0%
November 2023	95.7%	56.1%
October 2023	95.3%	6.6%
September 2023	100.0%	45.3%
August 2023	89.4%	-7.4%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	92.6%	-7.4%
April 2023	81.0%	-17.3%
March 2023	92.0%	-8.0%
February 2023	100.0%	17.9%
January 2023	98.2%	10.6%
December 2022	83.8%	-11.9%
November 2022	61.3%	-33.7%

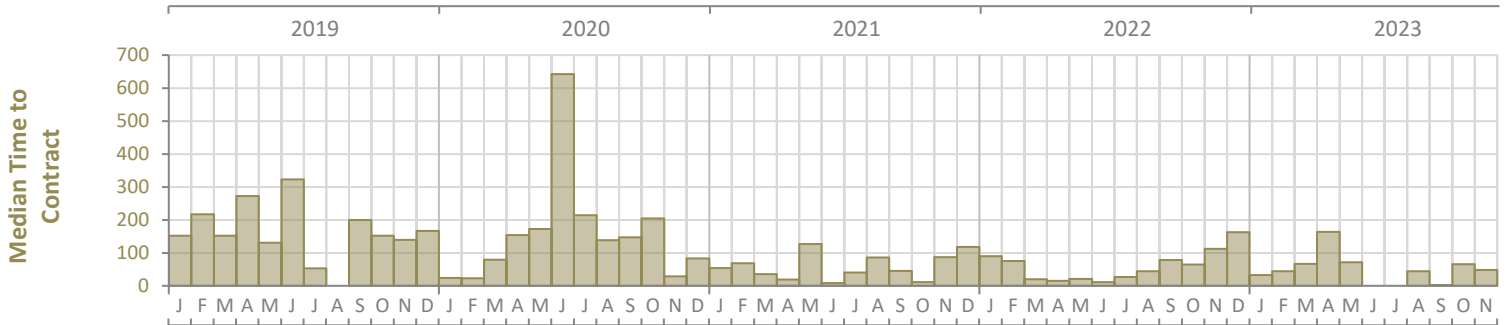


Median Time to Contract

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	53 Days	17.8%
November 2023	48 Days	-57.1%
October 2023	66 Days	1.5%
September 2023	2 Days	-97.4%
August 2023	44 Days	0.0%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	71 Days	238.1%
April 2023	164 Days	993.3%
March 2023	67 Days	235.0%
February 2023	44 Days	-41.3%
January 2023	33 Days	-63.3%
December 2022	163 Days	38.1%
November 2022	112 Days	28.7%

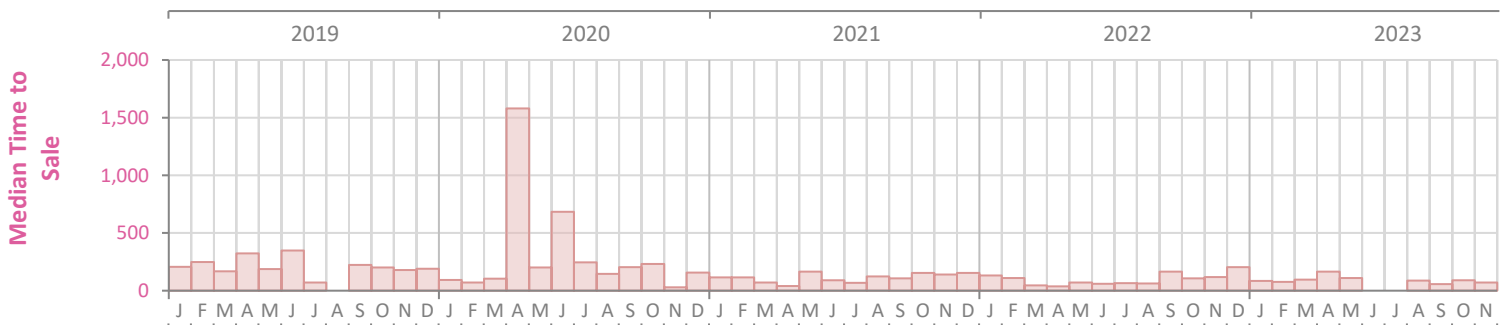


Median Time to Sale

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	97 Days	16.9%
November 2023	71 Days	-40.3%
October 2023	90 Days	-16.7%
September 2023	57 Days	-65.5%
August 2023	87 Days	38.1%
July 2023	(No Sales)	-100.0%
June 2023	(No Sales)	-100.0%
May 2023	111 Days	56.3%
April 2023	164 Days	331.6%
March 2023	97 Days	115.6%
February 2023	75 Days	-32.4%
January 2023	84 Days	-36.8%
December 2022	205 Days	33.1%
November 2022	119 Days	-14.4%

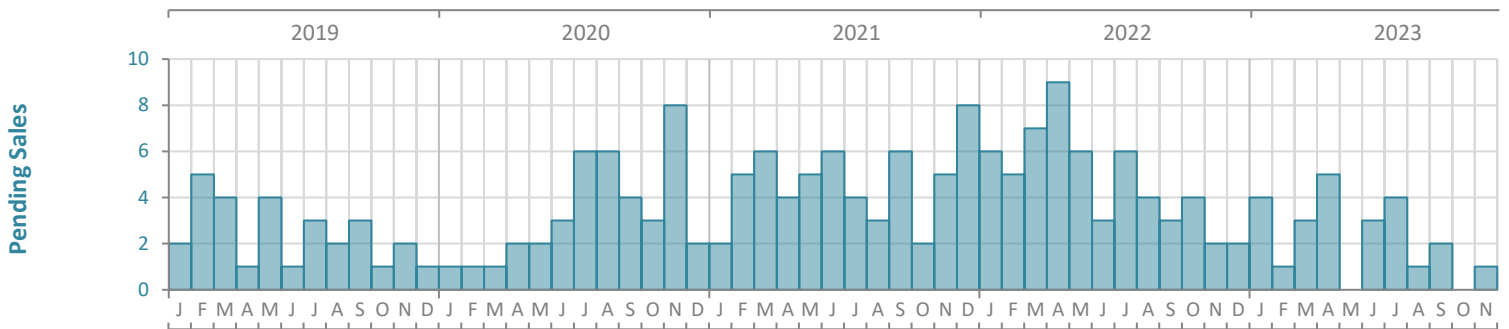


New Pending Sales

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	24	-56.4%
November 2023	1	-50.0%
October 2023	0	-100.0%
September 2023	2	-33.3%
August 2023	1	-75.0%
July 2023	4	-33.3%
June 2023	3	0.0%
May 2023	0	-100.0%
April 2023	5	-44.4%
March 2023	3	-57.1%
February 2023	1	-80.0%
January 2023	4	-33.3%
December 2022	2	-75.0%
November 2022	2	-60.0%

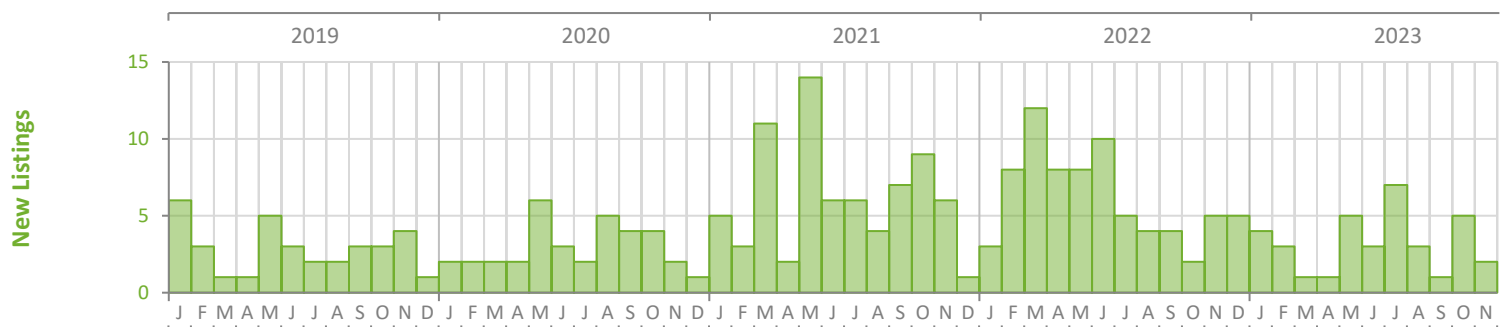


New Listings

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	35	-49.3%
November 2023	2	-60.0%
October 2023	5	150.0%
September 2023	1	-75.0%
August 2023	3	-25.0%
July 2023	7	40.0%
June 2023	3	-70.0%
May 2023	5	-37.5%
April 2023	1	-87.5%
March 2023	1	-91.7%
February 2023	3	-62.5%
January 2023	4	33.3%
December 2022	5	400.0%
November 2022	5	-16.7%

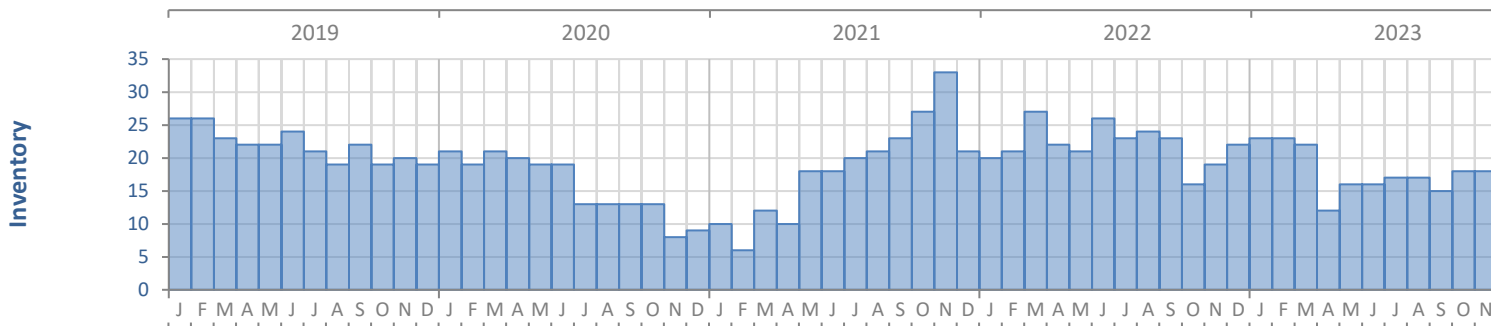


Inventory (Active Listings)

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)	18	-18.6%
November 2023	18	-5.3%
October 2023	18	12.5%
September 2023	15	-34.8%
August 2023	17	-29.2%
July 2023	17	-26.1%
June 2023	16	-38.5%
May 2023	16	-23.8%
April 2023	12	-45.5%
March 2023	22	-18.5%
February 2023	23	9.5%
January 2023	23	15.0%
December 2022	22	4.8%
November 2022	19	-42.4%

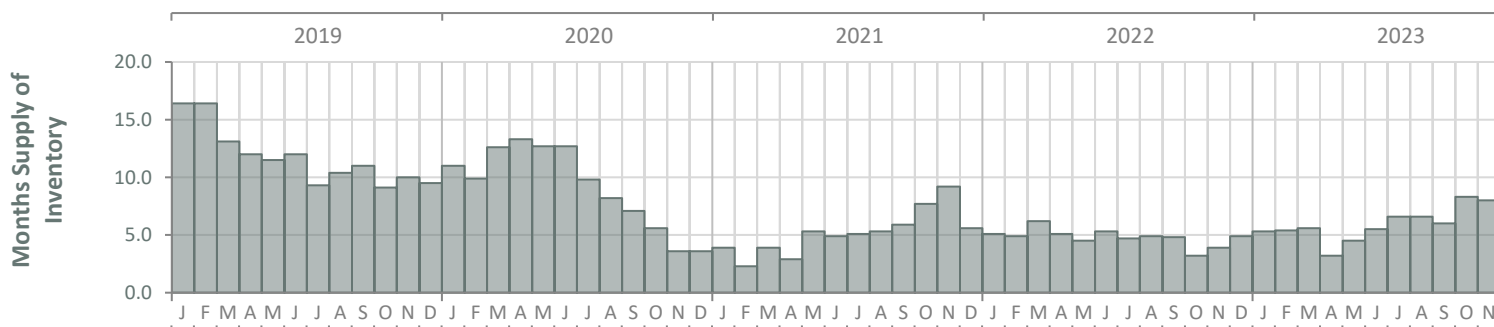


Months Supply of Inventory

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)	5.9	22.9%
November 2023	8.0	105.1%
October 2023	8.3	159.4%
September 2023	6.0	25.0%
August 2023	6.6	34.7%
July 2023	6.6	40.4%
June 2023	5.5	3.8%
May 2023	4.5	0.0%
April 2023	3.2	-37.3%
March 2023	5.6	-9.7%
February 2023	5.4	10.2%
January 2023	5.3	3.9%
December 2022	4.9	-12.5%
November 2022	3.9	-57.6%

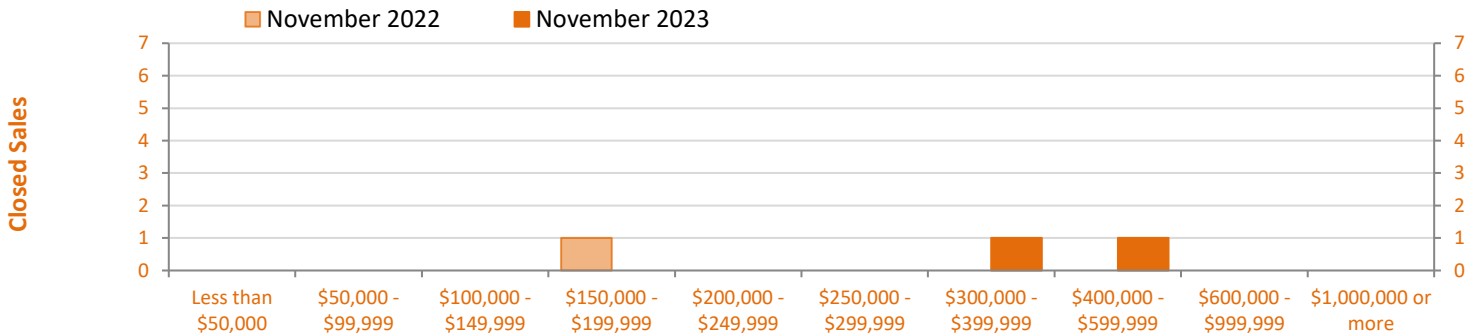


Closed Sales by Sale Price

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	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	N/A
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

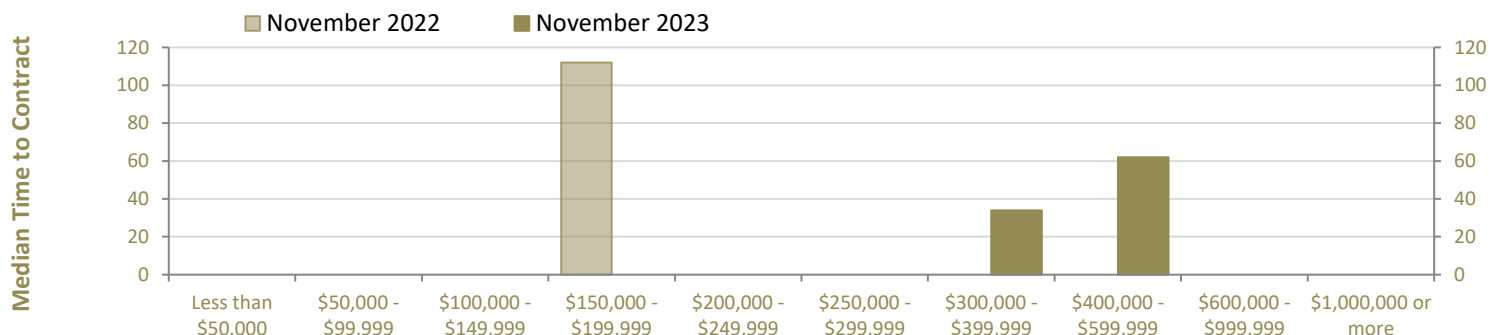


Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	(No Sales)	N/A
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	34 Days	N/A
\$400,000 - \$599,999	62 Days	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

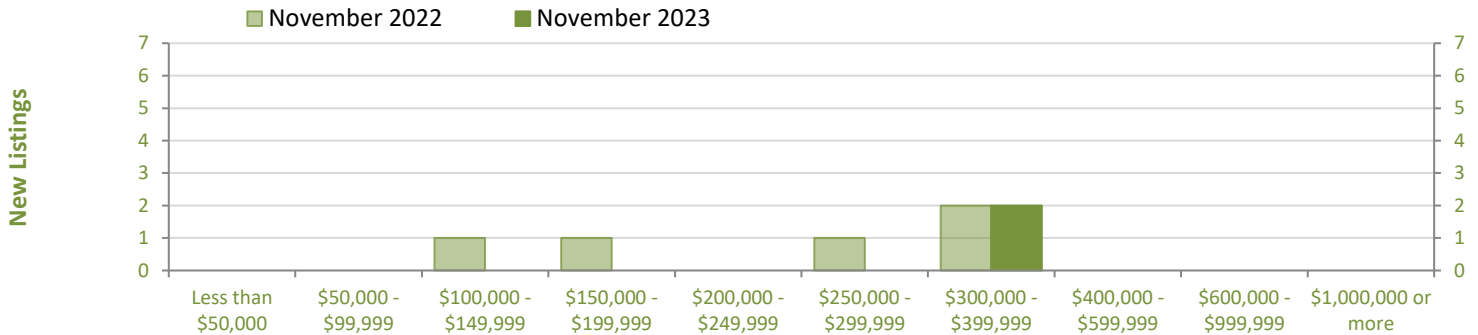


New Listings by Initial Listing Price

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	0	N/A
\$100,000 - \$149,999	0	-100.0%
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	2	0.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

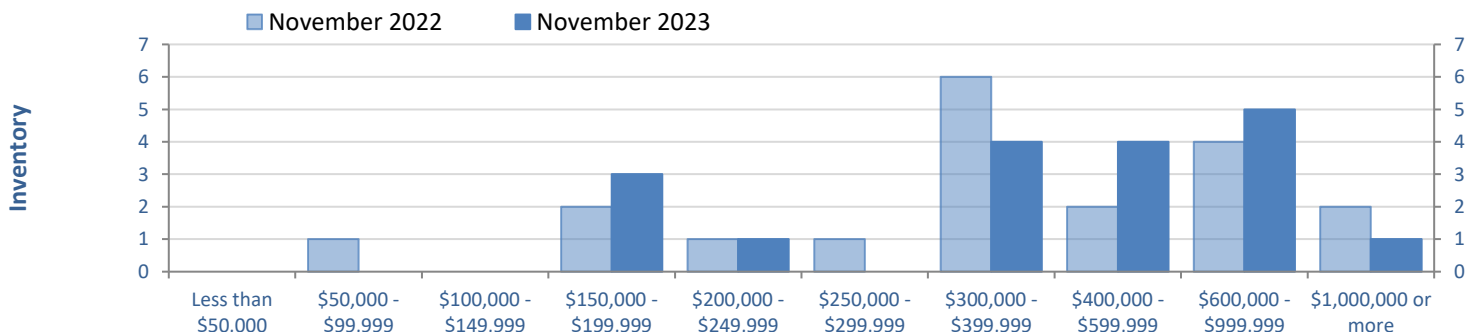


Inventory by Current Listing Price

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.

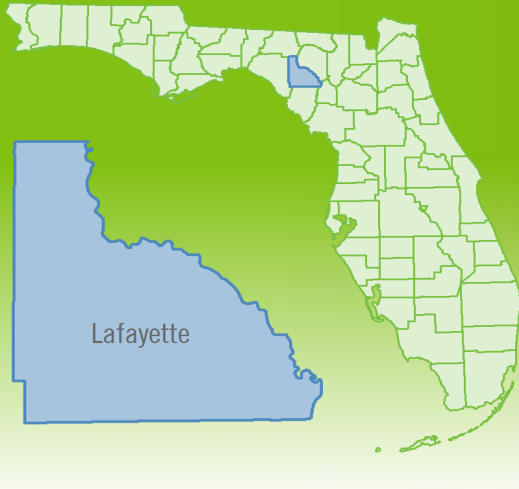
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	3	50.0%
\$200,000 - \$249,999	1	0.0%
\$250,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	4	-33.3%
\$400,000 - \$599,999	4	100.0%
\$600,000 - \$999,999	5	25.0%
\$1,000,000 or more	1	-50.0%



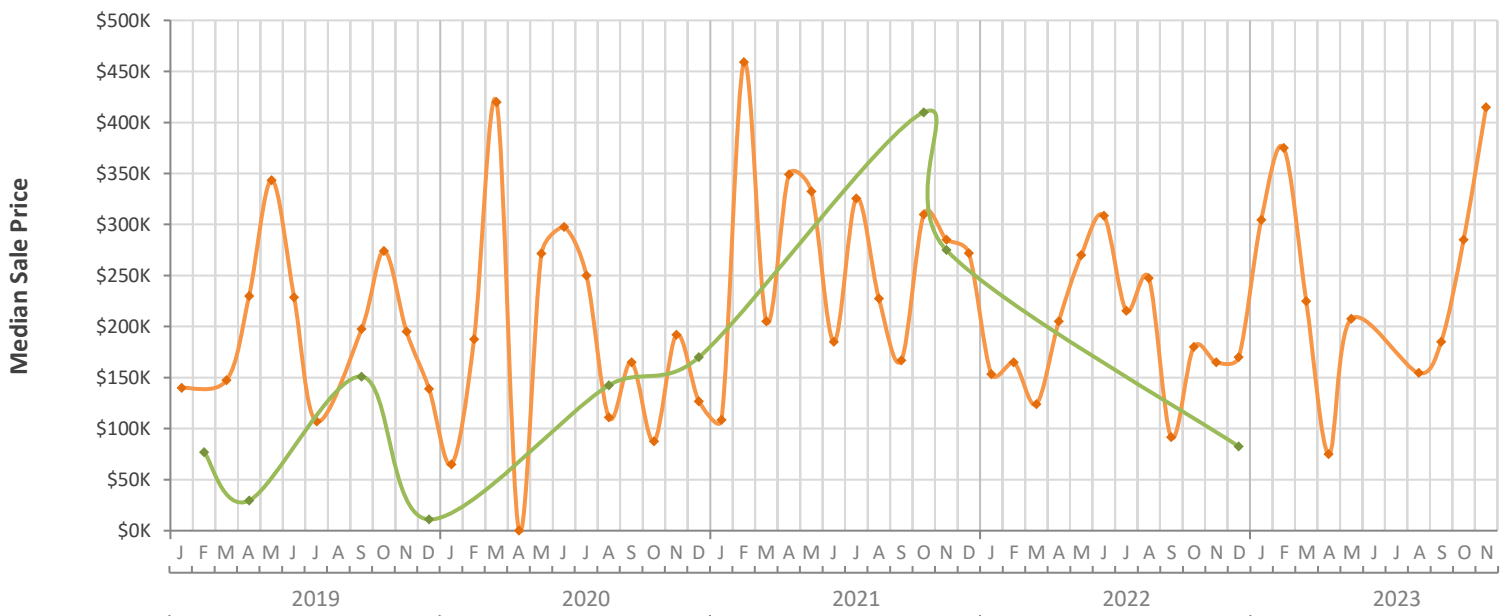
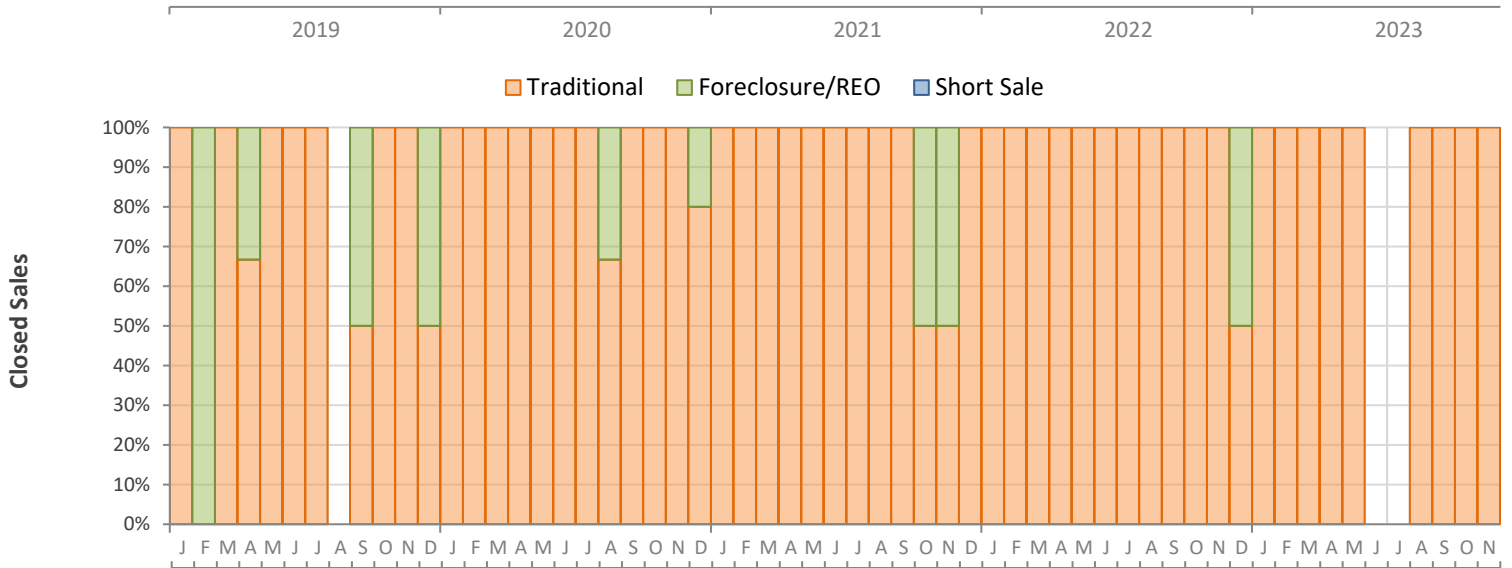
Monthly Distressed Market - November 2023

Single-Family Homes

Lafayette County



		November 2023	November 2022	Percent Change Year-over-Year
Traditional	Closed Sales	2	1	100.0%
	Median Sale Price	\$415,000	\$165,000	151.5%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(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 Wednesday, December 20, 2023. Next data release is TBD.