

Local Market Update – December 2018



Davie

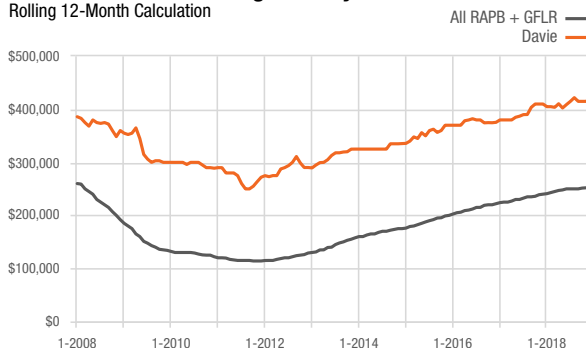
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	36	18	- 50.0%	330	316	- 4.2%
Median Sales Price*	\$355,000	\$365,500	+ 3.0%	\$410,000	\$419,000	+ 2.2%
Average Sales Price*	\$426,932	\$485,500	+ 13.7%	\$467,735	\$499,242	+ 6.7%
Dollar Volume	\$15,369,550	\$8,739,000	- 43.1%	\$153,209,540	\$157,261,658	+ 2.6%
Percent of Original List Price Received*	94.9%	93.7%	- 1.3%	93.0%	93.6%	+ 0.6%
Median Time to Contract	56	54	- 3.6%	62	63	+ 1.6%
Pending Sales	25	23	- 8.0%	335	321	- 4.2%
New Listings	24	29	+ 20.8%	489	511	+ 4.5%
Inventory of Homes for Sale	109	126	+ 15.6%	—	—	—
Months Supply of Inventory	3.9	4.7	+ 20.5%	—	—	—

Townhouse/Condo	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	18	11	- 38.9%	236	226	- 4.2%
Median Sales Price*	\$172,000	\$182,450	+ 6.1%	\$170,000	\$191,000	+ 12.4%
Average Sales Price*	\$203,189	\$180,690	- 11.1%	\$185,261	\$202,902	+ 9.5%
Dollar Volume	\$3,657,400	\$1,807,110	- 50.6%	\$43,721,570	\$45,653,123	+ 4.4%
Percent of Original List Price Received*	95.8%	93.8%	- 2.1%	95.4%	95.5%	+ 0.1%
Median Time to Contract	45	58	+ 28.9%	44	36	- 18.2%
Pending Sales	11	15	+ 36.4%	239	216	- 9.6%
New Listings	14	20	+ 42.9%	294	287	- 2.4%
Inventory of Homes for Sale	35	41	+ 17.1%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

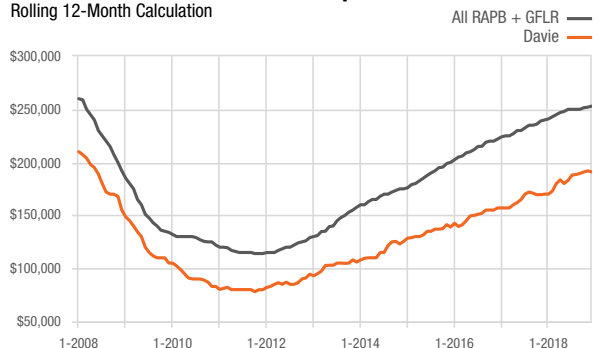
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Co-Op/Townhome

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.