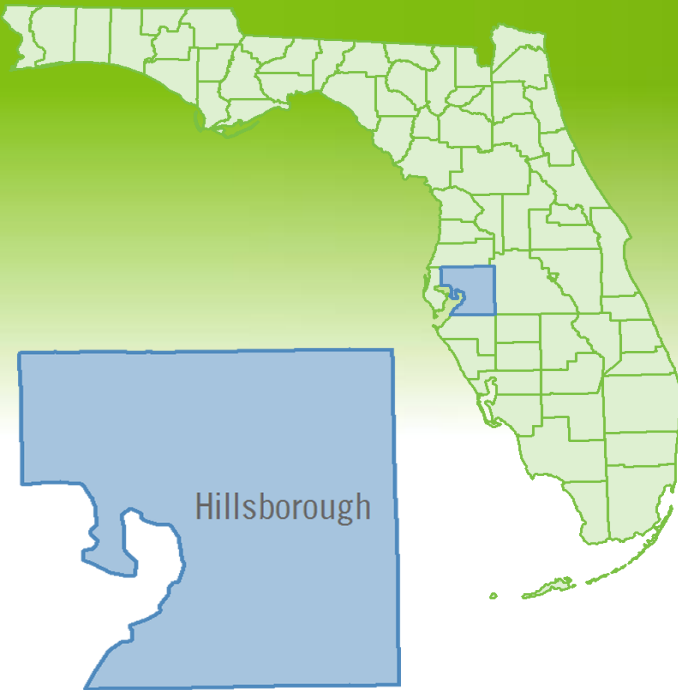


# Monthly Market Detail - May 2022

## Single-Family Homes

### Hillsborough County



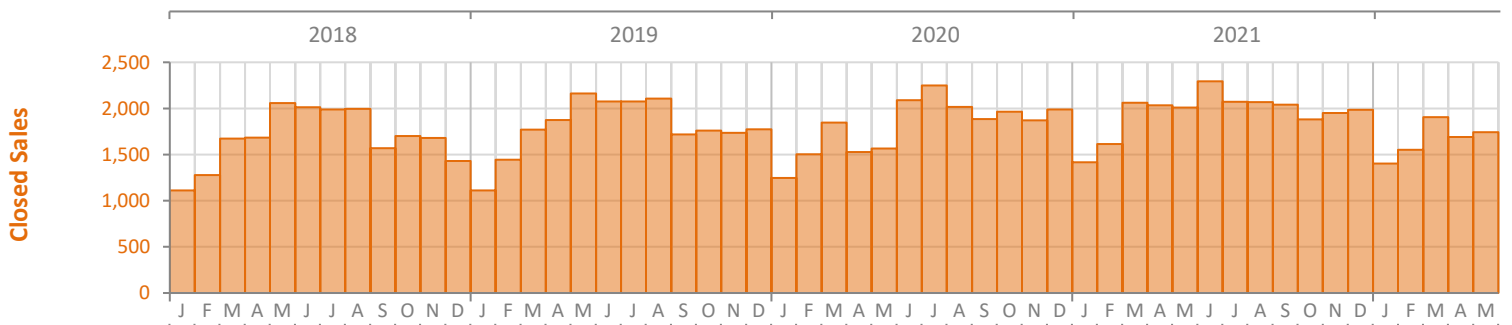
Summary Statistics	May 2022	May 2021	Percent Change Year-over-Year
Closed Sales	1,743	2,008	-13.2%
Paid in Cash	489	513	-4.7%
Median Sale Price	\$428,000	\$334,950	27.8%
Average Sale Price	\$544,267	\$439,662	23.8%
Dollar Volume	\$948.7 Million	\$882.8 Million	7.5%
Median Percent of Original List Price Received	101.0%	100.0%	1.0%
Median Time to Contract	6 Days	5 Days	20.0%
Median Time to Sale	42 Days	45 Days	-6.7%
New Pending Sales	1,926	2,067	-6.8%
New Listings	2,493	2,199	13.4%
Pending Inventory	2,660	3,168	-16.0%
Inventory (Active Listings)	1,889	1,404	34.5%
Months Supply of Inventory	1.0	0.7	42.9%

## 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	8,295	-9.2%
<b>May 2022</b>	<b>1,743</b>	<b>-13.2%</b>
April 2022	1,691	-16.8%
March 2022	1,906	-7.5%
February 2022	1,551	-4.0%
January 2022	1,404	-0.8%
December 2021	1,986	-0.2%
November 2021	1,952	4.3%
October 2021	1,883	-4.2%
September 2021	2,041	8.3%
August 2021	2,070	2.7%
July 2021	2,073	-7.8%
June 2021	2,294	9.8%
May 2021	2,008	28.3%

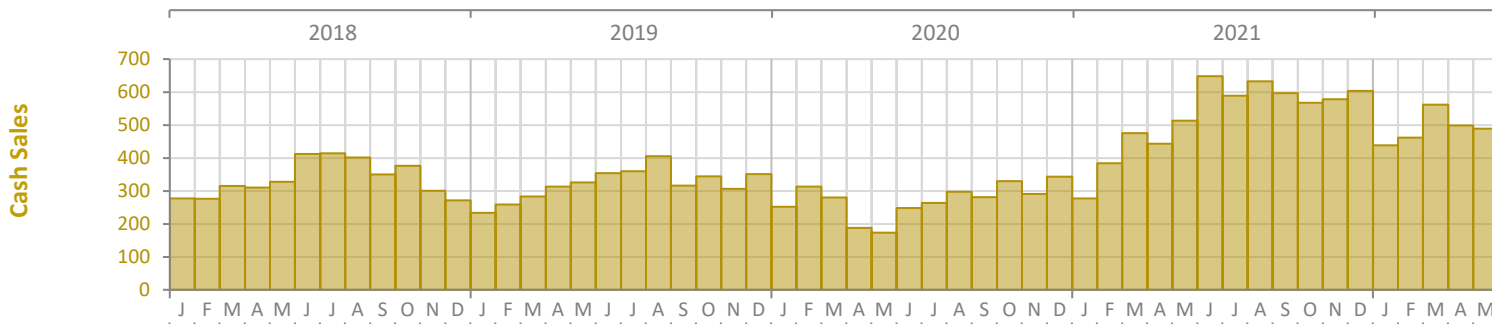


## Cash Sales

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	2,450	17.1%
<b>May 2022</b>	<b>489</b>	<b>-4.7%</b>
April 2022	499	12.6%
March 2022	562	18.3%
February 2022	462	20.3%
January 2022	438	58.1%
December 2021	603	75.8%
November 2021	578	98.6%
October 2021	568	72.1%
September 2021	597	112.5%
August 2021	633	112.4%
July 2021	589	123.1%
June 2021	648	161.3%
May 2021	513	196.5%

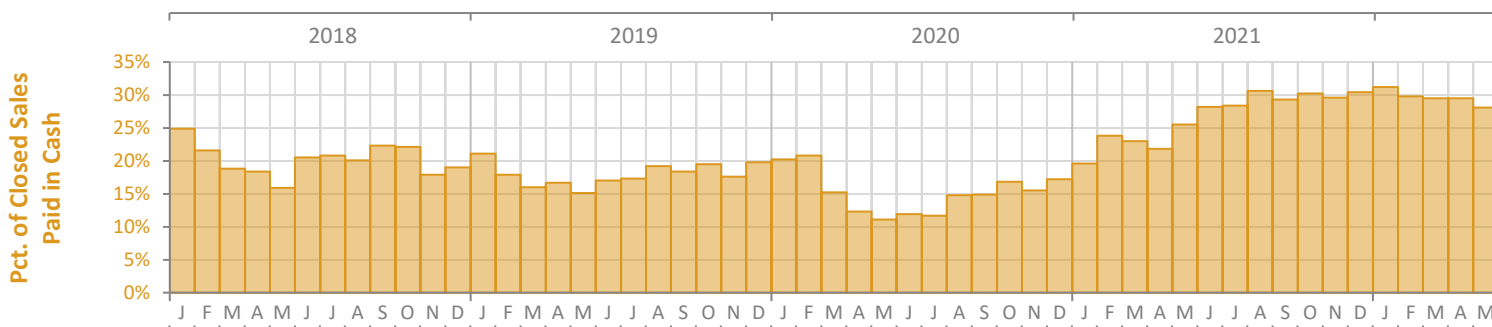


## Cash Sales as a Percentage of Closed Sales

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	29.5%	28.8%
<b>May 2022</b>	<b>28.1%</b>	<b>10.2%</b>
April 2022	29.5%	35.3%
March 2022	29.5%	28.3%
February 2022	29.8%	25.2%
January 2022	31.2%	59.2%
December 2021	30.4%	76.7%
November 2021	29.6%	91.0%
October 2021	30.2%	79.8%
September 2021	29.3%	96.6%
August 2021	30.6%	106.8%
July 2021	28.4%	142.7%
June 2021	28.2%	137.0%
May 2021	25.5%	129.7%



# Monthly Market Detail - May 2022

## Single-Family Homes

### Hillsborough County

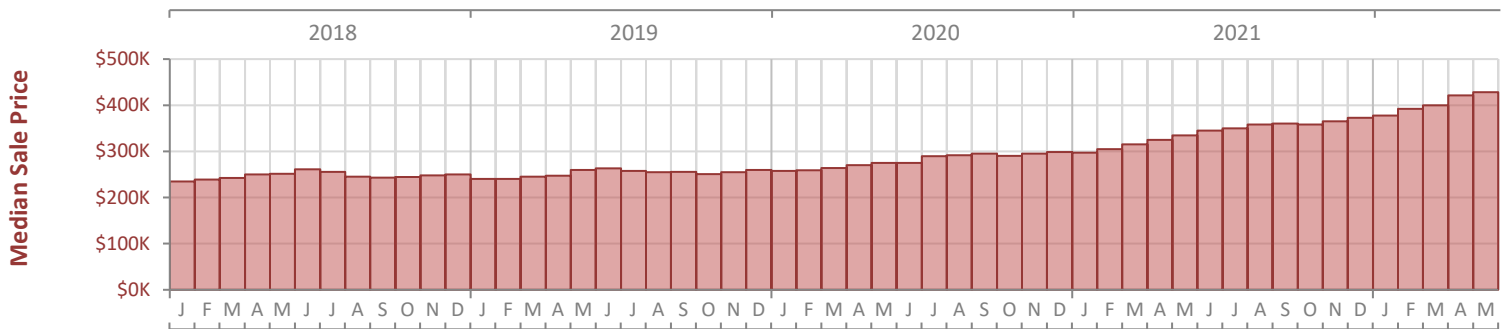


## Median Sale Price

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	\$405,000	28.2%
<b>May 2022</b>	<b>\$428,000</b>	<b>27.8%</b>
April 2022	\$421,164	29.6%
March 2022	\$400,000	27.0%
February 2022	\$392,000	28.5%
January 2022	\$378,000	27.1%
December 2021	\$373,100	24.8%
November 2021	\$365,495	23.9%
October 2021	\$357,900	23.4%
September 2021	\$360,000	22.1%
August 2021	\$358,000	22.6%
July 2021	\$350,000	20.9%
June 2021	\$345,000	25.5%
May 2021	\$334,950	21.8%

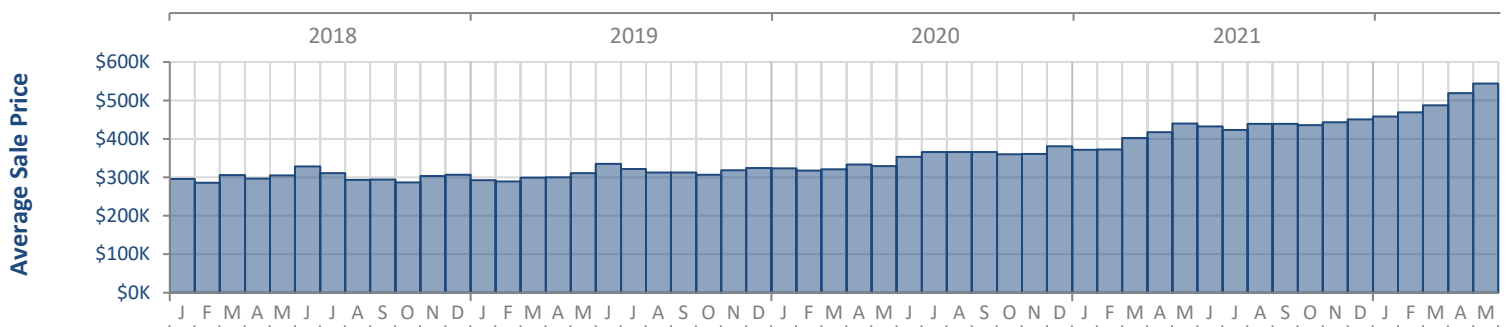


## Average Sale Price

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	\$497,388	23.2%
<b>May 2022</b>	<b>\$544,267</b>	<b>23.8%</b>
April 2022	\$518,584	24.3%
March 2022	\$487,580	21.3%
February 2022	\$469,044	25.9%
January 2022	\$458,285	23.3%
December 2021	\$450,981	18.5%
November 2021	\$442,854	22.7%
October 2021	\$435,959	21.2%
September 2021	\$438,684	20.0%
August 2021	\$439,050	20.1%
July 2021	\$423,427	15.8%
June 2021	\$432,769	22.6%
May 2021	\$439,662	33.5%



# Monthly Market Detail - May 2022

## Single-Family Homes

### Hillsborough County

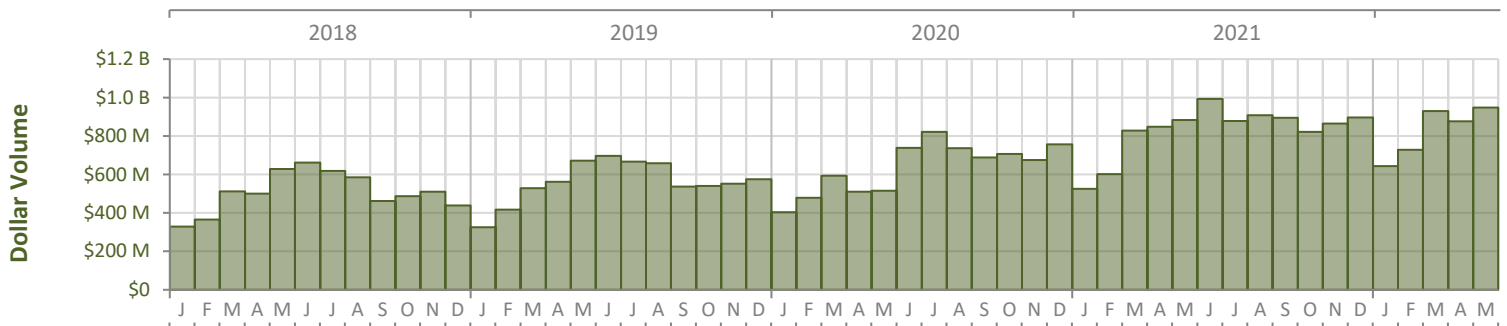


## Dollar Volume

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	\$4.1 Billion	11.9%
<b>May 2022</b>	<b>\$948.7 Million</b>	<b>7.5%</b>
April 2022	\$876.9 Million	3.4%
March 2022	\$929.3 Million	12.1%
February 2022	\$727.5 Million	20.9%
January 2022	\$643.4 Million	22.3%
December 2021	\$895.6 Million	18.3%
November 2021	\$864.5 Million	27.9%
October 2021	\$820.9 Million	16.1%
September 2021	\$895.4 Million	29.9%
August 2021	\$908.8 Million	23.4%
July 2021	\$877.8 Million	6.8%
June 2021	\$992.8 Million	34.6%
May 2021	\$882.8 Million	71.3%

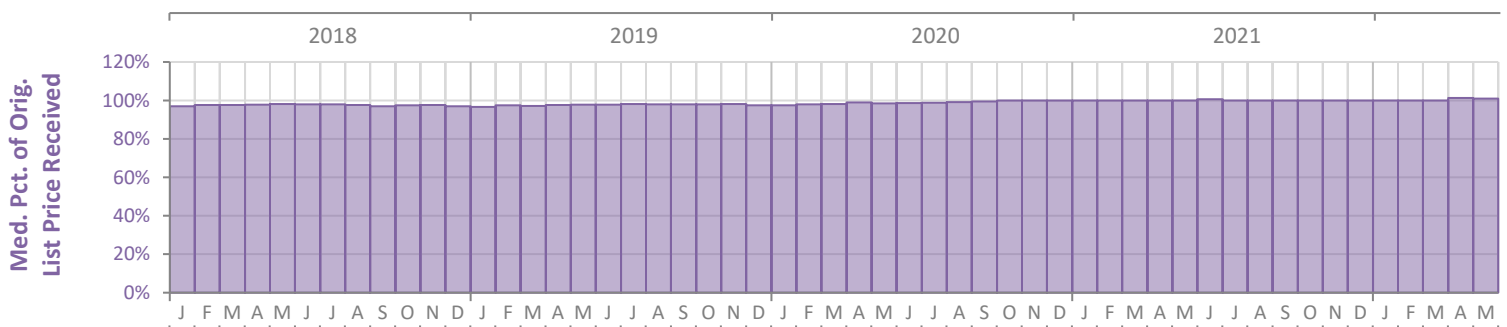


## Median Percent of Original List Price Received

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	100.0%	0.0%
<b>May 2022</b>	<b>101.0%</b>	<b>1.0%</b>
April 2022	101.3%	1.3%
March 2022	100.0%	0.0%
February 2022	100.0%	0.0%
January 2022	100.0%	0.0%
December 2021	100.0%	0.0%
November 2021	100.0%	0.0%
October 2021	100.0%	0.0%
September 2021	100.0%	0.5%
August 2021	100.0%	0.8%
July 2021	100.0%	1.2%
June 2021	100.7%	2.0%
May 2021	100.0%	1.5%

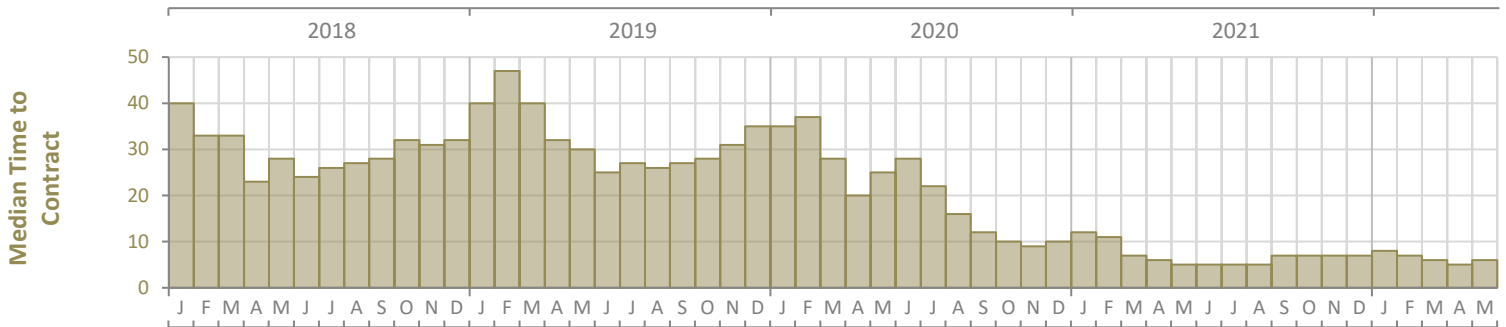


## Median Time to Contract

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	6 Days	-14.3%
<b>May 2022</b>	<b>6 Days</b>	<b>20.0%</b>
April 2022	5 Days	-16.7%
March 2022	6 Days	-14.3%
February 2022	7 Days	-36.4%
January 2022	8 Days	-33.3%
December 2021	7 Days	-30.0%
November 2021	7 Days	-22.2%
October 2021	7 Days	-30.0%
September 2021	7 Days	-41.7%
August 2021	5 Days	-68.8%
July 2021	5 Days	-77.3%
June 2021	5 Days	-82.1%
May 2021	5 Days	-80.0%

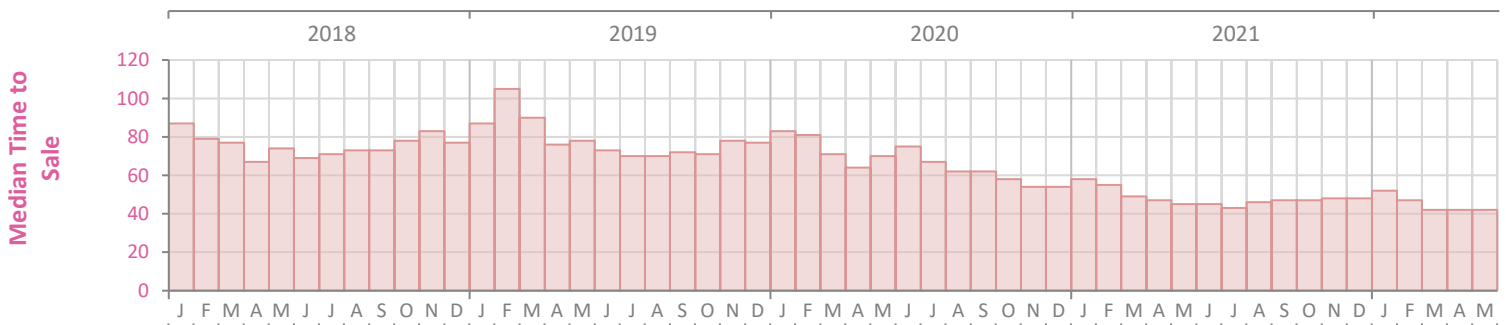


## Median Time to Sale

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	44 Days	-12.0%
<b>May 2022</b>	<b>42 Days</b>	<b>-6.7%</b>
April 2022	42 Days	-10.6%
March 2022	42 Days	-14.3%
February 2022	47 Days	-14.5%
January 2022	52 Days	-10.3%
December 2021	48 Days	-11.1%
November 2021	48 Days	-11.1%
October 2021	47 Days	-19.0%
September 2021	47 Days	-24.2%
August 2021	46 Days	-25.8%
July 2021	43 Days	-35.8%
June 2021	45 Days	-40.0%
May 2021	45 Days	-35.7%



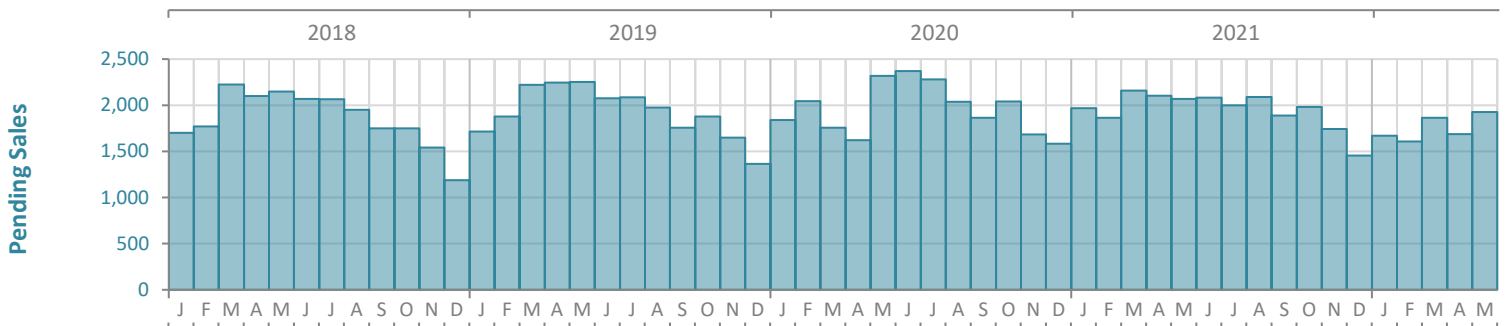


## New Pending Sales

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	8,757	-13.8%
<b>May 2022</b>	<b>1,926</b>	<b>-6.8%</b>
April 2022	1,688	-19.8%
March 2022	1,864	-13.7%
February 2022	1,609	-13.6%
January 2022	1,670	-15.2%
December 2021	1,454	-8.2%
November 2021	1,742	3.4%
October 2021	1,982	-2.8%
September 2021	1,890	1.4%
August 2021	2,091	2.6%
July 2021	1,998	-12.4%
June 2021	2,083	-12.1%
May 2021	2,067	-10.9%

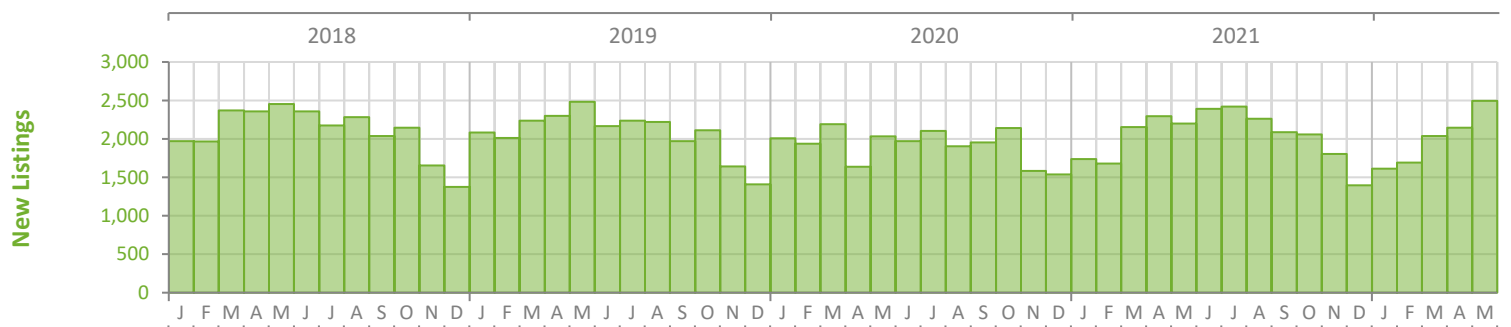


## New Listings

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	9,977	-0.9%
<b>May 2022</b>	<b>2,493</b>	<b>13.4%</b>
April 2022	2,144	-6.7%
March 2022	2,038	-5.3%
February 2022	1,691	0.8%
January 2022	1,611	-7.4%
December 2021	1,396	-9.3%
November 2021	1,803	14.0%
October 2021	2,058	-4.0%
September 2021	2,089	7.0%
August 2021	2,263	18.8%
July 2021	2,421	15.1%
June 2021	2,389	21.3%
May 2021	2,199	8.1%



# Monthly Market Detail - May 2022

## Single-Family Homes

### Hillsborough County

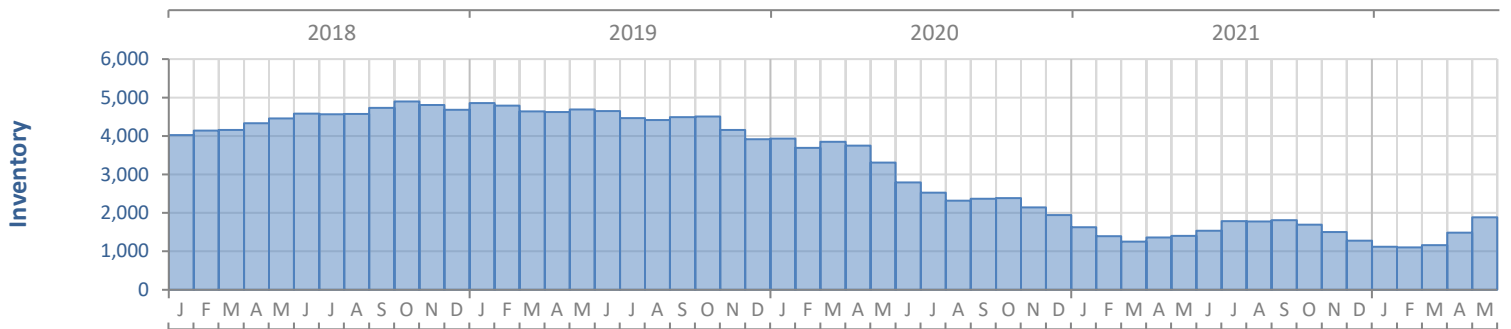


## Inventory (Active Listings)

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)	1,350	-4.0%
<b>May 2022</b>	<b>1,889</b>	<b>34.5%</b>
April 2022	1,482	9.2%
March 2022	1,159	-7.6%
February 2022	1,104	-20.7%
January 2022	1,118	-31.3%
December 2021	1,274	-34.4%
November 2021	1,504	-29.8%
October 2021	1,691	-29.0%
September 2021	1,808	-23.6%
August 2021	1,774	-23.4%
July 2021	1,786	-29.3%
June 2021	1,535	-45.0%
May 2021	1,404	-57.6%

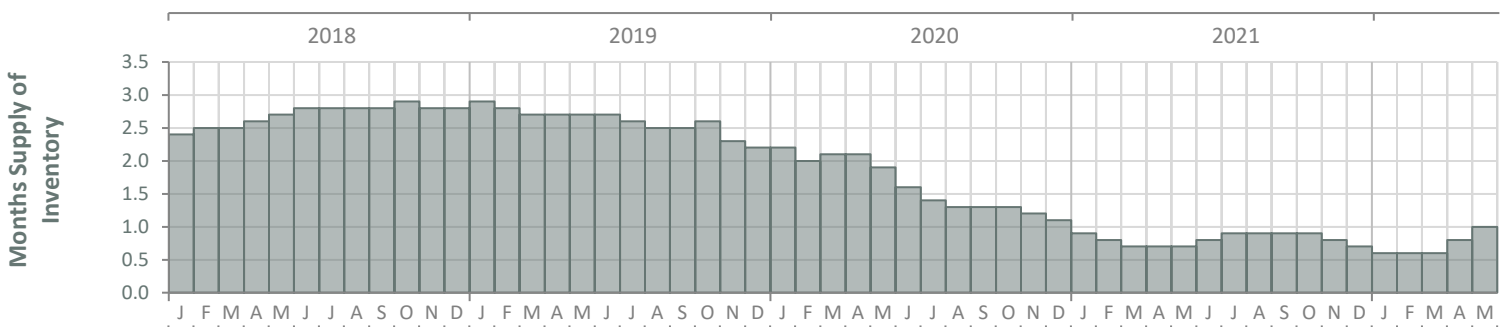


## Months Supply of Inventory

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)	0.7	-12.5%
<b>May 2022</b>	<b>1.0</b>	<b>42.9%</b>
April 2022	0.8	14.3%
March 2022	0.6	-14.3%
February 2022	0.6	-25.0%
January 2022	0.6	-33.3%
December 2021	0.7	-36.4%
November 2021	0.8	-33.3%
October 2021	0.9	-30.8%
September 2021	0.9	-30.8%
August 2021	0.9	-30.8%
July 2021	0.9	-35.7%
June 2021	0.8	-50.0%
May 2021	0.7	-63.2%



# Monthly Market Detail - May 2022

## Single-Family Homes

### Hillsborough County

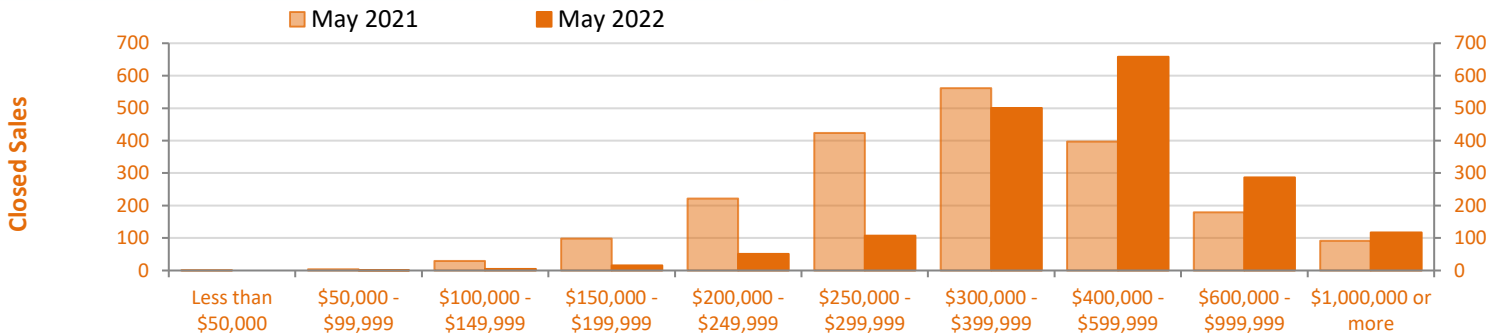


## Closed Sales by Sale Price

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	-100.0%
\$50,000 - \$99,999	1	-75.0%
\$100,000 - \$149,999	5	-82.8%
\$150,000 - \$199,999	16	-83.7%
\$200,000 - \$249,999	51	-77.0%
\$250,000 - \$299,999	107	-74.8%
\$300,000 - \$399,999	501	-10.9%
\$400,000 - \$599,999	658	65.7%
\$600,000 - \$999,999	287	60.3%
\$1,000,000 or more	117	27.2%

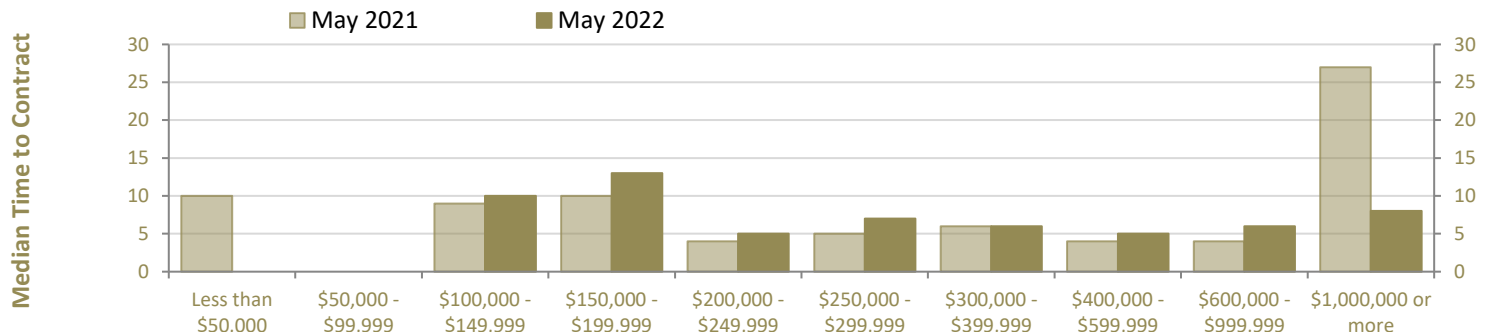


## Median Time to Contract by Sale Price

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	0 Days	N/A
\$100,000 - \$149,999	10 Days	11.1%
\$150,000 - \$199,999	13 Days	30.0%
\$200,000 - \$249,999	5 Days	25.0%
\$250,000 - \$299,999	7 Days	40.0%
\$300,000 - \$399,999	6 Days	0.0%
\$400,000 - \$599,999	5 Days	25.0%
\$600,000 - \$999,999	6 Days	50.0%
\$1,000,000 or more	8 Days	-70.4%



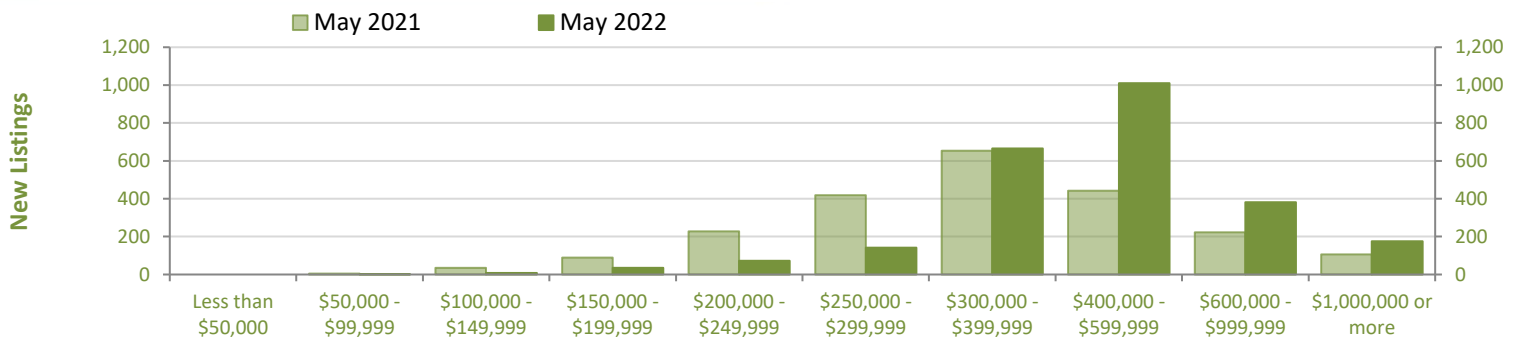


## New Listings by Initial Listing Price

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	1	-80.0%
\$100,000 - \$149,999	8	-77.1%
\$150,000 - \$199,999	36	-60.0%
\$200,000 - \$249,999	72	-68.3%
\$250,000 - \$299,999	141	-66.3%
\$300,000 - \$399,999	666	2.0%
\$400,000 - \$599,999	1,011	128.7%
\$600,000 - \$999,999	382	71.3%
\$1,000,000 or more	176	66.0%

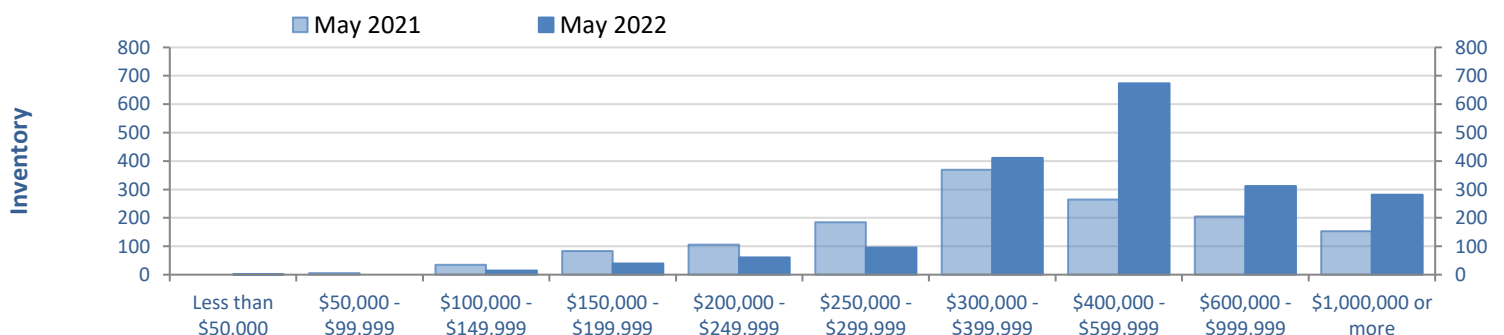


## Inventory by Current Listing Price

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.

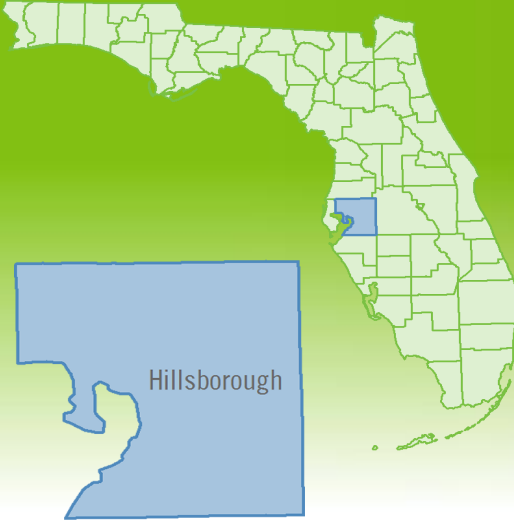
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	14	-60.0%
\$150,000 - \$199,999	39	-53.0%
\$200,000 - \$249,999	61	-42.5%
\$250,000 - \$299,999	96	-47.8%
\$300,000 - \$399,999	411	11.4%
\$400,000 - \$599,999	674	155.3%
\$600,000 - \$999,999	312	52.2%
\$1,000,000 or more	281	83.7%



# Monthly Distressed Market - May 2022

## Single-Family Homes

### Hillsborough County



		May 2022	May 2021	Percent Change Year-over-Year
Traditional	Closed Sales	1,729	1,990	-13.1%
	Median Sale Price	\$429,900	\$335,000	28.3%
Foreclosure/REO	Closed Sales	11	7	57.1%
	Median Sale Price	\$355,000	\$276,455	28.4%
Short Sale	Closed Sales	3	11	-72.7%
	Median Sale Price	\$465,000	\$270,100	72.2%

