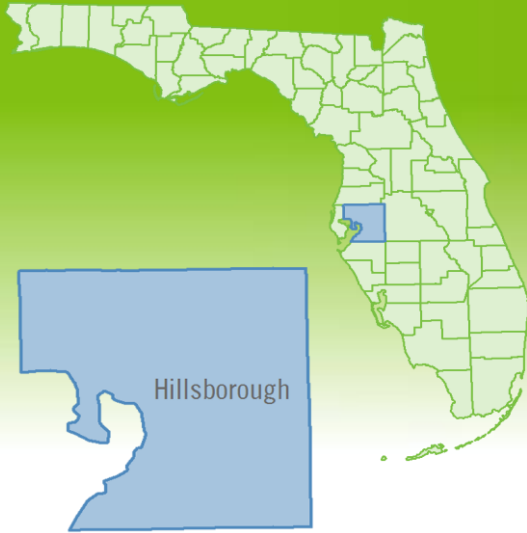


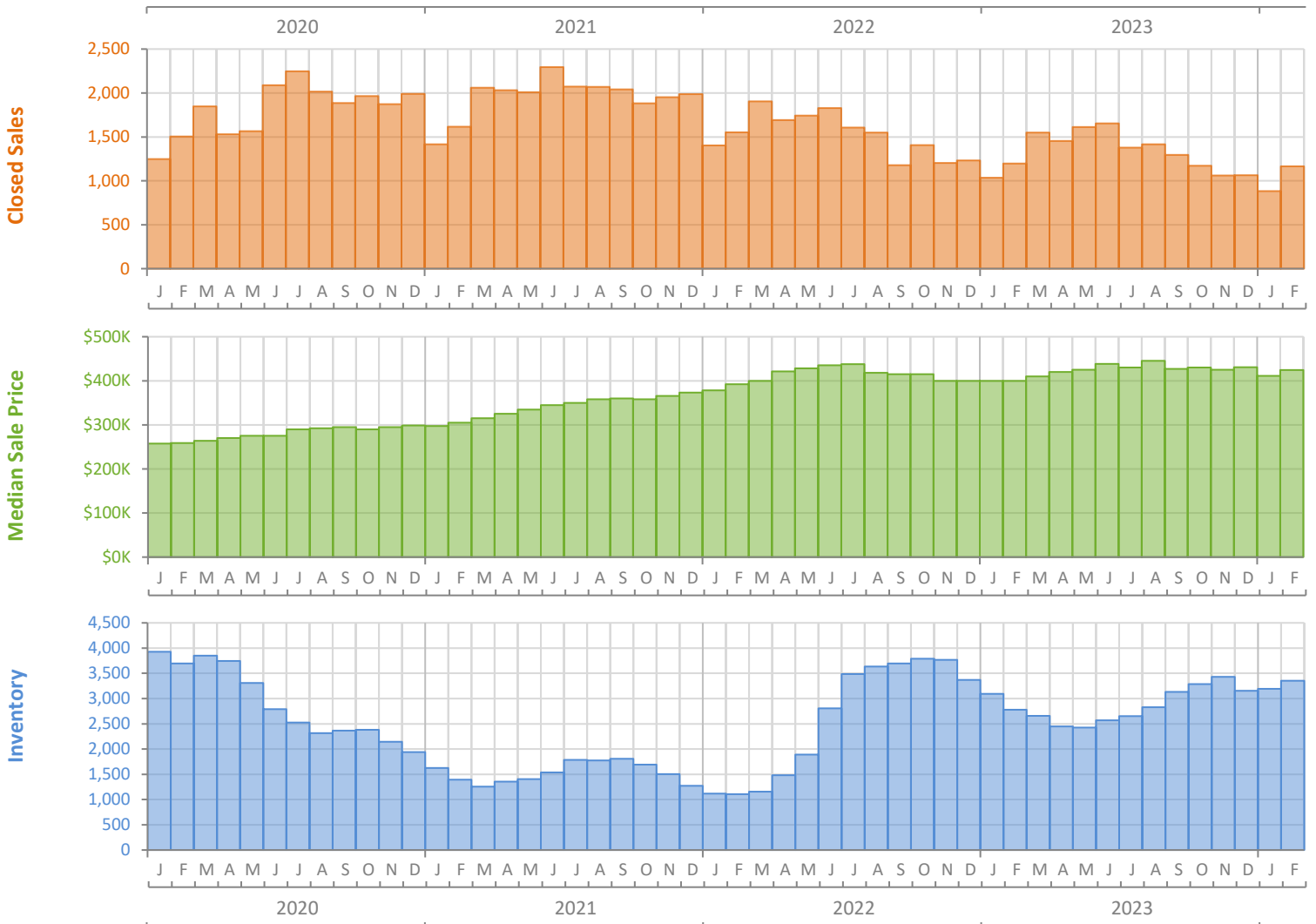
Monthly Market Summary - February 2024

Single-Family Homes

Hillsborough County



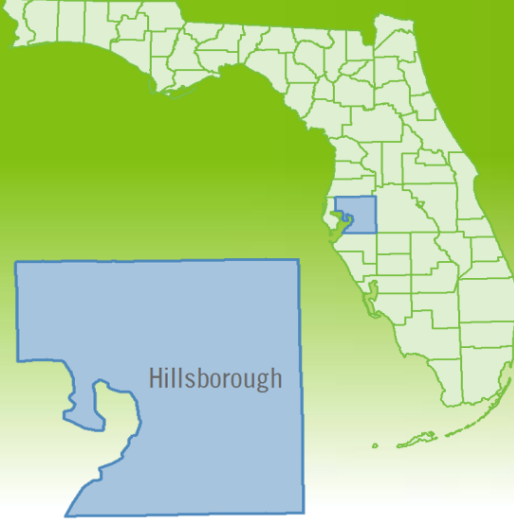
	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	1,164	1,198	-2.8%
Paid in Cash	267	277	-3.6%
Median Sale Price	\$424,745	\$400,000	6.2%
Average Sale Price	\$528,852	\$498,209	6.2%
Dollar Volume	\$615.6 Million	\$596.9 Million	3.1%
Med. Pct. of Orig. List Price Received	96.4%	95.5%	0.9%
Median Time to Contract	42 Days	39 Days	7.7%
Median Time to Sale	87 Days	90 Days	-3.3%
New Pending Sales	1,361	1,503	-9.4%
New Listings	1,715	1,358	26.3%
Pending Inventory	1,844	2,294	-19.6%
Inventory (Active Listings)	3,356	2,781	20.7%
Months Supply of Inventory	2.6	1.9	36.8%



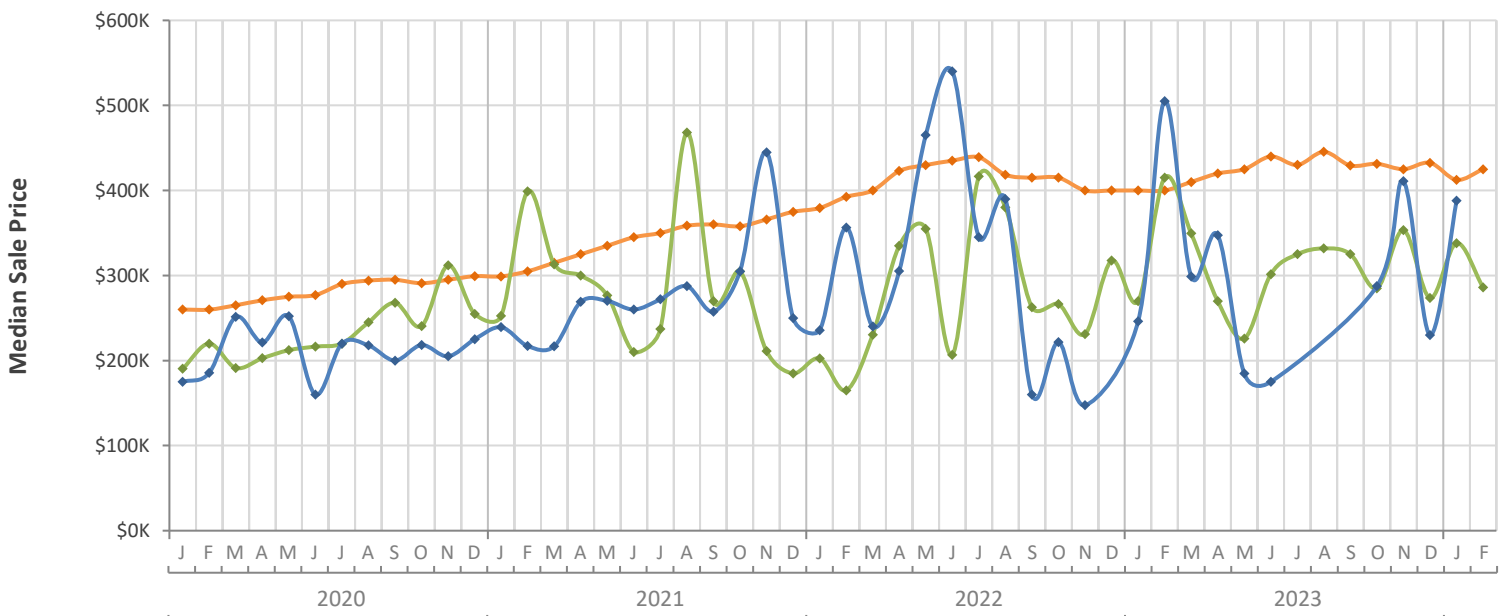
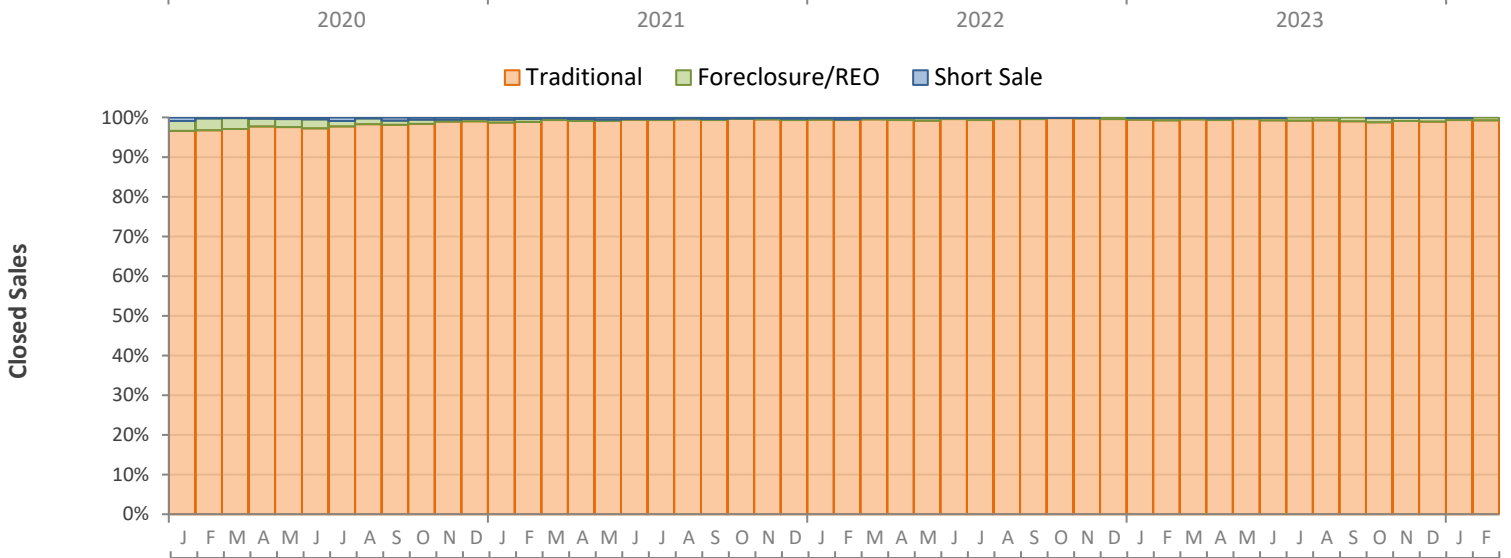
Monthly Distressed Market - February 2024

Single-Family Homes

Hillsborough County



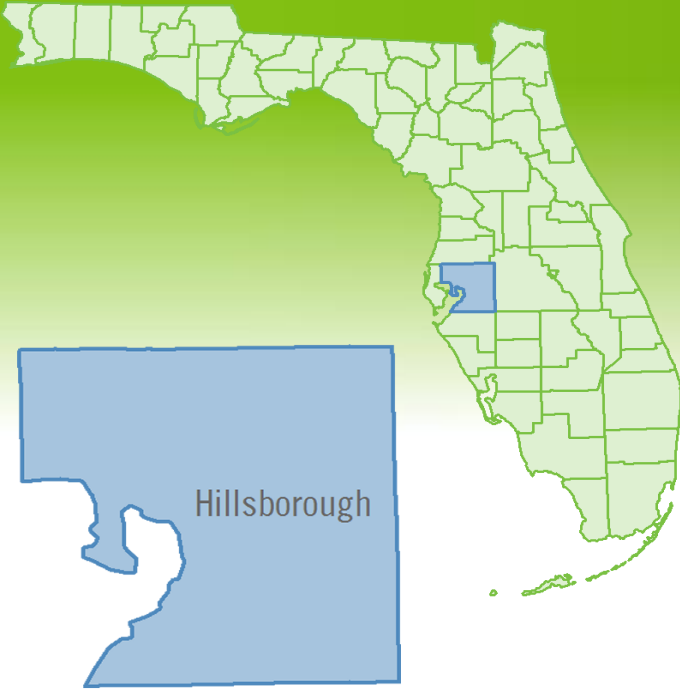
		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,155	1,189	-2.9%
	Median Sale Price	\$425,000	\$400,000	6.3%
Foreclosure/REO	Closed Sales	9	7	28.6%
	Median Sale Price	\$286,000	\$415,000	-31.1%
Short Sale	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$505,125	N/A



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County



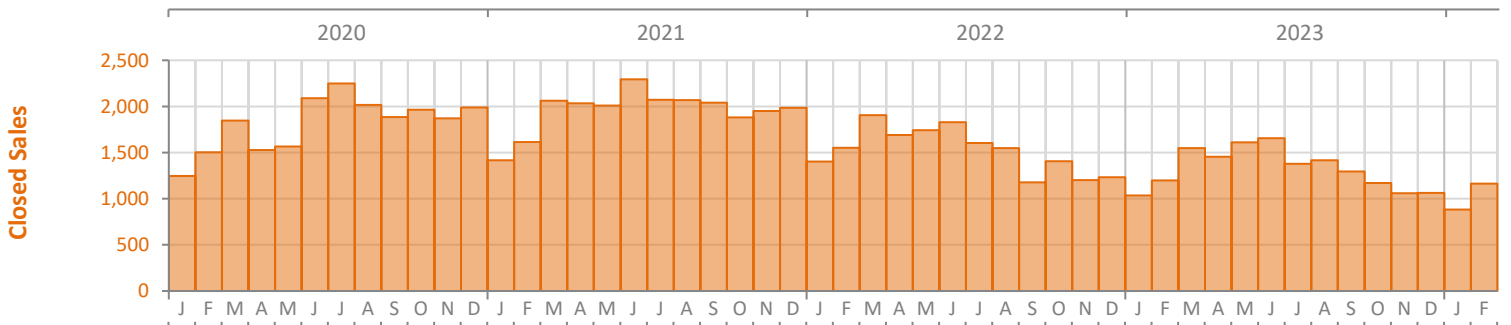
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	1,164	1,198	-2.8%
Paid in Cash	267	277	-3.6%
Median Sale Price	\$424,745	\$400,000	6.2%
Average Sale Price	\$528,852	\$498,209	6.2%
Dollar Volume	\$615.6 Million	\$596.9 Million	3.1%
Median Percent of Original List Price Received	96.4%	95.5%	0.9%
Median Time to Contract	42 Days	39 Days	7.7%
Median Time to Sale	87 Days	90 Days	-3.3%
New Pending Sales	1,361	1,503	-9.4%
New Listings	1,715	1,358	26.3%
Pending Inventory	1,844	2,294	-19.6%
Inventory (Active Listings)	3,356	2,781	20.7%
Months Supply of Inventory	2.6	1.9	36.8%

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	2,046	-8.4%
February 2024	1,164	-2.8%
January 2024	882	-14.8%
December 2023	1,064	-13.7%
November 2023	1,060	-11.9%
October 2023	1,171	-16.7%
September 2023	1,296	10.1%
August 2023	1,416	-8.5%
July 2023	1,377	-14.2%
June 2023	1,655	-9.5%
May 2023	1,612	-7.5%
April 2023	1,454	-14.0%
March 2023	1,548	-18.8%
February 2023	1,198	-22.8%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

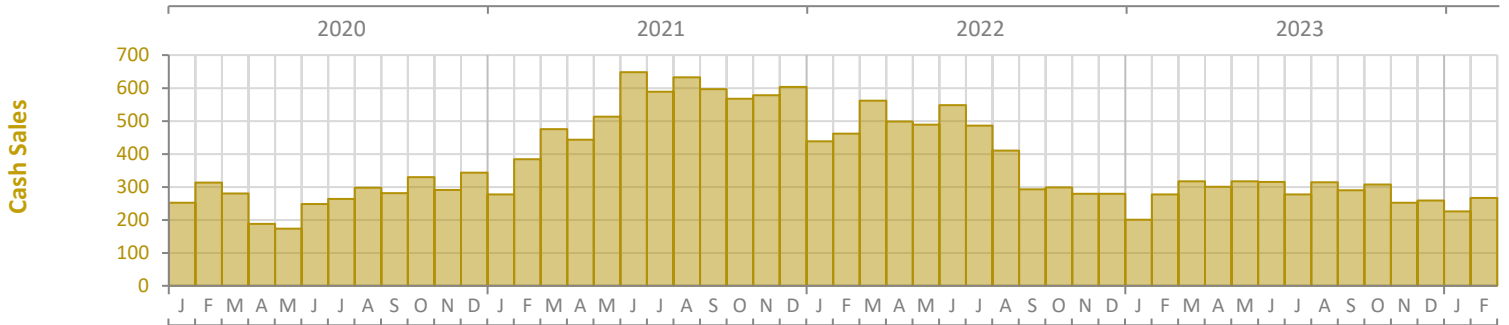


Cash Sales

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	493	3.1%
February 2024	267	-3.6%
January 2024	226	12.4%
December 2023	259	-7.2%
November 2023	252	-9.7%
October 2023	307	2.7%
September 2023	290	-1.0%
August 2023	314	-23.4%
July 2023	277	-43.0%
June 2023	315	-42.5%
May 2023	317	-35.2%
April 2023	301	-39.7%
March 2023	317	-43.6%
February 2023	277	-40.0%

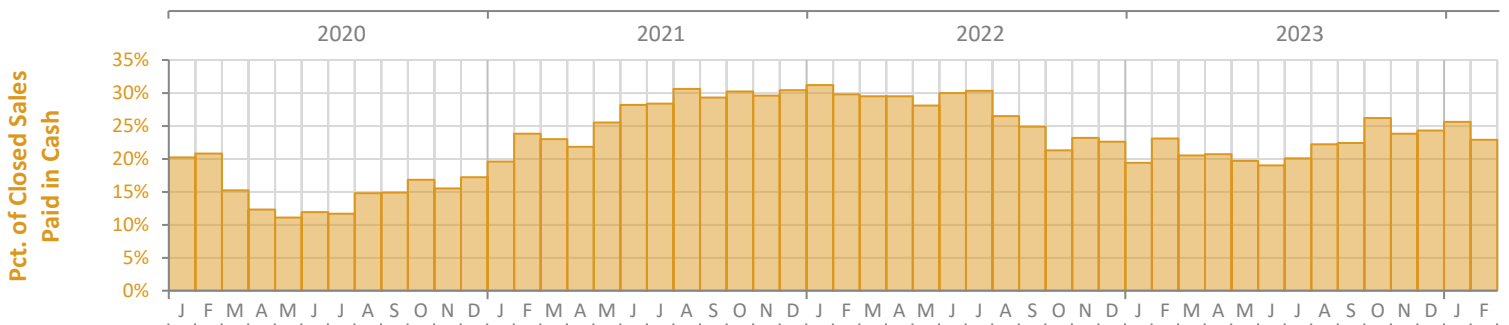


Cash Sales as a Percentage of Closed Sales

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	24.1%	12.6%
February 2024	22.9%	-0.9%
January 2024	25.6%	32.0%
December 2023	24.3%	7.5%
November 2023	23.8%	2.6%
October 2023	26.2%	23.0%
September 2023	22.4%	-10.0%
August 2023	22.2%	-16.2%
July 2023	20.1%	-33.7%
June 2023	19.0%	-36.7%
May 2023	19.7%	-29.9%
April 2023	20.7%	-29.8%
March 2023	20.5%	-30.5%
February 2023	23.1%	-22.5%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

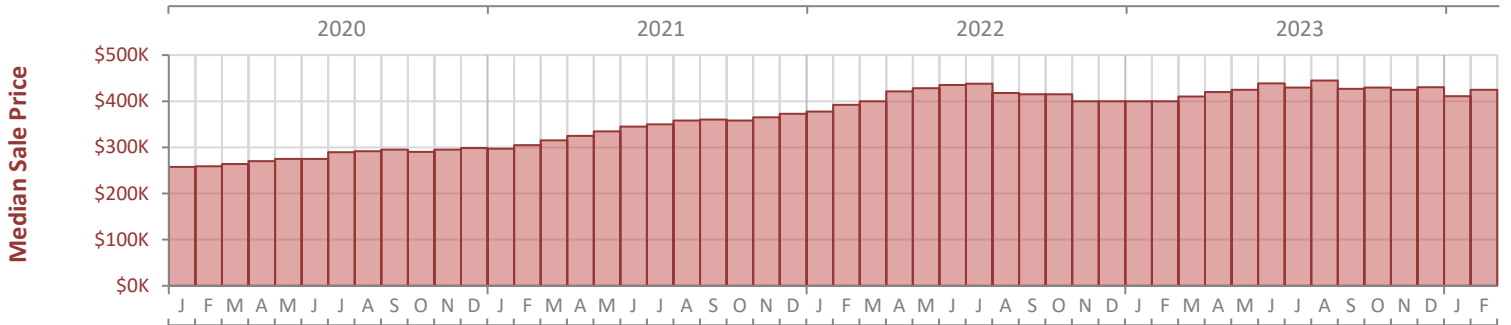


Median Sale Price

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	\$419,371	4.8%
February 2024	\$424,745	6.2%
January 2024	\$411,000	2.8%
December 2023	\$430,548	7.6%
November 2023	\$425,000	6.3%
October 2023	\$430,000	3.6%
September 2023	\$427,111	2.9%
August 2023	\$445,000	6.5%
July 2023	\$430,000	-1.8%
June 2023	\$438,445	0.8%
May 2023	\$425,000	-0.7%
April 2023	\$420,000	-0.3%
March 2023	\$410,000	2.5%
February 2023	\$400,000	2.0%

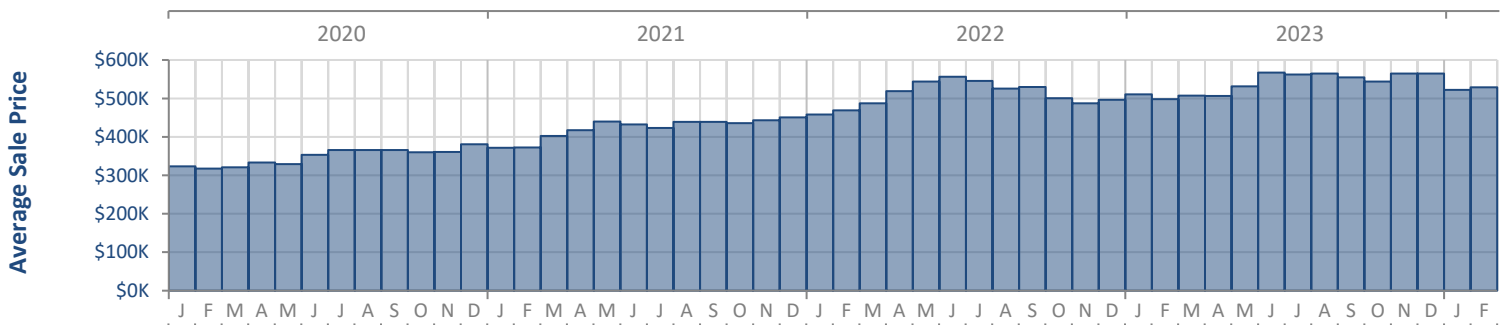


Average Sale Price

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	\$525,978	4.4%
February 2024	\$528,852	6.2%
January 2024	\$522,184	2.3%
December 2023	\$564,987	13.9%
November 2023	\$564,446	15.8%
October 2023	\$543,763	8.6%
September 2023	\$554,678	4.7%
August 2023	\$565,034	7.4%
July 2023	\$562,577	3.2%
June 2023	\$567,438	2.0%
May 2023	\$531,019	-2.4%
April 2023	\$506,848	-2.3%
March 2023	\$506,928	4.0%
February 2023	\$498,209	6.2%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

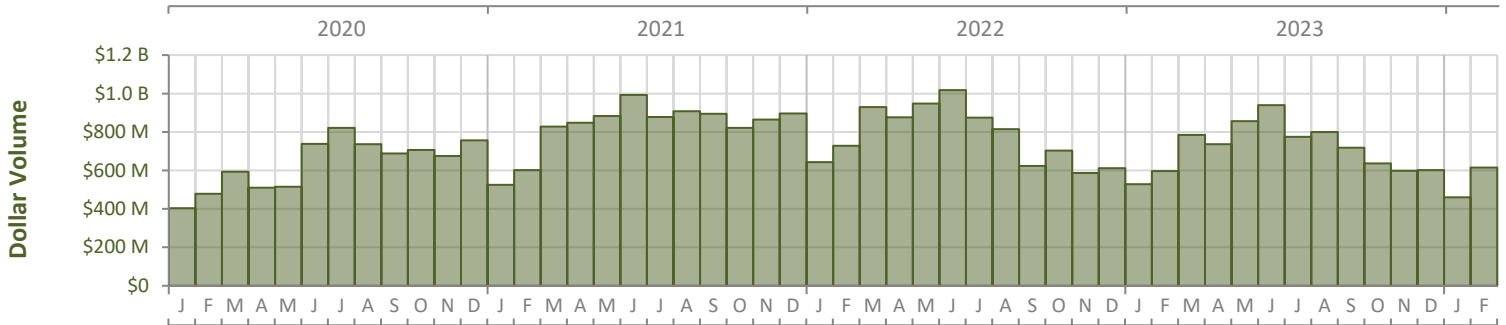


Dollar Volume

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	\$1.1 Billion	-4.4%
February 2024	\$615.6 Million	3.1%
January 2024	\$460.6 Million	-12.8%
December 2023	\$601.1 Million	-1.7%
November 2023	\$598.3 Million	2.0%
October 2023	\$636.7 Million	-9.5%
September 2023	\$718.9 Million	15.3%
August 2023	\$800.1 Million	-1.7%
July 2023	\$774.7 Million	-11.5%
June 2023	\$939.1 Million	-7.7%
May 2023	\$856.0 Million	-9.8%
April 2023	\$737.0 Million	-16.0%
March 2023	\$784.7 Million	-15.6%
February 2023	\$596.9 Million	-18.0%

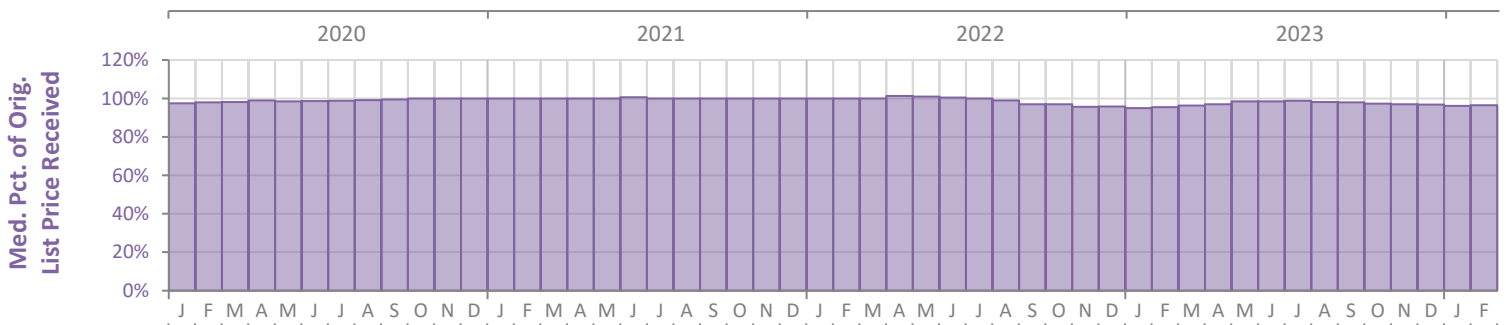


Median Percent of Original List Price Received

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	96.4%	1.3%
February 2024	96.4%	0.9%
January 2024	96.2%	1.4%
December 2023	96.8%	1.0%
November 2023	97.0%	1.4%
October 2023	97.3%	0.3%
September 2023	97.9%	1.0%
August 2023	98.2%	-0.7%
July 2023	98.8%	-1.2%
June 2023	98.4%	-2.1%
May 2023	98.4%	-2.6%
April 2023	97.0%	-4.2%
March 2023	96.3%	-3.7%
February 2023	95.5%	-4.5%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

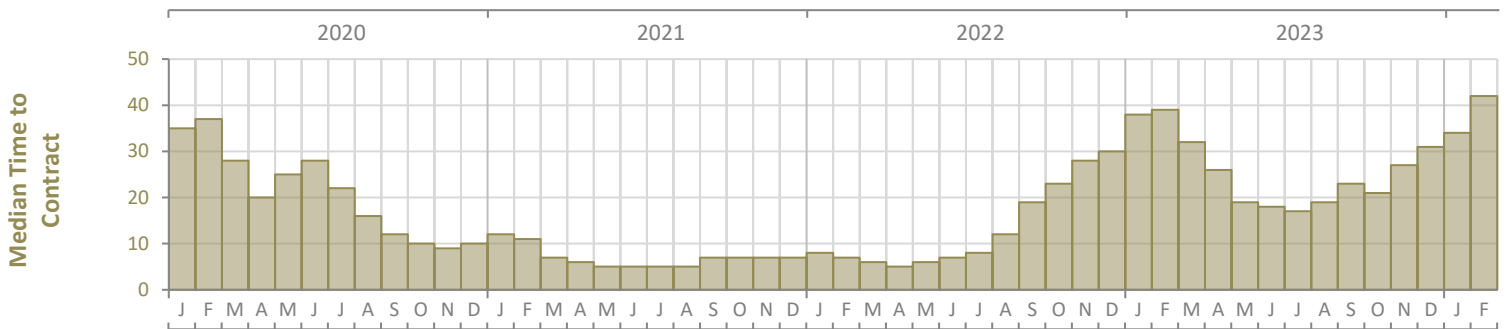


Median Time to Contract

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	38 Days	-5.0%
February 2024	42 Days	7.7%
January 2024	34 Days	-10.5%
December 2023	31 Days	3.3%
November 2023	27 Days	-3.6%
October 2023	21 Days	-8.7%
September 2023	23 Days	21.1%
August 2023	19 Days	58.3%
July 2023	17 Days	112.5%
June 2023	18 Days	157.1%
May 2023	19 Days	216.7%
April 2023	26 Days	420.0%
March 2023	32 Days	433.3%
February 2023	39 Days	457.1%

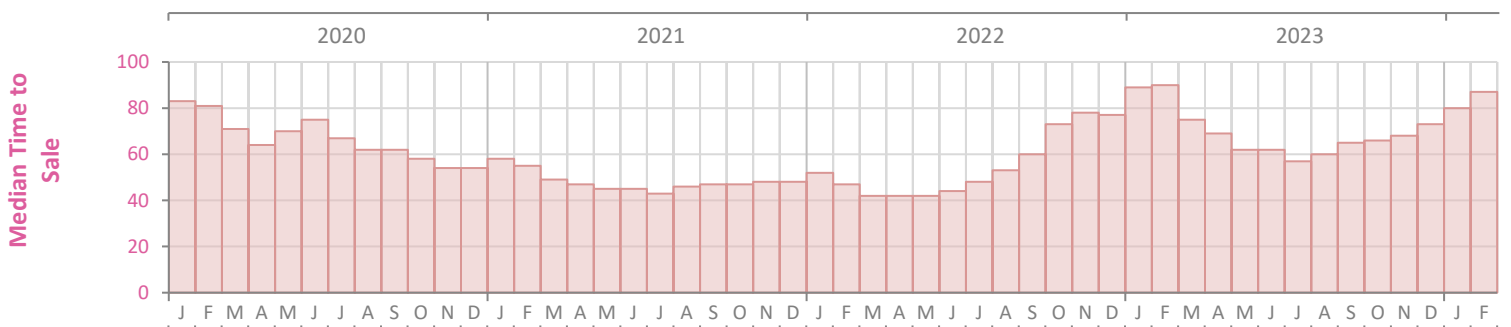


Median Time to Sale

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	84 Days	-6.7%
February 2024	87 Days	-3.3%
January 2024	80 Days	-10.1%
December 2023	73 Days	-5.2%
November 2023	68 Days	-12.8%
October 2023	66 Days	-9.6%
September 2023	65 Days	8.3%
August 2023	60 Days	13.2%
July 2023	57 Days	18.8%
June 2023	62 Days	40.9%
May 2023	62 Days	47.6%
April 2023	69 Days	64.3%
March 2023	75 Days	78.6%
February 2023	90 Days	91.5%

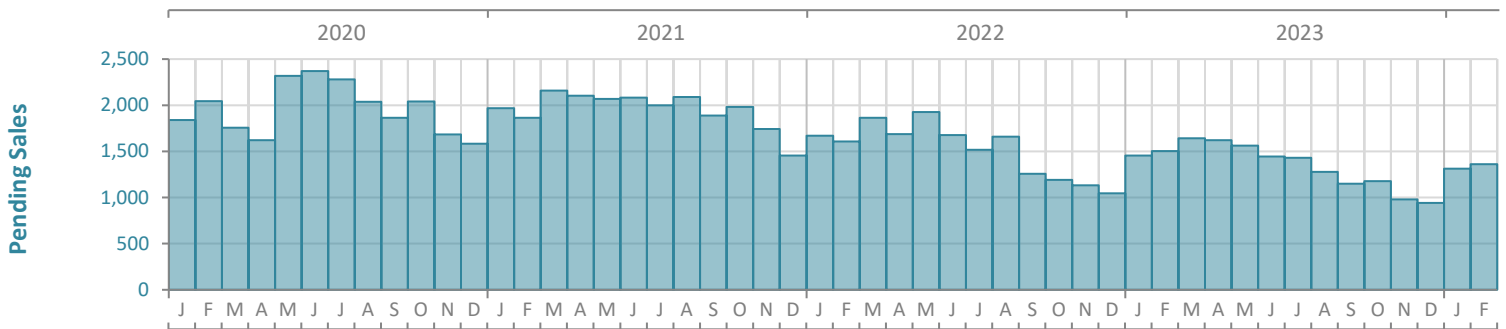


New Pending Sales

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	2,673	-9.6%
February 2024	1,361	-9.4%
January 2024	1,312	-9.8%
December 2023	943	-9.9%
November 2023	980	-13.4%
October 2023	1,178	-1.1%
September 2023	1,151	-8.4%
August 2023	1,277	-23.0%
July 2023	1,429	-5.8%
June 2023	1,443	-14.0%
May 2023	1,561	-19.0%
April 2023	1,622	-3.9%
March 2023	1,643	-11.9%
February 2023	1,503	-6.6%

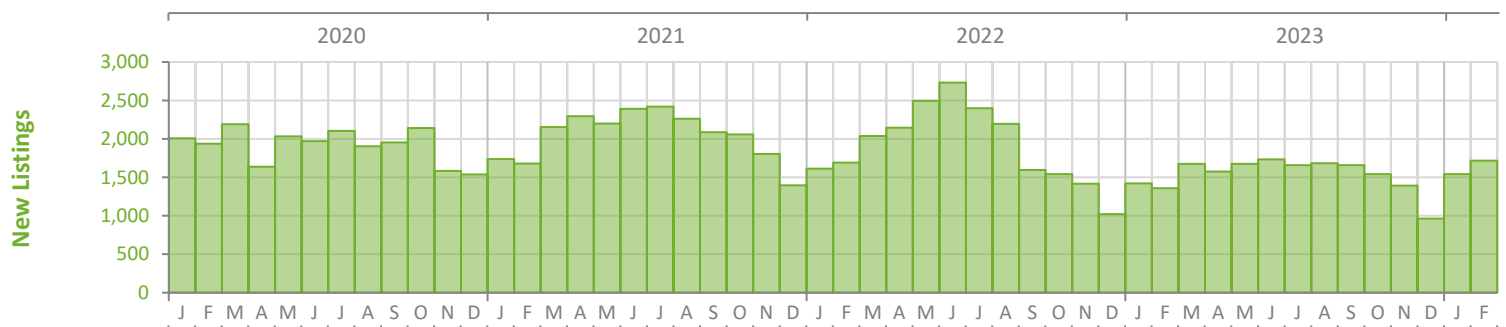


New Listings

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	3,255	17.2%
February 2024	1,715	26.3%
January 2024	1,540	8.5%
December 2023	965	-5.7%
November 2023	1,390	-2.0%
October 2023	1,541	0.1%
September 2023	1,660	4.1%
August 2023	1,685	-23.2%
July 2023	1,657	-31.0%
June 2023	1,735	-36.5%
May 2023	1,676	-32.8%
April 2023	1,576	-26.5%
March 2023	1,677	-17.7%
February 2023	1,358	-19.7%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

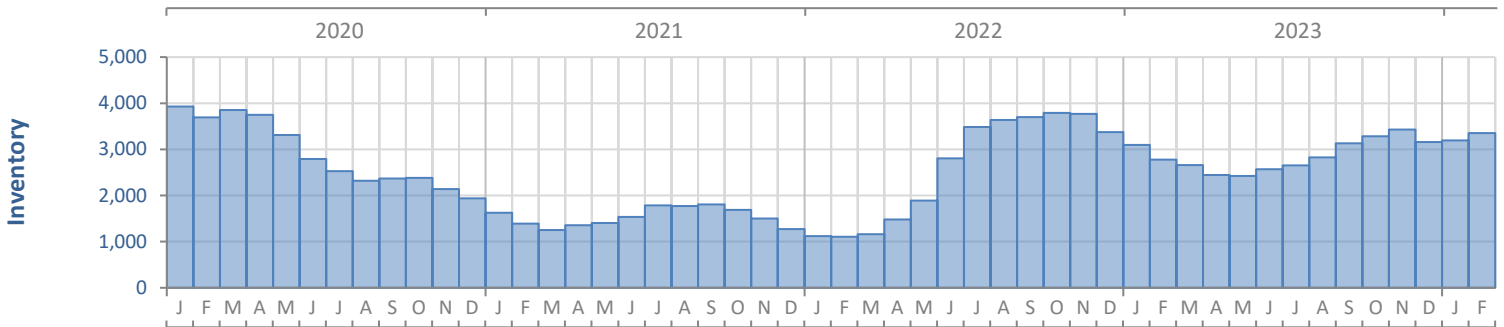


Inventory (Active Listings)

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)	3,274	11.4%
February 2024	3,356	20.7%
January 2024	3,192	3.1%
December 2023	3,156	-6.4%
November 2023	3,429	-9.0%
October 2023	3,285	-13.3%
September 2023	3,135	-15.2%
August 2023	2,827	-22.3%
July 2023	2,651	-24.0%
June 2023	2,569	-8.5%
May 2023	2,424	28.3%
April 2023	2,446	65.0%
March 2023	2,657	129.2%
February 2023	2,781	151.9%

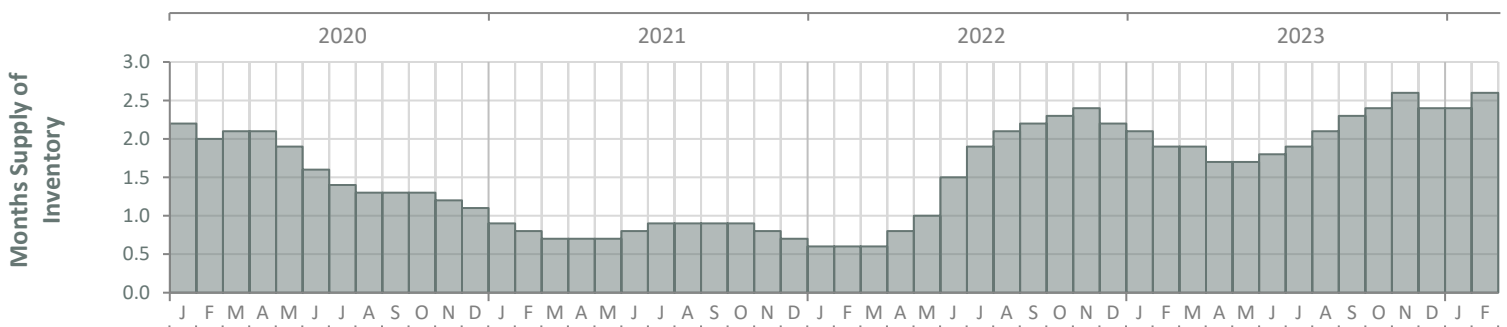


Months Supply of Inventory

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)	2.5	25.0%
February 2024	2.6	36.8%
January 2024	2.4	14.3%
December 2023	2.4	9.1%
November 2023	2.6	8.3%
October 2023	2.4	4.3%
September 2023	2.3	4.5%
August 2023	2.1	0.0%
July 2023	1.9	0.0%
June 2023	1.8	20.0%
May 2023	1.7	70.0%
April 2023	1.7	112.5%
March 2023	1.9	216.7%
February 2023	1.9	216.7%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

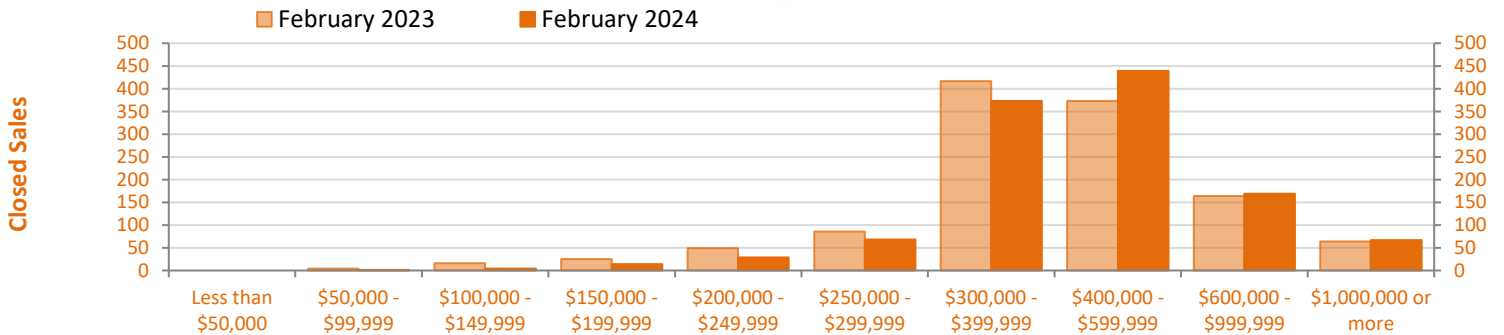


Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	1	-75.0%
\$100,000 - \$149,999	4	-75.0%
\$150,000 - \$199,999	14	-44.0%
\$200,000 - \$249,999	29	-40.8%
\$250,000 - \$299,999	68	-20.9%
\$300,000 - \$399,999	373	-10.6%
\$400,000 - \$599,999	439	17.7%
\$600,000 - \$999,999	169	3.0%
\$1,000,000 or more	67	4.7%

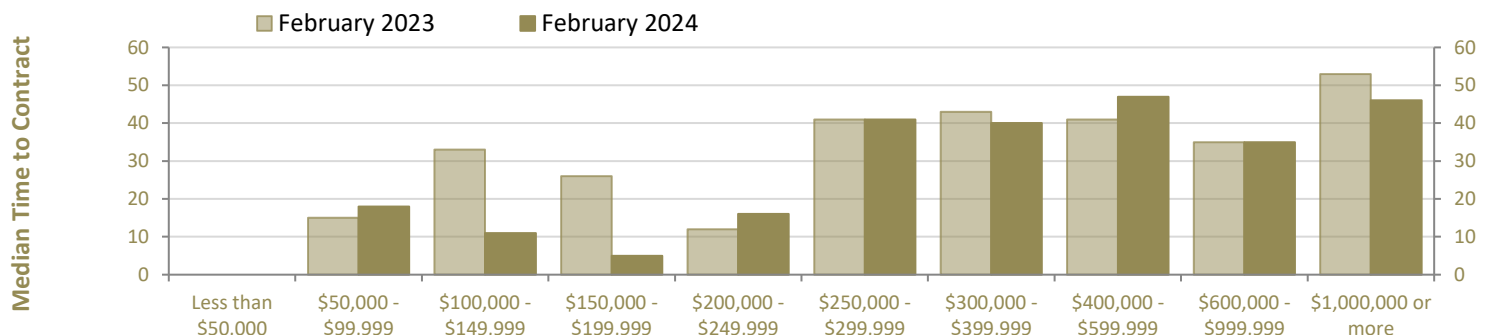


Median Time to Contract by Sale Price

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	18 Days	20.0%
\$100,000 - \$149,999	11 Days	-66.7%
\$150,000 - \$199,999	5 Days	-80.8%
\$200,000 - \$249,999	16 Days	33.3%
\$250,000 - \$299,999	41 Days	0.0%
\$300,000 - \$399,999	40 Days	-7.0%
\$400,000 - \$599,999	47 Days	14.6%
\$600,000 - \$999,999	35 Days	0.0%
\$1,000,000 or more	46 Days	-13.2%



Monthly Market Detail - February 2024

Single-Family Homes

Hillsborough County

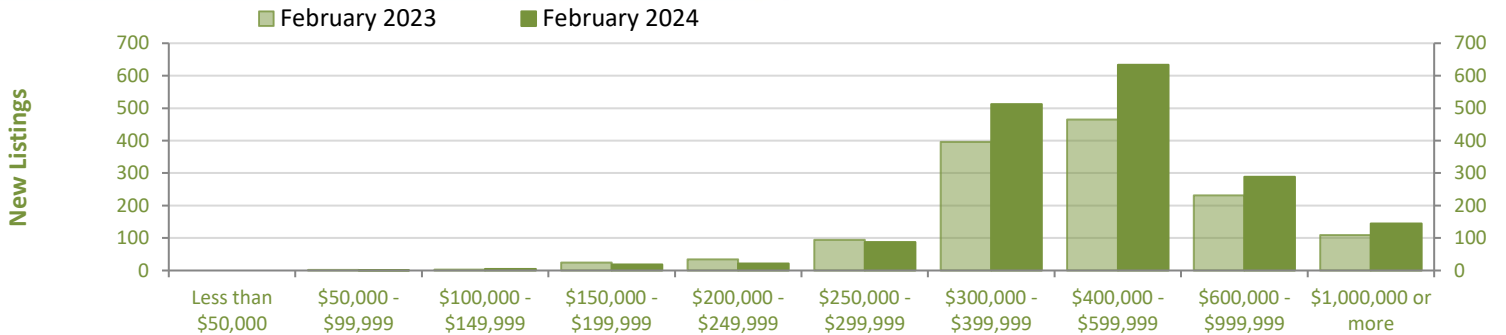


New Listings by Initial Listing Price

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	-50.0%
\$100,000 - \$149,999	5	66.7%
\$150,000 - \$199,999	19	-20.8%
\$200,000 - \$249,999	22	-35.3%
\$250,000 - \$299,999	88	-6.4%
\$300,000 - \$399,999	512	29.3%
\$400,000 - \$599,999	634	36.3%
\$600,000 - \$999,999	289	25.1%
\$1,000,000 or more	145	33.0%

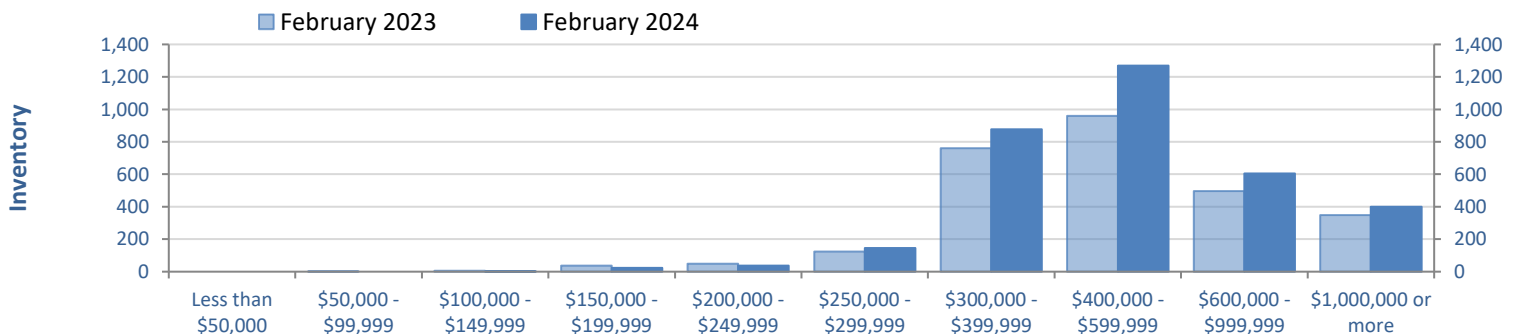


Inventory by Current Listing Price

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.

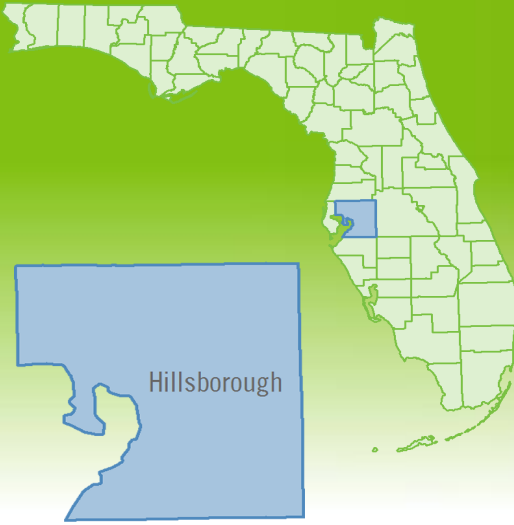
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	-83.3%
\$150,000 - \$199,999	23	-39.5%
\$200,000 - \$249,999	37	-22.9%
\$250,000 - \$299,999	145	17.9%
\$300,000 - \$399,999	876	15.1%
\$400,000 - \$599,999	1,270	32.4%
\$600,000 - \$999,999	605	22.0%
\$1,000,000 or more	399	14.3%



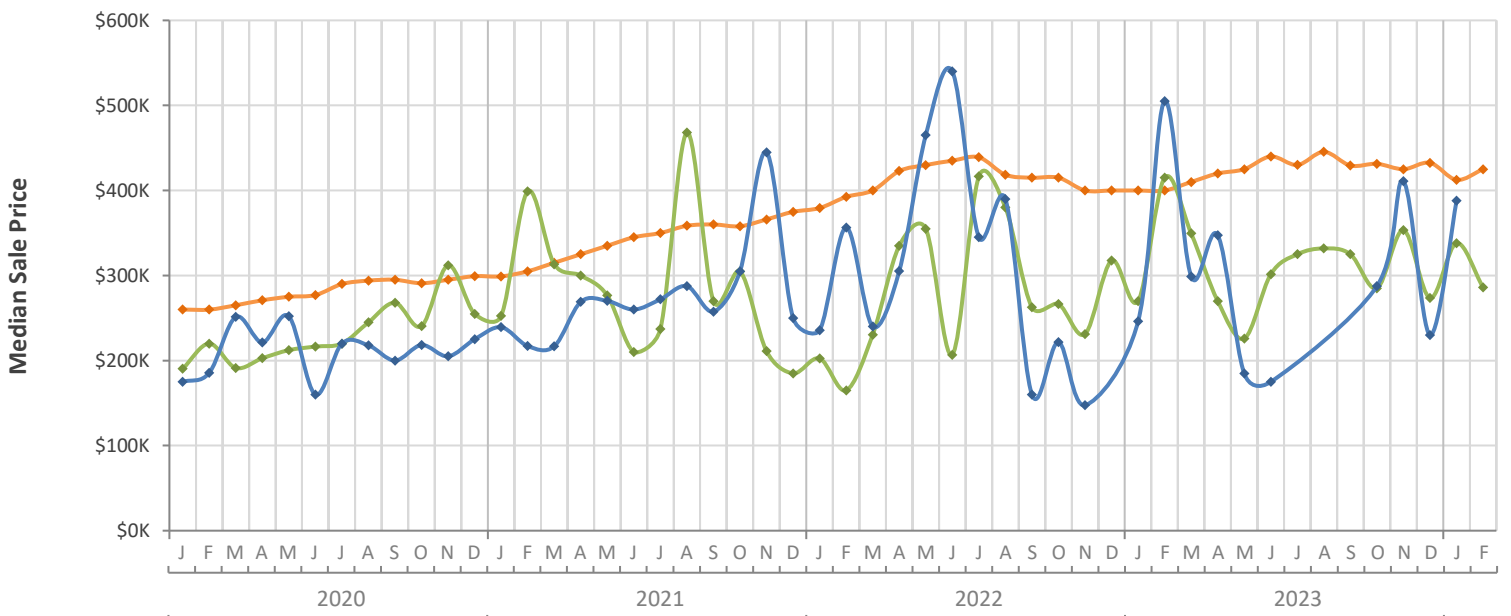
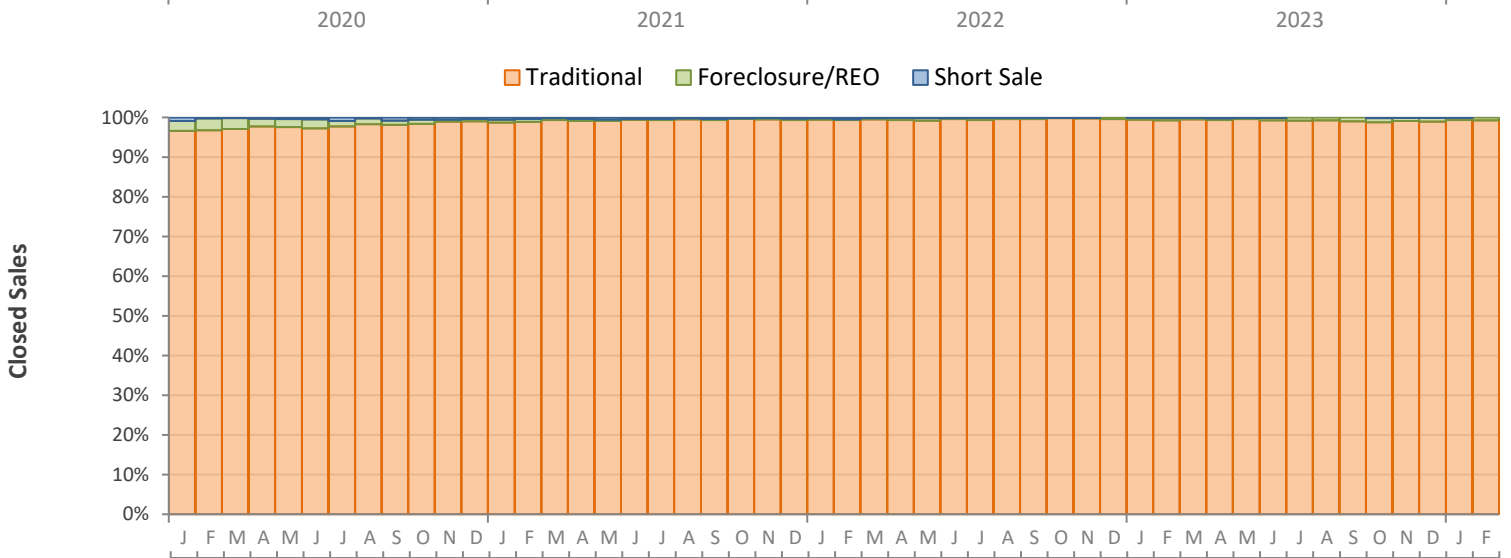
Monthly Distressed Market - February 2024

Single-Family Homes

Hillsborough County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,155	1,189	-2.9%
	Median Sale Price	\$425,000	\$400,000	6.3%
Foreclosure/REO	Closed Sales	9	7	28.6%
	Median Sale Price	\$286,000	\$415,000	-31.1%
Short Sale	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$505,125	N/A



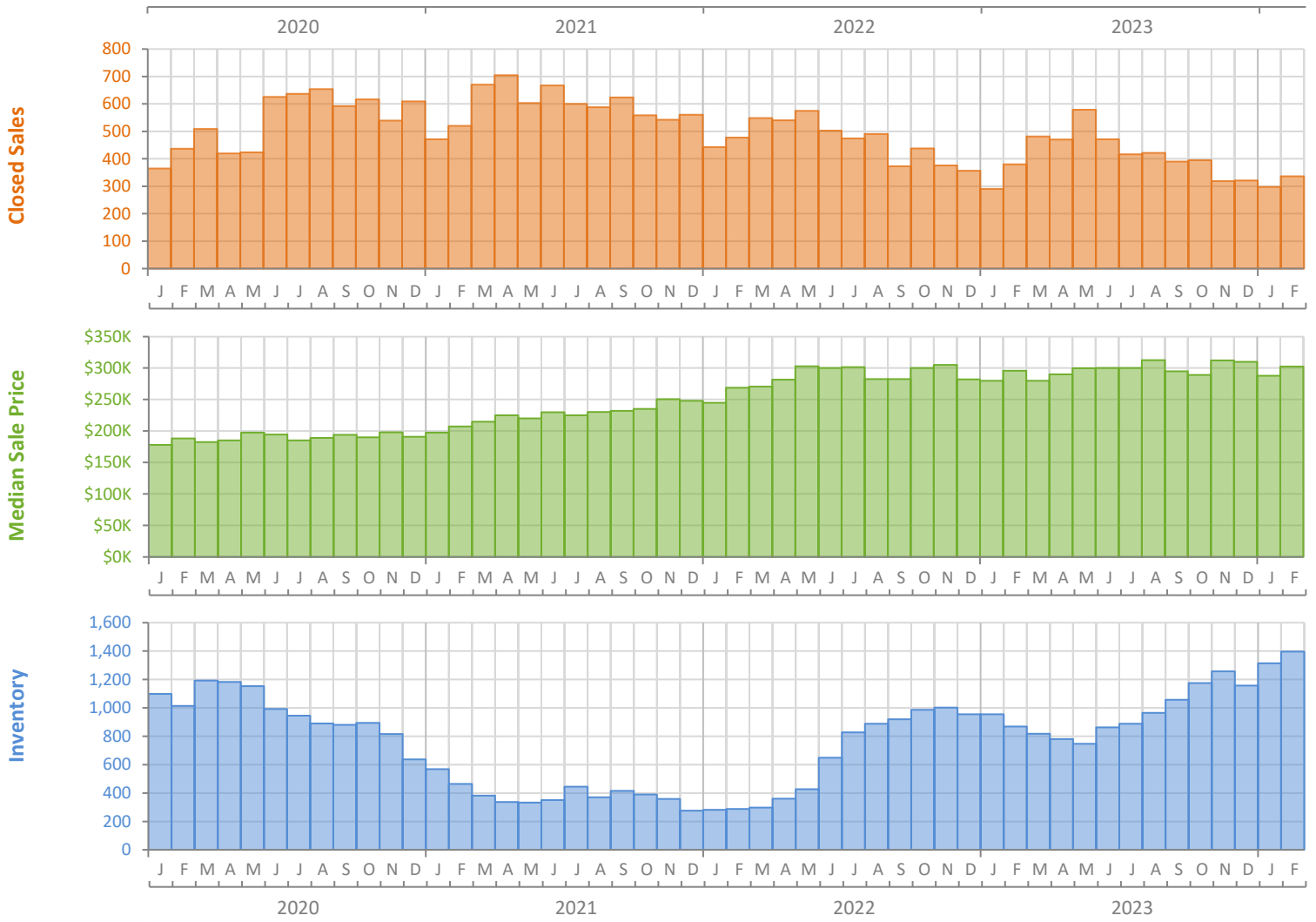
Monthly Market Summary - February 2024

Townhouses and Condos

Hillsborough County



	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	336	380	-11.6%
Paid in Cash	126	138	-8.7%
Median Sale Price	\$302,500	\$295,995	2.2%
Average Sale Price	\$373,424	\$386,566	-3.4%
Dollar Volume	\$125.5 Million	\$146.9 Million	-14.6%
Med. Pct. of Orig. List Price Received	97.1%	95.9%	1.3%
Median Time to Contract	42 Days	33 Days	27.3%
Median Time to Sale	97 Days	75 Days	29.3%
New Pending Sales	441	486	-9.3%
New Listings	612	462	32.5%
Pending Inventory	625	645	-3.1%
Inventory (Active Listings)	1,396	869	60.6%
Months Supply of Inventory	3.4	2.0	70.0%



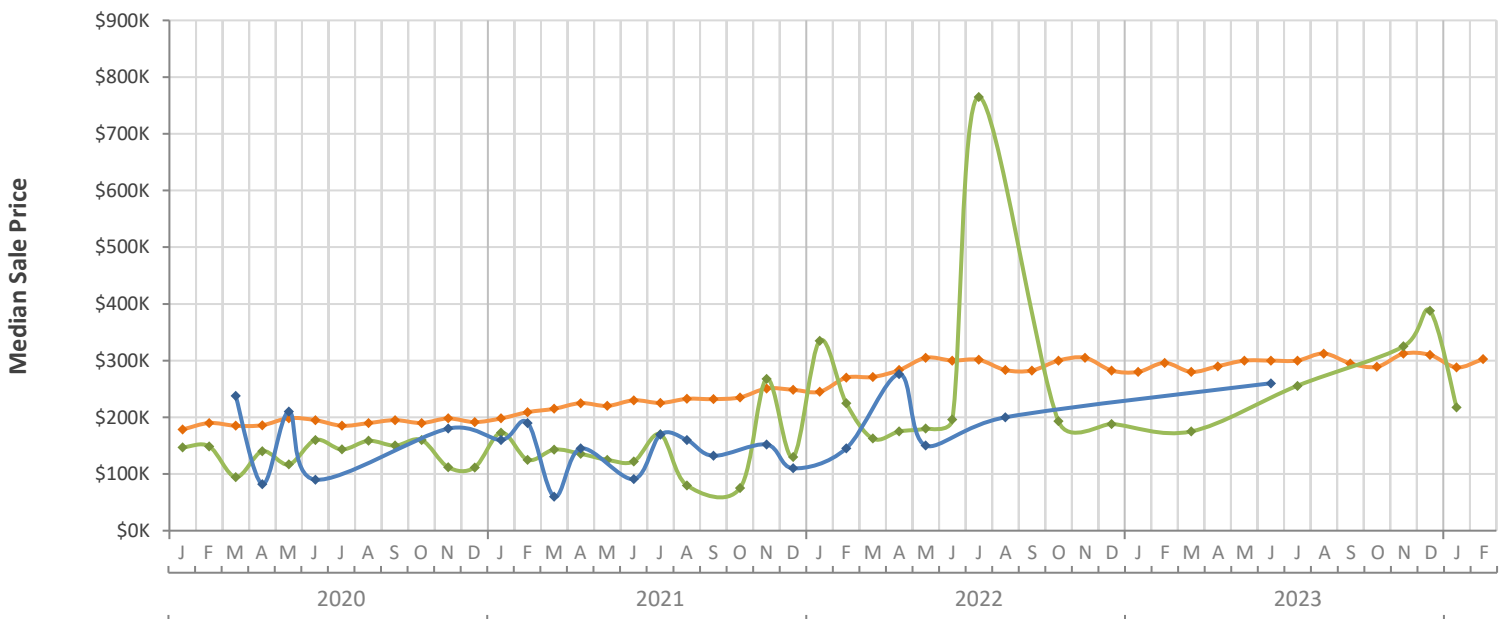
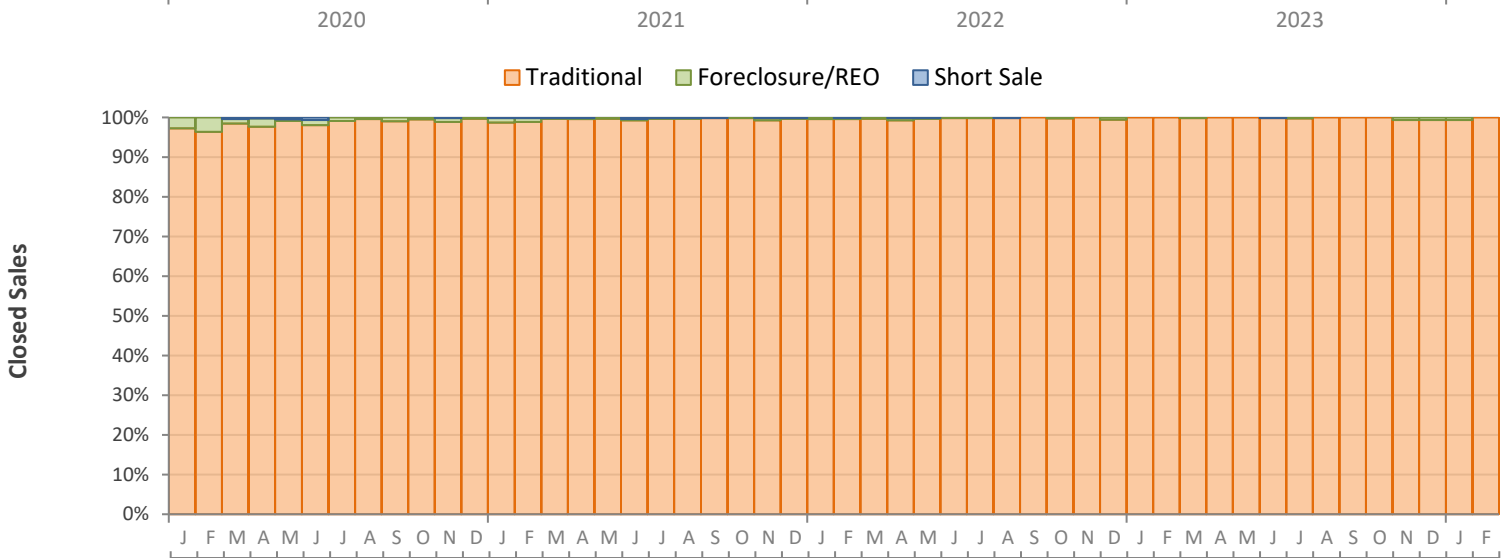
Monthly Distressed Market - February 2024

Townhouses and Condos

Hillsborough County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	336	380	-11.6%
	Median Sale Price	\$302,500	\$295,995	2.2%
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



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County



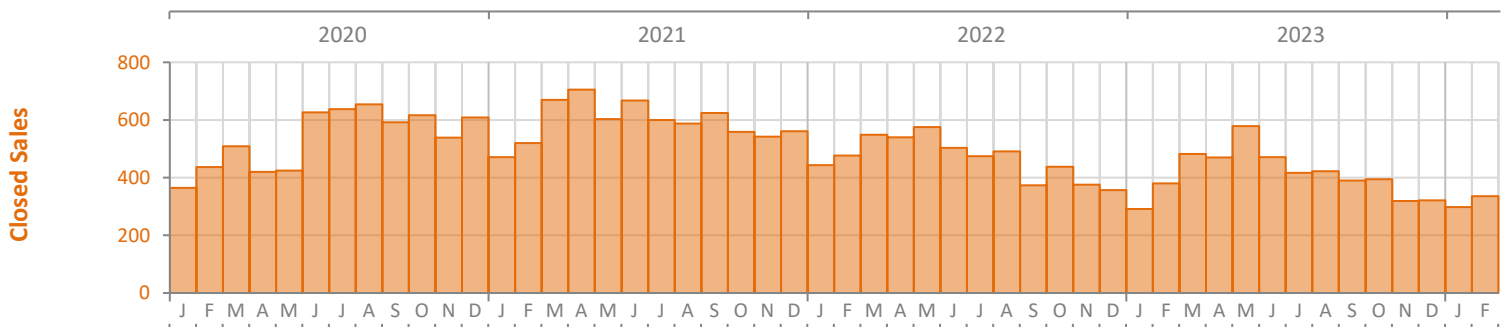
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	336	380	-11.6%
Paid in Cash	126	138	-8.7%
Median Sale Price	\$302,500	\$295,995	2.2%
Average Sale Price	\$373,424	\$386,566	-3.4%
Dollar Volume	\$125.5 Million	\$146.9 Million	-14.6%
Median Percent of Original List Price Received	97.1%	95.9%	1.3%
Median Time to Contract	42 Days	33 Days	27.3%
Median Time to Sale	97 Days	75 Days	29.3%
New Pending Sales	441	486	-9.3%
New Listings	612	462	32.5%
Pending Inventory	625	645	-3.1%
Inventory (Active Listings)	1,396	869	60.6%
Months Supply of Inventory	3.4	2.0	70.0%

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	634	-5.5%
February 2024	336	-11.6%
January 2024	298	2.4%
December 2023	321	-10.1%
November 2023	319	-15.2%
October 2023	395	-9.8%
September 2023	390	4.6%
August 2023	422	-14.1%
July 2023	417	-12.0%
June 2023	471	-6.4%
May 2023	579	0.7%
April 2023	470	-13.0%
March 2023	482	-12.2%
February 2023	380	-20.3%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

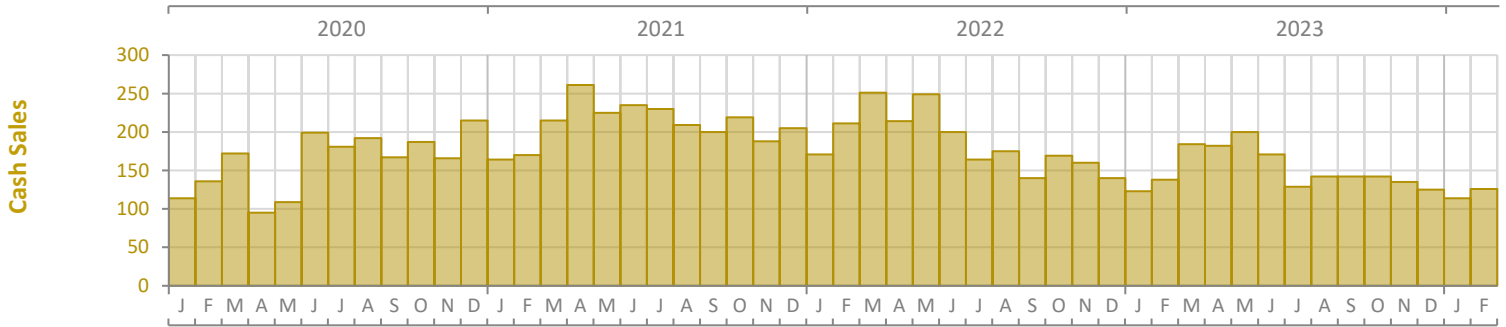


Cash Sales

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	240	-8.0%
February 2024	126	-8.7%
January 2024	114	-7.3%
December 2023	125	-10.7%
November 2023	135	-15.6%
October 2023	142	-16.0%
September 2023	142	1.4%
August 2023	142	-18.9%
July 2023	129	-21.3%
June 2023	171	-14.5%
May 2023	200	-19.7%
April 2023	182	-15.0%
March 2023	184	-26.7%
February 2023	138	-34.6%

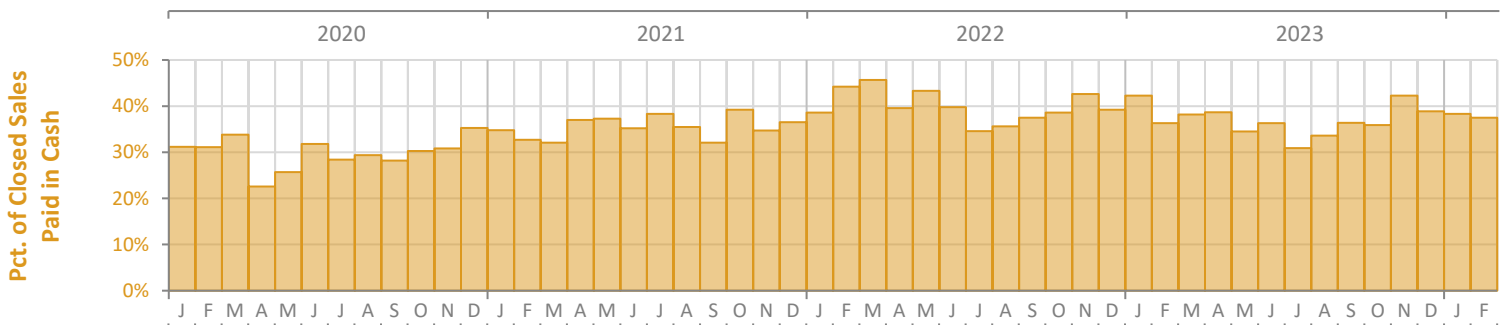


Cash Sales as a Percentage of Closed Sales

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	37.9%	-2.6%
February 2024	37.5%	3.3%
January 2024	38.3%	-9.5%
December 2023	38.9%	-0.8%
November 2023	42.3%	-0.7%
October 2023	35.9%	-7.0%
September 2023	36.4%	-2.9%
August 2023	33.6%	-5.6%
July 2023	30.9%	-10.7%
June 2023	36.3%	-8.8%
May 2023	34.5%	-20.3%
April 2023	38.7%	-2.3%
March 2023	38.2%	-16.4%
February 2023	36.3%	-17.9%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

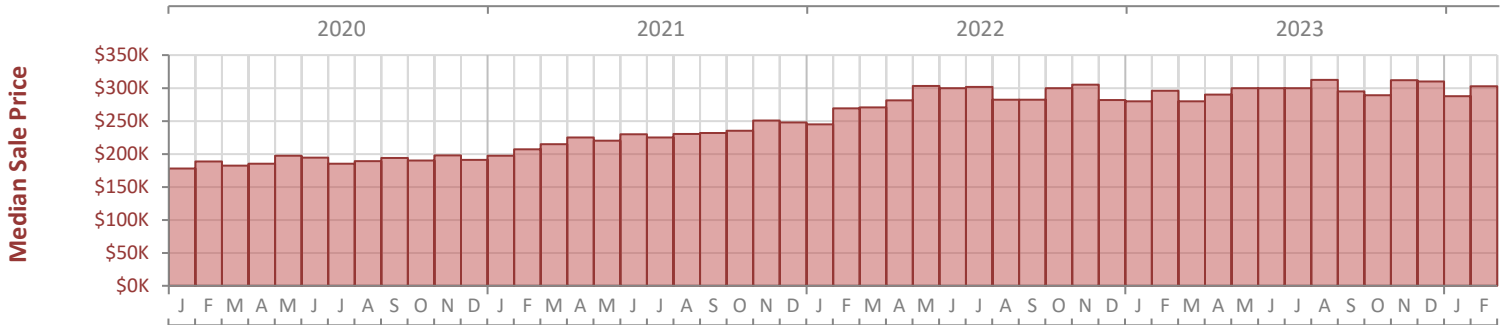


Median Sale Price

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	\$291,490	0.5%
February 2024	\$302,500	2.2%
January 2024	\$287,725	2.8%
December 2023	\$310,000	9.9%
November 2023	\$312,000	2.3%
October 2023	\$288,990	-3.7%
September 2023	\$295,000	4.4%
August 2023	\$312,500	10.6%
July 2023	\$300,000	-0.5%
June 2023	\$299,990	0.0%
May 2023	\$299,900	-1.0%
April 2023	\$289,950	3.0%
March 2023	\$280,000	3.5%
February 2023	\$295,995	10.0%

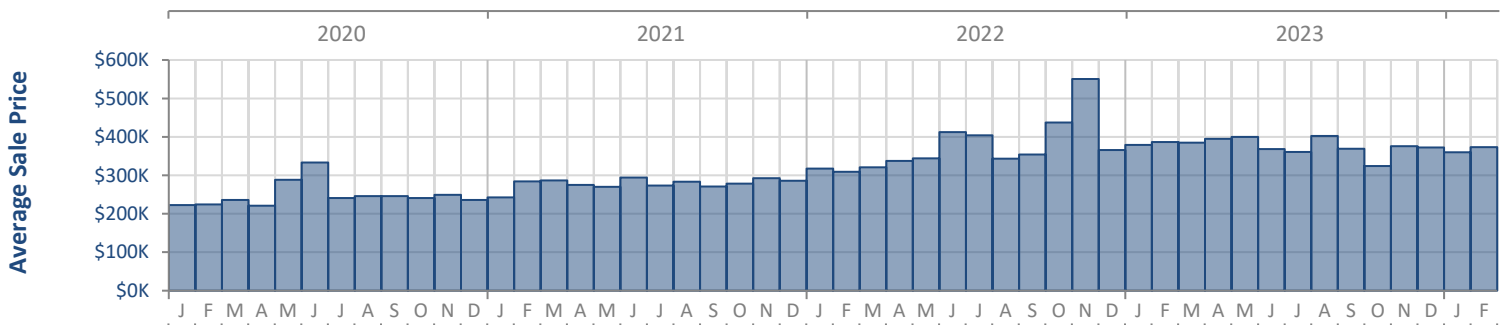


Average Sale Price

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	\$367,192	-4.2%
February 2024	\$373,424	-3.4%
January 2024	\$360,165	-5.0%
December 2023	\$372,699	1.8%
November 2023	\$375,411	-31.8%
October 2023	\$324,334	-25.8%
September 2023	\$369,097	4.3%
August 2023	\$402,470	17.3%
July 2023	\$360,908	-10.7%
June 2023	\$368,018	-10.8%
May 2023	\$400,179	16.2%
April 2023	\$395,149	16.9%
March 2023	\$384,930	19.9%
February 2023	\$386,566	25.0%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

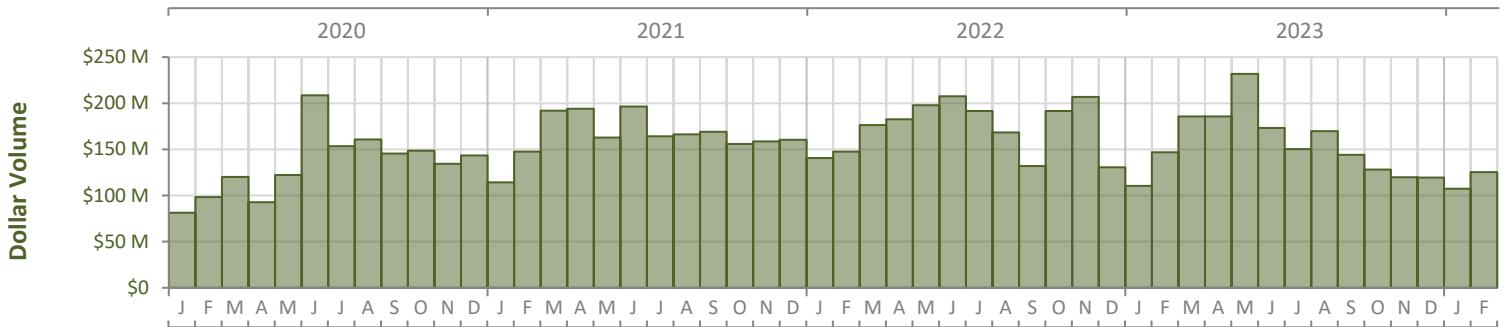


Dollar Volume

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	\$232.8 Million	-9.5%
February 2024	\$125.5 Million	-14.6%
January 2024	\$107.3 Million	-2.8%
December 2023	\$119.6 Million	-8.4%
November 2023	\$119.8 Million	-42.1%
October 2023	\$128.1 Million	-33.1%
September 2023	\$143.9 Million	9.1%
August 2023	\$169.8 Million	0.8%
July 2023	\$150.5 Million	-21.4%
June 2023	\$173.3 Million	-16.5%
May 2023	\$231.7 Million	17.0%
April 2023	\$185.7 Million	1.8%
March 2023	\$185.5 Million	5.3%
February 2023	\$146.9 Million	-0.5%

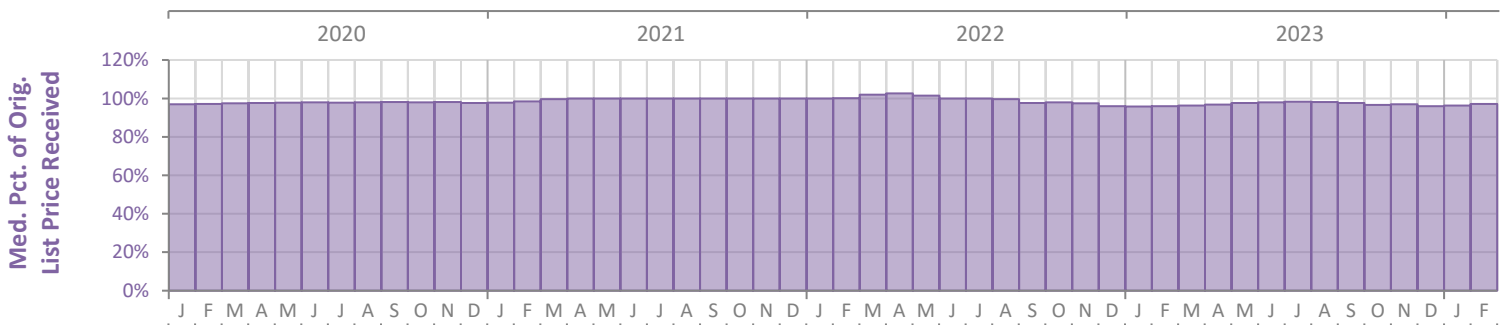


Median Percent of Original List Price Received

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	96.7%	0.8%
February 2024	97.1%	1.3%
January 2024	96.3%	0.5%
December 2023	96.0%	0.1%
November 2023	97.0%	-0.4%
October 2023	96.7%	-1.2%
September 2023	97.7%	0.0%
August 2023	98.2%	-1.4%
July 2023	98.3%	-1.7%
June 2023	97.9%	-2.1%
May 2023	97.7%	-3.7%
April 2023	96.8%	-5.7%
March 2023	96.3%	-5.5%
February 2023	95.9%	-4.2%

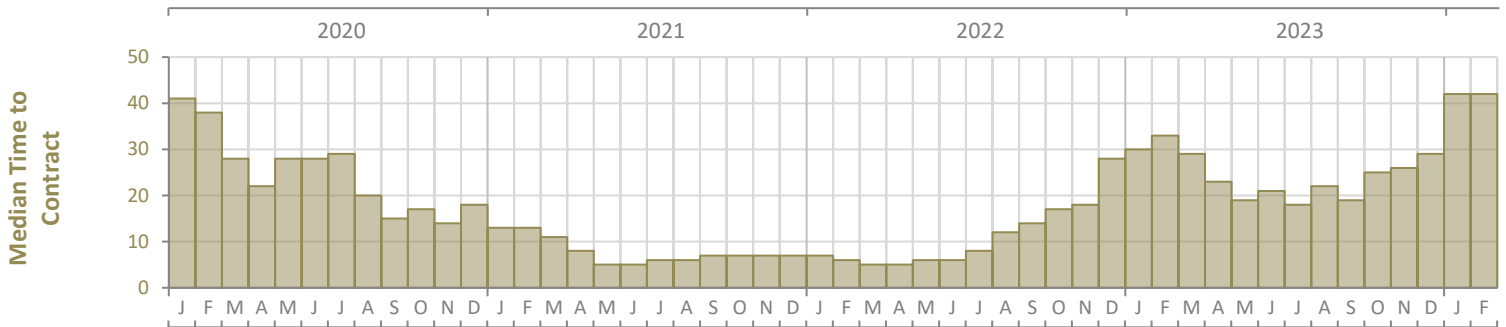


Median Time to Contract

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	42 Days	35.5%
February 2024	42 Days	27.3%
January 2024	42 Days	40.0%
December 2023	29 Days	3.6%
November 2023	26 Days	44.4%
October 2023	25 Days	47.1%
September 2023	19 Days	35.7%
August 2023	22 Days	83.3%
July 2023	18 Days	125.0%
June 2023	21 Days	250.0%
May 2023	19 Days	216.7%
April 2023	23 Days	360.0%
March 2023	29 Days	480.0%
February 2023	33 Days	450.0%

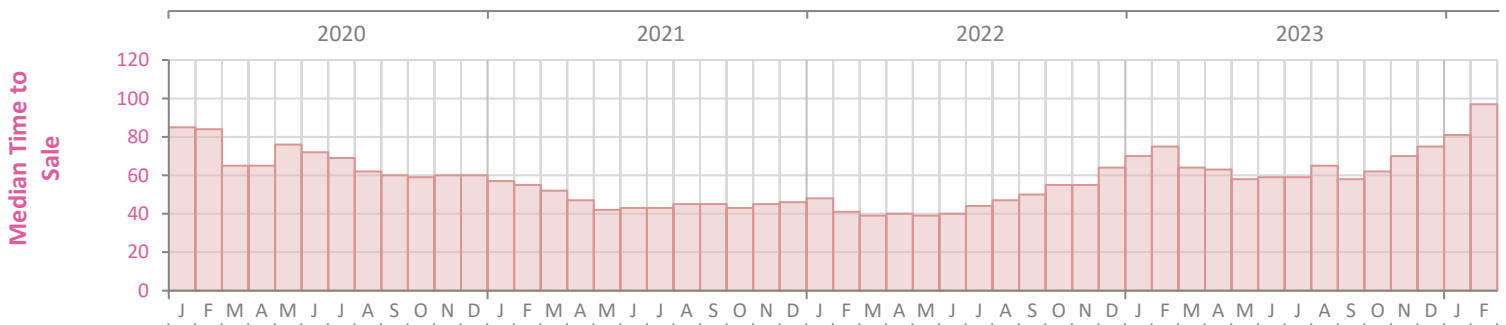


Median Time to Sale

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	88 Days	20.5%
February 2024	97 Days	29.3%
January 2024	81 Days	15.7%
December 2023	75 Days	17.2%
November 2023	70 Days	27.3%
October 2023	62 Days	12.7%
September 2023	58 Days	16.0%
August 2023	65 Days	38.3%
July 2023	59 Days	34.1%
June 2023	59 Days	47.5%
May 2023	58 Days	48.7%
April 2023	63 Days	57.5%
March 2023	64 Days	64.1%
February 2023	75 Days	82.9%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

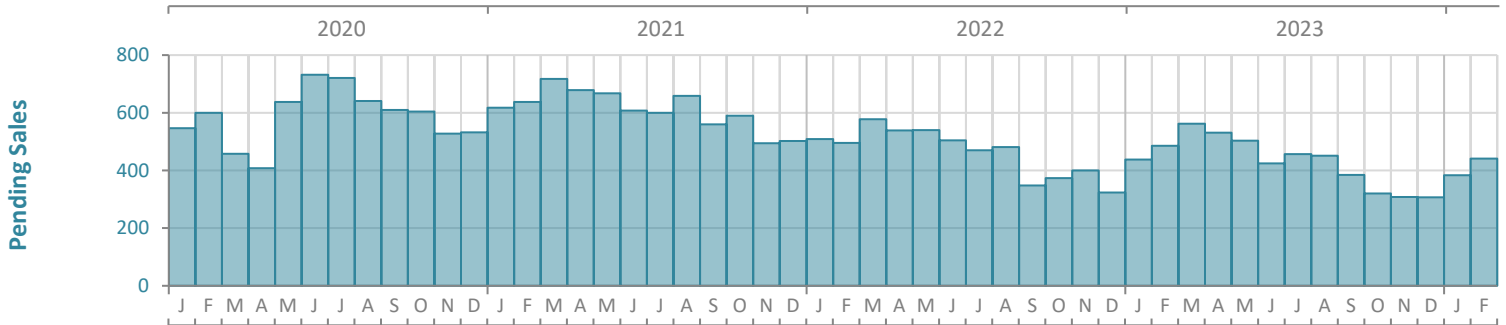


New Pending Sales

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	824	-10.8%
February 2024	441	-9.3%
January 2024	383	-12.6%
December 2023	307	-5.0%
November 2023	308	-23.0%
October 2023	320	-14.2%
September 2023	384	10.3%
August 2023	451	-6.2%
July 2023	457	-2.8%
June 2023	425	-15.7%
May 2023	503	-6.9%
April 2023	531	-1.5%
March 2023	562	-2.8%
February 2023	486	-2.0%

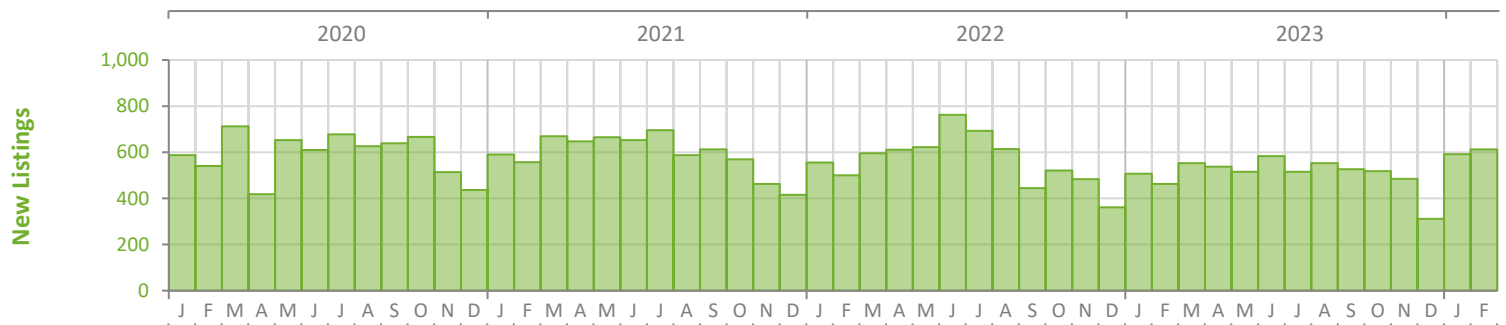


New Listings

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	1,204	24.3%
February 2024	612	32.5%
January 2024	592	16.8%
December 2023	311	-13.9%
November 2023	485	0.4%
October 2023	518	-0.6%
September 2023	527	18.4%
August 2023	553	-9.9%
July 2023	515	-25.7%
June 2023	583	-23.5%
May 2023	515	-17.2%
April 2023	538	-11.9%
March 2023	553	-7.2%
February 2023	462	-7.6%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

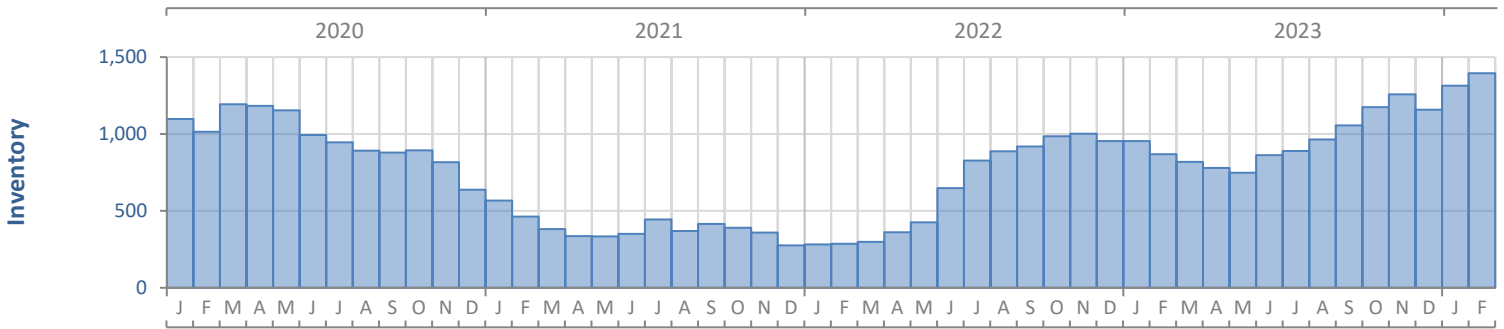


Inventory (Active Listings)

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)	1,355	48.7%
February 2024	1,396	60.6%
January 2024	1,314	37.7%
December 2023	1,157	21.2%
November 2023	1,257	25.4%
October 2023	1,174	19.1%
September 2023	1,056	14.9%
August 2023	964	8.6%
July 2023	889	7.5%
June 2023	863	33.2%
May 2023	747	75.4%
April 2023	780	116.7%
March 2023	818	174.5%
February 2023	869	202.8%

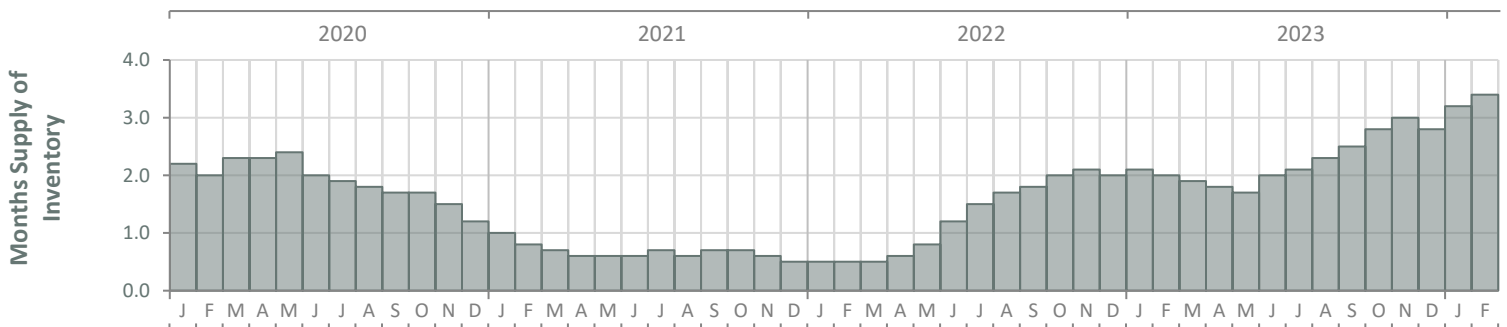


Months Supply of Inventory

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)	3.3	57.1%
February 2024	3.4	70.0%
January 2024	3.2	52.4%
December 2023	2.8	40.0%
November 2023	3.0	42.9%
October 2023	2.8	40.0%
September 2023	2.5	38.9%
August 2023	2.3	35.3%
July 2023	2.1	40.0%
June 2023	2.0	66.7%
May 2023	1.7	112.5%
April 2023	1.8	200.0%
March 2023	1.9	280.0%
February 2023	2.0	300.0%



Monthly Market Detail - February 2024

Townhouses and Condos

Hillsborough County

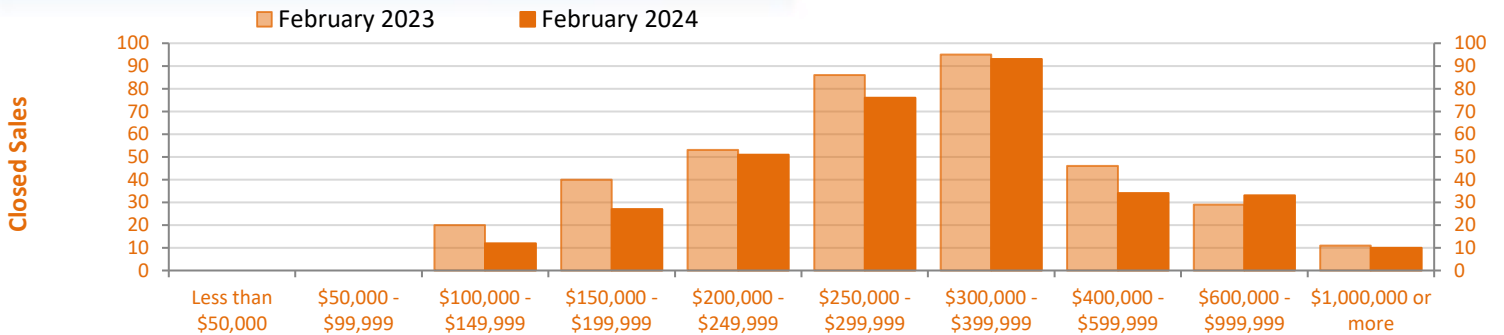


Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	12	-40.0%
\$150,000 - \$199,999	27	-32.5%
\$200,000 - \$249,999	51	-3.8%
\$250,000 - \$299,999	76	-11.6%
\$300,000 - \$399,999	93	-2.1%
\$400,000 - \$599,999	34	-26.1%
\$600,000 - \$999,999	33	13.8%
\$1,000,000 or more	10	-9.1%

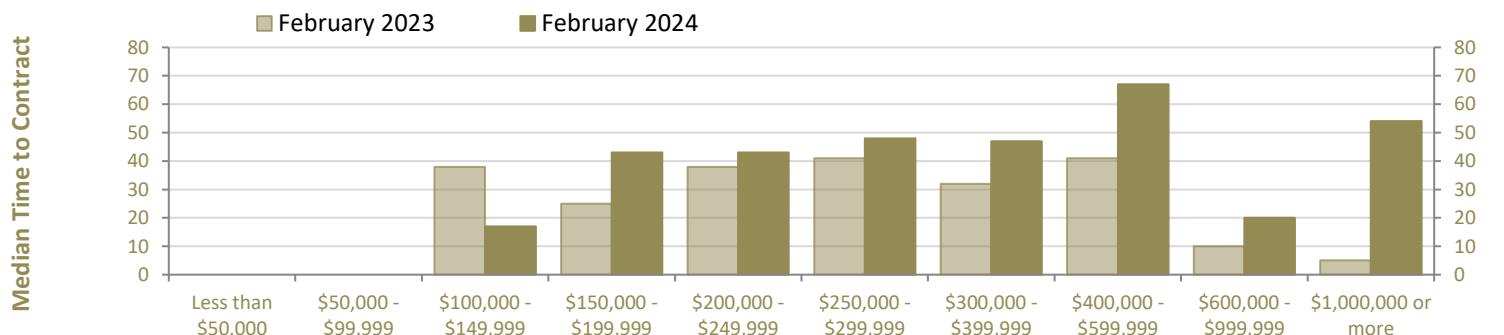


Median Time to Contract by Sale Price

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	17 Days	-55.3%
\$150,000 - \$199,999	43 Days	72.0%
\$200,000 - \$249,999	43 Days	13.2%
\$250,000 - \$299,999	48 Days	17.1%
\$300,000 - \$399,999	47 Days	46.9%
\$400,000 - \$599,999	67 Days	63.4%
\$600,000 - \$999,999	20 Days	100.0%
\$1,000,000 or more	54 Days	980.0%

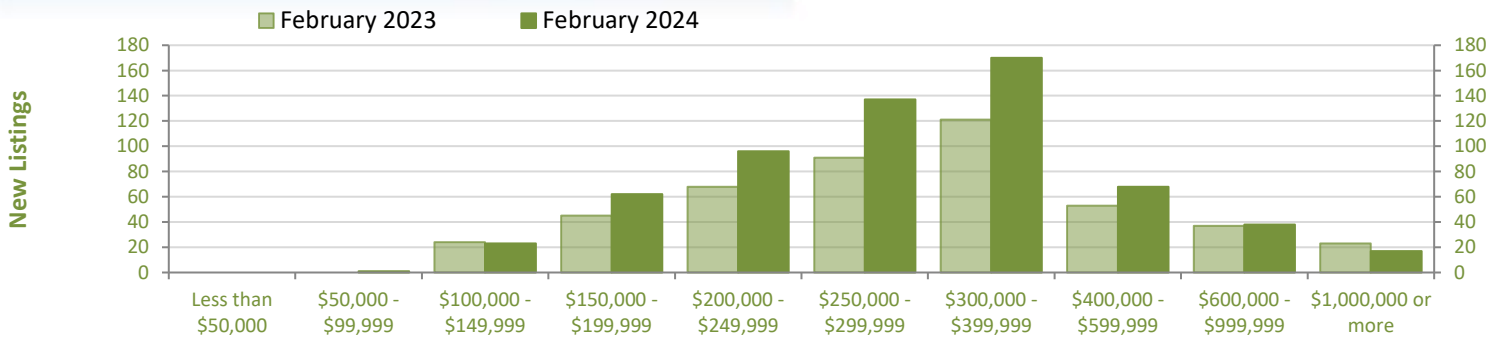


New Listings by Initial Listing Price

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	N/A
\$100,000 - \$149,999	23	-4.2%
\$150,000 - \$199,999	62	37.8%
\$200,000 - \$249,999	96	41.2%
\$250,000 - \$299,999	137	50.5%
\$300,000 - \$399,999	170	40.5%
\$400,000 - \$599,999	68	28.3%
\$600,000 - \$999,999	38	2.7%
\$1,000,000 or more	17	-26.1%

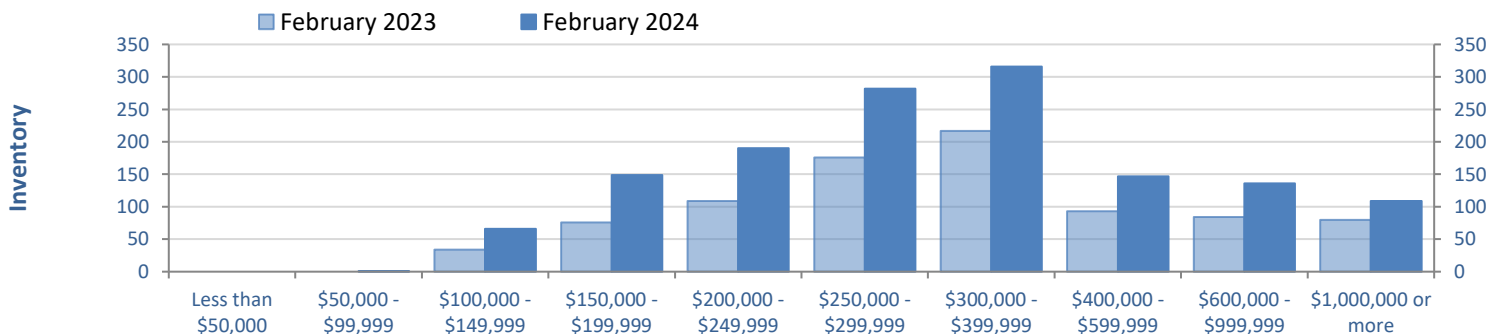


Inventory by Current Listing Price

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	1	N/A
\$100,000 - \$149,999	66	94.1%
\$150,000 - \$199,999	149	96.1%
\$200,000 - \$249,999	190	74.3%
\$250,000 - \$299,999	282	60.2%
\$300,000 - \$399,999	316	45.6%
\$400,000 - \$599,999	147	58.1%
\$600,000 - \$999,999	136	61.9%
\$1,000,000 or more	109	36.3%



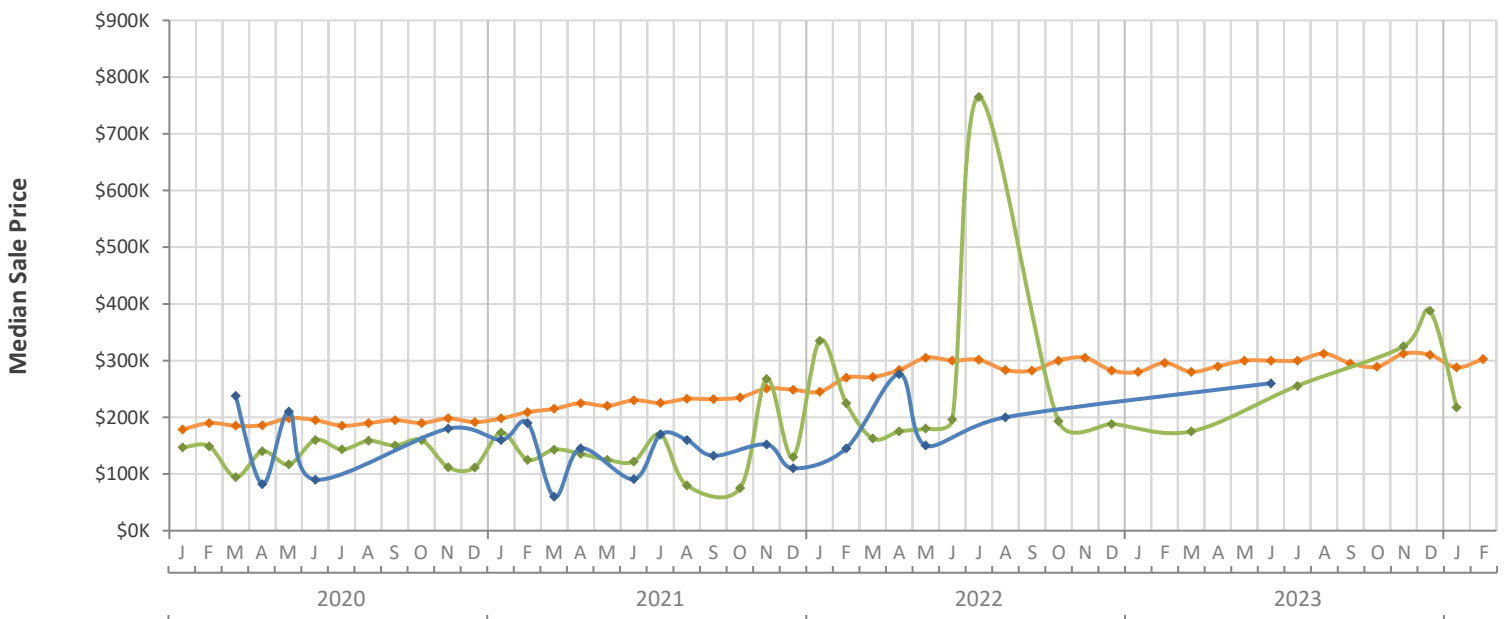
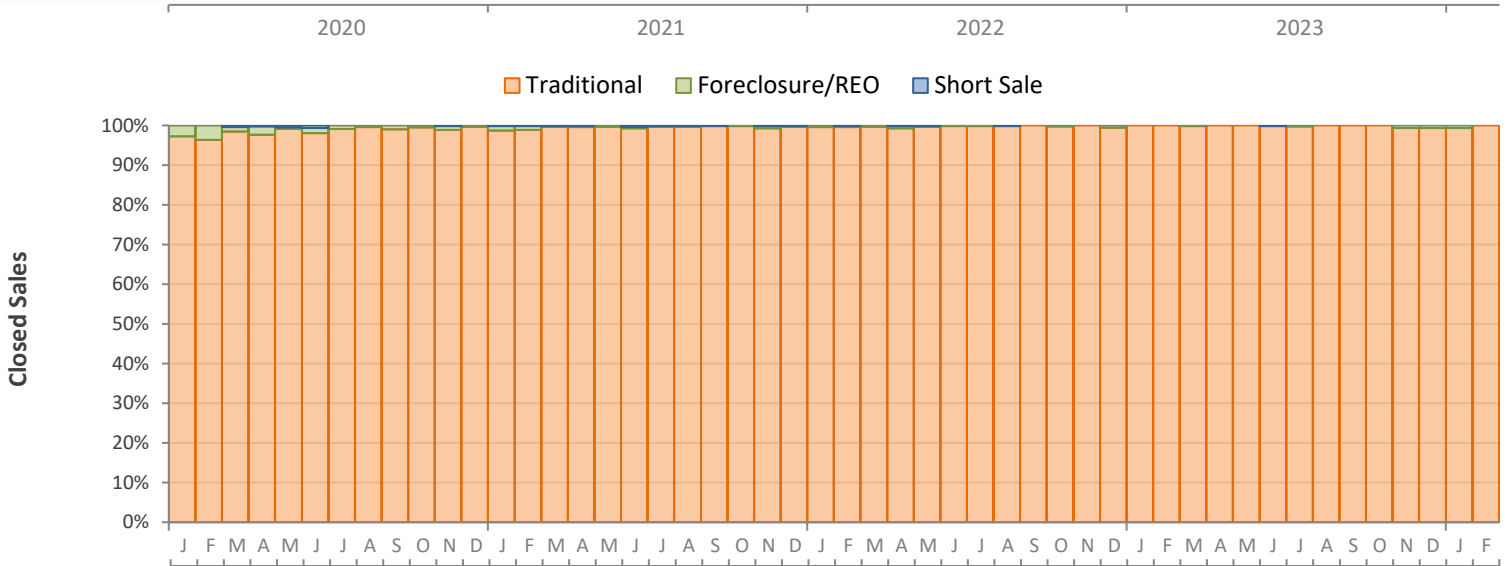
Monthly Distressed Market - February 2024

Townhouses and Condos

Hillsborough County



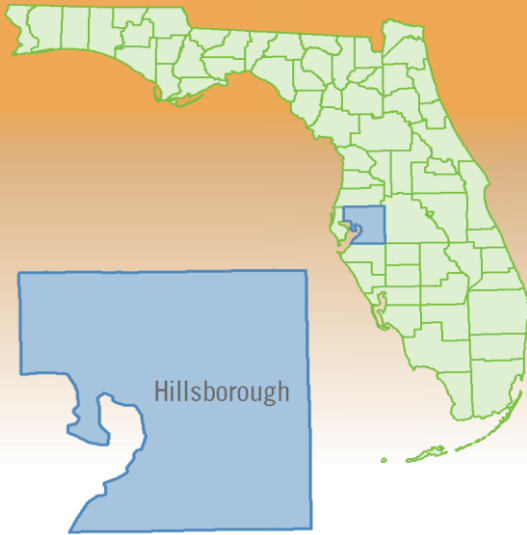
		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	336	380	-11.6%
	Median Sale Price	\$302,500	\$295,995	2.2%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



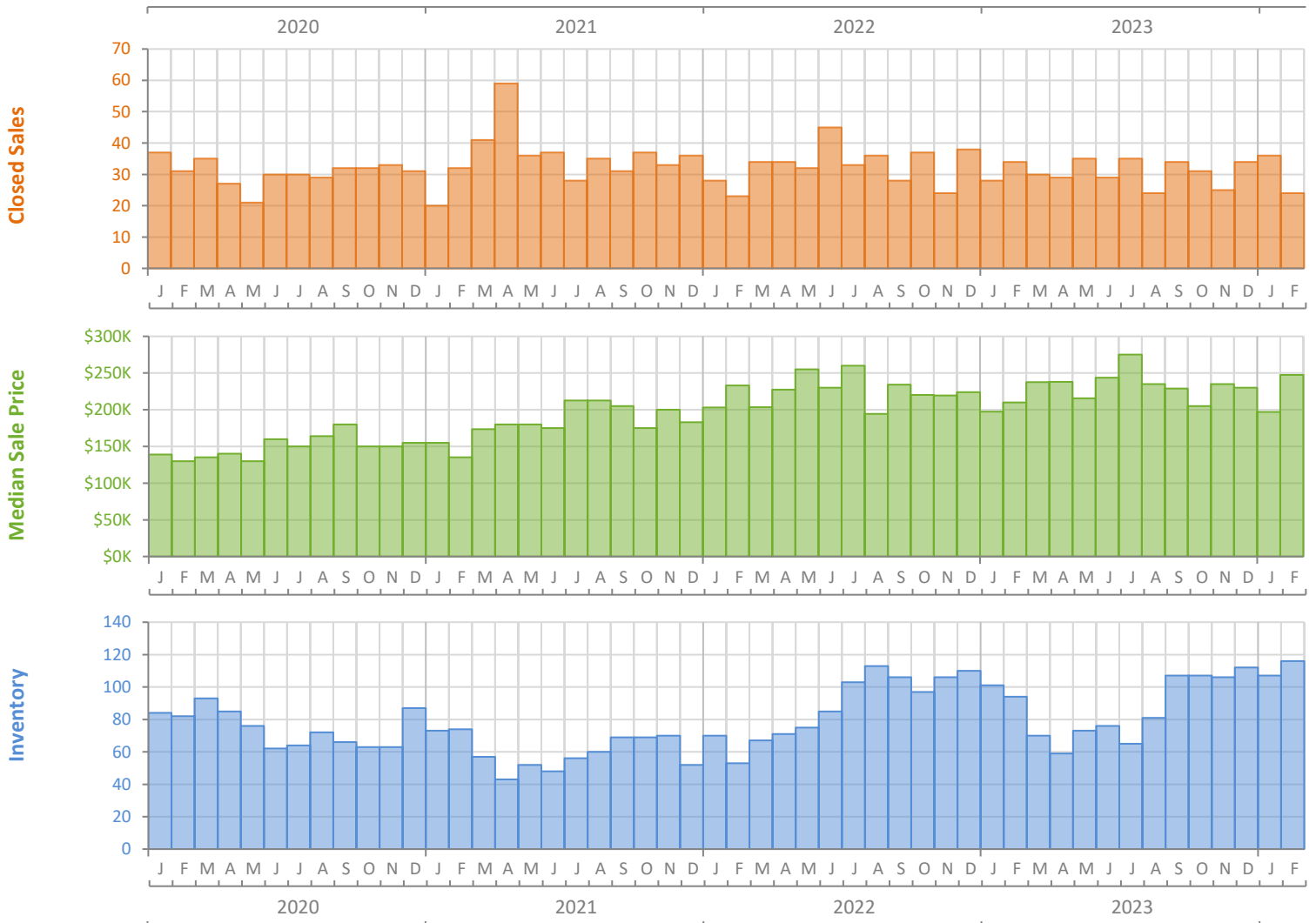
Monthly Market Summary - February 2024

Manufactured Homes

Hillsborough County



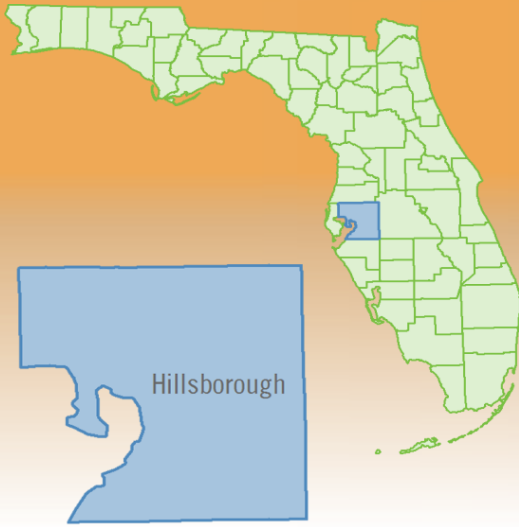
	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	24	34	-29.4%
Paid in Cash	12	18	-33.3%
Median Sale Price	\$247,500	\$210,000	17.9%
Average Sale Price	\$243,413	\$218,118	11.6%
Dollar Volume	\$5.8 Million	\$7.4 Million	-21.2%
Med. Pct. of Orig. List Price Received	93.1%	90.0%	3.4%
Median Time to Contract	105 Days	44 Days	138.6%
Median Time to Sale	132 Days	74 Days	78.4%
New Pending Sales	23	42	-45.2%
New Listings	40	42	-4.8%
Pending Inventory	32	47	-31.9%
Inventory (Active Listings)	116	94	23.4%
Months Supply of Inventory	3.8	2.8	35.7%



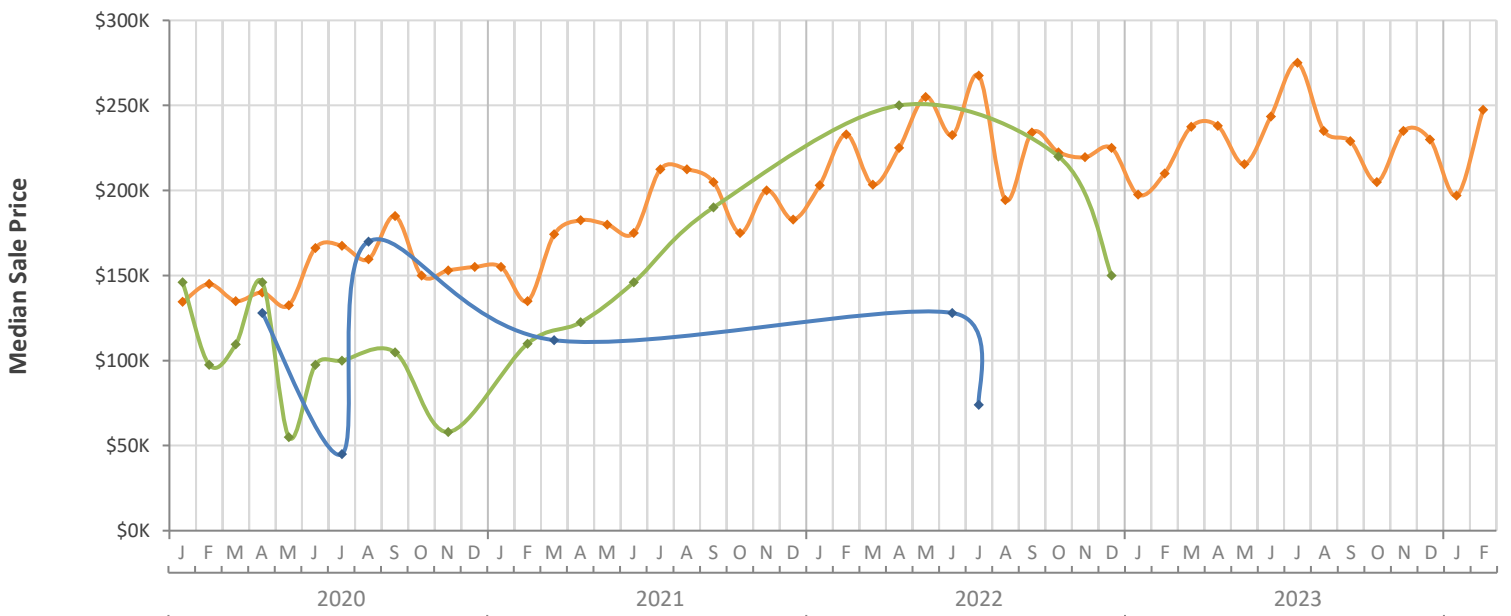
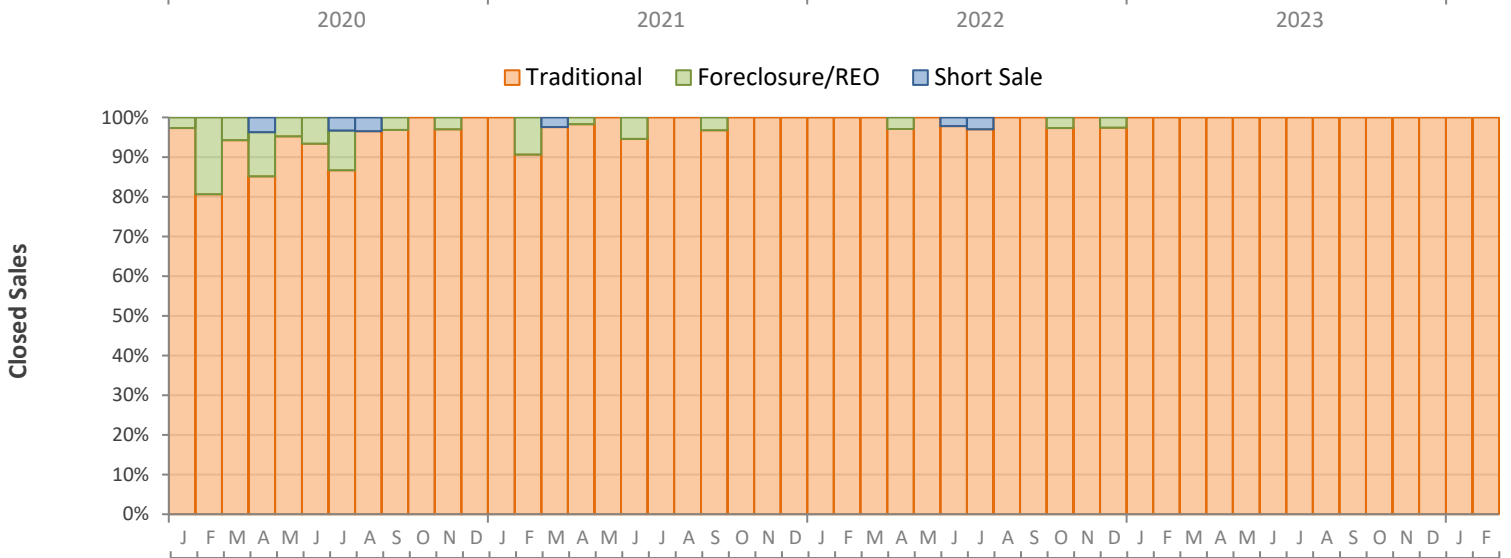
Monthly Distressed Market - February 2024

Manufactured Homes

Hillsborough County



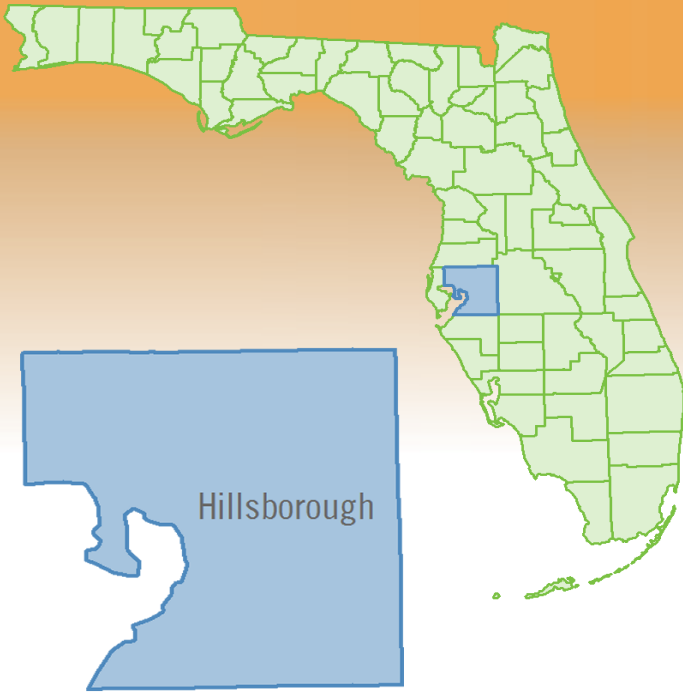
		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	24	34	-29.4%
	Median Sale Price	\$247,500	\$210,000	17.9%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Monthly Market Detail - February 2024

Manufactured Homes

Hillsborough County



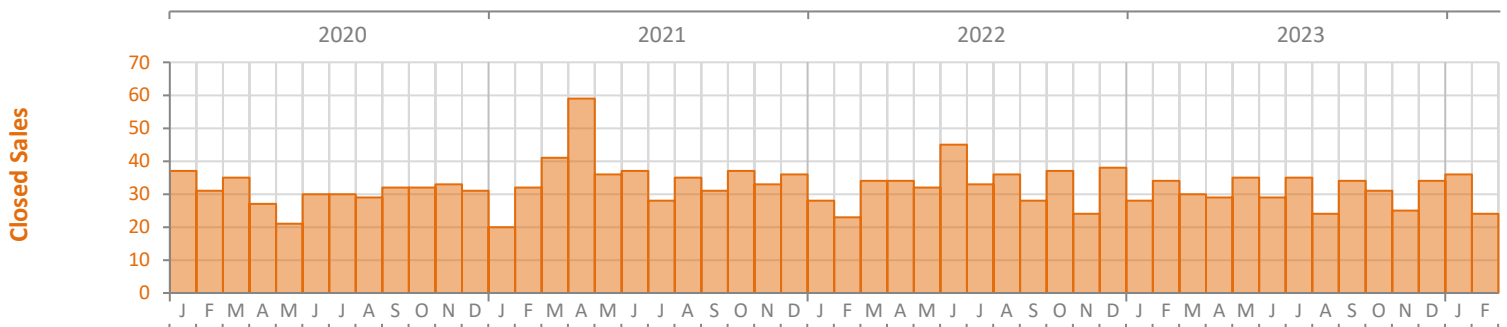
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	24	34	-29.4%
Paid in Cash	12	18	-33.3%
Median Sale Price	\$247,500	\$210,000	17.9%
Average Sale Price	\$243,413	\$218,118	11.6%
Dollar Volume	\$5.8 Million	\$7.4 Million	-21.2%
Median Percent of Original List Price Received	93.1%	90.0%	3.4%
Median Time to Contract	105 Days	44 Days	138.6%
Median Time to Sale	132 Days	74 Days	78.4%
New Pending Sales	23	42	-45.2%
New Listings	40	42	-4.8%
Pending Inventory	32	47	-31.9%
Inventory (Active Listings)	116	94	23.4%
Months Supply of Inventory	3.8	2.8	35.7%

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	60	-3.2%
February 2024	24	-29.4%
January 2024	36	28.6%
December 2023	34	-10.5%
November 2023	25	4.2%
October 2023	31	-16.2%
September 2023	34	21.4%
August 2023	24	-33.3%
July 2023	35	6.1%
June 2023	29	-35.6%
May 2023	35	9.4%
April 2023	29	-14.7%
March 2023	30	-11.8%
February 2023	34	47.8%



Monthly Market Detail - February 2024

Manufactured Homes

Hillsborough County

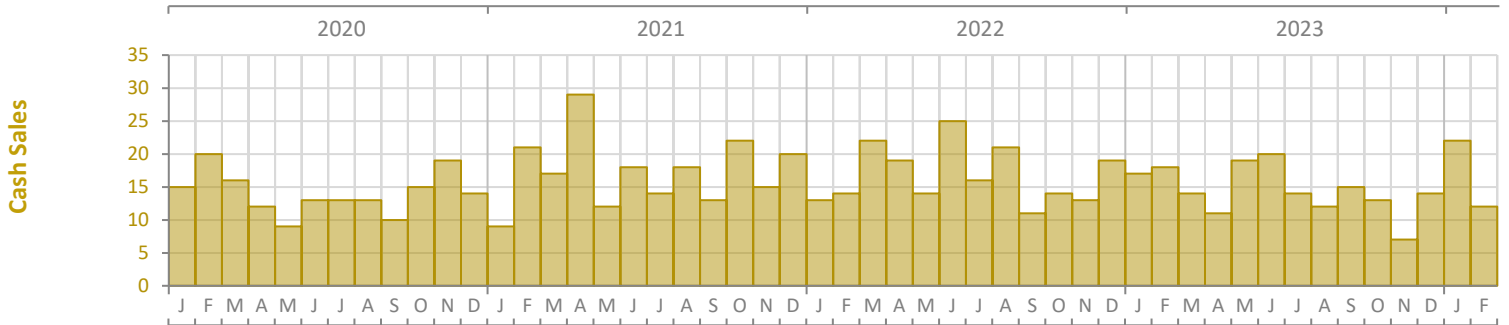


Cash Sales

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	34	-2.9%
February 2024	12	-33.3%
January 2024	22	29.4%
December 2023	14	-26.3%
November 2023	7	-46.2%
October 2023	13	-7.1%
September 2023	15	36.4%
August 2023	12	-42.9%
July 2023	14	-12.5%
June 2023	20	-20.0%
May 2023	19	35.7%
April 2023	11	-42.1%
March 2023	14	-36.4%
February 2023	18	28.6%

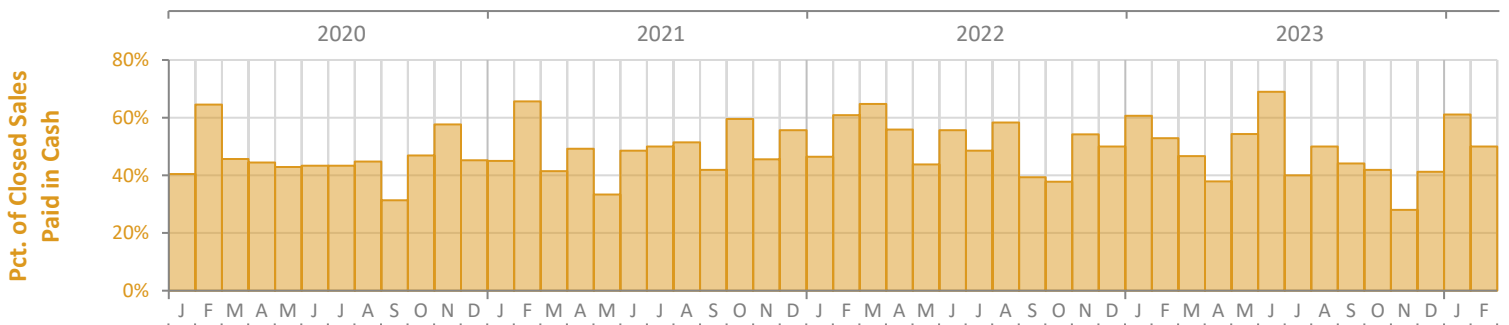


Cash Sales as a Percentage of Closed Sales

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	56.7%	0.4%
February 2024	50.0%	-5.5%
January 2024	61.1%	0.7%
December 2023	41.2%	-17.6%
November 2023	28.0%	-48.3%
October 2023	41.9%	10.8%
September 2023	44.1%	12.2%
August 2023	50.0%	-14.2%
July 2023	40.0%	-17.5%
June 2023	69.0%	24.1%
May 2023	54.3%	24.0%
April 2023	37.9%	-32.2%
March 2023	46.7%	-27.8%
February 2023	52.9%	-13.1%



Monthly Market Detail - February 2024

Manufactured Homes

Hillsborough County

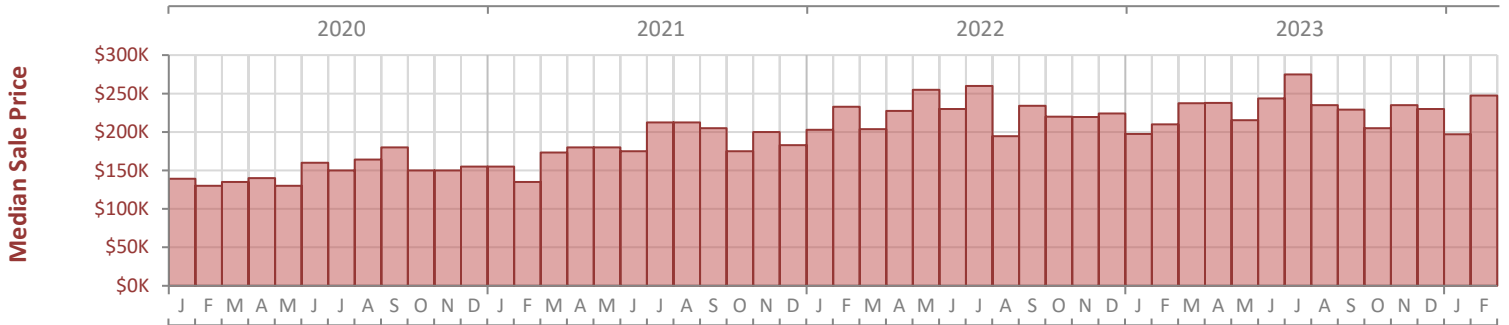


Median Sale Price

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	\$205,000	-2.4%
February 2024	\$247,500	17.9%
January 2024	\$197,000	-0.3%
December 2023	\$230,000	2.7%
November 2023	\$235,000	7.1%
October 2023	\$205,000	-6.8%
September 2023	\$229,000	-2.1%
August 2023	\$235,000	20.9%
July 2023	\$275,000	5.8%
June 2023	\$243,500	5.9%
May 2023	\$215,500	-15.5%
April 2023	\$238,000	4.6%
March 2023	\$237,500	16.7%
February 2023	\$210,000	-9.9%

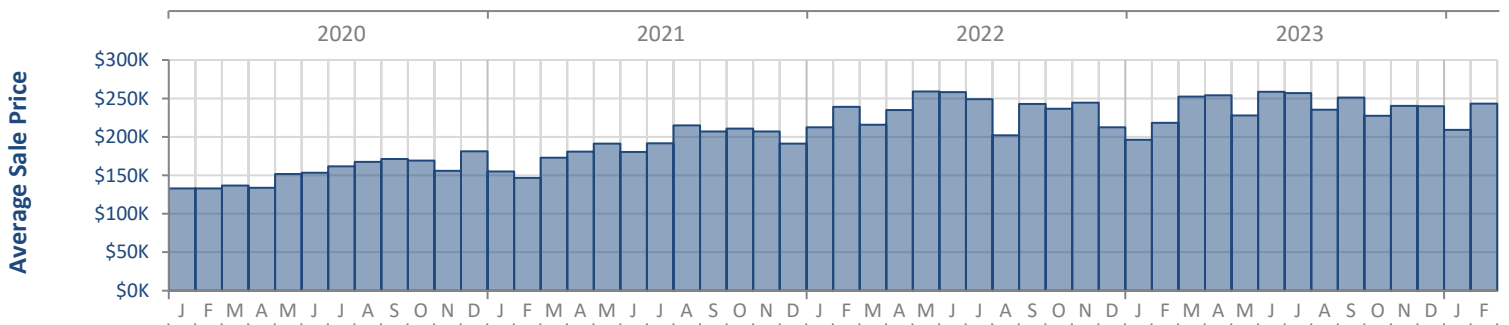


Average Sale Price

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	\$222,874	7.1%
February 2024	\$243,413	11.6%
January 2024	\$209,182	6.7%
December 2023	\$239,876	12.8%
November 2023	\$240,342	-1.7%
October 2023	\$227,556	-3.8%
September 2023	\$251,289	3.4%
August 2023	\$235,200	16.4%
July 2023	\$256,923	3.1%
June 2023	\$258,776	0.2%
May 2023	\$227,754	-12.1%
April 2023	\$253,979	8.1%
March 2023	\$252,275	16.9%
February 2023	\$218,118	-8.8%



Monthly Market Detail - February 2024

Manufactured Homes

Hillsborough County

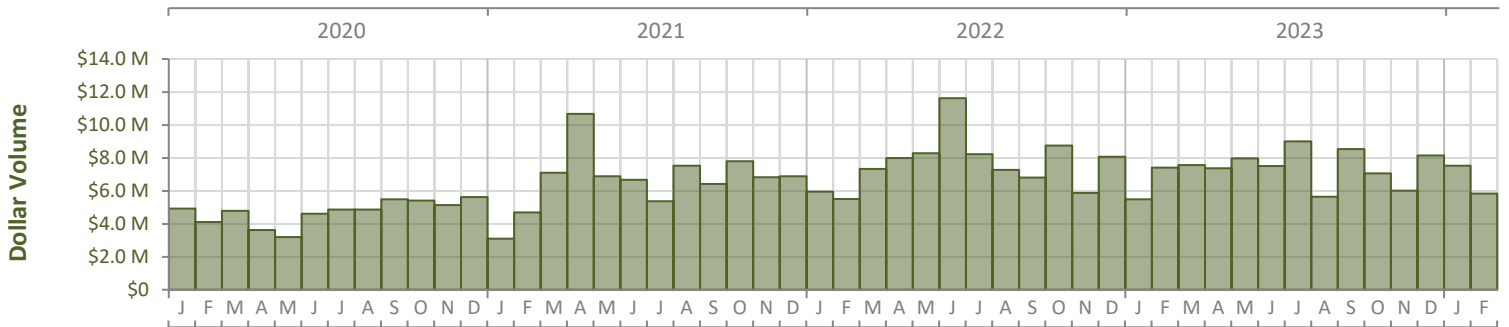


Dollar Volume

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	\$13.4 Million	3.6%
February 2024	\$5.8 Million	-21.2%
January 2024	\$7.5 Million	37.2%
December 2023	\$8.2 Million	1.0%
November 2023	\$6.0 Million	2.4%
October 2023	\$7.1 Million	-19.4%
September 2023	\$8.5 Million	25.6%
August 2023	\$5.6 Million	-22.4%
July 2023	\$9.0 Million	9.3%
June 2023	\$7.5 Million	-35.4%
May 2023	\$8.0 Million	-3.8%
April 2023	\$7.4 Million	-7.8%
March 2023	\$7.6 Million	3.2%
February 2023	\$7.4 Million	34.9%

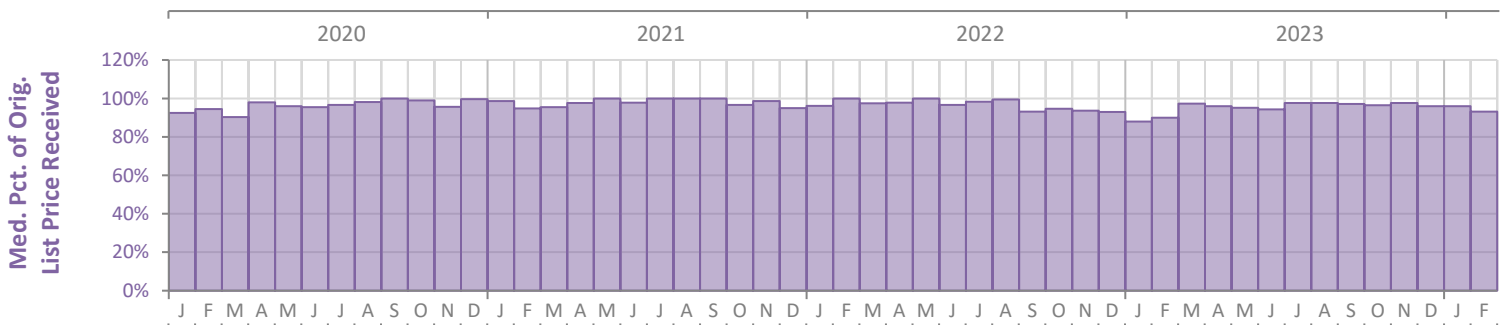


Median Percent of Original List Price Received

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	94.5%	6.4%
February 2024	93.1%	3.4%
January 2024	96.0%	9.2%
December 2023	96.0%	3.3%
November 2023	97.6%	4.3%
October 2023	96.4%	1.8%
September 2023	97.2%	4.3%
August 2023	97.6%	-1.9%
July 2023	97.6%	-0.7%
June 2023	94.3%	-2.5%
May 2023	95.1%	-4.9%
April 2023	96.0%	-1.8%
March 2023	97.3%	-0.2%
February 2023	90.0%	-10.0%

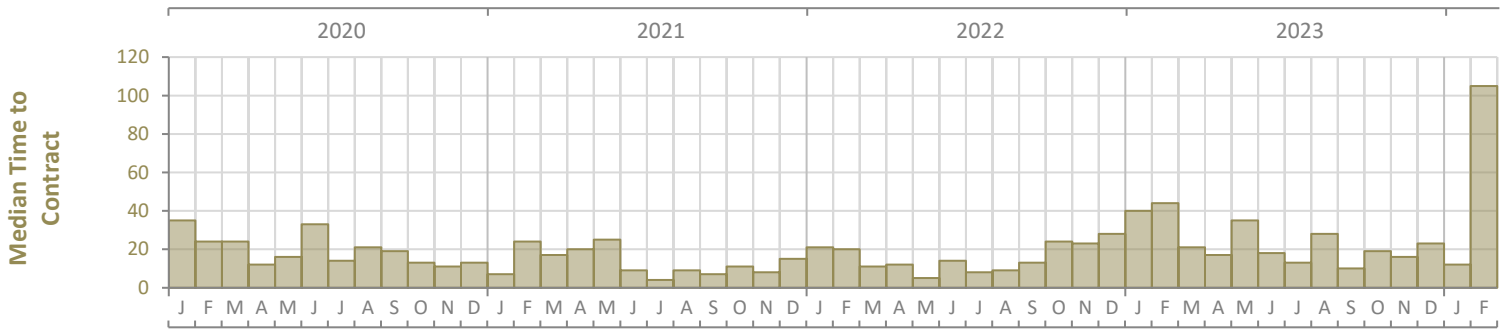


Median Time to Contract

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	32 Days	-27.3%
February 2024	105 Days	138.6%
January 2024	12 Days	-70.0%
December 2023	23 Days	-17.9%
November 2023	16 Days	-30.4%
October 2023	19 Days	-20.8%
September 2023	10 Days	-23.1%
August 2023	28 Days	211.1%
July 2023	13 Days	62.5%
June 2023	18 Days	28.6%
May 2023	35 Days	600.0%
April 2023	17 Days	41.7%
March 2023	21 Days	90.9%
February 2023	44 Days	120.0%

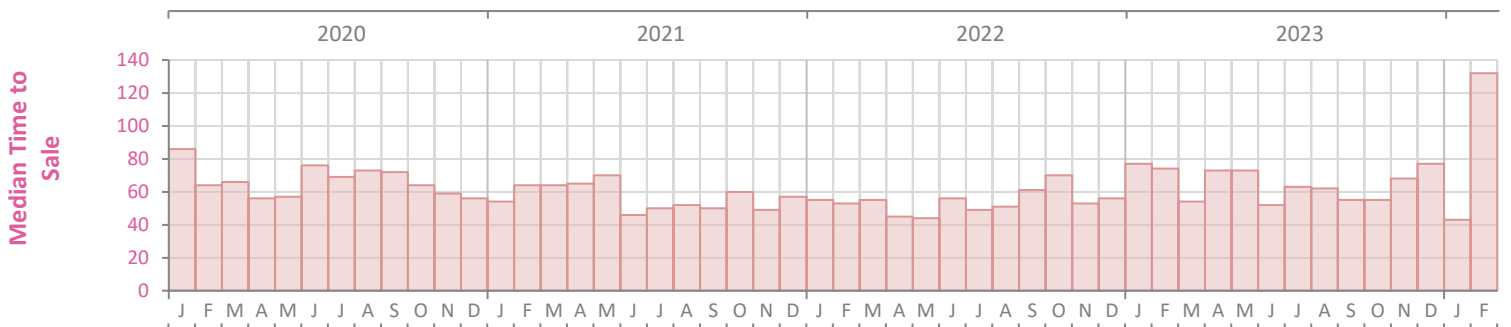


Median Time to Sale

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	68 Days	-11.7%
February 2024	132 Days	78.4%
January 2024	43 Days	-44.2%
December 2023	77 Days	37.5%
November 2023	68 Days	28.3%
October 2023	55 Days	-21.4%
September 2023	55 Days	-9.8%
August 2023	62 Days	21.6%
July 2023	63 Days	28.6%
June 2023	52 Days	-7.1%
May 2023	73 Days	65.9%
April 2023	73 Days	62.2%
March 2023	54 Days	-1.8%
February 2023	74 Days	39.6%

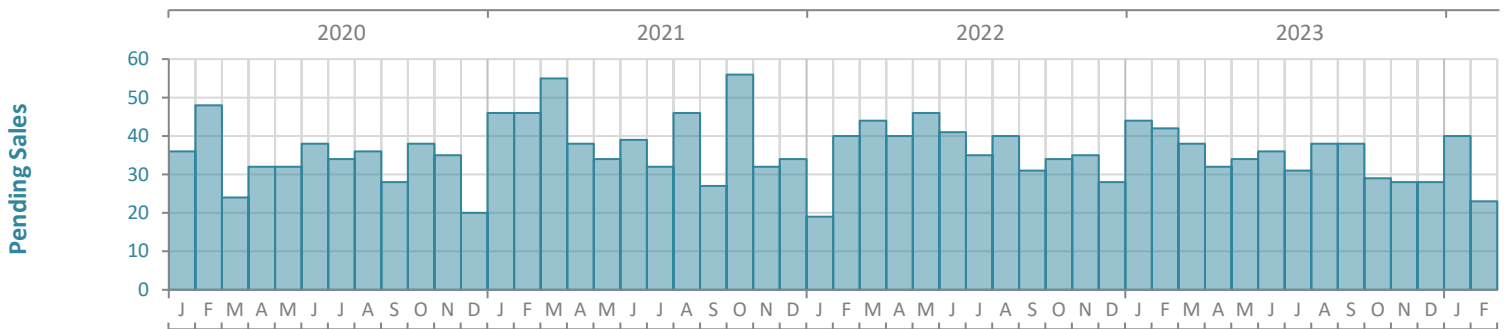


New Pending Sales

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	63	-26.7%
February 2024	23	-45.2%
January 2024	40	-9.1%
December 2023	28	0.0%
November 2023	28	-20.0%
October 2023	29	-14.7%
September 2023	38	22.6%
August 2023	38	-5.0%
July 2023	31	-11.4%
June 2023	36	-12.2%
May 2023	34	-26.1%
April 2023	32	-20.0%
March 2023	38	-13.6%
February 2023	42	5.0%

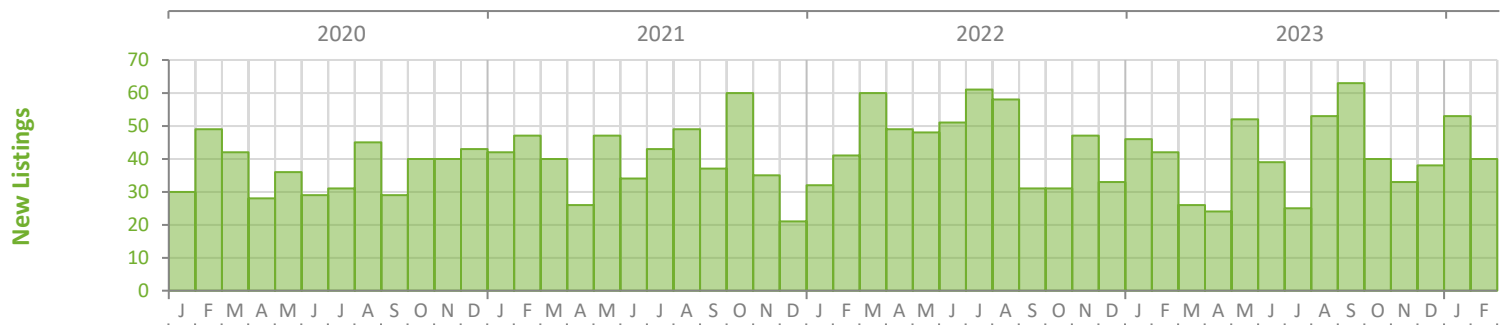


New Listings

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	93	5.7%
February 2024	40	-4.8%
January 2024	53	15.2%
December 2023	38	15.2%
November 2023	33	-29.8%
October 2023	40	29.0%
September 2023	63	103.2%
August 2023	53	-8.6%
July 2023	25	-59.0%
June 2023	39	-23.5%
May 2023	52	8.3%
April 2023	24	-51.0%
March 2023	26	-56.7%
February 2023	42	2.4%

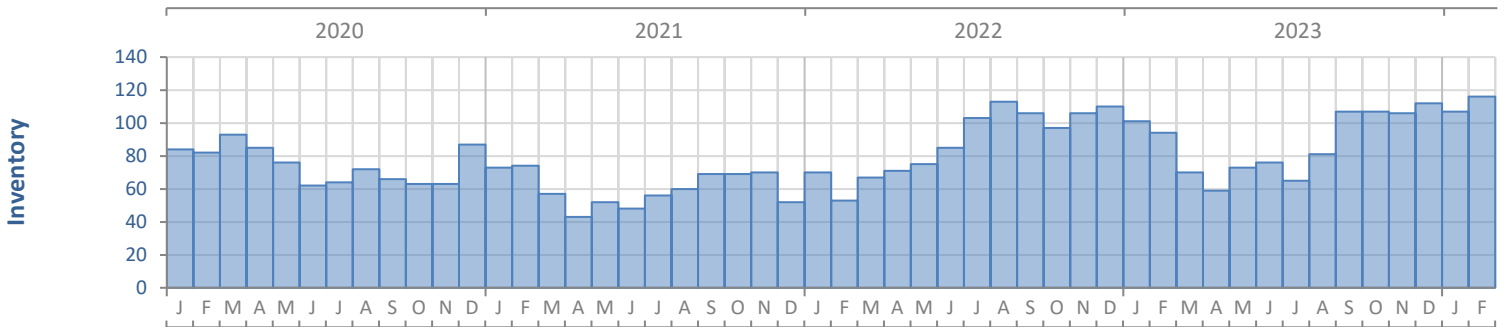


Inventory (Active Listings)

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)	112	14.4%
February 2024	116	23.4%
January 2024	107	5.9%
December 2023	112	1.8%
November 2023	106	0.0%
October 2023	107	10.3%
September 2023	107	0.9%
August 2023	81	-28.3%
July 2023	65	-36.9%
June 2023	76	-10.6%
May 2023	73	-2.7%
April 2023	59	-16.9%
March 2023	70	4.5%
February 2023	94	77.4%

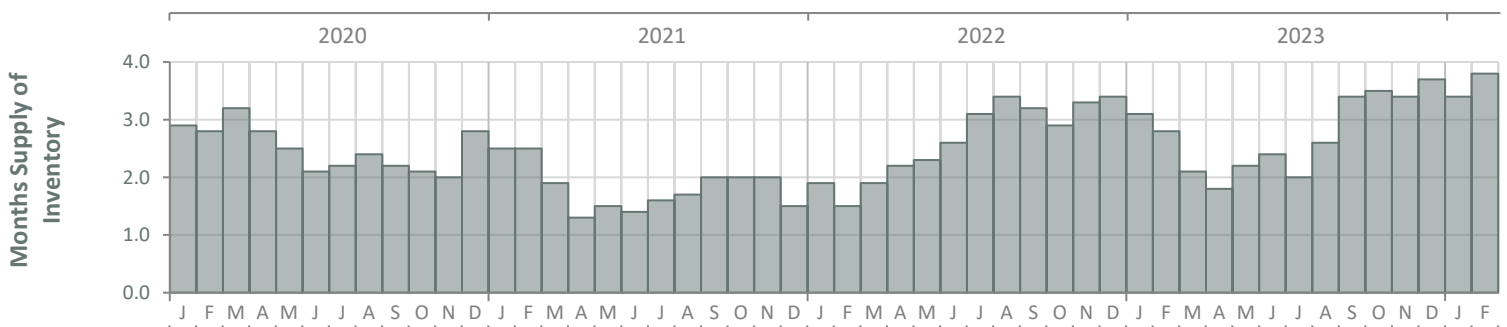


Months Supply of Inventory

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)	3.6	20.0%
February 2024	3.8	35.7%
January 2024	3.4	9.7%
December 2023	3.7	8.8%
November 2023	3.4	3.0%
October 2023	3.5	20.7%
September 2023	3.4	6.2%
August 2023	2.6	-23.5%
July 2023	2.0	-35.5%
June 2023	2.4	-7.7%
May 2023	2.2	-4.3%
April 2023	1.8	-18.2%
March 2023	2.1	10.5%
February 2023	2.8	86.7%

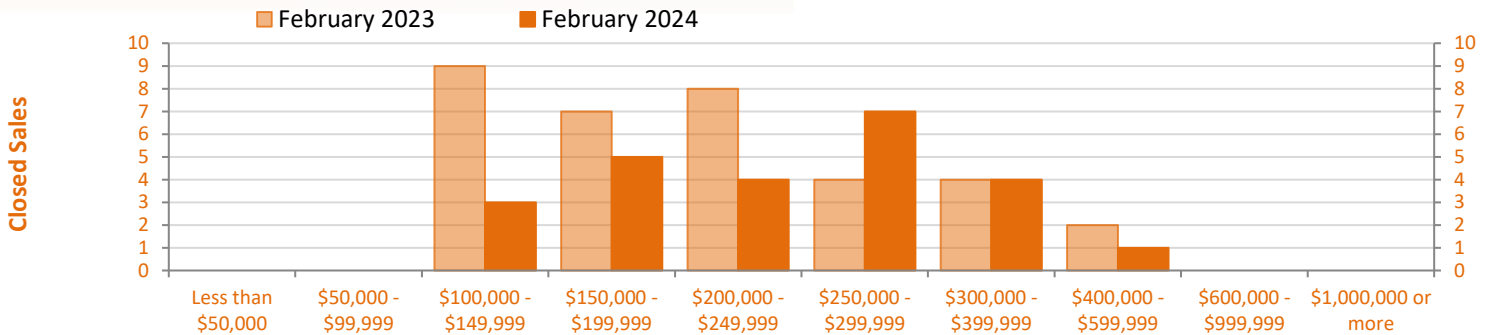


Closed Sales by Sale Price

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	3	-66.7%
\$150,000 - \$199,999	5	-28.6%
\$200,000 - \$249,999	4	-50.0%
\$250,000 - \$299,999	7	75.0%
\$300,000 - \$399,999	4	0.0%
\$400,000 - \$599,999	1	-50.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

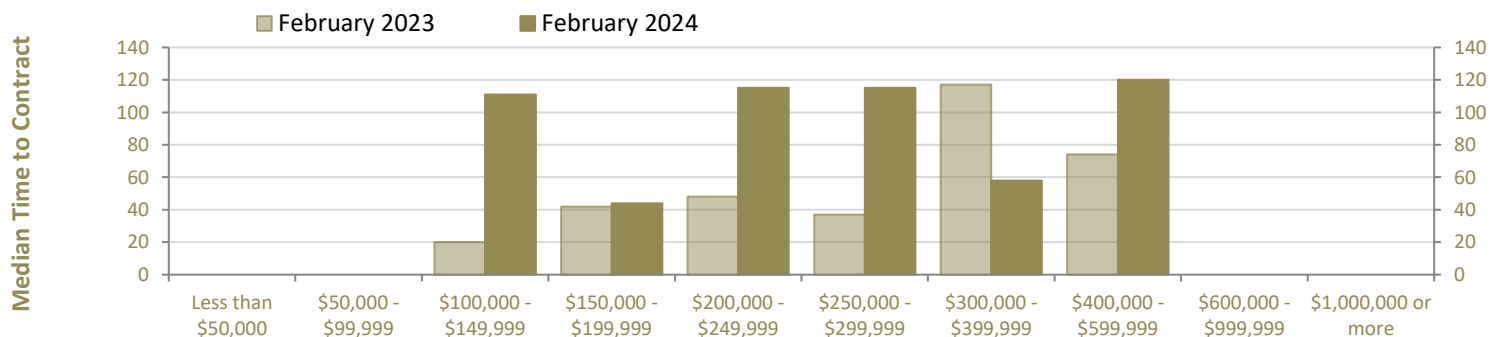


Median Time to Contract by Sale Price

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	111 Days	455.0%
\$150,000 - \$199,999	44 Days	4.8%
\$200,000 - \$249,999	115 Days	139.6%
\$250,000 - \$299,999	115 Days	210.8%
\$300,000 - \$399,999	58 Days	-50.4%
\$400,000 - \$599,999	120 Days	62.2%
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

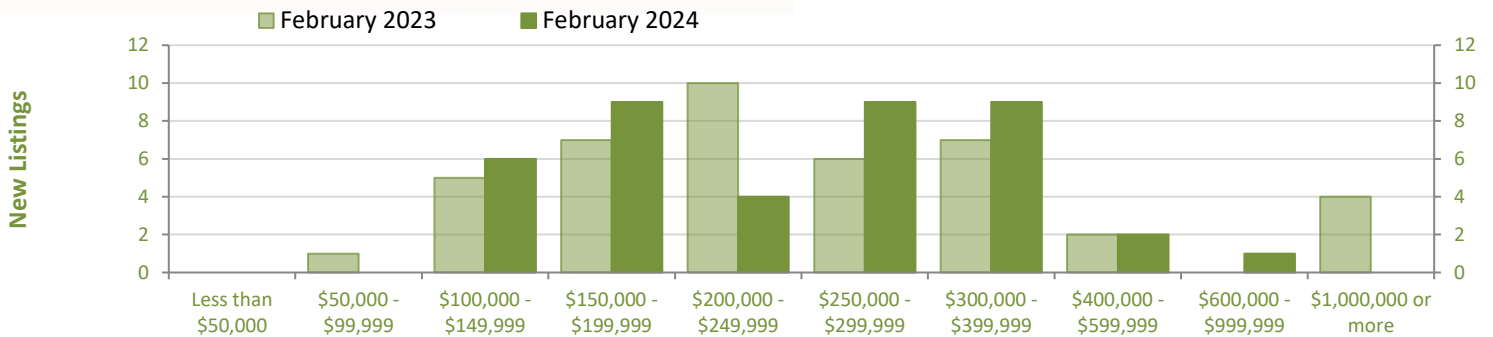


New Listings by Initial Listing Price

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	-100.0%
\$100,000 - \$149,999	6	20.0%
\$150,000 - \$199,999	9	28.6%
\$200,000 - \$249,999	4	-60.0%
\$250,000 - \$299,999	9	50.0%
\$300,000 - \$399,999	9	28.6%
\$400,000 - \$599,999	2	0.0%
\$600,000 - \$999,999	1	N/A
\$1,000,000 or more	0	-100.0%

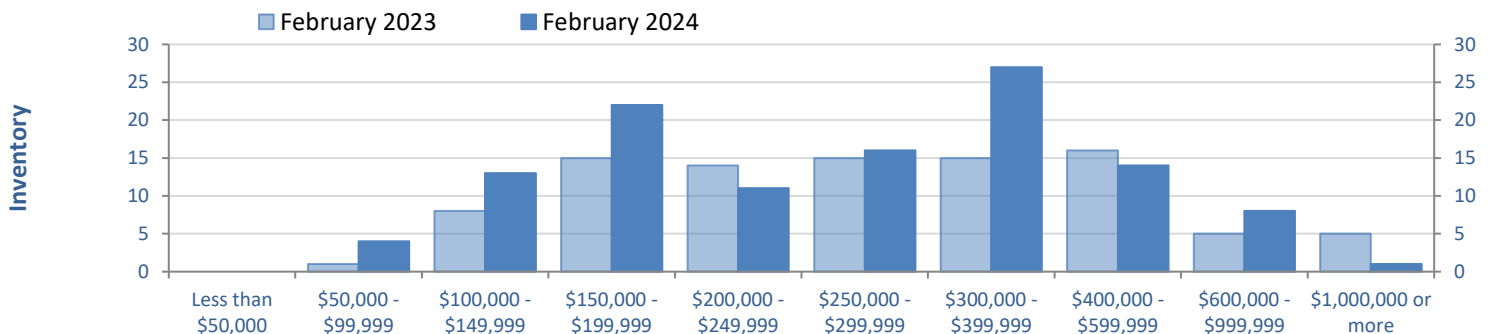


Inventory by Current Listing Price

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.

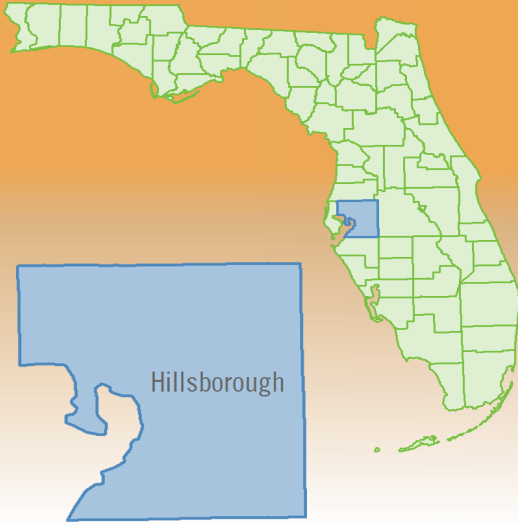
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	4	300.0%
\$100,000 - \$149,999	13	62.5%
\$150,000 - \$199,999	22	46.7%
\$200,000 - \$249,999	11	-21.4%
\$250,000 - \$299,999	16	6.7%
\$300,000 - \$399,999	27	80.0%
\$400,000 - \$599,999	14	-12.5%
\$600,000 - \$999,999	8	60.0%
\$1,000,000 or more	1	-80.0%



Monthly Distressed Market - February 2024

Manufactured Homes

Hillsborough County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	24	34	-29.4%
	Median Sale Price	\$247,500	\$210,000	17.9%
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

