## Quarterly Market Summary - Q2 2019

### Single Family Homes

**Florida**

### Closed Sales
- **Paid in Cash**: 19,968 vs. 20,337 (−1.8%)
- **Median Sale Price**: $265,000 vs. $256,500 (3.3%)
- **Average Sale Price**: $353,621 vs. $351,147 (0.7%)
- **Dollar Volume**: $30.1 Billion vs. $28.5 Billion (5.3%)
- **Med. Pct. of Orig. List Price Received**: 96.6% vs. 96.7% (−0.1%)
- **Median Time to Contract**: 41 Days vs. 35 Days (17.1%)
- **Median Time to Sale**: 84 Days vs. 79 Days (6.3%)
- **New Pending Sales**: 90,593 vs. 86,455 (4.8%)
- **New Listings**: 96,984 vs. 99,144 (−2.2%)
- **Pending Inventory**: 42,450 vs. 40,483 (4.9%)
- **Inventory (Active Listings)**: 90,193 vs. 88,411 (2.0%)
- **Months Supply of Inventory**: 3.9 vs. 3.9 (0.0%)

### Q2 2019 vs. Q2 2018
- **Closed Sales**: 85,017 vs. 81,301 (4.6%)
- **Year-over-Year Percent Change**
  - **Median Sale Price**: $265,000 vs. $256,500 (3.3%)
  - **Average Sale Price**: $353,621 vs. $351,147 (0.7%)
  - **Dollar Volume**: $30.1 Billion vs. $28.5 Billion (5.3%)
  - **Med. Pct. of Orig. List Price Received**: 96.6% vs. 96.7% (−0.1%)
  - **Median Time to Contract**: 41 Days vs. 35 Days (17.1%)
  - **Median Time to Sale**: 84 Days vs. 79 Days (6.3%)
  - **New Pending Sales**: 90,593 vs. 86,455 (4.8%)
  - **New Listings**: 96,984 vs. 99,144 (−2.2%)
  - **Pending Inventory**: 42,450 vs. 40,483 (4.9%)
  - **Inventory (Active Listings)**: 90,193 vs. 88,411 (2.0%)
  - **Months Supply of Inventory**: 3.9 vs. 3.9 (0.0%)

**Note:**
- Produced by Florida REALTORS® with data provided by Florida’s multiple listing services.
- Statistics for each month compiled from MLS feeds on the 15th day of the following month.
- Data released on Wednesday, August 7, 2019. Next data release is Thursday, November 7, 2019.
<table>
<thead>
<tr>
<th></th>
<th>Q2 2019</th>
<th>Q2 2018</th>
<th>Percent Change Year-over-Year</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Traditional</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closed Sales</td>
<td>82,342</td>
<td>78,556</td>
<td>4.8%</td>
</tr>
<tr>
<td>Median Sale Price</td>
<td>$267,990</td>
<td>$259,900</td>
<td>3.1%</td>
</tr>
<tr>
<td><strong>Foreclosure/REO</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closed Sales</td>
<td>2,126</td>
<td>2,063</td>
<td>3.1%</td>
</tr>
<tr>
<td>Median Sale Price</td>
<td>$185,000</td>
<td>$180,000</td>
<td>2.8%</td>
</tr>
<tr>
<td><strong>Short Sale</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closed Sales</td>
<td>549</td>
<td>682</td>
<td>-19.5%</td>
</tr>
<tr>
<td>Median Sale Price</td>
<td>$211,000</td>
<td>$190,000</td>
<td>11.1%</td>
</tr>
</tbody>
</table>

Quarterly Distressed Market - Q2 2019
Single Family Homes
Florida

Produced by Florida REALTORS® with data provided by Florida’s multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Wednesday, August 7, 2019. Next data release is Thursday, November 7, 2019.