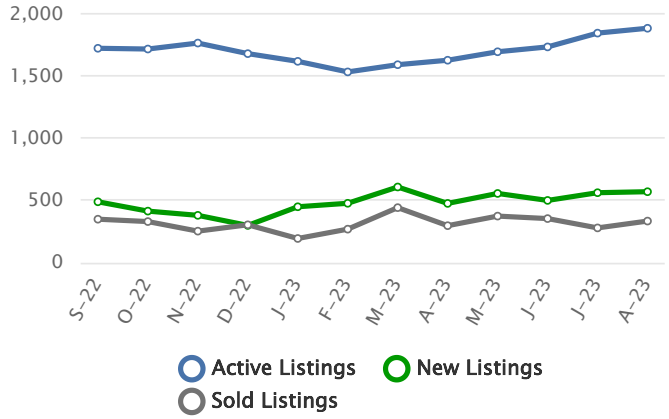
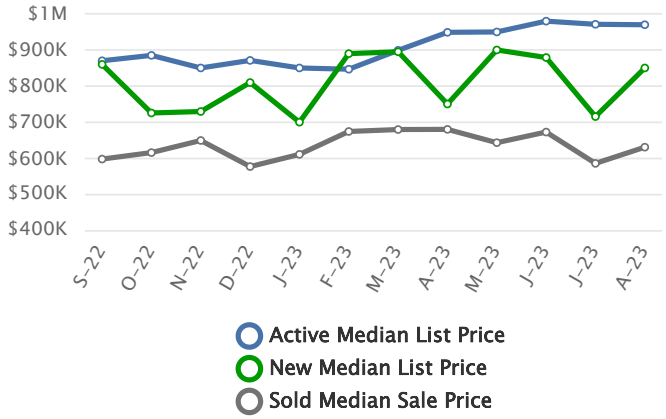
Market Summary

Walton Residential, August 2023

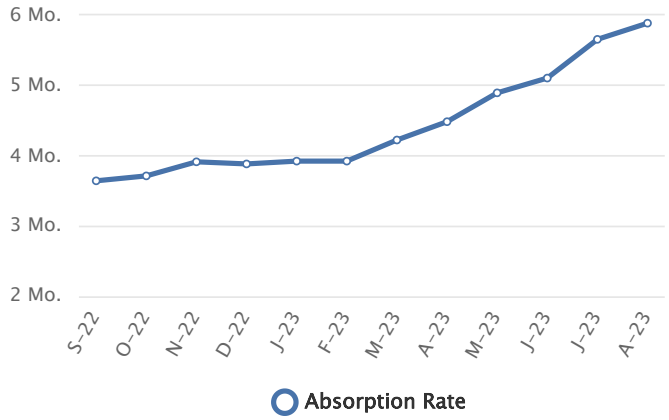
Number of Listings



Listing Prices



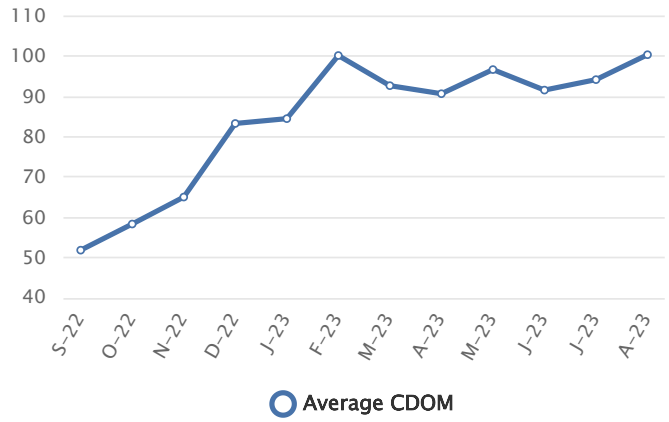
Absorption Rate, in Months



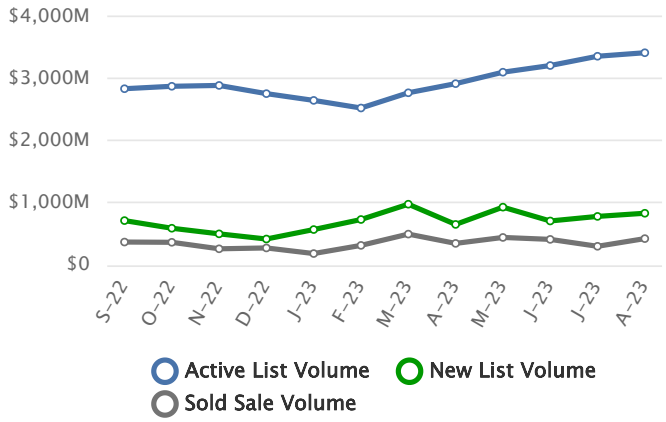
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	5.88	3.37	74.48	4.76	2.15	121.40
Average List Price	$1,812,817	$1,688,702	7.35	$1,532,948	$1,443,794	6.17
Median List Price	$970,000	$880,000	10.23	$845,000	$750,000	12.67
Average Sale Price	$1,279,889	$1,223,895	4.58	$1,160,325	$1,152,986	0.64
Median Sale Price	$630,000	$639,950	-1.55	$650,000	$650,000	0.00
Average CDOM	100	41	143.90	94	39	141.03
Median CDOM	48	17	182.35	54	11	390.91

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	7	6	16.7	21	31	-32.3
100,000-149,999	4	1	300.0	21	40	-47.5
150,000-199,999	6	11	-45.5	43	95	-54.7
200,000-249,999	10	11	-9.1	76	138	-44.9
250,000-299,999	16	21	-23.8	134	168	-20.2
300,000-349,999	20	13	53.8	119	154	-22.7
350,000-399,999	30	10	200.0	191	185	3.2
400,000-449,999	22	35	-37.1	158	220	-28.2
450,000-499,999	18	20	-10.0	157	251	-37.5
500,000-549,999	11	19	-42.1	131	189	-30.7
550,000-599,999	13	29	-55.2	111	201	-44.8
600,000-649,999	12	23	-47.8	106	171	-38.0
650,000-699,999	7	15	-53.3	84	126	-33.3
700,000-749,999	9	10	-10.0	74	114	-35.1
750,000-799,999	3	8	-62.5	64	102	-37.3
800,000-849,999	7	6	16.7	64	92	-30.4
850,000-899,999	4	10	-60.0	59	97	-39.2
900,000-949,999	7	10	-30.0	51	94	-45.7
950,000-999,999	10	6	66.7	56	73	-23.3
1,000,000-1,099,999	7	14	-50.0	62	90	-31.1

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	3	2	50.0	16	29	-44.8
100,000-149,999	2	2	0.0	17	31	-45.2
150,000-199,999	8	5	60.0	49	91	-46.2
200,000-249,999	19	7	171.4	87	98	-11.2
250,000-299,999	12	26	-53.8	136	178	-23.6
300,000-349,999	17	6	183.3	99	110	-10.0
350,000-399,999	29	18	61.1	232	150	54.7
400,000-449,999	14	18	-22.2	158	175	-9.7
450,000-499,999	15	26	-42.3	164	228	-28.1
500,000-549,999	9	15	-40.0	135	173	-22.0
550,000-599,999	15	20	-25.0	121	206	-41.3
600,000-649,999	9	17	-47.1	90	185	-51.4
650,000-699,999	12	12	0.0	107	155	-31.0
700,000-749,999	9	6	50.0	66	92	-28.3
750,000-799,999	11	12	-8.3	67	94	-28.7
800,000-849,999	8	6	33.3	53	63	-15.9
850,000-899,999	6	4	50.0	75	92	-18.5
900,000-949,999	6	6	0.0	34	75	-54.7
950,000-999,999	8	5	60.0	75	86	-12.8
1,000,000-1,099,999	6	8	-25.0	59	72	-18.1

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	7	9	-22.2	56	101	-44.6
1,200,000-1,299,999	13	10	30.0	69	103	-33.0
1,300,000-1,399,999	4	13	-69.2	51	78	-34.6
1,400,000-1,499,999	4	8	-50.0	49	54	-9.3
1,500,000-1,599,999	3	6	-50.0	38	65	-41.5
1,600,000-1,699,999	7	4	75.0	53	44	20.5
1,700,000-1,799,999	7	1	600.0	38	47	-19.1
1,800,000-1,899,999	4	4	0.0	30	33	-9.1
1,900,000-1,999,999	4	3	33.3	30	34	-11.8
2,000,000-2,249,999	9	8	12.5	64	69	-7.2
2,250,000-2,499,999	7	3	133.3	36	54	-33.3
2,500,000-2,749,999	3	5	-40.0	26	56	-53.6
2,750,000-2,999,999	3	5	-40.0	28	46	-39.1
3,000,000-3,249,999	7	7	0.0	30	50	-40.0
3,250,000-3,499,999	3	4	-25.0	17	28	-39.3
3,500,000-3,749,999	2	2	0.0	14	29	-51.7
3,750,000-3,999,999	3	4	-25.0	16	31	-48.4
4,000,000-4,249,999	1	3	-66.7	10	20	-50.0
4,250,000-4,499,999	2	1	100.0	12	19	-36.8
4,500,000-4,749,999	3	0	N/A	12	15	-20.0
4,750,000-4,999,999	0	1	-100.0	7	9	-22.2
5,000,000+	16	13	23.1	83	94	-11.7
Totals	335	392	-14.5	2551	3710	-31.2

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	13	9	44.4	70	96	-27.1
1,200,000-1,299,999	11	8	37.5	69	100	-31.0
1,300,000-1,399,999	4	8	-50.0	54	82	-34.1
1,400,000-1,499,999	7	4	75.0	56	53	5.7
1,500,000-1,599,999	6	3	100.0	35	58	-39.7
1,600,000-1,699,999	7	6	16.7	50	55	-9.1
1,700,000-1,799,999	2	5	-60.0	41	47	-12.8
1,800,000-1,899,999	5	4	25.0	26	41	-36.6
1,900,000-1,999,999	5	3	66.7	39	38	2.6
2,000,000-2,249,999	2	13	-84.6	39	81	-51.9
2,250,000-2,499,999	5	6	-16.7	61	62	-1.6
2,500,000-2,749,999	6	1	500.0	33	46	-28.3
2,750,000-2,999,999	7	6	16.7	40	62	-35.5
3,000,000-3,249,999	3	3	0.0	19	38	-50.0
3,250,000-3,499,999	4	3	33.3	28	35	-20.0
3,500,000-3,749,999	2	4	-50.0	8	32	-75.0
3,750,000-3,999,999	5	2	150.0	25	24	4.2
4,000,000-4,249,999	1	0	N/A	6	13	-53.8
4,250,000-4,499,999	2	1	100.0	15	16	-6.2
4,500,000-4,749,999	2	1	100.0	9	15	-40.0
4,750,000-4,999,999	2	2	0.0	14	18	-22.2
5,000,000+	12	6	100.0	82	106	-22.6
Totals	331	319	3.8	2659	3501	-24.1

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	5	4	25.0	25	38	-34.2
100,000-149,999	6	9	-33.3	32	53	-39.6
150,000-199,999	29	24	20.8	100	137	-27.0
200,000-249,999	41	41	0.0	153	150	2.0
250,000-299,999	62	73	-15.1	238	265	-10.2
300,000-349,999	49	31	58.1	165	164	0.6
350,000-399,999	118	59	100.0	387	234	65.4
400,000-449,999	74	65	13.8	271	276	-1.8
450,000-499,999	77	110	-30.0	280	368	-23.9
500,000-549,999	52	67	-22.4	234	274	-14.6
550,000-599,999	67	67	0.0	234	314	-25.5
600,000-649,999	67	62	8.1	201	272	-26.1
650,000-699,999	58	67	-13.4	223	263	-15.2
700,000-749,999	39	39	0.0	130	149	-12.8
750,000-799,999	54	45	20.0	158	155	1.9
800,000-849,999	40	24	66.7	106	98	8.2
850,000-899,999	57	42	35.7	160	153	4.6
900,000-949,999	34	16	112.5	94	109	-13.8
950,000-999,999	46	31	48.4	147	138	6.5
1,000,000-1,099,999	26	39	-33.3	122	123	-0.8
1,100,000-1,199,999	69	54	27.8	178	181	-1.7
1,200,000-1,299,999	43	40	7.5	147	159	-7.5
1,300,000-1,399,999	37	37	0.0	123	138	-10.9
1,400,000-1,499,999	54	41	31.7	140	113	23.9
1,500,000-1,599,999	39	30	30.0	101	105	-3.8
1,600,000-1,699,999	45	39	15.4	130	115	13.0
1,700,000-1,799,999	32	35	-8.6	105	96	9.4
1,800,000-1,899,999	40	25	60.0	94	85	10.6
1,900,000-1,999,999	39	35	11.4	106	92	15.2
2,000,000-2,249,999	35	37	-5.4	112	135	-17.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	2	-50.0	23	31	-25.8
100,000-149,999	3	5	-40.0	26	44	-40.9
150,000-199,999	13	18	-27.8	71	115	-38.3
200,000-249,999	28	18	55.6	121	131	-7.6
250,000-299,999	14	24	-41.7	172	216	-20.4
300,000-349,999	13	19	-31.6	133	129	3.1
350,000-399,999	36	32	12.5	305	205	48.8
400,000-449,999	32	48	-33.3	180	246	-26.8
450,000-499,999	27	53	-49.1	175	311	-43.7
500,000-549,999	18	32	-43.7	162	240	-32.5
550,000-599,999	24	22	9.1	173	262	-34.0
600,000-649,999	23	20	15.0	146	231	-36.8
650,000-699,999	20	25	-20.0	160	229	-30.1
700,000-749,999	7	9	-22.2	98	130	-24.6
750,000-799,999	19	28	-32.1	123	135	-8.9
800,000-849,999	7	8	-12.5	82	84	-2.4
850,000-899,999	11	11	0.0	119	124	-4.0
900,000-949,999	13	4	225.0	73	89	-18.0
950,000-999,999	12	16	-25.0	110	115	-4.3
1,000,000-1,099,999	16	17	-5.9	80	108	-25.9
1,100,000-1,199,999	20	18	11.1	129	157	-17.8
1,200,000-1,299,999	16	16	0.0	117	144	-18.7
1,300,000-1,399,999	11	13	-15.4	89	126	-29.4
1,400,000-1,499,999	18	6	200.0	104	99	5.1
1,500,000-1,599,999	8	12	-33.3	69	92	-25.0
1,600,000-1,699,999	14	16	-12.5	91	102	-10.8
1,700,000-1,799,999	7	7	0.0	75	88	-14.8
1,800,000-1,899,999	12	9	33.3	72	78	-7.7
1,900,000-1,999,999	9	9	0.0	74	75	-1.3
2,000,000-2,249,999	7	17	-58.8	66	122	-45.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	55	54	1.9	161	134	20.1
2,500,000-2,749,999	44	20	120.0	103	79	30.4
2,750,000-2,999,999	39	34	14.7	110	114	-3.5
3,000,000-3,249,999	31	12	158.3	67	57	17.5
3,250,000-3,499,999	23	17	35.3	75	63	19.0
3,500,000-3,749,999	12	14	-14.3	40	54	-25.9
3,750,000-3,999,999	33	20	65.0	77	60	28.3
4,000,000-4,249,999	12	5	140.0	21	23	-8.7
4,250,000-4,499,999	25	11	127.3	55	30	83.3
4,500,000-4,749,999	9	12	-25.0	28	33	-15.2
4,750,000-4,999,999	29	24	20.8	56	51	9.8
5,000,000+	139	109	27.5	319	279	14.3
Totals	1885	1620	16.4	5808	5929	-2.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	18	19	-5.3	113	112	0.9
2,500,000-2,749,999	10	5	100.0	78	71	9.9
2,750,000-2,999,999	11	9	22.2	77	100	-23.0
3,000,000-3,249,999	10	4	150.0	57	47	21.3
3,250,000-3,499,999	5	4	25.0	58	53	9.4
3,500,000-3,749,999	9	2	350.0	29	47	-38.3
3,750,000-3,999,999	6	5	20.0	56	54	3.7
4,000,000-4,249,999	2	0	N/A	15	17	-11.8
4,250,000-4,499,999	6	2	200.0	41	26	57.7
4,500,000-4,749,999	5	3	66.7	17	30	-43.3
4,750,000-4,999,999	4	7	-42.9	35	40	-12.5
5,000,000+	26	21	23.8	212	231	-8.2
Totals	571	615	-7.2	4206	5086	-17.3

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. All the listing data, images, or other materials contained in the ecn.flexmls.com site are the copyrighted (©2015 ECARMLS) and confidential material of the Emerald Coast Association of Realtors Multiple Listing Service, Inc. (ECARMLS). Such information cannot be duplicated or distributed in any manner without the express written consent of ECARMLS. Prepared by Rachel Warrell - The Hardest Working Agent in NW Florida, EXP Realty LLC on Tuesday, September 05, 2023 3:52 PM.