

Housing Supply Overview



September 2020

Strong buyer activity has continued into the fall and the constrained supply of homes for sale, speedy sales, and multiple offers across many segments of the market will remain common so long as buyer demand remains at elevated levels. For the 12-month period spanning October 2019 through September 2020, Sales in RPCRA Region were up 22.3 percent overall. The price range with the largest gain in sales was the \$450,000 or More range, where they increased 40.8 percent.

The overall Median Closed Price was up 7.7 percent to \$279,900. The property type with the largest price gain was the Single Family segment, where prices increased 8.1 percent to \$318,500. The price range that tended to sell the quickest was the \$100,000 to \$199,999 range at 72 days; the price range that tended to sell the slowest was the \$450,000 or More range at 111 days.

Market-wide, inventory levels were down 40.8 percent. The property type that lost the least inventory was the Condo segment, where it decreased 26.3 percent. That amounts to 2.3 months supply for Single Family homes and 3.9 months supply for Condo.

Quick Facts

+ 40.8%

Price Range With the
Strongest Sales:
\$450,000 or More

+ 35.3%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 26.1%

Property Type With
Strongest Sales:
Single Family

This research tool, provided by the Royal Palm Coast REALTOR® Association, covers the Royal Palm Coast REALTOR® Association service area. Percent changes are calculated using rounded figures.

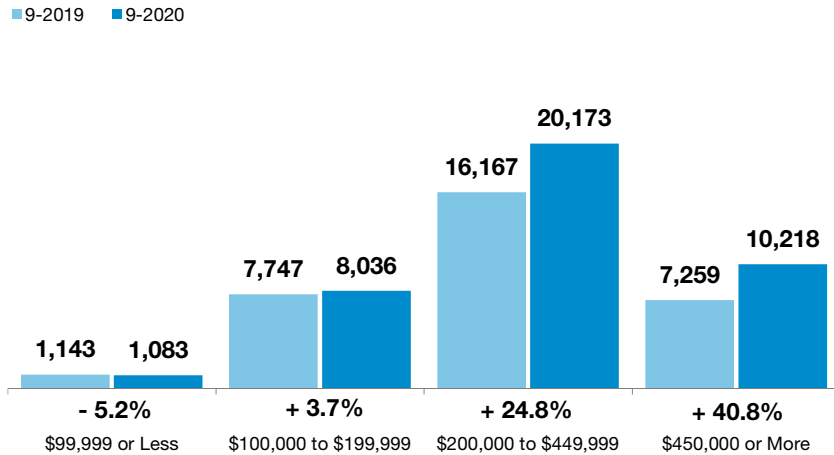
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Pending Sales

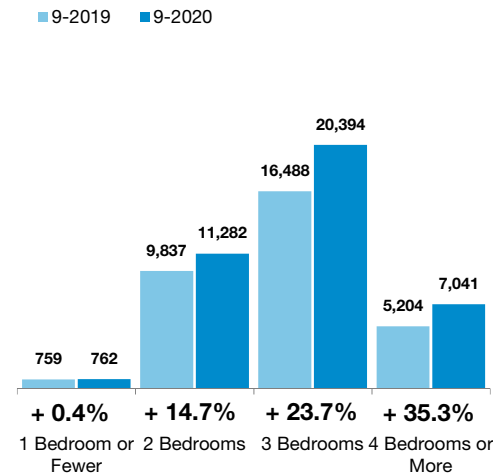
A count of the actual sales that closed in a given month. Based on a rolling 12-month total.



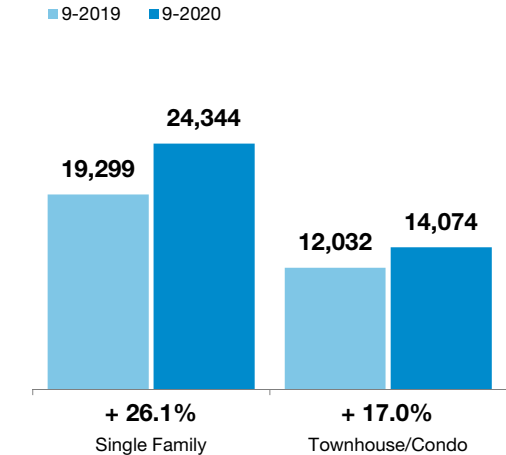
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$99,999 or Less	1,143	1,083	- 5.2%
\$100,000 to \$199,999	7,747	8,036	+ 3.7%
\$200,000 to \$449,999	16,167	20,173	+ 24.8%
\$450,000 or More	7,259	10,218	+ 40.8%
All Price Ranges	32,316	39,511	+ 22.3%

Single Family

	9-2019	9-2020	Change
1 Bedroom or Fewer	260	243	- 6.5%
2 Bedrooms	3,239	3,135	- 3.2%
3 Bedrooms	10,536	13,296	+ 26.2%
4 Bedrooms or More	5,264	7,669	+ 45.7%
All Single Family	19,299	24,344	+ 26.1%

Townhouse/Condo

	9-2019	9-2020	Change
Single Family	504	439	- 12.9%
2 Bedrooms	4037	4369	+ 8.2%
3 Bedrooms	5498	6720	+ 22.2%
4 Bedrooms or More	1993	2546	+ 27.7%
All Townhouse/Condo	12,032	14,074	+ 17.0%

By Bedroom Count

	9-2019	9-2020	Change
1 Bedroom or Fewer	759	762	+ 0.4%
2 Bedrooms	9,837	11,282	+ 14.7%
3 Bedrooms	16,488	20,394	+ 23.7%
4 Bedrooms or More	5,204	7,041	+ 35.3%
All Bedroom Counts	32,316	39,511	+ 22.3%

	9-2019	9-2020	Change
1 Bedroom or Fewer	46	31	- 32.6%
2 Bedrooms	1,995	2,235	+ 12.0%
3 Bedrooms	12,271	15,302	+ 24.7%
4 Bedrooms or More	4,983	6,770	+ 35.9%
All Single Family	19,299	24,344	+ 26.1%
Single Family	592	619	+ 4.6%
2 Bedrooms	7,144	8,274	+ 15.8%
3 Bedrooms	4,078	4,915	+ 20.5%
4 Bedrooms or More	194	240	+ 23.7%
All Townhouse/Condo	12,032	14,074	+ 17.0%

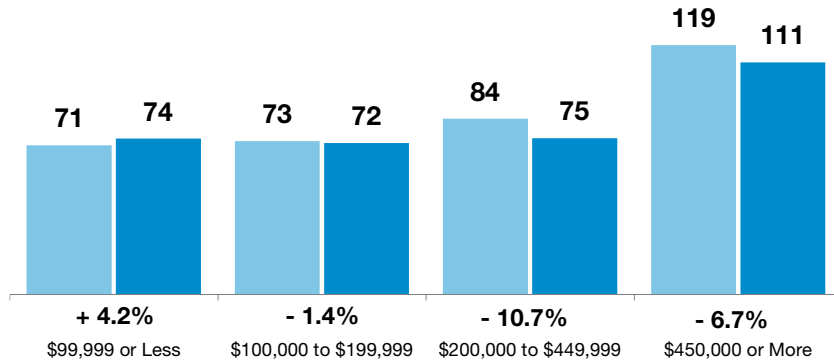
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



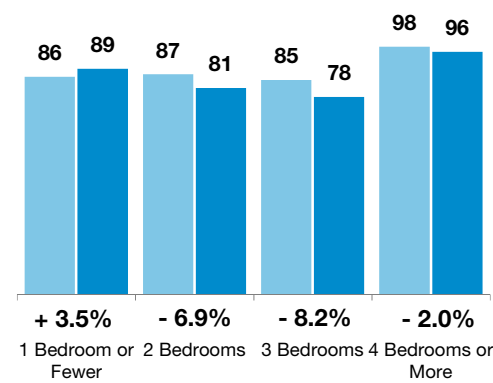
By Price Range

■ 9-2019 ■ 9-2020



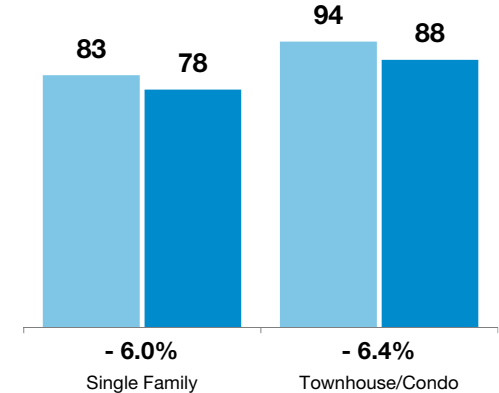
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range

	9-2019	9-2020	Change
\$99,999 or Less	71	74	+ 4.2%
\$100,000 to \$199,999	73	72	- 1.4%
\$200,000 to \$449,999	84	75	- 10.7%
\$450,000 or More	119	111	- 6.7%
All Price Ranges	87	82	- 5.7%

Single Family

	9-2019	9-2020	Change
1 Bedroom or Fewer	52	42	- 19.2%
2 Bedrooms	58	63	+ 8.6%
3 Bedrooms	78	69	- 11.5%
4 Bedrooms or More	117	108	- 7.7%
All Single Family	83	78	- 6.0%

Townhouse/Condo

	9-2019	9-2020	Change
Single Family	72	66	- 8.3%
2 Bedrooms	84	78	- 7.1%
3 Bedrooms	96	87	- 9.4%
4 Bedrooms or More	123	119	- 3.3%
All Townhouse/Condo	94	88	- 6.4%

By Bedroom Count

	9-2019	9-2020	Change
1 Bedroom or Fewer	86	89	+ 3.5%
2 Bedrooms	87	81	- 6.9%
3 Bedrooms	85	78	- 8.2%
4 Bedrooms or More	98	96	- 2.0%
All Bedroom Counts	87	82	- 5.7%

	9-2019	9-2020	Change
1 Bedroom or Fewer	75	80	+ 6.7%
2 Bedrooms	75	67	- 10.7%
3 Bedrooms	79	73	- 7.6%
4 Bedrooms or More	97	95	- 2.1%
All Single Family	83	78	- 6.0%

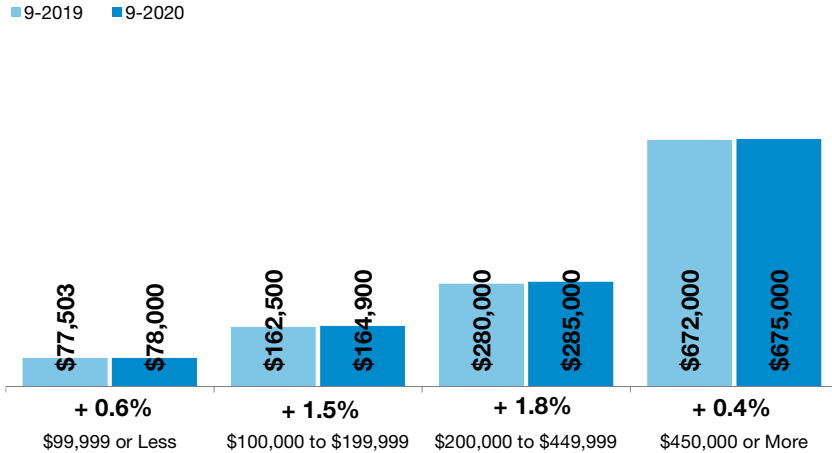
	9-2019	9-2020	Change
Single Family	83	84	+ 0.7%
2 Bedrooms	90	85	- 6.5%
3 Bedrooms	102	94	- 7.7%
4 Bedrooms or More	112	107	- 4.8%
All Townhouse/Condo	94	88	- 6.4%

Median Sales Price

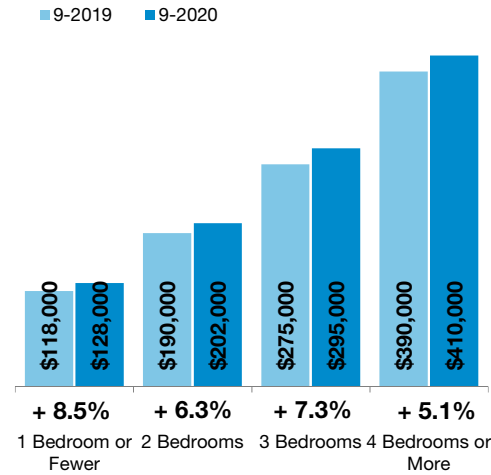


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

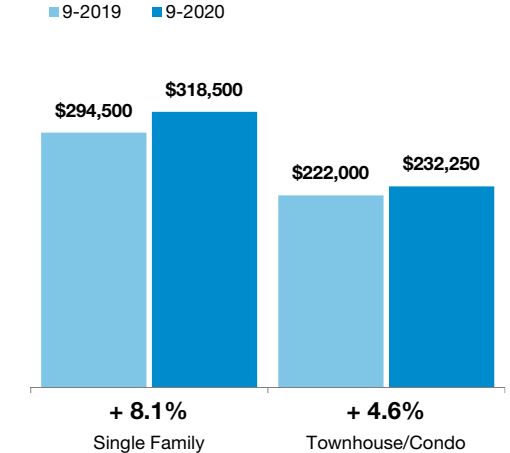
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$99,999 or Less	\$77,503	\$78,000	+ 0.6%
\$100,000 to \$199,999	\$162,500	\$164,900	+ 1.5%
\$200,000 to \$449,999	\$280,000	\$285,000	+ 1.8%
\$450,000 or More	\$672,000	\$675,000	+ 0.4%
All Price Ranges	\$260,000	\$279,900	+ 7.7%

Single Family

	9-2019	9-2020	Change
1 Bedroom or Fewer	\$79,900	\$78,250	- 2.1%
2 Bedrooms	\$173,000	\$175,000	+ 1.2%
3 Bedrooms	\$286,000	\$294,000	+ 2.8%
4 Bedrooms or More	\$658,000	\$654,500	- 0.5%
All Single Family	\$294,500	\$318,500	+ 8.1%

Townhouse/Condo

	9-2019	9-2020	Change
Single Family	\$80,000	\$81,000	+ 1.3%
Townhouse/Condo	\$155,000	\$157,500	+ 1.6%
Townhouse/Condo	\$266,000	\$269,650	+ 1.4%
Townhouse/Condo	\$725,000	\$740,000	+ 2.1%
All Townhouse/Condo	\$222,000	\$232,250	+ 4.6%

By Bedroom Count

	9-2019	9-2020	Change
1 Bedroom or Fewer	\$118,000	\$128,000	+ 8.5%
2 Bedrooms	\$190,000	\$202,000	+ 6.3%
3 Bedrooms	\$275,000	\$295,000	+ 7.3%
4 Bedrooms or More	\$390,000	\$410,000	+ 5.1%
All Bedroom Counts	\$260,000	\$279,900	+ 7.7%

	9-2019	9-2020	Change
1 Bedroom or Fewer	\$101,850	\$117,500	+ 15.4%
2 Bedrooms	\$235,000	\$252,000	+ 7.2%
3 Bedrooms	\$277,000	\$300,000	+ 8.3%
4 Bedrooms or More	\$390,000	\$405,000	+ 3.8%
All Single Family	\$294,500	\$318,500	+ 8.1%

	9-2019	9-2020	Change
Single Family	\$129,000	\$158,000	+ 22.5%
Townhouse/Condo	\$190,000	\$200,000	+ 5.3%
Townhouse/Condo	\$275,000	\$280,195	+ 1.9%
Townhouse/Condo	\$445,000	\$1,752,500	+ 293.8%
All Townhouse/Condo	\$222,000	\$232,250	+ 4.6%

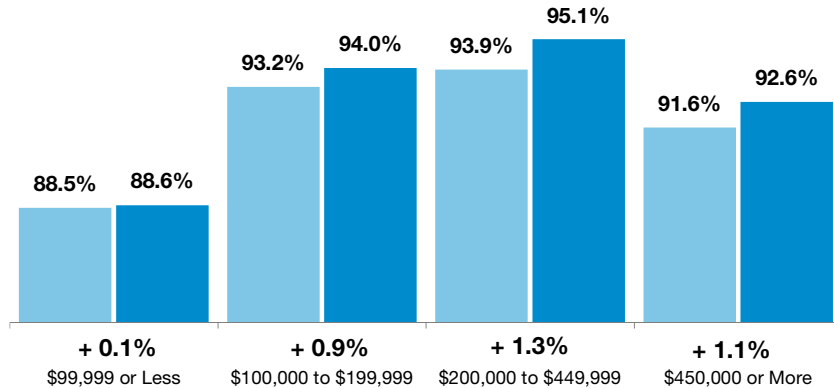
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

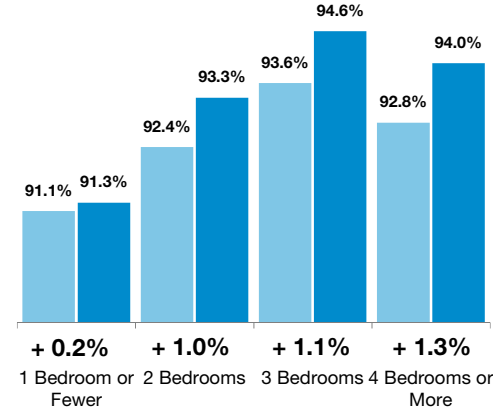
By Price Range

■ 9-2019 ■ 9-2020



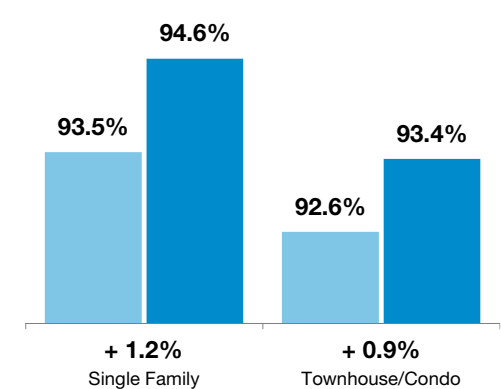
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$99,999 or Less	88.5%	88.6%	+ 0.1%
\$100,000 to \$199,999	93.2%	94.0%	+ 0.9%
\$200,000 to \$449,999	93.9%	95.1%	+ 1.3%
\$450,000 or More	91.6%	92.6%	+ 1.1%
All Price Ranges	93.0%	94.1%	+ 1.2%

Single Family

	9-2019	9-2020	Change
	87.3%	88.6%	+ 1.5%
	94.4%	95.3%	+ 1.0%
	94.3%	95.6%	+ 1.4%
	91.5%	92.6%	+ 1.2%
All Single Family	93.5%	94.6%	+ 1.2%

Townhouse/Condo

	9-2019	9-2020	Change
	90.1%	90.3%	+ 0.2%
	92.5%	93.3%	+ 0.9%
	93.2%	94.1%	+ 1.0%
	92.0%	92.7%	+ 0.8%
All Townhouse/Condo	92.6%	93.4%	+ 0.9%

By Bedroom Count

	9-2019	9-2020	Change
1 Bedroom or Fewer	91.1%	91.3%	+ 0.2%
2 Bedrooms	92.4%	93.3%	+ 1.0%
3 Bedrooms	93.6%	94.6%	+ 1.1%
4 Bedrooms or More	92.8%	94.0%	+ 1.3%
All Bedroom Counts	93.0%	94.1%	+ 1.2%

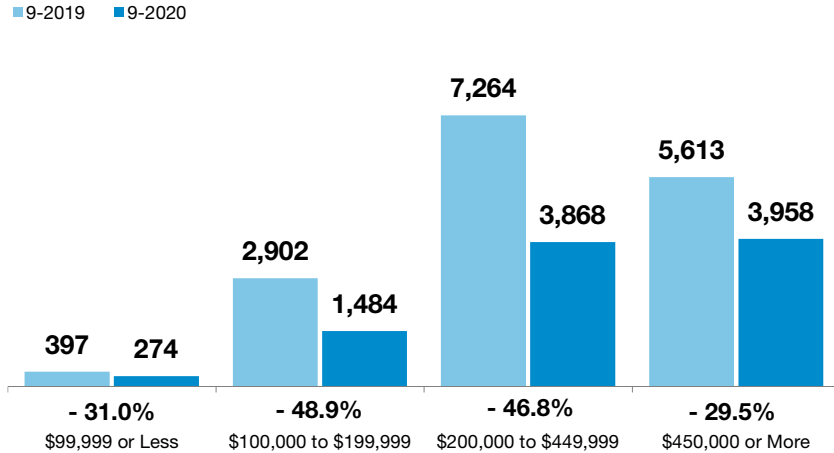
	9-2019	9-2020	Change
	87.0%	91.2%	+ 4.8%
	92.9%	94.0%	+ 1.2%
	93.9%	95.0%	+ 1.2%
	92.9%	94.0%	+ 1.2%
All Single Family	93.5%	94.6%	+ 1.2%
	92.3%	92.1%	- 0.2%
	92.5%	93.5%	+ 1.1%
	92.8%	93.5%	+ 0.8%
	91.5%	94.7%	+ 3.5%
All Townhouse/Condo	92.6%	93.4%	+ 0.9%

Inventory of Homes for Sale

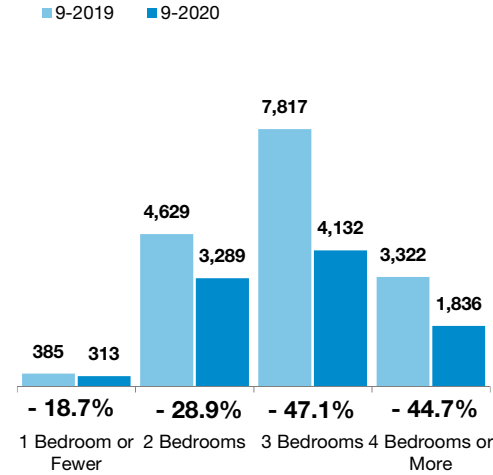


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

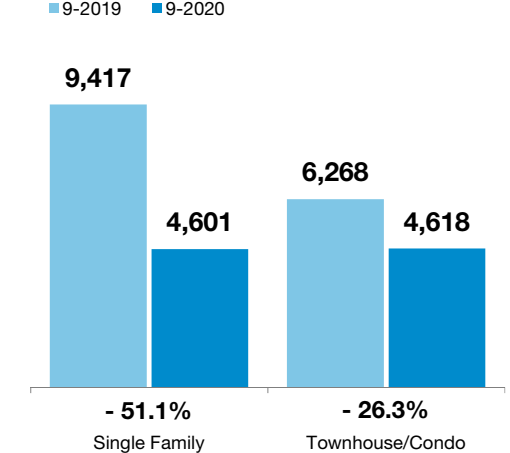
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$99,999 or Less	397	274	- 31.0%
\$100,000 to \$199,999	2,902	1,484	- 48.9%
\$200,000 to \$449,999	7,264	3,868	- 46.8%
\$450,000 or More	5,613	3,958	- 29.5%
All Price Ranges	16,177	9,584	- 40.8%

Single Family

By Bedroom Count	9-2019	9-2020	Change
1 Bedroom or Fewer	83	35	- 57.8%
2 Bedrooms	1,056	259	- 75.5%
3 Bedrooms	4,236	1,737	- 59.0%
4 Bedrooms or More	4,041	2,570	- 36.4%
All Bedroom Counts	9,417	4,601	- 51.1%

Townhouse/Condo

By Price Range	9-2019	9-2020	Change
\$99,999 or Less	159	110	- 30.8%
\$100,000 to \$199,999	1,600	1,042	- 34.9%
\$200,000 to \$449,999	2,939	2,082	- 29.2%
\$450,000 or More	1,570	1,384	- 11.8%
All Price Ranges	6,268	4,618	- 26.3%

By Bedroom Count

By Price Range	9-2019	9-2020	Change
1 Bedroom or Fewer	385	313	- 18.7%
2 Bedrooms	4,629	3,289	- 28.9%
3 Bedrooms	7,817	4,132	- 47.1%
4 Bedrooms or More	3,322	1,836	- 44.7%
All Bedroom Counts	16,177	9,584	- 40.8%

By Bedroom Count	9-2019	9-2020	Change
1 Bedroom or Fewer	14	12	- 14.3%
2 Bedrooms	803	396	- 50.7%
3 Bedrooms	5,417	2,469	- 54.4%
4 Bedrooms or More	3,178	1,723	- 45.8%
All Bedroom Counts	9,417	4,601	- 51.1%

By Bedroom Count	9-2019	9-2020	Change
1 Bedroom or Fewer	306	240	- 21.6%
2 Bedrooms	3,513	2,661	- 24.3%
3 Bedrooms	2,305	927	- 59.8%
4 Bedrooms or More	125	105	- 16.0%
All Bedroom Counts	6,268	4,618	- 26.3%

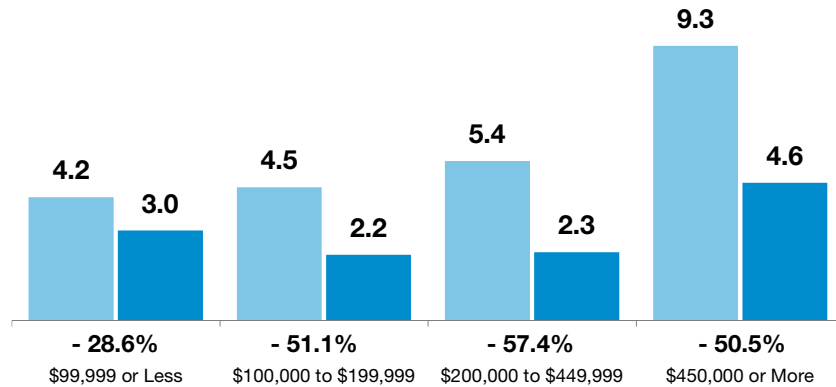
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly sales from the last 12 months. **Based on one month of activity.**



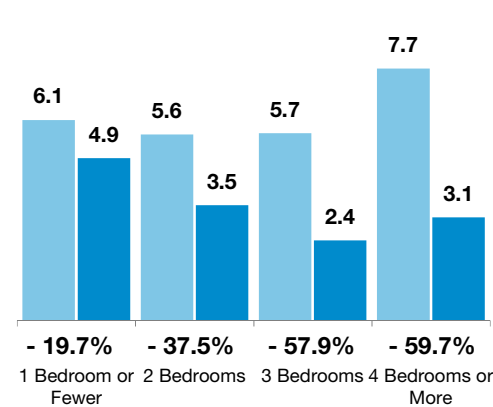
By Price Range

■ 9-2019 ■ 9-2020



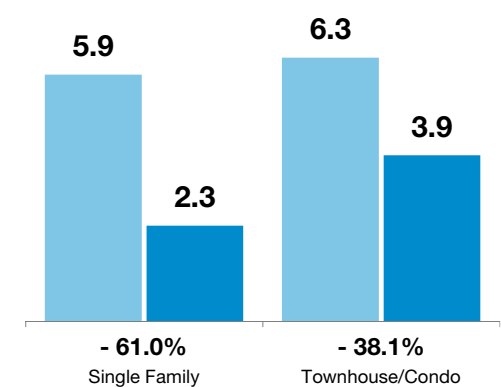
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range

	9-2019	9-2020	Change
\$99,999 or Less	4.2	3.0	- 28.6%
\$100,000 to \$199,999	4.5	2.2	- 51.1%
\$200,000 to \$449,999	5.4	2.3	- 57.4%
\$450,000 or More	9.3	4.6	- 50.5%
All Price Ranges	6.0	2.9	- 51.7%

Single Family

	9-2019	9-2020	Change
1 Bedroom or Fewer	3.8	1.7	- 55.3%
2 Bedrooms	3.9	1.0	- 74.4%
3 Bedrooms	4.8	1.6	- 66.7%
4 Bedrooms or More	9.2	4.0	- 56.5%
All Single Family	5.9	2.3	- 61.0%

Townhouse/Condo

	9-2019	9-2020	Change
Single Family	3.8	3.0	- 21.1%
2 Bedrooms	4.8	2.9	- 39.6%
3 Bedrooms	6.4	3.7	- 42.2%
4 Bedrooms or More	9.5	6.5	- 31.6%
All Townhouse/Condo	6.3	3.9	- 38.1%

By Bedroom Count

	9-2019	9-2020	Change
1 Bedroom or Fewer	6.1	4.9	- 19.7%
2 Bedrooms	5.6	3.5	- 37.5%
3 Bedrooms	5.7	2.4	- 57.9%
4 Bedrooms or More	7.7	3.1	- 59.7%
All Bedroom Counts	6.0	2.9	- 51.7%

	9-2019	9-2020	Change
1 Bedroom or Fewer	3.7	4.3	+ 16.2%
2 Bedrooms	4.8	2.1	- 56.3%
3 Bedrooms	5.3	1.9	- 64.2%
4 Bedrooms or More	7.7	3.1	- 59.7%
All Single Family	5.9	2.3	- 61.0%

	9-2019	9-2020	Change
Single Family	6.2	4.7	- 24.2%
2 Bedrooms	5.9	3.9	- 33.9%
3 Bedrooms	6.8	3.9	- 42.6%
4 Bedrooms or More	7.7	5.3	- 31.2%
All Townhouse/Condo	6.3	3.9	- 38.1%