

MLS SALES / CONDOMINIUMS / DESTIN BEACHES WEST / 1401					
	2018	2017	2016	2015	2014
Total Sales	356	366	331	296	314
Avg. Sold Price	\$425,607	\$412,769	\$365,721	\$345,112	\$397,897
Median Price	\$349,750	\$319,750	\$295,000	\$288,000	\$300,000
Sale Price to List Price %	96%	95%	93%	93%	93%
Average Days on the Market	109	142	168	190	183
Cumulative Days On Market	135	179	202	226	264

The preceding table indicates increasing prices over the past five years.

Summary: The overall **Five (5) Year *Historic Price Trend*** supports increasing values. The average sold price has increased 7%, or 1.75% per annum. The median sold price has increased 16.7%, or 4.17% per annum from 2014 through 2018.

Summary: Using a **YOY YTD *Historical Price Trend*** analysis, both the average and median sale prices have increased. The average sold price has increased 3% while the median sold price has increased 9%. We choose to call values currently increasing at a rate of 4% per annum.

Year 2018 experienced 10 fewer sales than 2017. The sales price to list ratio is 96% meaning, on average, properties are selling 4% less than list price. The Average DOM and CDOM suggest most properties at or near market value are selling between 3 and 6-months. Supply and demand are in balance. The absorption rate is 29.66/month with 198 actives resulting in a 6.69 month's inventory. These are signs of a good market.