

MLS SALES / CONDOMINIUMS / DESTIN BEACHES					
	2018	2017	2016	2015	2014
Total Sales	511	448	461	386	362
Avg. Sold Price	\$443,784	\$457,536	\$409,107	\$379,956	\$400,051
Median Price	\$372,500	\$344,000	\$308,750	\$302,750	\$307,250
Sale Price to List Price %	96%	95%	95%	95%	93%
Average Days on the Market	145	161	173	188	179
Cumulative Days On Market	175	192	204	224	256

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

Notice the average sale price has increased 11%, or 2.5% per annum from 2014 through 2018.

Notice the median sale price has increased 21%, or 5.25% per annum, from 2014 through 2018.

Summary: The overall **Five (5) Year *Historic Price Trend*** supports increasing values.

Summary: Using a **YOY *Historical Price Trend*** analysis, data extracted from the market also supports increasing values in the median sold, but decreasing values in the average sold price. The average sold price has decreased YOY -3% while the median sold price has increased 8%. *We choose to say values are currently increasing 4% per annum.*

Year 2018 experienced 63 more sales than 2017. The sales price to list ratio is 96% meaning on average, condominiums are selling for 4% less than list price. The DOM supports most condominiums at or near market value are selling between three and six months. Supply and demand are in balance. The absorption rate is 42.5/mo. with 260 actives resulting in a 6-months' inventory. These are signs of a good market.