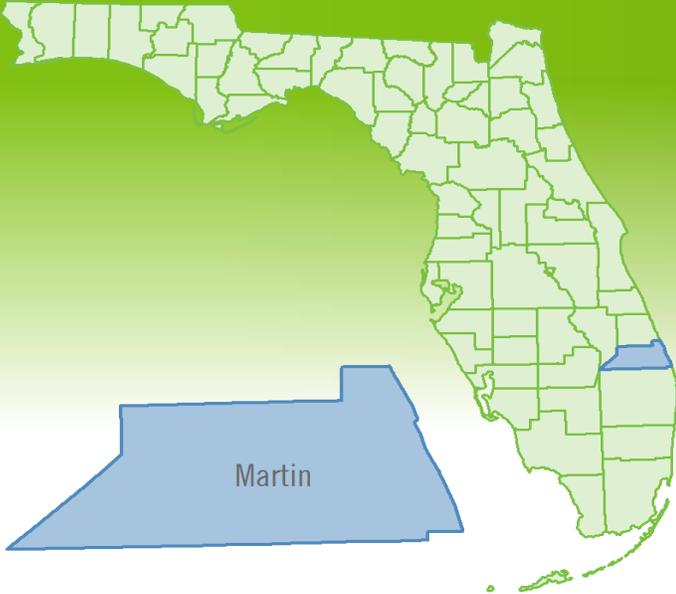


# Monthly Market Detail - February 2025

## Single-Family Homes

### Martin County



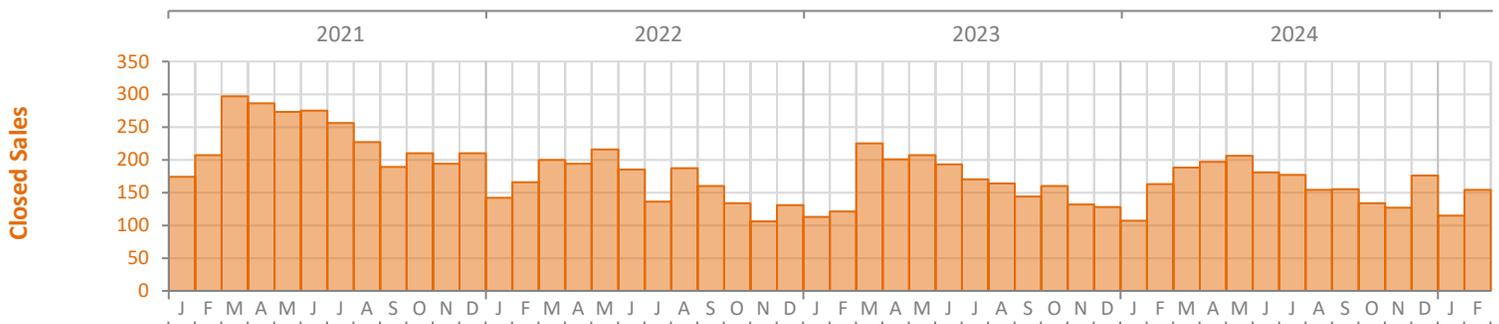
Summary Statistics	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	154	163	-5.5%
Paid in Cash	80	89	-10.1%
Median Sale Price	\$649,950	\$650,000	0.0%
Average Sale Price	\$1,240,577	\$962,537	28.9%
Dollar Volume	\$191.0 Million	\$156.9 Million	21.8%
Median Percent of Original List Price Received	94.9%	95.2%	-0.3%
Median Time to Contract	40 Days	40 Days	0.0%
Median Time to Sale	79 Days	81 Days	-2.5%
New Pending Sales	176	208	-15.4%
New Listings	290	277	4.7%
Pending Inventory	259	279	-7.2%
Inventory (Active Listings)	969	677	43.1%
Months Supply of Inventory	5.9	4.1	43.9%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	269	-0.4%
<b>February 2025</b>	<b>154</b>	<b>-5.5%</b>
January 2025	115	7.5%
December 2024	176	37.5%
November 2024	127	-3.8%
October 2024	134	-16.3%
September 2024	155	7.6%
August 2024	154	-6.1%
July 2024	177	4.1%
June 2024	181	-6.2%
May 2024	206	-0.5%
April 2024	197	-2.0%
March 2024	188	-16.4%
February 2024	163	34.7%





# Monthly Market Detail - February 2025

## Single-Family Homes

### Martin County

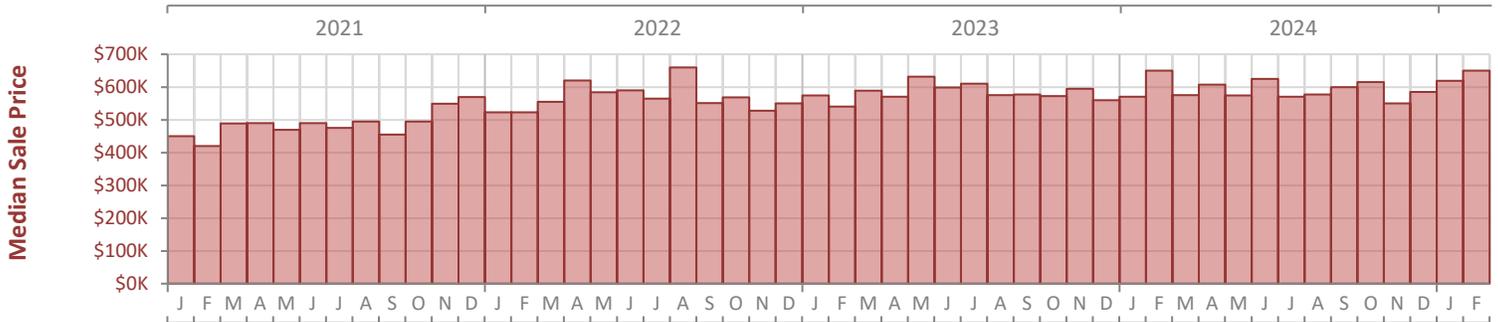


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$627,500	2.1%
<b>February 2025</b>	<b>\$649,950</b>	<b>0.0%</b>
January 2025	\$619,000	8.6%
December 2024	\$585,000	4.5%
November 2024	\$550,000	-7.6%
October 2024	\$615,000	7.5%
September 2024	\$600,000	3.9%
August 2024	\$577,500	0.4%
July 2024	\$570,000	-6.6%
June 2024	\$625,000	4.4%
May 2024	\$573,995	-9.2%
April 2024	\$607,500	6.6%
March 2024	\$575,000	-2.4%
February 2024	\$650,000	20.4%

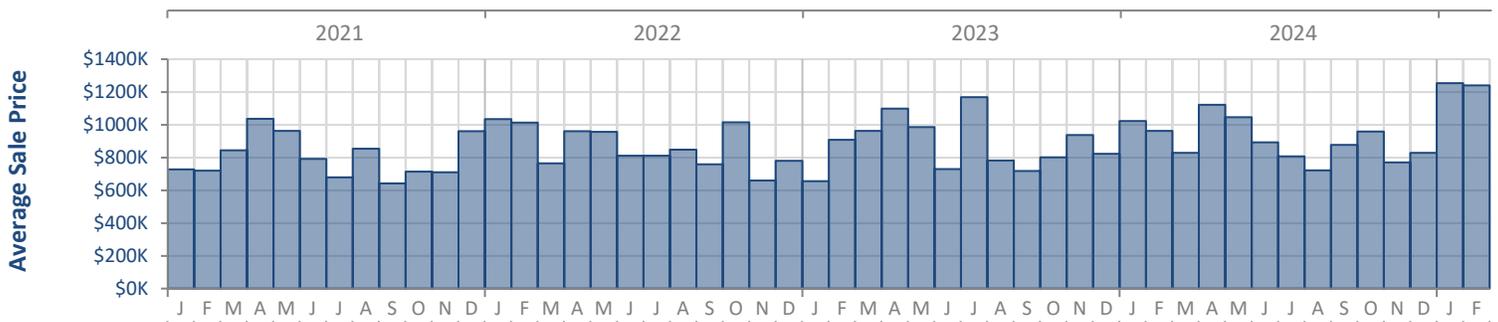


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$1,246,260	26.3%
<b>February 2025</b>	<b>\$1,240,577</b>	<b>28.9%</b>
January 2025	\$1,253,871	22.5%
December 2024	\$828,809	0.8%
November 2024	\$770,569	-17.7%
October 2024	\$957,904	19.6%
September 2024	\$877,388	22.1%
August 2024	\$720,604	-7.9%
July 2024	\$806,749	-31.0%
June 2024	\$892,934	22.6%
May 2024	\$1,046,147	6.1%
April 2024	\$1,122,253	2.2%
March 2024	\$827,767	-14.0%
February 2024	\$962,537	5.9%



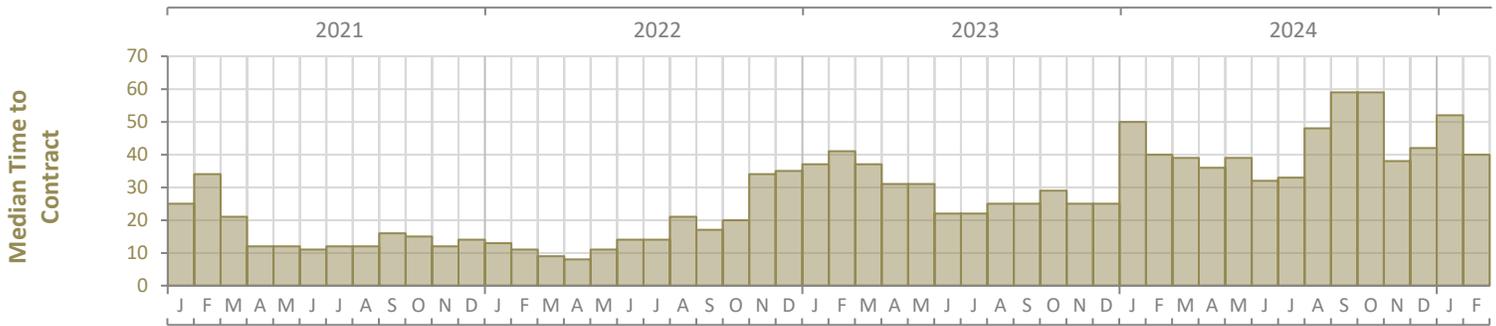


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	48 Days	11.6%
<b>February 2025</b>	<b>40 Days</b>	<b>0.0%</b>
January 2025	52 Days	4.0%
December 2024	42 Days	68.0%
November 2024	38 Days	52.0%
October 2024	59 Days	103.4%
September 2024	59 Days	136.0%
August 2024	48 Days	92.0%
July 2024	33 Days	50.0%
June 2024	32 Days	45.5%
May 2024	39 Days	25.8%
April 2024	36 Days	16.1%
March 2024	39 Days	5.4%
February 2024	40 Days	-2.4%



## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	91 Days	9.6%
<b>February 2025</b>	<b>79 Days</b>	<b>-2.5%</b>
January 2025	92 Days	9.5%
December 2024	83 Days	33.9%
November 2024	81 Days	24.6%
October 2024	102 Days	45.7%
September 2024	99 Days	43.5%
August 2024	87 Days	29.9%
July 2024	75 Days	15.4%
June 2024	76 Days	15.2%
May 2024	76 Days	1.3%
April 2024	82 Days	6.5%
March 2024	78 Days	0.0%
February 2024	81 Days	2.5%

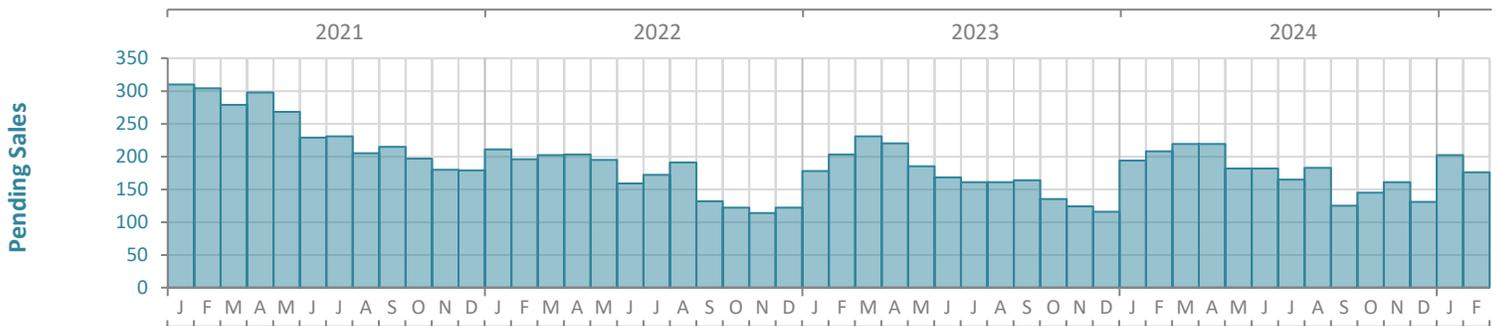


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	378	-6.0%
<b>February 2025</b>	<b>176</b>	<b>-15.4%</b>
January 2025	202	4.1%
December 2024	131	12.9%
November 2024	161	29.8%
October 2024	145	7.4%
September 2024	125	-23.8%
August 2024	183	13.7%
July 2024	165	2.5%
June 2024	182	8.3%
May 2024	182	-1.6%
April 2024	219	-0.5%
March 2024	219	-5.2%
February 2024	208	2.5%

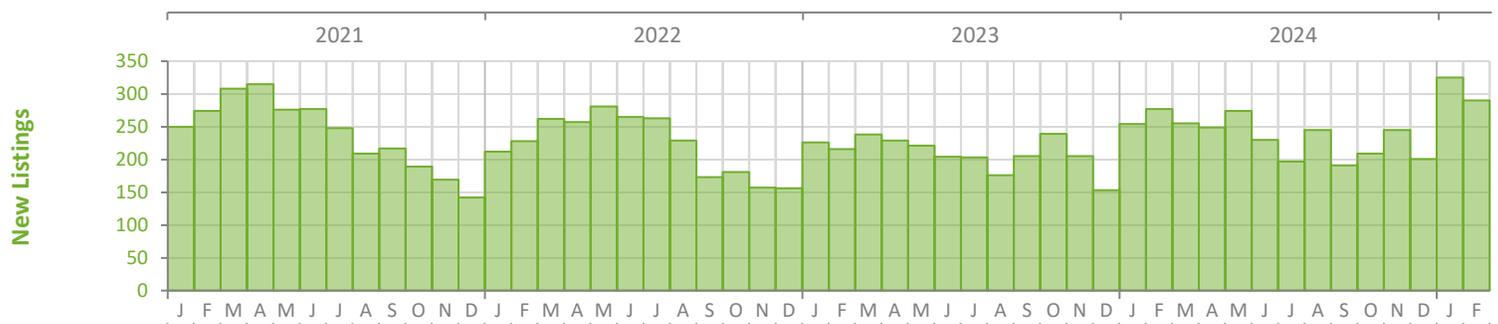


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	615	15.8%
<b>February 2025</b>	<b>290</b>	<b>4.7%</b>
January 2025	325	28.0%
December 2024	201	31.4%
November 2024	245	19.5%
October 2024	209	-12.6%
September 2024	191	-6.8%
August 2024	245	39.2%
July 2024	197	-3.0%
June 2024	230	12.7%
May 2024	274	24.0%
April 2024	249	8.7%
March 2024	255	7.1%
February 2024	277	28.2%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Martin County



## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	931	41.7%
<b>February 2025</b>	<b>969</b>	<b>43.1%</b>
January 2025	892	40.3%
December 2024	829	40.5%
November 2024	800	36.8%
October 2024	767	43.1%
September 2024	742	61.0%
August 2024	713	54.3%
July 2024	704	48.8%
June 2024	727	55.7%
May 2024	722	55.9%
April 2024	669	44.5%
March 2024	691	41.3%
February 2024	677	31.5%

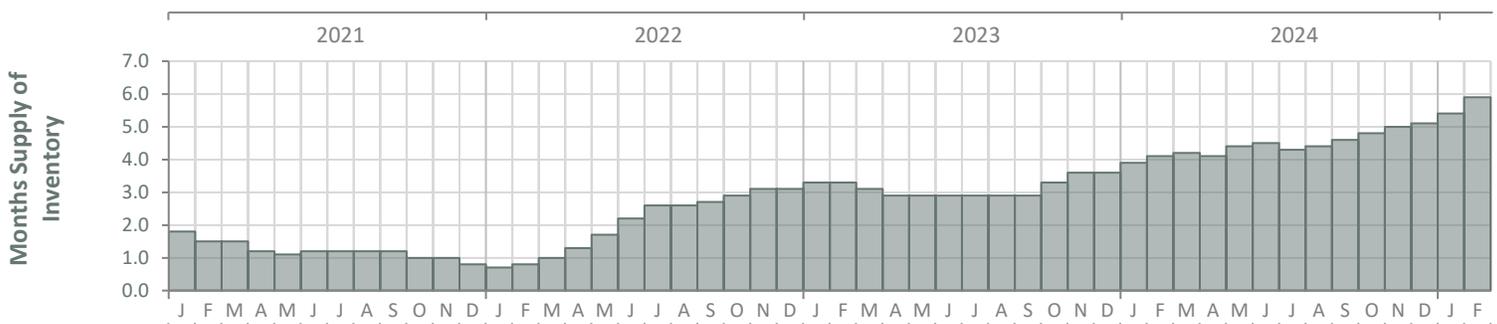


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.7	42.5%
<b>February 2025</b>	<b>5.9</b>	<b>43.9%</b>
January 2025	5.4	38.5%
December 2024	5.1	41.7%
November 2024	5.0	38.9%
October 2024	4.8	45.5%
September 2024	4.6	58.6%
August 2024	4.4	51.7%
July 2024	4.3	48.3%
June 2024	4.5	55.2%
May 2024	4.4	51.7%
April 2024	4.1	41.4%
March 2024	4.2	35.5%
February 2024	4.1	24.2%

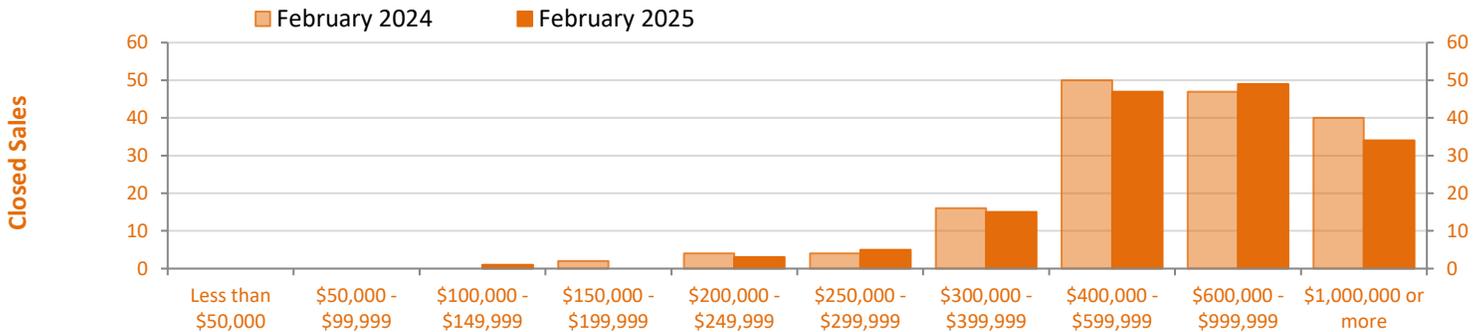


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	1	N/A
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	3	-25.0%
\$250,000 - \$299,999	5	25.0%
\$300,000 - \$399,999	15	-6.3%
\$400,000 - \$599,999	47	-6.0%
\$600,000 - \$999,999	49	4.3%
\$1,000,000 or more	34	-15.0%

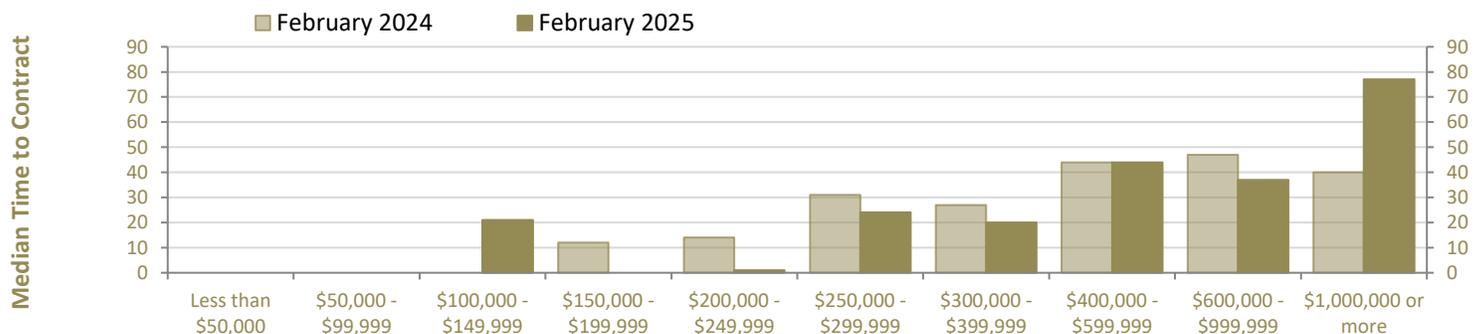


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	21 Days	N/A
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	1 Day	-92.9%
\$250,000 - \$299,999	24 Days	-22.6%
\$300,000 - \$399,999	20 Days	-25.9%
\$400,000 - \$599,999	44 Days	0.0%
\$600,000 - \$999,999	37 Days	-21.3%
\$1,000,000 or more	77 Days	92.5%

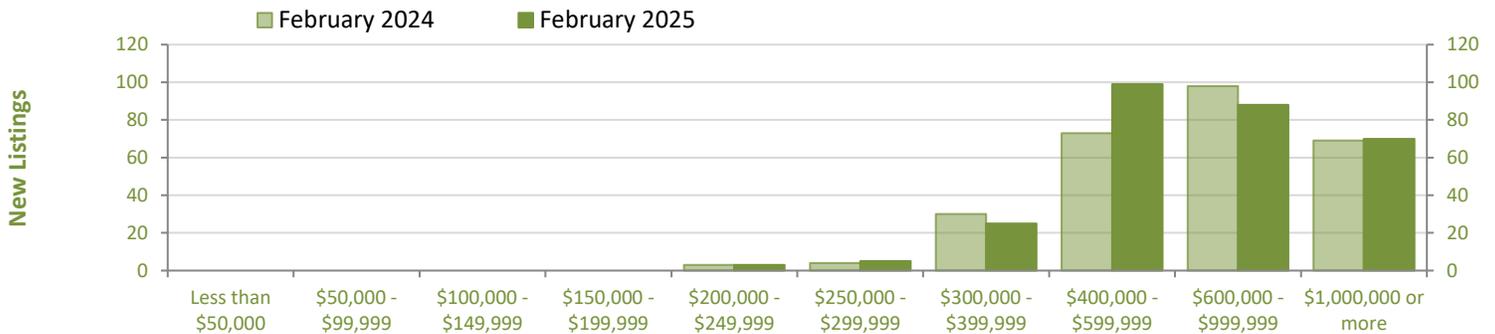


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	0	N/A
\$200,000 - \$249,999	3	0.0%
\$250,000 - \$299,999	5	25.0%
\$300,000 - \$399,999	25	-16.7%
\$400,000 - \$599,999	99	35.6%
\$600,000 - \$999,999	88	-10.2%
\$1,000,000 or more	70	1.4%

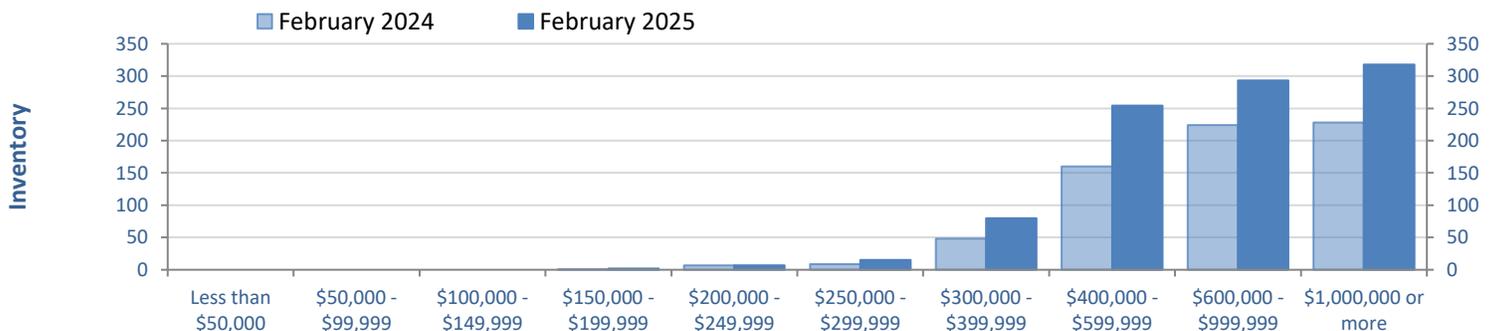


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	2	100.0%
\$200,000 - \$249,999	7	0.0%
\$250,000 - \$299,999	15	66.7%
\$300,000 - \$399,999	80	66.7%
\$400,000 - \$599,999	254	58.8%
\$600,000 - \$999,999	293	30.8%
\$1,000,000 or more	318	39.5%



# Monthly Distressed Market - February 2025

## Single-Family Homes

### Martin County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	154	163	-5.5%
	Median Sale Price	\$649,950	\$650,000	0.0%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

