

# Martin County Local Residential Market Metrics - Q3 2020

## Single Family Homes

### Municipalities and Census-Designated Places\*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Martin County	780	31.5%	225	6.6%	\$410,000	9.3%	\$607,428	28.6%
Hobe Sound (CDP)	50	4.2%	8	-63.6%	\$357,500	-4.7%	\$456,239	-5.9%
Indiantown (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Jensen Beach (CDP)	80	25.0%	18	-30.8%	\$340,000	17.2%	\$380,210	21.0%
Jupiter Island (Town)	10	N/A	10	N/A	\$5,300,000	N/A	\$6,085,000	N/A
North River Shores (CDP)	14	7.7%	4	33.3%	\$477,500	40.4%	\$549,134	15.8%
Ocean Breeze Park (Town)	8	N/A	2	N/A	\$360,000	N/A	\$351,656	N/A
Palm City (CDP)	207	32.7%	51	6.3%	\$435,000	7.2%	\$469,384	8.6%
Port Salerno (CDP)	38	58.3%	10	11.1%	\$341,500	35.8%	\$382,634	16.7%
Rio (CDP)	5	66.7%	1	-66.7%	\$300,000	65.7%	\$590,800	217.9%
Sewall's Point (Town)	21	31.3%	13	30.0%	\$850,000	70.3%	\$1,110,790	35.4%
Stuart (City)	39	34.5%	12	9.1%	\$410,900	18.1%	\$561,254	48.2%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by MIAMI Association of REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, November 12, 2020. Next quarterly data release is TBD.

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Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Martin County	\$473.8 Million	69.2%	95.8%	1.3%	38 Days	-33.3%	767	16.4%
Hobe Sound (CDP)	\$22.8 Million	-2.0%	95.8%	1.8%	25 Days	-52.8%	55	34.1%
Indiantown (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
Jensen Beach (CDP)	\$30.4 Million	51.3%	95.4%	0.2%	26 Days	-31.6%	87	55.4%
Jupiter Island (Town)	\$60.9 Million	N/A	89.1%	N/A	278 Days	N/A	7	133.3%
North River Shores (CDP)	\$7.7 Million	24.7%	95.3%	-0.4%	55 Days	27.9%	14	-22.2%
Ocean Breeze Park (Town)	\$2.8 Million	N/A	93.8%	N/A	112 Days	N/A	9	N/A
Palm City (CDP)	\$97.2 Million	44.1%	96.6%	1.6%	30 Days	-55.9%	190	10.5%
Port Salerno (CDP)	\$14.5 Million	84.8%	98.0%	4.1%	16 Days	-61.0%	49	63.3%
Rio (CDP)	\$3.0 Million	429.9%	94.0%	6.8%	32 Days	-88.8%	6	500.0%
Sewall's Point (Town)	\$23.3 Million	77.7%	93.5%	0.0%	79 Days	41.1%	16	33.3%
Stuart (City)	\$21.9 Million	99.3%	97.0%	4.2%	30 Days	-60.0%	36	2.9%

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Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Martin County	811	32.1%	407	25.2%	538	-38.2%	2.6	-42.2%
Hobe Sound (CDP)	50	2.0%	28	47.4%	37	-42.2%	2.6	-33.3%
Indiantown (CDP)	1	0.0%	1	0.0%	1	0.0%	12.0	400.0%
Jensen Beach (CDP)	85	70.0%	41	70.8%	49	-24.6%	2.4	-38.5%
Jupiter Island (Town)	10	400.0%	8	300.0%	13	-55.2%	5.2	-83.5%
North River Shores (CDP)	13	-7.1%	8	-20.0%	9	-57.1%	2.2	-54.2%
Ocean Breeze Park (Town)	7	N/A	2	N/A	7	N/A	7.6	N/A
Palm City (CDP)	207	37.1%	102	67.2%	104	-46.1%	2.1	-50.0%
Port Salerno (CDP)	31	6.9%	14	-17.6%	26	13.0%	2.4	9.1%
Rio (CDP)	7	250.0%	4	300.0%	2	100.0%	3.0	150.0%
Sewall's Point (Town)	22	37.5%	10	42.9%	22	-31.3%	4.9	-16.9%
Stuart (City)	38	22.6%	16	6.7%	24	-52.9%	2.2	-51.1%

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