

# St. Lucie 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.
St. Lucie County	1,897	21.8%	364	4.9%	\$253,250	7.8%	\$275,268	11.9%
Fort Pierce (City)	93	10.7%	30	-3.2%	\$197,500	37.2%	\$269,227	58.2%
Fort Pierce North (CDP)	10	66.7%	3	50.0%	\$133,500	40.6%	\$135,800	20.2%
Fort Pierce South (CDP)	20	100.0%	5	25.0%	\$175,000	5.7%	\$217,721	34.7%
Hutchinson Island South (CDP)	18	200.0%	6	20.0%	\$320,000	30.6%	\$502,761	86.7%
Indian River Estates (CDP)	24	-35.1%	2	-81.8%	\$215,500	13.4%	\$269,900	18.9%
Lakewood Park (CDP)	56	-1.8%	17	70.0%	\$191,000	1.3%	\$198,764	1.7%
Port St. Lucie (City)	1,488	20.9%	250	2.9%	\$257,000	7.1%	\$270,049	9.3%
River Park (CDP)	34	-2.9%	6	-14.3%	\$188,750	9.4%	\$224,621	7.6%
St. Lucie Village (Town)	2	100.0%	0	-100.0%	\$387,500	52.6%	\$387,500	52.6%
White City (CDP)	14	16.7%	5	400.0%	\$293,000	43.6%	\$282,066	37.6%

\*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.
St. Lucie County	\$522.2 Million	36.3%	98.1%	1.7%	26 Days	-40.9%	2,053	15.0%
Fort Pierce (City)	\$25.0 Million	75.1%	96.3%	2.0%	34 Days	-32.0%	112	0.0%
Fort Pierce North (CDP)	\$1.4 Million	100.4%	99.2%	1.3%	20 Days	11.1%	17	21.4%
Fort Pierce South (CDP)	\$4.4 Million	169.5%	97.3%	7.3%	24 Days	-33.3%	9	-25.0%
Hutchinson Island South (CDP)	\$9.0 Million	460.0%	92.0%	-0.5%	128 Days	141.5%	14	-6.7%
Indian River Estates (CDP)	\$6.5 Million	-22.9%	98.6%	4.4%	32 Days	-30.4%	37	-15.9%
Lakewood Park (CDP)	\$11.1 Million	-0.1%	98.0%	1.6%	19 Days	-53.7%	65	-12.2%
Port St. Lucie (City)	\$401.8 Million	32.1%	98.3%	1.3%	22 Days	-50.0%	1,591	16.7%
River Park (CDP)	\$7.6 Million	4.6%	97.9%	2.2%	35 Days	-2.8%	37	19.4%
St. Lucie Village (Town)	\$775,000	205.1%	98.4%	0.3%	29 Days	-67.0%	1	0.0%
White City (CDP)	\$3.9 Million	60.6%	96.1%	1.2%	38 Days	8.6%	17	30.8%

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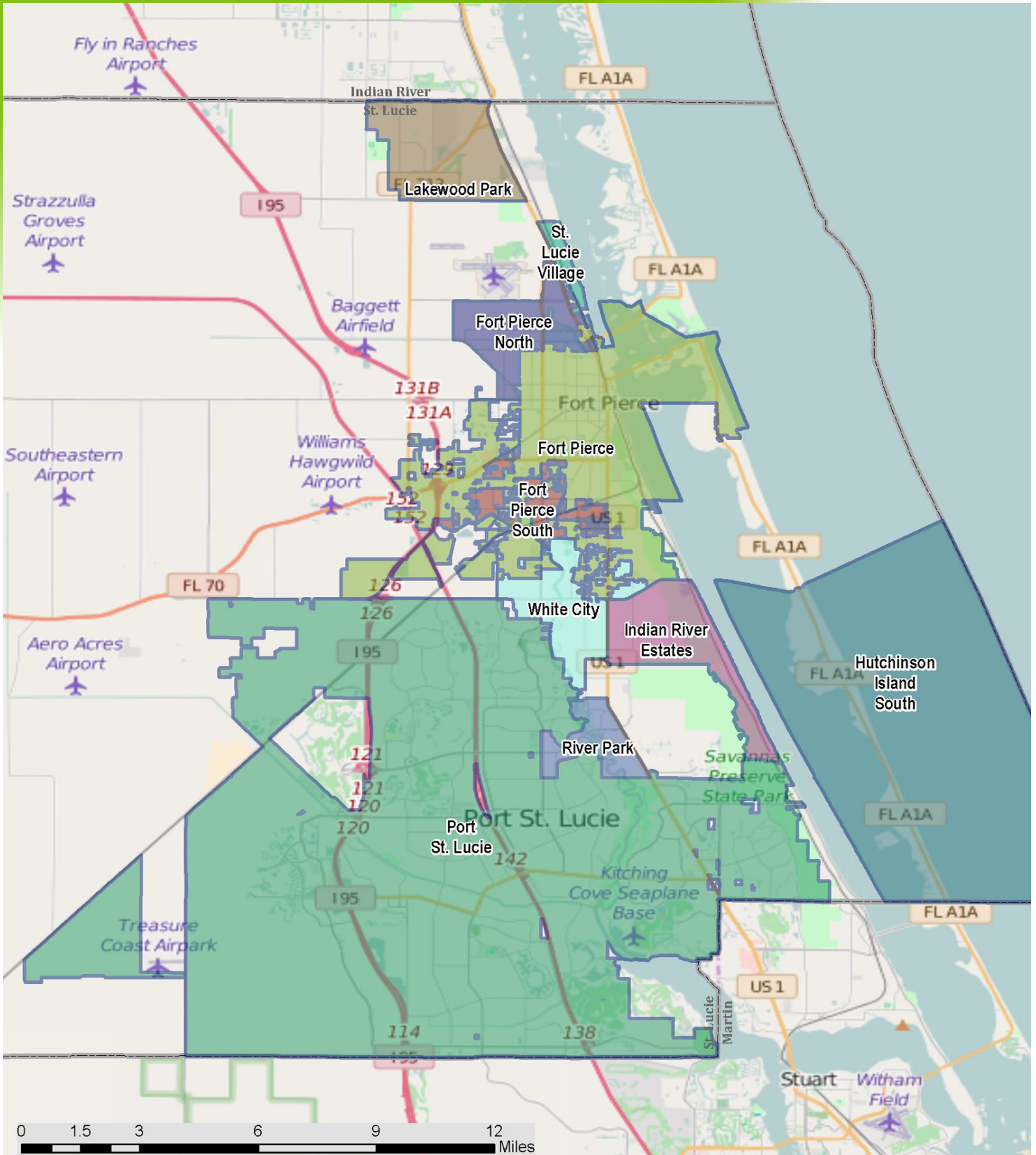
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
St. Lucie County	2,127	30.7%	1,147	34.5%	968	-42.4%	1.9	-47.2%
Fort Pierce (City)	97	1.0%	42	-19.2%	95	-15.2%	4.0	-16.7%
Fort Pierce North (CDP)	12	71.4%	6	-14.3%	9	-30.8%	3.4	-39.3%
Fort Pierce South (CDP)	17	0.0%	8	-46.7%	0	-100.0%	0.0	-100.0%
Hutchinson Island South (CDP)	23	228.6%	13	160.0%	15	-57.1%	3.1	-76.3%
Indian River Estates (CDP)	37	2.8%	28	40.0%	25	-40.5%	2.6	-31.6%
Lakewood Park (CDP)	70	12.9%	33	-37.7%	48	-14.3%	2.5	-13.8%
Port St. Lucie (City)	1,666	32.0%	904	44.2%	527	-54.5%	1.3	-59.4%
River Park (CDP)	30	-26.8%	12	-7.7%	21	-30.0%	2.5	-10.7%
St. Lucie Village (Town)	1	0.0%	0	N/A	3	200.0%	9.0	429.4%
White City (CDP)	20	81.8%	11	120.0%	10	-52.4%	2.4	-52.9%

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# St. Lucie County Local Residential Market Metrics - Q3 2020

## Reference Map

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