

# Martin County Local Residential Market Metrics - Q4 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	783	35.7%	287	36.7%	\$415,200	12.2%	\$630,363	32.5%
Hobe Sound (CDP)	57	39.0%	28	86.7%	\$377,500	-1.9%	\$526,955	20.6%
Indiantown (CDP)	2	100.0%	0	-100.0%	\$195,000	140.7%	\$195,000	140.7%
Jensen Beach (CDP)	74	51.0%	27	-3.6%	\$325,000	26.5%	\$388,189	29.0%
Jupiter Island (Town)	9	200.0%	7	133.3%	\$4,600,000	-46.5%	\$5,155,555	-27.8%
North River Shores (CDP)	10	-33.3%	2	-50.0%	\$565,000	62.8%	\$567,260	34.7%
Ocean Breeze Park (Town)	6	N/A	1	N/A	\$372,000	N/A	\$364,967	N/A
Palm City (CDP)	200	49.3%	67	76.3%	\$442,500	14.8%	\$503,560	21.9%
Port Salerno (CDP)	40	53.8%	13	62.5%	\$315,000	-4.5%	\$405,768	22.0%
Rio (CDP)	8	300.0%	4	100.0%	\$330,200	-24.1%	\$438,800	0.9%
Sewall's Point (Town)	18	80.0%	7	133.3%	\$795,000	16.9%	\$1,216,355	26.9%
Stuart (City)	33	-13.2%	10	-23.1%	\$417,500	34.7%	\$664,493	80.1%

\*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, February 11, 2021. Next quarterly data release is Tuesday, May 11, 2021.

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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	\$493.6 Million	79.8%	96.5%	1.5%	26 Days	-44.7%	726	5.1%
Hobe Sound (CDP)	\$30.0 Million	67.7%	95.0%	-0.9%	55 Days	89.7%	51	0.0%
Indiantown (CDP)	\$390,000	381.5%	95.1%	5.7%	43 Days	616.7%	0	N/A
Jensen Beach (CDP)	\$28.7 Million	94.9%	96.4%	0.6%	21 Days	-16.0%	58	-17.1%
Jupiter Island (Town)	\$46.4 Million	116.6%	90.7%	-4.2%	119 Days	-60.5%	5	-58.3%
North River Shores (CDP)	\$5.7 Million	-10.2%	97.6%	-0.3%	69 Days	228.6%	14	27.3%
Ocean Breeze Park (Town)	\$2.2 Million	N/A	99.2%	N/A	84 Days	N/A	6	500.0%
Palm City (CDP)	\$100.7 Million	82.0%	97.2%	1.6%	23 Days	-46.5%	161	18.4%
Port Salerno (CDP)	\$16.2 Million	87.7%	99.3%	4.1%	14 Days	-30.0%	43	2.4%
Rio (CDP)	\$3.5 Million	303.5%	94.5%	8.6%	27 Days	-80.0%	6	100.0%
Sewall's Point (Town)	\$21.9 Million	128.5%	93.6%	1.8%	76 Days	-69.5%	16	-15.8%
Stuart (City)	\$21.9 Million	56.4%	95.6%	1.2%	52 Days	-10.3%	36	-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.
Martin County	734	47.1%	345	58.3%	490	-45.7%	2.2	-51.1%
Hobe Sound (CDP)	53	29.3%	23	91.7%	34	-44.3%	2.2	-42.1%
Indiantown (CDP)	0	N/A	0	N/A	1	N/A	6.0	N/A
Jensen Beach (CDP)	72	60.0%	35	133.3%	35	-60.2%	1.6	-68.6%
Jupiter Island (Town)	6	500.0%	5	N/A	13	-66.7%	4.3	-89.0%
North River Shores (CDP)	11	10.0%	8	60.0%	13	-23.5%	3.5	-10.3%
Ocean Breeze Park (Town)	8	N/A	3	N/A	5	400.0%	3.5	N/A
Palm City (CDP)	176	57.1%	71	86.8%	91	-48.9%	1.7	-55.3%
Port Salerno (CDP)	46	100.0%	19	26.7%	23	-23.3%	1.9	-26.9%
Rio (CDP)	5	66.7%	2	100.0%	1	-50.0%	0.9	-66.7%
Sewall's Point (Town)	19	137.5%	12	500.0%	15	-50.0%	2.9	-49.1%
Stuart (City)	37	-7.5%	28	55.6%	20	-61.5%	1.9	-55.8%

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