

# Martin County Local Residential Market Metrics - 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	2,655	10.5%	933	3.4%	\$400,000	7.8%	\$599,659	21.1%
Hobe Sound (CDP)	185	-3.6%	68	-17.1%	\$366,250	-2.3%	\$488,562	3.3%
Indiantown (CDP)	2	-60.0%	0	-100.0%	\$195,000	140.7%	\$195,000	50.0%
Jensen Beach (CDP)	266	27.9%	89	-4.3%	\$333,450	17.0%	\$358,665	11.9%
Jupiter Island (Town)	36	200.0%	34	240.0%	\$4,525,025	10.4%	\$5,315,974	0.3%
North River Shores (CDP)	45	-13.5%	13	-13.3%	\$435,000	19.0%	\$514,819	13.9%
Ocean Breeze Park (Town)	17	N/A	4	N/A	\$362,500	N/A	\$356,279	N/A
Palm City (CDP)	653	16.2%	200	8.1%	\$421,628	8.1%	\$461,296	7.5%
Port Salerno (CDP)	142	4.4%	52	15.6%	\$299,000	2.4%	\$374,975	8.7%
Rio (CDP)	14	55.6%	5	-28.6%	\$311,250	98.9%	\$531,743	136.2%
Sewall's Point (Town)	62	-1.6%	31	-8.8%	\$814,250	12.3%	\$1,081,377	11.4%
Stuart (City)	124	-15.1%	40	-21.6%	\$366,500	14.5%	\$502,177	35.5%

\*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 yearly 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	\$1.6 Billion	33.8%	95.8%	0.9%	39 Days	-25.0%	3,126	-1.8%
Hobe Sound (CDP)	\$90.4 Million	-0.5%	94.9%	0.2%	38 Days	-17.4%	237	-4.4%
Indiantown (CDP)	\$390,000	-40.0%	95.1%	5.7%	43 Days	616.7%	2	-66.7%
Jensen Beach (CDP)	\$95.4 Million	43.1%	95.6%	0.6%	30 Days	-36.2%	299	10.7%
Jupiter Island (Town)	\$191.4 Million	200.9%	87.3%	1.9%	203 Days	-21.9%	26	0.0%
North River Shores (CDP)	\$23.2 Million	-1.4%	94.8%	-0.2%	67 Days	6.3%	55	-12.7%
Ocean Breeze Park (Town)	\$6.1 Million	N/A	94.3%	N/A	98 Days	N/A	25	2400.0%
Palm City (CDP)	\$301.2 Million	24.9%	96.5%	1.4%	34 Days	-35.8%	763	4.1%
Port Salerno (CDP)	\$53.2 Million	13.5%	97.5%	2.2%	21 Days	-43.2%	168	2.4%
Rio (CDP)	\$7.4 Million	267.4%	92.5%	3.1%	30 Days	11.1%	21	75.0%
Sewall's Point (Town)	\$67.0 Million	9.6%	91.8%	0.1%	72 Days	-39.5%	71	-6.6%
Stuart (City)	\$62.3 Million	15.1%	95.5%	1.5%	49 Days	-5.8%	151	-28.4%

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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	2,952	17.7%	345	58.3%	490	-45.7%	2.2	-51.1%
Hobe Sound (CDP)	203	-3.3%	23	91.7%	34	-44.3%	2.2	-42.1%
Indiantown (CDP)	1	-80.0%	0	N/A	1	N/A	6.0	N/A
Jensen Beach (CDP)	302	51.0%	35	133.3%	35	-60.2%	1.6	-68.6%
Jupiter Island (Town)	42	366.7%	5	N/A	13	-66.7%	4.3	-89.0%
North River Shores (CDP)	51	-7.3%	8	60.0%	13	-23.5%	3.5	-10.3%
Ocean Breeze Park (Town)	21	N/A	3	N/A	5	400.0%	3.5	N/A
Palm City (CDP)	721	30.4%	71	86.8%	91	-48.9%	1.7	-55.3%
Port Salerno (CDP)	150	7.1%	19	26.7%	23	-23.3%	1.9	-26.9%
Rio (CDP)	16	23.1%	2	100.0%	1	-50.0%	0.9	-66.7%
Sewall's Point (Town)	75	13.6%	12	500.0%	15	-50.0%	2.9	-49.1%
Stuart (City)	145	-8.8%	28	55.6%	20	-61.5%	1.9	-55.8%

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