

# Martin County Local Residential Market Metrics - 2020

## Townhouses and Condos

### 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	1,202	10.5%	631	-1.1%	\$180,000	12.5%	\$228,112	13.0%
Hobe Sound (CDP)	58	0.0%	26	-23.5%	\$182,000	-26.5%	\$245,129	5.6%
Indiantown (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Jensen Beach (CDP)	43	-21.8%	26	-33.3%	\$190,000	42.5%	\$241,998	15.8%
Jupiter Island (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
North River Shores (CDP)	36	16.1%	21	-19.2%	\$103,000	18.4%	\$125,874	31.0%
Ocean Breeze Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm City (CDP)	113	24.2%	41	28.1%	\$175,500	3.6%	\$207,231	-1.1%
Port Salerno (CDP)	87	-2.2%	39	-20.4%	\$170,000	4.9%	\$196,026	13.4%
Rio (CDP)	3	N/A	3	N/A	\$179,000	N/A	\$191,333	N/A
Sewall's Point (Town)	1	N/A	0	N/A	\$275,000	N/A	\$275,000	N/A
Stuart (City)	253	-4.9%	150	-7.4%	\$158,495	23.3%	\$187,749	21.3%

\*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	\$274.2 Million	24.8%	95.2%	0.5%	38 Days	-5.0%	1,492	3.5%
Hobe Sound (CDP)	\$14.2 Million	5.6%	97.1%	0.4%	55 Days	161.9%	71	10.9%
Indiantown (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Jensen Beach (CDP)	\$10.4 Million	-9.5%	94.1%	0.1%	50 Days	22.0%	54	-16.9%
Jupiter Island (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
North River Shores (CDP)	\$4.5 Million	52.1%	93.1%	-0.9%	61 Days	41.9%	36	-25.0%
Ocean Breeze Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Palm City (CDP)	\$23.4 Million	22.8%	96.9%	0.3%	16 Days	-30.4%	130	22.6%
Port Salerno (CDP)	\$17.1 Million	10.8%	95.5%	-0.2%	39 Days	2.6%	114	-3.4%
Rio (CDP)	\$573,999	N/A	96.1%	N/A	12 Days	N/A	7	N/A
Sewall's Point (Town)	\$275,000	N/A	92.6%	N/A	1057 Days	N/A	1	N/A
Stuart (City)	\$47.5 Million	15.4%	95.0%	0.4%	36 Days	-5.3%	341	7.6%

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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	1,316	15.7%	152	55.1%	286	-25.1%	2.9	-31.0%
Hobe Sound (CDP)	68	23.6%	10	66.7%	12	-25.0%	2.5	-24.2%
Indiantown (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Jensen Beach (CDP)	49	-19.7%	6	200.0%	7	-56.3%	2.0	-42.9%
Jupiter Island (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
North River Shores (CDP)	39	21.9%	3	0.0%	6	-62.5%	2.0	-67.7%
Ocean Breeze Park (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Palm City (CDP)	114	28.1%	7	-30.0%	22	0.0%	2.3	-20.7%
Port Salerno (CDP)	97	6.6%	11	120.0%	14	-36.4%	1.9	-36.7%
Rio (CDP)	3	N/A	1	N/A	4	N/A	16.0	N/A
Sewall's Point (Town)	1	N/A	0	N/A	0	-100.0%	0.0	N/A
Stuart (City)	279	-0.7%	46	31.4%	74	-1.3%	3.5	2.9%

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