

St. Lucie County Local Residential Market Metrics - Q2 2021

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	2,073	43.8%	569	103.9%	\$300,000	24.0%	\$331,273	31.6%
Fort Pierce (City)	129	95.5%	48	100.0%	\$210,000	2.9%	\$276,545	28.1%
Fort Pierce North (CDP)	12	-7.7%	8	33.3%	\$140,000	21.7%	\$135,468	18.8%
Fort Pierce South (CDP)	11	0.0%	1	-50.0%	\$230,000	9.5%	\$265,127	19.5%
Hutchinson Island South (CDP)	19	171.4%	9	80.0%	\$378,000	-12.1%	\$390,995	-78.3%
Indian River Estates (CDP)	50	72.4%	13	116.7%	\$250,000	29.2%	\$283,515	31.0%
Lakewood Park (CDP)	67	21.8%	13	30.0%	\$238,000	30.4%	\$239,812	28.3%
Port St. Lucie (City)	1,530	37.7%	360	97.8%	\$305,000	24.5%	\$324,161	27.4%
River Park (CDP)	47	95.8%	10	100.0%	\$235,000	23.7%	\$250,029	21.5%
St. Lucie Village (Town)	4	300.0%	3	N/A	\$451,200	-3.0%	\$438,075	-5.8%
White City (CDP)	17	21.4%	5	66.7%	\$360,000	50.6%	\$396,588	41.0%

*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, August 12, 2021. Next quarterly data release is Wednesday, November 10, 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.
St. Lucie County	\$686.7 Million	89.2%	100.0%	3.1%	9 Days	-79.1%	2,279	29.8%
Fort Pierce (City)	\$35.7 Million	150.4%	98.8%	1.6%	13 Days	-60.6%	142	40.6%
Fort Pierce North (CDP)	\$1.6 Million	9.7%	88.5%	-6.4%	21 Days	-81.9%	12	20.0%
Fort Pierce South (CDP)	\$2.9 Million	19.5%	100.0%	6.2%	4 Days	-88.2%	16	-20.0%
Hutchinson Island South (CDP)	\$7.4 Million	-41.2%	95.9%	8.1%	22 Days	-78.0%	17	112.5%
Indian River Estates (CDP)	\$14.2 Million	125.9%	99.7%	3.6%	28 Days	-53.3%	60	66.7%
Lakewood Park (CDP)	\$16.1 Million	56.3%	100.0%	3.7%	15 Days	-60.5%	87	11.5%
Port St. Lucie (City)	\$496.0 Million	75.4%	100.0%	2.7%	7 Days	-82.9%	1,723	30.0%
River Park (CDP)	\$11.8 Million	137.9%	100.0%	3.2%	14 Days	-51.7%	46	100.0%
St. Lucie Village (Town)	\$1.8 Million	276.8%	100.0%	12.9%	5 Days	-82.1%	6	20.0%
White City (CDP)	\$6.7 Million	71.2%	95.3%	4.4%	37 Days	-70.6%	27	200.0%

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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	2,258	16.3%	1,382	8.9%	589	-54.4%	1.0	-63.0%
Fort Pierce (City)	138	50.0%	84	3.7%	54	-40.0%	1.7	-56.4%
Fort Pierce North (CDP)	10	-23.1%	7	-12.5%	3	-50.0%	0.8	-69.2%
Fort Pierce South (CDP)	16	-20.0%	6	-64.7%	5	-37.5%	1.2	-45.5%
Hutchinson Island South (CDP)	15	25.0%	6	-25.0%	14	-48.1%	2.3	-67.1%
Indian River Estates (CDP)	60	57.9%	27	35.0%	19	-47.2%	1.6	-51.5%
Lakewood Park (CDP)	90	40.6%	55	77.4%	23	-62.3%	1.2	-61.3%
Port St. Lucie (City)	1,714	13.0%	1,079	9.3%	342	-57.1%	0.7	-66.7%
River Park (CDP)	49	69.0%	21	23.5%	16	-15.8%	1.4	-39.1%
St. Lucie Village (Town)	3	50.0%	0	-100.0%	5	0.0%	6.7	-66.5%
White City (CDP)	18	50.0%	10	42.9%	21	31.3%	5.0	25.0%

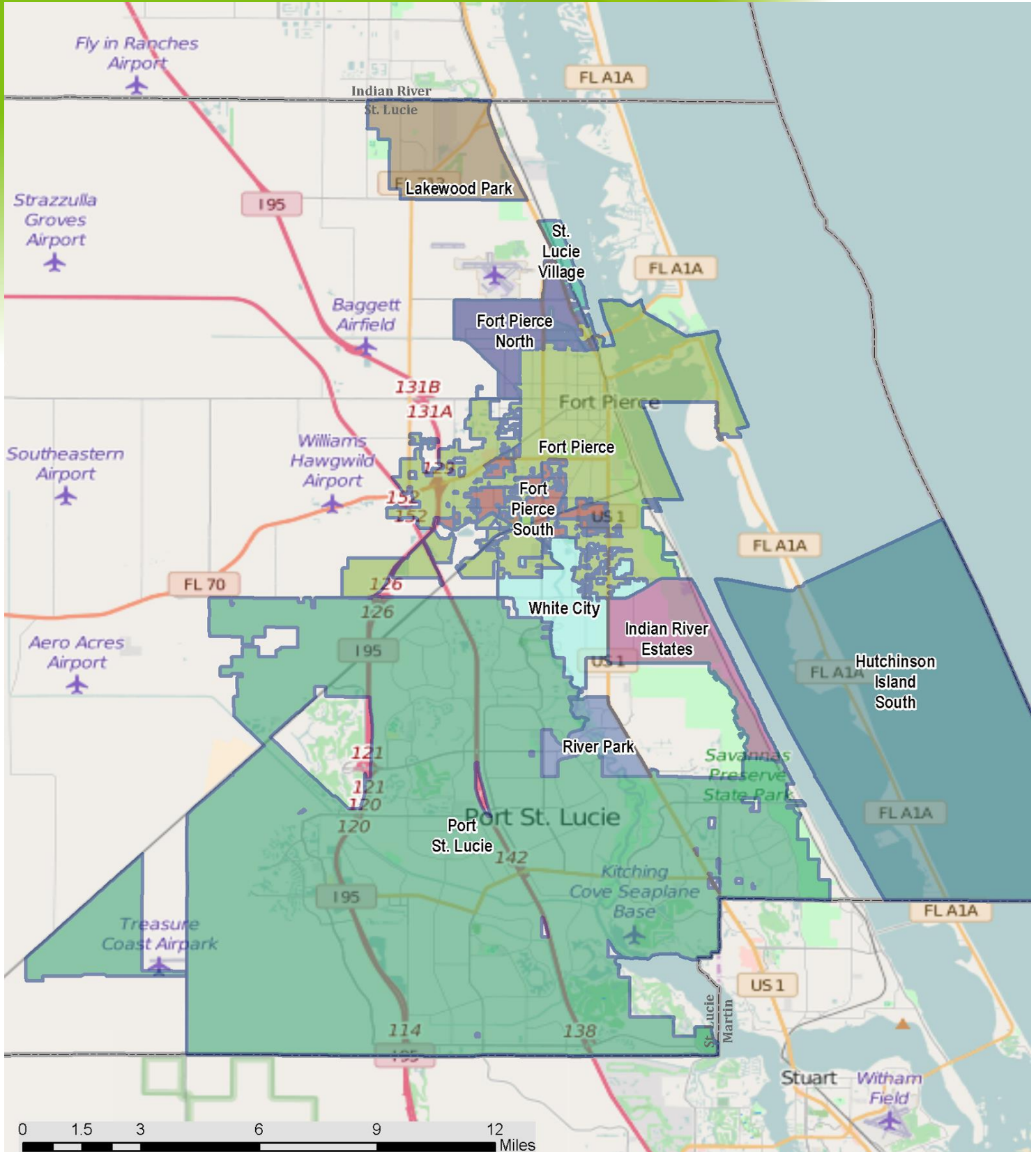
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Reference Map

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*These maps are provided to give a general sense of the location of the zip codes included in this report, but they are not guaranteed to be accurate or up-to-date, and were not used in the production of the statistics presented in this report. Rather, each MLS listing used in the production of these statistics was assigned to a zip code according to the address provided in the listing (after an address verification/standardization process).

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