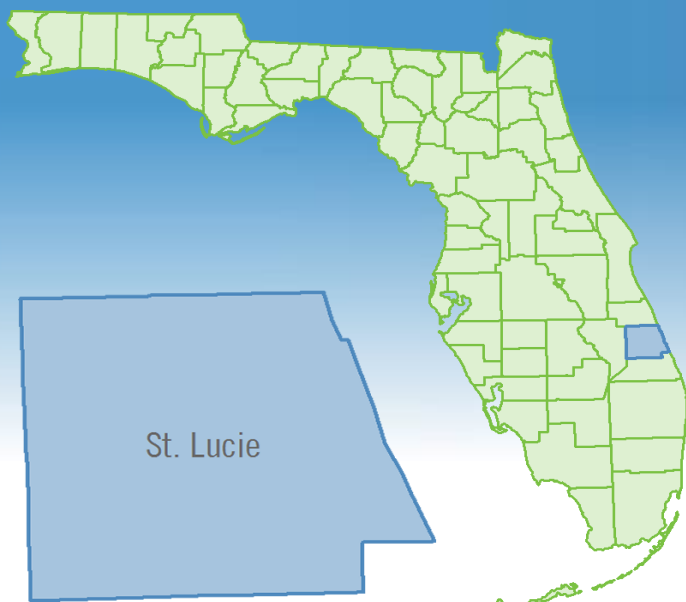


Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County



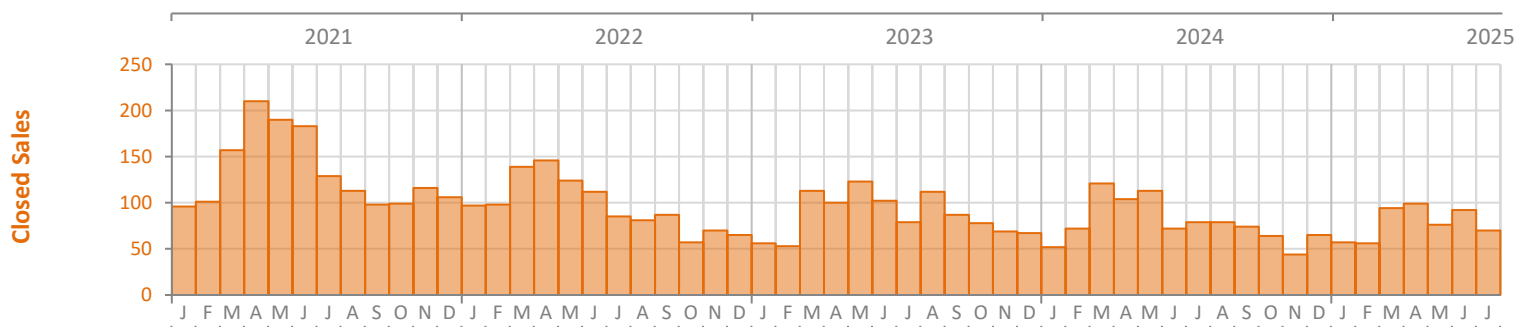
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	70	79	-11.4%
Paid in Cash	33	39	-15.4%
Median Sale Price	\$282,500	\$297,908	-5.2%
Average Sale Price	\$315,386	\$346,164	-8.9%
Dollar Volume	\$22.1 Million	\$27.3 Million	-19.3%
Median Percent of Original List Price Received	89.3%	93.7%	-4.7%
Median Time to Contract	90 Days	62 Days	45.2%
Median Time to Sale	117 Days	116 Days	0.9%
New Pending Sales	88	85	3.5%
New Listings	98	111	-11.7%
Pending Inventory	114	111	2.7%
Inventory (Active Listings)	767	659	16.4%
Months Supply of Inventory	10.6	7.7	37.7%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	544	-11.3%
July 2025	70	-11.4%
June 2025	92	27.8%
May 2025	76	-32.7%
April 2025	99	-4.8%
March 2025	94	-22.3%
February 2025	56	-22.2%
January 2025	57	9.6%
December 2024	65	-3.0%
November 2024	44	-36.2%
October 2024	64	-17.9%
September 2024	74	-14.9%
August 2024	79	-29.5%
July 2024	79	0.0%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

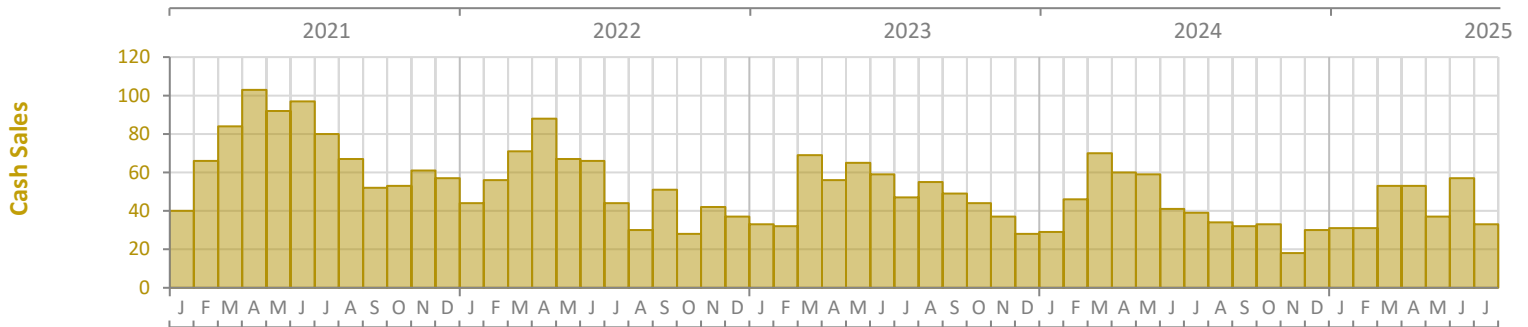


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	295	-14.2%
July 2025	33	-15.4%
June 2025	57	39.0%
May 2025	37	-37.3%
April 2025	53	-11.7%
March 2025	53	-24.3%
February 2025	31	-32.6%
January 2025	31	6.9%
December 2024	30	7.1%
November 2024	18	-51.4%
October 2024	33	-25.0%
September 2024	32	-34.7%
August 2024	34	-38.2%
July 2024	39	-17.0%

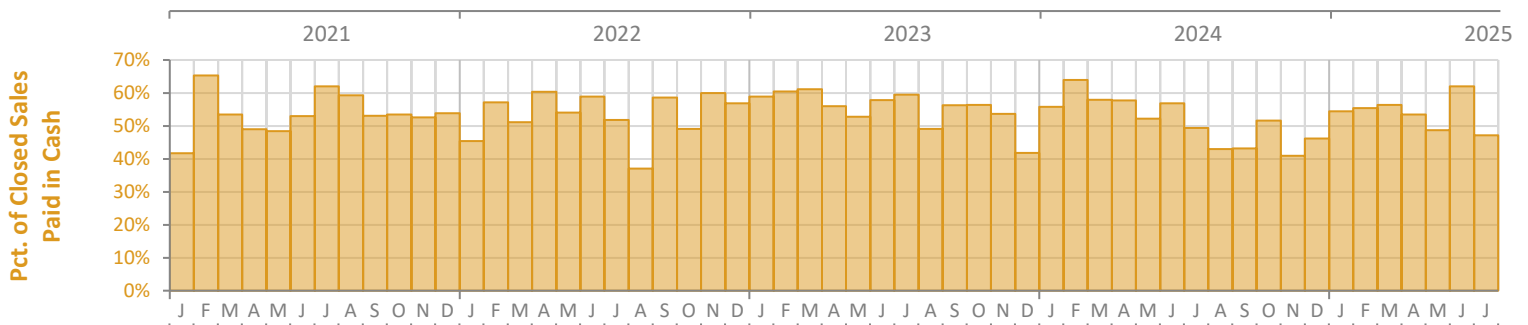


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	54.2%	-3.4%
July 2025	47.1%	-4.7%
June 2025	62.0%	9.0%
May 2025	48.7%	-6.7%
April 2025	53.5%	-7.3%
March 2025	56.4%	-2.6%
February 2025	55.4%	-13.3%
January 2025	54.4%	-2.5%
December 2024	46.2%	10.5%
November 2024	40.9%	-23.7%
October 2024	51.6%	-8.5%
September 2024	43.2%	-23.3%
August 2024	43.0%	-12.4%
July 2024	49.4%	-17.0%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

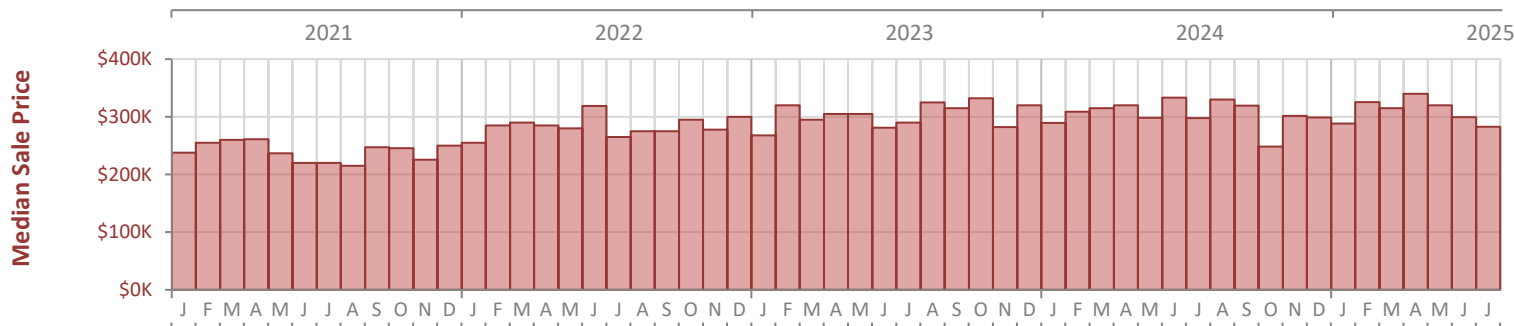


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$314,995	1.6%
July 2025	\$282,500	-5.2%
June 2025	\$299,553	-10.0%
May 2025	\$320,000	7.4%
April 2025	\$339,900	6.2%
March 2025	\$315,000	0.0%
February 2025	\$325,500	5.3%
January 2025	\$288,000	-0.5%
December 2024	\$299,000	-6.6%
November 2024	\$301,493	7.0%
October 2024	\$248,500	-25.1%
September 2024	\$319,500	1.4%
August 2024	\$330,105	1.6%
July 2024	\$297,908	2.7%

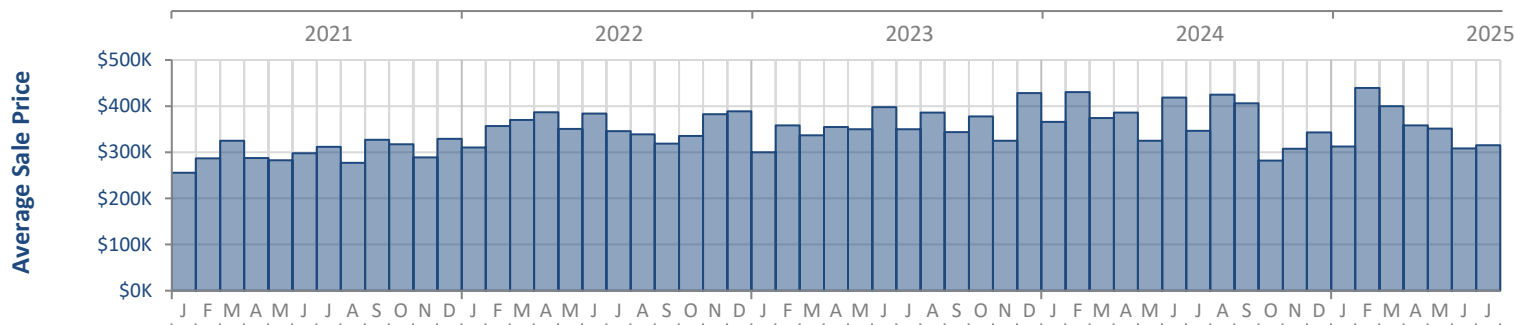


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$354,085	-5.5%
July 2025	\$315,386	-8.9%
June 2025	\$308,182	-26.3%
May 2025	\$351,463	8.2%
April 2025	\$358,371	-7.2%
March 2025	\$399,736	6.8%
February 2025	\$439,262	2.1%
January 2025	\$312,788	-14.5%
December 2024	\$343,115	-19.9%
November 2024	\$307,772	-5.3%
October 2024	\$281,911	-25.4%
September 2024	\$406,396	18.3%
August 2024	\$424,529	9.9%
July 2024	\$346,164	-1.1%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

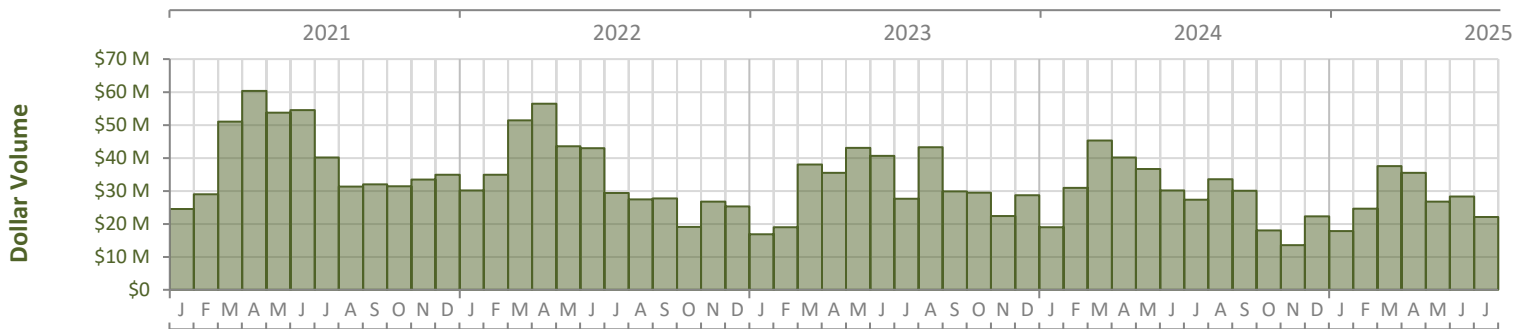


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$192.6 Million	-16.1%
July 2025	\$22.1 Million	-19.3%
June 2025	\$28.4 Million	-5.9%
May 2025	\$26.7 Million	-27.2%
April 2025	\$35.5 Million	-11.6%
March 2025	\$37.6 Million	-17.0%
February 2025	\$24.6 Million	-20.6%
January 2025	\$17.8 Million	-6.2%
December 2024	\$22.3 Million	-22.3%
November 2024	\$13.5 Million	-39.6%
October 2024	\$18.0 Million	-38.8%
September 2024	\$30.1 Million	0.6%
August 2024	\$33.5 Million	-22.5%
July 2024	\$27.3 Million	-1.1%

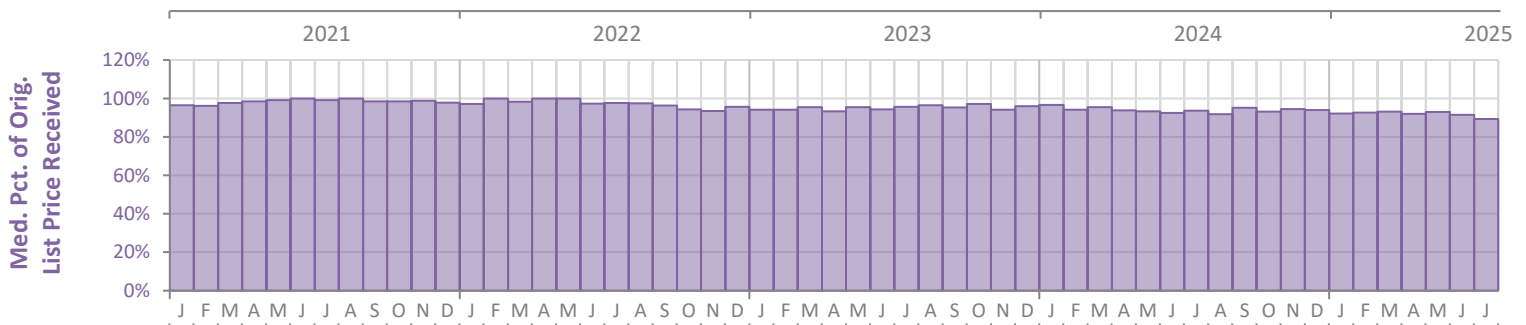


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.0%	-2.3%
July 2025	89.3%	-4.7%
June 2025	91.5%	-1.1%
May 2025	92.9%	-0.4%
April 2025	91.9%	-2.0%
March 2025	93.1%	-2.4%
February 2025	92.7%	-1.5%
January 2025	92.1%	-4.7%
December 2024	93.9%	-2.1%
November 2024	94.5%	0.4%
October 2024	93.2%	-4.0%
September 2024	95.1%	-0.2%
August 2024	91.8%	-4.8%
July 2024	93.7%	-2.1%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

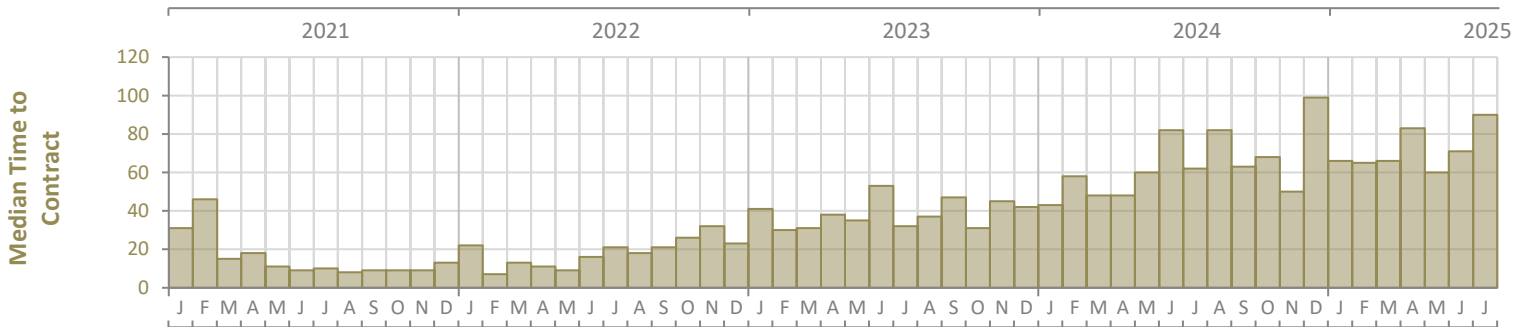


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	78 Days	32.2%
July 2025	90 Days	45.2%
June 2025	71 Days	-13.4%
May 2025	60 Days	0.0%
April 2025	83 Days	72.9%
March 2025	66 Days	37.5%
February 2025	65 Days	12.1%
January 2025	66 Days	53.5%
December 2024	99 Days	135.7%
November 2024	50 Days	11.1%
October 2024	68 Days	119.4%
September 2024	63 Days	34.0%
August 2024	82 Days	121.6%
July 2024	62 Days	93.8%

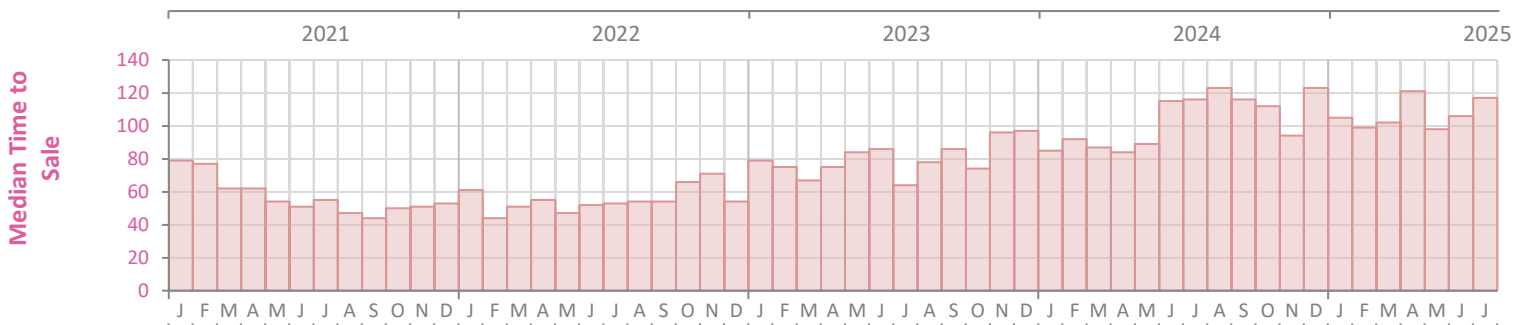


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	112 Days	12.0%
July 2025	117 Days	0.9%
June 2025	106 Days	-7.8%
May 2025	98 Days	10.1%
April 2025	121 Days	44.0%
March 2025	102 Days	17.2%
February 2025	99 Days	7.6%
January 2025	105 Days	23.5%
December 2024	123 Days	26.8%
November 2024	94 Days	-2.1%
October 2024	112 Days	51.4%
September 2024	116 Days	34.9%
August 2024	123 Days	57.7%
July 2024	116 Days	81.3%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

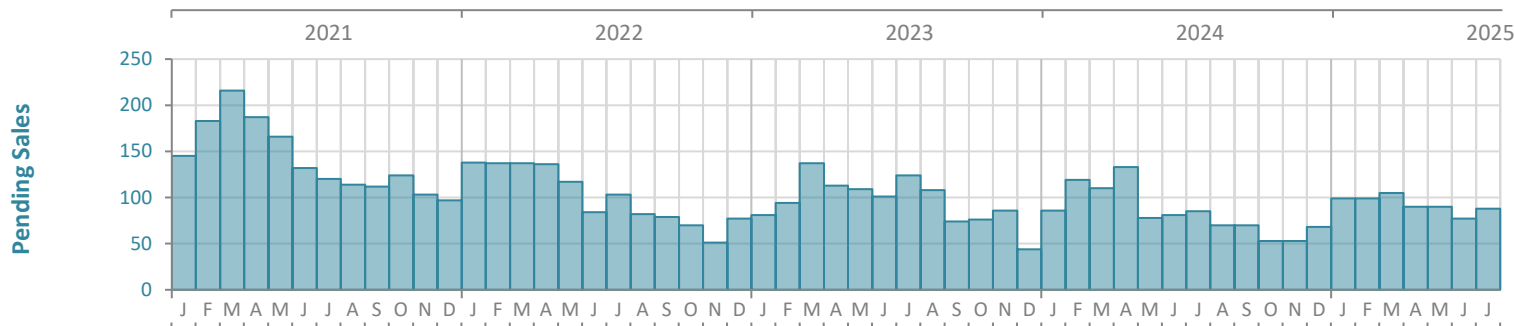


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	648	-6.4%
July 2025	88	3.5%
June 2025	77	-4.9%
May 2025	90	15.4%
April 2025	90	-32.3%
March 2025	105	-4.5%
February 2025	99	-16.8%
January 2025	99	15.1%
December 2024	68	54.5%
November 2024	53	-38.4%
October 2024	53	-30.3%
September 2024	70	-5.4%
August 2024	70	-35.2%
July 2024	85	-31.5%

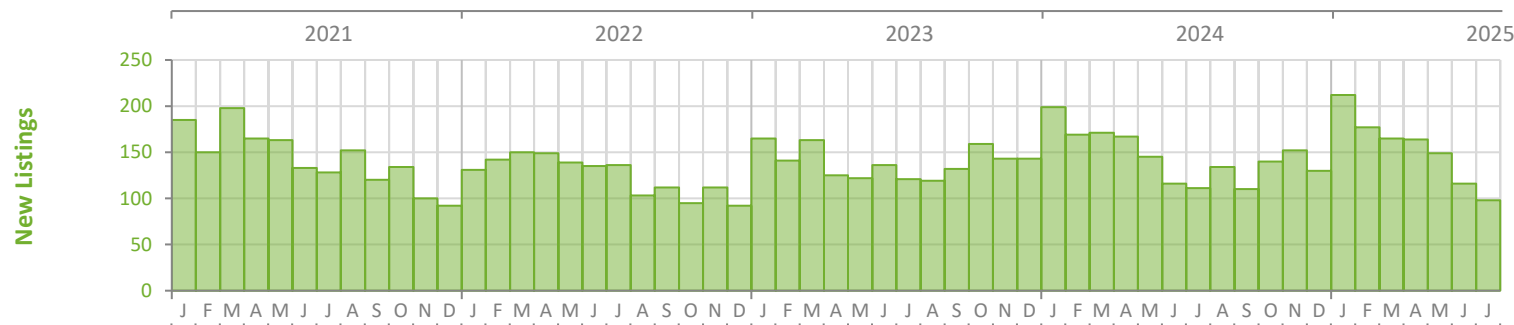


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,081	0.3%
July 2025	98	-11.7%
June 2025	116	0.0%
May 2025	149	2.8%
April 2025	164	-1.8%
March 2025	165	-3.5%
February 2025	177	4.7%
January 2025	212	6.5%
December 2024	130	-9.1%
November 2024	152	6.3%
October 2024	140	-11.9%
September 2024	110	-16.7%
August 2024	134	12.6%
July 2024	111	-8.3%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

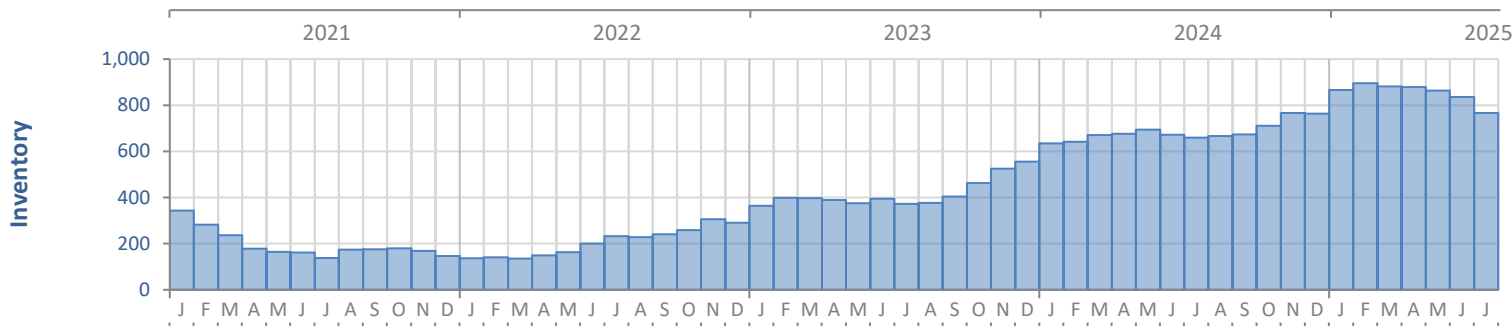


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	855	28.8%
July 2025	767	16.4%
June 2025	836	24.4%
May 2025	863	24.4%
April 2025	879	30.0%
March 2025	881	31.3%
February 2025	895	39.4%
January 2025	866	36.6%
December 2024	764	37.4%
November 2024	766	45.9%
October 2024	711	53.6%
September 2024	673	66.2%
August 2024	667	77.4%
July 2024	659	76.7%

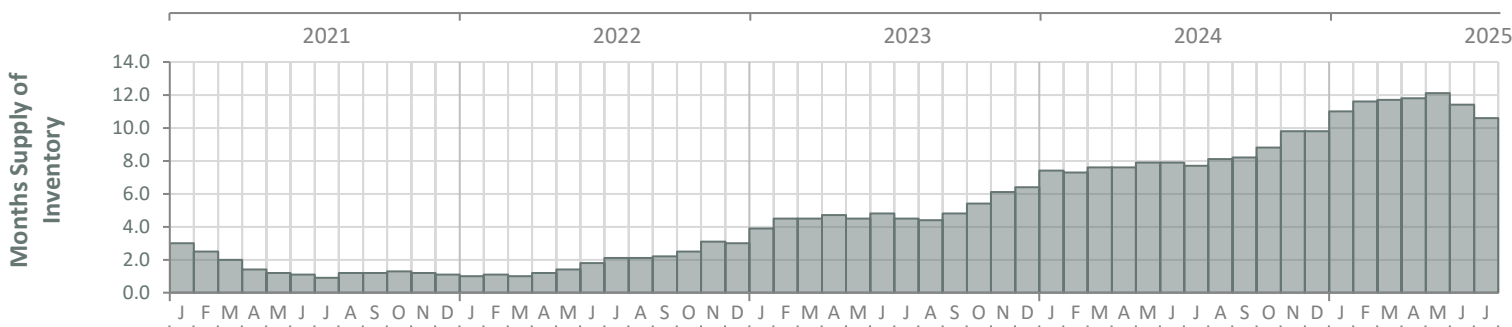


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	11.5	51.3%
July 2025	10.6	37.7%
June 2025	11.4	44.3%
May 2025	12.1	53.2%
April 2025	11.8	55.3%
March 2025	11.7	53.9%
February 2025	11.6	58.9%
January 2025	11.0	48.6%
December 2024	9.8	53.1%
November 2024	9.8	60.7%
October 2024	8.8	63.0%
September 2024	8.2	70.8%
August 2024	8.1	84.1%
July 2024	7.7	71.1%



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County

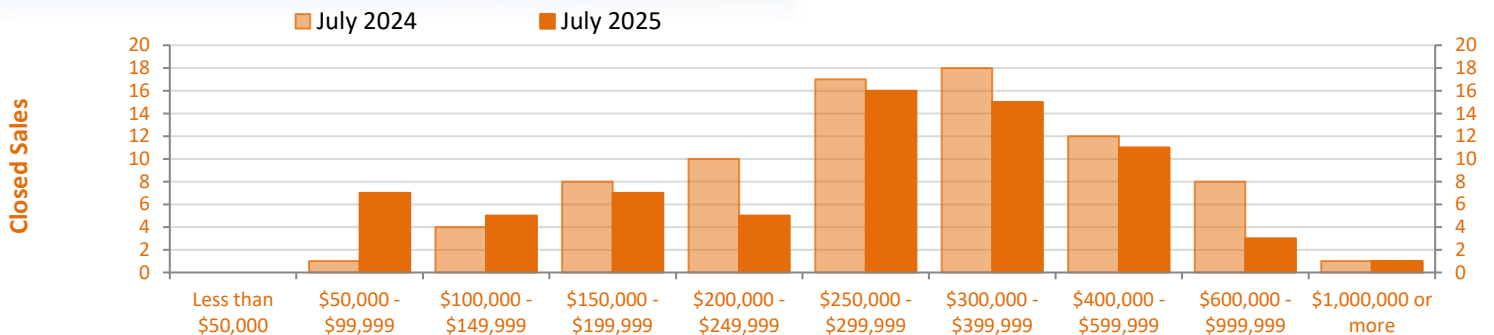


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	7	600.0%
\$100,000 - \$149,999	5	25.0%
\$150,000 - \$199,999	7	-12.5%
\$200,000 - \$249,999	5	-50.0%
\$250,000 - \$299,999	16	-5.9%
\$300,000 - \$399,999	15	-16.7%
\$400,000 - \$599,999	11	-8.3%
\$600,000 - \$999,999	3	-62.5%
\$1,000,000 or more	1	0.0%

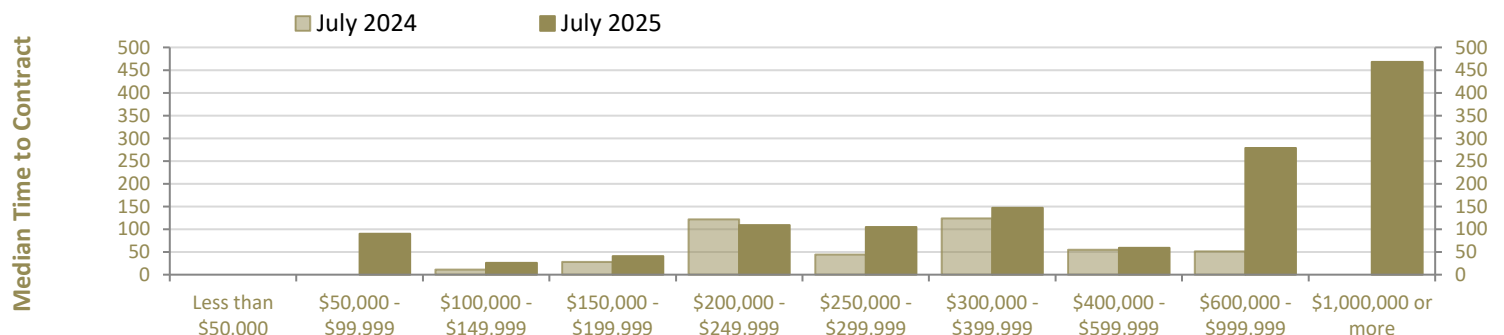


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	90 Days	N/A
\$100,000 - \$149,999	26 Days	136.4%
\$150,000 - \$199,999	41 Days	46.4%
\$200,000 - \$249,999	109 Days	-10.7%
\$250,000 - \$299,999	105 Days	138.6%
\$300,000 - \$399,999	147 Days	18.5%
\$400,000 - \$599,999	59 Days	7.3%
\$600,000 - \$999,999	279 Days	447.1%
\$1,000,000 or more	468 Days	N/A



Monthly Market Detail - July 2025

Townhouses and Condos

St. Lucie County



New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	3	200.0%
\$100,000 - \$149,999	10	0.0%
\$150,000 - \$199,999	14	-6.7%
\$200,000 - \$249,999	9	-30.8%
\$250,000 - \$299,999	12	-20.0%
\$300,000 - \$399,999	32	45.5%
\$400,000 - \$599,999	14	-36.4%
\$600,000 - \$999,999	3	-72.7%
\$1,000,000 or more	1	-50.0%

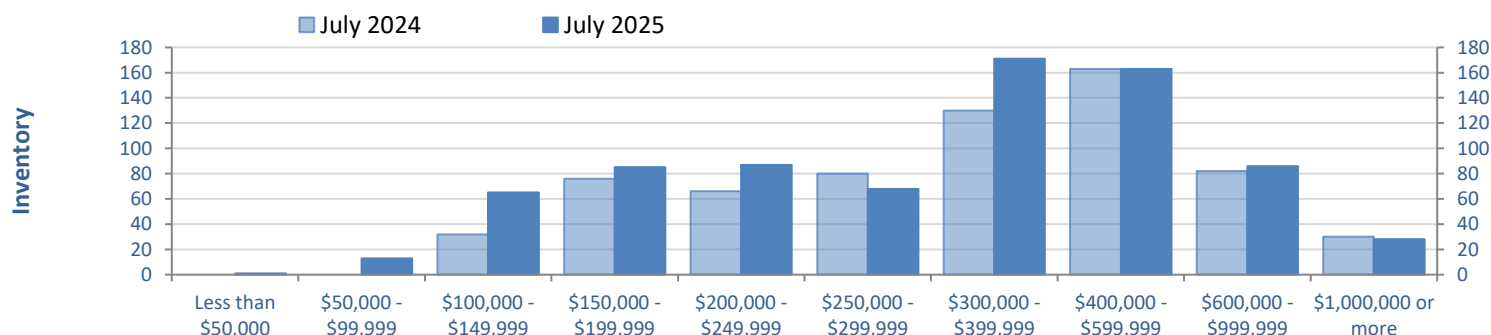


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

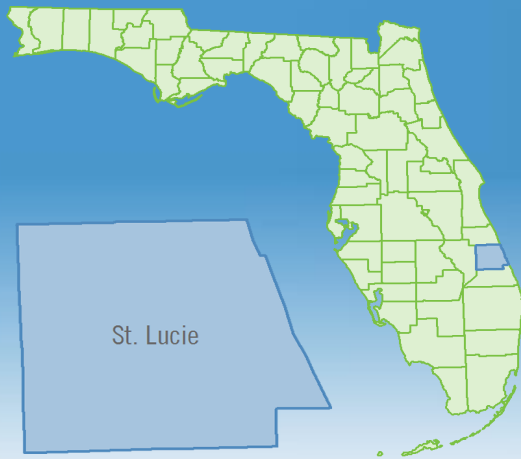
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	13	N/A
\$100,000 - \$149,999	65	103.1%
\$150,000 - \$199,999	85	11.8%
\$200,000 - \$249,999	87	31.8%
\$250,000 - \$299,999	68	-15.0%
\$300,000 - \$399,999	171	31.5%
\$400,000 - \$599,999	163	0.0%
\$600,000 - \$999,999	86	4.9%
\$1,000,000 or more	28	-6.7%



Monthly Distressed Market - July 2025

Townhouses and Condos

St. Lucie County



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	70	79	-11.4%
	Median Sale Price	\$282,500	\$297,908	-5.2%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

