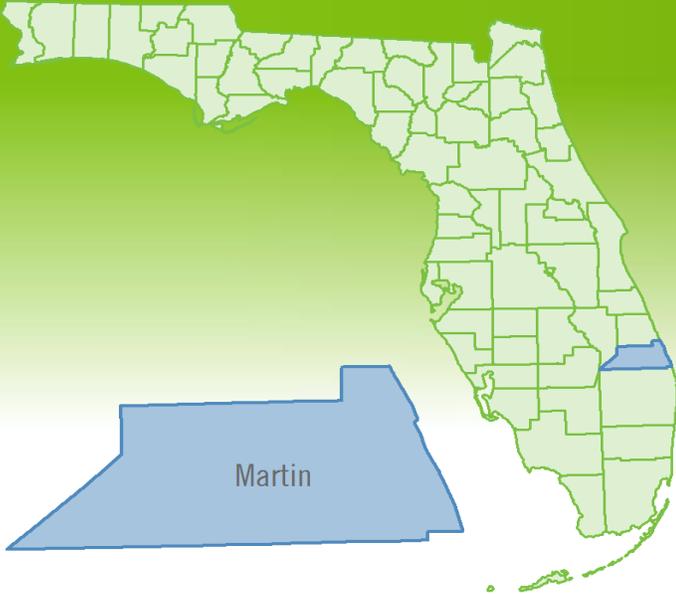


Monthly Market Detail - February 2026

Single-Family Homes

Martin County



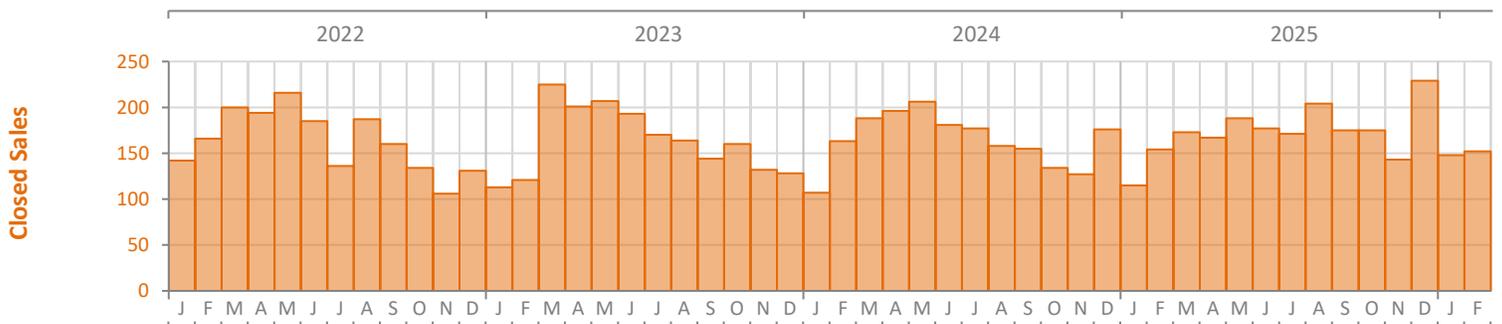
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	152	154	-1.3%
Paid in Cash	72	80	-10.0%
Median Sale Price	\$544,500	\$649,950	-16.2%
Average Sale Price	\$892,715	\$1,240,577	-28.0%
Dollar Volume	\$135.7 Million	\$191.0 Million	-29.0%
Median Percent of Original List Price Received	93.4%	94.9%	-1.6%
Median Time to Contract	72 Days	40 Days	80.0%
Median Time to Sale	107 Days	79 Days	35.4%
New Pending Sales	209	176	18.8%
New Listings	218	290	-24.8%
Pending Inventory	287	259	10.8%
Inventory (Active Listings)	815	969	-15.9%
Months Supply of Inventory	4.7	5.9	-20.3%

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	300	11.5%
February 2026	152	-1.3%
January 2026	148	28.7%
December 2025	229	30.1%
November 2025	143	12.6%
October 2025	175	30.6%
September 2025	175	12.9%
August 2025	204	29.1%
July 2025	171	-3.4%
June 2025	177	-2.2%
May 2025	188	-8.7%
April 2025	167	-14.8%
March 2025	173	-8.0%
February 2025	154	-5.5%



Monthly Market Detail - February 2026

Single-Family Homes

Martin County

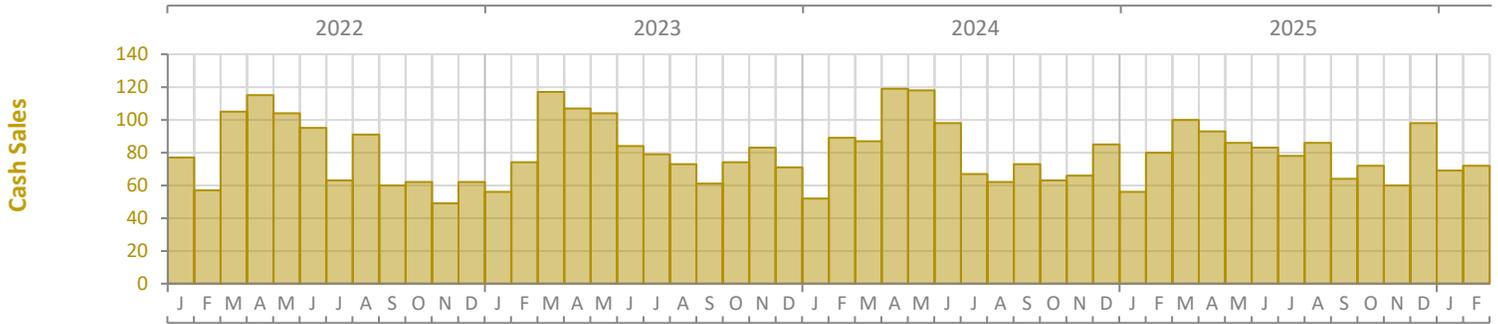


Cash Sales

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	141	3.7%
February 2026	72	-10.0%
January 2026	69	23.2%
December 2025	98	15.3%
November 2025	60	-9.1%
October 2025	72	14.3%
September 2025	64	-12.3%
August 2025	86	38.7%
July 2025	78	16.4%
June 2025	83	-15.3%
May 2025	86	-27.1%
April 2025	93	-21.8%
March 2025	100	14.9%
February 2025	80	-10.1%

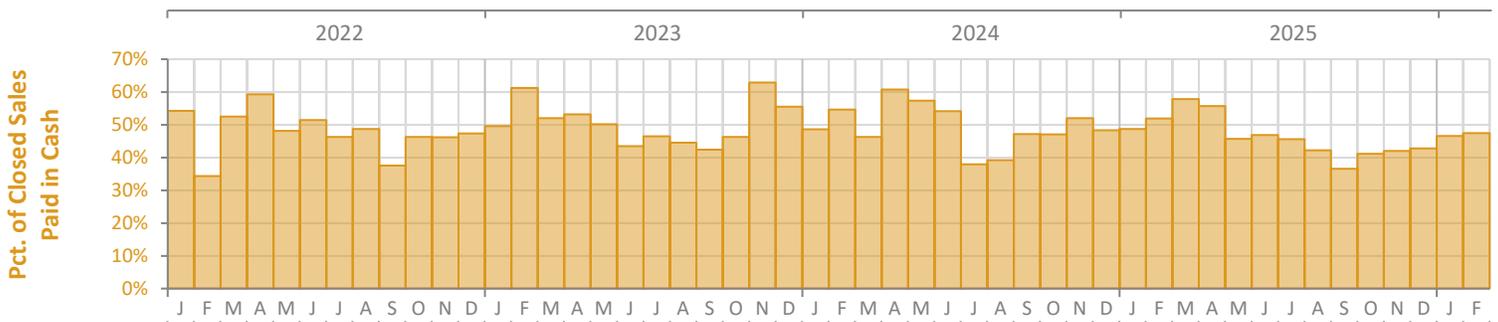


Cash Sales as a Percentage of Closed Sales

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	47.0%	-7.1%
February 2026	47.4%	-8.7%
January 2026	46.6%	-4.3%
December 2025	42.8%	-11.4%
November 2025	42.0%	-19.2%
October 2025	41.1%	-12.6%
September 2025	36.6%	-22.3%
August 2025	42.2%	7.7%
July 2025	45.6%	20.3%
June 2025	46.9%	-13.3%
May 2025	45.7%	-20.2%
April 2025	55.7%	-8.2%
March 2025	57.8%	24.8%
February 2025	51.9%	-4.9%



Monthly Market Detail - February 2026

Single-Family Homes

Martin County

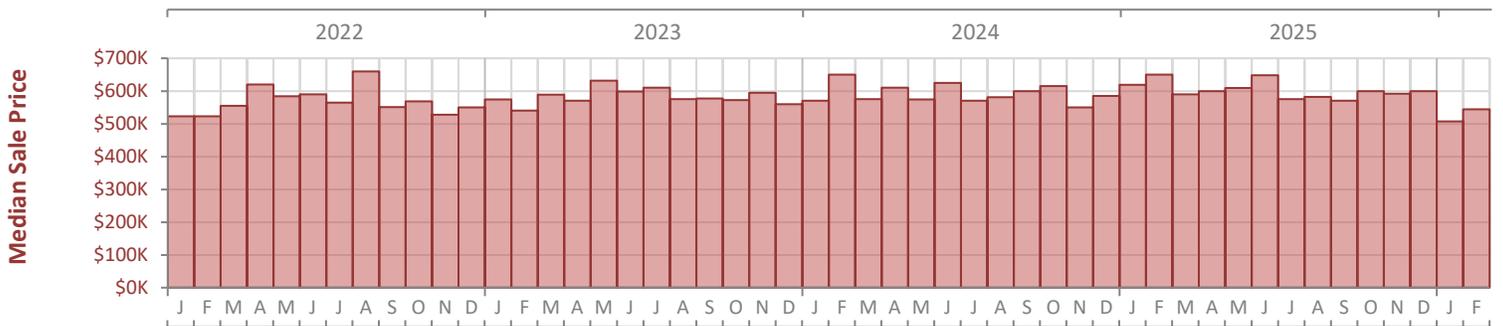


Median Sale Price

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	\$530,000	-15.5%
February 2026	\$544,500	-16.2%
January 2026	\$507,500	-18.0%
December 2025	\$600,000	2.6%
November 2025	\$592,000	7.6%
October 2025	\$600,000	-2.4%
September 2025	\$570,000	-5.0%
August 2025	\$582,500	0.2%
July 2025	\$575,000	0.9%
June 2025	\$648,000	3.7%
May 2025	\$609,500	6.2%
April 2025	\$600,000	-1.6%
March 2025	\$590,000	2.6%
February 2025	\$649,950	0.0%

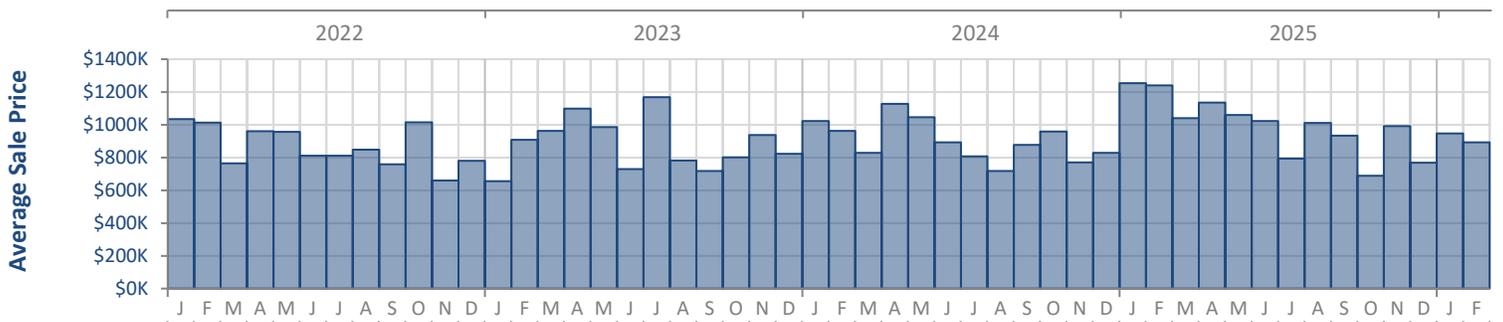


Average Sale Price

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	\$919,661	-26.2%
February 2026	\$892,715	-28.0%
January 2026	\$947,336	-24.4%
December 2025	\$768,102	-7.3%
November 2025	\$991,170	28.6%
October 2025	\$689,020	-28.1%
September 2025	\$932,954	6.3%
August 2025	\$1,010,397	40.6%
July 2025	\$793,867	-1.6%
June 2025	\$1,022,681	14.5%
May 2025	\$1,058,509	1.2%
April 2025	\$1,134,264	0.7%
March 2025	\$1,039,095	25.5%
February 2025	\$1,240,577	28.9%



Monthly Market Detail - February 2026

Single-Family Homes

Martin County

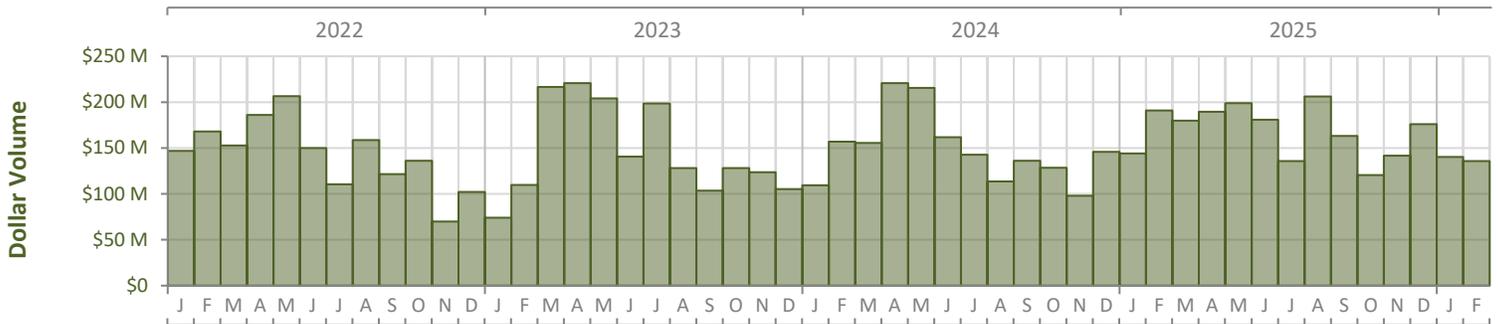


Dollar Volume

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	\$275.9 Million	-17.7%
February 2026	\$135.7 Million	-29.0%
January 2026	\$140.2 Million	-2.8%
December 2025	\$175.9 Million	20.6%
November 2025	\$141.7 Million	44.8%
October 2025	\$120.6 Million	-6.1%
September 2025	\$163.3 Million	20.1%
August 2025	\$206.1 Million	81.6%
July 2025	\$135.8 Million	-4.9%
June 2025	\$181.0 Million	12.0%
May 2025	\$199.0 Million	-7.7%
April 2025	\$189.4 Million	-14.2%
March 2025	\$179.8 Million	15.5%
February 2025	\$191.0 Million	21.8%

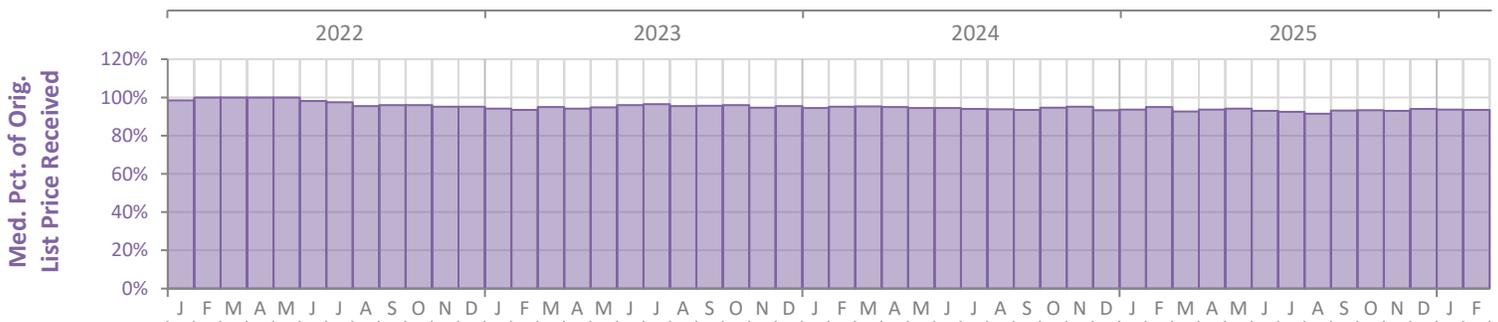


Median Percent of Original List Price Received

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	93.6%	-0.4%
February 2026	93.4%	-1.6%
January 2026	93.7%	0.1%
December 2025	93.9%	0.6%
November 2025	93.0%	-2.3%
October 2025	93.3%	-1.4%
September 2025	93.1%	-0.4%
August 2025	91.5%	-2.5%
July 2025	92.4%	-1.6%
June 2025	92.9%	-1.6%
May 2025	94.1%	-0.4%
April 2025	93.6%	-1.4%
March 2025	92.6%	-2.8%
February 2025	94.9%	-0.3%

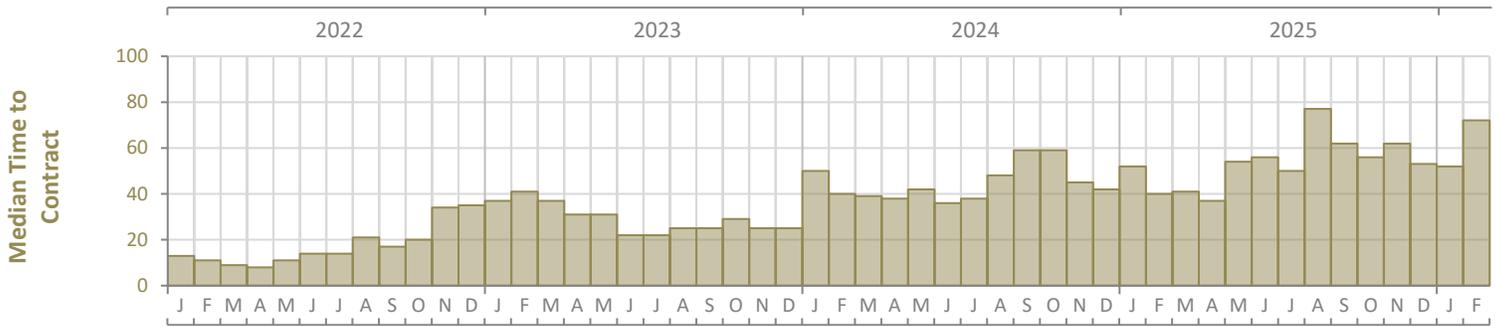


Median Time to Contract

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	72 Days	50.0%
February 2026	72 Days	80.0%
January 2026	52 Days	0.0%
December 2025	53 Days	26.2%
November 2025	62 Days	37.8%
October 2025	56 Days	-5.1%
September 2025	62 Days	5.1%
August 2025	77 Days	60.4%
July 2025	50 Days	31.6%
June 2025	56 Days	55.6%
May 2025	54 Days	28.6%
April 2025	37 Days	-2.6%
March 2025	41 Days	5.1%
February 2025	40 Days	0.0%



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	108 Days	18.7%
February 2026	107 Days	35.4%
January 2026	96 Days	4.3%
December 2025	93 Days	12.0%
November 2025	93 Days	9.4%
October 2025	91 Days	-10.8%
September 2025	109 Days	10.1%
August 2025	119 Days	36.8%
July 2025	97 Days	26.0%
June 2025	101 Days	20.2%
May 2025	101 Days	26.3%
April 2025	78 Days	-8.2%
March 2025	83 Days	6.4%
February 2025	79 Days	-2.5%

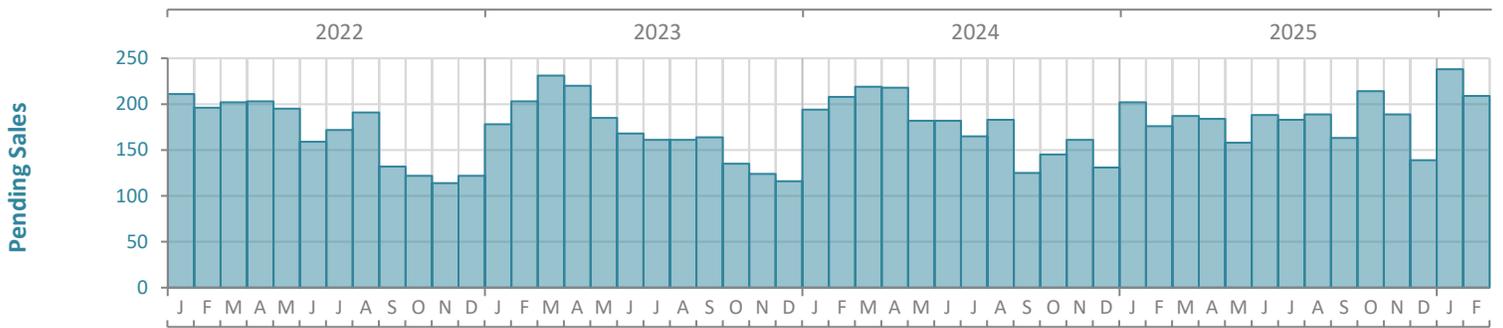


New Pending Sales

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	447	18.3%
February 2026	209	18.8%
January 2026	238	17.8%
December 2025	139	6.1%
November 2025	189	17.4%
October 2025	214	47.6%
September 2025	163	30.4%
August 2025	189	3.3%
July 2025	183	10.9%
June 2025	188	3.3%
May 2025	158	-13.2%
April 2025	184	-15.6%
March 2025	187	-14.6%
February 2025	176	-15.4%

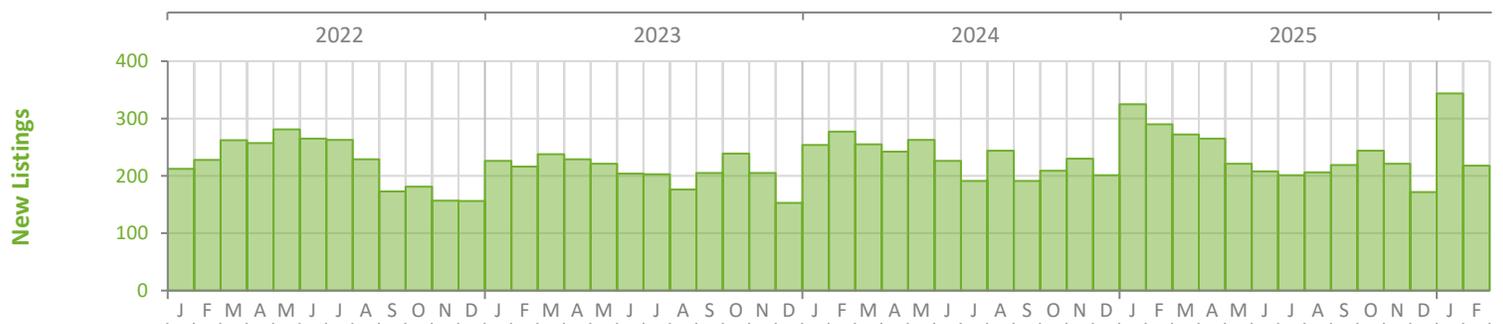


New Listings

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	562	-8.6%
February 2026	218	-24.8%
January 2026	344	5.8%
December 2025	172	-14.4%
November 2025	221	-3.9%
October 2025	244	16.7%
September 2025	219	14.7%
August 2025	206	-15.6%
July 2025	201	5.2%
June 2025	208	-8.0%
May 2025	221	-16.0%
April 2025	265	9.5%
March 2025	272	6.7%
February 2025	290	4.7%



Monthly Market Detail - February 2026

Single-Family Homes

Martin 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)	884	-5.1%
February 2026	815	-15.9%
January 2026	952	6.7%
December 2025	785	-5.3%
November 2025	811	2.1%
October 2025	826	7.7%
September 2025	833	12.3%
August 2025	823	15.8%
July 2025	884	25.4%
June 2025	939	29.9%
May 2025	1,008	40.6%
April 2025	1,016	53.5%
March 2025	1,005	45.4%
February 2025	969	43.1%

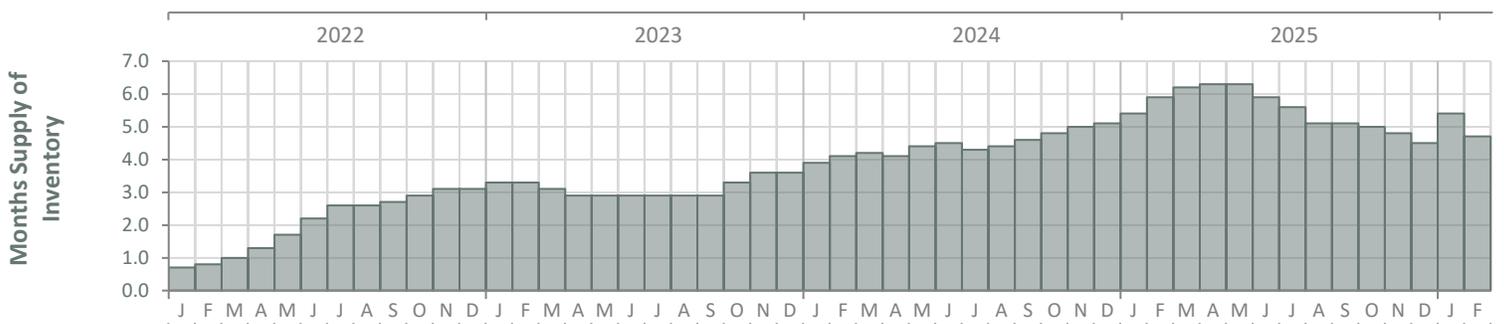


Months Supply of Inventory

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)	5.1	-10.5%
February 2026	4.7	-20.3%
January 2026	5.4	0.0%
December 2025	4.5	-11.8%
November 2025	4.8	-4.0%
October 2025	5.0	4.2%
September 2025	5.1	10.9%
August 2025	5.1	15.9%
July 2025	5.6	30.2%
June 2025	5.9	31.1%
May 2025	6.3	43.2%
April 2025	6.3	53.7%
March 2025	6.2	47.6%
February 2025	5.9	43.9%



Monthly Market Detail - February 2026

Single-Family Homes

Martin 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.

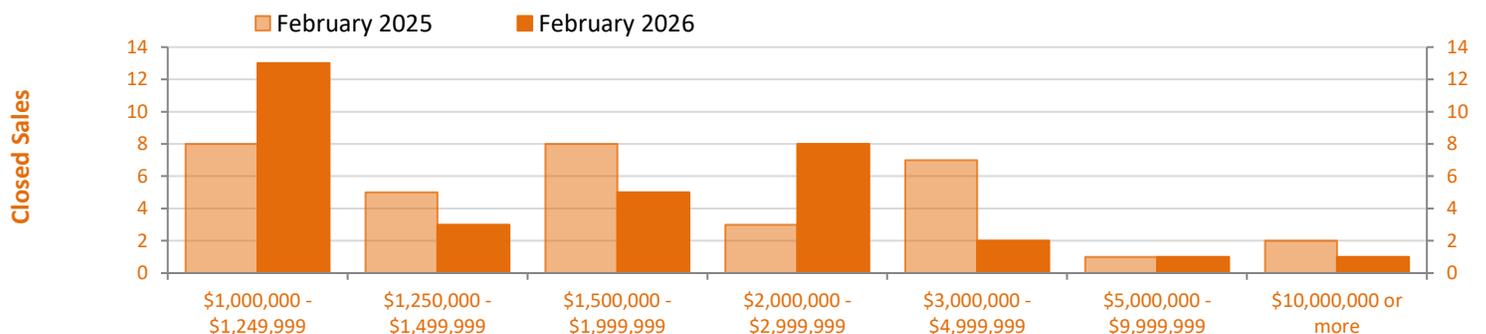
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	1	0.0%
\$200,000 - \$299,999	5	-37.5%
\$300,000 - \$399,999	21	40.0%
\$400,000 - \$499,999	34	47.8%
\$500,000 - \$599,999	27	12.5%
\$600,000 - \$699,999	11	-42.1%
\$700,000 - \$799,999	10	-41.2%
\$800,000 - \$899,999	8	-20.0%
\$900,000 - \$999,999	2	-33.3%
\$1,000,000 or more	33	-2.9%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	13	62.5%
\$1,250,000 - \$1,499,999	3	-40.0%
\$1,500,000 - \$1,999,999	5	-37.5%
\$2,000,000 - \$2,999,999	8	166.7%
\$3,000,000 - \$4,999,999	2	-71.4%
\$5,000,000 - \$9,999,999	1	0.0%
\$10,000,000 or more	1	-50.0%

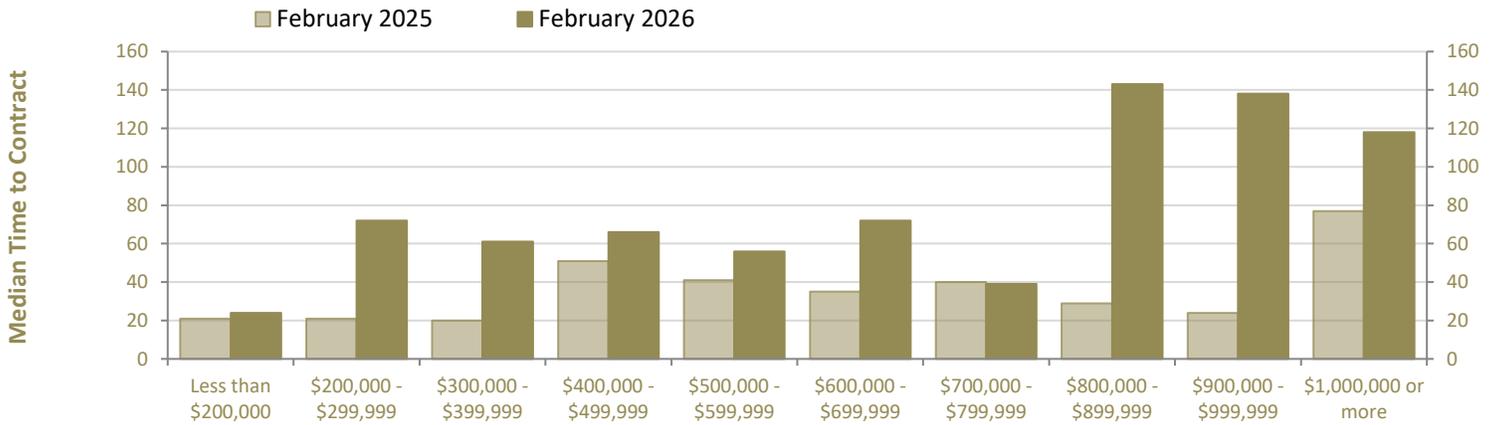


Median Time to Contract by Sale Price

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.

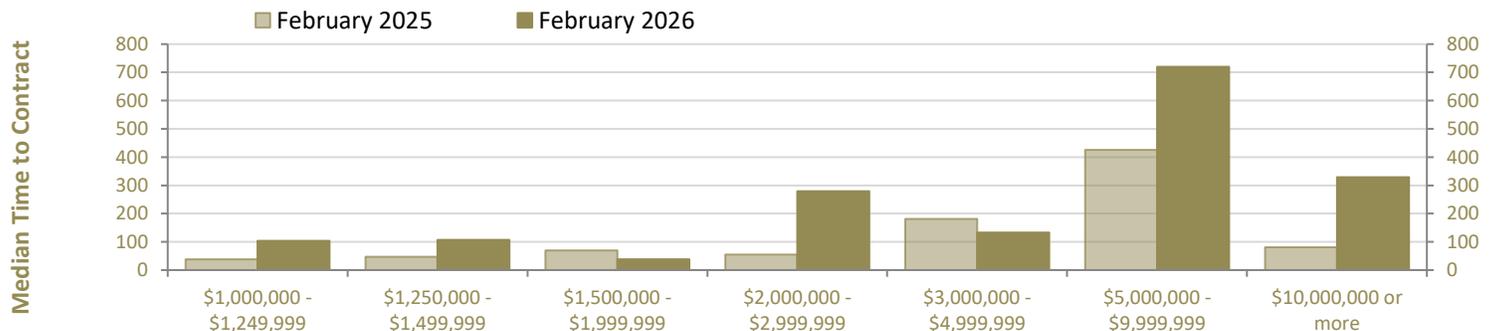
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	24 Days	14.3%
\$200,000 - \$299,999	72 Days	242.9%
\$300,000 - \$399,999	61 Days	205.0%
\$400,000 - \$499,999	66 Days	29.4%
\$500,000 - \$599,999	56 Days	36.6%
\$600,000 - \$699,999	72 Days	105.7%
\$700,000 - \$799,999	39 Days	-2.5%
\$800,000 - \$899,999	143 Days	393.1%
\$900,000 - \$999,999	138 Days	475.0%
\$1,000,000 or more	118 Days	53.2%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	104 Days	173.7%
\$1,250,000 - \$1,499,999	107 Days	127.7%
\$1,500,000 - \$1,999,999	38 Days	-45.7%
\$2,000,000 - \$2,999,999	279 Days	407.3%
\$3,000,000 - \$4,999,999	133 Days	-26.5%
\$5,000,000 - \$9,999,999	720 Days	69.0%
\$10,000,000 or more	329 Days	306.2%



Monthly Market Detail - February 2026

Single-Family Homes

Martin 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.

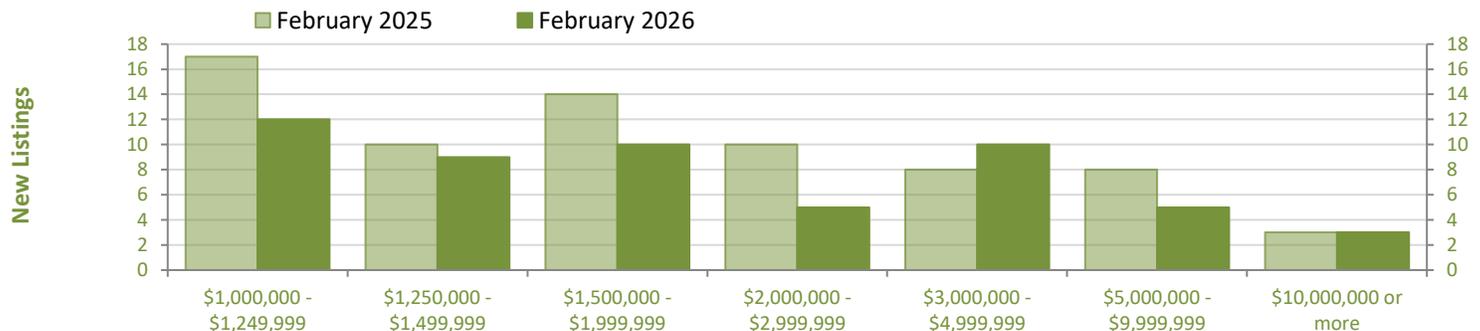
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	3	N/A
\$200,000 - \$299,999	8	0.0%
\$300,000 - \$399,999	21	-16.0%
\$400,000 - \$499,999	29	-44.2%
\$500,000 - \$599,999	33	-29.8%
\$600,000 - \$699,999	26	-33.3%
\$700,000 - \$799,999	20	42.9%
\$800,000 - \$899,999	13	-45.8%
\$900,000 - \$999,999	11	0.0%
\$1,000,000 or more	54	-22.9%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	12	-29.4%
\$1,250,000 - \$1,499,999	9	-10.0%
\$1,500,000 - \$1,999,999	10	-28.6%
\$2,000,000 - \$2,999,999	5	-50.0%
\$3,000,000 - \$4,999,999	10	25.0%
\$5,000,000 - \$9,999,999	5	-37.5%
\$10,000,000 or more	3	0.0%



Monthly Market Detail - February 2026

Single-Family Homes

Martin County

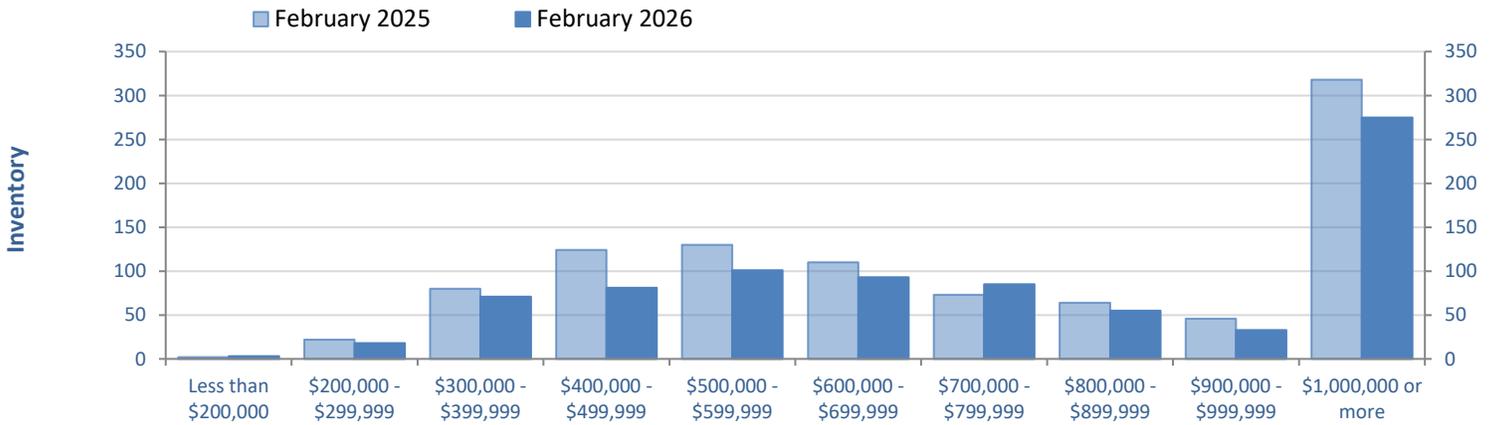


Inventory by Current Listing Price

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.

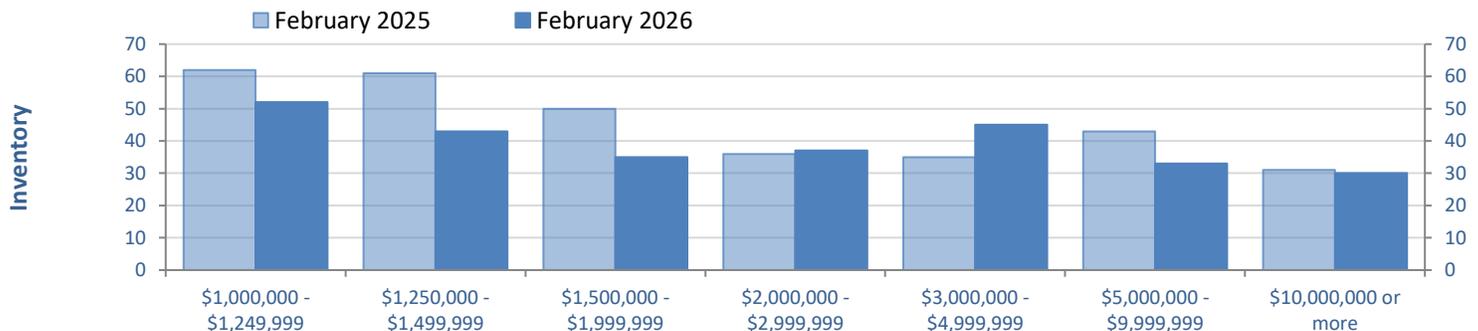
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	3	50.0%
\$200,000 - \$299,999	18	-18.2%
\$300,000 - \$399,999	71	-11.3%
\$400,000 - \$499,999	81	-34.7%
\$500,000 - \$599,999	101	-22.3%
\$600,000 - \$699,999	93	-15.5%
\$700,000 - \$799,999	85	16.4%
\$800,000 - \$899,999	55	-14.1%
\$900,000 - \$999,999	33	-28.3%
\$1,000,000 or more	275	-13.5%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	52	-16.1%
\$1,250,000 - \$1,499,999	43	-29.5%
\$1,500,000 - \$1,999,999	35	-30.0%
\$2,000,000 - \$2,999,999	37	2.8%
\$3,000,000 - \$4,999,999	45	28.6%
\$5,000,000 - \$9,999,999	33	-23.3%
\$10,000,000 or more	30	-3.2%



Monthly Distressed Market - February 2026

Single-Family Homes

Martin County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	151	154	-1.9%
	Median Sale Price	\$539,000	\$649,950	-17.1%
Foreclosure/REO	Closed Sales	1	0	N/A
	Median Sale Price	\$1,525,000	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

