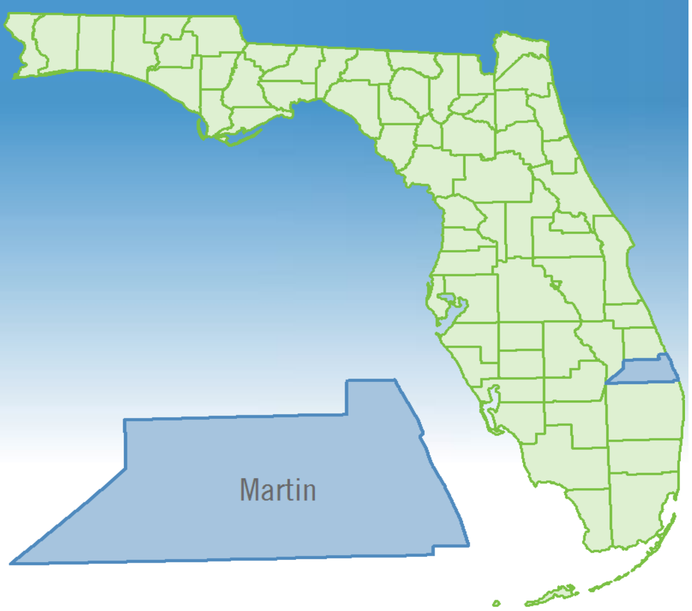
Monthly Market Detail - July 2026
Townhouses and Condos
Martin County



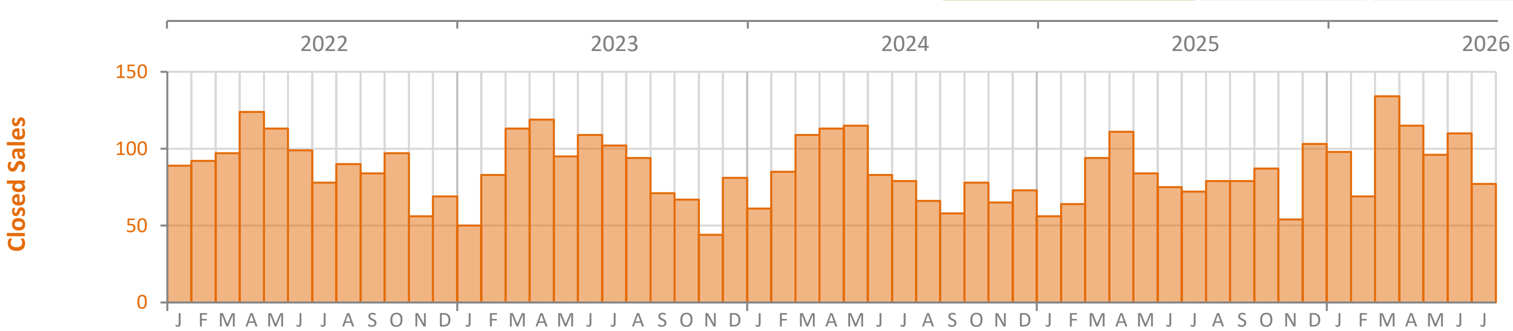
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	77	72	6.9%
Paid in Cash	51	31	64.5%
Median Sale Price	$230,000	$257,500	-10.7%
Average Sale Price	$294,923	$298,322	-1.1%
Dollar Volume	$22.7 Million	$21.5 Million	5.7%
Median Percent of Original List Price Received	92.2%	90.0%	2.4%
Median Time to Contract	70 Days	93 Days	-24.7%
Median Time to Sale	126 Days	136 Days	-7.4%
New Pending Sales	77	76	1.3%
New Listings	85	86	-1.2%
Pending Inventory	102	104	-1.9%
Inventory (Active Listings)	514	635	-19.1%
Months Supply of Inventory	5.6	8.5	-34.1%

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	699	25.7%
July 2026	**77**	**6.9%**
June 2026	110	46.7%
May 2026	96	14.3%
April 2026	115	3.6%
March 2026	134	42.6%
February 2026	69	7.8%
January 2026	98	75.0%
December 2025	103	41.1%
November 2025	54	-16.9%
October 2025	87	11.5%
September 2025	79	36.2%
August 2025	79	19.7%
July 2025	72	-8.9%



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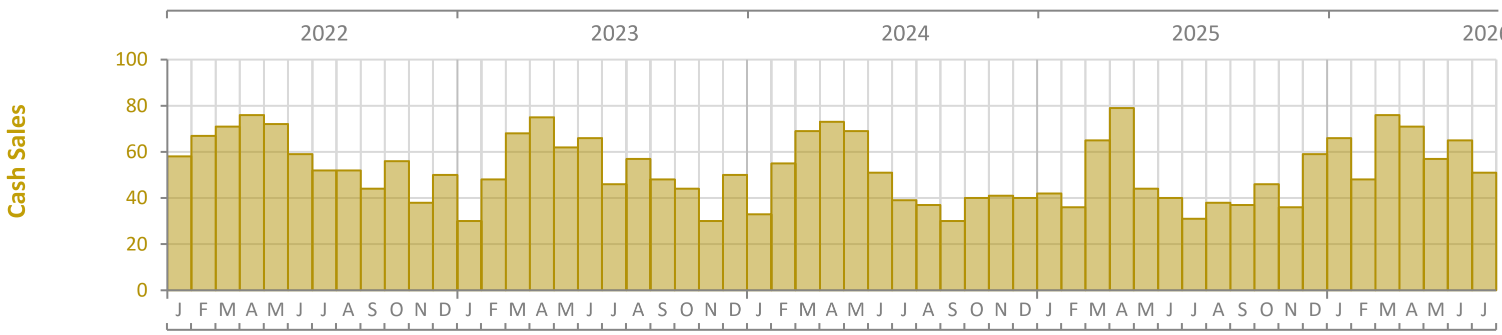
Cash Sales

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	434	28.8%
July 2026	**51**	**64.5%**
June 2026	65	62.5%
May 2026	57	29.5%
April 2026	71	-10.1%
March 2026	76	16.9%
February 2026	48	33.3%
January 2026	66	57.1%
December 2025	59	47.5%
November 2025	36	-12.2%
October 2025	46	15.0%
September 2025	37	23.3%
August 2025	38	2.7%
July 2025	31	-20.5%

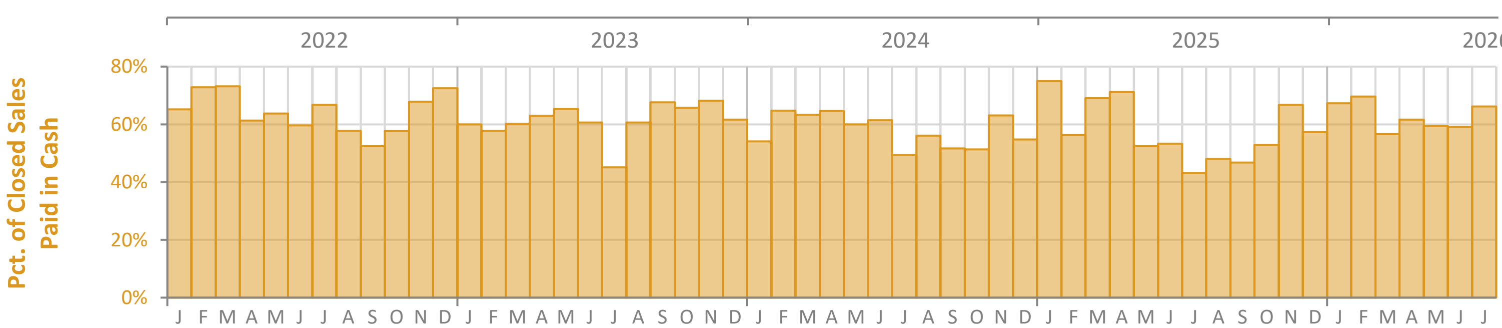


Cash Sales as a Percentage of Closed Sales

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	62.1%	2.5%
July 2026	**66.2%**	**53.6%**
June 2026	59.1%	10.9%
May 2026	59.4%	13.4%
April 2026	61.7%	-13.3%
March 2026	56.7%	-17.9%
February 2026	69.6%	23.6%
January 2026	67.3%	-10.3%
December 2025	57.3%	4.6%
November 2025	66.7%	5.7%
October 2025	52.9%	3.1%
September 2025	46.8%	-9.5%
August 2025	48.1%	-14.3%
July 2025	43.1%	-12.8%



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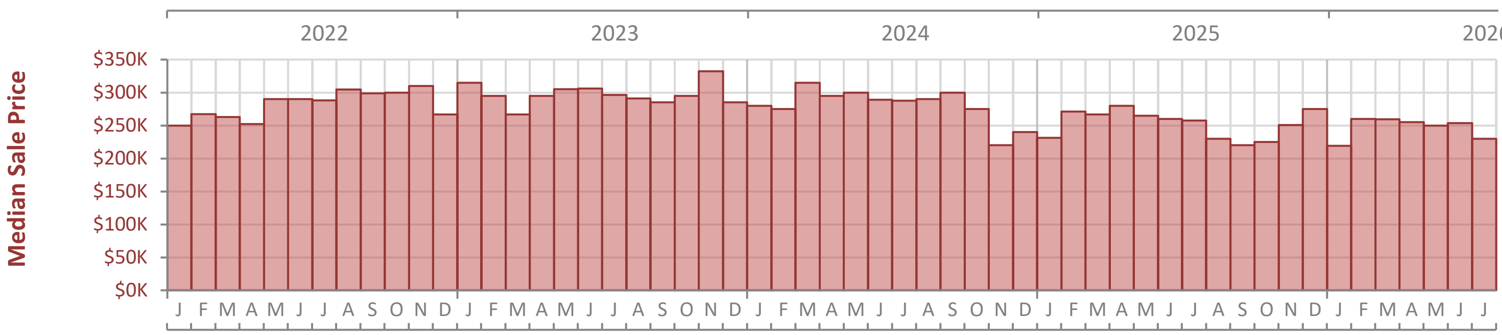
Median Sale Price

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	$255,000	-3.8%
July 2026	**$230,000**	**-10.7%**
June 2026	$253,750	-2.4%
May 2026	$250,000	-5.7%
April 2026	$255,000	-8.9%
March 2026	$259,500	-2.8%
February 2026	$260,000	-4.1%
January 2026	$219,000	-5.4%
December 2025	$275,000	14.6%
November 2025	$251,000	14.1%
October 2025	$225,000	-18.2%
September 2025	$220,000	-26.7%
August 2025	$230,000	-20.7%
July 2025	$257,500	-10.5%

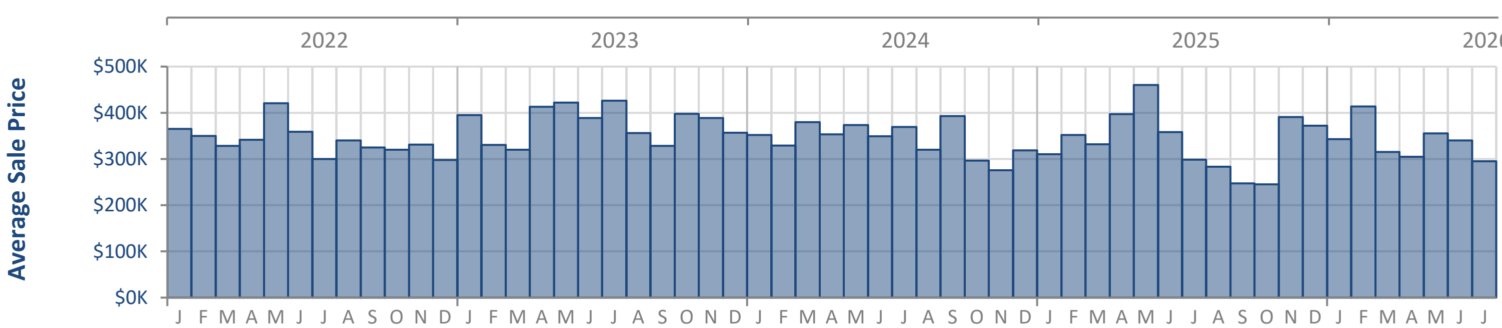


Average Sale Price

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	$334,255	-8.1%
July 2026	**$294,923**	**-1.1%**
June 2026	$340,171	-5.0%
May 2026	$355,305	-22.8%
April 2026	$304,618	-23.3%
March 2026	$315,100	-5.1%
February 2026	$413,461	17.3%
January 2026	$343,103	10.5%
December 2025	$371,949	16.8%
November 2025	$391,018	41.7%
October 2025	$245,019	-17.3%
September 2025	$247,529	-37.0%
August 2025	$283,124	-11.5%
July 2025	$298,322	-19.2%



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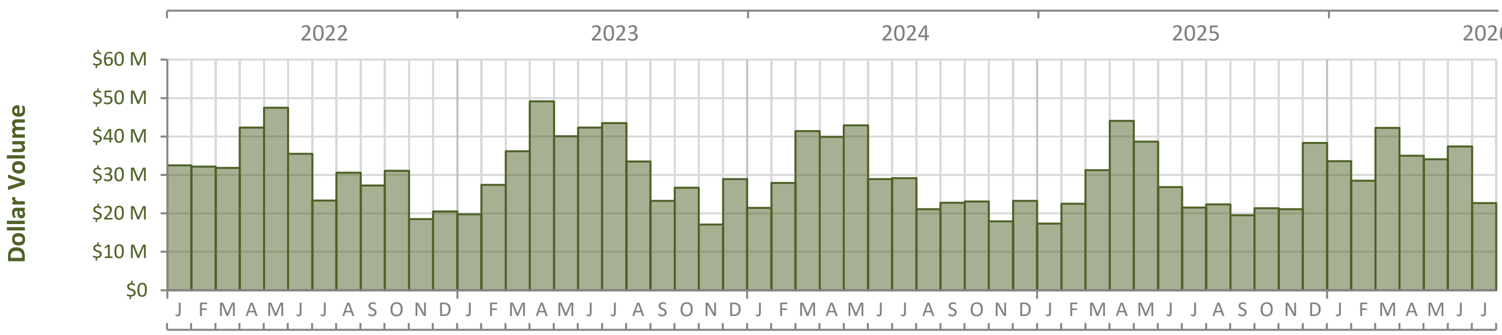
Dollar Volume

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	$233.6 Million	15.5%
July 2026	**$22.7 Million**	**5.7%**
June 2026	$37.4 Million	39.3%
May 2026	$34.1 Million	-11.7%
April 2026	$35.0 Million	-20.5%
March 2026	$42.2 Million	35.3%
February 2026	$28.5 Million	26.5%
January 2026	$33.6 Million	93.4%
December 2025	$38.3 Million	64.8%
November 2025	$21.1 Million	17.7%
October 2025	$21.3 Million	-7.7%
September 2025	$19.6 Million	-14.1%
August 2025	$22.4 Million	5.9%
July 2025	$21.5 Million	-26.4%

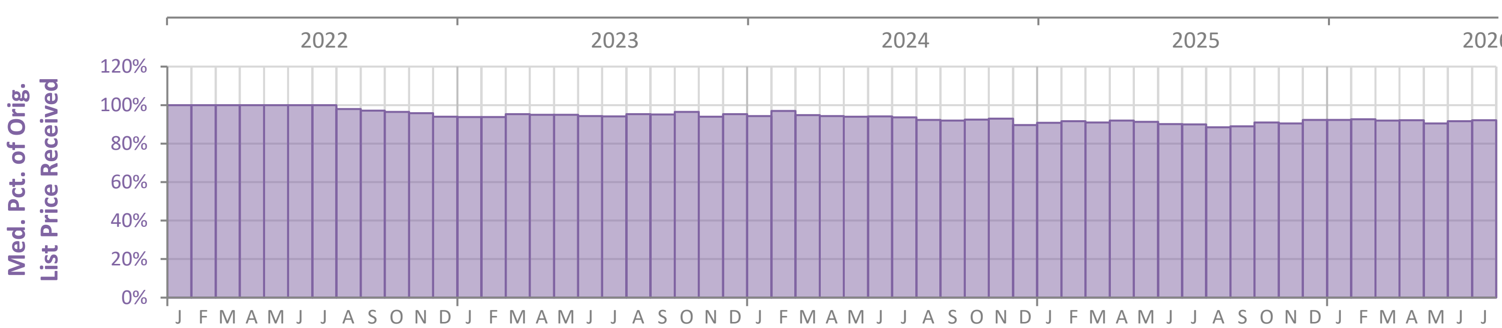


Median Percent of Original List Price Received

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%	1.2%
July 2026	**92.2%**	**2.4%**
June 2026	91.6%	1.7%
May 2026	90.4%	-1.0%
April 2026	92.2%	0.3%
March 2026	91.9%	1.0%
February 2026	92.7%	1.1%
January 2026	92.3%	1.7%
December 2025	92.3%	2.9%
November 2025	90.5%	-2.7%
October 2025	91.0%	-1.6%
September 2025	89.0%	-3.3%
August 2025	88.4%	-4.2%
July 2025	90.0%	-3.8%



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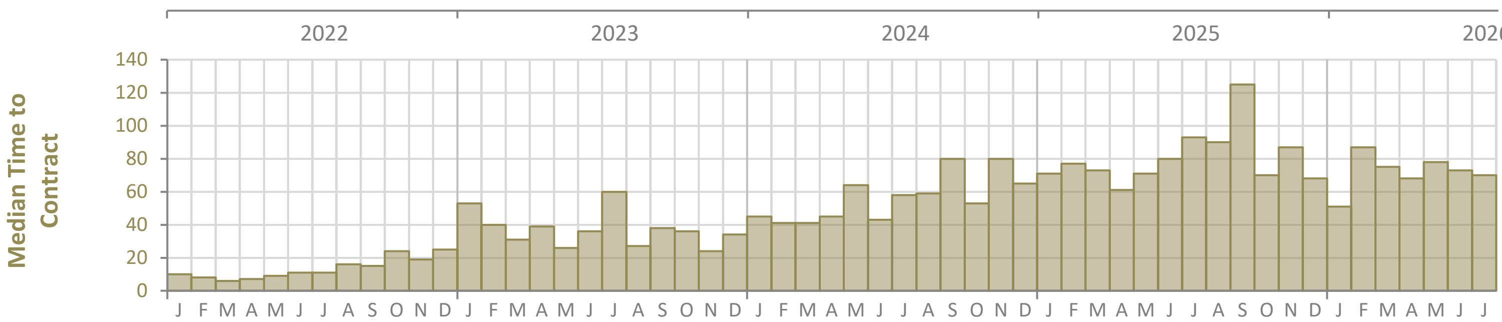
Median Time to Contract

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	80 Days	0.0%
July 2026	**70 Days**	**-24.7%**
June 2026	73 Days	-8.8%
May 2026	78 Days	9.9%
April 2026	68 Days	11.5%
March 2026	75 Days	2.7%
February 2026	87 Days	13.0%
January 2026	51 Days	-28.2%
December 2025	68 Days	4.6%
November 2025	87 Days	8.8%
October 2025	70 Days	32.1%
September 2025	125 Days	56.3%
August 2025	90 Days	52.5%
July 2025	93 Days	60.3%

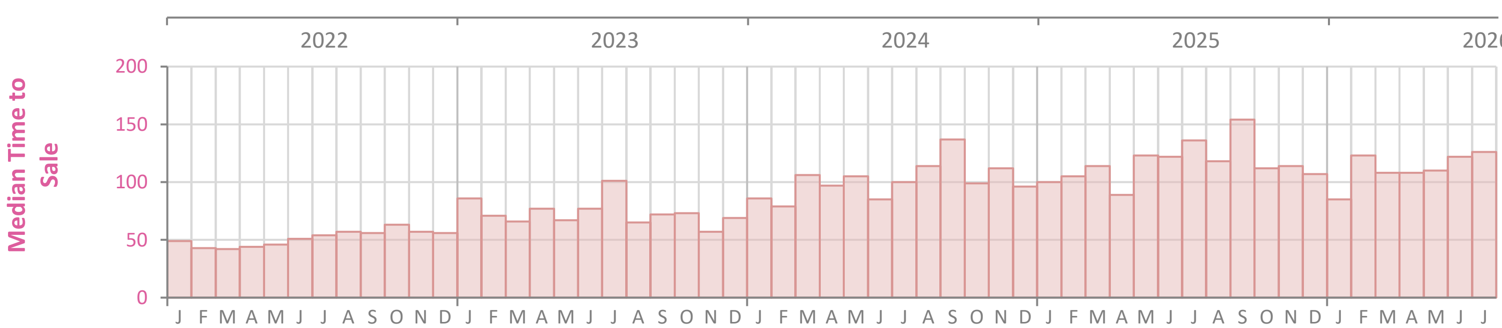


Median Time to Sale

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	122 Days	-1.6%
July 2026	**126 Days**	**-7.4%**
June 2026	122 Days	0.0%
May 2026	110 Days	-10.6%
April 2026	108 Days	21.3%
March 2026	108 Days	-5.3%
February 2026	123 Days	17.1%
January 2026	85 Days	-15.0%
December 2025	107 Days	11.5%
November 2025	114 Days	1.8%
October 2025	112 Days	13.1%
September 2025	154 Days	12.4%
August 2025	118 Days	3.5%
July 2025	136 Days	36.0%



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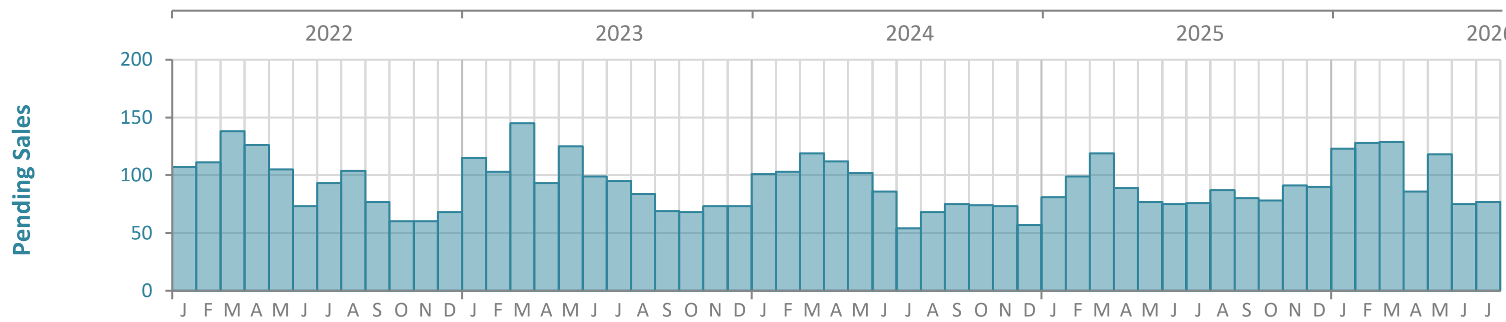
New Pending Sales

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	736	19.5%
July 2026	**77**	**1.3%**
June 2026	75	0.0%
May 2026	118	53.2%
April 2026	86	-3.4%
March 2026	129	8.4%
February 2026	128	29.3%
January 2026	123	51.9%
December 2025	90	57.9%
November 2025	91	24.7%
October 2025	78	5.4%
September 2025	80	6.7%
August 2025	87	27.9%
July 2025	76	40.7%

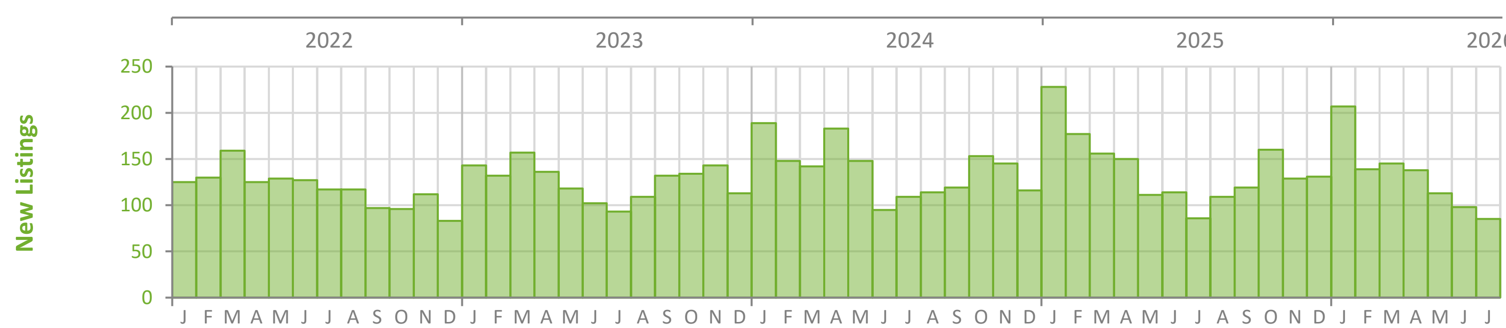


New Listings

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	925	-9.5%
July 2026	**85**	**-1.2%**
June 2026	98	-14.0%
May 2026	113	1.8%
April 2026	138	-8.0%
March 2026	145	-7.1%
February 2026	139	-21.5%
January 2026	207	-9.2%
December 2025	131	12.9%
November 2025	129	-11.0%
October 2025	160	4.6%
September 2025	119	0.0%
August 2025	109	-4.4%
July 2025	86	-21.1%



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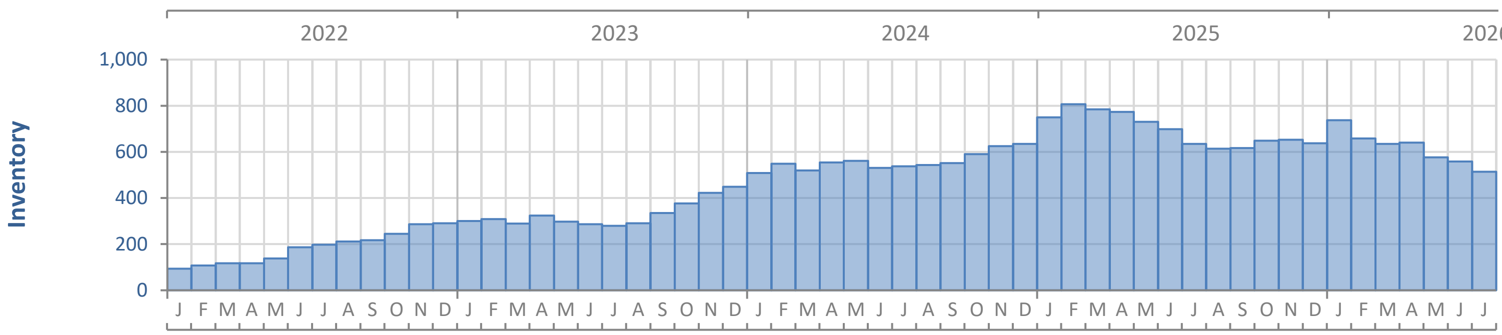
Inventory (Active Listings)

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)	617	-16.6%
July 2026	**514**	**-19.1%**
June 2026	559	-20.0%
May 2026	576	-21.1%
April 2026	640	-17.2%
March 2026	634	-19.1%
February 2026	658	-18.4%
January 2026	737	-1.7%
December 2025	637	0.3%
November 2025	652	4.3%
October 2025	648	9.8%
September 2025	616	11.6%
August 2025	614	13.1%
July 2025	635	18.0%

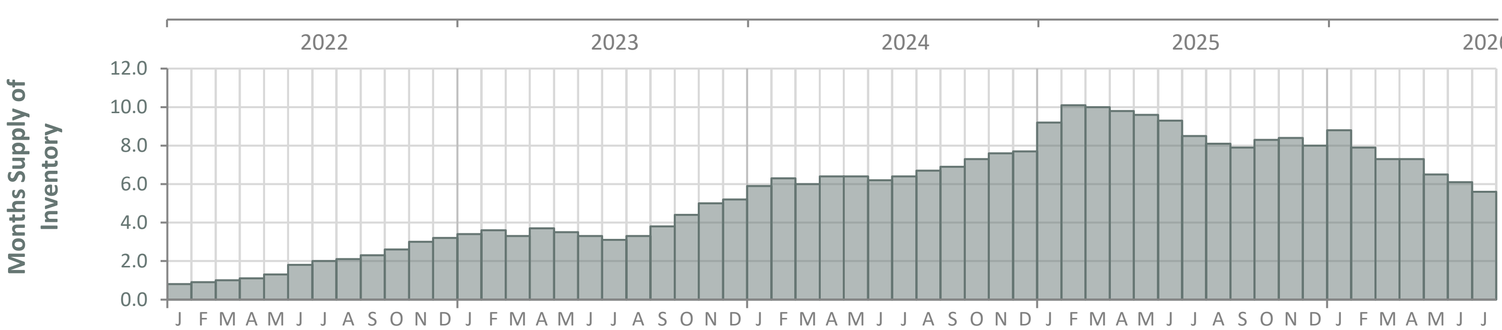


Months Supply of Inventory

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)	7.1	-25.3%
July 2026	**5.6**	**-34.1%**
June 2026	6.1	-34.4%
May 2026	6.5	-32.3%
April 2026	7.3	-25.5%
March 2026	7.3	-27.0%
February 2026	7.9	-21.8%
January 2026	8.8	-4.3%
December 2025	8.0	3.9%
November 2025	8.4	10.5%
October 2025	8.3	13.7%
September 2025	7.9	14.5%
August 2025	8.1	20.9%
July 2025	8.5	32.8%



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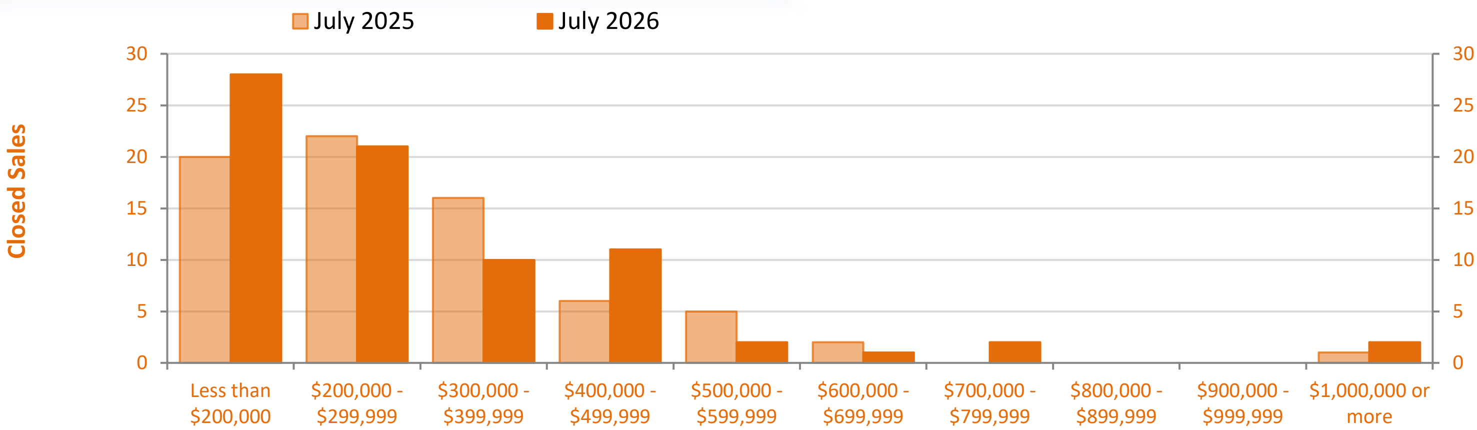
Closed Sales by Sale Price

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.

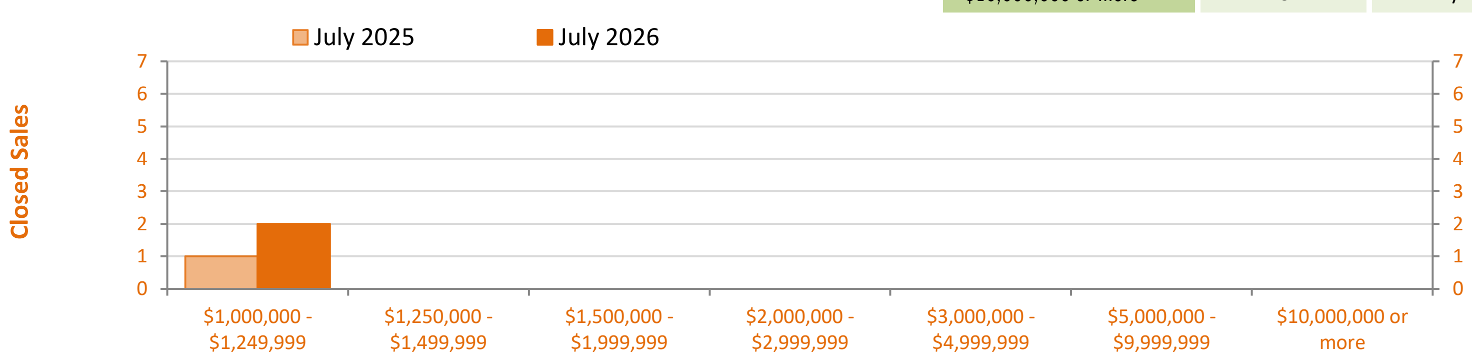
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	28	40.0%
$200,000 - $299,999	21	-4.5%
$300,000 - $399,999	10	-37.5%
$400,000 - $499,999	11	83.3%
$500,000 - $599,999	2	-60.0%
$600,000 - $699,999	1	-50.0%
$700,000 - $799,999	2	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	2	100.0%



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	2	100.0%
$1,250,000 - $1,499,999	0	N/A
$1,500,000 - $1,999,999	0	N/A
$2,000,000 - $2,999,999	0	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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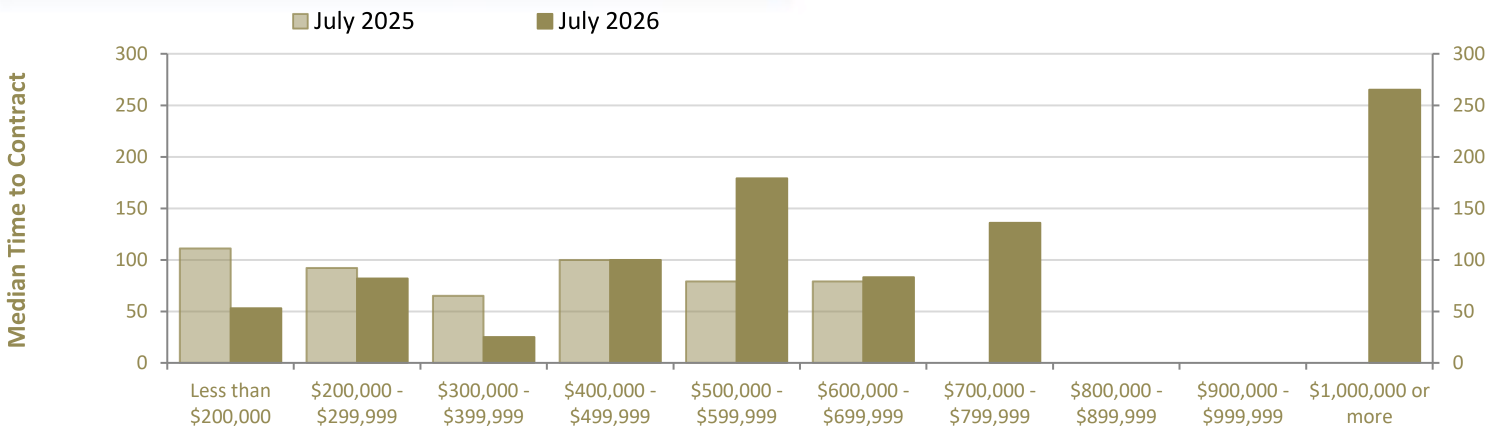
Median Time to Contract by Sale Price

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.

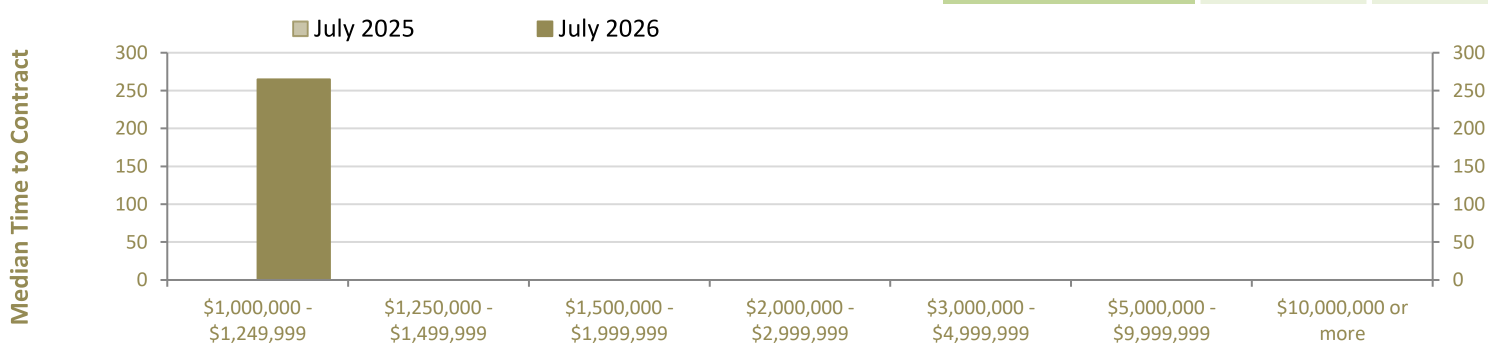
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	53 Days	-52.3%
$200,000 - $299,999	82 Days	-10.9%
$300,000 - $399,999	25 Days	-61.5%
$400,000 - $499,999	100 Days	0.0%
$500,000 - $599,999	179 Days	126.6%
$600,000 - $699,999	83 Days	5.1%
$700,000 - $799,999	136 Days	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	265 Days	N/A



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	265 Days	N/A
$1,250,000 - $1,499,999	(No Sales)	N/A
$1,500,000 - $1,999,999	(No Sales)	N/A
$2,000,000 - $2,999,999	(No Sales)	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



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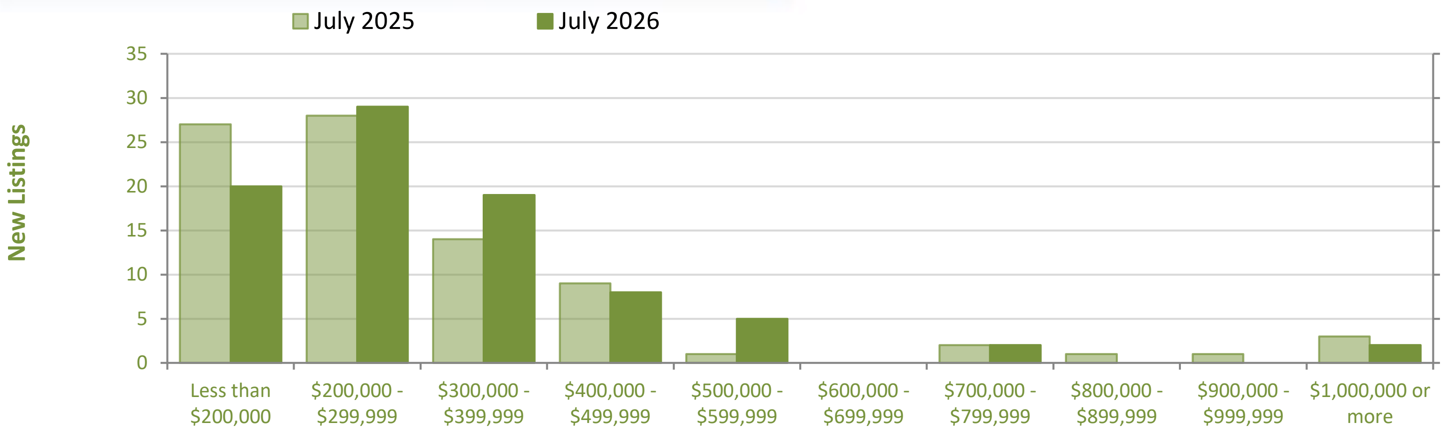
Monthly Market Detail - July 2026
Townhouses and Condos
Martin County

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.

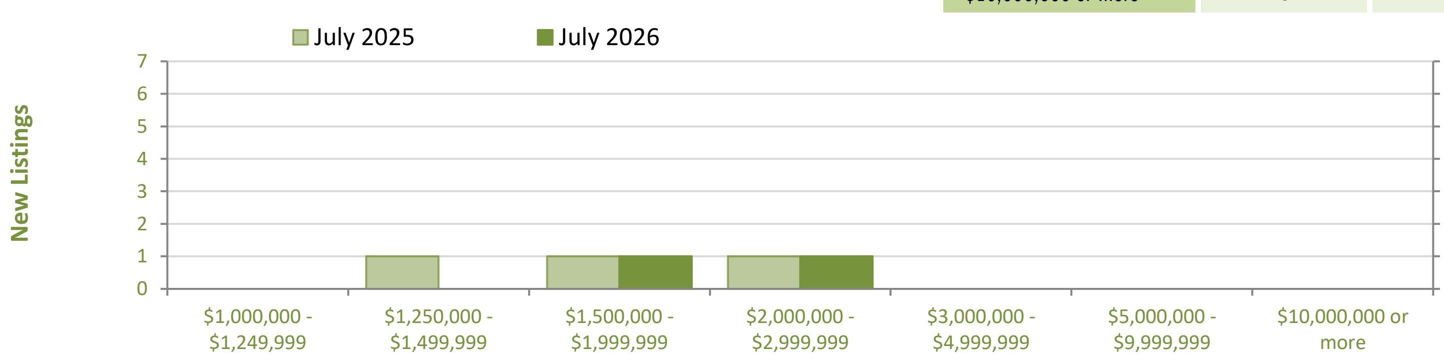
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	20	-25.9%
$200,000 - $299,999	29	3.6%
$300,000 - $399,999	19	35.7%
$400,000 - $499,999	8	-11.1%
$500,000 - $599,999	5	400.0%
$600,000 - $699,999	0	N/A
$700,000 - $799,999	2	0.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	0	-100.0%
$1,000,000 or more	2	-33.3%



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	0	N/A
$1,250,000 - $1,499,999	0	-100.0%
$1,500,000 - $1,999,999	1	0.0%
$2,000,000 - $2,999,999	1	0.0%
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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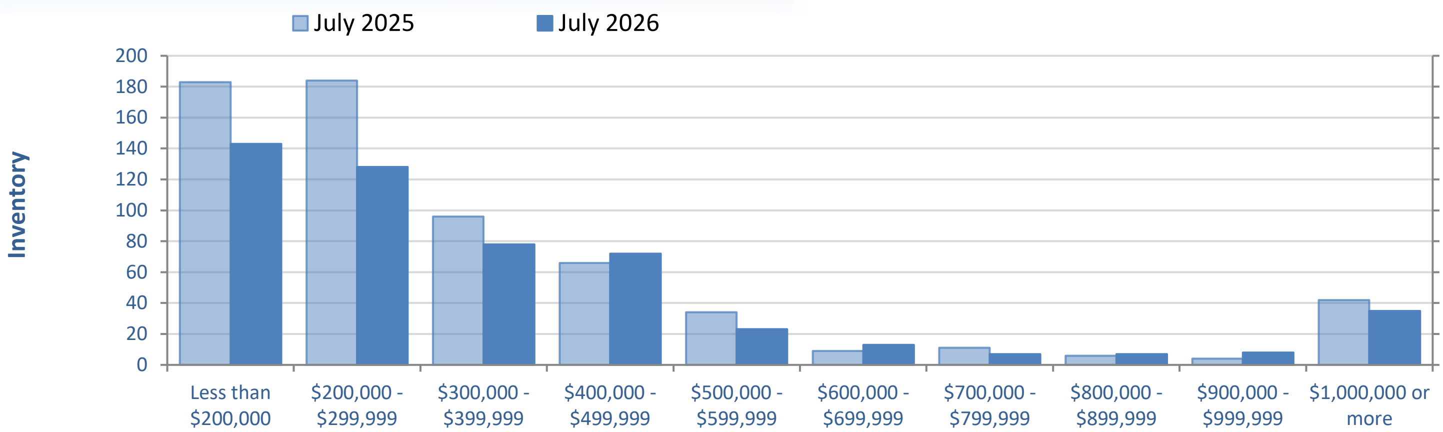
Monthly Market Detail - July 2026
Townhouses and Condos
Martin County

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.

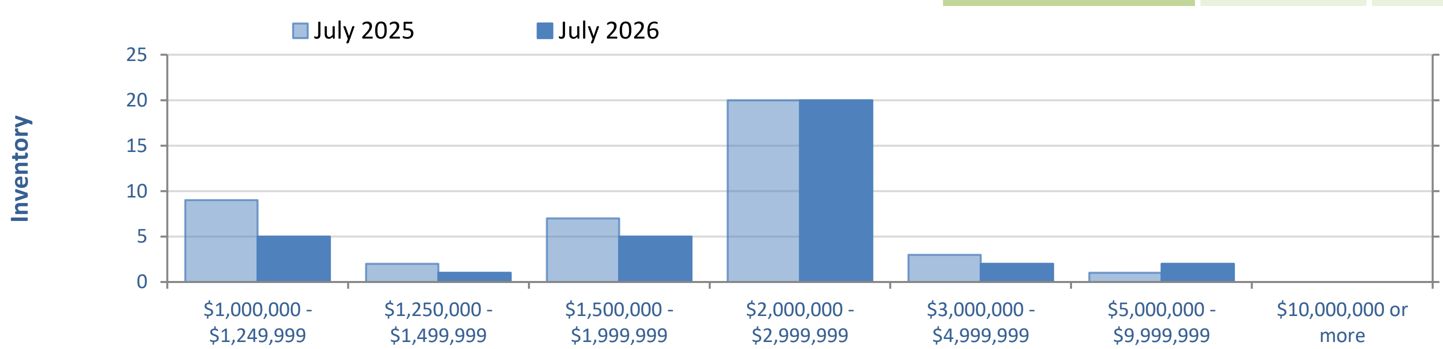
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	143	-21.9%
$200,000 - $299,999	128	-30.4%
$300,000 - $399,999	78	-18.8%
$400,000 - $499,999	72	9.1%
$500,000 - $599,999	23	-32.4%
$600,000 - $699,999	13	44.4%
$700,000 - $799,999	7	-36.4%
$800,000 - $899,999	7	16.7%
$900,000 - $999,999	8	100.0%
$1,000,000 or more	35	-16.7%



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	5	-44.4%
$1,250,000 - $1,499,999	1	-50.0%
$1,500,000 - $1,999,999	5	-28.6%
$2,000,000 - $2,999,999	20	0.0%
$3,000,000 - $4,999,999	2	-33.3%
$5,000,000 - $9,999,999	2	100.0%
$10,000,000 or more	0	N/A



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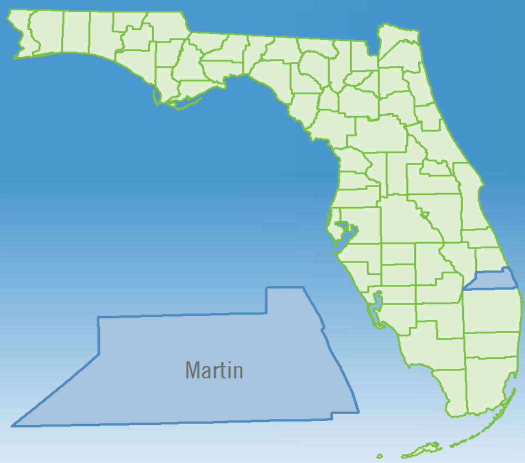
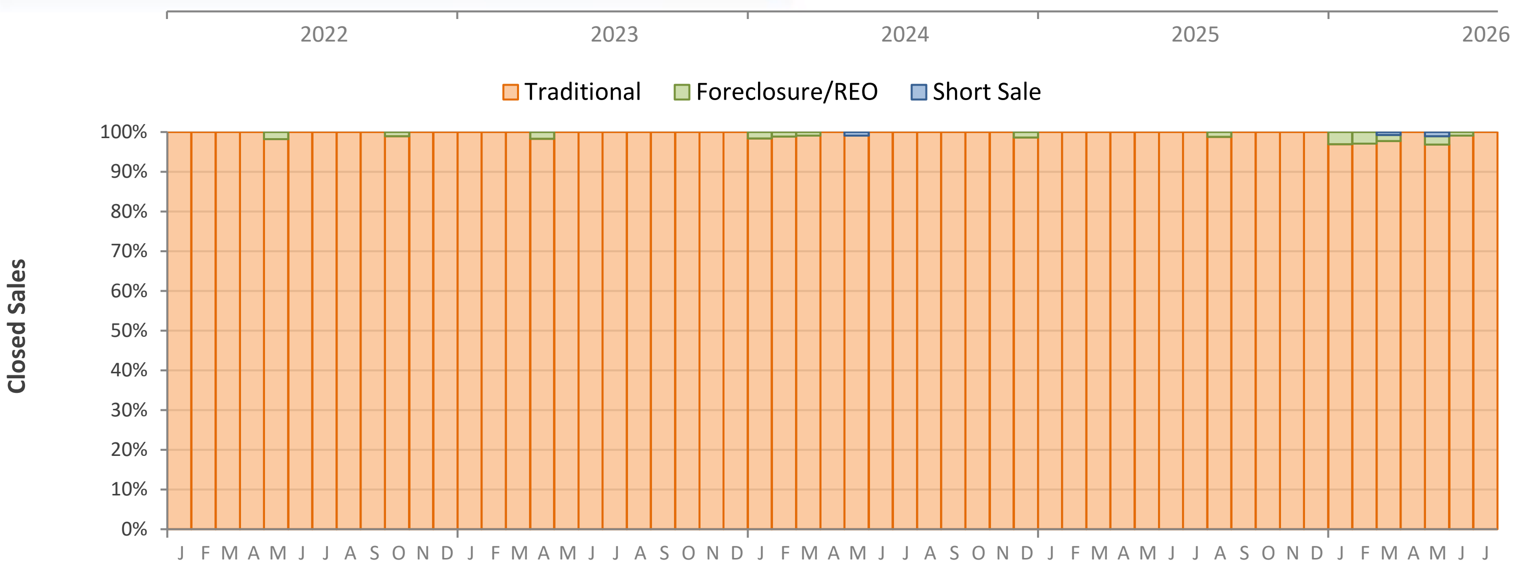
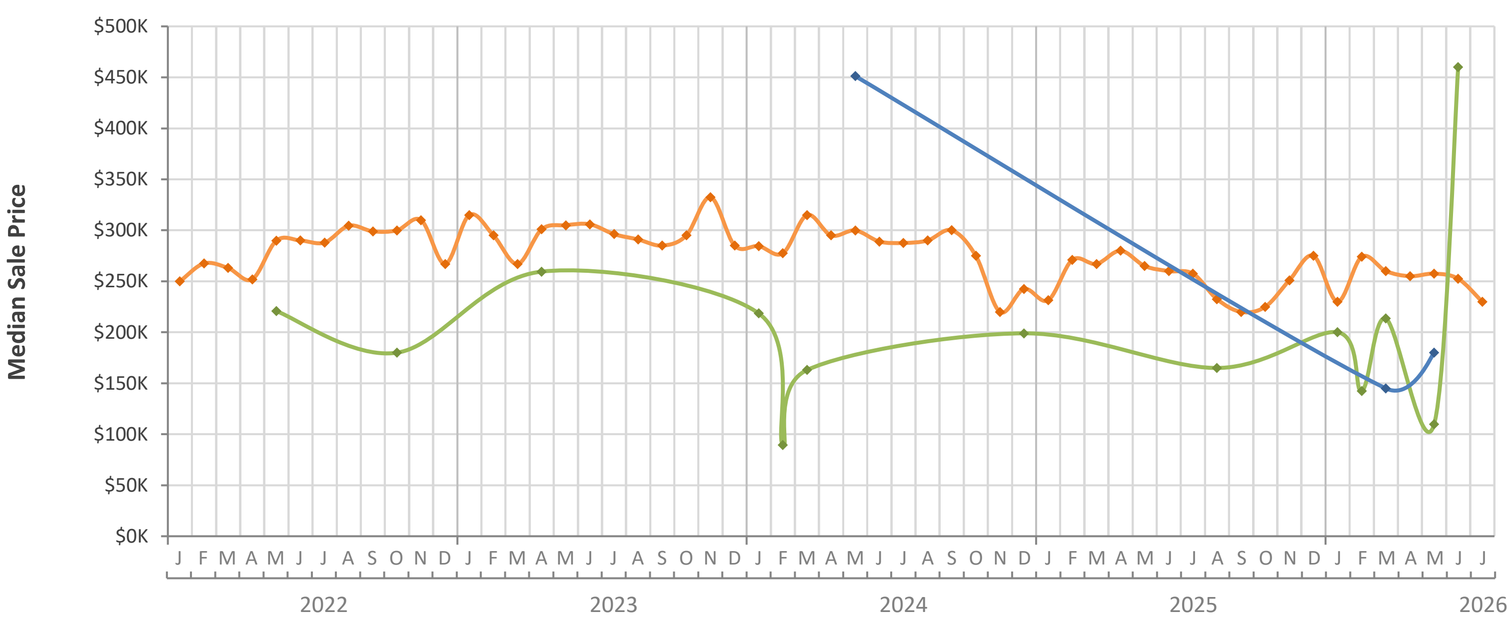
Monthly Distressed Market - July 2026
Townhouses and Condos
Martin County



		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	77	72	6.9%
	Median Sale Price	$230,000	$257,500	-10.7%
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





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