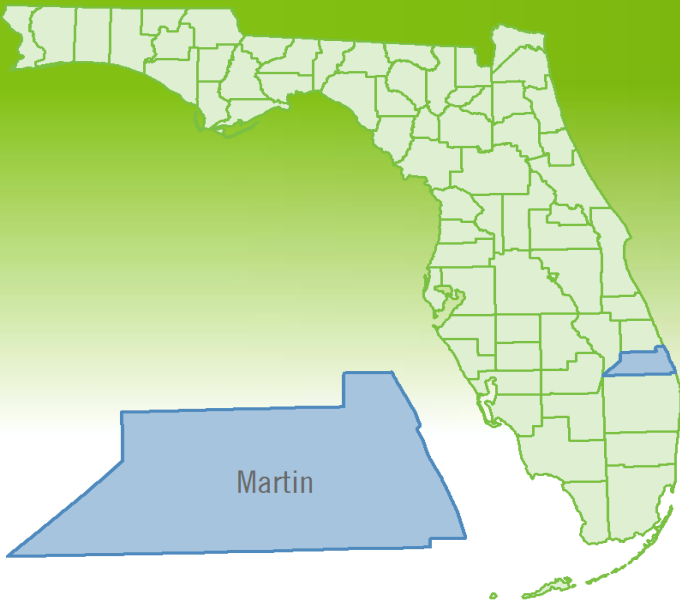


# Monthly Market Detail - February 2024

## Single-Family Homes

### Martin County



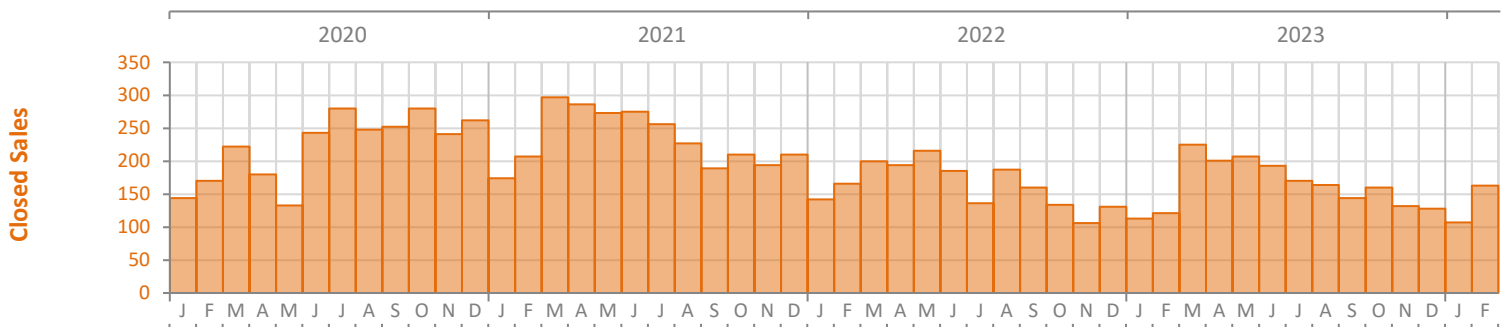
Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	163	121	34.7%
Paid in Cash	89	74	20.3%
Median Sale Price	\$650,000	\$540,000	20.4%
Average Sale Price	\$962,537	\$908,487	5.9%
Dollar Volume	\$156.9 Million	\$109.9 Million	42.7%
Median Percent of Original List Price Received	95.2%	93.4%	1.9%
Median Time to Contract	40 Days	41 Days	-2.4%
Median Time to Sale	81 Days	79 Days	2.5%
New Pending Sales	208	203	2.5%
New Listings	277	216	28.2%
Pending Inventory	279	296	-5.7%
Inventory (Active Listings)	677	515	31.5%
Months Supply of Inventory	4.1	3.3	24.2%

## 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	270	15.4%
<b>February 2024</b>	<b>163</b>	<b>34.7%</b>
January 2024	107	-5.3%
December 2023	128	-2.3%
November 2023	132	24.5%
October 2023	160	19.4%
September 2023	144	-10.0%
August 2023	164	-12.3%
July 2023	170	25.0%
June 2023	193	4.3%
May 2023	207	-4.2%
April 2023	201	3.6%
March 2023	225	12.5%
February 2023	121	-27.1%

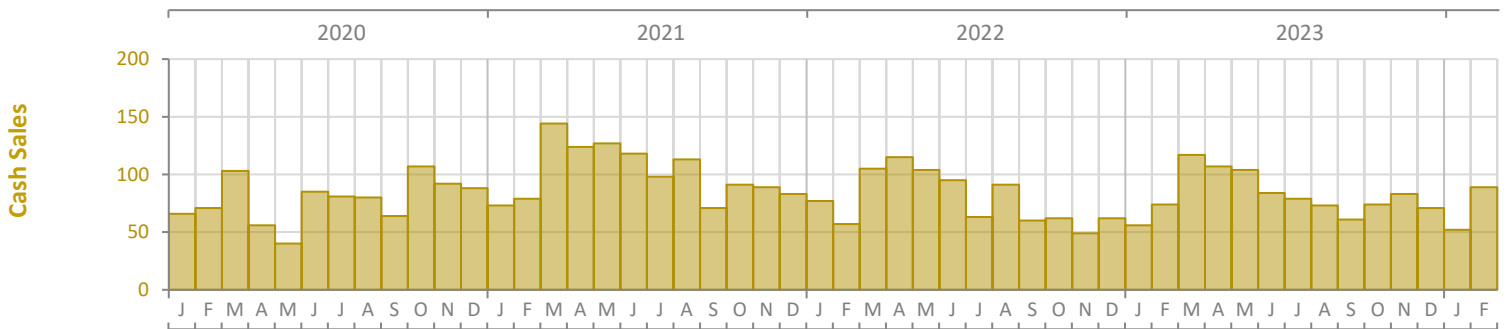


## Cash Sales

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	8.5%
<b>February 2024</b>	<b>89</b>	<b>20.3%</b>
January 2024	52	-7.1%
December 2023	71	14.5%
November 2023	83	69.4%
October 2023	74	19.4%
September 2023	61	1.7%
August 2023	73	-19.8%
July 2023	79	25.4%
June 2023	84	-11.6%
May 2023	104	0.0%
April 2023	107	-7.0%
March 2023	117	11.4%
February 2023	74	29.8%

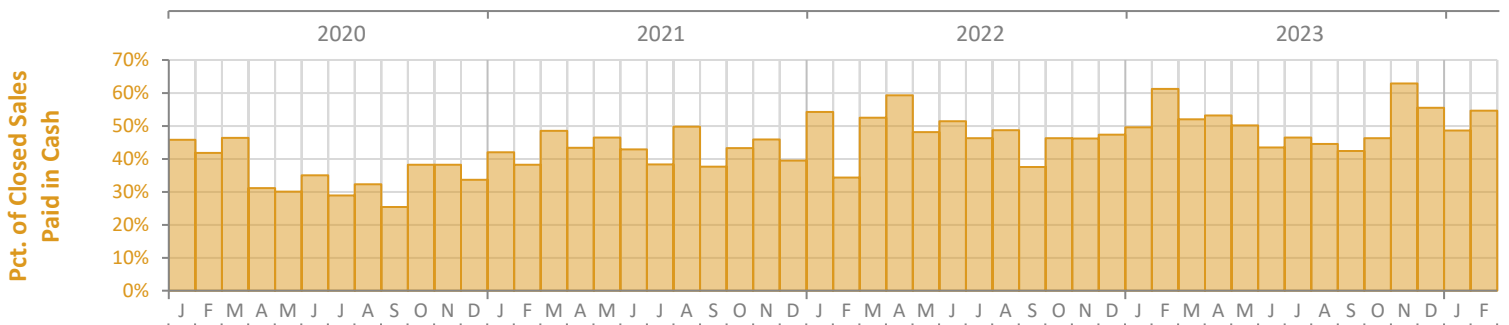


## Cash Sales as a Percentage of Closed Sales

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	52.2%	-6.1%
<b>February 2024</b>	<b>54.6%</b>	<b>-10.8%</b>
January 2024	48.6%	-2.0%
December 2023	55.5%	17.3%
November 2023	62.9%	36.1%
October 2023	46.3%	0.0%
September 2023	42.4%	13.1%
August 2023	44.5%	-8.6%
July 2023	46.5%	0.4%
June 2023	43.5%	-15.4%
May 2023	50.2%	4.4%
April 2023	53.2%	-10.3%
March 2023	52.0%	-1.0%
February 2023	61.2%	78.4%

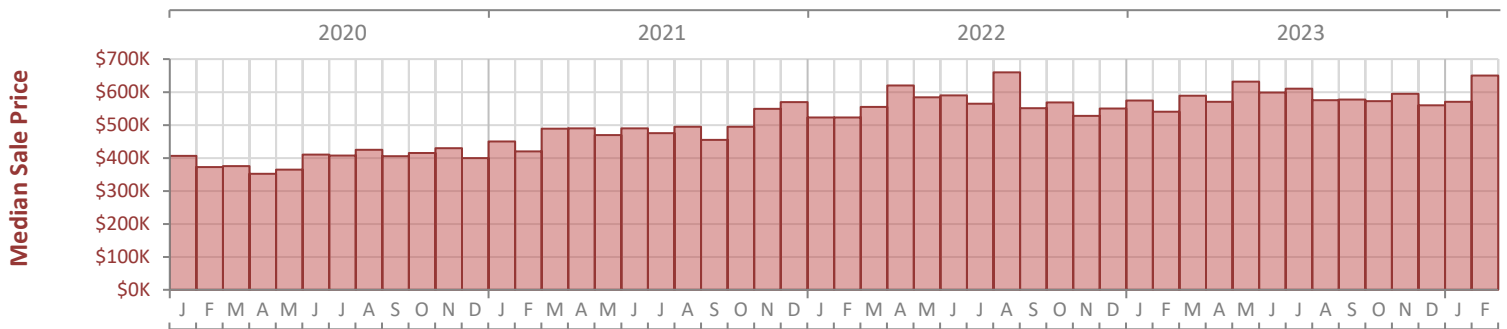


## Median Sale Price

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	\$614,810	11.8%
<b>February 2024</b>	<b>\$650,000</b>	<b>20.4%</b>
January 2024	\$570,000	-0.7%
December 2023	\$560,000	1.8%
November 2023	\$595,000	12.8%
October 2023	\$572,000	0.7%
September 2023	\$577,645	4.8%
August 2023	\$575,000	-12.9%
July 2023	\$610,000	8.0%
June 2023	\$598,500	1.4%
May 2023	\$632,000	8.1%
April 2023	\$570,000	-8.0%
March 2023	\$589,000	6.1%
February 2023	\$540,000	3.3%

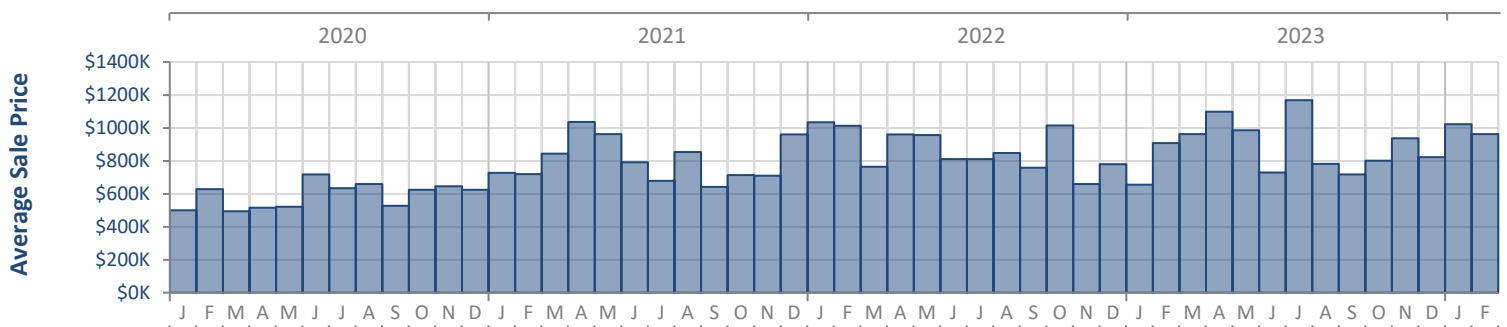


## Average Sale Price

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	\$986,655	25.5%
<b>February 2024</b>	<b>\$962,537</b>	<b>5.9%</b>
January 2024	\$1,023,396	56.2%
December 2023	\$822,106	5.4%
November 2023	\$936,333	41.8%
October 2023	\$800,893	-21.1%
September 2023	\$718,497	-5.3%
August 2023	\$782,127	-7.8%
July 2023	\$1,168,765	44.0%
June 2023	\$728,424	-10.1%
May 2023	\$985,822	3.1%
April 2023	\$1,097,831	14.4%
March 2023	\$962,714	26.0%
February 2023	\$908,487	-10.3%



# Monthly Market Detail - February 2024

## Single-Family Homes

### Martin County

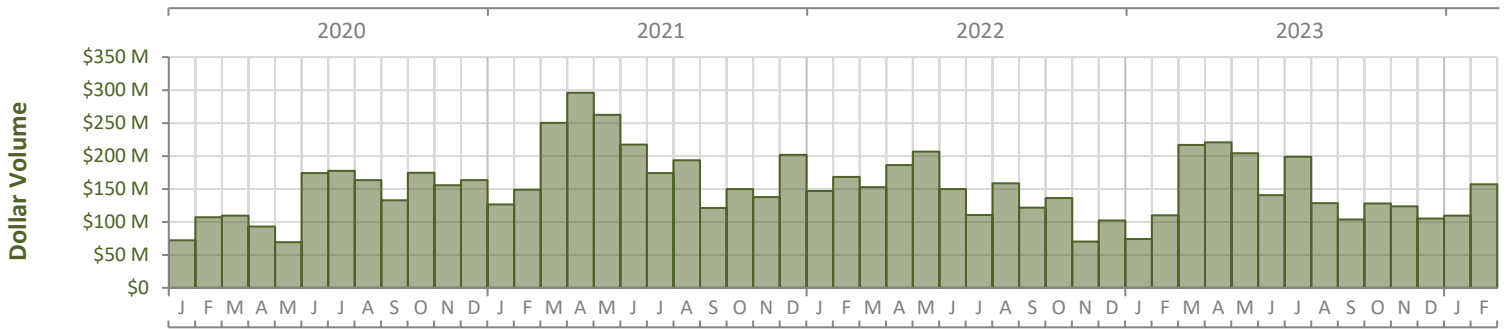


## Dollar Volume

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	\$266.4 Million	44.8%
<b>February 2024</b>	<b>\$156.9 Million</b>	<b>42.7%</b>
January 2024	\$109.5 Million	48.0%
December 2023	\$105.2 Million	3.0%
November 2023	\$123.6 Million	76.6%
October 2023	\$128.1 Million	-5.7%
September 2023	\$103.5 Million	-14.8%
August 2023	\$128.3 Million	-19.2%
July 2023	\$198.7 Million	80.0%
June 2023	\$140.6 Million	-6.2%
May 2023	\$204.1 Million	-1.2%
April 2023	\$220.7 Million	18.5%
March 2023	\$216.6 Million	41.7%
February 2023	\$109.9 Million	-34.6%

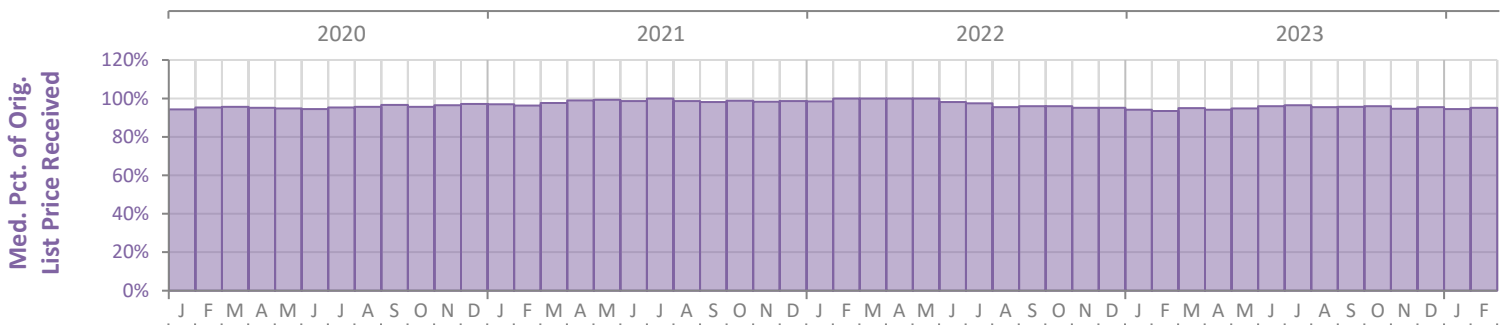


## Median Percent of Original List Price Received

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	95.1%	1.2%
<b>February 2024</b>	<b>95.2%</b>	<b>1.9%</b>
January 2024	94.5%	0.4%
December 2023	95.4%	0.3%
November 2023	94.6%	-0.6%
October 2023	96.0%	0.1%
September 2023	95.6%	-0.4%
August 2023	95.4%	-0.1%
July 2023	96.4%	-1.1%
June 2023	96.0%	-2.1%
May 2023	94.8%	-5.2%
April 2023	94.2%	-5.8%
March 2023	94.9%	-5.1%
February 2023	93.4%	-6.6%

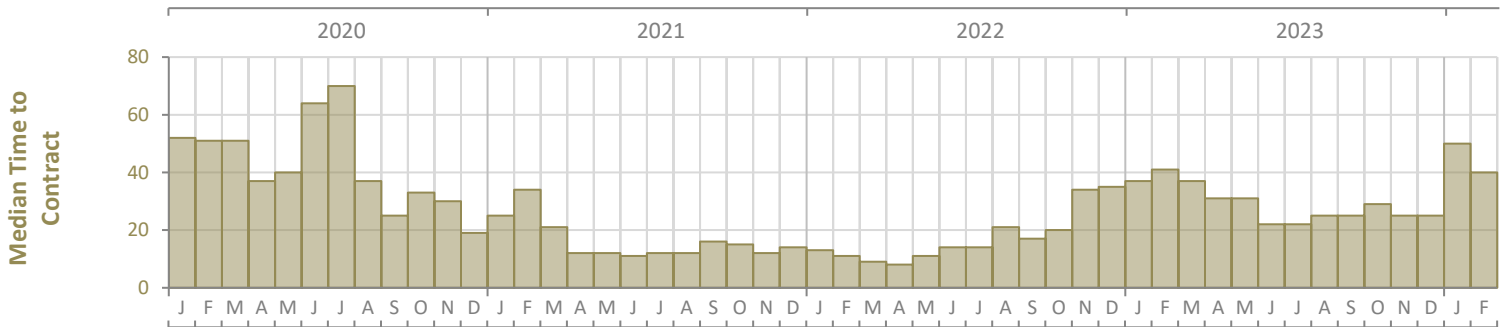


## Median Time to Contract

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	43 Days	10.3%
<b>February 2024</b>	<b>40 Days</b>	<b>-2.4%</b>
January 2024	50 Days	35.1%
December 2023	25 Days	-28.6%
November 2023	25 Days	-26.5%
October 2023	29 Days	45.0%
September 2023	25 Days	47.1%
August 2023	25 Days	19.0%
July 2023	22 Days	57.1%
June 2023	22 Days	57.1%
May 2023	31 Days	181.8%
April 2023	31 Days	287.5%
March 2023	37 Days	311.1%
February 2023	41 Days	272.7%

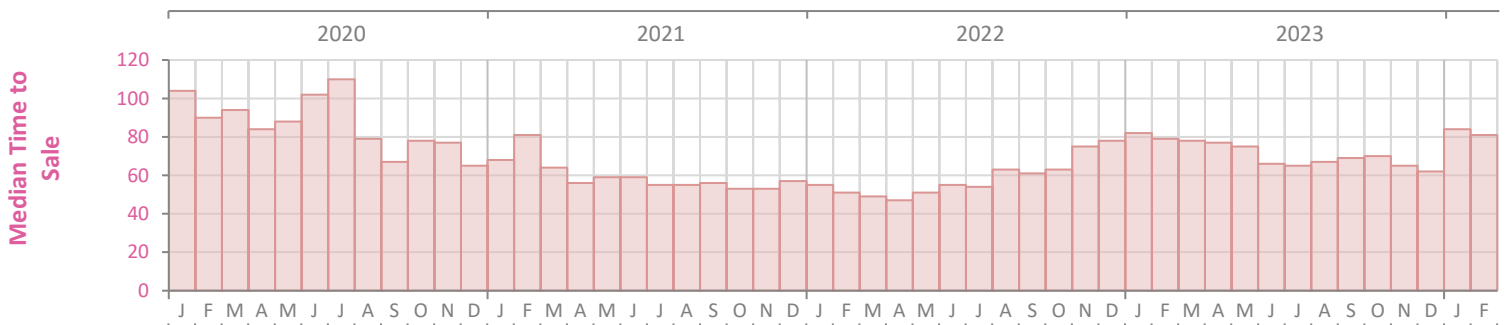


## Median Time to Sale

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	83 Days	1.2%
<b>February 2024</b>	<b>81 Days</b>	<b>2.5%</b>
January 2024	84 Days	2.4%
December 2023	62 Days	-20.5%
November 2023	65 Days	-13.3%
October 2023	70 Days	11.1%
September 2023	69 Days	13.1%
August 2023	67 Days	6.3%
July 2023	65 Days	20.4%
June 2023	66 Days	20.0%
May 2023	75 Days	47.1%
April 2023	77 Days	63.8%
March 2023	78 Days	59.2%
February 2023	79 Days	54.9%



# Monthly Market Detail - February 2024

## Single-Family Homes

### Martin County

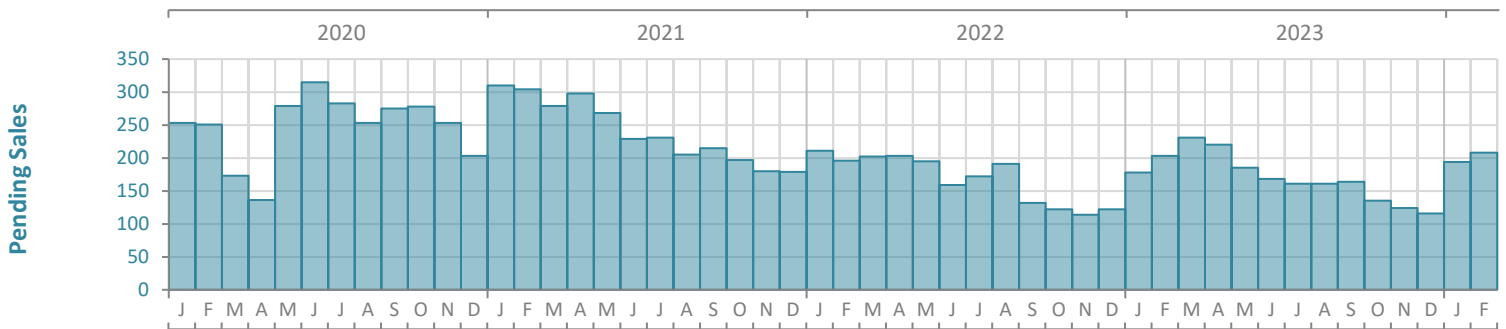


## New Pending Sales

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	402	5.5%
<b>February 2024</b>	<b>208</b>	<b>2.5%</b>
January 2024	194	9.0%
December 2023	116	-4.9%
November 2023	124	8.8%
October 2023	135	10.7%
September 2023	164	24.2%
August 2023	161	-15.7%
July 2023	161	-6.4%
June 2023	168	5.7%
May 2023	185	-5.1%
April 2023	220	8.4%
March 2023	231	14.4%
February 2023	203	3.6%

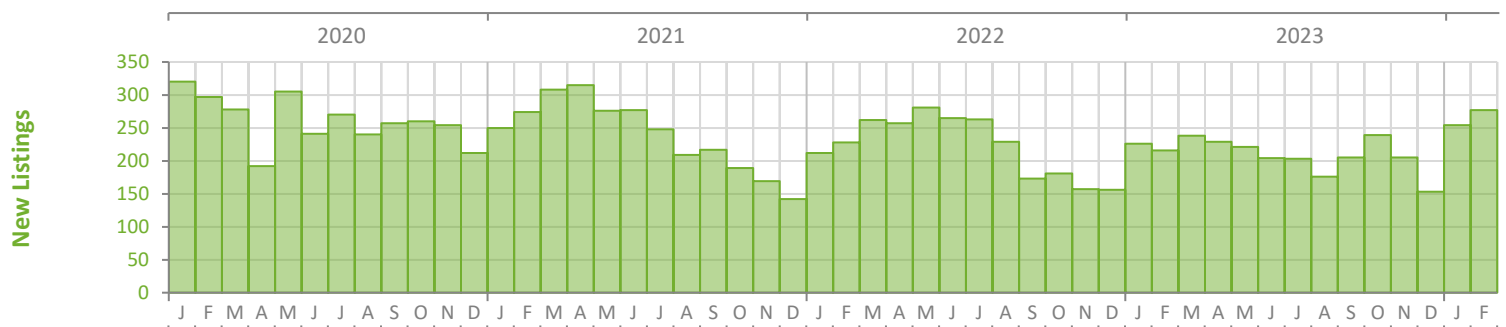


## New Listings

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	531	20.1%
<b>February 2024</b>	<b>277</b>	<b>28.2%</b>
January 2024	254	12.4%
December 2023	153	-1.9%
November 2023	205	30.6%
October 2023	239	32.0%
September 2023	205	18.5%
August 2023	176	-23.1%
July 2023	203	-22.8%
June 2023	204	-23.0%
May 2023	221	-21.4%
April 2023	229	-10.9%
March 2023	238	-9.2%
February 2023	216	-5.3%





# Monthly Market Detail - February 2024

## Single-Family Homes

### Martin County

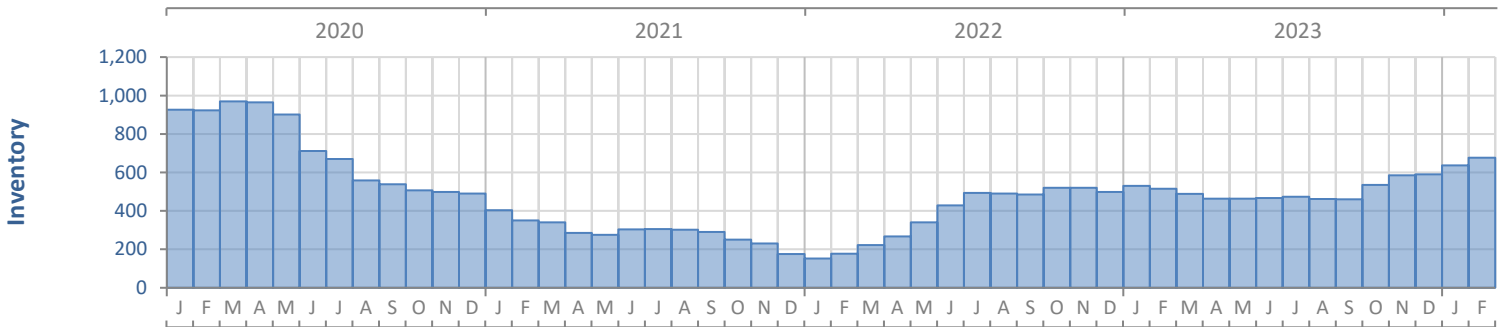


## Inventory (Active Listings)

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)	657	25.6%
<b>February 2024</b>	<b>677</b>	<b>31.5%</b>
January 2024	636	20.0%
December 2023	590	18.2%
November 2023	585	12.5%
October 2023	536	2.9%
September 2023	461	-5.1%
August 2023	462	-5.7%
July 2023	473	-4.1%
June 2023	467	8.9%
May 2023	463	35.8%
April 2023	463	72.8%
March 2023	489	119.3%
February 2023	515	189.3%

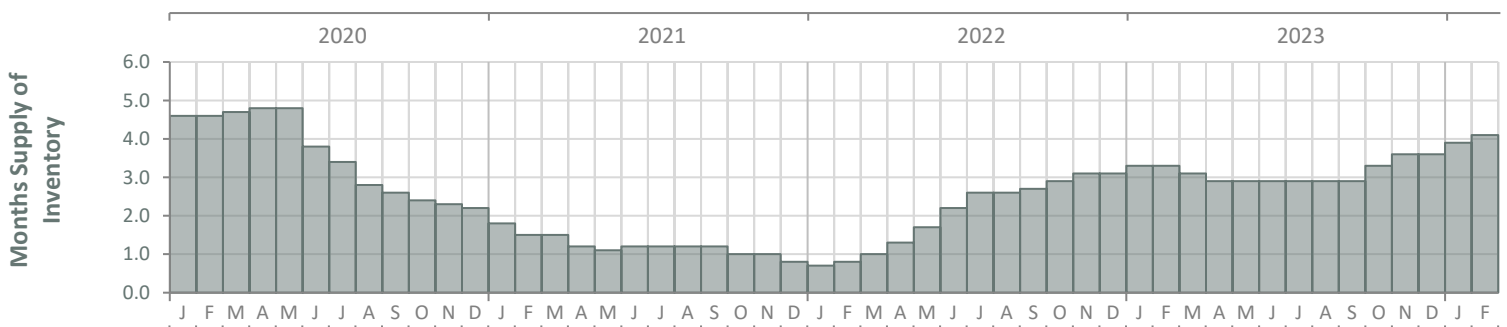


## Months Supply of Inventory

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)	4.0	21.2%
<b>February 2024</b>	<b>4.1</b>	<b>24.2%</b>
January 2024	3.9	18.2%
December 2023	3.6	16.1%
November 2023	3.6	16.1%
October 2023	3.3	13.8%
September 2023	2.9	7.4%
August 2023	2.9	11.5%
July 2023	2.9	11.5%
June 2023	2.9	31.8%
May 2023	2.9	70.6%
April 2023	2.9	123.1%
March 2023	3.1	210.0%
February 2023	3.3	312.5%

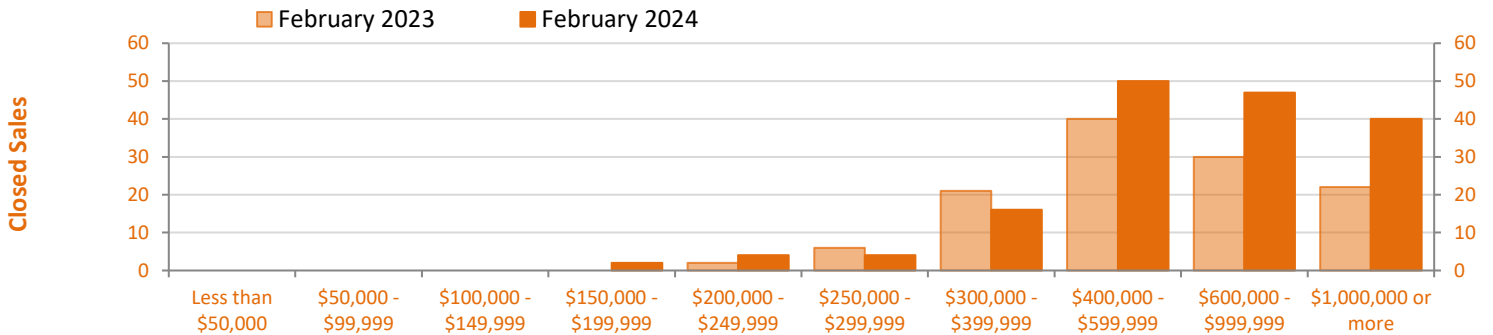


## Closed Sales by Sale Price

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	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	2	N/A
\$200,000 - \$249,999	4	100.0%
\$250,000 - \$299,999	4	-33.3%
\$300,000 - \$399,999	16	-23.8%
\$400,000 - \$599,999	50	25.0%
\$600,000 - \$999,999	47	56.7%
\$1,000,000 or more	40	81.8%

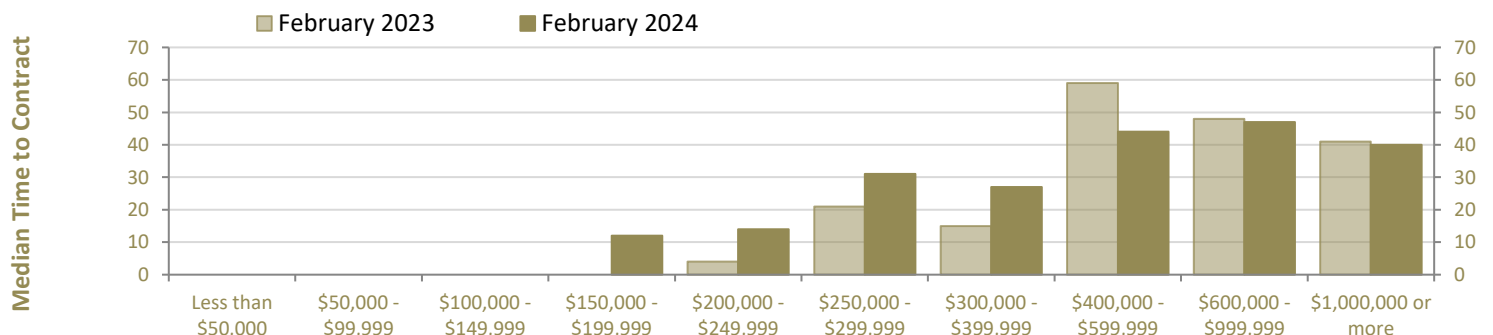


## Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	(No Sales)	N/A
\$150,000 - \$199,999	12 Days	N/A
\$200,000 - \$249,999	14 Days	250.0%
\$250,000 - \$299,999	31 Days	47.6%
\$300,000 - \$399,999	27 Days	80.0%
\$400,000 - \$599,999	44 Days	-25.4%
\$600,000 - \$999,999	47 Days	-2.1%
\$1,000,000 or more	40 Days	-2.4%



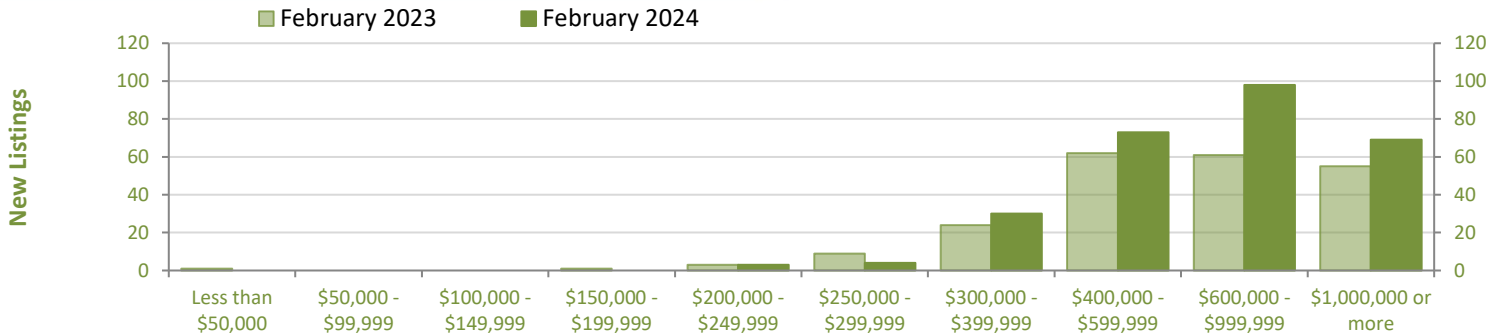


## New Listings by Initial Listing Price

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	-100.0%
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	3	0.0%
\$250,000 - \$299,999	4	-55.6%
\$300,000 - \$399,999	30	25.0%
\$400,000 - \$599,999	73	17.7%
\$600,000 - \$999,999	98	60.7%
\$1,000,000 or more	69	25.5%

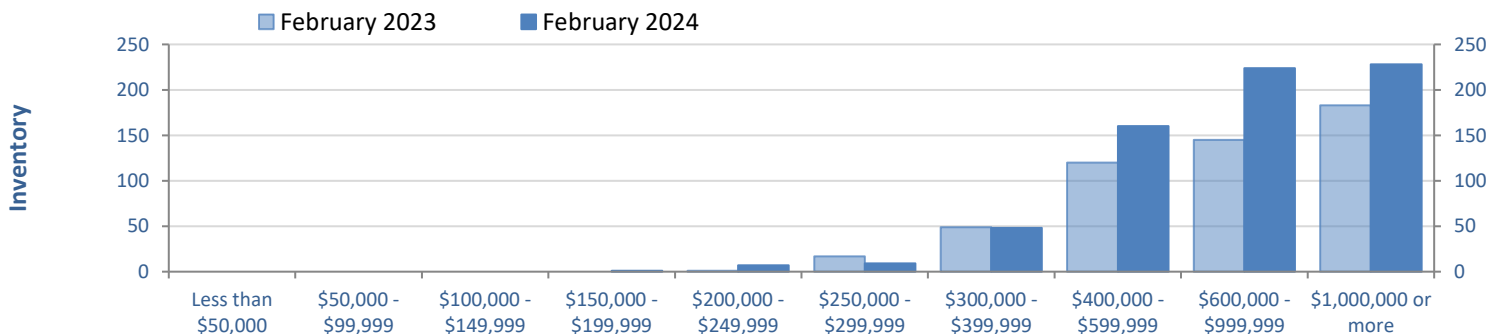


## Inventory by Current Listing Price

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.

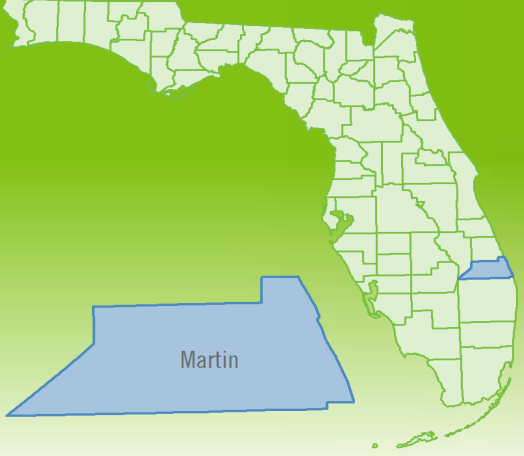
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	1	N/A
\$200,000 - \$249,999	7	600.0%
\$250,000 - \$299,999	9	-47.1%
\$300,000 - \$399,999	48	-2.0%
\$400,000 - \$599,999	160	33.3%
\$600,000 - \$999,999	224	54.5%
\$1,000,000 or more	228	24.6%



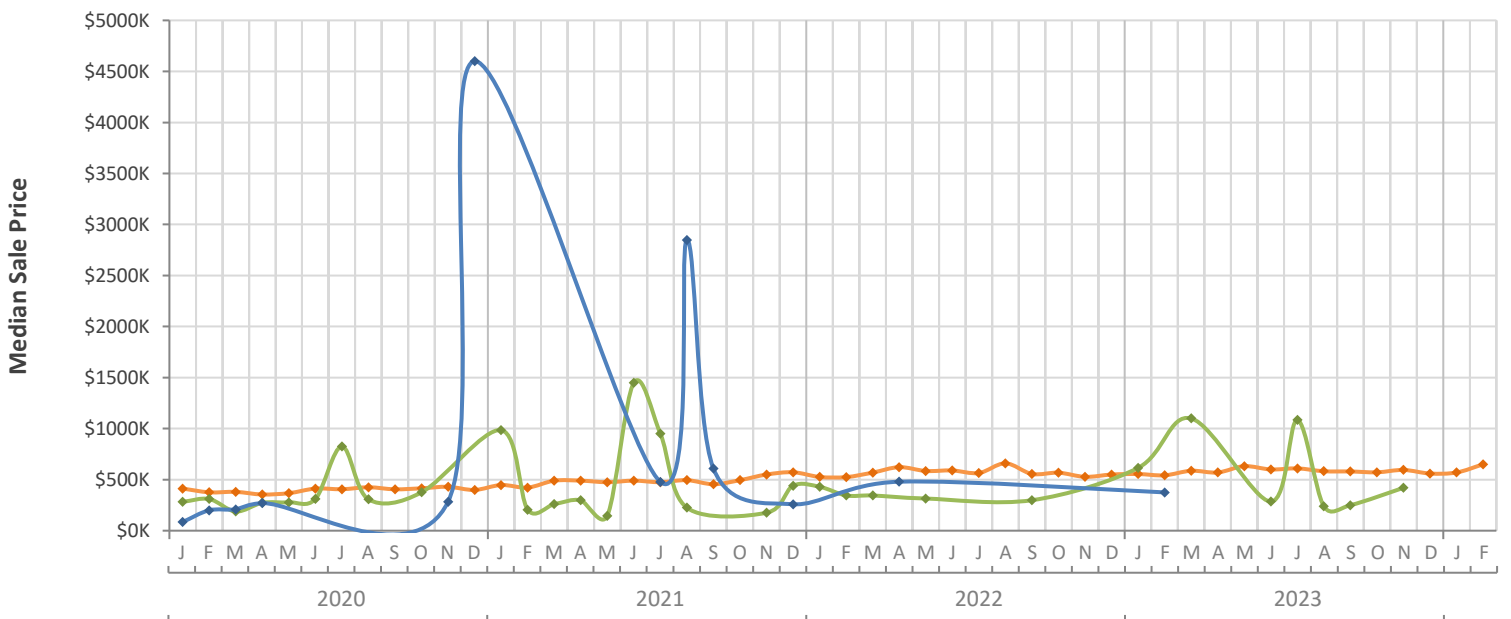
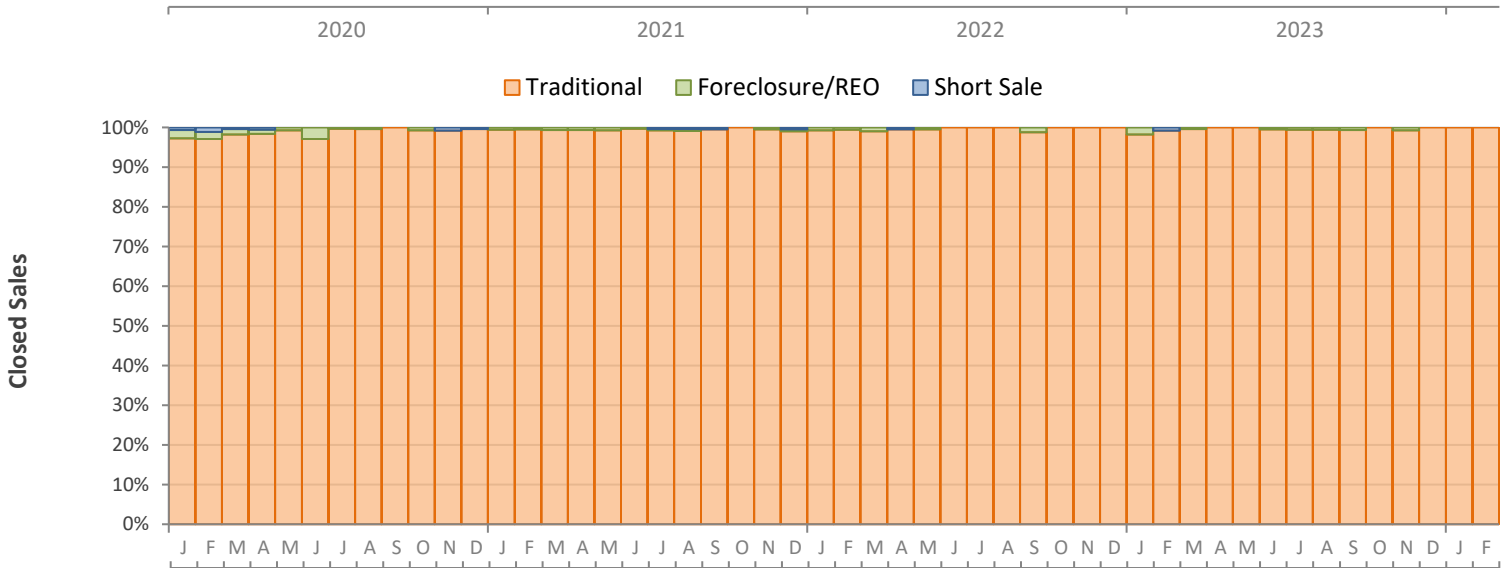
# Monthly Distressed Market - February 2024

## Single-Family Homes

### Martin County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	163	120	35.8%
	Median Sale Price	\$650,000	\$542,500	19.8%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$375,000	N/A



Produced by Florida 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, March 21, 2024. Next data release is Thursday, April 18, 2024.