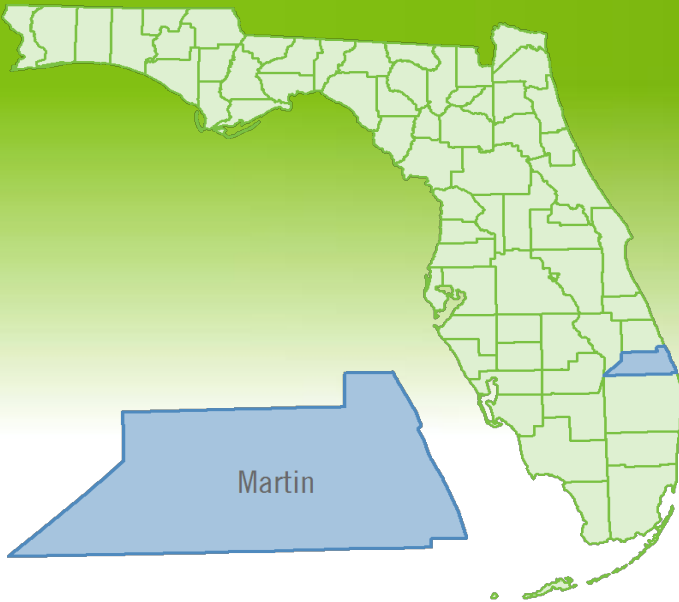


# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County



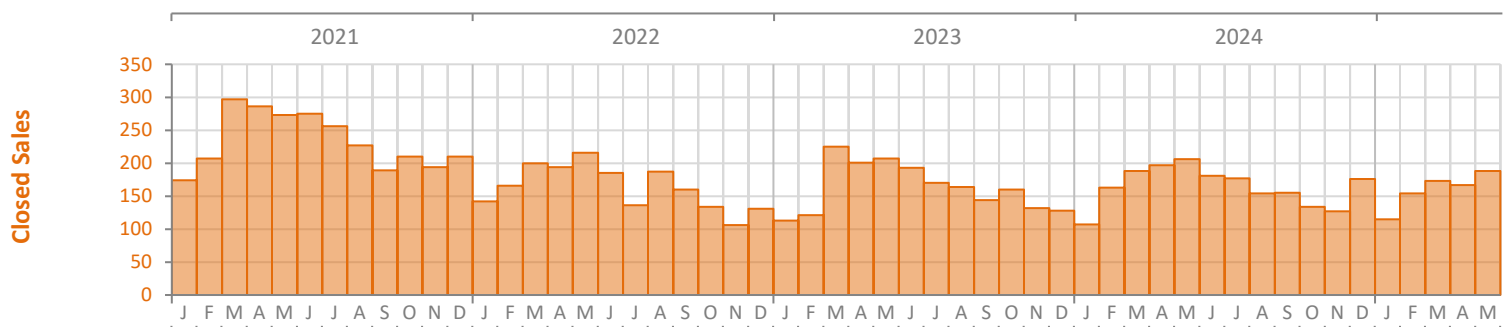
Summary Statistics	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	188	206	-8.7%
Paid in Cash	86	118	-27.1%
Median Sale Price	\$609,500	\$573,995	6.2%
Average Sale Price	\$1,058,509	\$1,046,147	1.2%
Dollar Volume	\$199.0 Million	\$215.5 Million	-7.7%
Median Percent of Original List Price Received	94.1%	94.5%	-0.4%
Median Time to Contract	54 Days	39 Days	38.5%
Median Time to Sale	101 Days	76 Days	32.9%
New Pending Sales	158	182	-13.2%
New Listings	221	274	-19.3%
Pending Inventory	228	261	-12.6%
Inventory (Active Listings)	1,008	722	39.6%
Months Supply of Inventory	6.4	4.4	45.5%

## 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	797	-7.4%
<b>May 2025</b>	<b>188</b>	<b>-8.7%</b>
April 2025	167	-15.2%
March 2025	173	-8.0%
February 2025	154	-5.5%
January 2025	115	7.5%
December 2024	176	37.5%
November 2024	127	-3.8%
October 2024	134	-16.3%
September 2024	155	7.6%
August 2024	154	-6.1%
July 2024	177	4.1%
June 2024	181	-6.2%
May 2024	206	-0.5%



# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

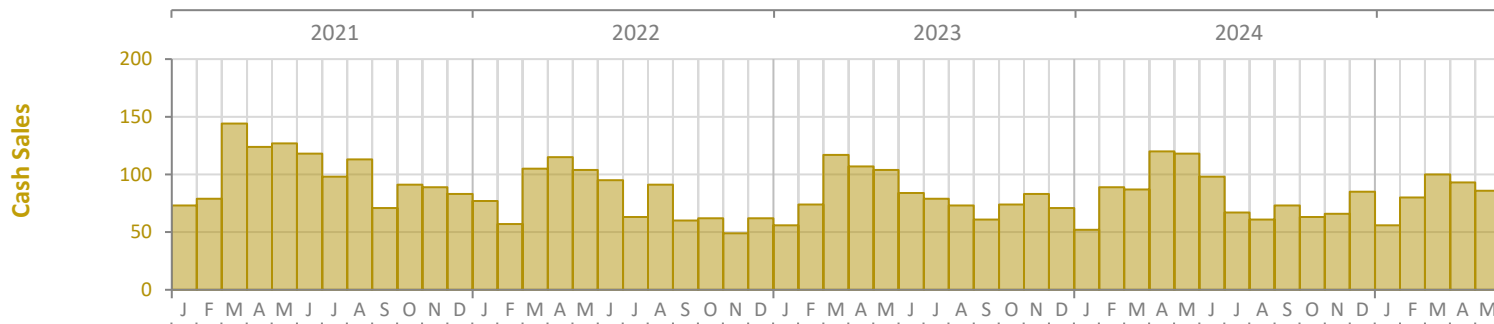


## Cash Sales

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	415	-10.9%
<b>May 2025</b>	<b>86</b>	<b>-27.1%</b>
April 2025	93	-22.5%
March 2025	100	14.9%
February 2025	80	-10.1%
January 2025	56	7.7%
December 2024	85	19.7%
November 2024	66	-20.5%
October 2024	63	-14.9%
September 2024	73	19.7%
August 2024	61	-16.4%
July 2024	67	-15.2%
June 2024	98	16.7%
May 2024	118	13.5%

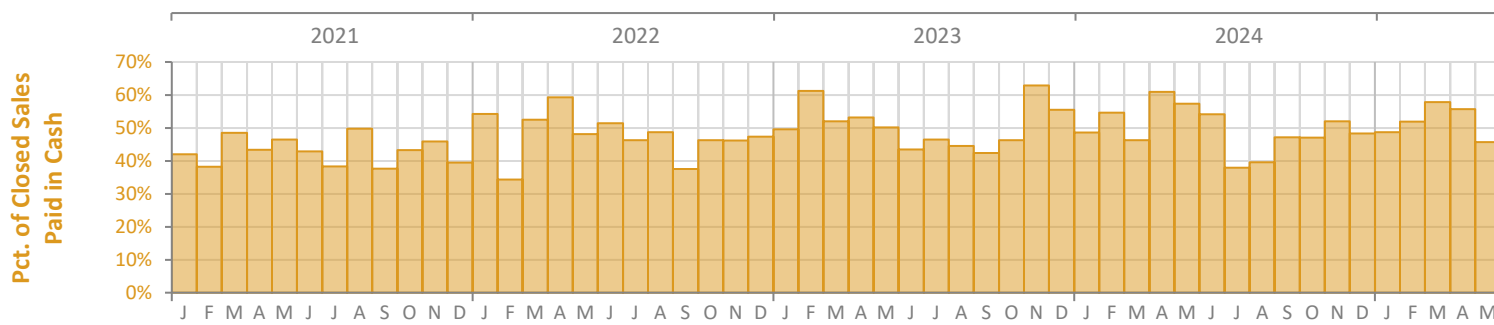


## Cash Sales as a Percentage of Closed Sales

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	52.1%	-3.7%
<b>May 2025</b>	<b>45.7%</b>	<b>-20.2%</b>
April 2025	55.7%	-8.5%
March 2025	57.8%	24.8%
February 2025	51.9%	-4.9%
January 2025	48.7%	0.2%
December 2024	48.3%	-13.0%
November 2024	52.0%	-17.3%
October 2024	47.0%	1.5%
September 2024	47.1%	11.1%
August 2024	39.6%	-11.0%
July 2024	37.9%	-18.5%
June 2024	54.1%	24.4%
May 2024	57.3%	14.1%



# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

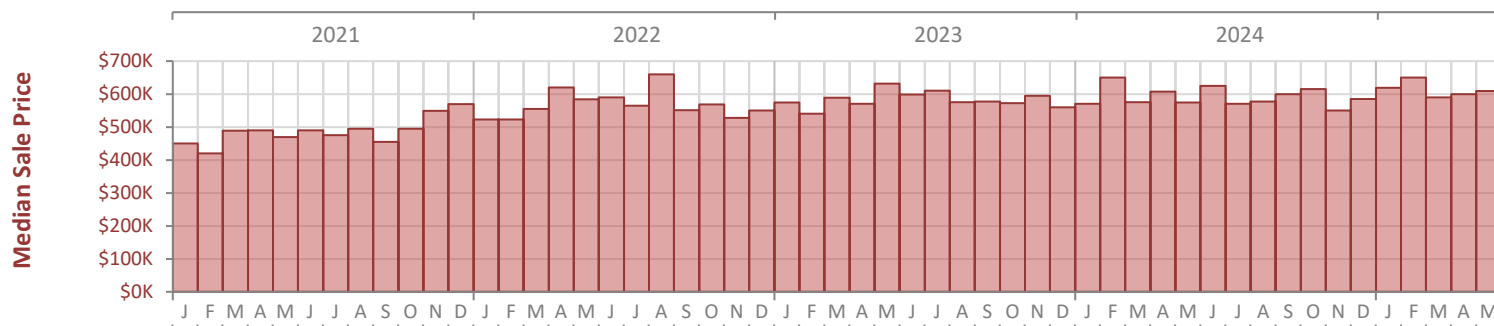


## Median Sale Price

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	\$600,000	0.8%
<b>May 2025</b>	<b>\$609,500</b>	<b>6.2%</b>
April 2025	\$600,000	-1.2%
March 2025	\$590,000	2.6%
February 2025	\$649,950	0.0%
January 2025	\$619,000	8.6%
December 2024	\$585,000	4.5%
November 2024	\$550,000	-7.6%
October 2024	\$615,000	7.5%
September 2024	\$600,000	3.9%
August 2024	\$577,500	0.4%
July 2024	\$570,000	-6.6%
June 2024	\$625,000	4.4%
May 2024	\$573,995	-9.2%

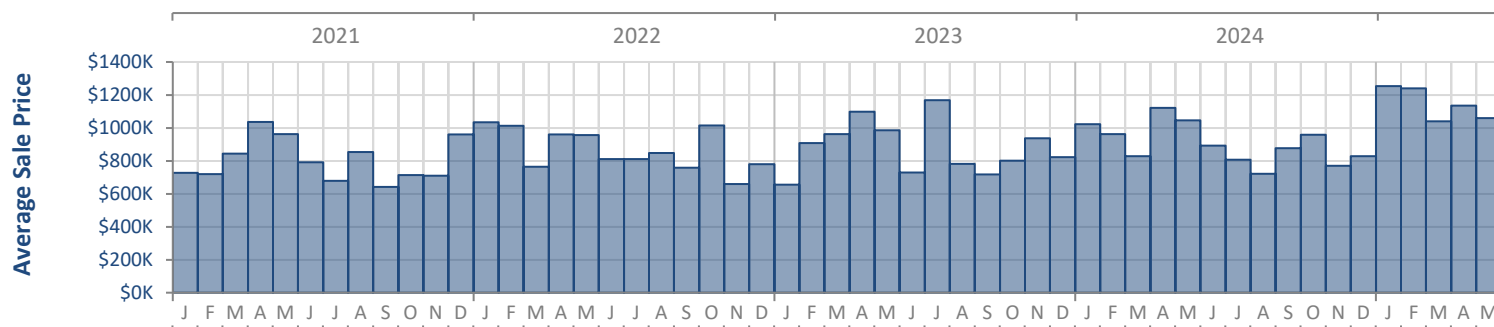


## Average Sale Price

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	\$1,133,537	13.7%
<b>May 2025</b>	<b>\$1,058,509</b>	<b>1.2%</b>
April 2025	\$1,134,264	1.1%
March 2025	\$1,039,095	25.5%
February 2025	\$1,240,577	28.9%
January 2025	\$1,253,871	22.5%
December 2024	\$828,809	0.8%
November 2024	\$770,569	-17.7%
October 2024	\$957,904	19.6%
September 2024	\$877,388	22.1%
August 2024	\$720,604	-7.9%
July 2024	\$806,749	-31.0%
June 2024	\$892,934	22.6%
May 2024	\$1,046,147	6.1%



# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

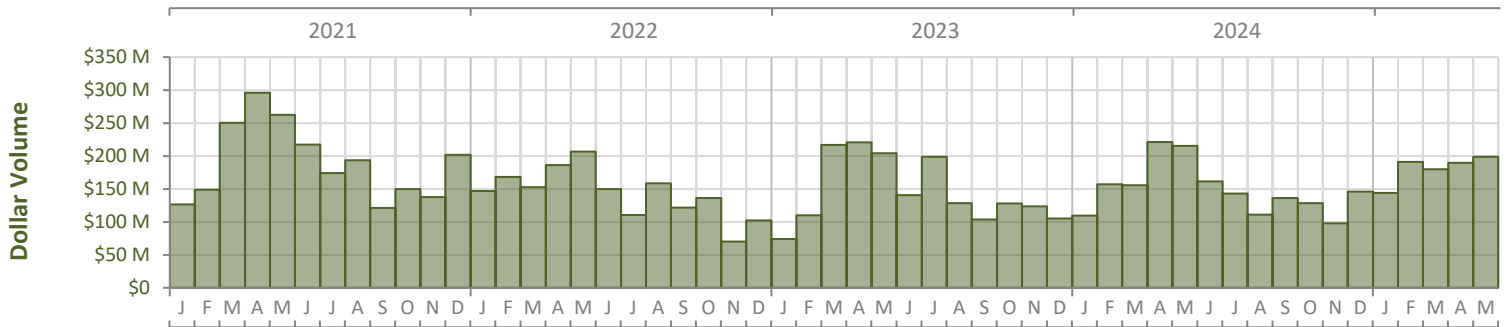


## Dollar Volume

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	\$903.4 Million	5.2%
<b>May 2025</b>	<b>\$199.0 Million</b>	<b>-7.7%</b>
April 2025	\$189.4 Million	-14.3%
March 2025	\$179.8 Million	15.5%
February 2025	\$191.0 Million	21.8%
January 2025	\$144.2 Million	31.7%
December 2024	\$145.9 Million	38.6%
November 2024	\$97.9 Million	-20.8%
October 2024	\$128.4 Million	0.2%
September 2024	\$136.0 Million	31.4%
August 2024	\$111.0 Million	-13.5%
July 2024	\$142.8 Million	-28.1%
June 2024	\$161.6 Million	15.0%
May 2024	\$215.5 Million	5.6%

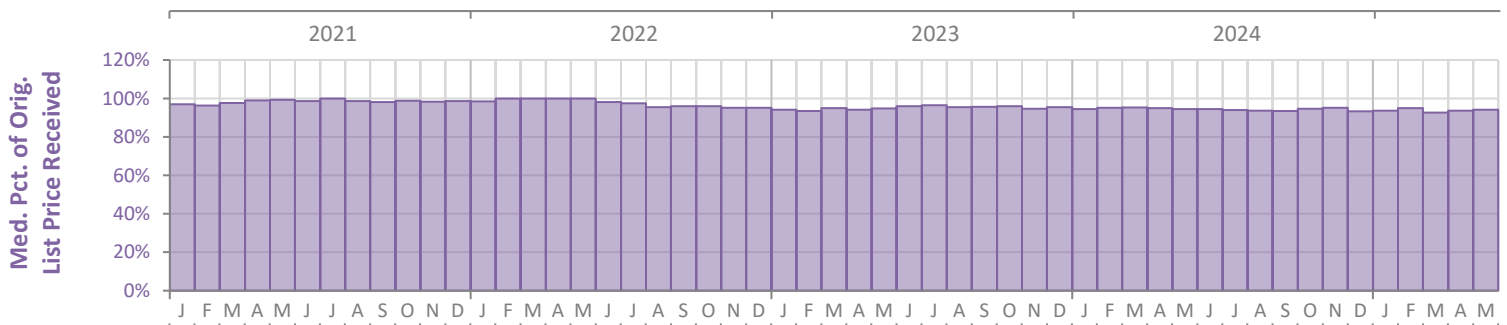


## Median Percent of Original List Price Received

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	93.6%	-1.5%
<b>May 2025</b>	<b>94.1%</b>	<b>-0.4%</b>
April 2025	93.6%	-1.4%
March 2025	92.6%	-2.8%
February 2025	94.9%	-0.3%
January 2025	93.6%	-1.0%
December 2024	93.3%	-2.2%
November 2024	95.2%	0.6%
October 2024	94.6%	-1.5%
September 2024	93.5%	-2.2%
August 2024	93.7%	-1.8%
July 2024	93.9%	-2.6%
June 2024	94.4%	-1.7%
May 2024	94.5%	-0.3%



# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

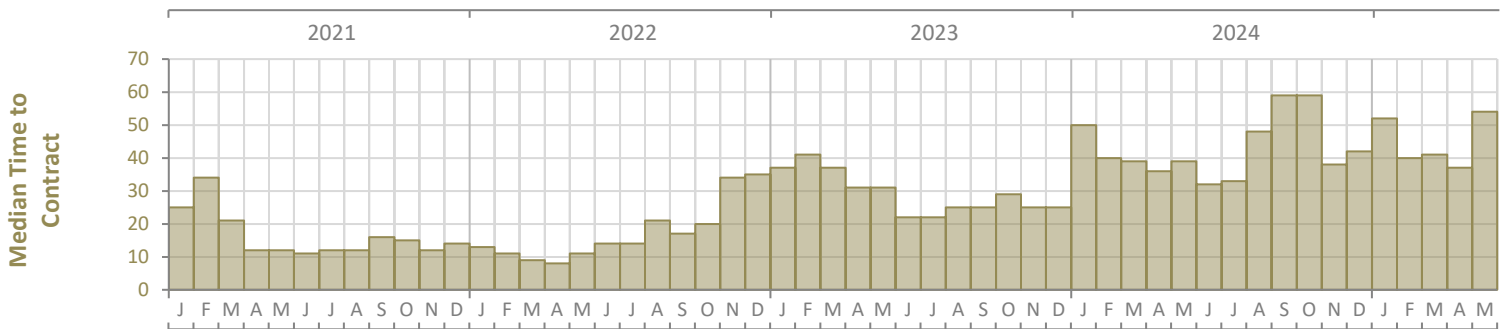


## Median Time to Contract

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	50 Days	16.3%
<b>May 2025</b>	<b>54 Days</b>	<b>38.5%</b>
April 2025	37 Days	2.8%
March 2025	41 Days	5.1%
February 2025	40 Days	0.0%
January 2025	52 Days	4.0%
December 2024	42 Days	68.0%
November 2024	38 Days	52.0%
October 2024	59 Days	103.4%
September 2024	59 Days	136.0%
August 2024	48 Days	92.0%
July 2024	33 Days	50.0%
June 2024	32 Days	45.5%
May 2024	39 Days	25.8%

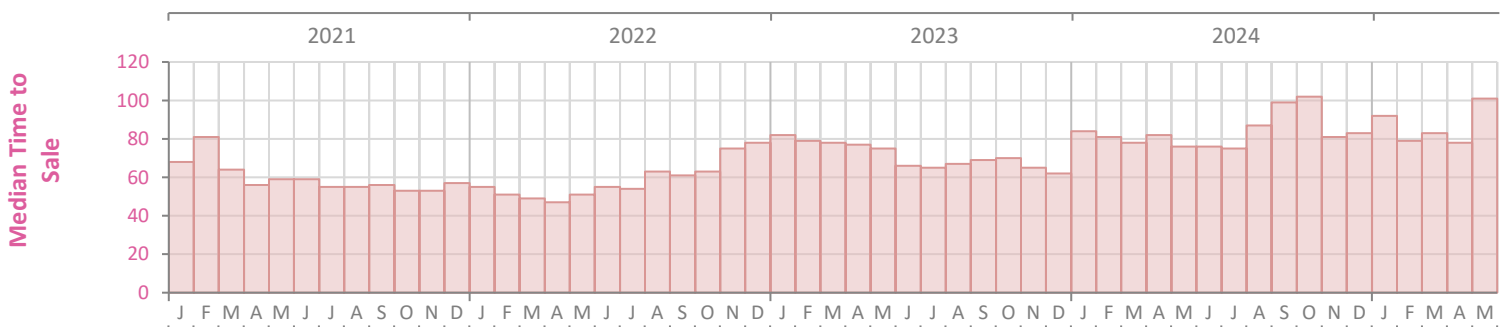


## Median Time to Sale

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	92 Days	9.5%
<b>May 2025</b>	<b>101 Days</b>	<b>32.9%</b>
April 2025	78 Days	-4.9%
March 2025	83 Days	6.4%
February 2025	79 Days	-2.5%
January 2025	92 Days	9.5%
December 2024	83 Days	33.9%
November 2024	81 Days	24.6%
October 2024	102 Days	45.7%
September 2024	99 Days	43.5%
August 2024	87 Days	29.9%
July 2024	75 Days	15.4%
June 2024	76 Days	15.2%
May 2024	76 Days	1.3%

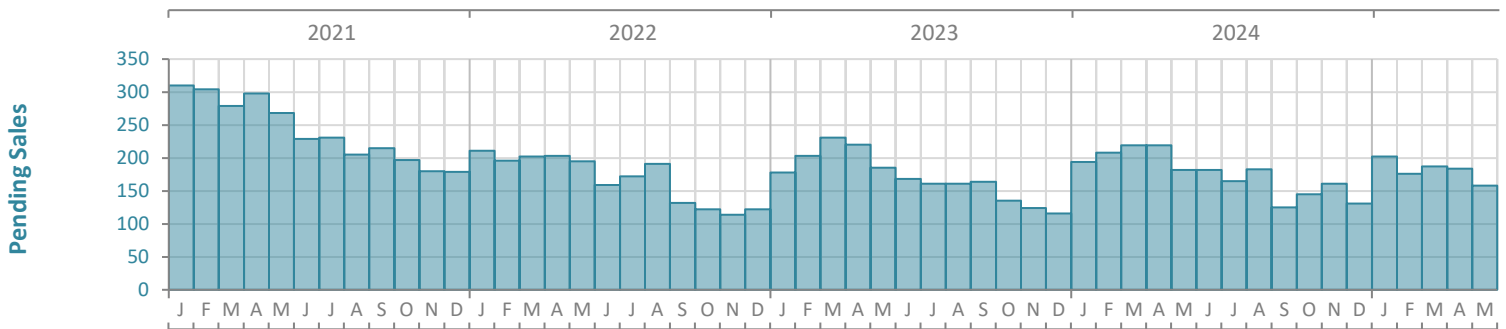


## New Pending Sales

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	907	-11.3%
<b>May 2025</b>	<b>158</b>	<b>-13.2%</b>
April 2025	184	-16.0%
March 2025	187	-14.6%
February 2025	176	-15.4%
January 2025	202	4.1%
December 2024	131	12.9%
November 2024	161	29.8%
October 2024	145	7.4%
September 2024	125	-23.8%
August 2024	183	13.7%
July 2024	165	2.5%
June 2024	182	8.3%
May 2024	182	-1.6%

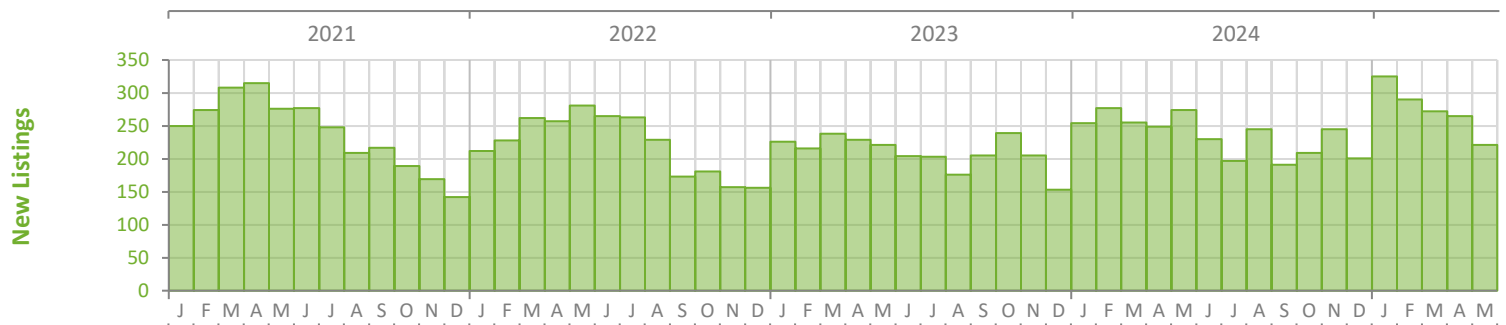


## New Listings

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	1,373	4.9%
<b>May 2025</b>	<b>221</b>	<b>-19.3%</b>
April 2025	265	6.4%
March 2025	272	6.7%
February 2025	290	4.7%
January 2025	325	28.0%
December 2024	201	31.4%
November 2024	245	19.5%
October 2024	209	-12.6%
September 2024	191	-6.8%
August 2024	245	39.2%
July 2024	197	-3.0%
June 2024	230	12.7%
May 2024	274	24.0%





# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

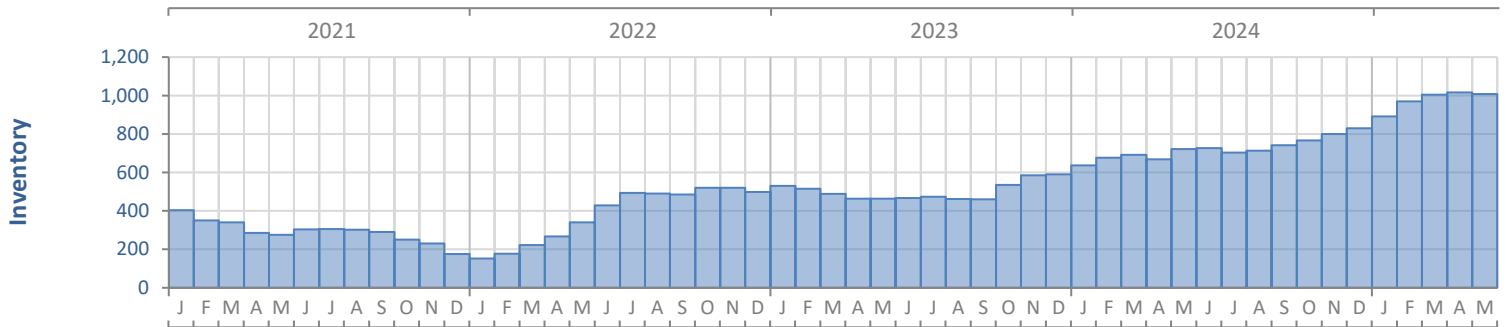


## Inventory (Active Listings)

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)	978	44.0%
<b>May 2025</b>	<b>1,008</b>	<b>39.6%</b>
April 2025	1,016	51.9%
March 2025	1,005	45.4%
February 2025	969	43.1%
January 2025	892	40.3%
December 2024	829	40.5%
November 2024	800	36.8%
October 2024	767	43.1%
September 2024	742	61.0%
August 2024	713	54.3%
July 2024	704	48.8%
June 2024	727	55.7%
May 2024	722	55.9%

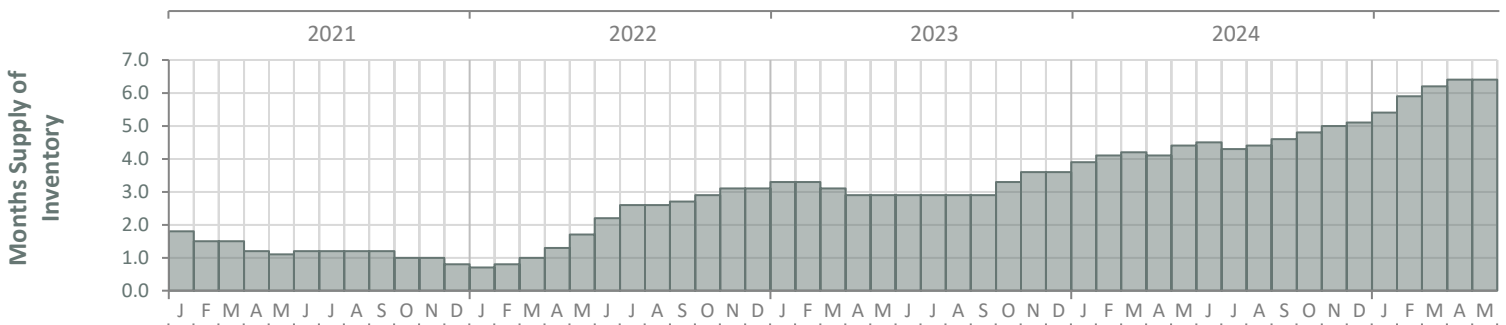


## Months Supply of Inventory

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)	6.1	48.8%
<b>May 2025</b>	<b>6.4</b>	<b>45.5%</b>
April 2025	6.4	56.1%
March 2025	6.2	47.6%
February 2025	5.9	43.9%
January 2025	5.4	38.5%
December 2024	5.1	41.7%
November 2024	5.0	38.9%
October 2024	4.8	45.5%
September 2024	4.6	58.6%
August 2024	4.4	51.7%
July 2024	4.3	48.3%
June 2024	4.5	55.2%
May 2024	4.4	51.7%



# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

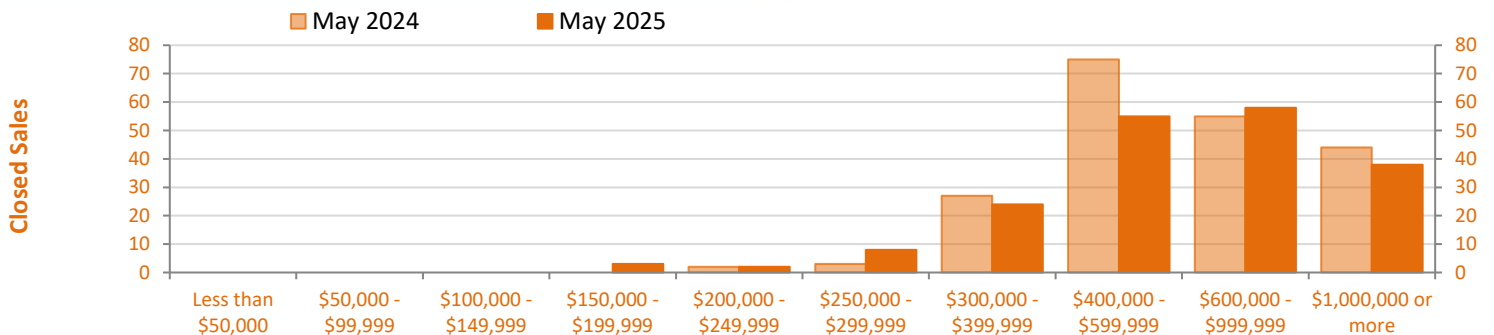


## Closed Sales by Sale Price

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 \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	3	N/A
\$200,000 - \$249,999	2	0.0%
\$250,000 - \$299,999	8	166.7%
\$300,000 - \$399,999	24	-11.1%
\$400,000 - \$599,999	55	-26.7%
\$600,000 - \$999,999	58	5.5%
\$1,000,000 or more	38	-13.6%

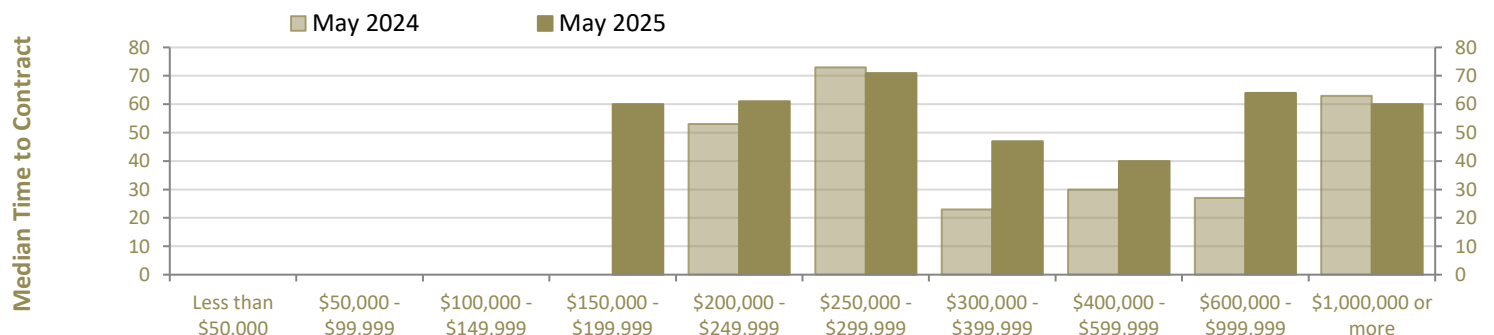


## Median Time to Contract by Sale Price

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	60 Days	N/A
\$200,000 - \$249,999	61 Days	15.1%
\$250,000 - \$299,999	71 Days	-2.7%
\$300,000 - \$399,999	47 Days	104.3%
\$400,000 - \$599,999	40 Days	33.3%
\$600,000 - \$999,999	64 Days	137.0%
\$1,000,000 or more	60 Days	-4.8%





# Monthly Market Detail - May 2025

## Single-Family Homes

### Martin County

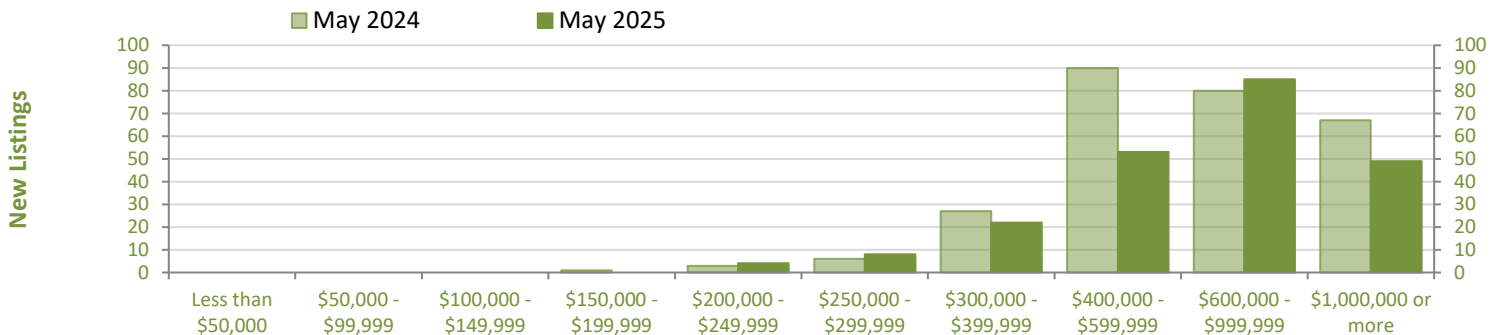


## New Listings by Initial Listing Price

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 \$50,000	0	N/A
\$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	4	33.3%
\$250,000 - \$299,999	8	33.3%
\$300,000 - \$399,999	22	-18.5%
\$400,000 - \$599,999	53	-41.1%
\$600,000 - \$999,999	85	6.3%
\$1,000,000 or more	49	-26.9%

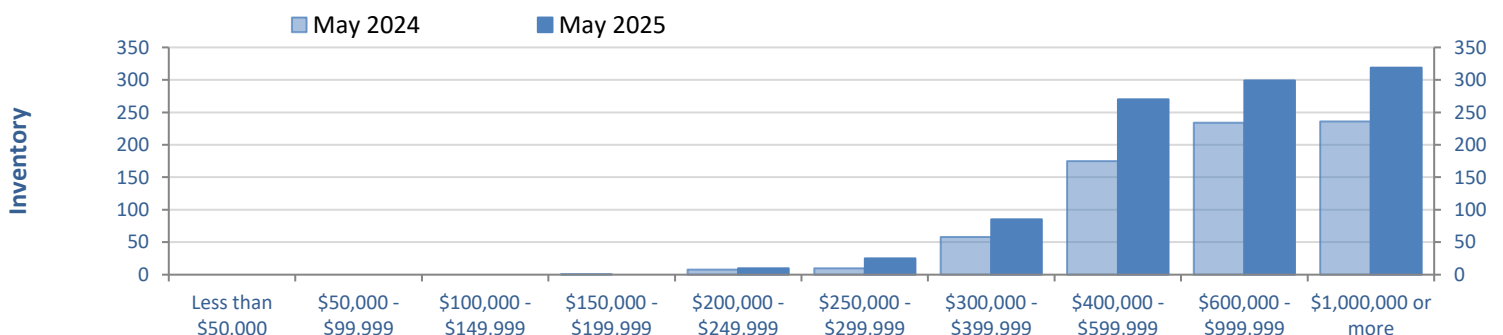


## Inventory by Current Listing Price

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.

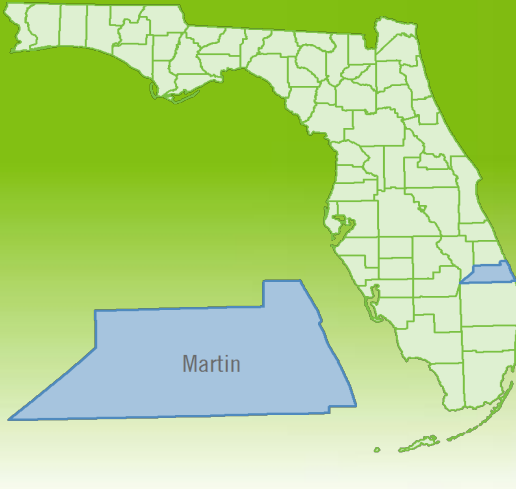
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	N/A
\$100,000 - \$149,999	0	N/A
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	10	25.0%
\$250,000 - \$299,999	25	150.0%
\$300,000 - \$399,999	85	46.6%
\$400,000 - \$599,999	270	54.3%
\$600,000 - \$999,999	299	27.8%
\$1,000,000 or more	319	35.2%



# Monthly Distressed Market - May 2025

## Single-Family Homes

### Martin County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	187	205	-8.8%
	Median Sale Price	\$610,000	\$580,000	5.2%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$449,900	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$393,500	(No Sales)	N/A

