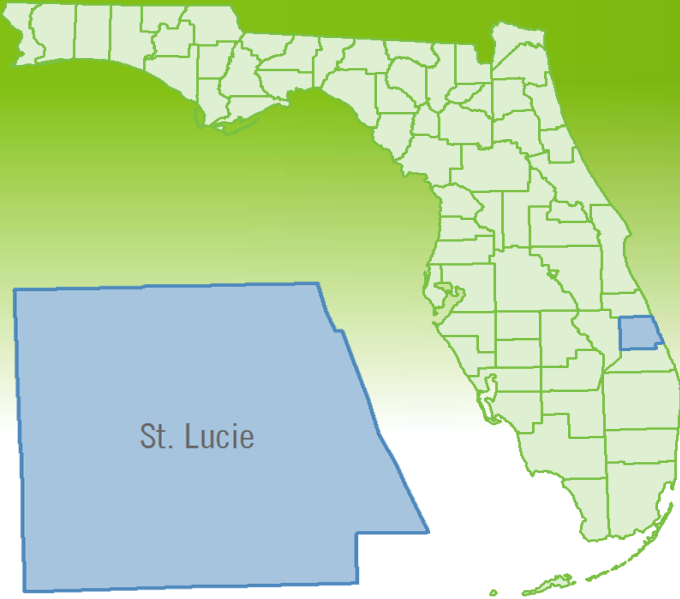


# Monthly Market Detail - February 2026

## Single-Family Homes

### St. Lucie County



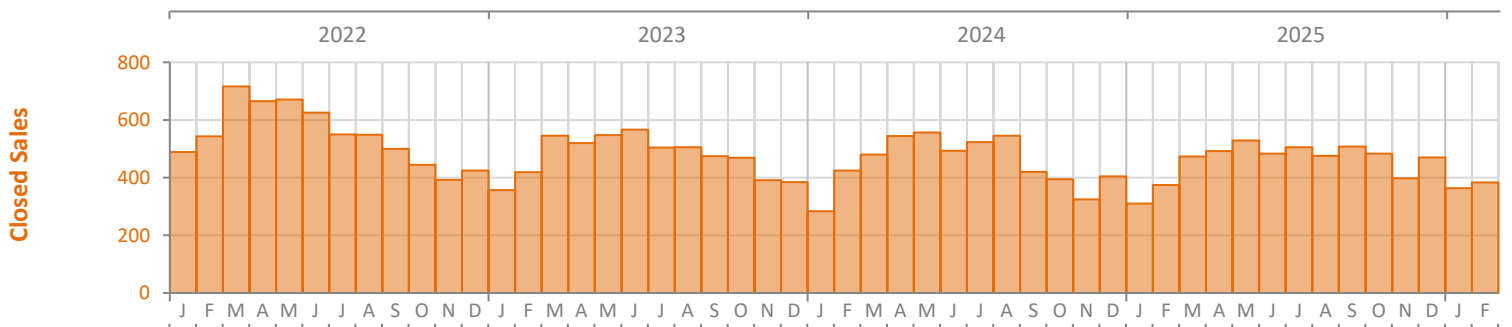
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	383	374	2.4%
Paid in Cash	124	94	31.9%
Median Sale Price	\$390,000	\$390,500	-0.1%
Average Sale Price	\$420,206	\$441,346	-4.8%
Dollar Volume	\$160.9 Million	\$165.1 Million	-2.5%
Median Percent of Original List Price Received	94.9%	95.9%	-1.0%
Median Time to Contract	58 Days	60 Days	-3.3%
Median Time to Sale	94 Days	97 Days	-3.1%
New Pending Sales	493	474	4.0%
New Listings	670	755	-11.3%
Pending Inventory	702	671	4.6%
Inventory (Active Listings)	2,463	2,747	-10.3%
Months Supply of Inventory	5.3	6.1	-13.1%

## 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	746	9.1%
<b>February 2026</b>	<b>383</b>	<b>2.4%</b>
January 2026	363	17.1%
December 2025	470	16.3%
November 2025	398	22.5%
October 2025	483	22.3%
September 2025	508	21.0%
August 2025	475	-12.8%
July 2025	505	-3.4%
June 2025	483	-2.0%
May 2025	529	-4.9%
April 2025	492	-9.6%
March 2025	473	-1.5%
February 2025	374	-12.0%

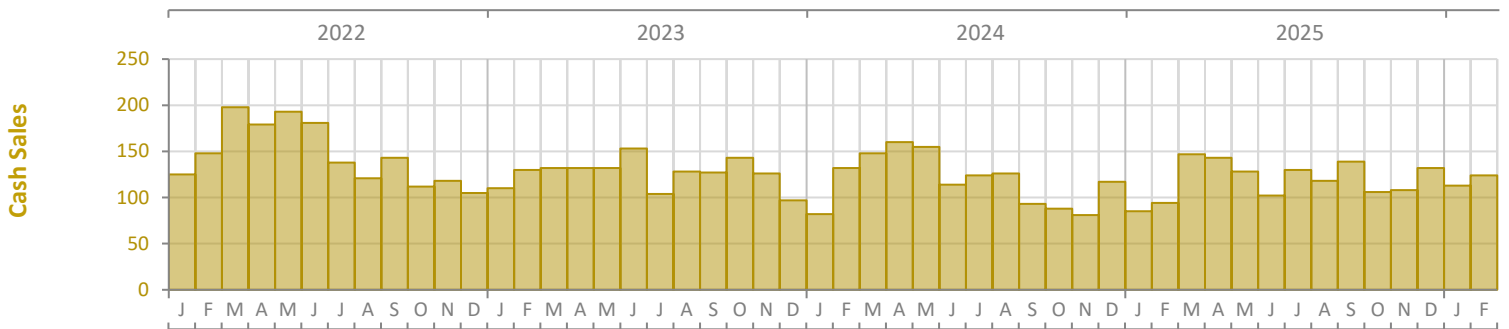


## Cash Sales

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	237	32.4%
<b>February 2026</b>	<b>124</b>	<b>31.9%</b>
January 2026	113	32.9%
December 2025	132	12.8%
November 2025	108	33.3%
October 2025	106	20.5%
September 2025	139	49.5%
August 2025	118	-6.3%
July 2025	130	4.8%
June 2025	102	-10.5%
May 2025	128	-17.4%
April 2025	143	-10.6%
March 2025	147	-0.7%
February 2025	94	-28.8%

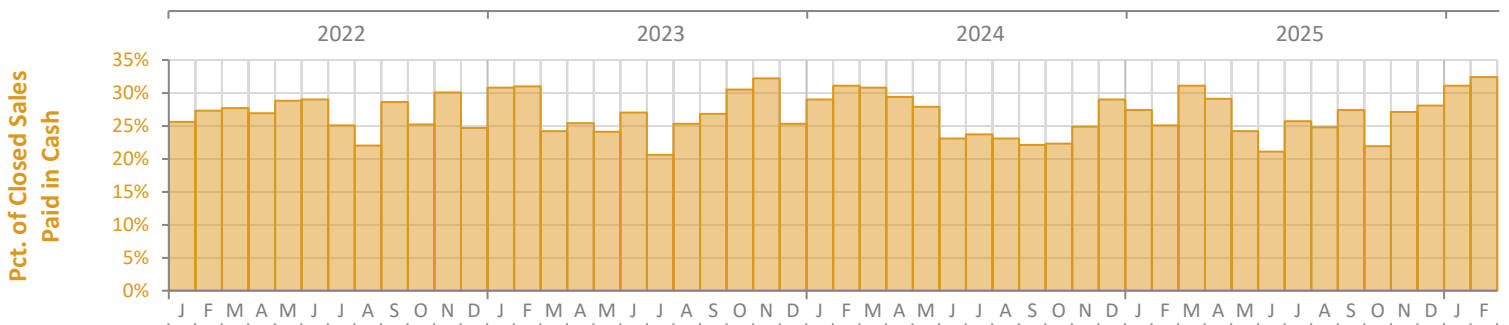


## Cash Sales as a Percentage of Closed Sales

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	31.8%	21.4%
<b>February 2026</b>	<b>32.4%</b>	<b>29.1%</b>
January 2026	31.1%	13.5%
December 2025	28.1%	-3.1%
November 2025	27.1%	8.8%
October 2025	21.9%	-1.8%
September 2025	27.4%	24.0%
August 2025	24.8%	7.4%
July 2025	25.7%	8.4%
June 2025	21.1%	-8.7%
May 2025	24.2%	-13.3%
April 2025	29.1%	-1.0%
March 2025	31.1%	1.0%
February 2025	25.1%	-19.3%

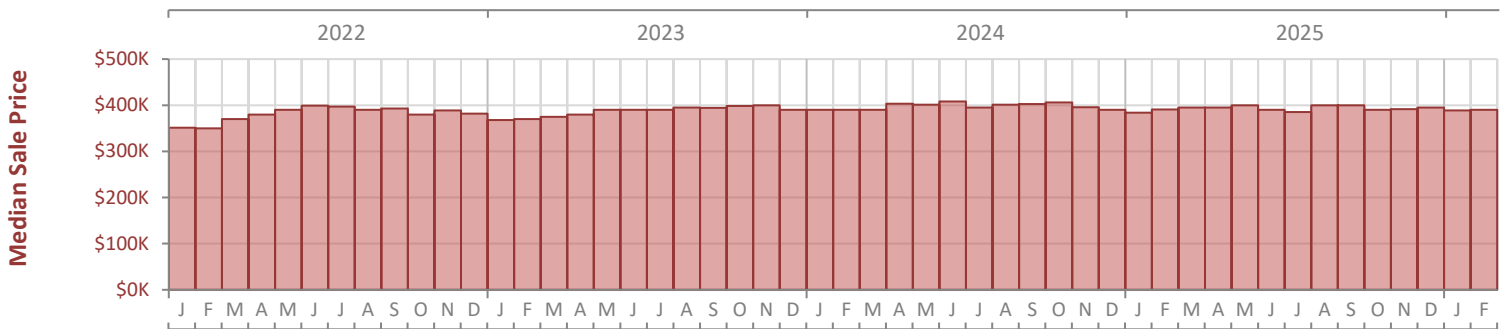


## Median Sale Price

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	\$390,000	0.3%
<b>February 2026</b>	<b>\$390,000</b>	<b>-0.1%</b>
January 2026	\$389,000	1.3%
December 2025	\$395,000	1.3%
November 2025	\$391,750	-0.9%
October 2025	\$390,000	-3.9%
September 2025	\$400,000	-0.6%
August 2025	\$400,000	-0.3%
July 2025	\$385,000	-2.5%
June 2025	\$390,000	-4.5%
May 2025	\$400,000	-0.3%
April 2025	\$395,000	-2.1%
March 2025	\$395,000	1.3%
February 2025	\$390,500	0.1%

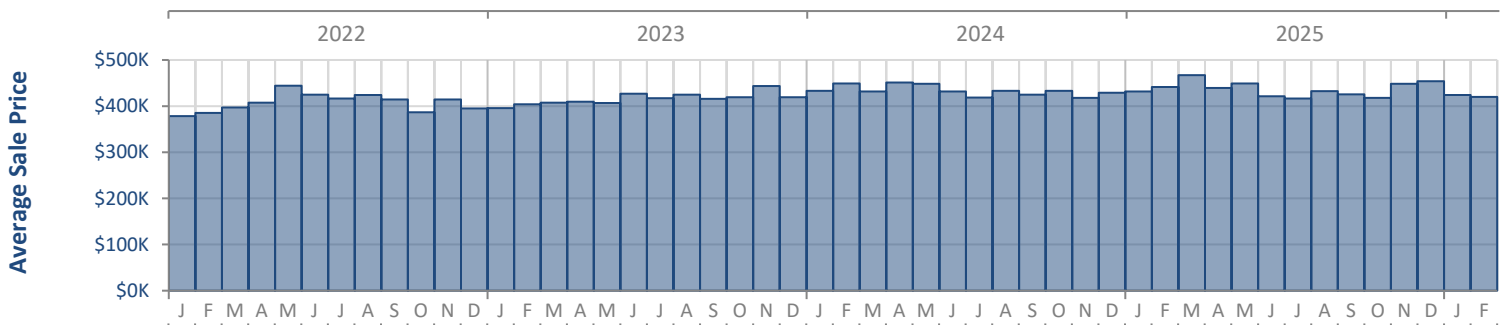


## Average Sale Price

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	\$422,056	-3.4%
<b>February 2026</b>	<b>\$420,206</b>	<b>-4.8%</b>
January 2026	\$424,007	-1.8%
December 2025	\$453,860	5.7%
November 2025	\$448,335	7.3%
October 2025	\$417,869	-3.5%
September 2025	\$425,737	0.2%
August 2025	\$432,357	-0.1%
July 2025	\$416,332	-0.5%
June 2025	\$421,654	-2.4%
May 2025	\$448,970	0.1%
April 2025	\$439,203	-2.7%
March 2025	\$467,364	8.2%
February 2025	\$441,346	-1.7%



# Monthly Market Detail - February 2026

## Single-Family Homes

### St. Lucie County

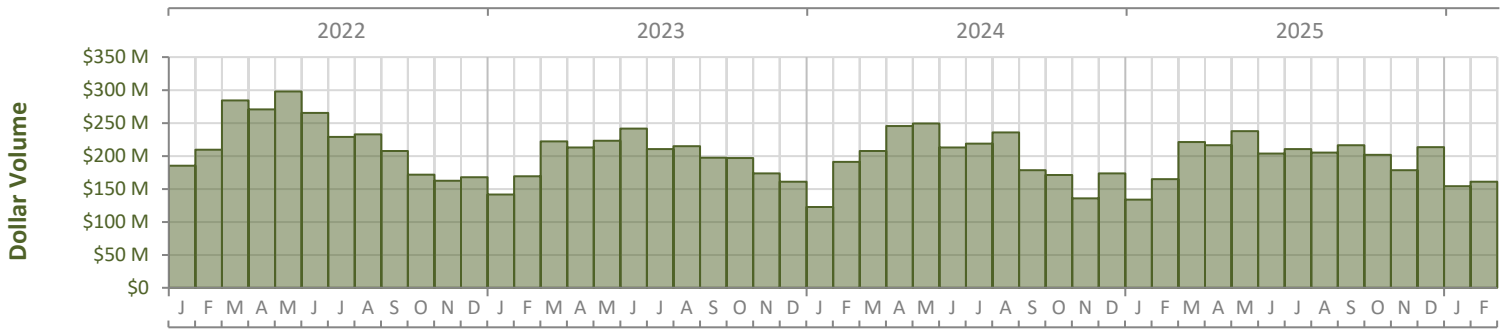


## Dollar Volume

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

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

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$314.9 Million	5.3%
<b>February 2026</b>	<b>\$160.9 Million</b>	<b>-2.5%</b>
January 2026	\$153.9 Million	15.0%
December 2025	\$213.3 Million	23.0%
November 2025	\$178.4 Million	31.4%
October 2025	\$201.8 Million	18.0%
September 2025	\$216.3 Million	21.2%
August 2025	\$205.4 Million	-12.9%
July 2025	\$210.2 Million	-3.9%
June 2025	\$203.7 Million	-4.4%
May 2025	\$237.5 Million	-4.8%
April 2025	\$216.1 Million	-12.0%
March 2025	\$221.1 Million	6.6%
February 2025	\$165.1 Million	-13.5%

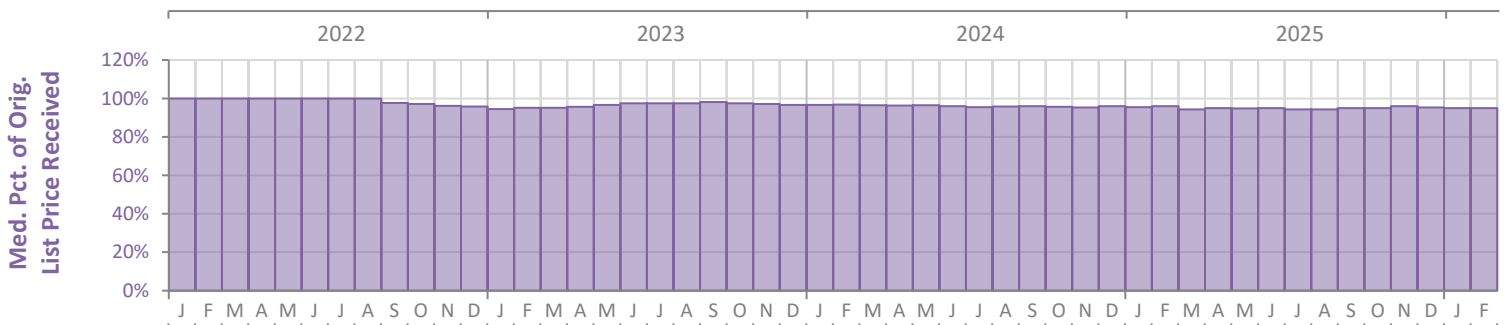


## Median Percent of Original List Price Received

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	95.0%	-0.6%
<b>February 2026</b>	<b>94.9%</b>	<b>-1.0%</b>
January 2026	95.0%	-0.5%
December 2025	95.3%	-0.6%
November 2025	96.0%	0.7%
October 2025	95.0%	-0.6%
September 2025	95.0%	-1.0%
August 2025	94.3%	-1.6%
July 2025	94.3%	-1.3%
June 2025	94.9%	-1.0%
May 2025	94.8%	-1.8%
April 2025	95.0%	-1.3%
March 2025	94.3%	-2.3%
February 2025	95.9%	-0.9%

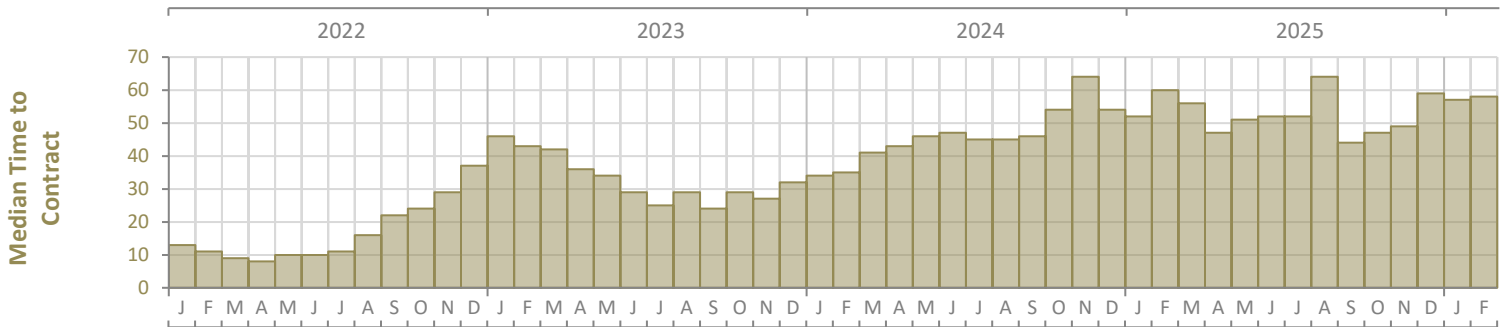


## Median Time to Contract

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	62 Days	6.9%
<b>February 2026</b>	<b>58 Days</b>	<b>-3.3%</b>
January 2026	57 Days	9.6%
December 2025	59 Days	9.3%
November 2025	49 Days	-23.4%
October 2025	47 Days	-13.0%
September 2025	44 Days	-4.3%
August 2025	64 Days	42.2%
July 2025	52 Days	15.6%
June 2025	52 Days	10.6%
May 2025	51 Days	10.9%
April 2025	47 Days	9.3%
March 2025	56 Days	36.6%
February 2025	60 Days	71.4%

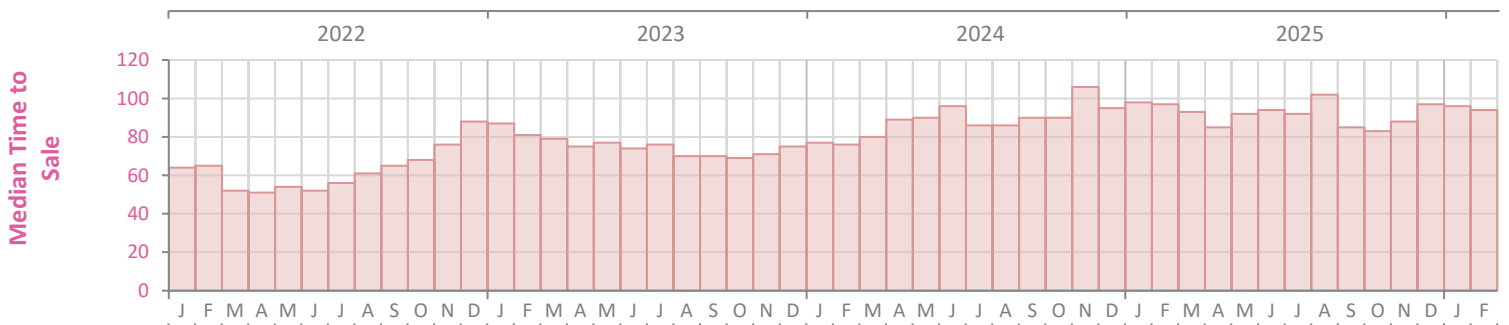


## Median Time to Sale

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	98 Days	-2.0%
<b>February 2026</b>	<b>94 Days</b>	<b>-3.1%</b>
January 2026	96 Days	-2.0%
December 2025	97 Days	2.1%
November 2025	88 Days	-17.0%
October 2025	83 Days	-7.8%
September 2025	85 Days	-5.6%
August 2025	102 Days	18.6%
July 2025	92 Days	7.0%
June 2025	94 Days	-2.1%
May 2025	92 Days	2.2%
April 2025	85 Days	-4.5%
March 2025	93 Days	16.3%
February 2025	97 Days	27.6%

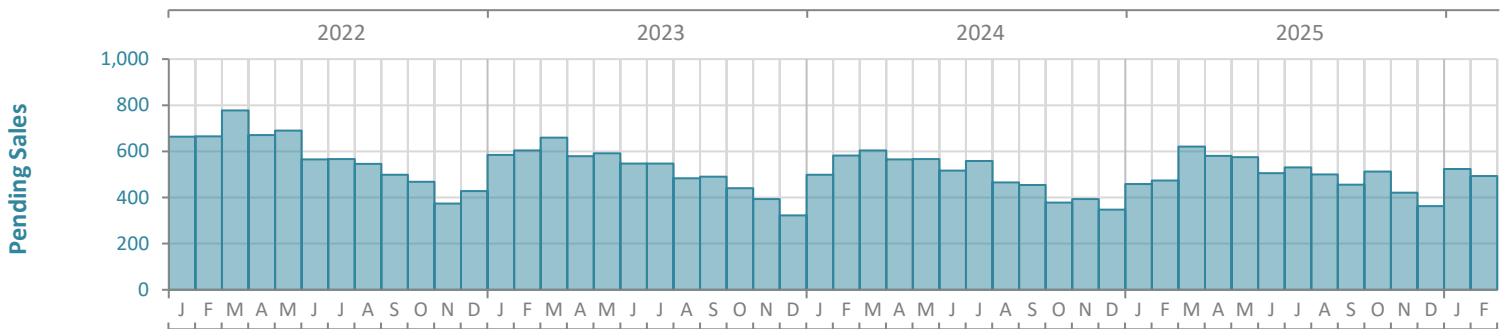


## New Pending Sales

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	1,017	9.0%
<b>February 2026</b>	<b>493</b>	<b>4.0%</b>
January 2026	524	14.2%
December 2025	363	4.3%
November 2025	421	7.1%
October 2025	512	35.4%
September 2025	455	0.2%
August 2025	500	7.3%
July 2025	531	-5.0%
June 2025	505	-2.3%
May 2025	575	1.4%
April 2025	581	2.8%
March 2025	621	2.8%
February 2025	474	-18.6%

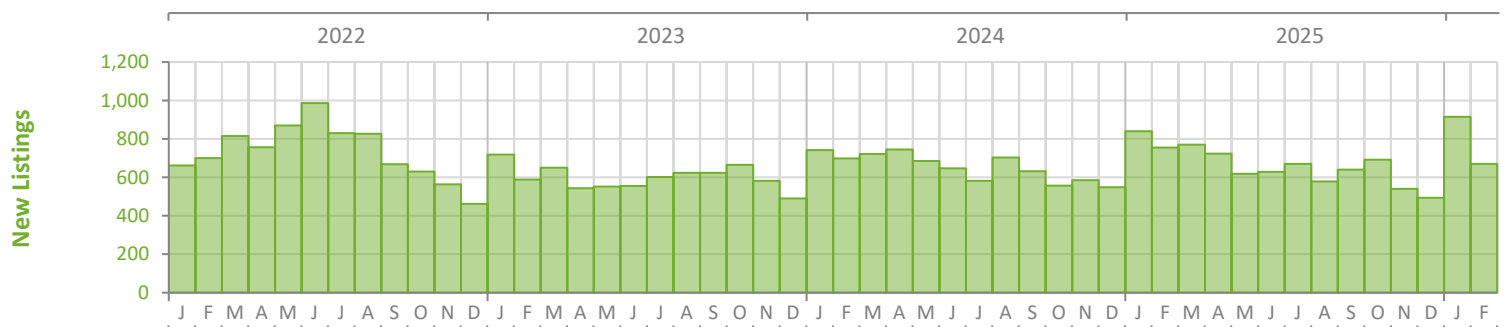


## New Listings

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	1,585	-0.6%
<b>February 2026</b>	<b>670</b>	<b>-11.3%</b>
January 2026	915	9.1%
December 2025	494	-9.9%
November 2025	541	-7.5%
October 2025	692	24.2%
September 2025	640	1.4%
August 2025	579	-17.6%
July 2025	670	15.3%
June 2025	629	-2.8%
May 2025	619	-9.6%
April 2025	723	-3.0%
March 2025	770	6.6%
February 2025	755	8.2%



# Monthly Market Detail - February 2026

## Single-Family Homes

### St. Lucie County

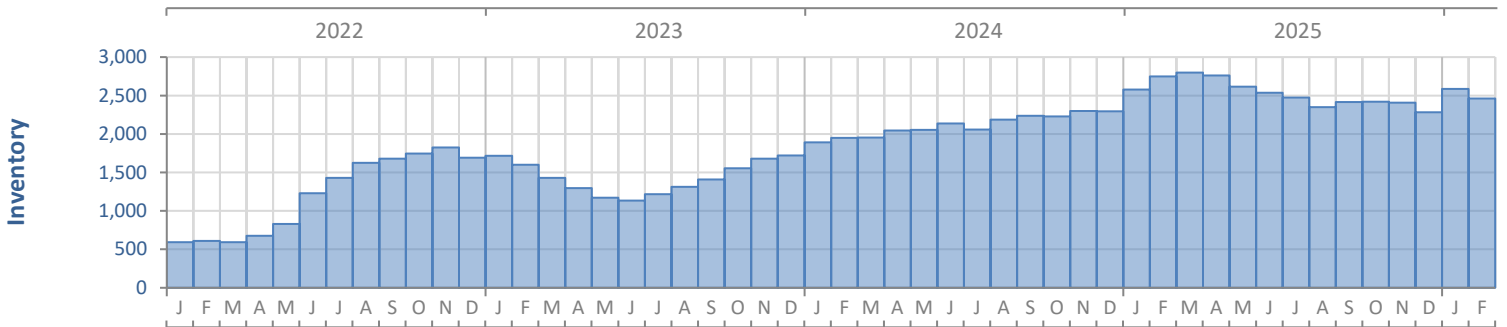


## Inventory (Active Listings)

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

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

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,525	-5.2%
<b>February 2026</b>	<b>2,463</b>	<b>-10.3%</b>
January 2026	2,587	0.3%
December 2025	2,284	-0.4%
November 2025	2,406	4.6%
October 2025	2,421	8.7%
September 2025	2,415	8.1%
August 2025	2,351	7.4%
July 2025	2,475	20.3%
June 2025	2,536	18.6%
May 2025	2,615	27.3%
April 2025	2,763	35.0%
March 2025	2,797	43.1%
February 2025	2,747	40.9%

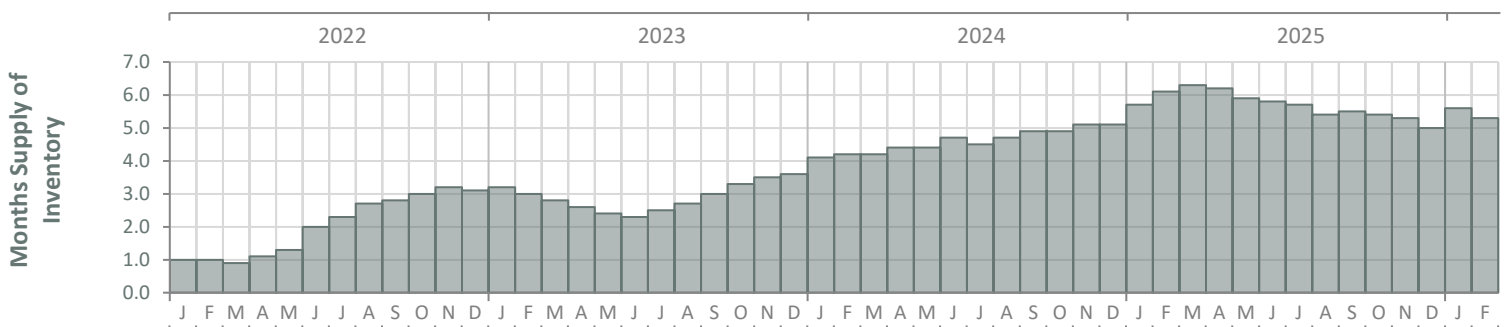


## Months Supply of Inventory

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)	5.5	-6.8%
<b>February 2026</b>	<b>5.3</b>	<b>-13.1%</b>
January 2026	5.6	-1.8%
December 2025	5.0	-2.0%
November 2025	5.3	3.9%
October 2025	5.4	10.2%
September 2025	5.5	12.2%
August 2025	5.4	14.9%
July 2025	5.7	26.7%
June 2025	5.8	23.4%
May 2025	5.9	34.1%
April 2025	6.2	40.9%
March 2025	6.3	50.0%
February 2025	6.1	45.2%

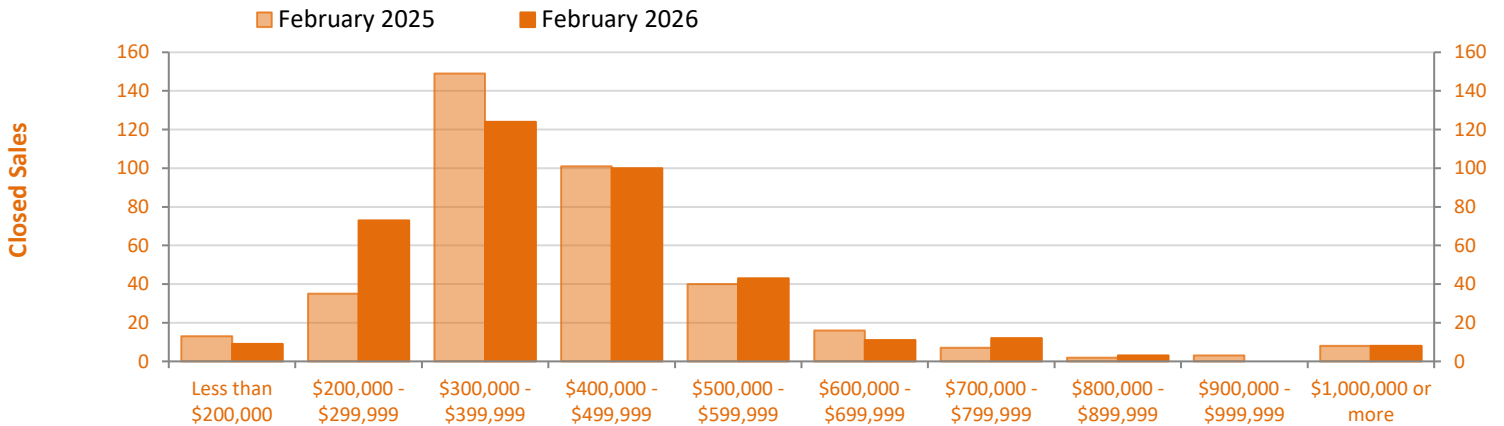


## Closed Sales by Sale Price

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.

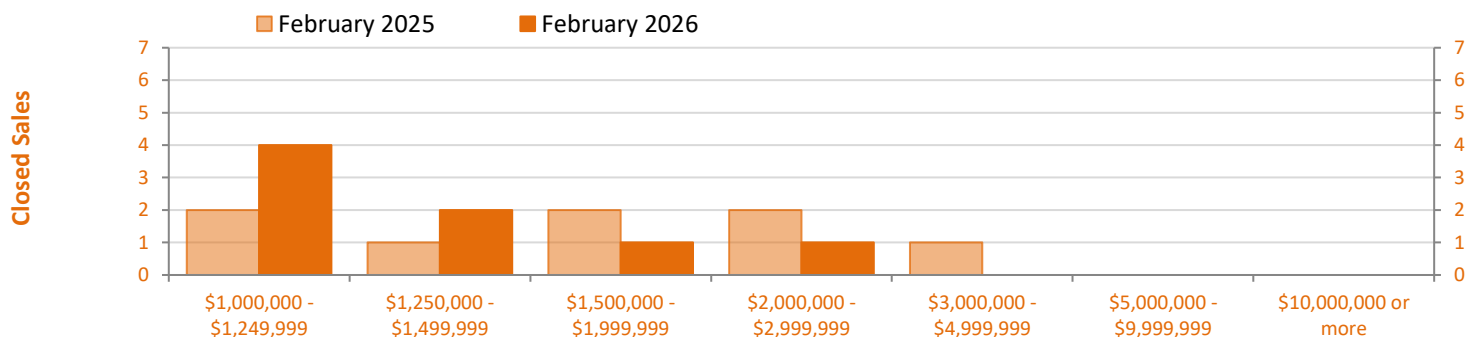
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	9	-30.8%
\$200,000 - \$299,999	73	108.6%
\$300,000 - \$399,999	124	-16.8%
\$400,000 - \$499,999	100	-1.0%
\$500,000 - \$599,999	43	7.5%
\$600,000 - \$699,999	11	-31.3%
\$700,000 - \$799,999	12	71.4%
\$800,000 - \$899,999	3	50.0%
\$900,000 - \$999,999	0	-100.0%
\$1,000,000 or more	8	0.0%



## 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	4	100.0%
\$1,250,000 - \$1,499,999	2	100.0%
\$1,500,000 - \$1,999,999	1	-50.0%
\$2,000,000 - \$2,999,999	1	-50.0%
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

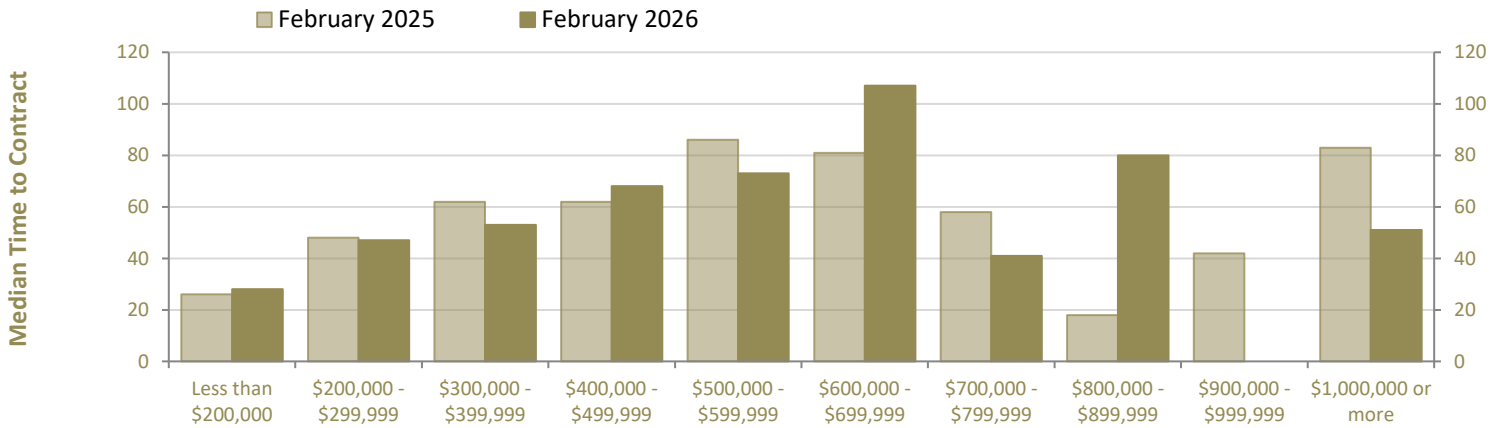


## Median Time to Contract by Sale Price

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.

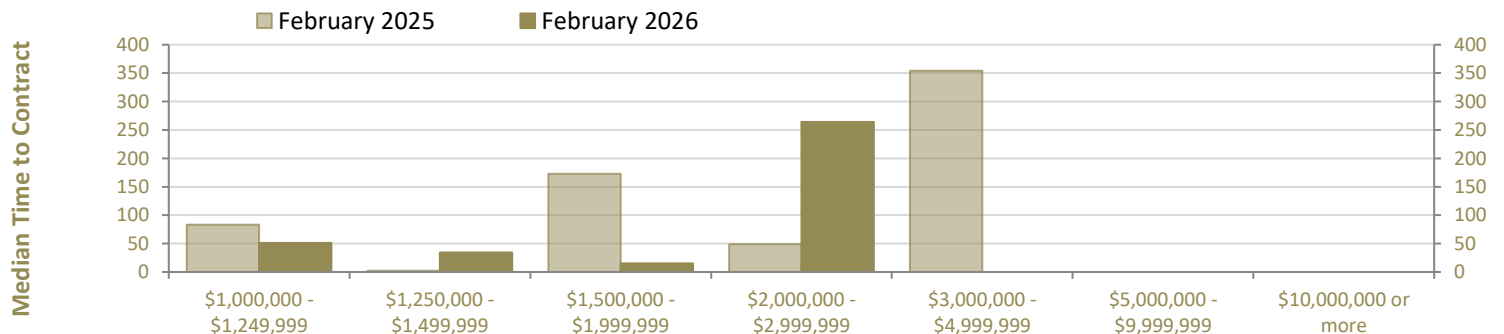
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	28 Days	7.7%
\$200,000 - \$299,999	47 Days	-2.1%
\$300,000 - \$399,999	53 Days	-14.5%
\$400,000 - \$499,999	68 Days	9.7%
\$500,000 - \$599,999	73 Days	-15.1%
\$600,000 - \$699,999	107 Days	32.1%
\$700,000 - \$799,999	41 Days	-29.3%
\$800,000 - \$899,999	80 Days	344.4%
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	51 Days	-38.6%



## 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	51 Days	-38.6%
\$1,250,000 - \$1,499,999	34 Days	1600.0%
\$1,500,000 - \$1,999,999	15 Days	-91.3%
\$2,000,000 - \$2,999,999	264 Days	438.8%
\$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

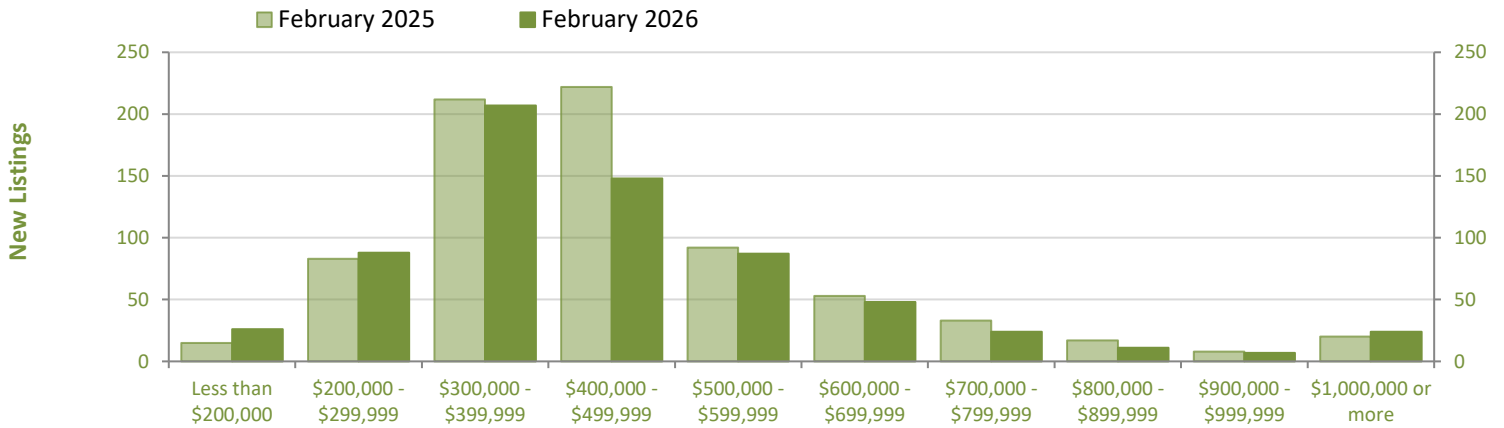


## New Listings by Initial Listing Price

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.

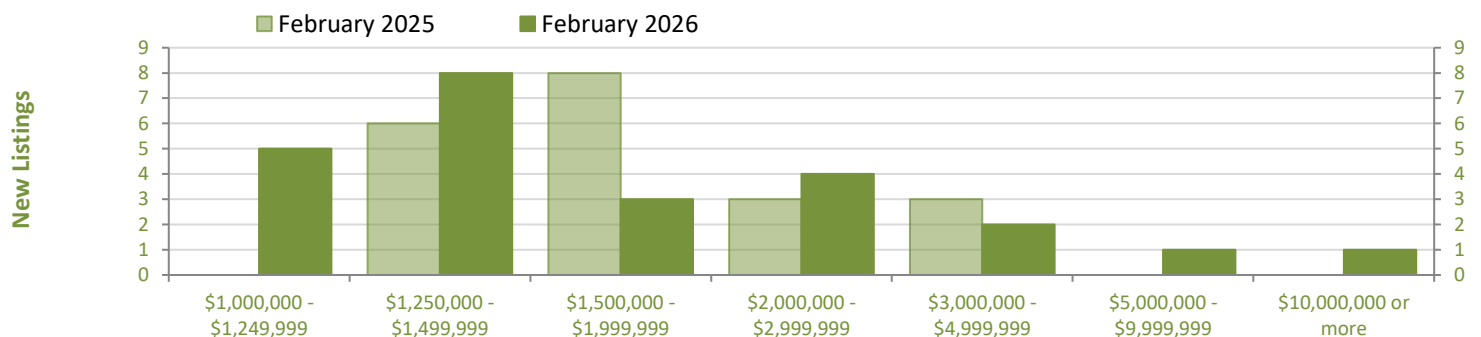
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	26	73.3%
\$200,000 - \$299,999	88	6.0%
\$300,000 - \$399,999	207	-2.4%
\$400,000 - \$499,999	148	-33.3%
\$500,000 - \$599,999	87	-5.4%
\$600,000 - \$699,999	48	-9.4%
\$700,000 - \$799,999	24	-27.3%
\$800,000 - \$899,999	11	-35.3%
\$900,000 - \$999,999	7	-12.5%
\$1,000,000 or more	24	20.0%



## 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	5	N/A
\$1,250,000 - \$1,499,999	8	33.3%
\$1,500,000 - \$1,999,999	3	-62.5%
\$2,000,000 - \$2,999,999	4	33.3%
\$3,000,000 - \$4,999,999	2	-33.3%
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	1	N/A

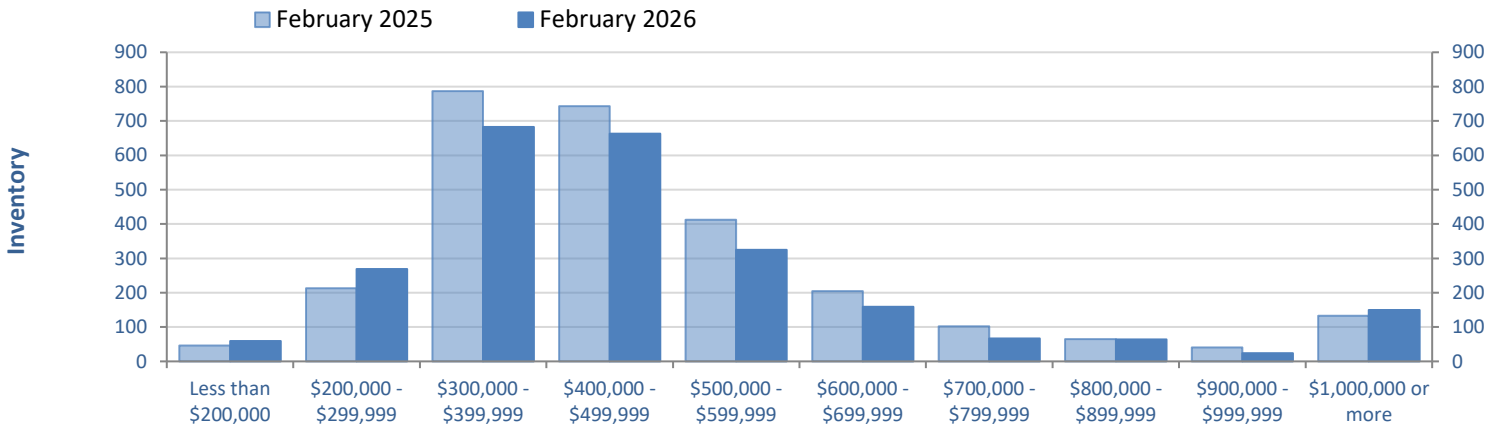


## Inventory by Current Listing Price

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.

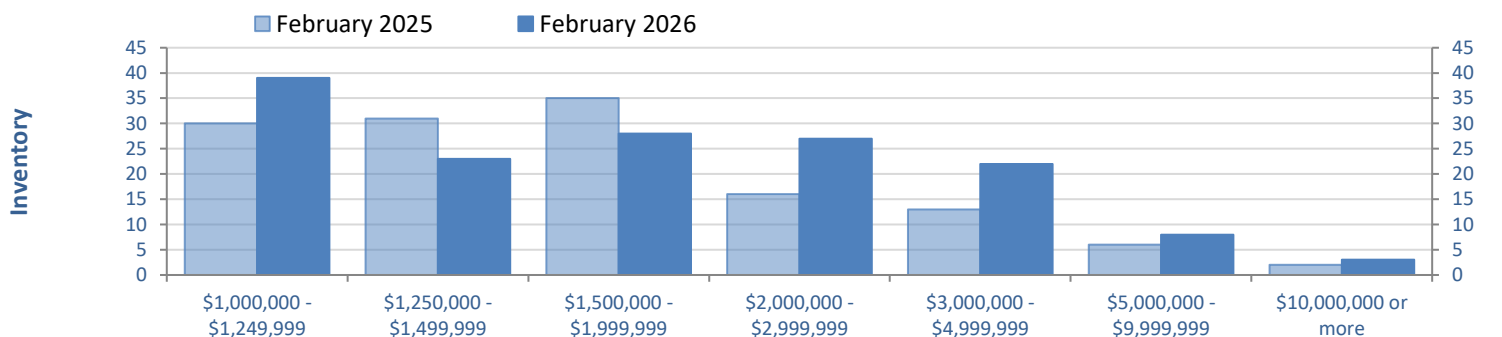
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	59	28.3%
\$200,000 - \$299,999	269	26.3%
\$300,000 - \$399,999	683	-13.2%
\$400,000 - \$499,999	663	-10.8%
\$500,000 - \$599,999	325	-21.1%
\$600,000 - \$699,999	159	-22.4%
\$700,000 - \$799,999	67	-34.3%
\$800,000 - \$899,999	64	-1.5%
\$900,000 - \$999,999	24	-41.5%
\$1,000,000 or more	150	12.8%



## Million Dollar Spotlight

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

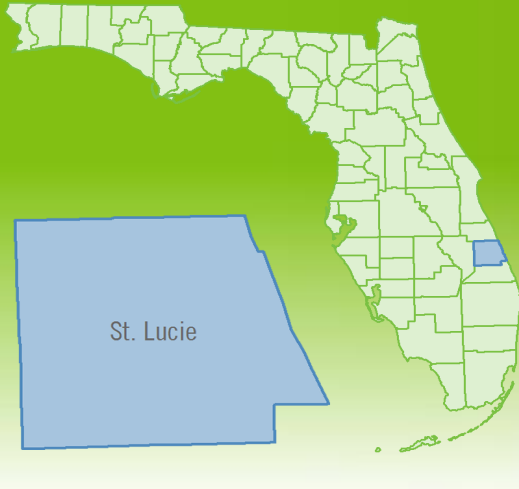
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	39	30.0%
\$1,250,000 - \$1,499,999	23	-25.8%
\$1,500,000 - \$1,999,999	28	-20.0%
\$2,000,000 - \$2,999,999	27	68.8%
\$3,000,000 - \$4,999,999	22	69.2%
\$5,000,000 - \$9,999,999	8	33.3%
\$10,000,000 or more	3	50.0%



# Monthly Distressed Market - February 2026

## Single-Family Homes

### St. Lucie County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	379	372	1.9%
	Median Sale Price	\$390,000	\$390,500	-0.1%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	\$299,000	\$299,750	-0.3%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$525,000	(No Sales)	N/A

