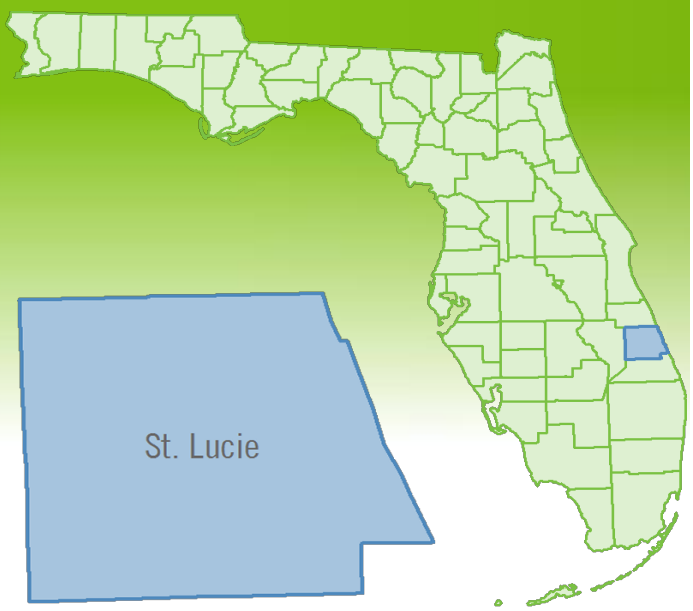
Monthly Market Detail - July 2026
Single-Family Homes
St. Lucie County



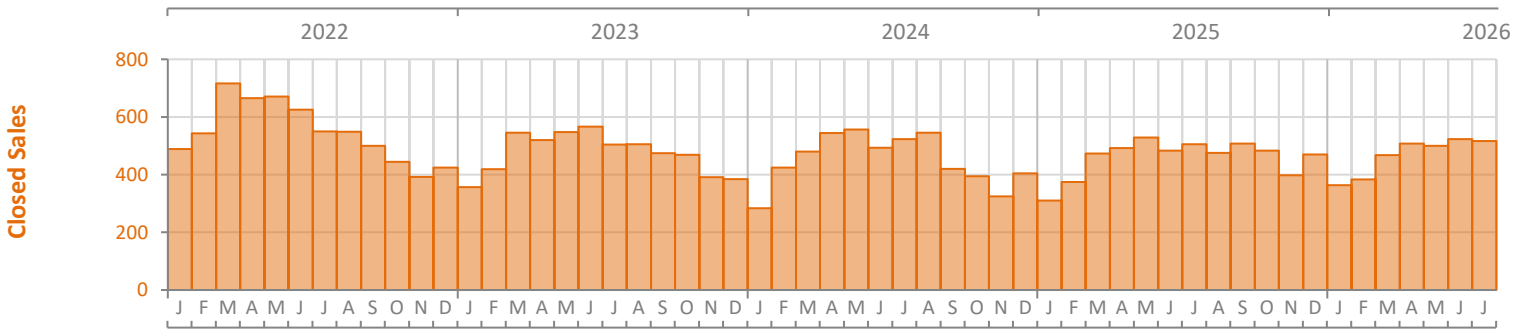
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	517	505	2.4%
Paid in Cash	134	130	3.1%
Median Sale Price	$394,995	$385,000	2.6%
Average Sale Price	$428,070	$416,332	2.8%
Dollar Volume	$221.3 Million	$210.2 Million	5.3%
Median Percent of Original List Price Received	96.0%	94.3%	1.8%
Median Time to Contract	63 Days	52 Days	21.2%
Median Time to Sale	101 Days	92 Days	9.8%
New Pending Sales	484	531	-8.9%
New Listings	659	670	-1.6%
Pending Inventory	699	721	-3.1%
Inventory (Active Listings)	2,271	2,475	-8.2%
Months Supply of Inventory	4.9	5.7	-14.0%

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	3,262	3.0%
July 2026	**517**	**2.4%**
June 2026	523	8.3%
May 2026	500	-5.5%
April 2026	508	3.3%
March 2026	468	-1.1%
February 2026	383	2.4%
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%



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Single-Family Homes
St. Lucie County

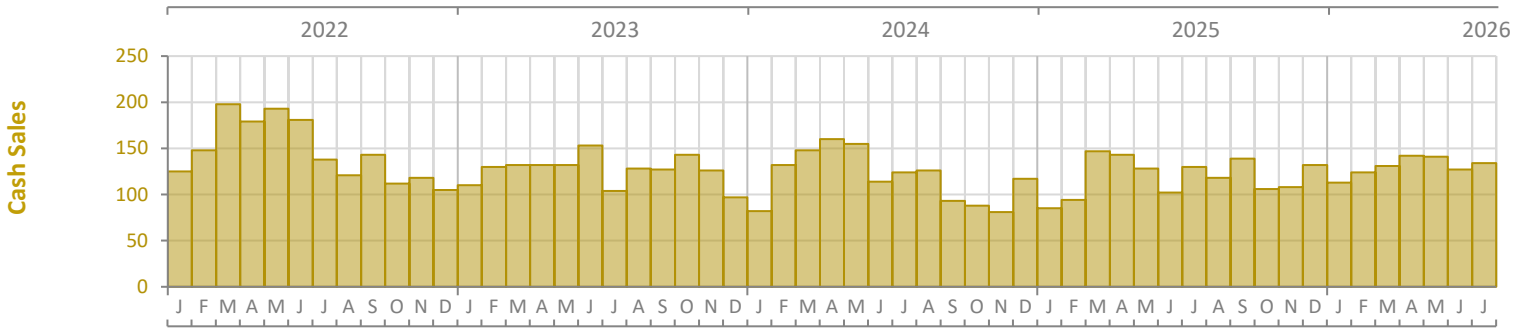
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Cash Sales

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	912	10.0%
July 2026	**134**	**3.1%**
June 2026	127	24.5%
May 2026	141	10.2%
April 2026	142	-0.7%
March 2026	131	-10.9%
February 2026	124	31.9%
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%

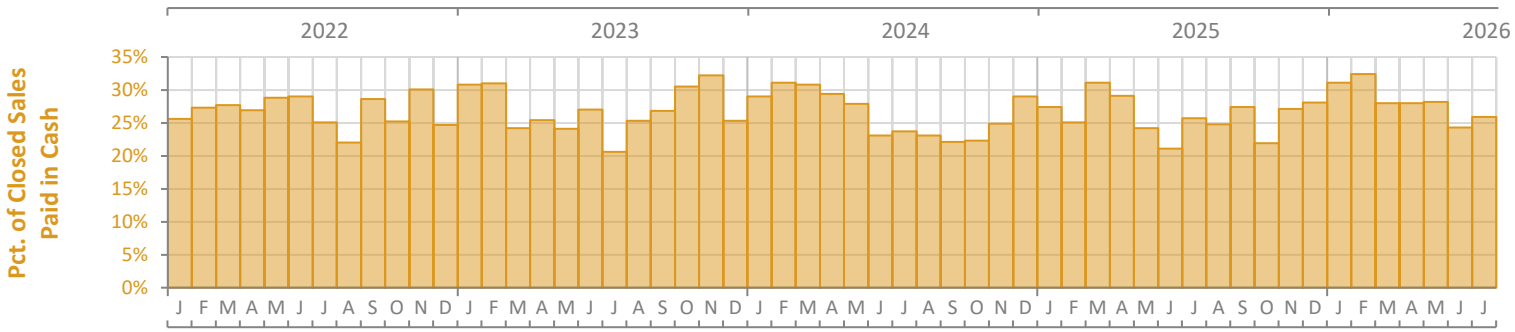


Cash Sales as a Percentage of Closed Sales

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	28.0%	6.9%
July 2026	**25.9%**	**0.8%**
June 2026	24.3%	15.2%
May 2026	28.2%	16.5%
April 2026	28.0%	-3.8%
March 2026	28.0%	-10.0%
February 2026	32.4%	29.1%
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%



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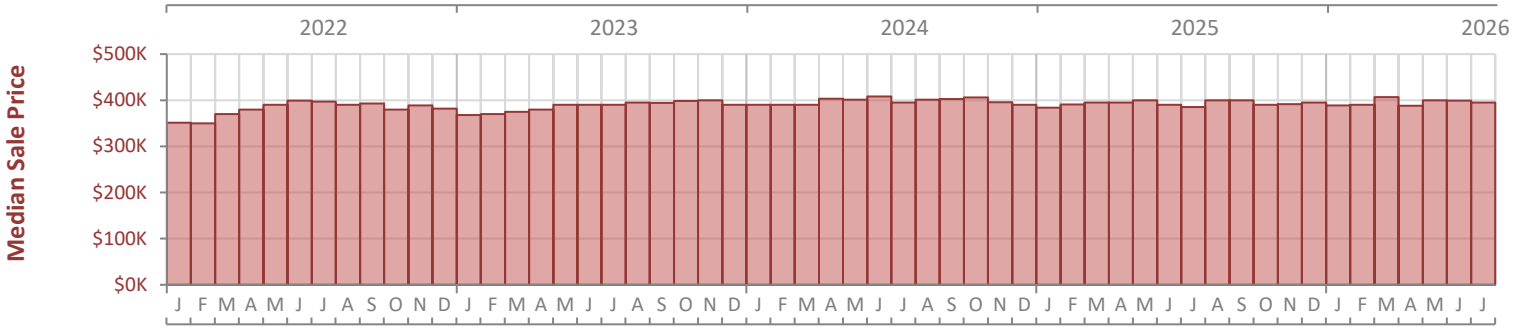
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Median Sale Price

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	$395,000	0.8%
July 2026	**$394,995**	**2.6%**
June 2026	$399,000	2.3%
May 2026	$400,000	0.0%
April 2026	$388,057	-1.8%
March 2026	$407,000	3.0%
February 2026	$390,000	-0.1%
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%

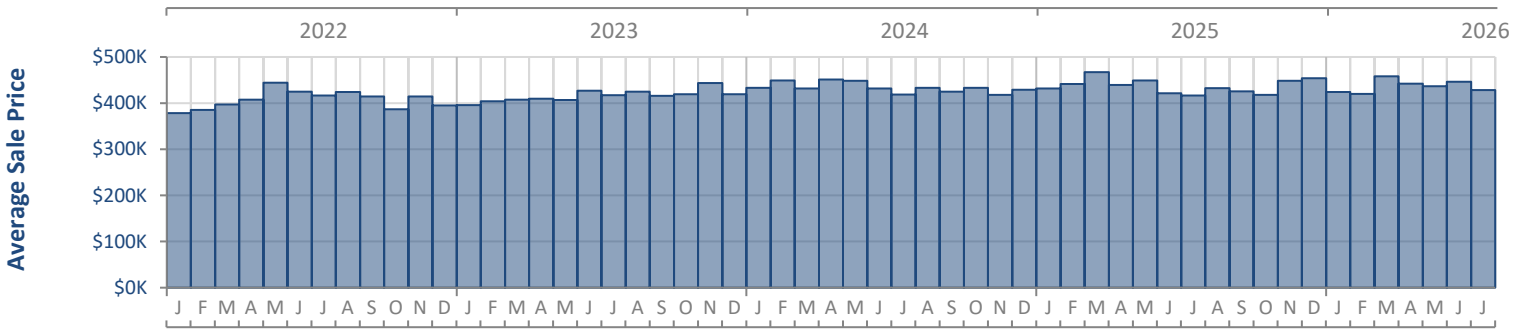


Average Sale Price

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	$437,489	-0.2%
July 2026	**$428,070**	**2.8%**
June 2026	$446,258	5.8%
May 2026	$436,495	-2.8%
April 2026	$442,431	0.7%
March 2026	$458,393	-1.9%
February 2026	$420,206	-4.8%
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%



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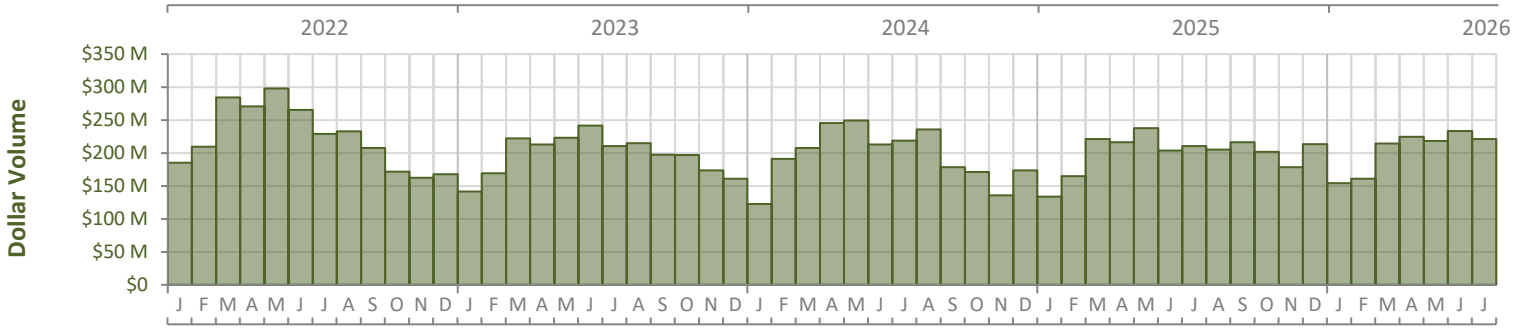
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Dollar Volume

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	$1.4 Billion	2.9%
July 2026	**$221.3 Million**	**5.3%**
June 2026	$233.4 Million	14.6%
May 2026	$218.2 Million	-8.1%
April 2026	$224.8 Million	4.0%
March 2026	$214.5 Million	-3.0%
February 2026	$160.9 Million	-2.5%
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%

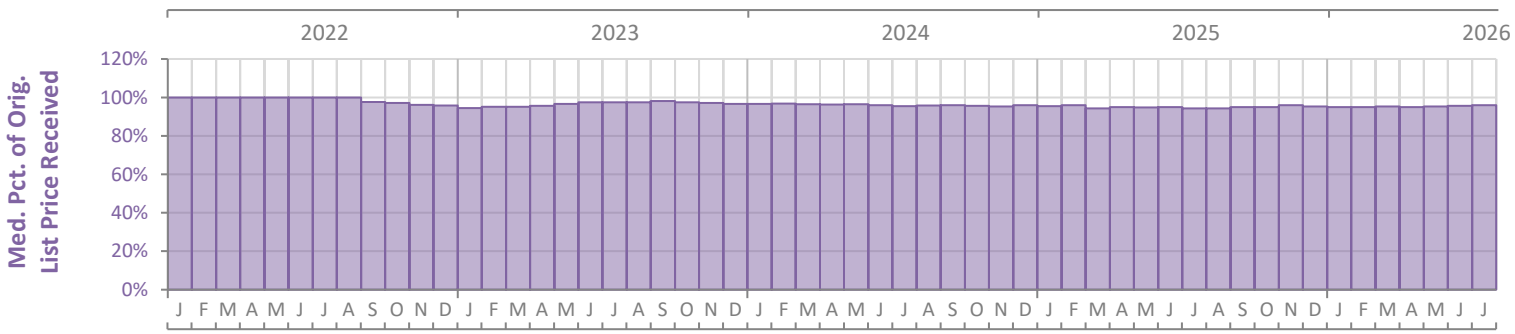


Median Percent of Original List Price Received

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	95.4%	0.4%
July 2026	**96.0%**	**1.8%**
June 2026	95.7%	0.8%
May 2026	95.3%	0.5%
April 2026	95.0%	0.0%
March 2026	95.3%	1.1%
February 2026	94.9%	-1.0%
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%



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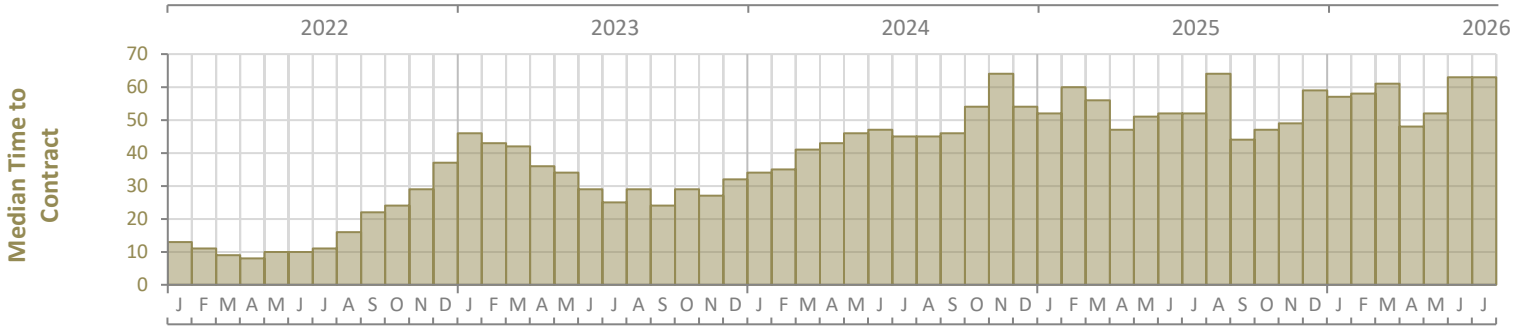
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Median Time to Contract

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	63 Days	10.5%
July 2026	**63 Days**	**21.2%**
June 2026	63 Days	21.2%
May 2026	52 Days	2.0%
April 2026	48 Days	2.1%
March 2026	61 Days	8.9%
February 2026	58 Days	-3.3%
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%

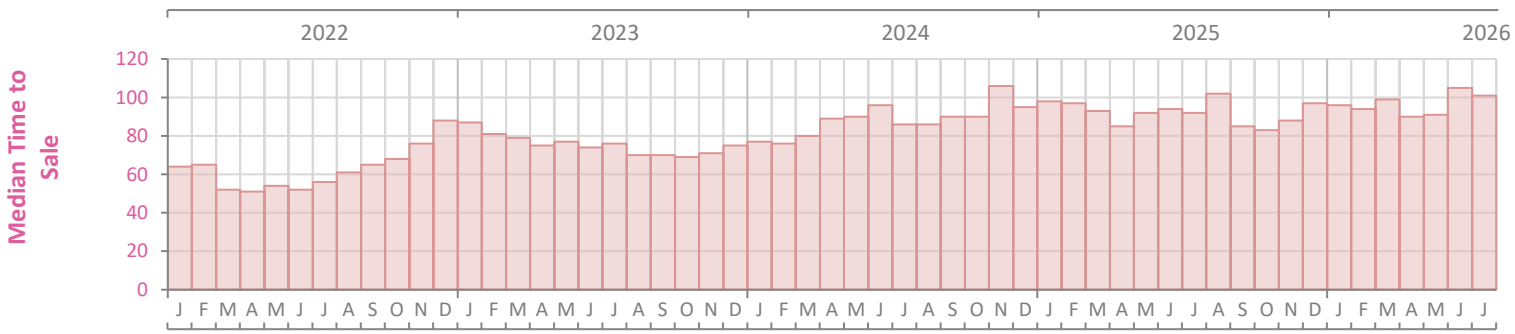


Median Time to Sale

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	102 Days	5.2%
July 2026	**101 Days**	**9.8%**
June 2026	105 Days	11.7%
May 2026	91 Days	-1.1%
April 2026	90 Days	5.9%
March 2026	99 Days	6.5%
February 2026	94 Days	-3.1%
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%



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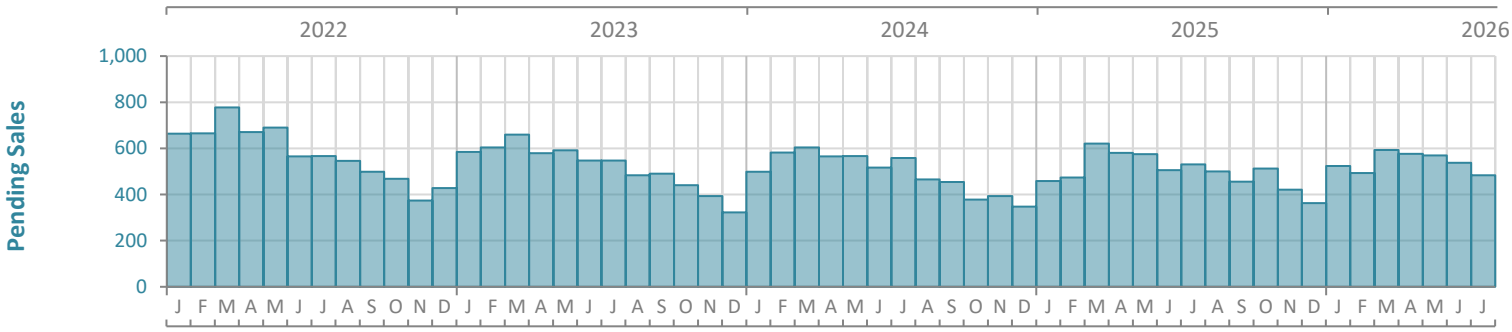
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New Pending Sales

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	3,779	0.9%
July 2026	**484**	**-8.9%**
June 2026	538	6.5%
May 2026	570	-0.9%
April 2026	577	-0.7%
March 2026	593	-4.5%
February 2026	493	4.0%
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%

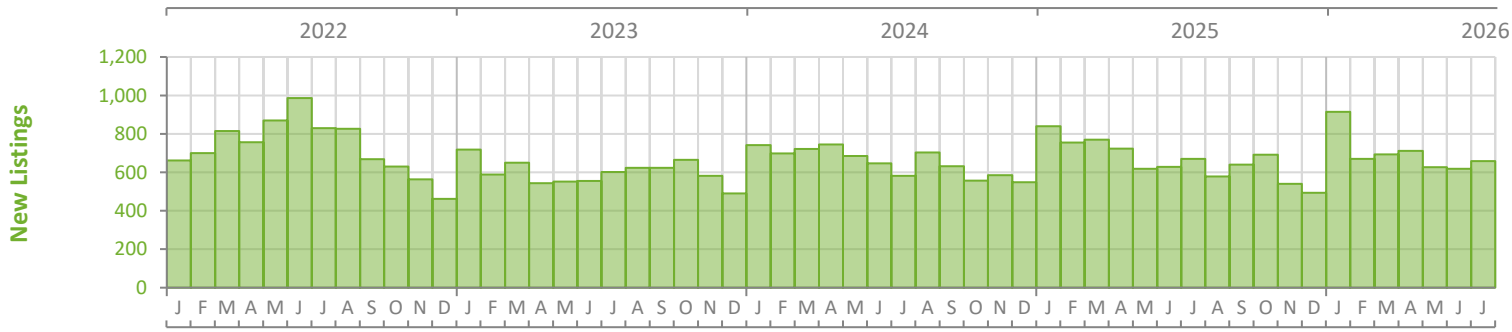


New Listings

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	4,896	-2.2%
July 2026	**659**	**-1.6%**
June 2026	619	-1.6%
May 2026	627	1.3%
April 2026	712	-1.5%
March 2026	694	-9.9%
February 2026	670	-11.3%
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%



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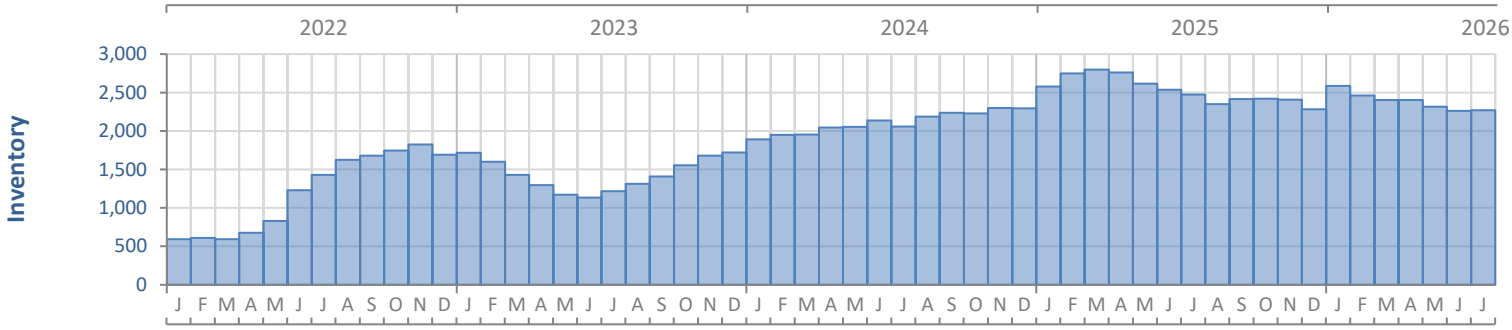
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Inventory (Active Listings)

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)	2,387	-9.8%
July 2026	**2,271**	**-8.2%**
June 2026	2,263	-10.8%
May 2026	2,316	-11.4%
April 2026	2,404	-13.0%
March 2026	2,403	-14.1%
February 2026	2,463	-10.3%
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%

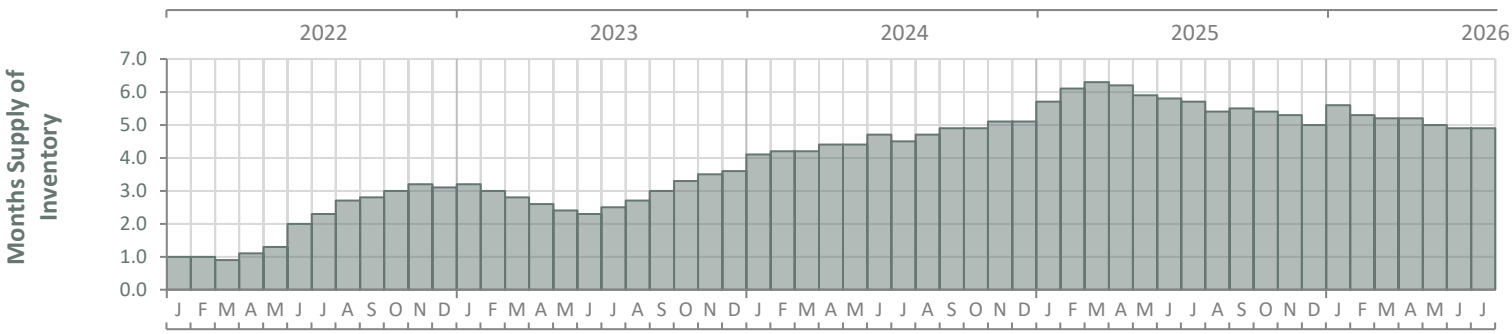


Months Supply of Inventory

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)	5.2	-13.3%
July 2026	**4.9**	**-14.0%**
June 2026	4.9	-15.5%
May 2026	5.0	-15.3%
April 2026	5.2	-16.1%
March 2026	5.2	-17.5%
February 2026	5.3	-13.1%
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%



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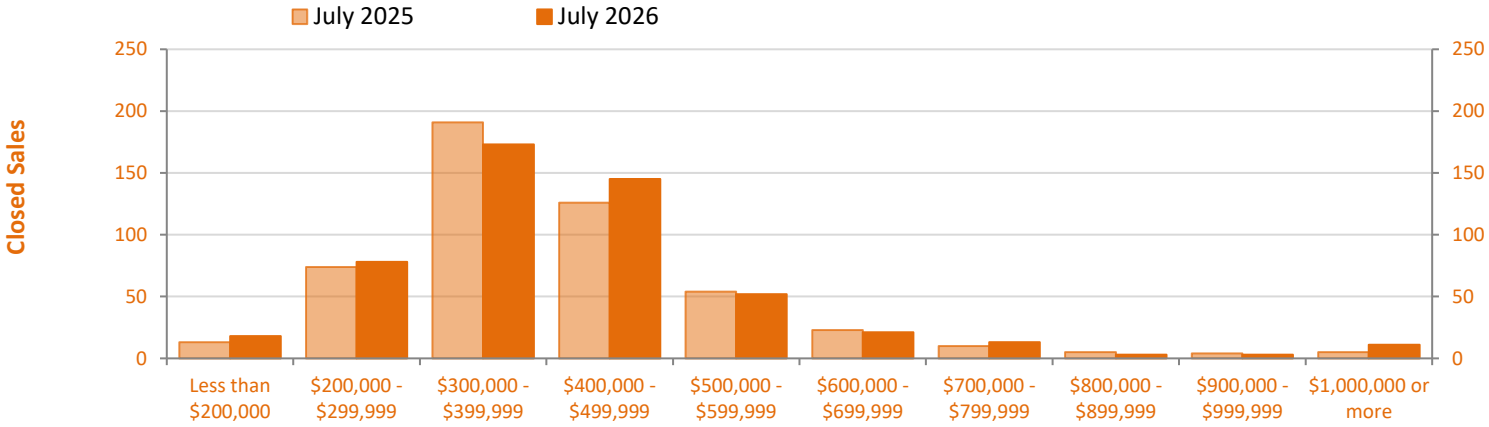
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Closed Sales by Sale Price

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.

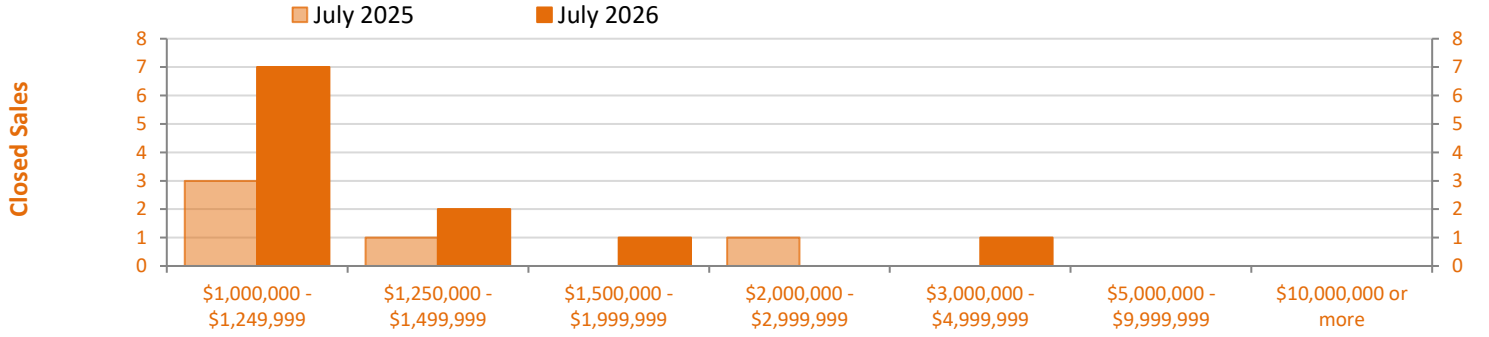
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	18	38.5%
$200,000 - $299,999	78	5.4%
$300,000 - $399,999	173	-9.4%
$400,000 - $499,999	145	15.1%
$500,000 - $599,999	52	-3.7%
$600,000 - $699,999	21	-8.7%
$700,000 - $799,999	13	30.0%
$800,000 - $899,999	3	-40.0%
$900,000 - $999,999	3	-25.0%
$1,000,000 or more	11	120.0%



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	7	133.3%
$1,250,000 - $1,499,999	2	100.0%
$1,500,000 - $1,999,999	1	N/A
$2,000,000 - $2,999,999	0	-100.0%
$3,000,000 - $4,999,999	1	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
Single-Family Homes
St. Lucie County

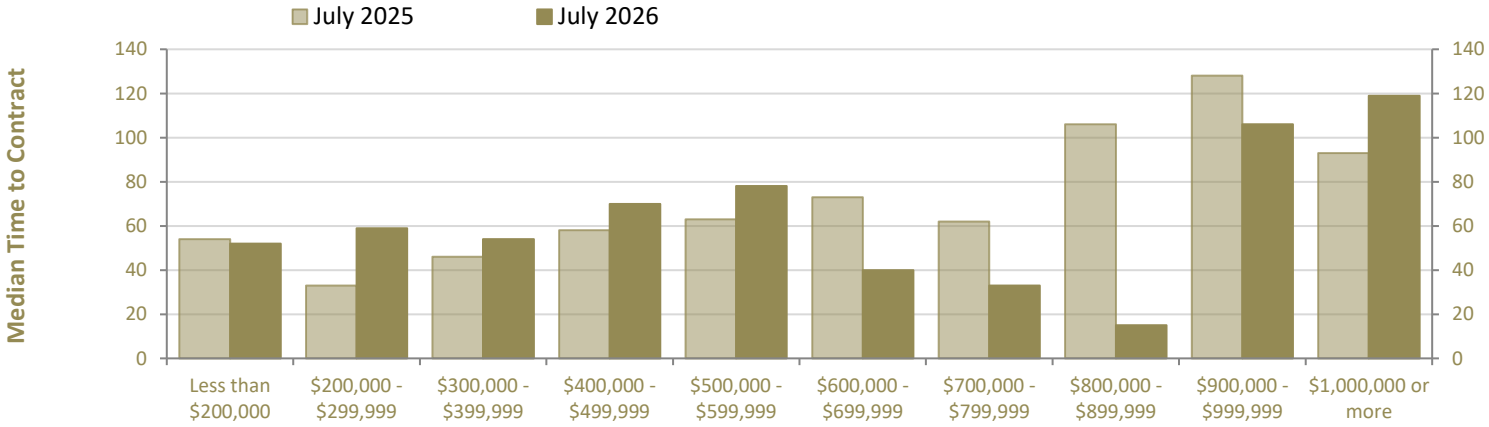
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Median Time to Contract by Sale Price

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.

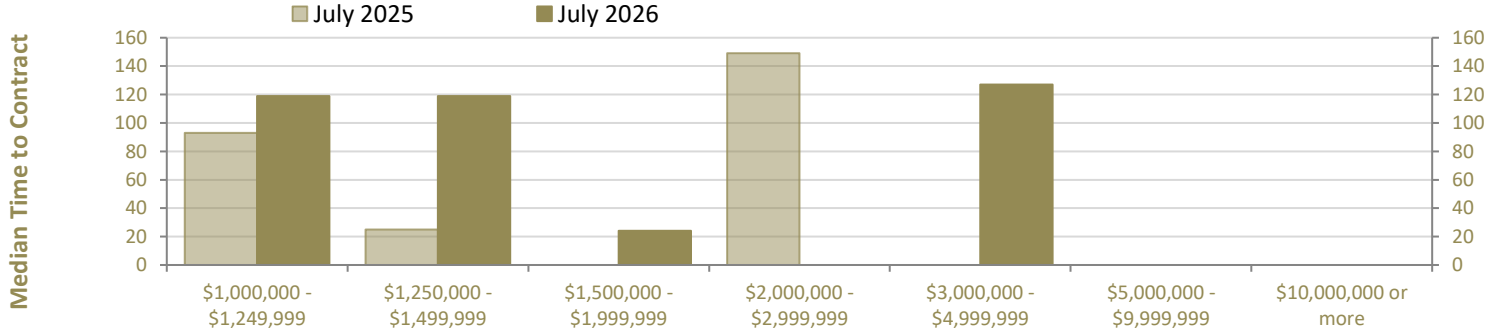
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	52 Days	-3.7%
$200,000 - $299,999	59 Days	78.8%
$300,000 - $399,999	54 Days	17.4%
$400,000 - $499,999	70 Days	20.7%
$500,000 - $599,999	78 Days	23.8%
$600,000 - $699,999	40 Days	-45.2%
$700,000 - $799,999	33 Days	-46.8%
$800,000 - $899,999	15 Days	-85.8%
$900,000 - $999,999	106 Days	-17.2%
$1,000,000 or more	119 Days	28.0%



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	119 Days	28.0%
$1,250,000 - $1,499,999	119 Days	376.0%
$1,500,000 - $1,999,999	24 Days	N/A
$2,000,000 - $2,999,999	(No Sales)	N/A
$3,000,000 - $4,999,999	127 Days	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
Single-Family Homes
St. Lucie County

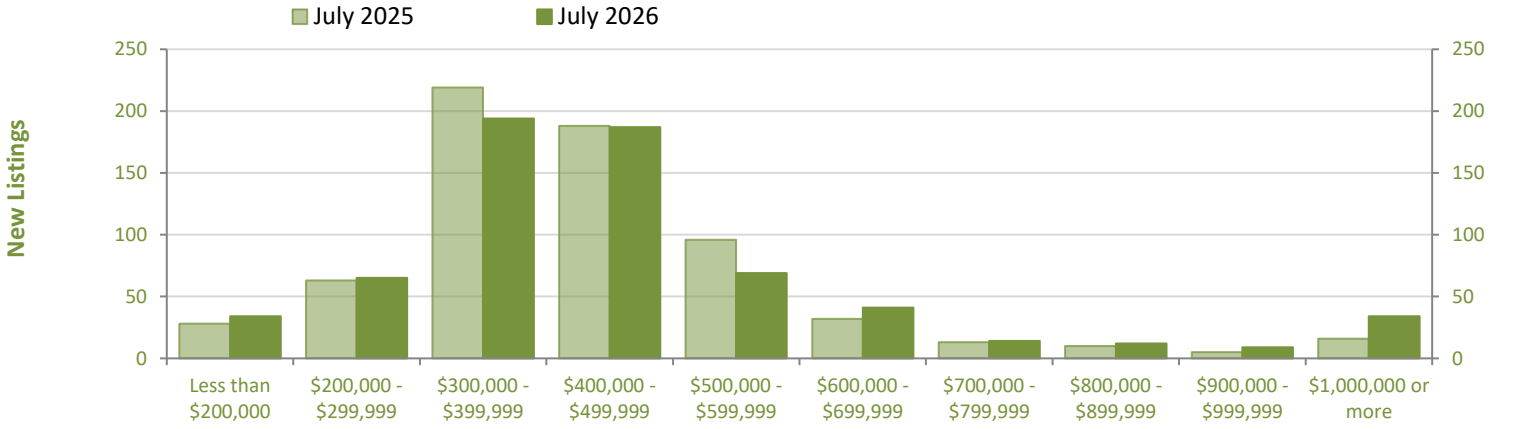
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New Listings by Initial Listing Price

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.

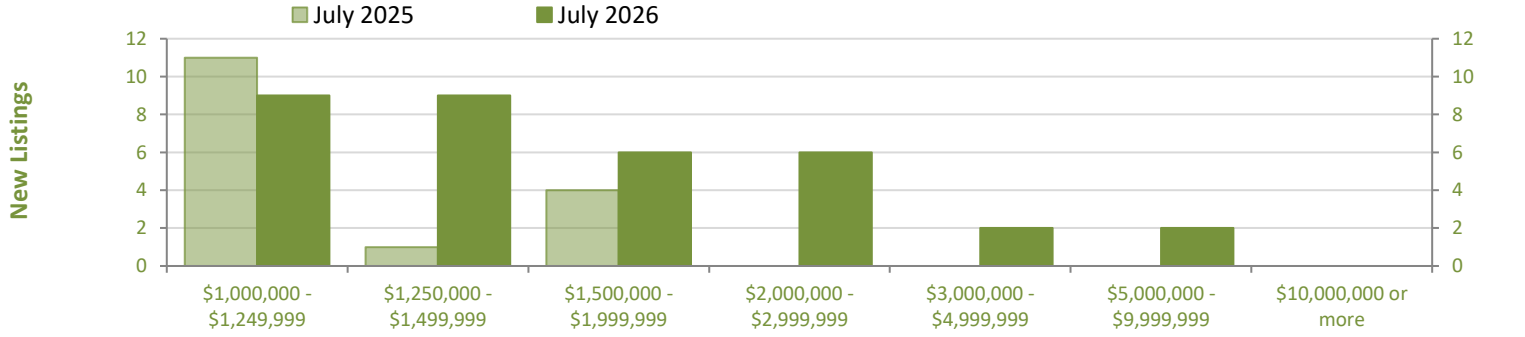
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	34	21.4%
$200,000 - $299,999	65	3.2%
$300,000 - $399,999	194	-11.4%
$400,000 - $499,999	187	-0.5%
$500,000 - $599,999	69	-28.1%
$600,000 - $699,999	41	28.1%
$700,000 - $799,999	14	7.7%
$800,000 - $899,999	12	20.0%
$900,000 - $999,999	9	80.0%
$1,000,000 or more	34	112.5%



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	9	-18.2%
$1,250,000 - $1,499,999	9	800.0%
$1,500,000 - $1,999,999	6	50.0%
$2,000,000 - $2,999,999	6	N/A
$3,000,000 - $4,999,999	2	N/A
$5,000,000 - $9,999,999	2	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - July 2026
Single-Family Homes
St. Lucie County

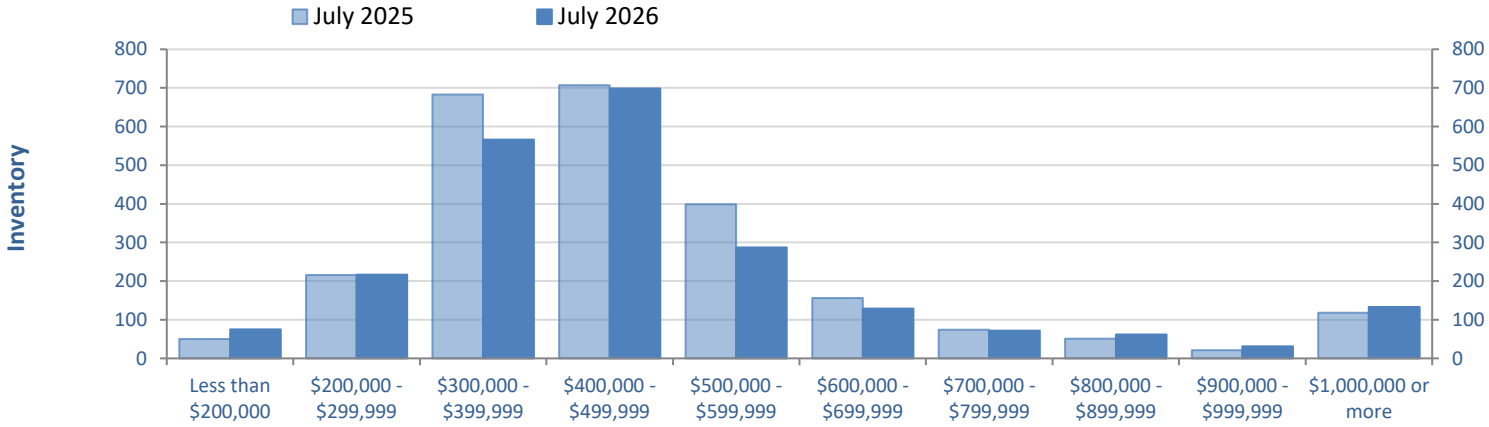
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Inventory by Current Listing Price

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.

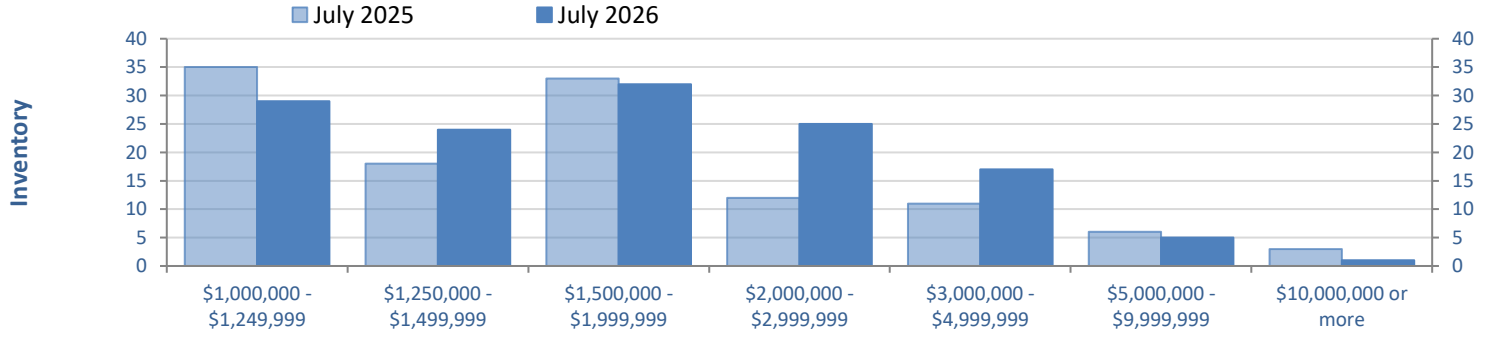
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	75	50.0%
$200,000 - $299,999	217	0.5%
$300,000 - $399,999	566	-17.1%
$400,000 - $499,999	699	-1.1%
$500,000 - $599,999	287	-28.1%
$600,000 - $699,999	129	-17.3%
$700,000 - $799,999	72	-2.7%
$800,000 - $899,999	62	21.6%
$900,000 - $999,999	31	47.6%
$1,000,000 or more	133	12.7%



Million Dollar Spotlight

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

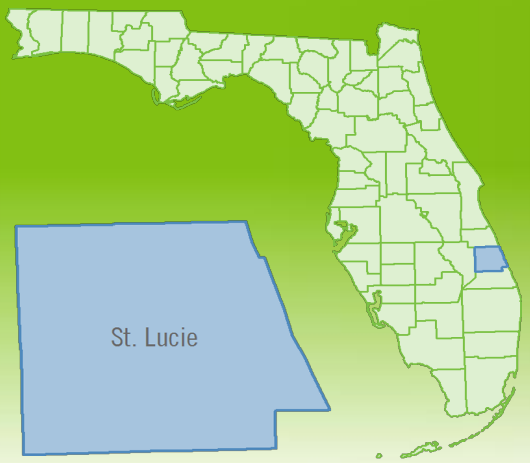
Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	29	-17.1%
$1,250,000 - $1,499,999	24	33.3%
$1,500,000 - $1,999,999	32	-3.0%
$2,000,000 - $2,999,999	25	108.3%
$3,000,000 - $4,999,999	17	54.5%
$5,000,000 - $9,999,999	5	-16.7%
$10,000,000 or more	1	-66.7%



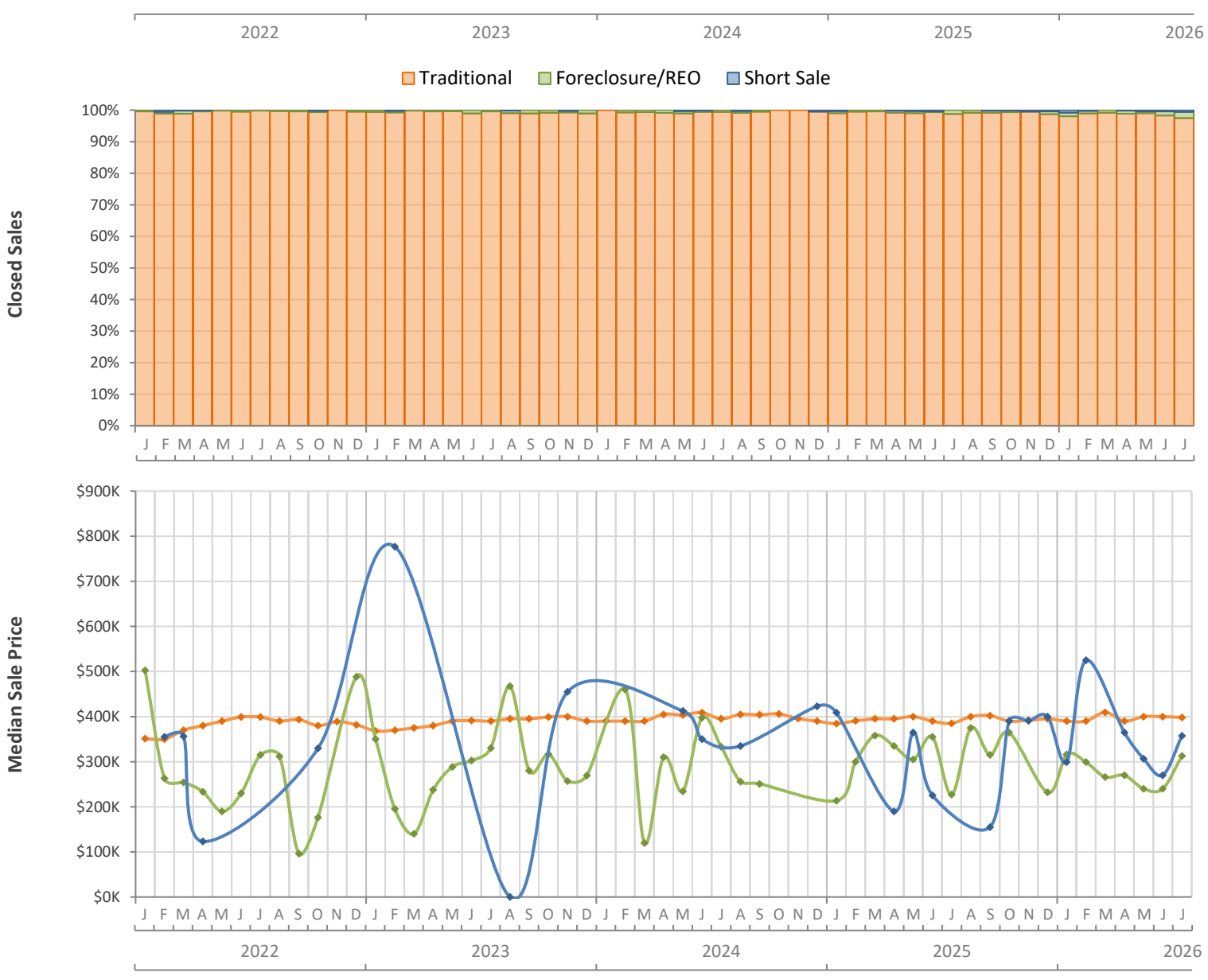
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Monthly Distressed Market - July 2026
Single-Family Homes
St. Lucie County

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		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	504	499	1.0%
	Median Sale Price	$397,998	$385,000	3.4%
Foreclosure/REO	Closed Sales	10	6	66.7%
	Median Sale Price	$313,000	$226,750	38.0%
Short Sale	Closed Sales	3	0	N/A
	Median Sale Price	$357,500	(No Sales)	N/A



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