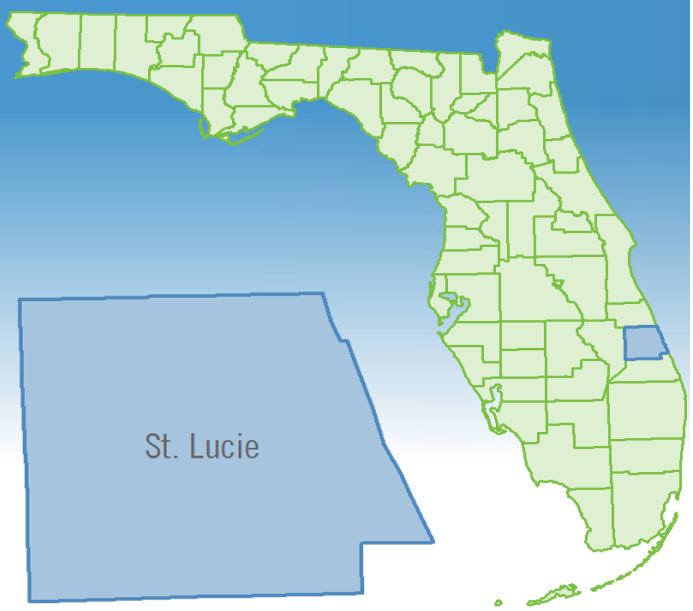
Monthly Market Detail - August 2026
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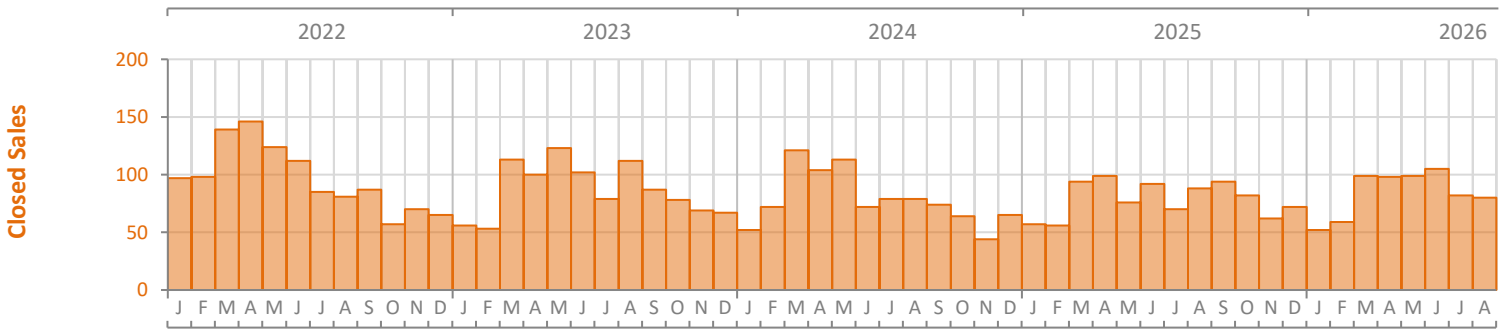
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	80	88	-9.1%
Paid in Cash	43	45	-4.4%
Median Sale Price	$320,000	$298,450	7.2%
Average Sale Price	$349,825	$333,506	4.9%
Dollar Volume	$28.0 Million	$29.3 Million	-4.6%
Median Percent of Original List Price Received	93.7%	90.4%	3.7%
Median Time to Contract	82 Days	78 Days	5.1%
Median Time to Sale	115 Days	104 Days	10.6%
New Pending Sales	94	105	-10.5%
New Listings	116	130	-10.8%
Pending Inventory	121	127	-4.7%
Inventory (Active Listings)	626	738	-15.2%
Months Supply of Inventory	7.6	10.1	-24.8%

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	674	6.6%
August 2026	**80**	**-9.1%**
July 2026	82	17.1%
June 2026	105	14.1%
May 2026	99	30.3%
April 2026	98	-1.0%
March 2026	99	5.3%
February 2026	59	5.4%
January 2026	52	-8.8%
December 2025	72	10.8%
November 2025	62	40.9%
October 2025	82	28.1%
September 2025	94	27.0%
August 2025	88	11.4%



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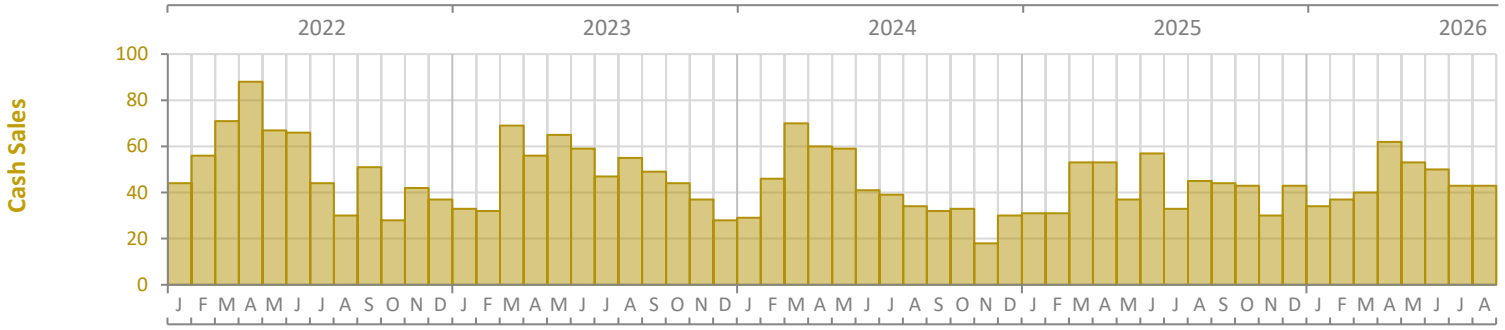
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Cash Sales

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	362	6.5%
August 2026	**43**	**-4.4%**
July 2026	43	30.3%
June 2026	50	-12.3%
May 2026	53	43.2%
April 2026	62	17.0%
March 2026	40	-24.5%
February 2026	37	19.4%
January 2026	34	9.7%
December 2025	43	43.3%
November 2025	30	66.7%
October 2025	43	30.3%
September 2025	44	37.5%
August 2025	45	32.4%

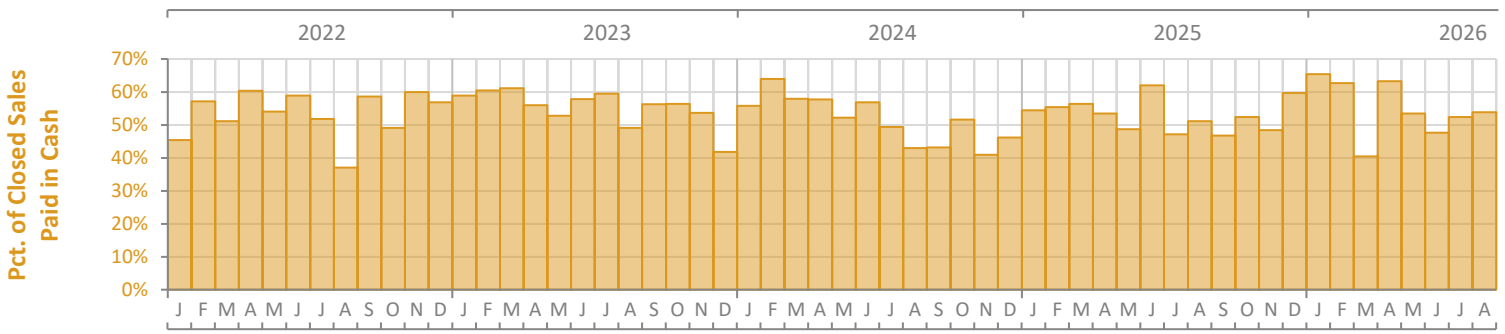


Cash Sales as a Percentage of Closed Sales

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	53.7%	-0.2%
August 2026	**53.8%**	**5.3%**
July 2026	52.4%	11.3%
June 2026	47.6%	-23.2%
May 2026	53.5%	9.9%
April 2026	63.3%	18.3%
March 2026	40.4%	-28.4%
February 2026	62.7%	13.2%
January 2026	65.4%	20.2%
December 2025	59.7%	29.2%
November 2025	48.4%	18.3%
October 2025	52.4%	1.6%
September 2025	46.8%	8.3%
August 2025	51.1%	18.8%



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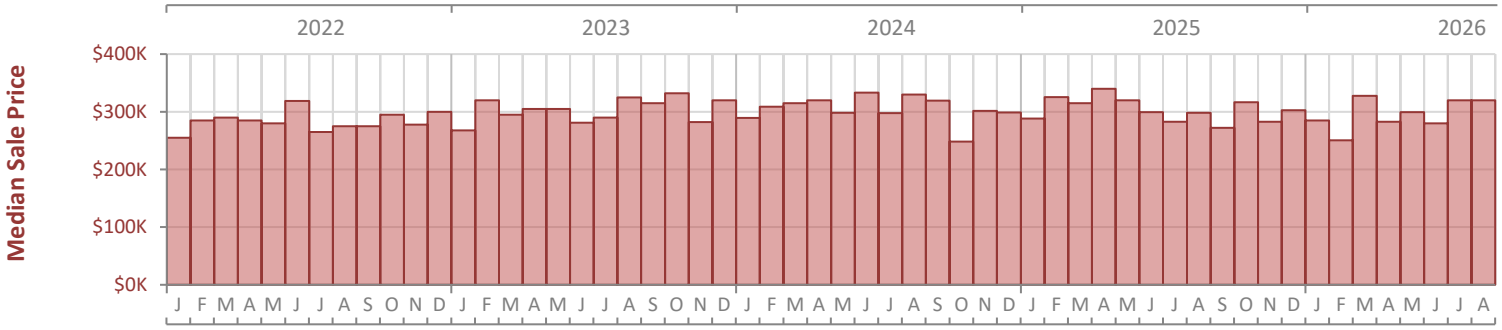
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Median Sale Price

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	$296,000	-4.7%
August 2026	**$320,000**	**7.2%**
July 2026	$319,950	13.3%
June 2026	$279,900	-6.6%
May 2026	$299,500	-6.4%
April 2026	$282,500	-16.9%
March 2026	$327,500	4.0%
February 2026	$250,500	-23.0%
January 2026	$285,000	-1.0%
December 2025	$302,500	1.2%
November 2025	$282,500	-6.3%
October 2025	$316,450	27.3%
September 2025	$272,000	-14.9%
August 2025	$298,450	-9.6%

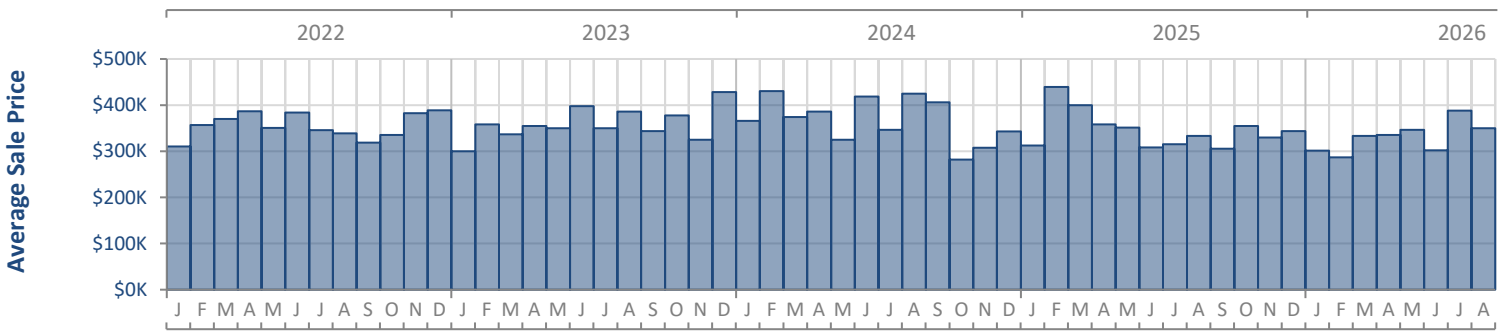


Average Sale Price

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	$332,851	-5.2%
August 2026	**$349,825**	**4.9%**
July 2026	$388,346	23.1%
June 2026	$302,402	-1.9%
May 2026	$346,521	-1.4%
April 2026	$335,081	-6.5%
March 2026	$333,522	-16.6%
February 2026	$286,747	-34.7%
January 2026	$301,518	-3.6%
December 2025	$343,911	0.2%
November 2025	$330,003	7.2%
October 2025	$354,881	25.9%
September 2025	$305,441	-24.8%
August 2025	$333,506	-21.4%



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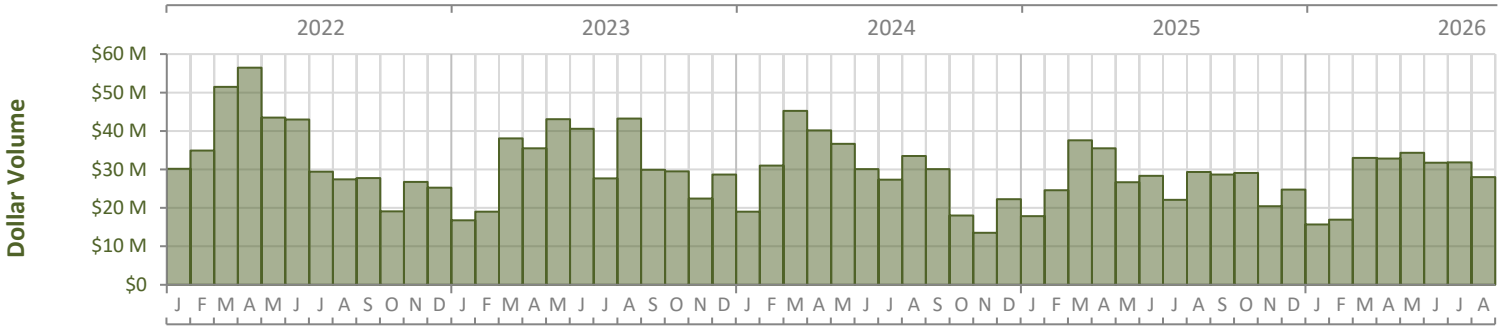
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Dollar Volume

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	$224.3 Million	1.1%
August 2026	**$28.0 Million**	**-4.6%**
July 2026	$31.8 Million	44.2%
June 2026	$31.8 Million	12.0%
May 2026	$34.3 Million	28.4%
April 2026	$32.8 Million	-7.4%
March 2026	$33.0 Million	-12.1%
February 2026	$16.9 Million	-31.2%
January 2026	$15.7 Million	-12.1%
December 2025	$24.8 Million	11.0%
November 2025	$20.5 Million	51.1%
October 2025	$29.1 Million	61.3%
September 2025	$28.7 Million	-4.5%
August 2025	$29.3 Million	-12.5%

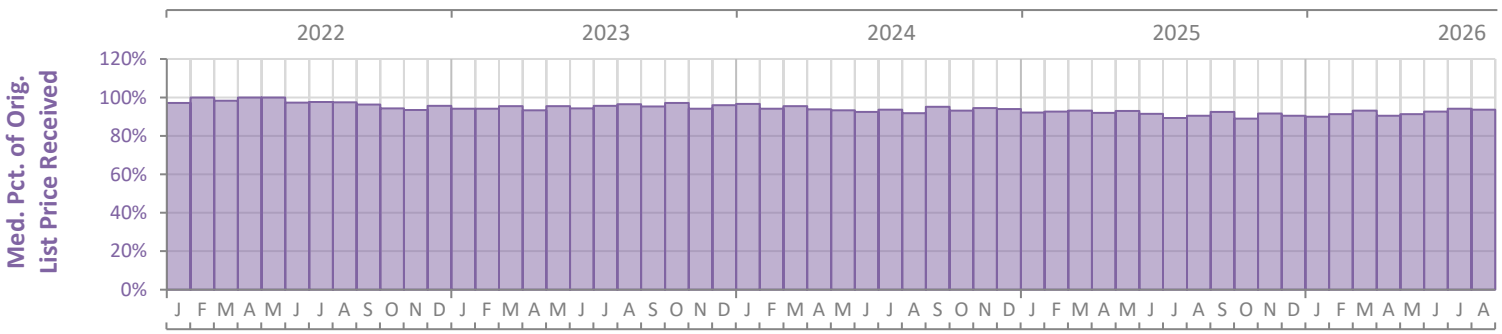


Median Percent of Original List Price Received

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	92.2%	0.4%
August 2026	**93.7%**	**3.7%**
July 2026	94.1%	5.4%
June 2026	92.6%	1.2%
May 2026	91.3%	-1.7%
April 2026	90.5%	-1.5%
March 2026	93.2%	0.1%
February 2026	91.3%	-1.5%
January 2026	90.0%	-2.3%
December 2025	90.4%	-3.7%
November 2025	91.6%	-3.1%
October 2025	89.0%	-4.5%
September 2025	92.4%	-2.8%
August 2025	90.4%	-1.5%



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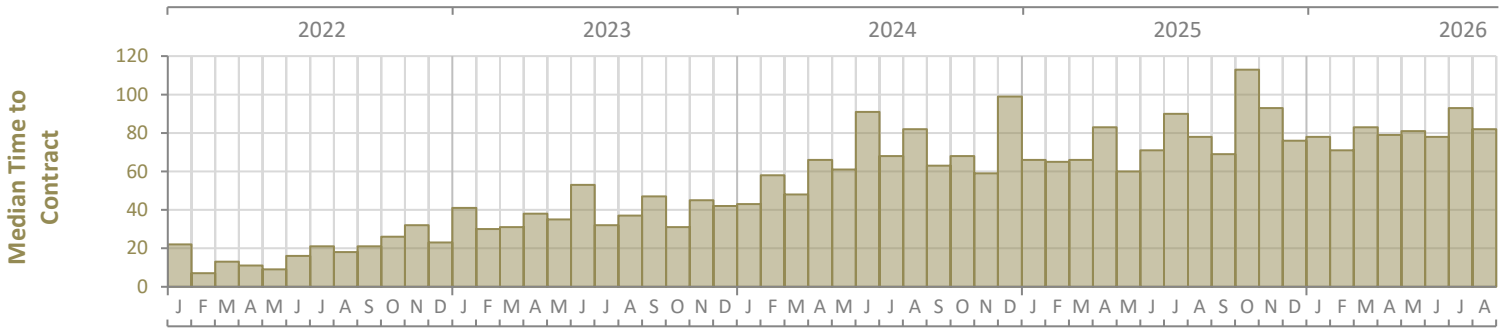
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Median Time to Contract

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	92 Days	15.0%
August 2026	**82 Days**	**5.1%**
July 2026	93 Days	3.3%
June 2026	78 Days	9.9%
May 2026	81 Days	35.0%
April 2026	79 Days	-4.8%
March 2026	83 Days	25.8%
February 2026	71 Days	9.2%
January 2026	78 Days	18.2%
December 2025	76 Days	-23.2%
November 2025	93 Days	57.6%
October 2025	113 Days	66.2%
September 2025	69 Days	9.5%
August 2025	78 Days	-4.9%

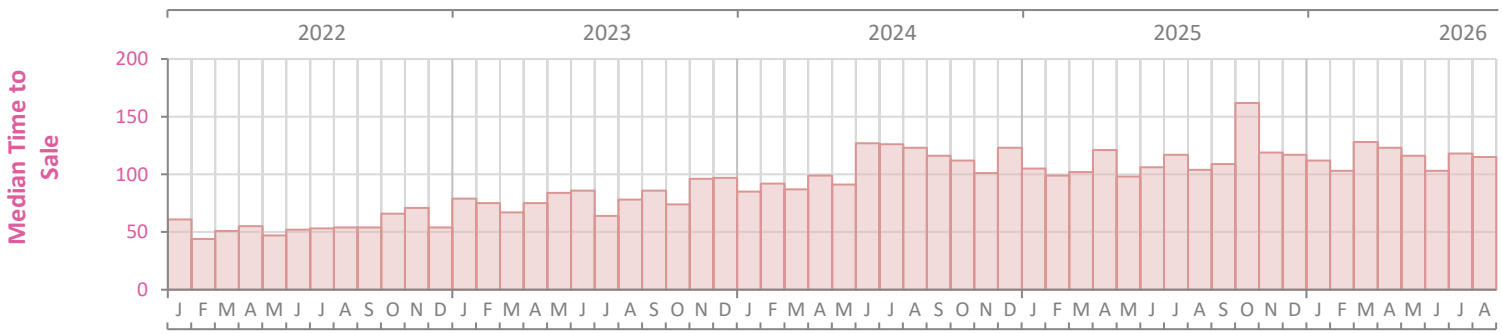


Median Time to Sale

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	128 Days	12.3%
August 2026	**115 Days**	**10.6%**
July 2026	118 Days	0.9%
June 2026	103 Days	-2.8%
May 2026	116 Days	18.4%
April 2026	123 Days	1.7%
March 2026	128 Days	25.5%
February 2026	103 Days	4.0%
January 2026	112 Days	6.7%
December 2025	117 Days	-4.9%
November 2025	119 Days	17.8%
October 2025	162 Days	44.6%
September 2025	109 Days	-6.0%
August 2025	104 Days	-15.4%



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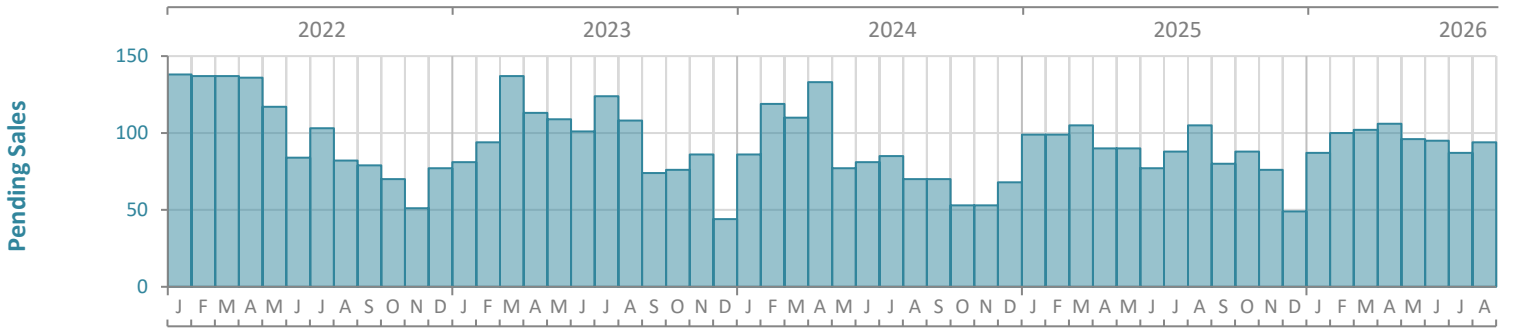
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New Pending Sales

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	767	1.9%
August 2026	**94**	**-10.5%**
July 2026	87	-1.1%
June 2026	95	23.4%
May 2026	96	6.7%
April 2026	106	17.8%
March 2026	102	-2.9%
February 2026	100	1.0%
January 2026	87	-12.1%
December 2025	49	-27.9%
November 2025	76	43.4%
October 2025	88	66.0%
September 2025	80	14.3%
August 2025	105	50.0%

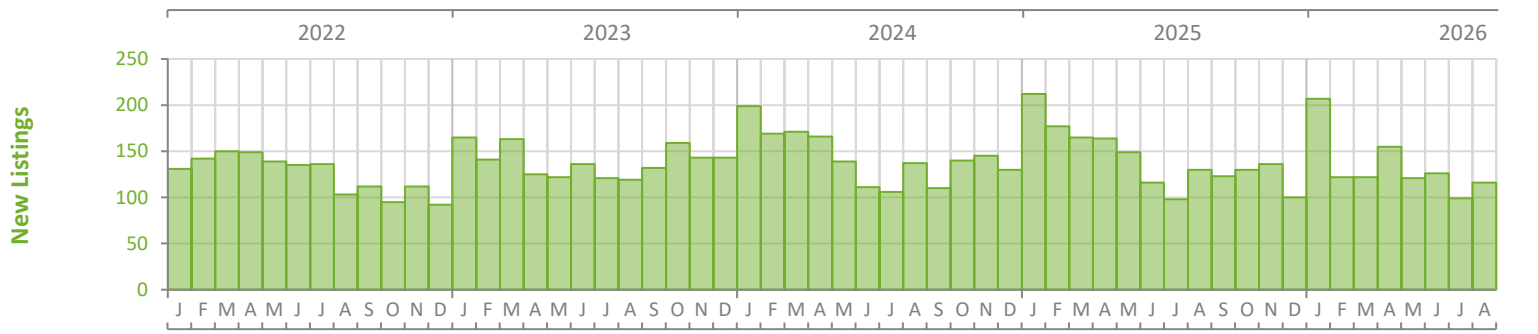


New Listings

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	1,068	-11.8%
August 2026	**116**	**-10.8%**
July 2026	99	1.0%
June 2026	126	8.6%
May 2026	121	-18.8%
April 2026	155	-5.5%
March 2026	122	-26.1%
February 2026	122	-31.1%
January 2026	207	-2.4%
December 2025	100	-23.1%
November 2025	136	-6.2%
October 2025	130	-7.1%
September 2025	123	11.8%
August 2025	130	-5.1%



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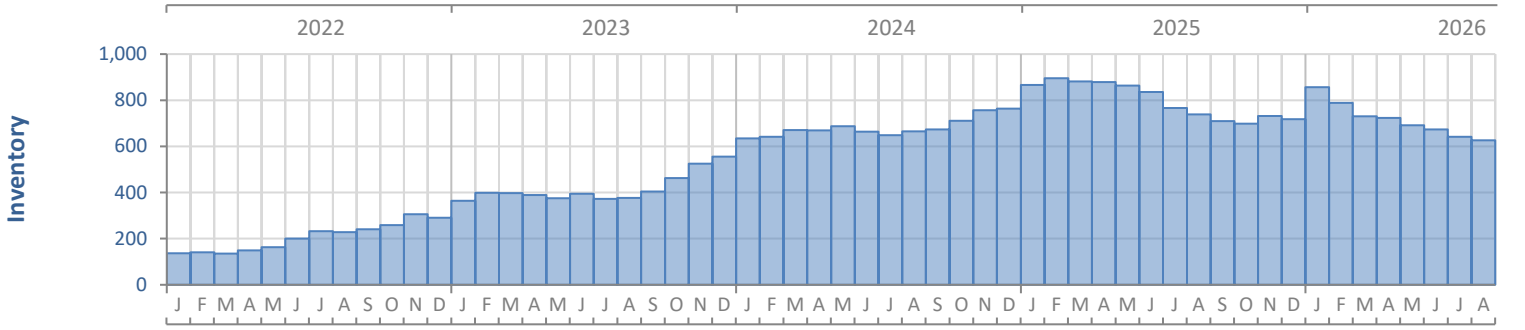
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Inventory (Active Listings)

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)	717	-14.8%
August 2026	**626**	**-15.2%**
July 2026	641	-16.4%
June 2026	674	-19.4%
May 2026	692	-19.8%
April 2026	723	-17.7%
March 2026	730	-17.1%
February 2026	789	-11.8%
January 2026	857	-1.0%
December 2025	718	-6.0%
November 2025	732	-3.3%
October 2025	698	-1.8%
September 2025	710	5.5%
August 2025	738	11.0%

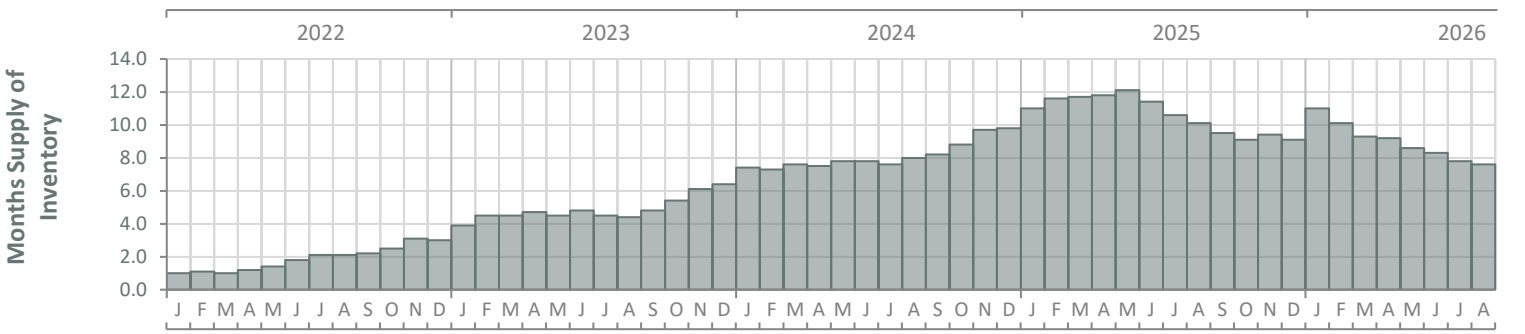


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	9.0	-20.4%
August 2026	**7.6**	**-24.8%**
July 2026	7.8	-26.4%
June 2026	8.3	-27.2%
May 2026	8.6	-28.9%
April 2026	9.2	-22.0%
March 2026	9.3	-20.5%
February 2026	10.1	-12.9%
January 2026	11.0	0.0%
December 2025	9.1	-7.1%
November 2025	9.4	-3.1%
October 2025	9.1	3.4%
September 2025	9.5	15.9%
August 2025	10.1	26.3%



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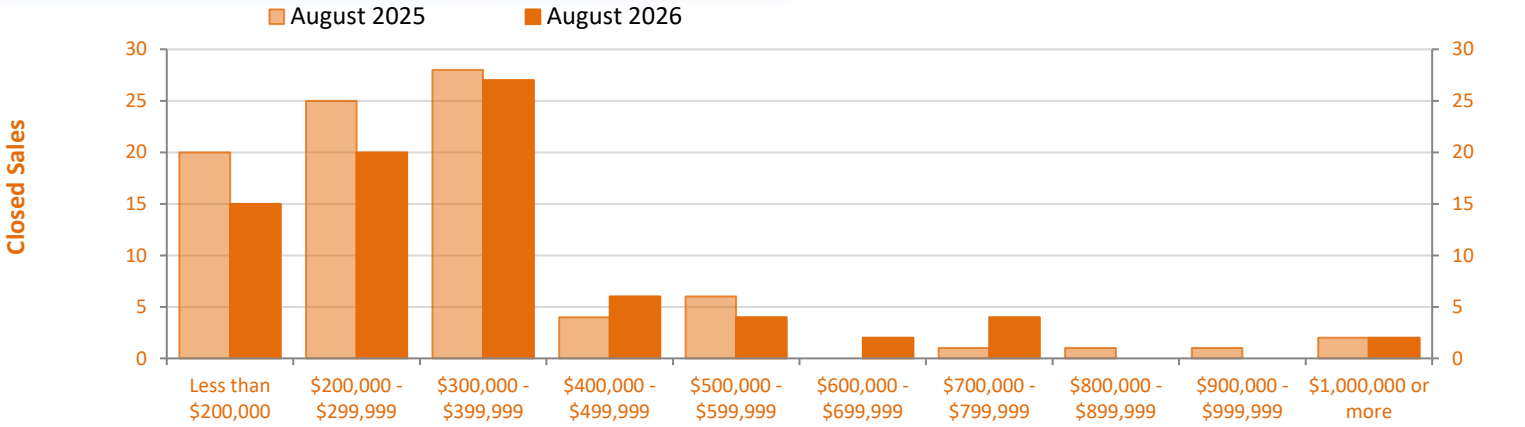
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Closed Sales by Sale Price

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.

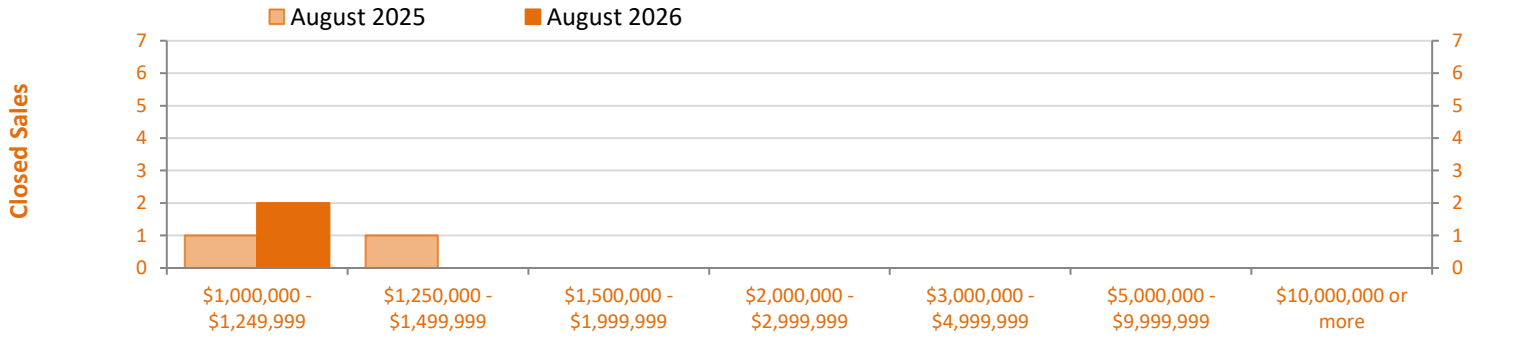
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	15	-25.0%
$200,000 - $299,999	20	-20.0%
$300,000 - $399,999	27	-3.6%
$400,000 - $499,999	6	50.0%
$500,000 - $599,999	4	-33.3%
$600,000 - $699,999	2	N/A
$700,000 - $799,999	4	300.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	0	-100.0%
$1,000,000 or more	2	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	2	100.0%
$1,250,000 - $1,499,999	0	-100.0%
$1,500,000 - $1,999,999	0	N/A
$2,000,000 - $2,999,999	0	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - August 2026
Townhouses and Condos
St. Lucie County

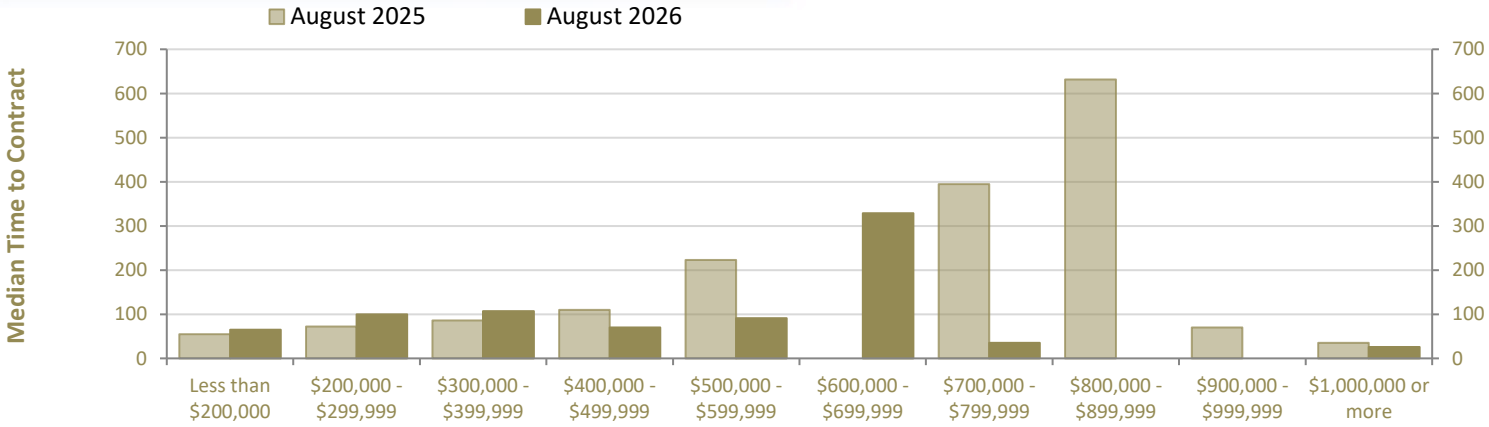
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Median Time to Contract by Sale Price

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.

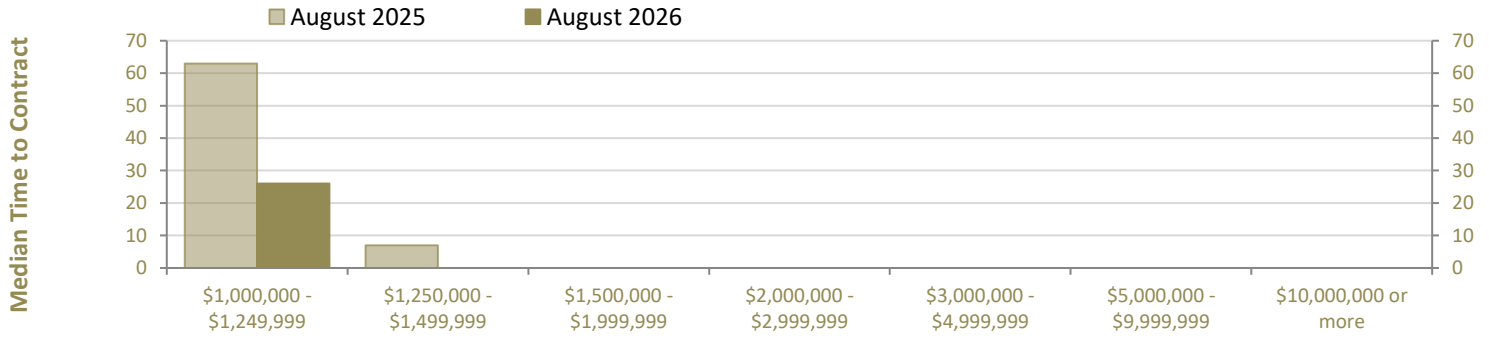
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	65 Days	18.2%
$200,000 - $299,999	100 Days	38.9%
$300,000 - $399,999	107 Days	24.4%
$400,000 - $499,999	70 Days	-36.4%
$500,000 - $599,999	91 Days	-59.2%
$600,000 - $699,999	329 Days	N/A
$700,000 - $799,999	35 Days	-91.1%
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	26 Days	-25.7%



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	26 Days	-58.7%
$1,250,000 - $1,499,999	(No Sales)	N/A
$1,500,000 - $1,999,999	(No Sales)	N/A
$2,000,000 - $2,999,999	(No Sales)	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



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Townhouses and Condos
St. Lucie County

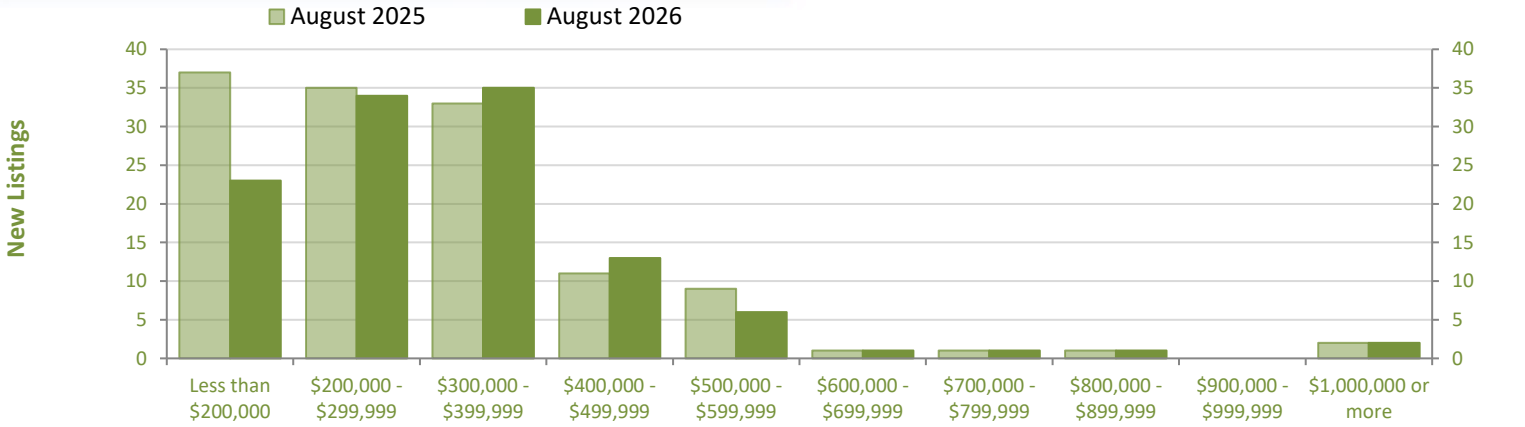
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New Listings by Initial Listing Price

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.

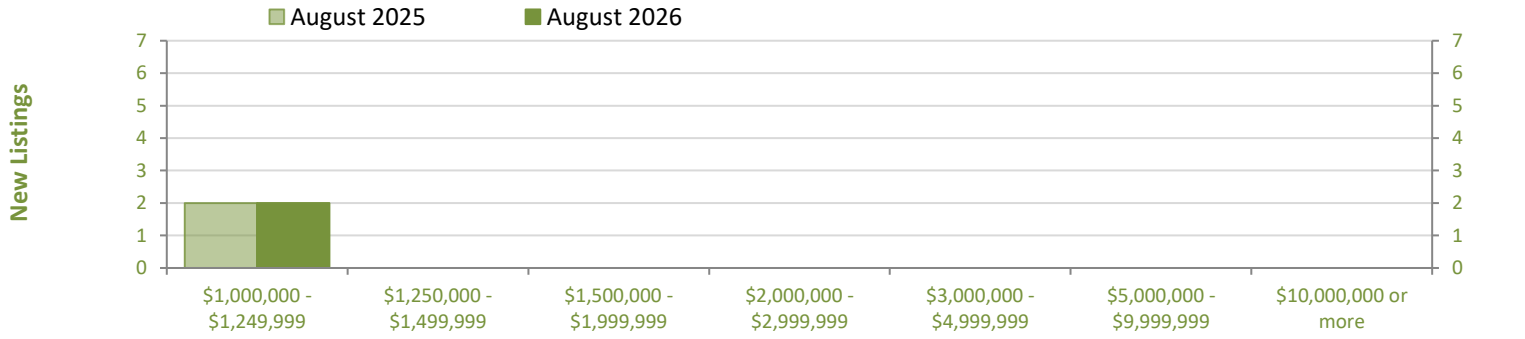
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	23	-37.8%
$200,000 - $299,999	34	-2.9%
$300,000 - $399,999	35	6.1%
$400,000 - $499,999	13	18.2%
$500,000 - $599,999	6	-33.3%
$600,000 - $699,999	1	0.0%
$700,000 - $799,999	1	0.0%
$800,000 - $899,999	1	0.0%
$900,000 - $999,999	0	N/A
$1,000,000 or more	2	0.0%



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



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Townhouses and Condos
St. Lucie County

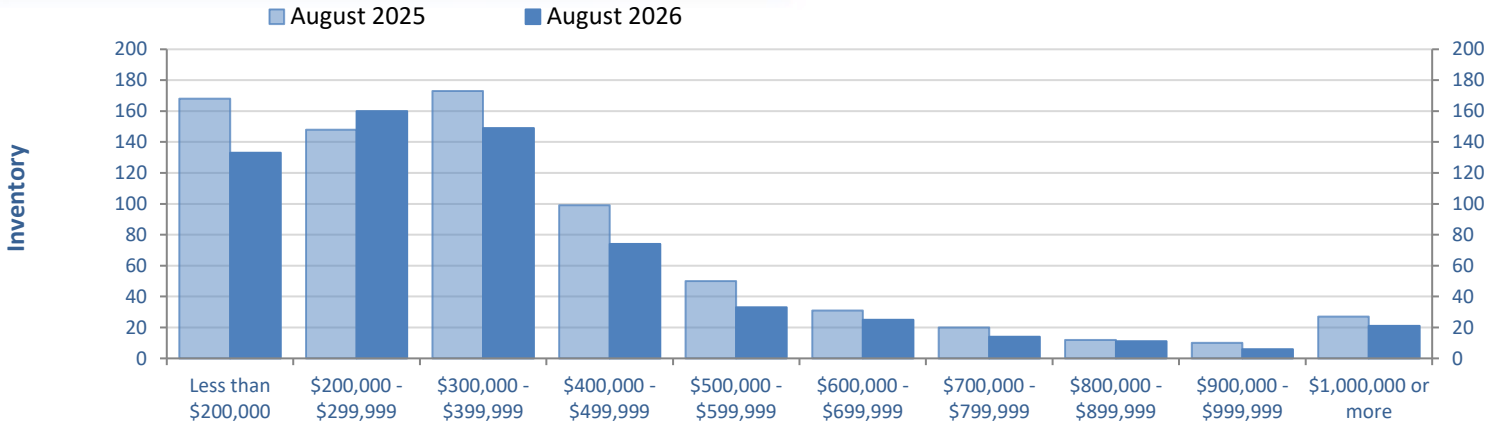
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Inventory by Current Listing Price

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.

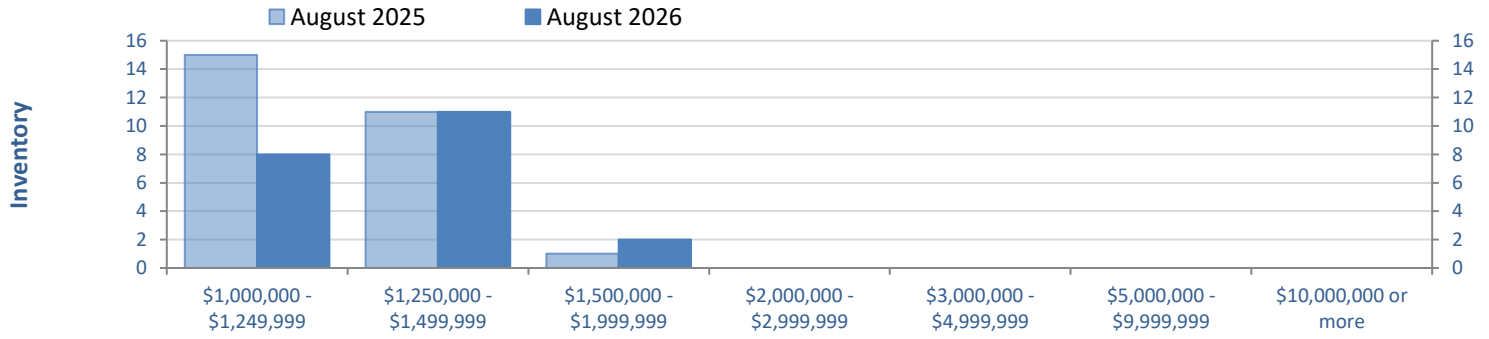
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	133	-20.8%
$200,000 - $299,999	160	8.1%
$300,000 - $399,999	149	-13.9%
$400,000 - $499,999	74	-25.3%
$500,000 - $599,999	33	-34.0%
$600,000 - $699,999	25	-19.4%
$700,000 - $799,999	14	-30.0%
$800,000 - $899,999	11	-8.3%
$900,000 - $999,999	6	-40.0%
$1,000,000 or more	21	-22.2%



Million Dollar Spotlight

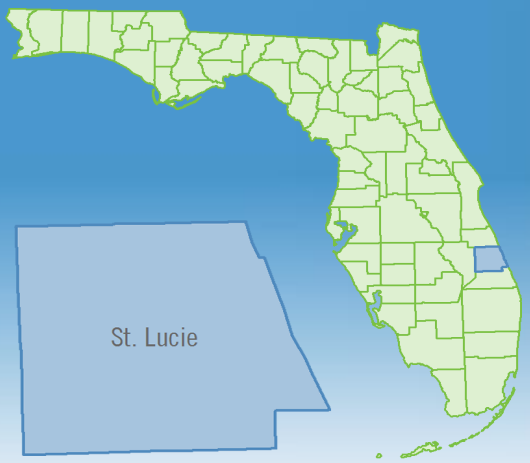
Inventory by Current Listing Price for properties listed for $1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	8	-46.7%
$1,250,000 - $1,499,999	11	0.0%
$1,500,000 - $1,999,999	2	100.0%
$2,000,000 - $2,999,999	0	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A

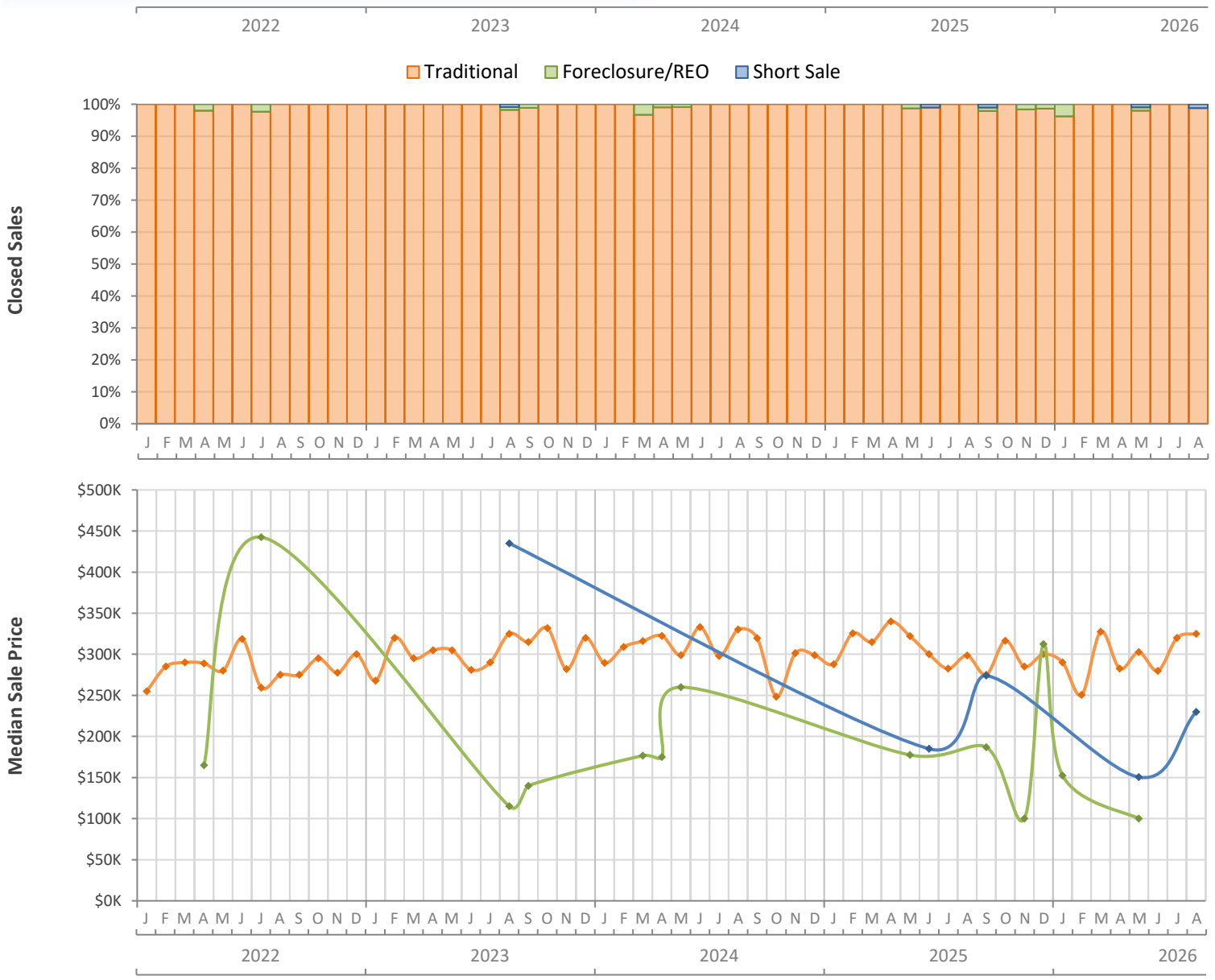


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Monthly Distressed Market - August 2026
Townhouses and Condos
St. Lucie County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	79	88	-10.2%
	Median Sale Price	$325,000	$298,450	8.9%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	$230,000	(No Sales)	N/A



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