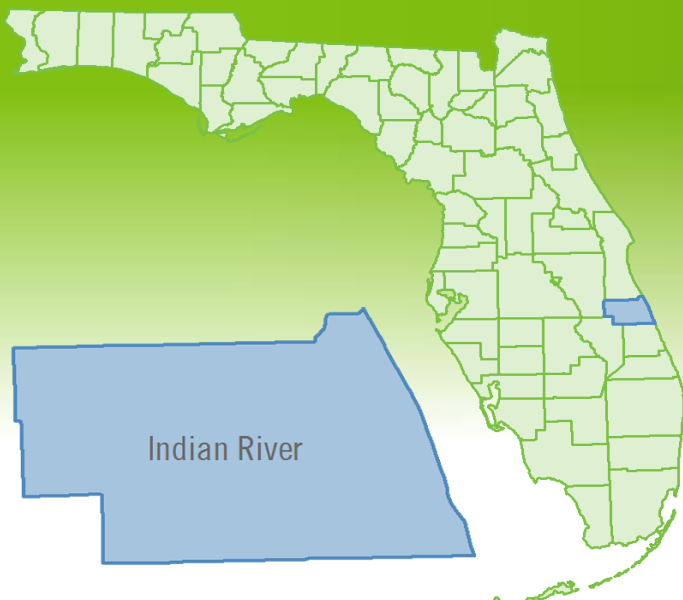


# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County



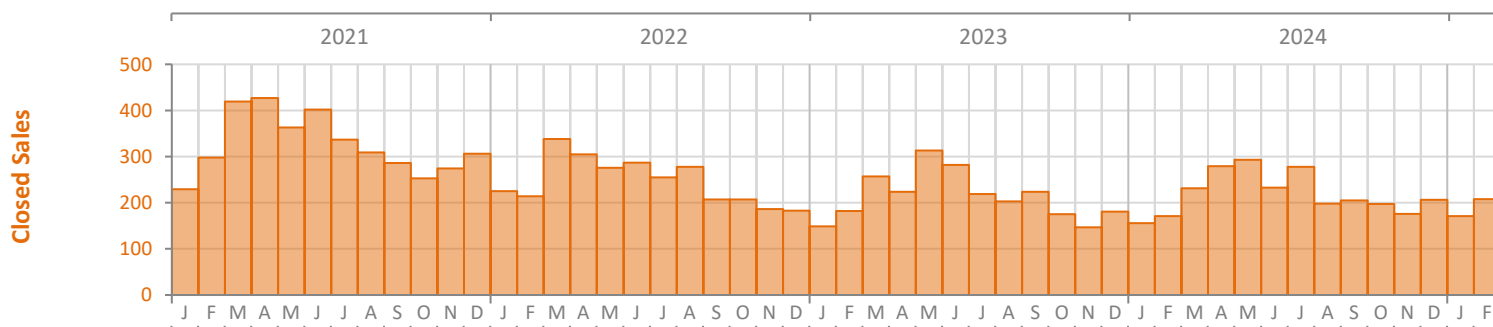
Summary Statistics	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	208	171	21.6%
Paid in Cash	99	87	13.8%
Median Sale Price	\$412,500	\$425,000	-2.9%
Average Sale Price	\$727,699	\$563,368	29.2%
Dollar Volume	\$151.4 Million	\$96.3 Million	57.1%
Median Percent of Original List Price Received	95.1%	95.6%	-0.5%
Median Time to Contract	67 Days	47 Days	42.6%
Median Time to Sale	105 Days	87 Days	20.7%
New Pending Sales	266	270	-1.5%
New Listings	352	349	0.9%
Pending Inventory	387	373	3.8%
Inventory (Active Listings)	1,357	1,088	24.7%
Months Supply of Inventory	6.1	5.1	19.6%

## 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	379	15.9%
<b>February 2025</b>	<b>208</b>	<b>21.6%</b>
January 2025	171	9.6%
December 2024	206	13.8%
November 2024	176	19.7%
October 2024	197	12.6%
September 2024	205	-8.5%
August 2024	198	-2.5%
July 2024	278	26.9%
June 2024	233	-17.4%
May 2024	293	-6.4%
April 2024	279	24.6%
March 2024	231	-10.1%
February 2024	171	-6.0%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

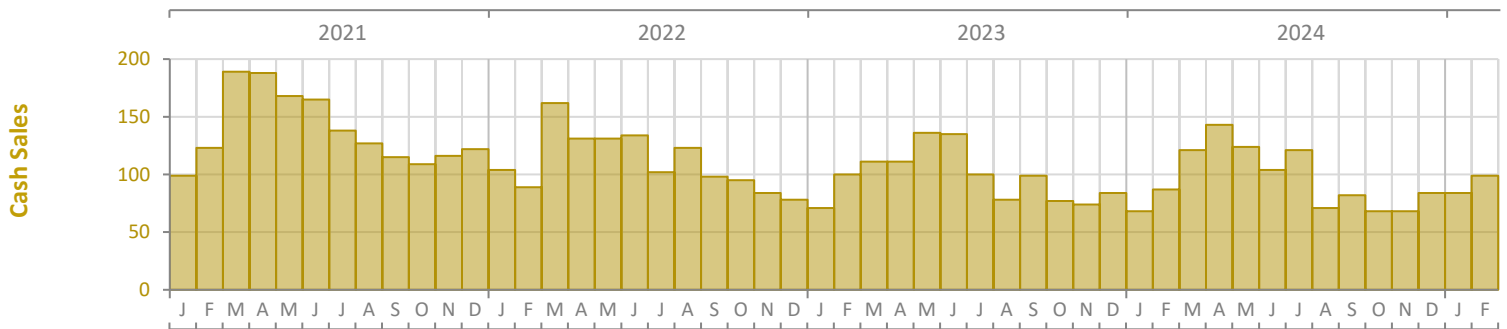


## Cash Sales

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	183	18.1%
<b>February 2025</b>	<b>99</b>	<b>13.8%</b>
January 2025	84	23.5%
December 2024	84	0.0%
November 2024	68	-8.1%
October 2024	68	-11.7%
September 2024	82	-17.2%
August 2024	71	-9.0%
July 2024	121	21.0%
June 2024	104	-23.0%
May 2024	124	-8.8%
April 2024	143	28.8%
March 2024	121	9.0%
February 2024	87	-13.0%

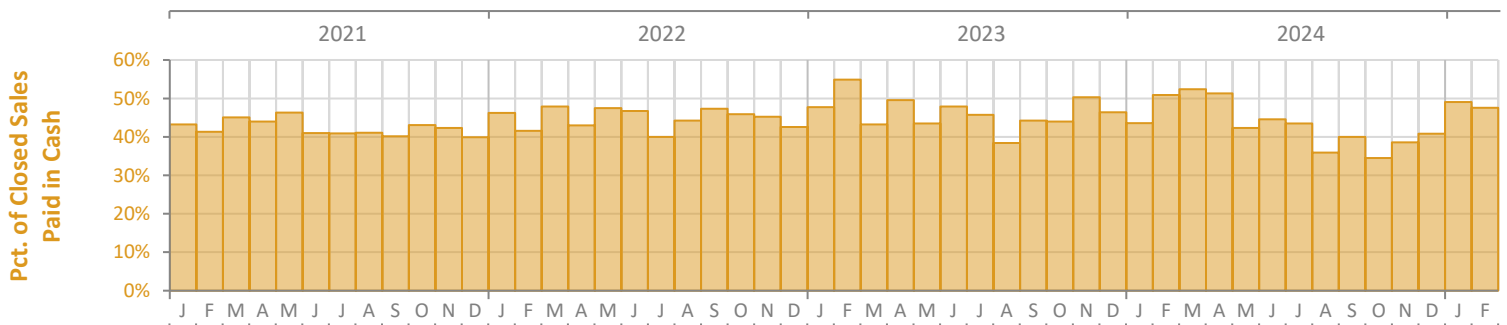


## Cash Sales as a Percentage of Closed Sales

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	48.3%	1.9%
<b>February 2025</b>	<b>47.6%</b>	<b>-6.5%</b>
January 2025	49.1%	12.6%
December 2024	40.8%	-12.1%
November 2024	38.6%	-23.3%
October 2024	34.5%	-21.6%
September 2024	40.0%	-9.5%
August 2024	35.9%	-6.5%
July 2024	43.5%	-4.8%
June 2024	44.6%	-6.9%
May 2024	42.3%	-2.8%
April 2024	51.3%	3.4%
March 2024	52.4%	21.3%
February 2024	50.9%	-7.3%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

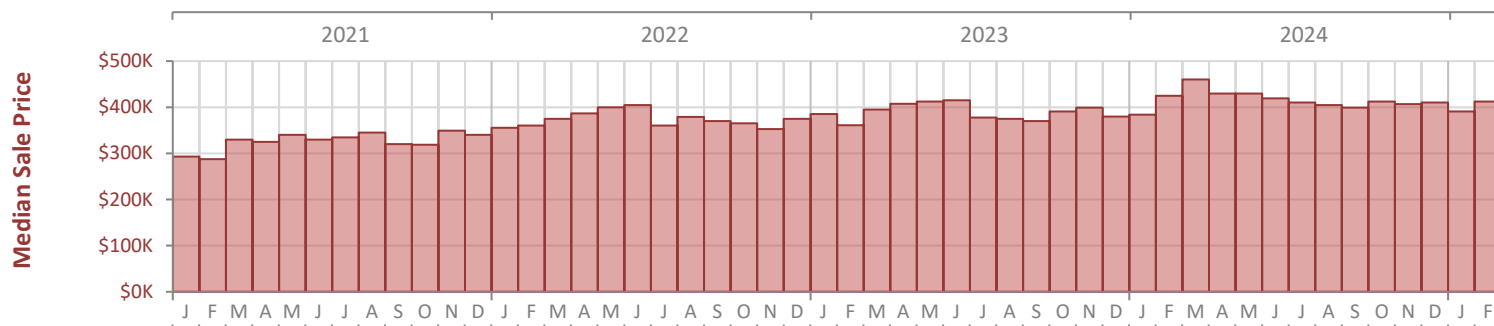


## Median Sale Price

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	\$406,000	-1.0%
<b>February 2025</b>	<b>\$412,500</b>	<b>-2.9%</b>
January 2025	\$390,500	1.7%
December 2024	\$410,000	7.9%
November 2024	\$406,500	1.9%
October 2024	\$412,000	5.3%
September 2024	\$398,965	7.8%
August 2024	\$405,000	8.0%
July 2024	\$410,000	8.6%
June 2024	\$419,500	1.1%
May 2024	\$430,000	4.4%
April 2024	\$430,000	5.5%
March 2024	\$460,000	16.5%
February 2024	\$425,000	17.7%

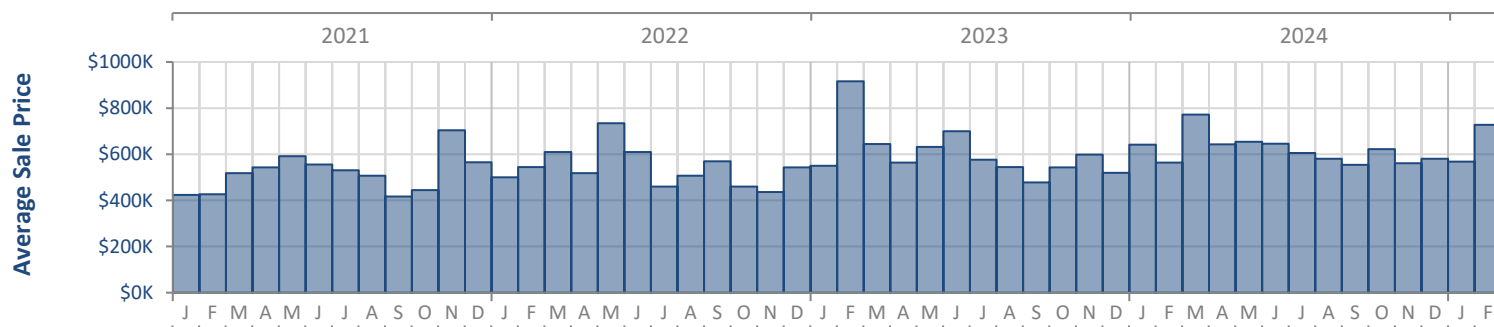


## Average Sale Price

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	\$655,483	9.1%
<b>February 2025</b>	<b>\$727,699</b>	<b>29.2%</b>
January 2025	\$567,642	-11.6%
December 2024	\$580,397	11.6%
November 2024	\$561,557	-6.2%
October 2024	\$622,361	14.6%
September 2024	\$554,065	15.8%
August 2024	\$581,157	6.7%
July 2024	\$606,193	5.2%
June 2024	\$646,111	-7.8%
May 2024	\$654,324	3.6%
April 2024	\$643,016	13.9%
March 2024	\$771,999	19.8%
February 2024	\$563,368	-38.5%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

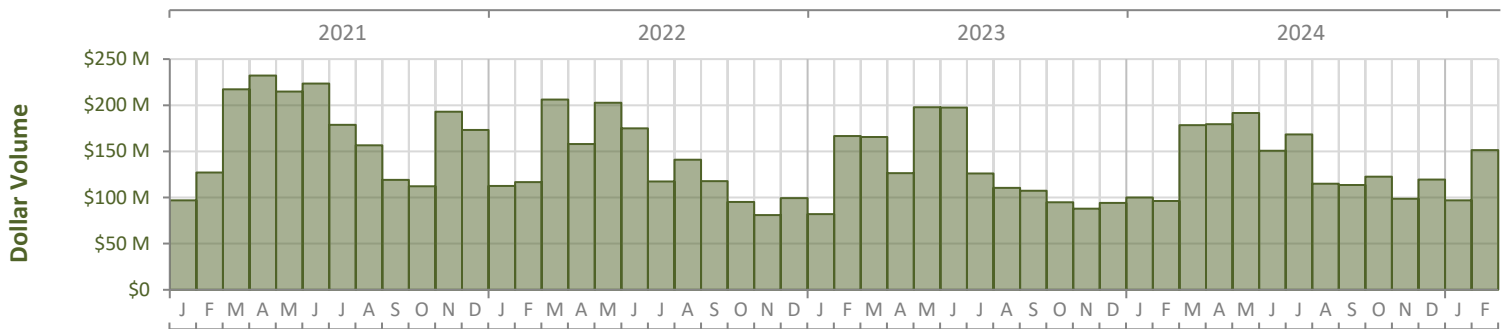


## Dollar Volume

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	\$248.4 Million	26.4%
<b>February 2025</b>	<b>\$151.4 Million</b>	<b>57.1%</b>
January 2025	\$97.1 Million	-3.1%
December 2024	\$119.6 Million	27.1%
November 2024	\$98.8 Million	12.3%
October 2024	\$122.6 Million	29.0%
September 2024	\$113.6 Million	6.0%
August 2024	\$115.1 Million	4.0%
July 2024	\$168.5 Million	33.6%
June 2024	\$150.5 Million	-23.8%
May 2024	\$191.7 Million	-3.1%
April 2024	\$179.4 Million	41.9%
March 2024	\$178.3 Million	7.7%
February 2024	\$96.3 Million	-42.2%

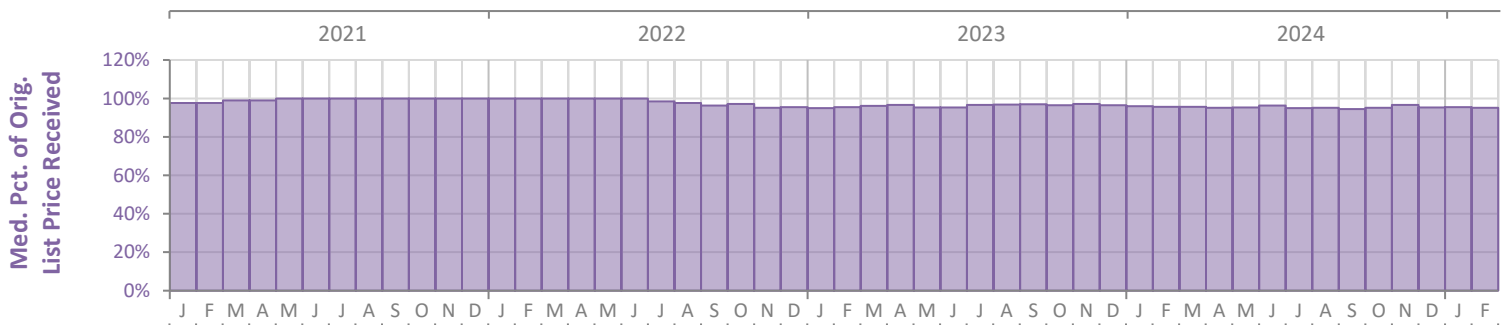


## Median Percent of Original List Price Received

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	95.2%	-0.6%
<b>February 2025</b>	<b>95.1%</b>	<b>-0.5%</b>
January 2025	95.5%	-0.5%
December 2024	95.3%	-1.1%
November 2024	96.6%	-0.6%
October 2024	95.1%	-1.3%
September 2024	94.5%	-2.6%
August 2024	95.2%	-1.7%
July 2024	95.0%	-1.7%
June 2024	96.3%	1.0%
May 2024	95.3%	0.0%
April 2024	95.2%	-1.6%
March 2024	95.7%	-0.5%
February 2024	95.6%	0.1%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

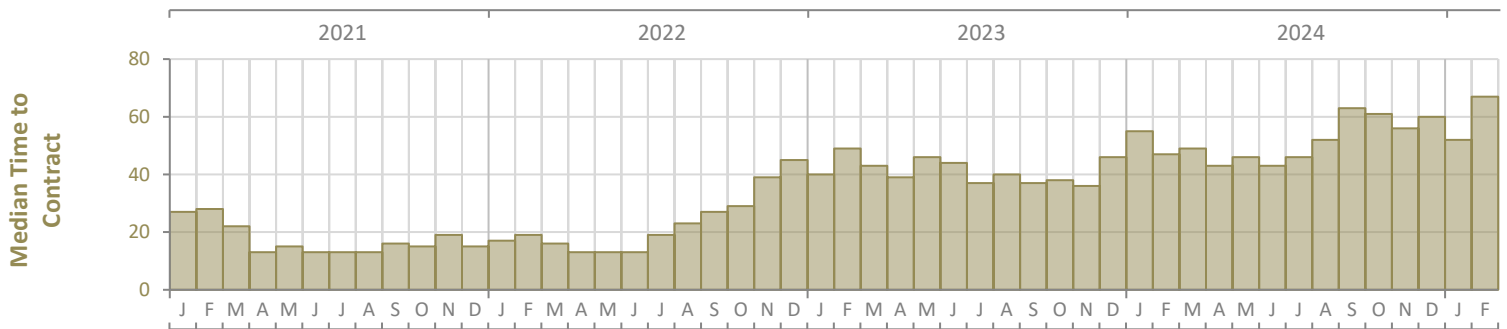


## Median Time to Contract

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	61 Days	15.1%
<b>February 2025</b>	<b>67 Days</b>	<b>42.6%</b>
January 2025	52 Days	-5.5%
December 2024	60 Days	30.4%
November 2024	56 Days	55.6%
October 2024	61 Days	60.5%
September 2024	63 Days	70.3%
August 2024	52 Days	30.0%
July 2024	46 Days	24.3%
June 2024	43 Days	-2.3%
May 2024	46 Days	0.0%
April 2024	43 Days	10.3%
March 2024	49 Days	14.0%
February 2024	47 Days	-4.1%

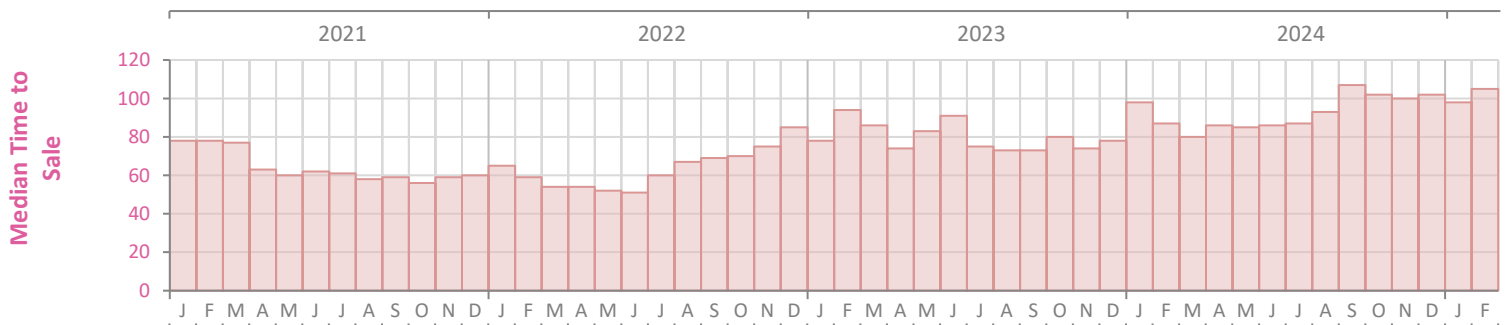


## Median Time to Sale

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	10.9%
<b>February 2025</b>	<b>105 Days</b>	<b>20.7%</b>
January 2025	98 Days	0.0%
December 2024	102 Days	30.8%
November 2024	100 Days	35.1%
October 2024	102 Days	27.5%
September 2024	107 Days	46.6%
August 2024	93 Days	27.4%
July 2024	87 Days	16.0%
June 2024	86 Days	-5.5%
May 2024	85 Days	2.4%
April 2024	86 Days	16.2%
March 2024	80 Days	-7.0%
February 2024	87 Days	-7.4%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

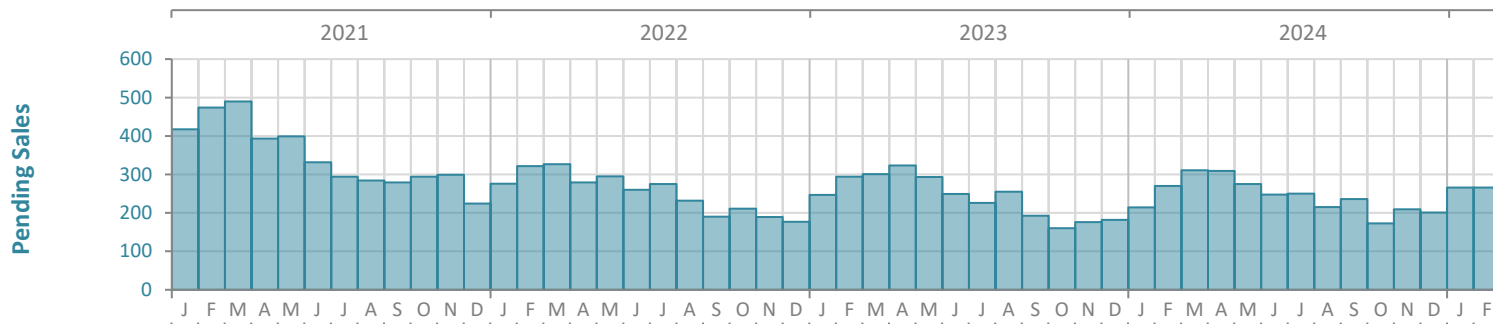


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	532	9.9%
<b>February 2025</b>	<b>266</b>	<b>-1.5%</b>
January 2025	266	24.3%
December 2024	201	10.4%
November 2024	209	18.8%
October 2024	173	8.1%
September 2024	236	22.3%
August 2024	215	-15.7%
July 2024	250	10.6%
June 2024	248	-0.4%
May 2024	275	-6.1%
April 2024	309	-4.3%
March 2024	311	3.3%
February 2024	270	-8.2%

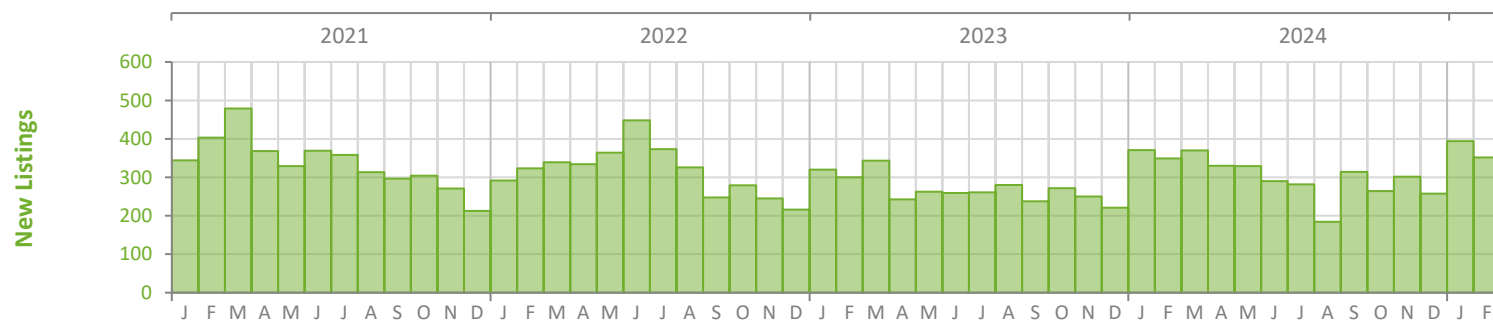


## New Listings

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	746	3.6%
<b>February 2025</b>	<b>352</b>	<b>0.9%</b>
January 2025	394	6.2%
December 2024	258	16.7%
November 2024	302	20.8%
October 2024	264	-2.9%
September 2024	314	31.9%
August 2024	184	-34.3%
July 2024	282	8.0%
June 2024	290	12.0%
May 2024	329	25.1%
April 2024	330	35.8%
March 2024	370	7.9%
February 2024	349	16.3%





# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

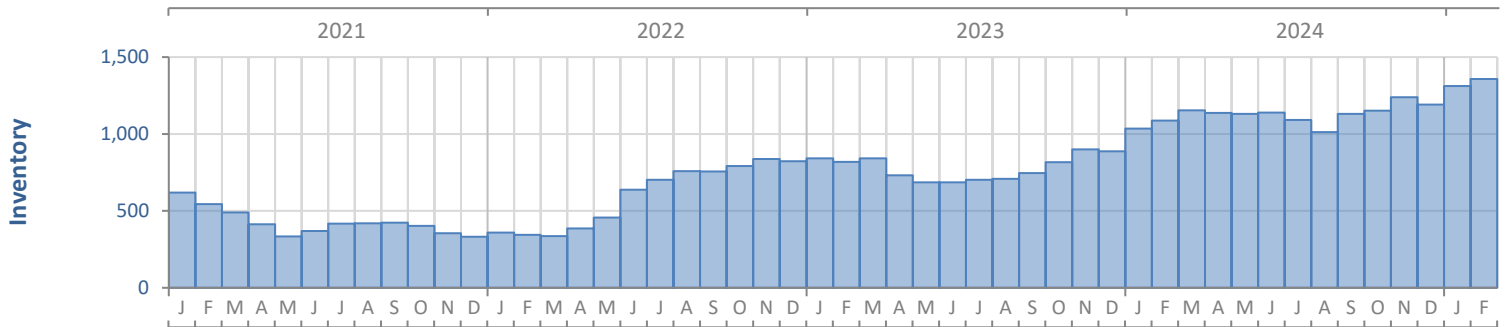


## Inventory (Active Listings)

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)	1,335	25.7%
<b>February 2025</b>	<b>1,357</b>	<b>24.7%</b>
January 2025	1,312	26.6%
December 2024	1,191	34.1%
November 2024	1,240	37.8%
October 2024	1,152	41.0%
September 2024	1,130	51.5%
August 2024	1,013	43.1%
July 2024	1,091	55.4%
June 2024	1,140	66.4%
May 2024	1,131	65.1%
April 2024	1,137	55.5%
March 2024	1,154	37.2%
February 2024	1,088	32.8%

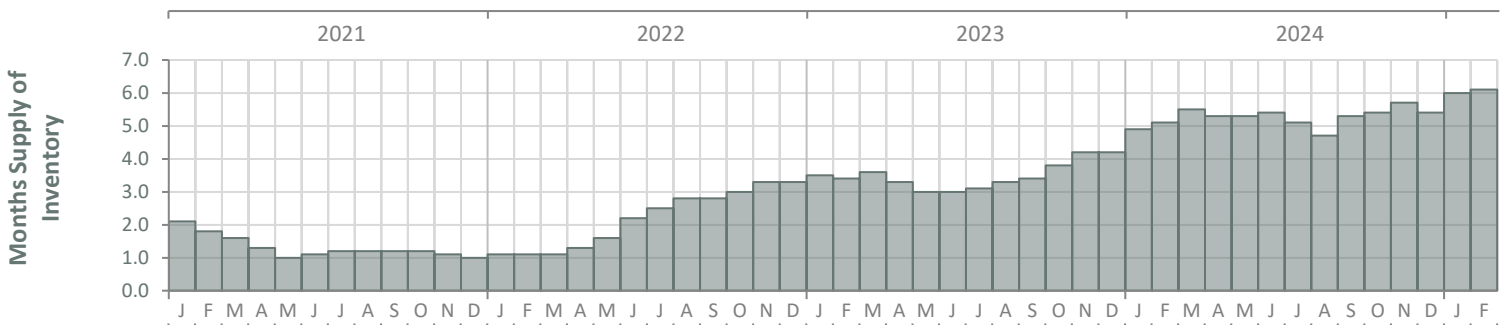


## Months Supply of Inventory

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	22.0%
<b>February 2025</b>	<b>6.1</b>	<b>19.6%</b>
January 2025	6.0	22.4%
December 2024	5.4	28.6%
November 2024	5.7	35.7%
October 2024	5.4	42.1%
September 2024	5.3	55.9%
August 2024	4.7	42.4%
July 2024	5.1	64.5%
June 2024	5.4	80.0%
May 2024	5.3	76.7%
April 2024	5.3	60.6%
March 2024	5.5	52.8%
February 2024	5.1	50.0%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

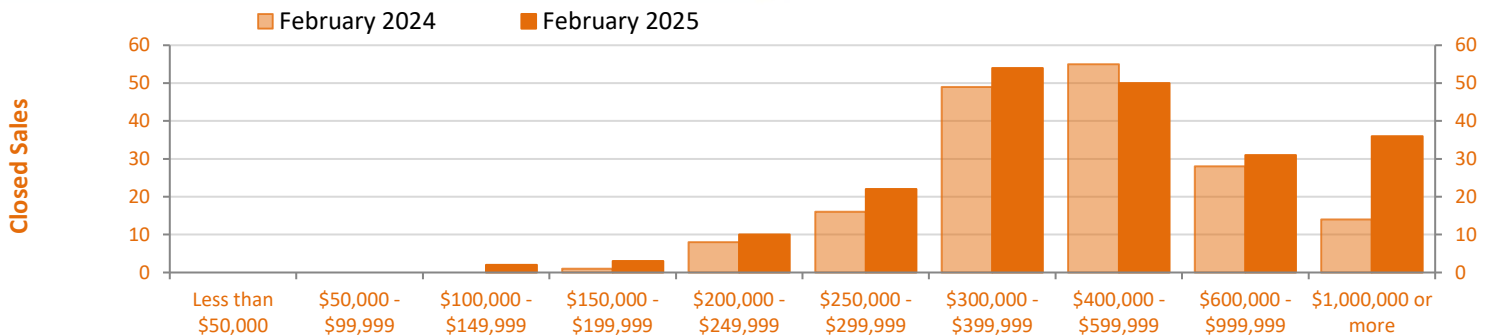


## Closed Sales by Sale Price

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	2	N/A
\$150,000 - \$199,999	3	200.0%
\$200,000 - \$249,999	10	25.0%
\$250,000 - \$299,999	22	37.5%
\$300,000 - \$399,999	54	10.2%
\$400,000 - \$599,999	50	-9.1%
\$600,000 - \$999,999	31	10.7%
\$1,000,000 or more	36	157.1%

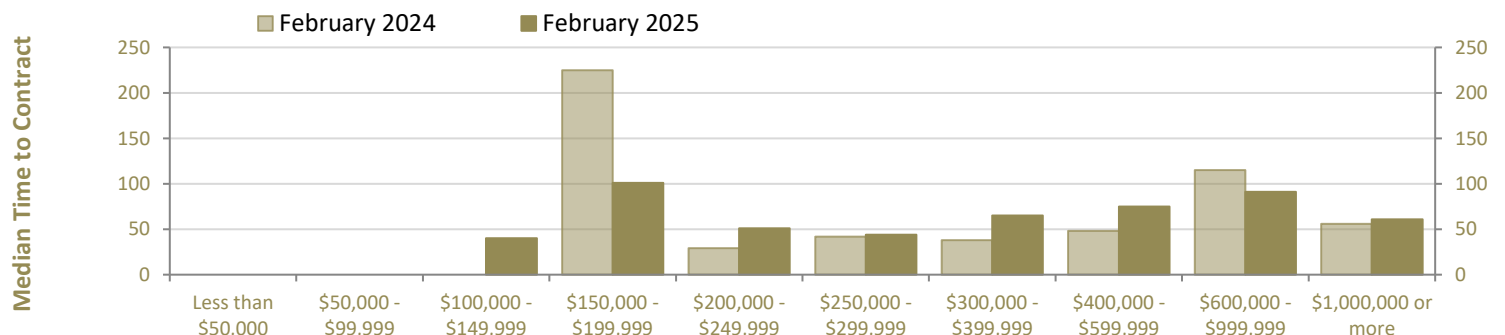


## Median Time to Contract by Sale Price

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	40 Days	N/A
\$150,000 - \$199,999	101 Days	-55.1%
\$200,000 - \$249,999	51 Days	75.9%
\$250,000 - \$299,999	44 Days	4.8%
\$300,000 - \$399,999	65 Days	71.1%
\$400,000 - \$599,999	75 Days	56.3%
\$600,000 - \$999,999	91 Days	-20.9%
\$1,000,000 or more	61 Days	8.9%





# Monthly Market Detail - February 2025

## Single-Family Homes

### Indian River County

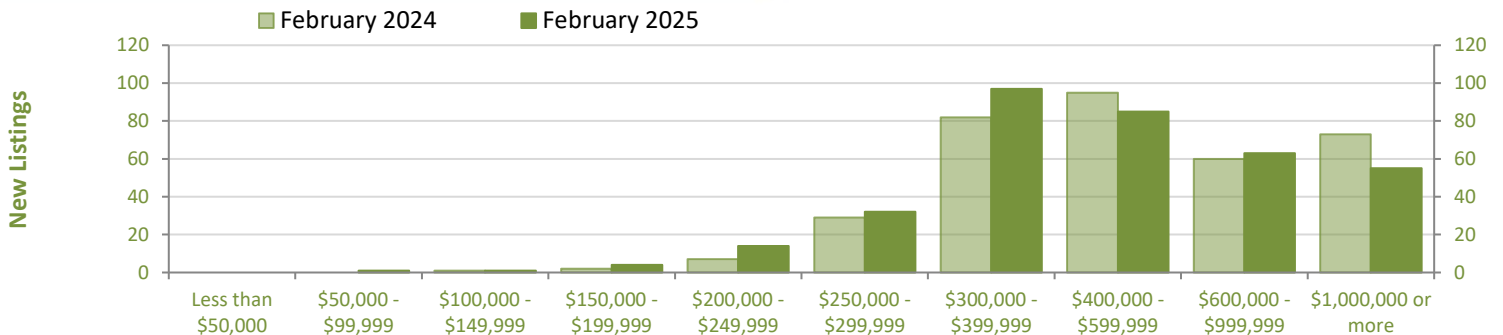


## New Listings by Initial Listing Price

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	1	N/A
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	4	100.0%
\$200,000 - \$249,999	14	100.0%
\$250,000 - \$299,999	32	10.3%
\$300,000 - \$399,999	97	18.3%
\$400,000 - \$599,999	85	-10.5%
\$600,000 - \$999,999	63	5.0%
\$1,000,000 or more	55	-24.7%

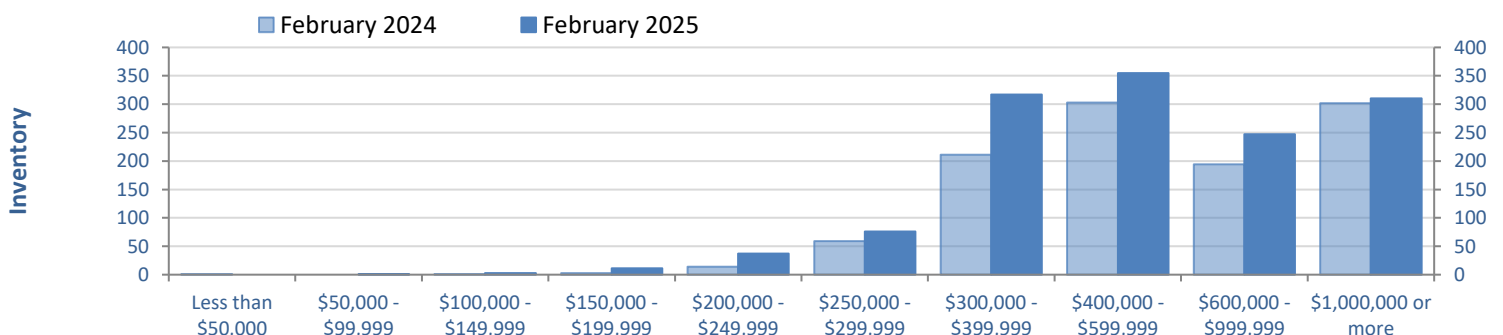


## Inventory by Current Listing Price

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.

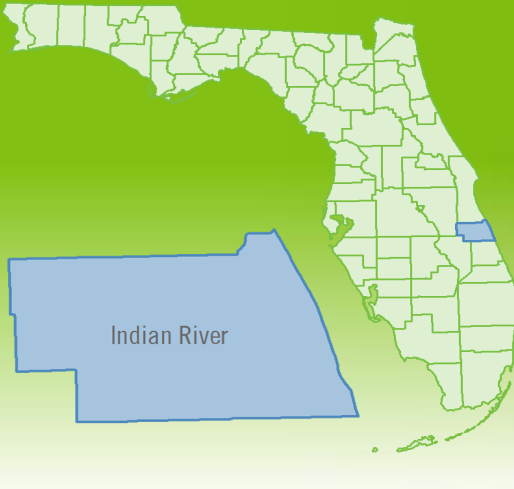
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	3	200.0%
\$150,000 - \$199,999	11	266.7%
\$200,000 - \$249,999	37	164.3%
\$250,000 - \$299,999	76	28.8%
\$300,000 - \$399,999	317	50.2%
\$400,000 - \$599,999	355	17.2%
\$600,000 - \$999,999	247	27.3%
\$1,000,000 or more	310	2.6%



# Monthly Distressed Market - February 2025

## Single-Family Homes

### Indian River County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	208	170	22.4%
	Median Sale Price	\$412,500	\$428,750	-3.8%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$380,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

