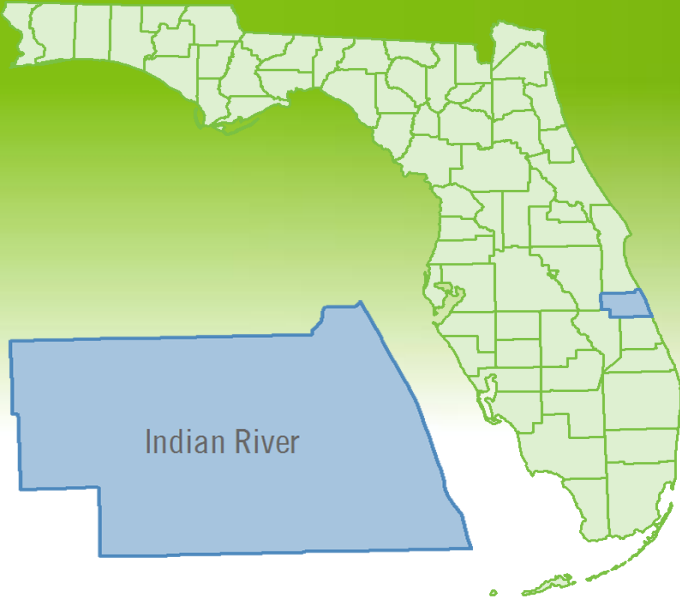


Monthly Market Detail - February 2026

Single-Family Homes

Indian River County



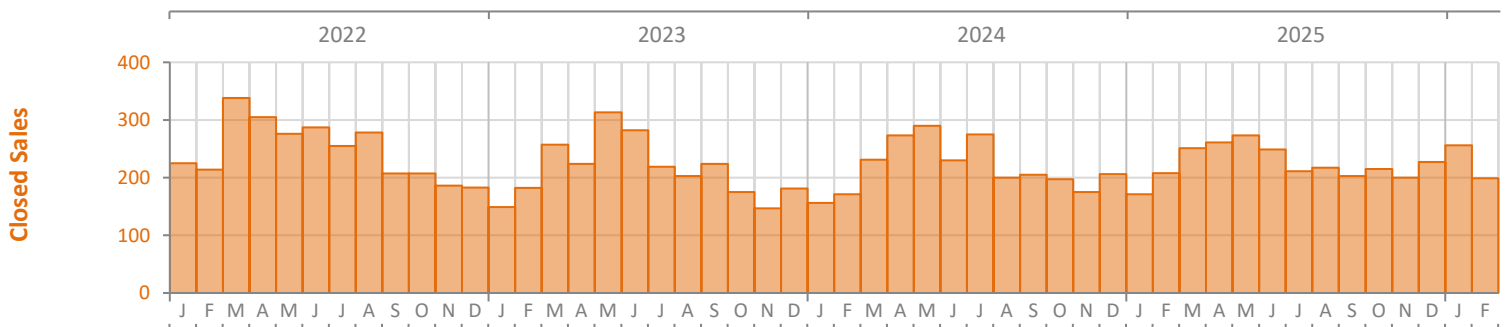
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	199	208	-4.3%
Paid in Cash	84	99	-15.2%
Median Sale Price	\$427,500	\$412,500	3.6%
Average Sale Price	\$720,634	\$727,699	-1.0%
Dollar Volume	\$143.4 Million	\$151.4 Million	-5.3%
Median Percent of Original List Price Received	94.2%	95.1%	-0.9%
Median Time to Contract	84 Days	67 Days	25.4%
Median Time to Sale	119 Days	105 Days	13.3%
New Pending Sales	313	266	17.7%
New Listings	320	352	-9.1%
Pending Inventory	366	387	-5.4%
Inventory (Active Listings)	1,276	1,357	-6.0%
Months Supply of Inventory	5.5	6.1	-9.8%

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	455	20.1%
February 2026	199	-4.3%
January 2026	256	49.7%
December 2025	227	10.2%
November 2025	200	14.3%
October 2025	215	9.1%
September 2025	203	-1.0%
August 2025	217	8.5%
July 2025	211	-23.3%
June 2025	249	8.3%
May 2025	273	-5.9%
April 2025	261	-4.4%
March 2025	251	8.7%
February 2025	208	21.6%

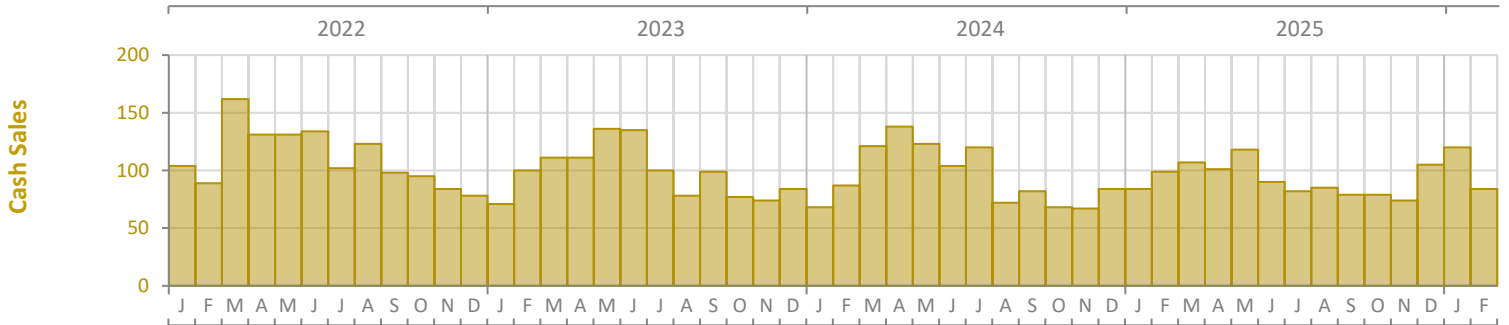


Cash Sales

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	204	11.5%
February 2026	84	-15.2%
January 2026	120	42.9%
December 2025	105	25.0%
November 2025	74	10.4%
October 2025	79	16.2%
September 2025	79	-3.7%
August 2025	85	18.1%
July 2025	82	-31.7%
June 2025	90	-13.5%
May 2025	118	-4.1%
April 2025	101	-26.8%
March 2025	107	-11.6%
February 2025	99	13.8%

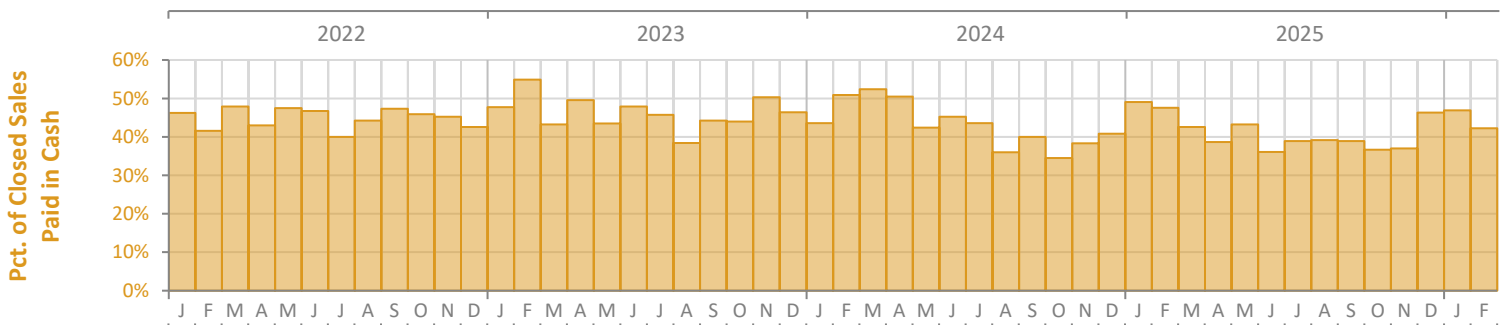


Cash Sales as a Percentage of Closed Sales

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	44.8%	-7.2%
February 2026	42.2%	-11.3%
January 2026	46.9%	-4.5%
December 2025	46.3%	13.5%
November 2025	37.0%	-3.4%
October 2025	36.7%	6.4%
September 2025	38.9%	-2.8%
August 2025	39.2%	8.9%
July 2025	38.9%	-10.8%
June 2025	36.1%	-20.1%
May 2025	43.2%	1.9%
April 2025	38.7%	-23.4%
March 2025	42.6%	-18.7%
February 2025	47.6%	-6.5%

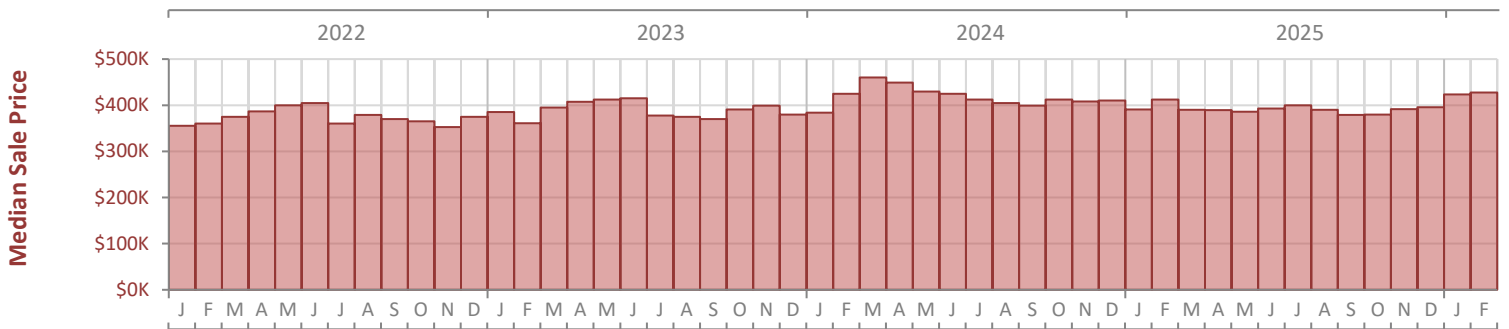


Median Sale Price

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	\$430,500	6.0%
February 2026	\$427,500	3.6%
January 2026	\$423,125	8.4%
December 2025	\$396,015	-3.4%
November 2025	\$391,250	-4.1%
October 2025	\$379,900	-7.8%
September 2025	\$378,950	-5.0%
August 2025	\$390,000	-3.7%
July 2025	\$400,000	-2.9%
June 2025	\$392,975	-7.5%
May 2025	\$386,190	-10.2%
April 2025	\$389,450	-13.3%
March 2025	\$390,000	-15.2%
February 2025	\$412,500	-2.9%

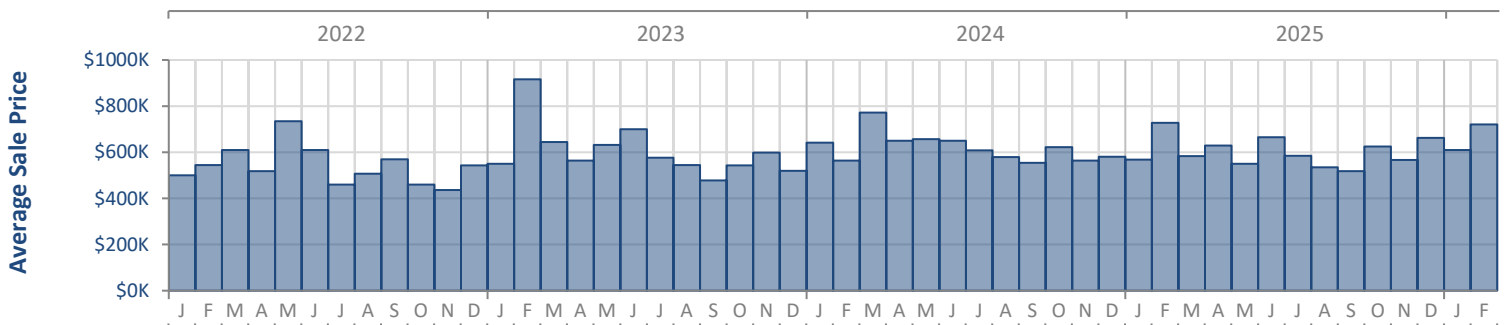


Average Sale Price

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	\$657,864	0.4%
February 2026	\$720,634	-1.0%
January 2026	\$609,071	7.3%
December 2025	\$662,266	14.1%
November 2025	\$566,898	0.6%
October 2025	\$624,259	0.3%
September 2025	\$517,681	-6.6%
August 2025	\$534,496	-7.7%
July 2025	\$584,870	-3.9%
June 2025	\$665,520	2.3%
May 2025	\$550,609	-16.1%
April 2025	\$629,091	-3.1%
March 2025	\$583,933	-24.4%
February 2025	\$727,699	29.2%



Monthly Market Detail - February 2026

Single-Family Homes

Indian River County

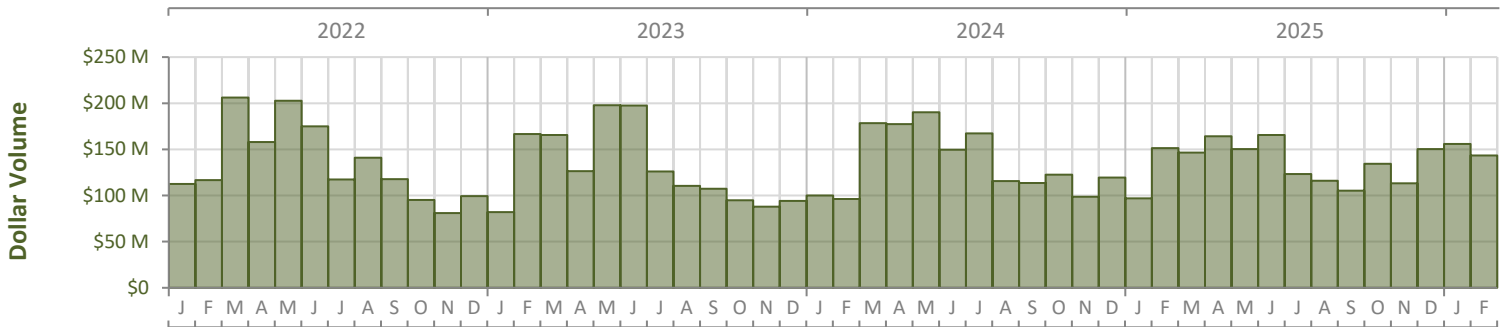


Dollar Volume

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	\$299.3 Million	20.5%
February 2026	\$143.4 Million	-5.3%
January 2026	\$155.9 Million	60.6%
December 2025	\$150.3 Million	25.7%
November 2025	\$113.4 Million	15.0%
October 2025	\$134.2 Million	9.5%
September 2025	\$105.1 Million	-7.5%
August 2025	\$116.0 Million	0.1%
July 2025	\$123.4 Million	-26.2%
June 2025	\$165.7 Million	10.8%
May 2025	\$150.3 Million	-21.0%
April 2025	\$164.2 Million	-7.4%
March 2025	\$146.6 Million	-17.8%
February 2025	\$151.4 Million	57.1%

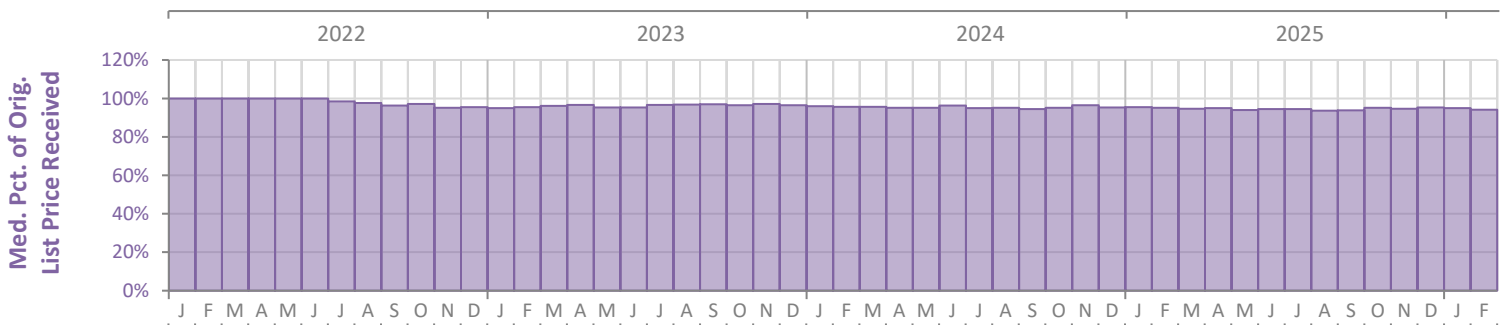


Median Percent of Original List Price Received

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	94.7%	-0.5%
February 2026	94.2%	-0.9%
January 2026	95.0%	-0.5%
December 2025	95.3%	0.0%
November 2025	94.7%	-1.9%
October 2025	95.1%	0.0%
September 2025	93.8%	-0.7%
August 2025	93.7%	-1.6%
July 2025	94.4%	-0.6%
June 2025	94.4%	-2.0%
May 2025	94.0%	-1.3%
April 2025	95.0%	-0.1%
March 2025	94.6%	-1.1%
February 2025	95.1%	-0.5%

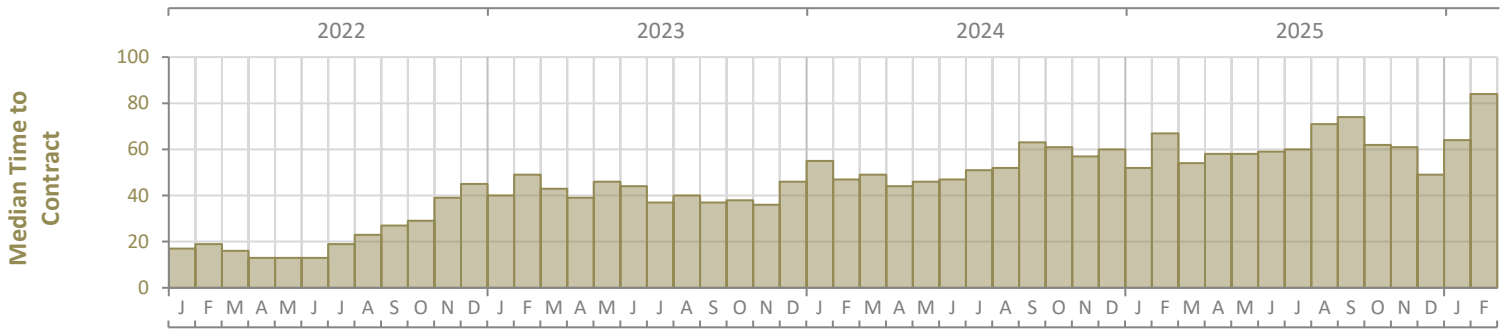


Median Time to Contract

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	77 Days	26.2%
February 2026	84 Days	25.4%
January 2026	64 Days	23.1%
December 2025	49 Days	-18.3%
November 2025	61 Days	7.0%
October 2025	62 Days	1.6%
September 2025	74 Days	17.5%
August 2025	71 Days	36.5%
July 2025	60 Days	17.6%
June 2025	59 Days	25.5%
May 2025	58 Days	26.1%
April 2025	58 Days	31.8%
March 2025	54 Days	10.2%
February 2025	67 Days	42.6%

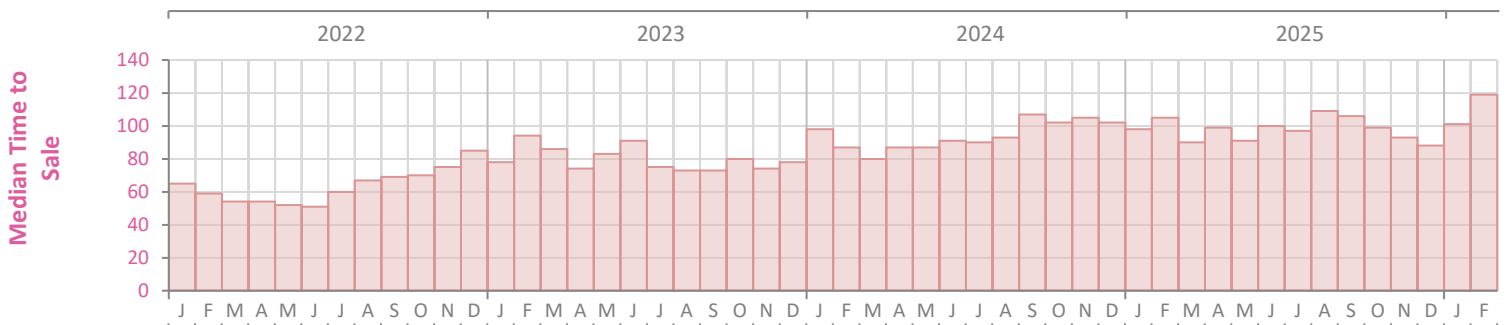


Median Time to Sale

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	112 Days	9.8%
February 2026	119 Days	13.3%
January 2026	101 Days	3.1%
December 2025	88 Days	-13.7%
November 2025	93 Days	-11.4%
October 2025	99 Days	-2.9%
September 2025	106 Days	-0.9%
August 2025	109 Days	17.2%
July 2025	97 Days	7.8%
June 2025	100 Days	9.9%
May 2025	91 Days	4.6%
April 2025	99 Days	13.8%
March 2025	90 Days	12.5%
February 2025	105 Days	20.7%

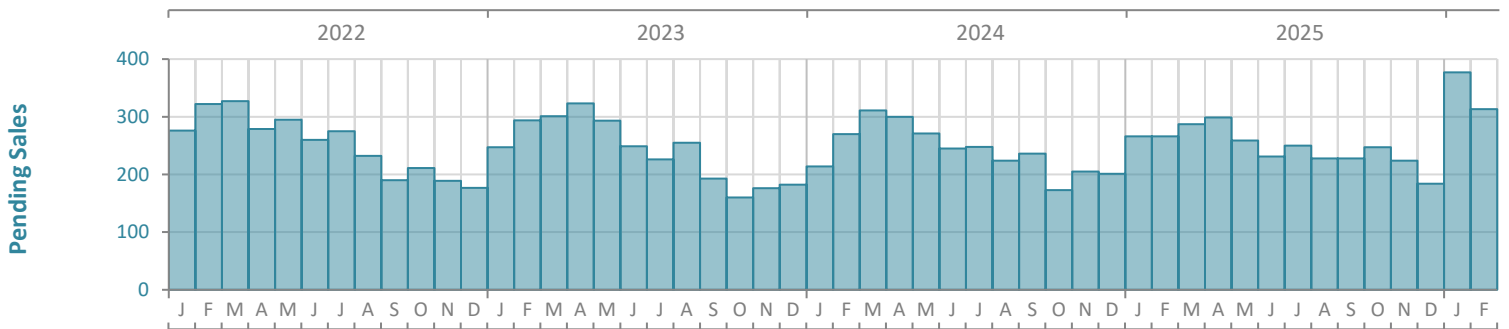


New Pending Sales

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	690	29.7%
February 2026	313	17.7%
January 2026	377	41.7%
December 2025	184	-8.5%
November 2025	224	9.3%
October 2025	247	42.8%
September 2025	228	-3.4%
August 2025	228	1.8%
July 2025	250	0.8%
June 2025	231	-5.7%
May 2025	259	-4.4%
April 2025	299	-0.3%
March 2025	287	-7.7%
February 2025	266	-1.5%

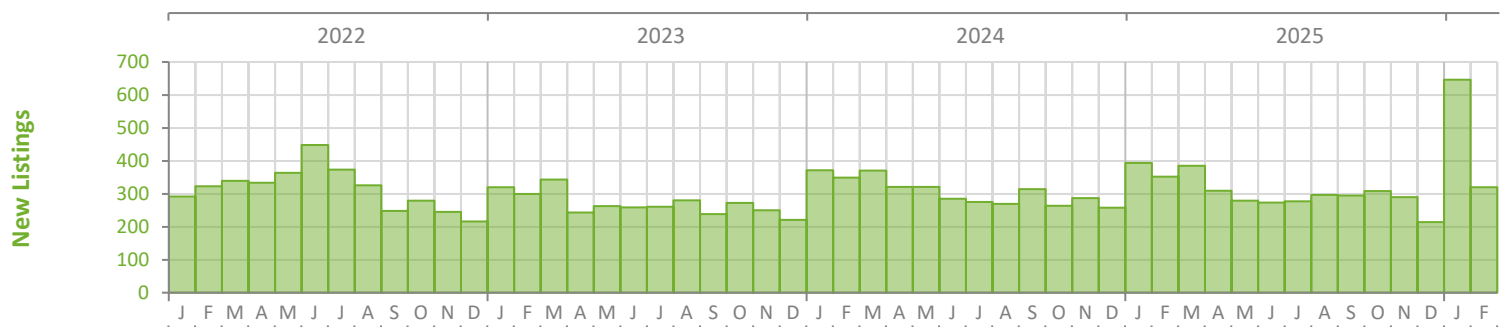


New Listings

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	966	29.5%
February 2026	320	-9.1%
January 2026	646	64.0%
December 2025	214	-17.1%
November 2025	290	1.0%
October 2025	308	16.7%
September 2025	295	-6.1%
August 2025	297	10.4%
July 2025	277	0.7%
June 2025	273	-4.2%
May 2025	279	-13.1%
April 2025	309	-3.7%
March 2025	385	4.1%
February 2025	352	0.9%

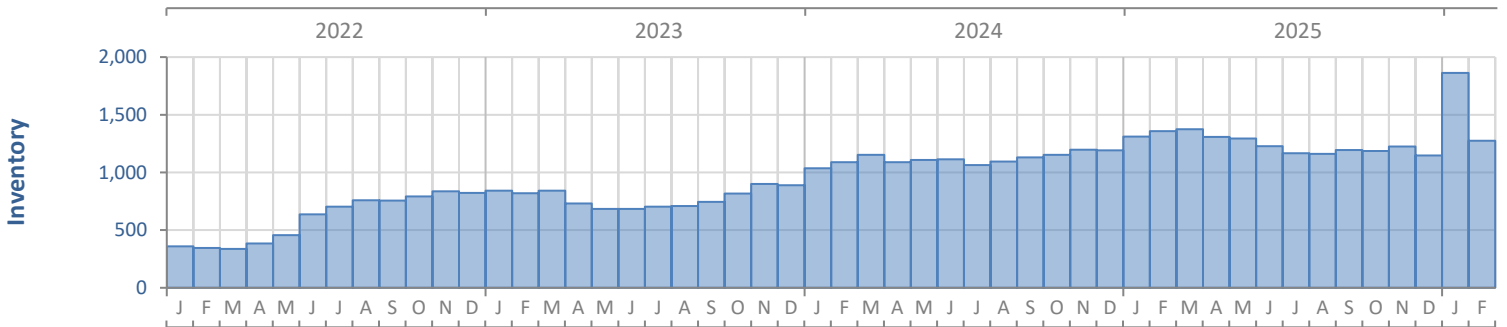


Inventory (Active Listings)

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)	1,570	17.6%
February 2026	1,276	-6.0%
January 2026	1,863	42.0%
December 2025	1,146	-3.8%
November 2025	1,226	2.3%
October 2025	1,185	2.9%
September 2025	1,193	5.6%
August 2025	1,161	6.0%
July 2025	1,167	9.7%
June 2025	1,229	10.2%
May 2025	1,294	16.8%
April 2025	1,309	20.3%
March 2025	1,375	19.2%
February 2025	1,357	24.7%

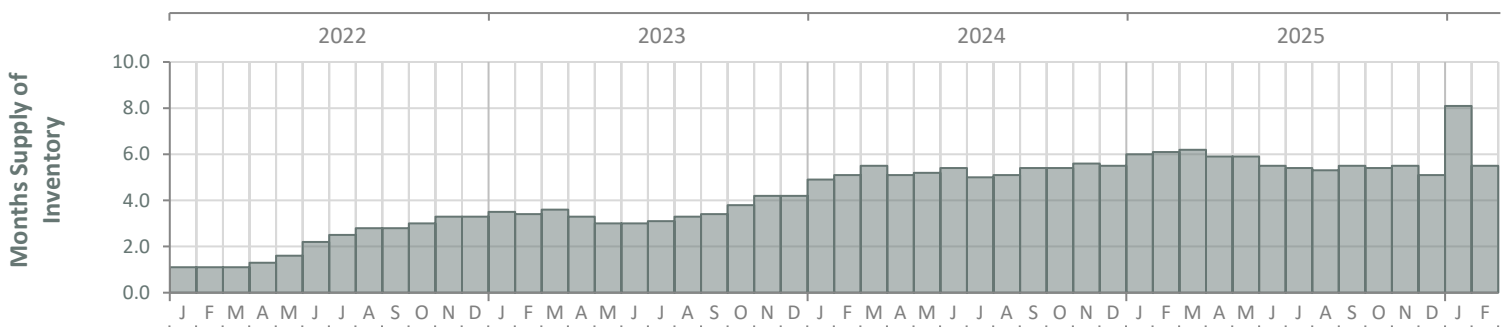


Months Supply of Inventory

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)	6.8	11.5%
February 2026	5.5	-9.8%
January 2026	8.1	35.0%
December 2025	5.1	-7.3%
November 2025	5.5	-1.8%
October 2025	5.4	0.0%
September 2025	5.5	1.9%
August 2025	5.3	3.9%
July 2025	5.4	8.0%
June 2025	5.5	1.9%
May 2025	5.9	13.5%
April 2025	5.9	15.7%
March 2025	6.2	12.7%
February 2025	6.1	19.6%

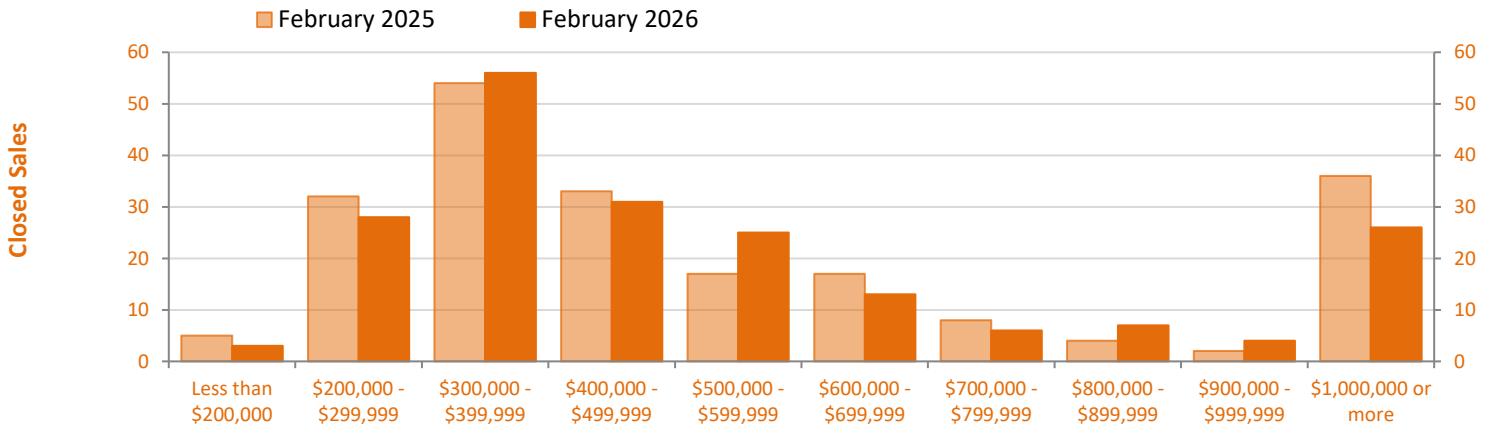


Closed Sales by Sale Price

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.

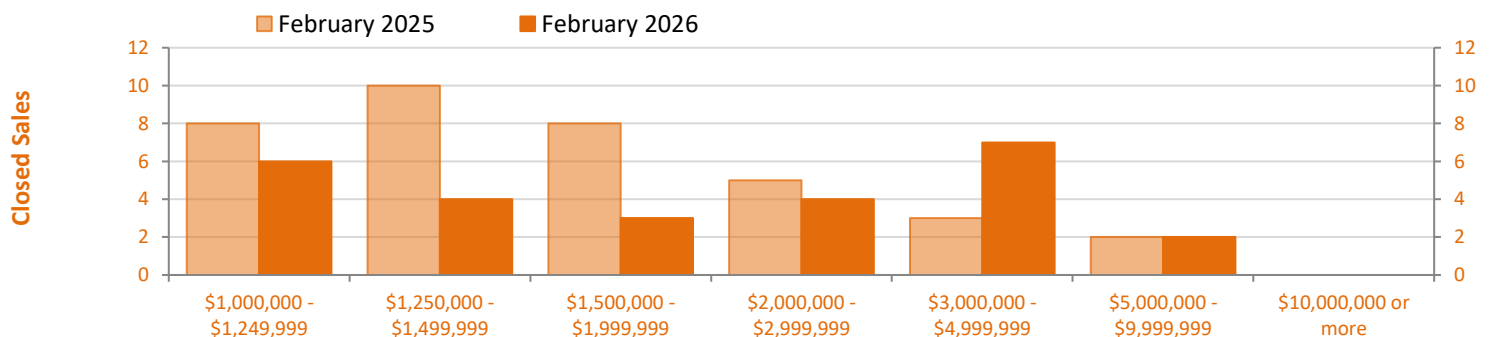
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	3	-40.0%
\$200,000 - \$299,999	28	-12.5%
\$300,000 - \$399,999	56	3.7%
\$400,000 - \$499,999	31	-6.1%
\$500,000 - \$599,999	25	47.1%
\$600,000 - \$699,999	13	-23.5%
\$700,000 - \$799,999	6	-25.0%
\$800,000 - \$899,999	7	75.0%
\$900,000 - \$999,999	4	100.0%
\$1,000,000 or more	26	-27.8%



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	6	-25.0%
\$1,250,000 - \$1,499,999	4	-60.0%
\$1,500,000 - \$1,999,999	3	-62.5%
\$2,000,000 - \$2,999,999	4	-20.0%
\$3,000,000 - \$4,999,999	7	133.3%
\$5,000,000 - \$9,999,999	2	0.0%
\$10,000,000 or more	0	N/A

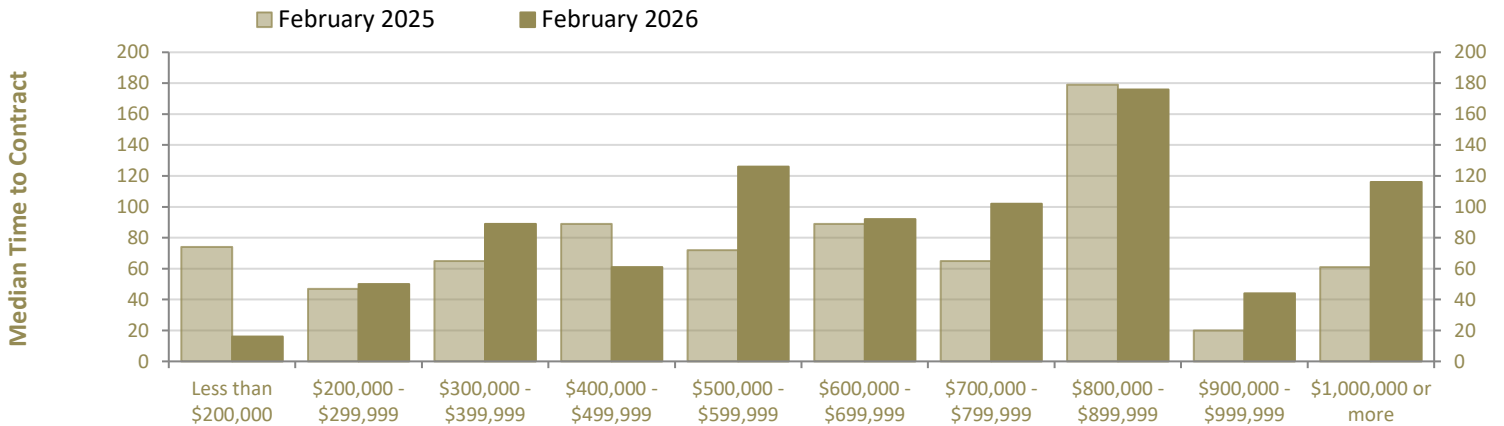


Median Time to Contract by Sale Price

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.

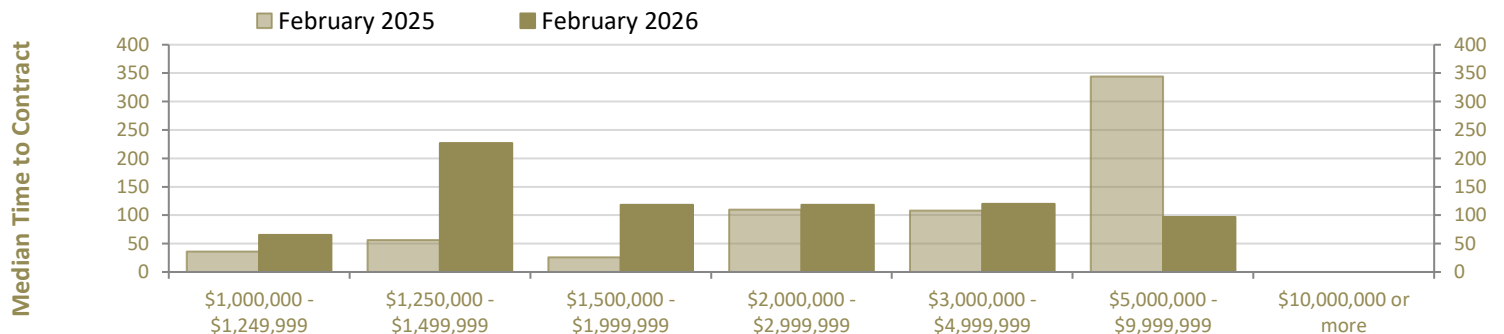
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	16 Days	-78.4%
\$200,000 - \$299,999	50 Days	6.4%
\$300,000 - \$399,999	89 Days	36.9%
\$400,000 - \$499,999	61 Days	-31.5%
\$500,000 - \$599,999	126 Days	75.0%
\$600,000 - \$699,999	92 Days	3.4%
\$700,000 - \$799,999	102 Days	56.9%
\$800,000 - \$899,999	176 Days	-1.7%
\$900,000 - \$999,999	44 Days	120.0%
\$1,000,000 or more	116 Days	90.2%



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	65 Days	80.6%
\$1,250,000 - \$1,499,999	227 Days	305.4%
\$1,500,000 - \$1,999,999	118 Days	353.8%
\$2,000,000 - \$2,999,999	118 Days	7.3%
\$3,000,000 - \$4,999,999	120 Days	11.1%
\$5,000,000 - \$9,999,999	97 Days	-71.8%
\$10,000,000 or more	(No Sales)	N/A

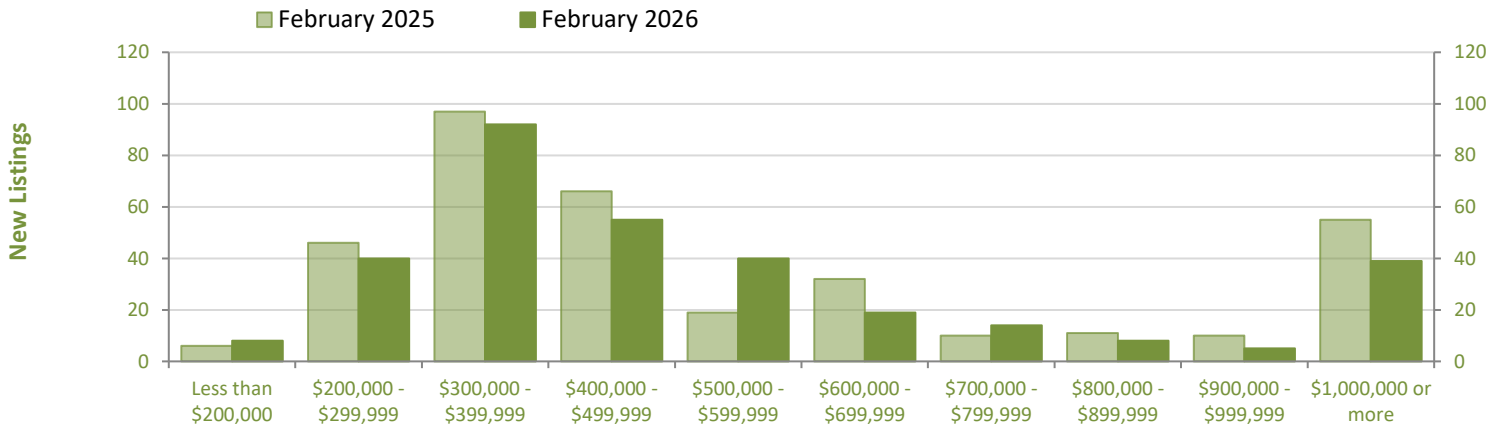


New Listings by Initial Listing Price

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.

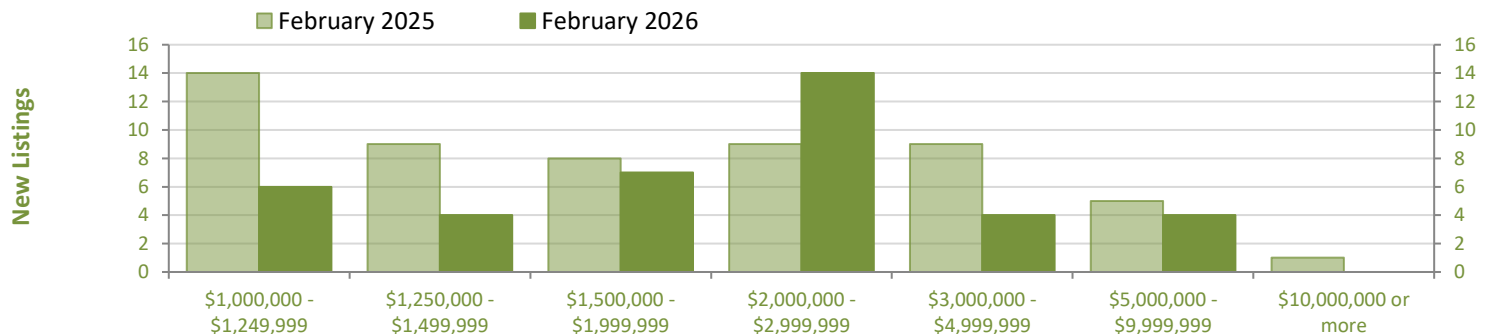
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	8	33.3%
\$200,000 - \$299,999	40	-13.0%
\$300,000 - \$399,999	92	-5.2%
\$400,000 - \$499,999	55	-16.7%
\$500,000 - \$599,999	40	110.5%
\$600,000 - \$699,999	19	-40.6%
\$700,000 - \$799,999	14	40.0%
\$800,000 - \$899,999	8	-27.3%
\$900,000 - \$999,999	5	-50.0%
\$1,000,000 or more	39	-29.1%



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	6	-57.1%
\$1,250,000 - \$1,499,999	4	-55.6%
\$1,500,000 - \$1,999,999	7	-12.5%
\$2,000,000 - \$2,999,999	14	55.6%
\$3,000,000 - \$4,999,999	4	-55.6%
\$5,000,000 - \$9,999,999	4	-20.0%
\$10,000,000 or more	0	-100.0%



Monthly Market Detail - February 2026

Single-Family Homes

Indian River County

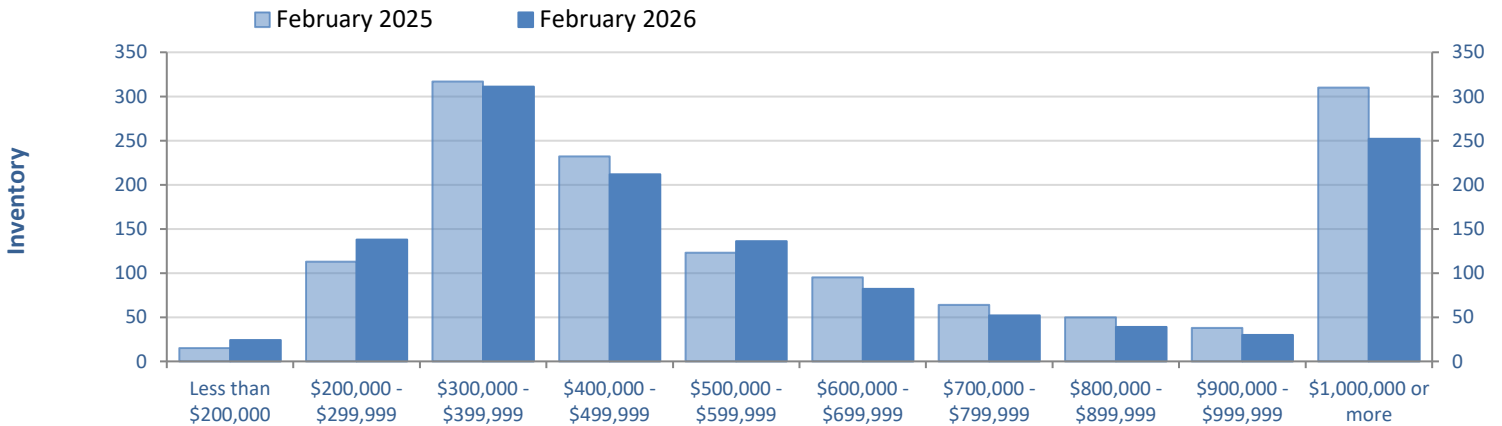


Inventory by Current Listing Price

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.

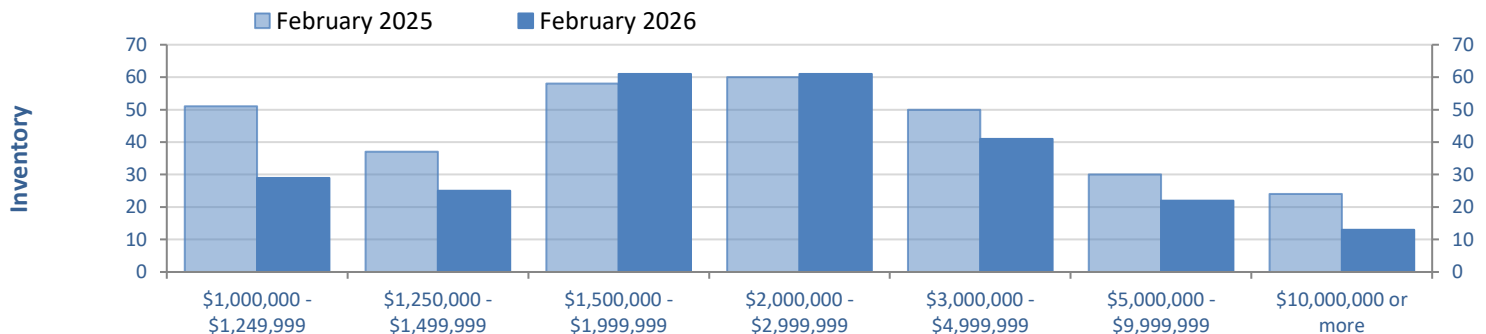
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	24	60.0%
\$200,000 - \$299,999	138	22.1%
\$300,000 - \$399,999	311	-1.9%
\$400,000 - \$499,999	212	-8.6%
\$500,000 - \$599,999	136	10.6%
\$600,000 - \$699,999	82	-13.7%
\$700,000 - \$799,999	52	-18.8%
\$800,000 - \$899,999	39	-22.0%
\$900,000 - \$999,999	30	-21.1%
\$1,000,000 or more	252	-18.7%



Million Dollar Spotlight

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

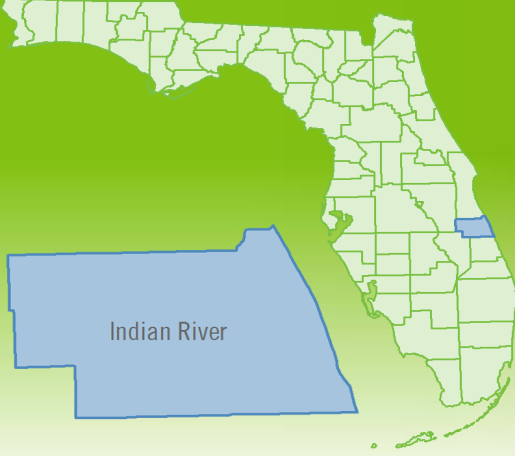
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	29	-43.1%
\$1,250,000 - \$1,499,999	25	-32.4%
\$1,500,000 - \$1,999,999	61	5.2%
\$2,000,000 - \$2,999,999	61	1.7%
\$3,000,000 - \$4,999,999	41	-18.0%
\$5,000,000 - \$9,999,999	22	-26.7%
\$10,000,000 or more	13	-45.8%



Monthly Distressed Market - February 2026

Single-Family Homes

Indian River County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	198	208	-4.8%
	Median Sale Price	\$430,250	\$412,500	4.3%
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	\$367,000	(No Sales)	N/A

