Monthly Market Detail - October 2026

Single-Family Homes

Space Coast REALTORS®

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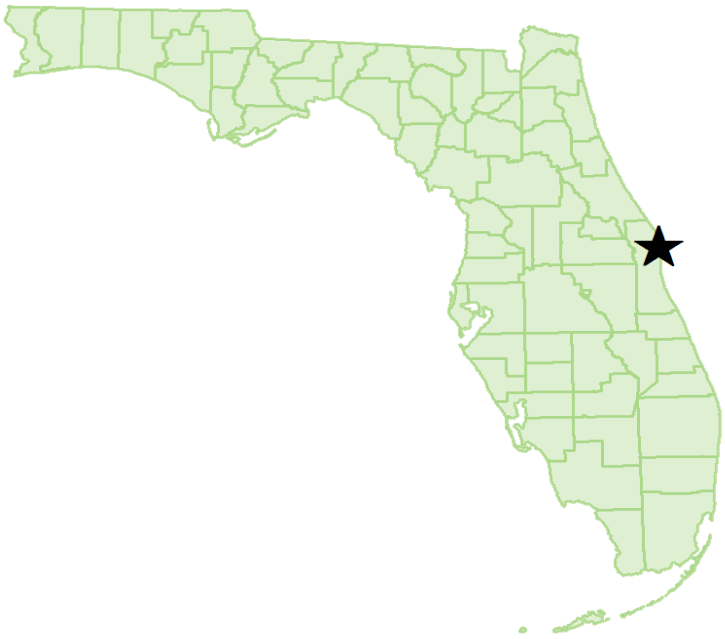


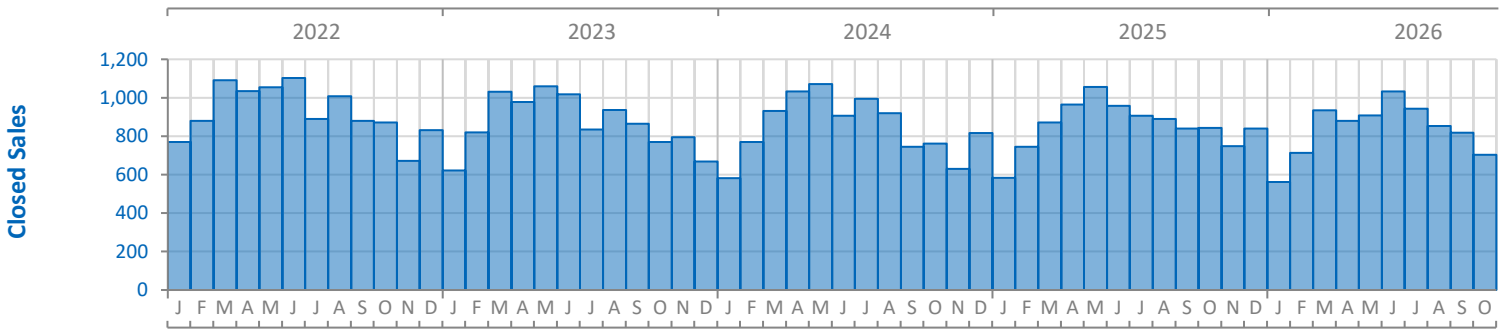
Summary Statistics	October 2026	October 2025	Percent Change Year-over-Year
Closed Sales	703	843	-16.6%
Paid in Cash	164	210	-21.9%
Median Sale Price	$371,500	$360,000	3.2%
Average Sale Price	$467,513	$462,216	1.1%
Dollar Volume	$328.7 Million	$389.6 Million	-15.7%
Median Percent of Original List Price Received	96.3%	95.2%	1.2%
Median Time to Contract	42 Days	52 Days	-19.2%
Median Time to Sale	75 Days	87 Days	-13.8%
New Pending Sales	746	939	-20.6%
New Listings	1,135	1,178	-3.7%
Pending Inventory	941	1,066	-11.7%
Inventory (Active Listings)	2,993	3,516	-14.9%
Months Supply of Inventory	3.6	4.2	-14.3%

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	8,348	-3.6%
October 2026	**703**	**-16.6%**
September 2026	818	-2.5%
August 2026	853	-4.2%
July 2026	943	4.1%
June 2026	1,033	7.8%
May 2026	908	-14.0%
April 2026	880	-8.7%
March 2026	935	7.2%
February 2026	713	-4.3%
January 2026	562	-3.8%
December 2025	839	2.7%
November 2025	749	18.9%
October 2025	843	10.6%



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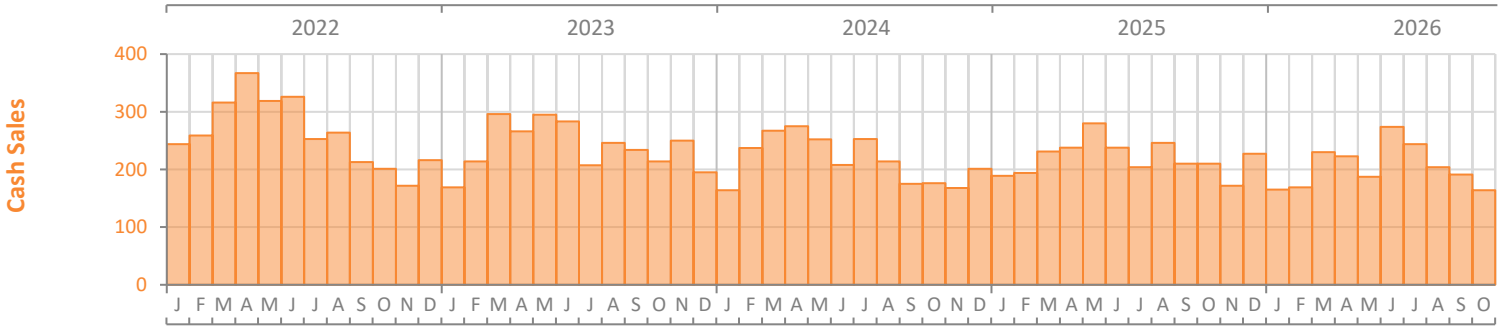
Cash Sales

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	2,051	-8.4%
October 2026	**164**	**-21.9%**
September 2026	191	-9.0%
August 2026	204	-17.1%
July 2026	244	19.6%
June 2026	274	15.1%
May 2026	187	-33.2%
April 2026	223	-6.3%
March 2026	230	-0.4%
February 2026	169	-12.9%
January 2026	165	-12.7%
December 2025	227	12.9%
November 2025	172	2.4%
October 2025	210	19.3%

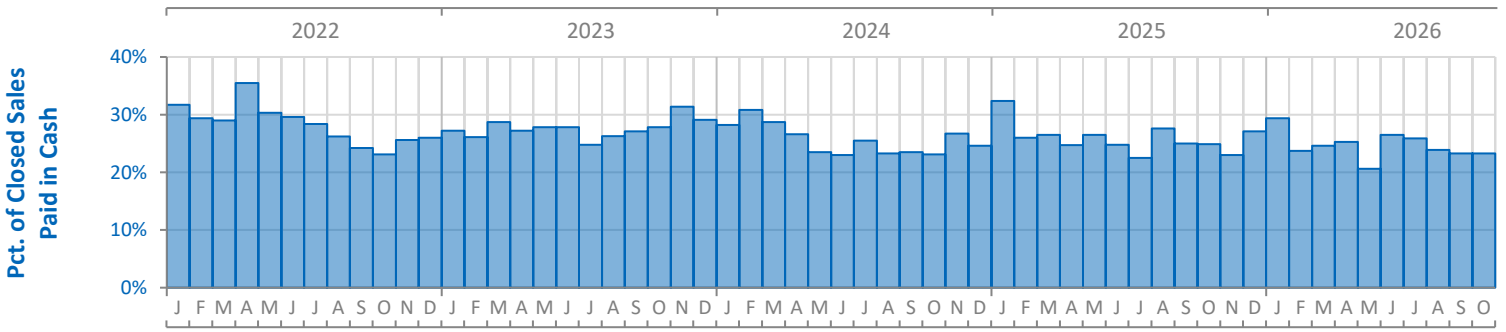


Cash Sales as a Percentage of Closed Sales

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	24.6%	-5.0%
October 2026	**23.3%**	**-6.4%**
September 2026	23.3%	-6.8%
August 2026	23.9%	-13.4%
July 2026	25.9%	15.1%
June 2026	26.5%	6.9%
May 2026	20.6%	-22.3%
April 2026	25.3%	2.4%
March 2026	24.6%	-7.2%
February 2026	23.7%	-8.8%
January 2026	29.4%	-9.3%
December 2025	27.1%	10.2%
November 2025	23.0%	-13.9%
October 2025	24.9%	7.8%



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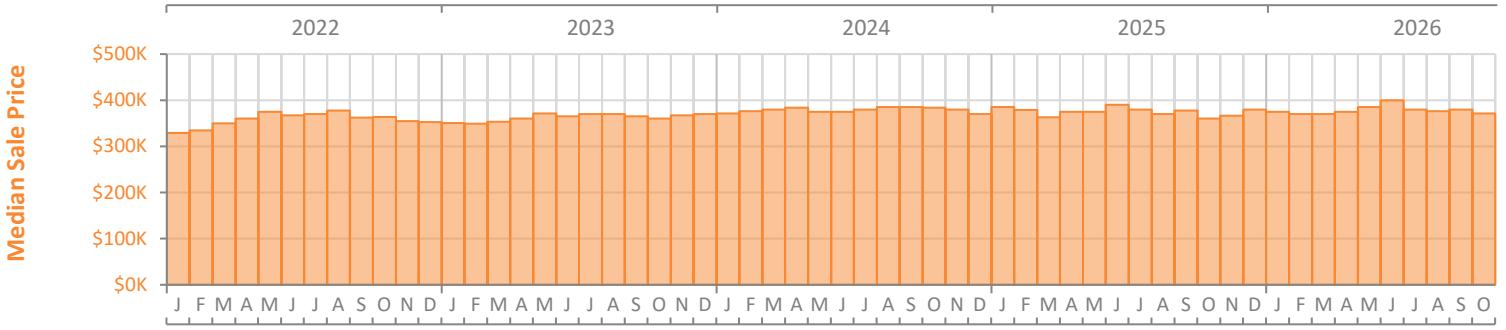
Median Sale Price

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	$378,306	0.9%
October 2026	**$371,500**	**3.2%**
September 2026	$380,000	0.5%
August 2026	$376,018	1.7%
July 2026	$380,000	0.0%
June 2026	$400,000	2.6%
May 2026	$385,000	2.7%
April 2026	$375,000	0.0%
March 2026	$369,999	2.0%
February 2026	$370,000	-2.3%
January 2026	$375,000	-2.6%
December 2025	$380,000	2.7%
November 2025	$366,500	-3.6%
October 2025	$360,000	-6.2%

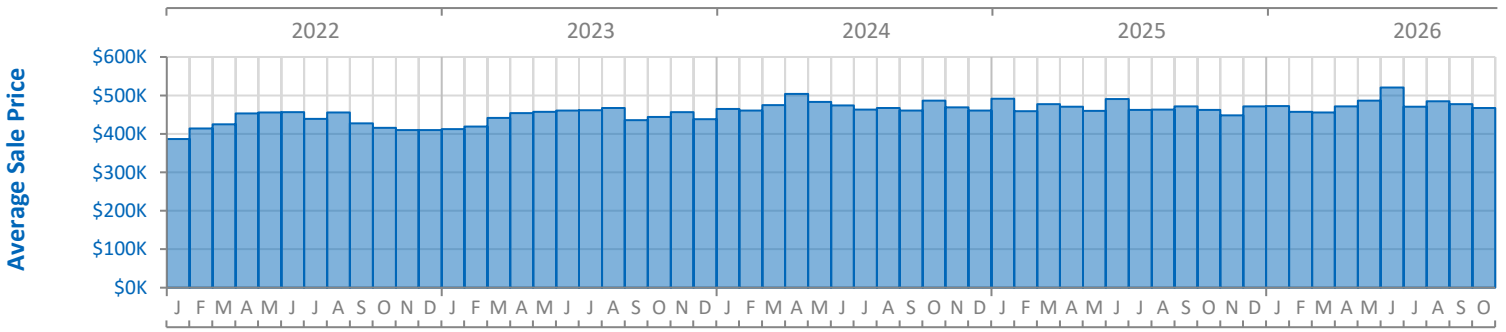


Average Sale Price

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	$477,871	1.6%
October 2026	**$467,513**	**1.1%**
September 2026	$477,568	1.3%
August 2026	$485,031	4.8%
July 2026	$471,069	1.8%
June 2026	$520,796	6.1%
May 2026	$486,517	5.8%
April 2026	$471,098	0.0%
March 2026	$455,743	-4.6%
February 2026	$457,575	-0.3%
January 2026	$472,115	-3.9%
December 2025	$471,627	2.4%
November 2025	$447,906	-4.5%
October 2025	$462,216	-4.9%



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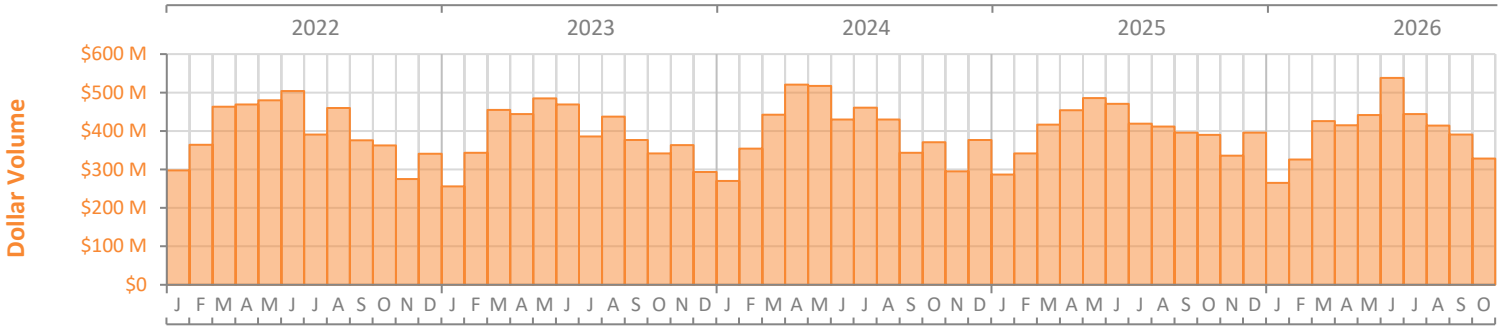
Dollar Volume

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	$4.0 Billion	-2.0%
October 2026	**$328.7 Million**	**-15.7%**
September 2026	$390.7 Million	-1.2%
August 2026	$413.7 Million	0.4%
July 2026	$444.2 Million	6.0%
June 2026	$538.0 Million	14.4%
May 2026	$441.8 Million	-9.1%
April 2026	$414.6 Million	-8.7%
March 2026	$426.1 Million	2.3%
February 2026	$326.3 Million	-4.6%
January 2026	$265.3 Million	-7.5%
December 2025	$395.7 Million	5.1%
November 2025	$335.5 Million	13.5%
October 2025	$389.6 Million	5.2%

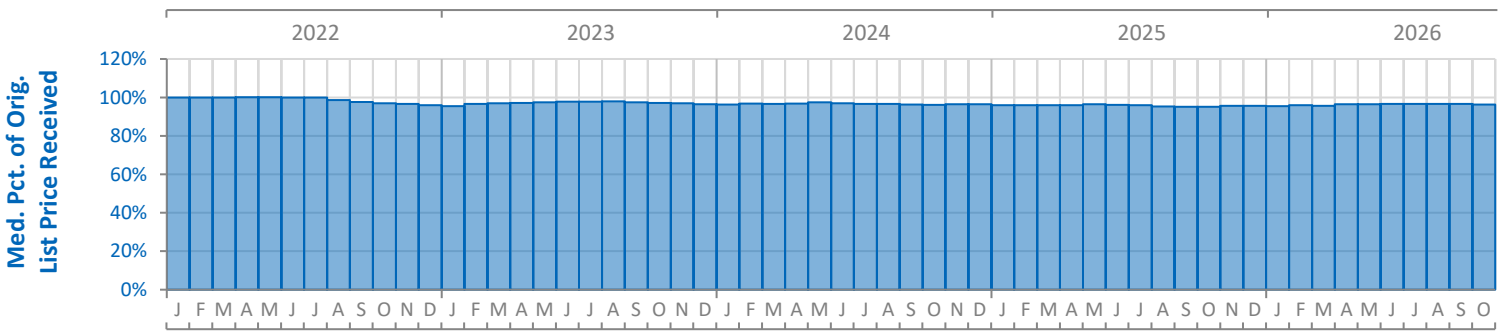


Median Percent of Original List Price Received

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	96.4%	0.6%
October 2026	**96.3%**	**1.2%**
September 2026	96.6%	1.6%
August 2026	96.7%	1.5%
July 2026	96.7%	0.7%
June 2026	96.6%	0.4%
May 2026	96.4%	0.0%
April 2026	96.4%	0.4%
March 2026	95.6%	-0.3%
February 2026	96.0%	0.0%
January 2026	95.5%	-0.4%
December 2025	95.7%	-0.8%
November 2025	95.6%	-0.9%
October 2025	95.2%	-1.0%



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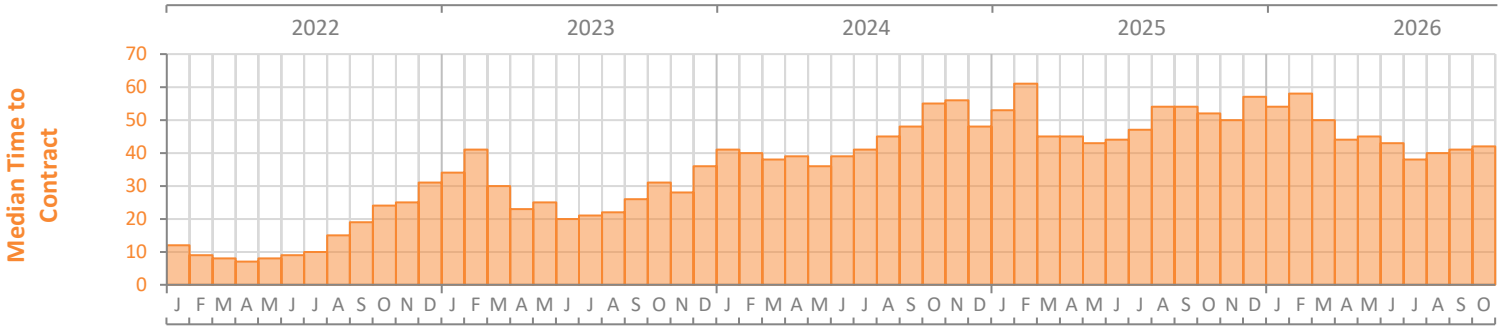
Median Time to Contract

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	47 Days	-13.0%
October 2026	**42 Days**	**-19.2%**
September 2026	41 Days	-24.1%
August 2026	40 Days	-25.9%
July 2026	38 Days	-19.1%
June 2026	43 Days	-2.3%
May 2026	45 Days	4.7%
April 2026	44 Days	-2.2%
March 2026	50 Days	11.1%
February 2026	58 Days	-4.9%
January 2026	54 Days	1.9%
December 2025	57 Days	18.8%
November 2025	50 Days	-10.7%
October 2025	52 Days	-5.5%

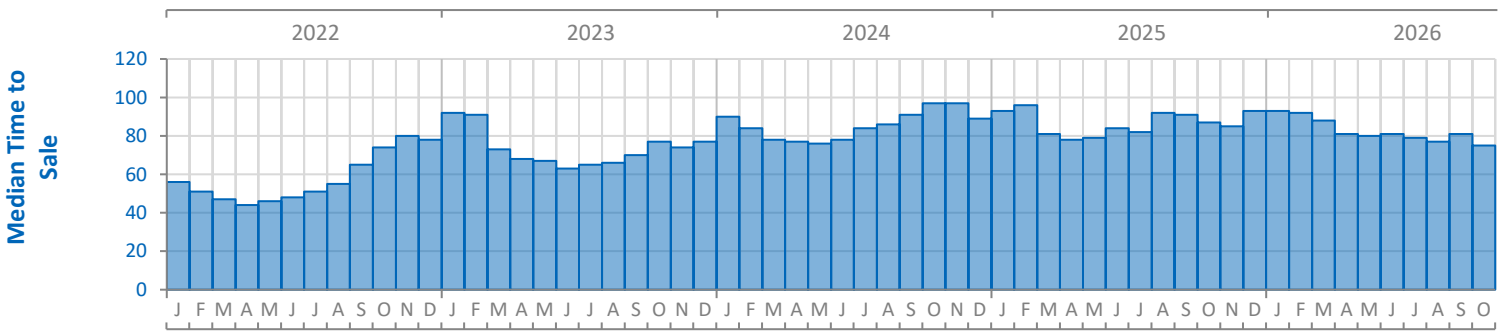


Median Time to Sale

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	84 Days	-7.7%
October 2026	**75 Days**	**-13.8%**
September 2026	81 Days	-11.0%
August 2026	77 Days	-16.3%
July 2026	79 Days	-3.7%
June 2026	81 Days	-3.6%
May 2026	80 Days	1.3%
April 2026	81 Days	3.8%
March 2026	88 Days	8.6%
February 2026	92 Days	-4.2%
January 2026	93 Days	0.0%
December 2025	93 Days	4.5%
November 2025	85 Days	-12.4%
October 2025	87 Days	-10.3%



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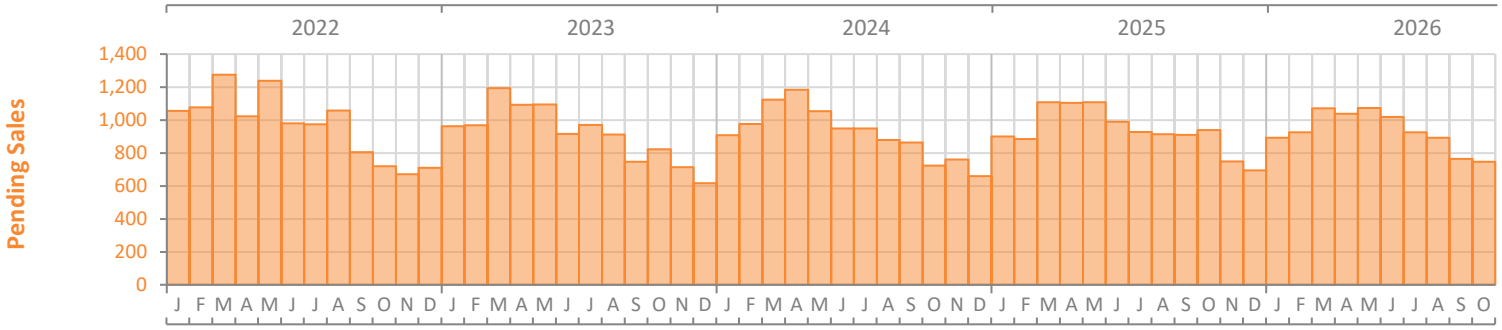
New Pending Sales

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	9,346	-4.5%
October 2026	**746**	**-20.6%**
September 2026	764	-16.0%
August 2026	892	-2.4%
July 2026	926	-0.2%
June 2026	1,018	2.9%
May 2026	1,073	-3.1%
April 2026	1,038	-6.0%
March 2026	1,071	-3.3%
February 2026	925	4.6%
January 2026	893	-0.8%
December 2025	694	5.3%
November 2025	748	-1.6%
October 2025	939	29.7%

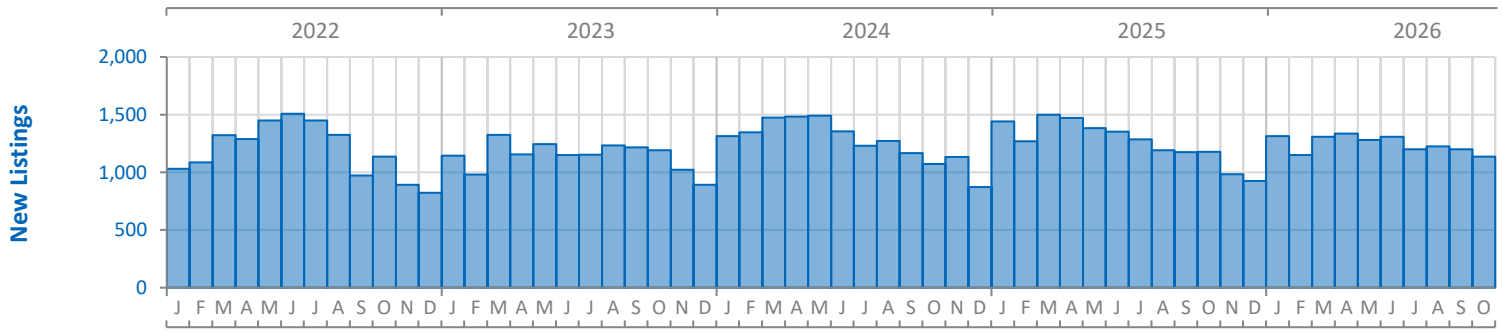


New Listings

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	12,457	-6.0%
October 2026	**1,135**	**-3.7%**
September 2026	1,200	2.2%
August 2026	1,224	2.8%
July 2026	1,200	-6.8%
June 2026	1,307	-3.4%
May 2026	1,281	-7.4%
April 2026	1,337	-9.2%
March 2026	1,309	-12.7%
February 2026	1,150	-9.4%
January 2026	1,314	-8.8%
December 2025	924	6.0%
November 2025	984	-13.1%
October 2025	1,178	10.0%



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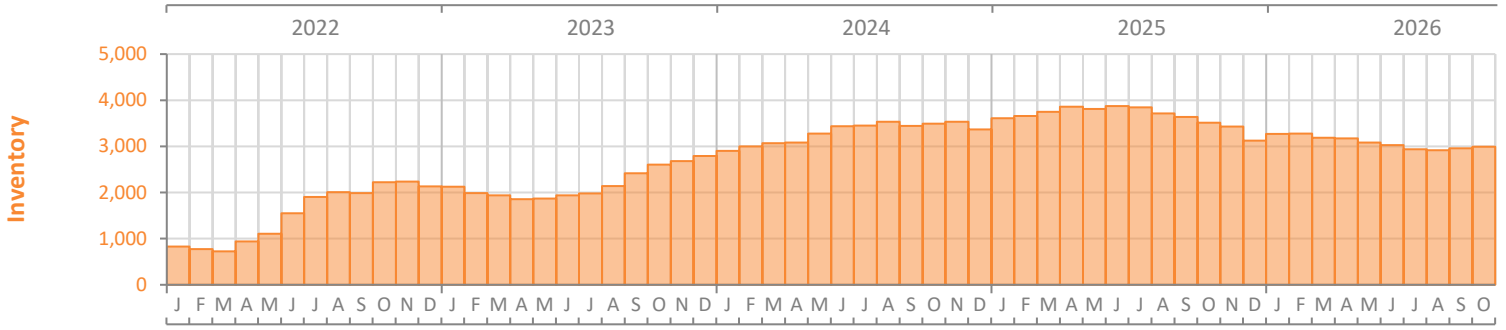
Inventory (Active Listings)

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)	3,083	-17.3%
October 2026	**2,993**	**-14.9%**
September 2026	2,959	-18.6%
August 2026	2,919	-21.4%
July 2026	2,937	-23.7%
June 2026	3,028	-21.9%
May 2026	3,083	-19.1%
April 2026	3,171	-17.8%
March 2026	3,184	-15.1%
February 2026	3,279	-10.4%
January 2026	3,272	-9.3%
December 2025	3,122	-7.2%
November 2025	3,431	-2.9%
October 2025	3,516	0.8%

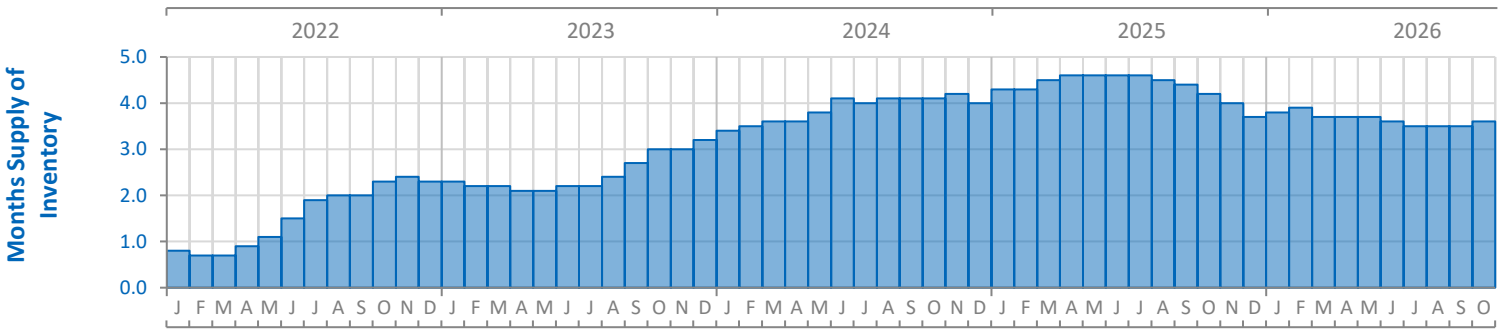


Months Supply of Inventory

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)	3.7	-17.8%
October 2026	**3.6**	**-14.3%**
September 2026	3.5	-20.5%
August 2026	3.5	-22.2%
July 2026	3.5	-23.9%
June 2026	3.6	-21.7%
May 2026	3.7	-19.6%
April 2026	3.7	-19.6%
March 2026	3.7	-17.8%
February 2026	3.9	-9.3%
January 2026	3.8	-11.6%
December 2025	3.7	-7.5%
November 2025	4.0	-4.8%
October 2025	4.2	2.4%



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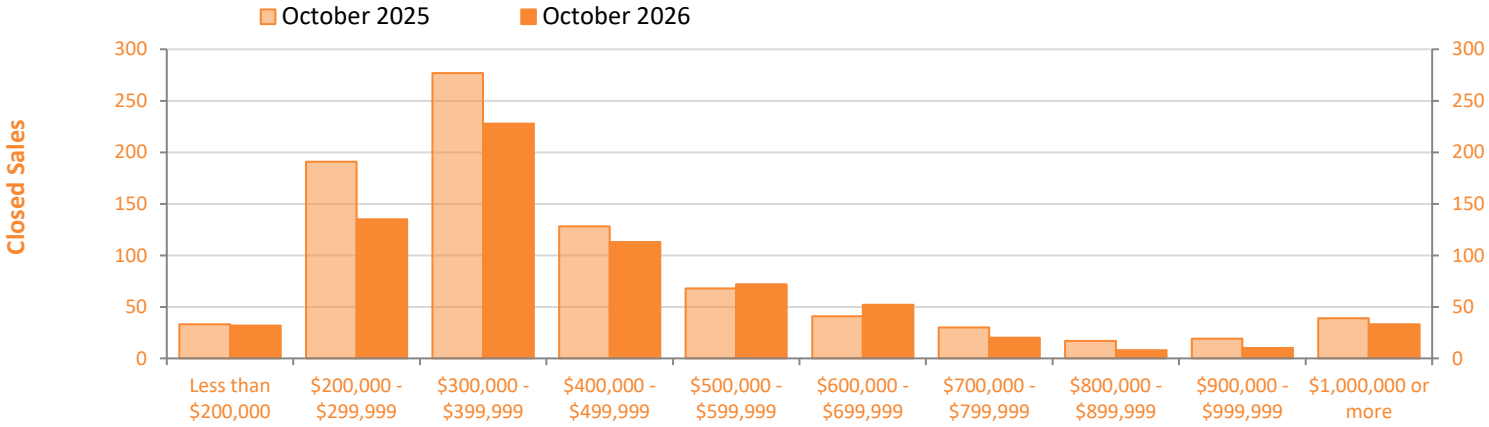
Closed Sales by Sale Price

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.

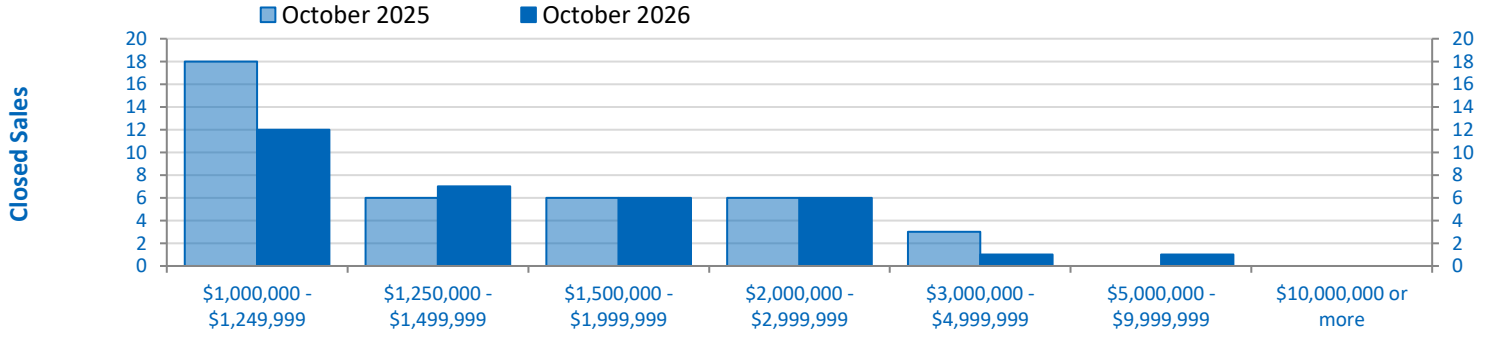
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	32	-3.0%
$200,000 - $299,999	135	-29.3%
$300,000 - $399,999	228	-17.7%
$400,000 - $499,999	113	-11.7%
$500,000 - $599,999	72	5.9%
$600,000 - $699,999	52	26.8%
$700,000 - $799,999	20	-33.3%
$800,000 - $899,999	8	-52.9%
$900,000 - $999,999	10	-47.4%
$1,000,000 or more	33	-15.4%



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	12	-33.3%
$1,250,000 - $1,499,999	7	16.7%
$1,500,000 - $1,999,999	6	0.0%
$2,000,000 - $2,999,999	6	0.0%
$3,000,000 - $4,999,999	1	-66.7%
$5,000,000 - $9,999,999	1	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - October 2026

Single-Family Homes

Space Coast REALTORS®

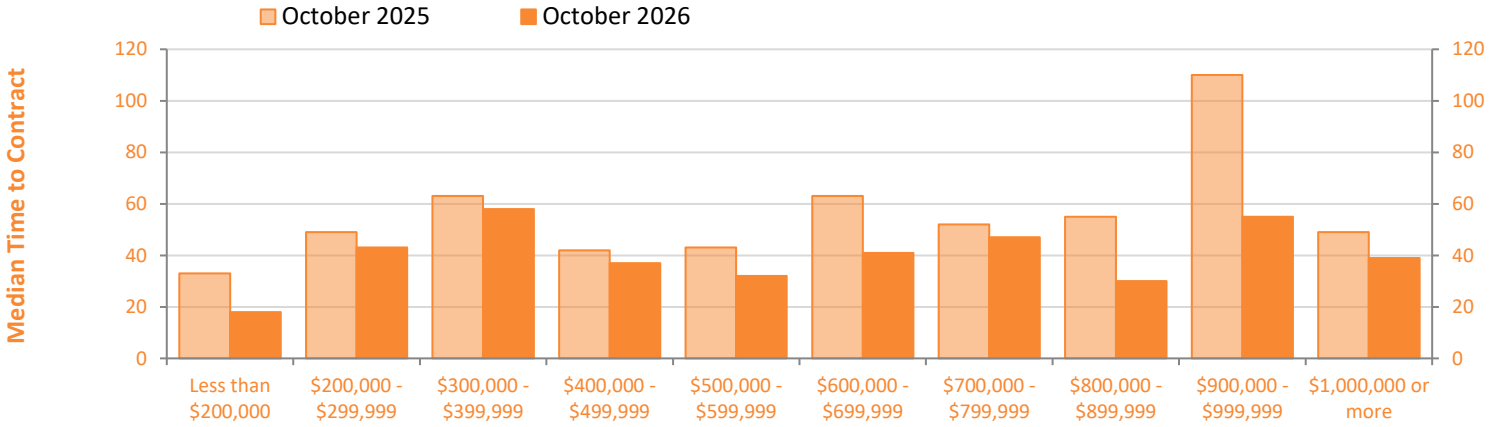
This report describes member activity for the association and is not confined to any specific geographic area.

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.

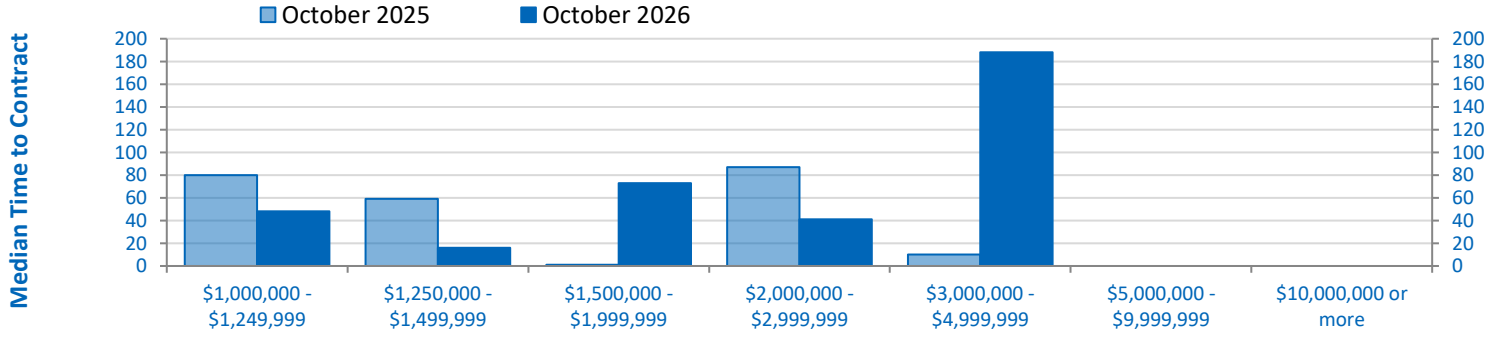
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	18 Days	-45.5%
$200,000 - $299,999	43 Days	-12.2%
$300,000 - $399,999	58 Days	-7.9%
$400,000 - $499,999	37 Days	-11.9%
$500,000 - $599,999	32 Days	-25.6%
$600,000 - $699,999	41 Days	-34.9%
$700,000 - $799,999	47 Days	-9.6%
$800,000 - $899,999	30 Days	-45.5%
$900,000 - $999,999	55 Days	-50.0%
$1,000,000 or more	39 Days	-20.4%



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	48 Days	-40.0%
$1,250,000 - $1,499,999	16 Days	-72.9%
$1,500,000 - $1,999,999	73 Days	7200.0%
$2,000,000 - $2,999,999	41 Days	-52.9%
$3,000,000 - $4,999,999	188 Days	1780.0%
$5,000,000 - $9,999,999	0 Days	N/A
$10,000,000 or more	(No Sales)	N/A



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Monthly Market Detail - October 2026

Single-Family Homes

Space Coast REALTORS®

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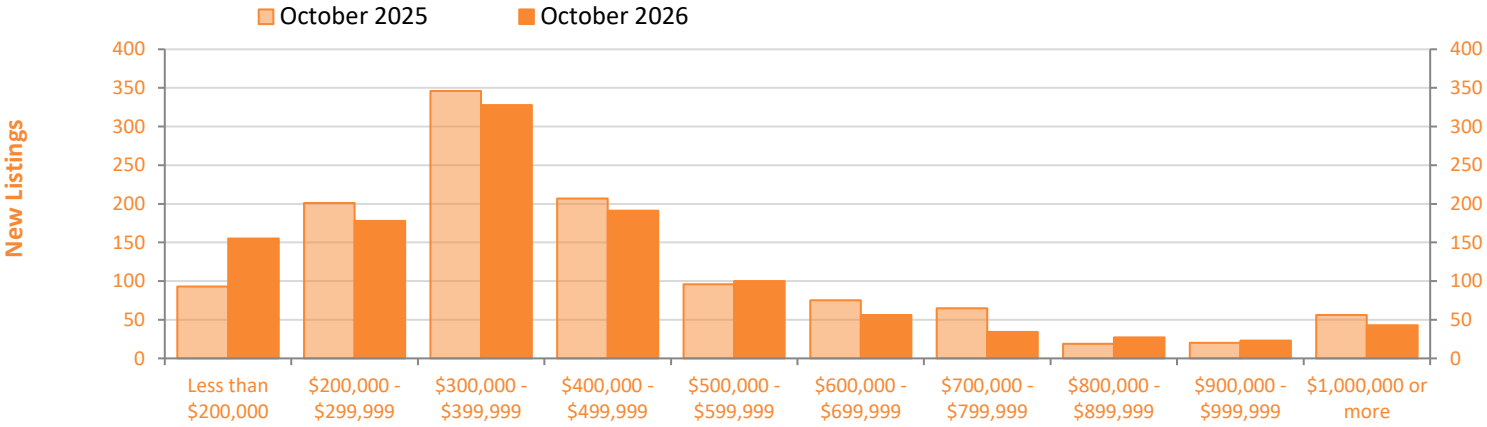
New Listings by Initial Listing Price

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.

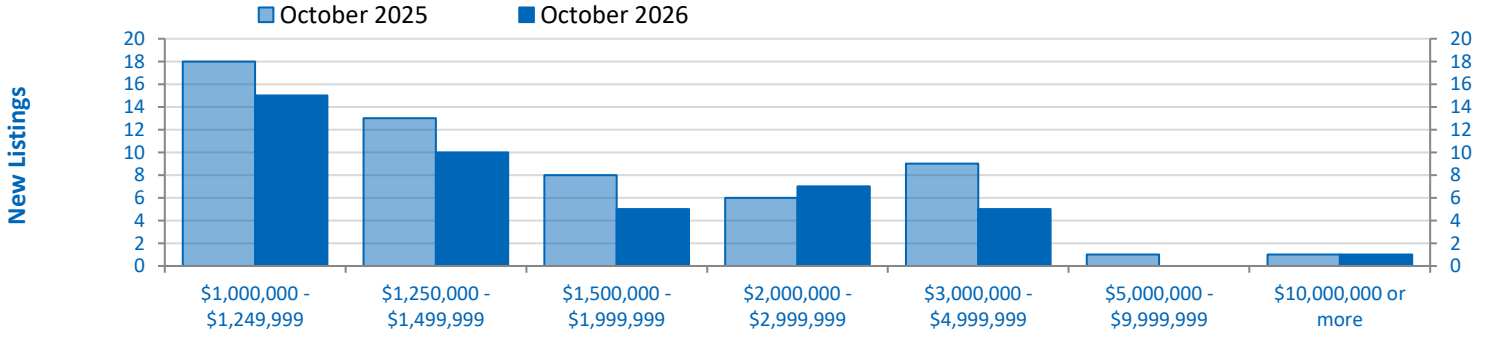
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	155	66.7%
$200,000 - $299,999	178	-11.4%
$300,000 - $399,999	328	-5.2%
$400,000 - $499,999	191	-7.7%
$500,000 - $599,999	100	4.2%
$600,000 - $699,999	56	-25.3%
$700,000 - $799,999	34	-47.7%
$800,000 - $899,999	27	42.1%
$900,000 - $999,999	23	15.0%
$1,000,000 or more	43	-23.2%



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	15	-16.7%
$1,250,000 - $1,499,999	10	-23.1%
$1,500,000 - $1,999,999	5	-37.5%
$2,000,000 - $2,999,999	7	16.7%
$3,000,000 - $4,999,999	5	-44.4%
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	1	0.0%



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Monthly Market Detail - October 2026

Single-Family Homes

Space Coast REALTORS®

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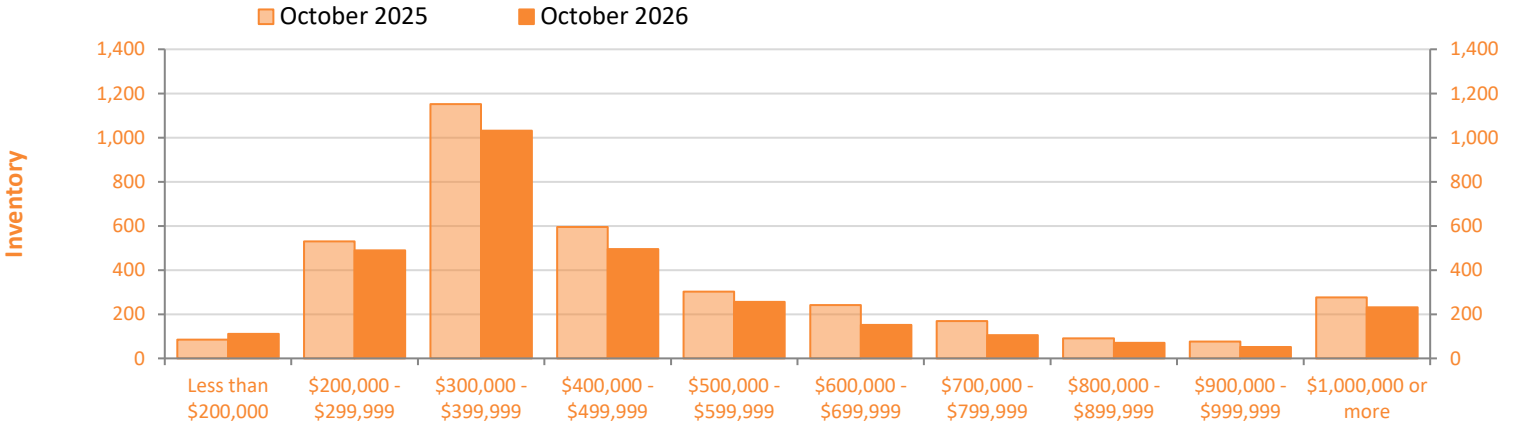
Inventory by Current Listing Price

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.

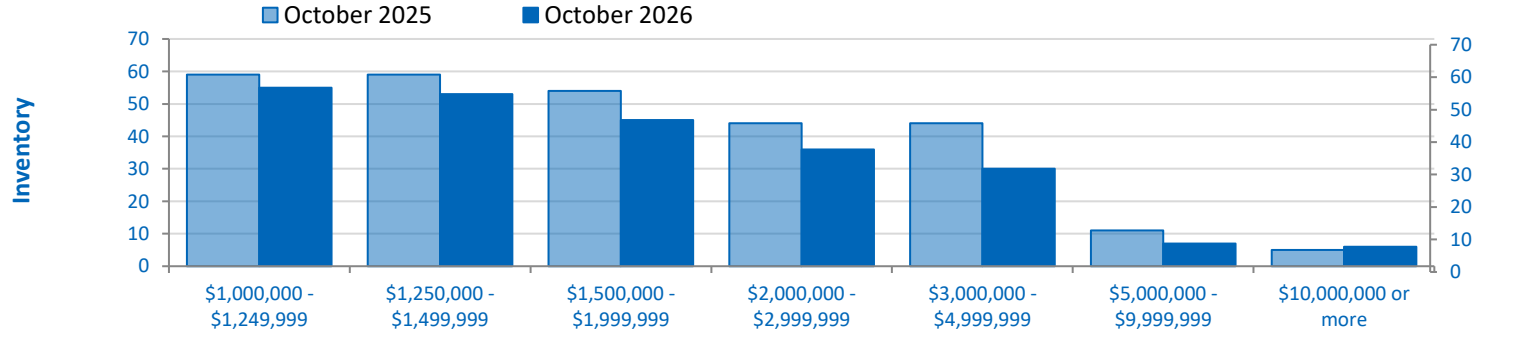
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	111	30.6%
$200,000 - $299,999	489	-7.7%
$300,000 - $399,999	1,031	-10.5%
$400,000 - $499,999	495	-16.8%
$500,000 - $599,999	256	-15.2%
$600,000 - $699,999	152	-36.9%
$700,000 - $799,999	105	-37.9%
$800,000 - $899,999	70	-22.2%
$900,000 - $999,999	52	-31.6%
$1,000,000 or more	232	-15.9%



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	55	-6.8%
$1,250,000 - $1,499,999	53	-10.2%
$1,500,000 - $1,999,999	45	-16.7%
$2,000,000 - $2,999,999	36	-18.2%
$3,000,000 - $4,999,999	30	-31.8%
$5,000,000 - $9,999,999	7	-36.4%
$10,000,000 or more	6	20.0%



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Monthly Distressed Market - October 2026

Single-Family Homes

Space Coast REALTORS®

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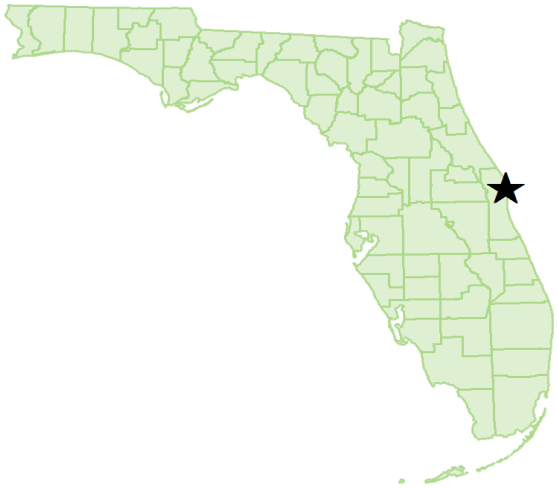
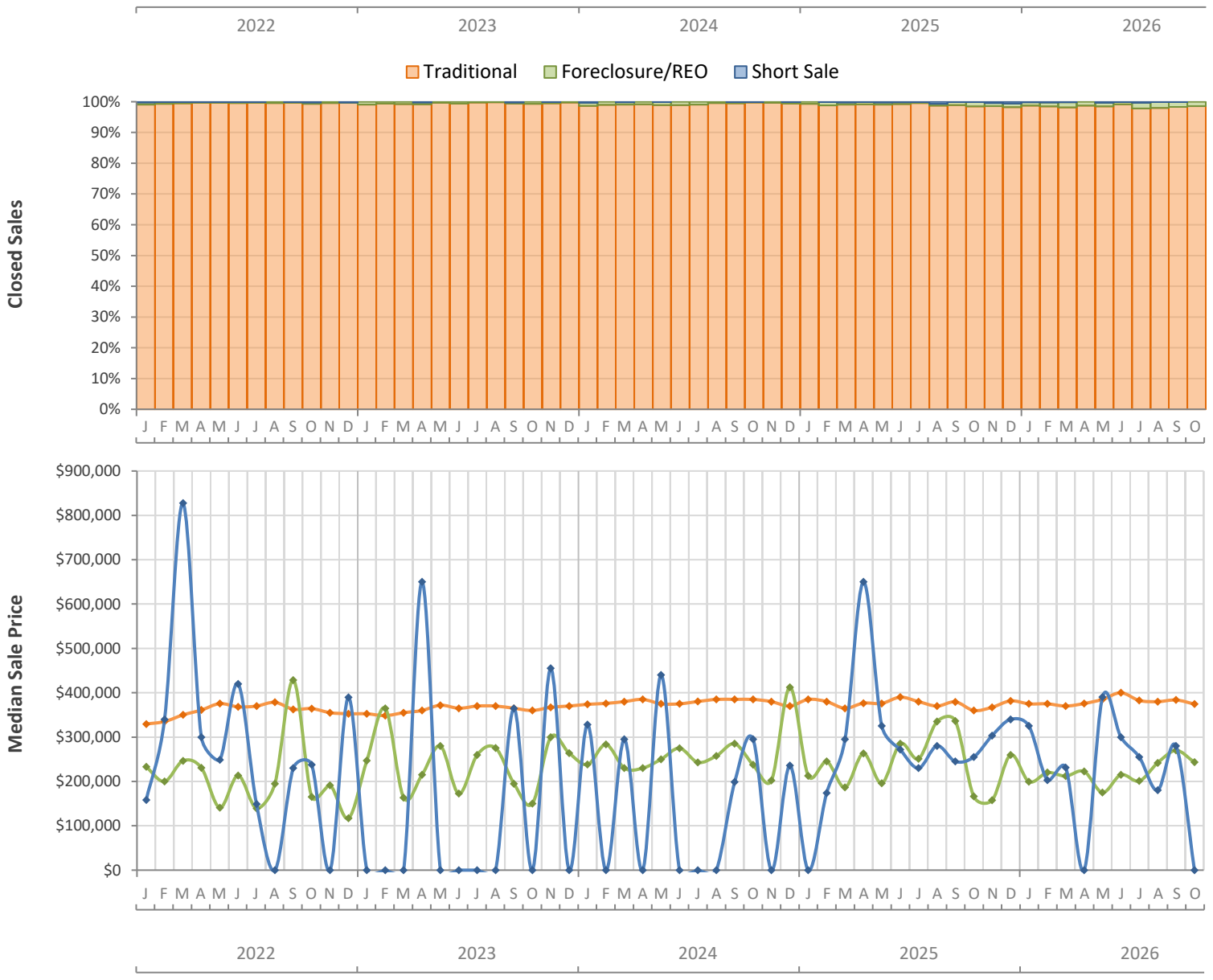


		October 2026	October 2025	Percent Change Year-over-Year
Traditional	Closed Sales	693	830	-16.5%
	Median Sale Price	$374,500	$360,000	4.0%
Foreclosure/REO	Closed Sales	10	12	-16.7%
	Median Sale Price	$243,250	$166,192	46.4%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	$255,000	N/A



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