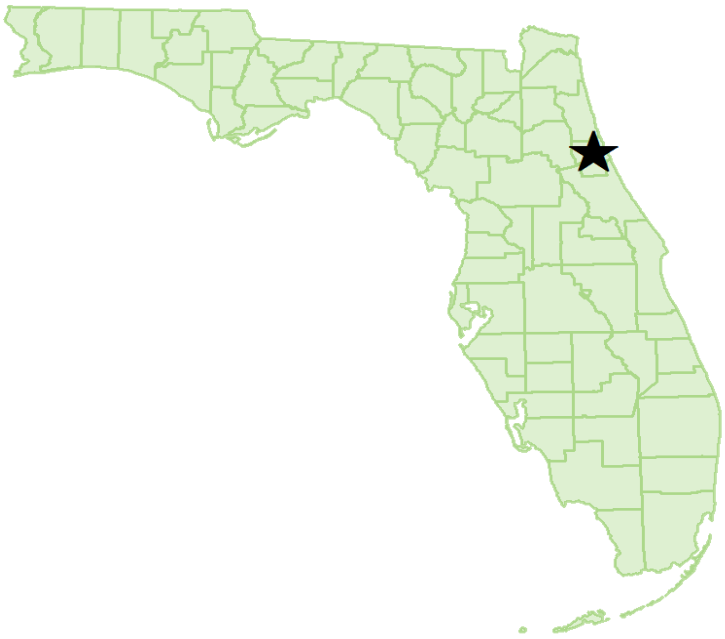
Monthly Market Detail - July 2026

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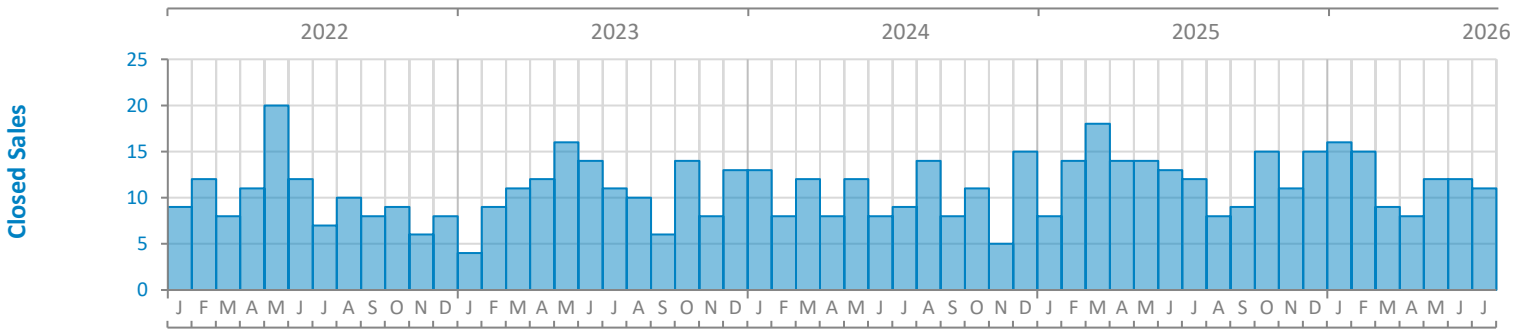
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	11	12	-8.3%
Paid in Cash	1	5	-80.0%
Median Sale Price	$245,900	$171,500	43.4%
Average Sale Price	$263,718	$182,650	44.4%
Dollar Volume	$2.9 Million	$2.2 Million	32.4%
Median Percent of Original List Price Received	100.0%	92.1%	8.6%
Median Time to Contract	40 Days	25 Days	60.0%
Median Time to Sale	77 Days	54 Days	42.6%
New Pending Sales	11	12	-8.3%
New Listings	10	14	-28.6%
Pending Inventory	12	13	-7.7%
Inventory (Active Listings)	33	65	-49.2%
Months Supply of Inventory	2.8	5.3	-47.2%

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	83	-10.8%
July 2026	**11**	**-8.3%**
June 2026	12	-7.7%
May 2026	12	-14.3%
April 2026	8	-42.9%
March 2026	9	-50.0%
February 2026	15	7.1%
January 2026	16	100.0%
December 2025	15	0.0%
November 2025	11	120.0%
October 2025	15	36.4%
September 2025	9	12.5%
August 2025	8	-42.9%
July 2025	12	33.3%



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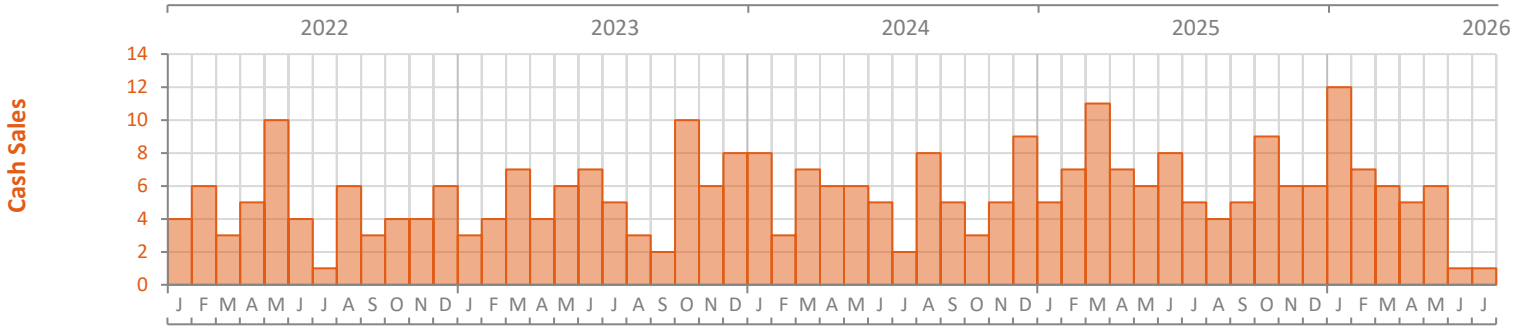
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Cash Sales

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	38	-22.4%
July 2026	**1**	**-80.0%**
June 2026	1	-87.5%
May 2026	6	0.0%
April 2026	5	-28.6%
March 2026	6	-45.5%
February 2026	7	0.0%
January 2026	12	140.0%
December 2025	6	-33.3%
November 2025	6	20.0%
October 2025	9	200.0%
September 2025	5	0.0%
August 2025	4	-50.0%
July 2025	5	150.0%

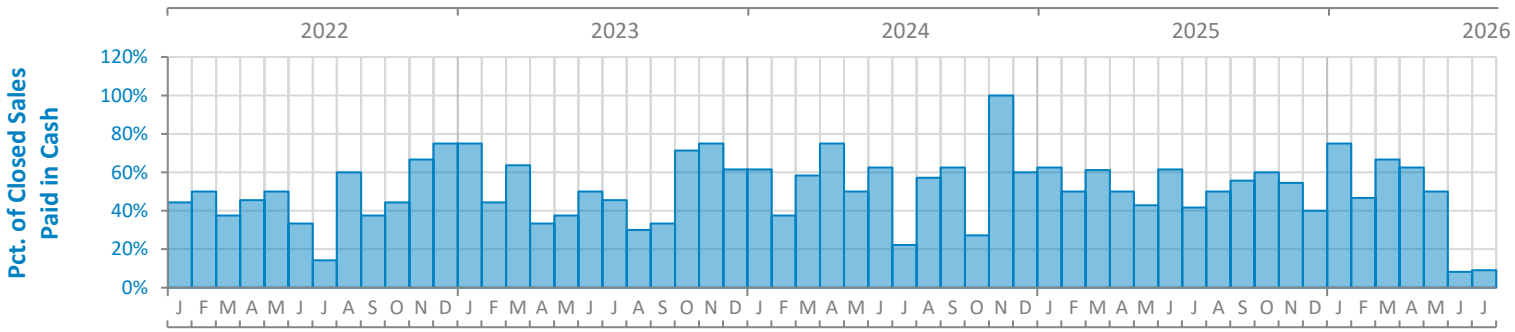


Cash Sales as a Percentage of Closed Sales

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	45.8%	-13.1%
July 2026	**9.1%**	**-78.2%**
June 2026	8.3%	-86.5%
May 2026	50.0%	16.6%
April 2026	62.5%	25.0%
March 2026	66.7%	9.2%
February 2026	46.7%	-6.6%
January 2026	75.0%	20.0%
December 2025	40.0%	-33.3%
November 2025	54.5%	-45.5%
October 2025	60.0%	119.8%
September 2025	55.6%	-11.0%
August 2025	50.0%	-12.4%
July 2025	41.7%	87.8%



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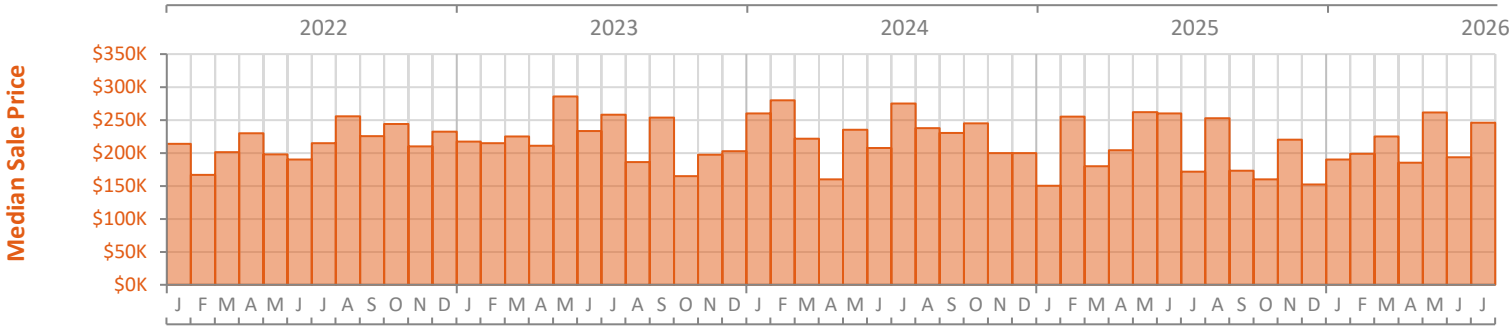
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Median Sale Price

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	$220,000	10.0%
July 2026	**$245,900**	**43.4%**
June 2026	$193,250	-25.7%
May 2026	$261,250	-0.3%
April 2026	$185,000	-9.3%
March 2026	$225,000	25.0%
February 2026	$199,000	-22.0%
January 2026	$190,000	26.2%
December 2025	$152,000	-24.0%
November 2025	$220,000	10.0%
October 2025	$160,000	-34.7%
September 2025	$173,000	-24.9%
August 2025	$252,500	6.3%
July 2025	$171,500	-37.6%

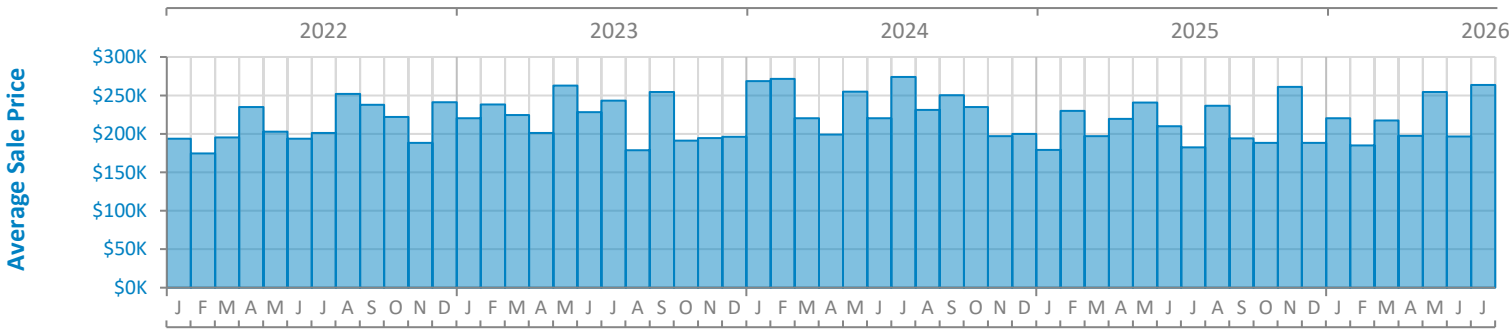


Average Sale Price

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	$218,723	3.9%
July 2026	**$263,718**	**44.4%**
June 2026	$196,667	-6.3%
May 2026	$254,375	5.7%
April 2026	$197,500	-10.0%
March 2026	$217,269	10.2%
February 2026	$185,180	-19.5%
January 2026	$220,469	23.0%
December 2025	$188,267	-5.8%
November 2025	$261,200	32.6%
October 2025	$188,119	-19.9%
September 2025	$194,056	-22.5%
August 2025	$236,500	2.3%
July 2025	$182,650	-33.4%



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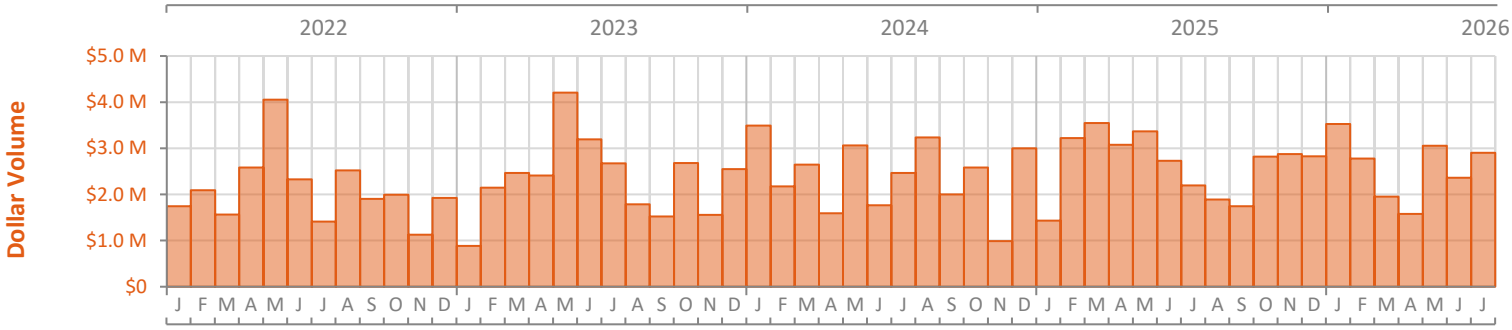
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Dollar Volume

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	$18.2 Million	-7.2%
July 2026	**$2.9 Million**	**32.4%**
June 2026	$2.4 Million	-13.6%
May 2026	$3.1 Million	-9.4%
April 2026	$1.6 Million	-48.6%
March 2026	$2.0 Million	-44.9%
February 2026	$2.8 Million	-13.8%
January 2026	$3.5 Million	146.1%
December 2025	$2.8 Million	-5.8%
November 2025	$2.9 Million	191.7%
October 2025	$2.8 Million	9.2%
September 2025	$1.7 Million	-12.8%
August 2025	$1.9 Million	-41.5%
July 2025	$2.2 Million	-11.2%

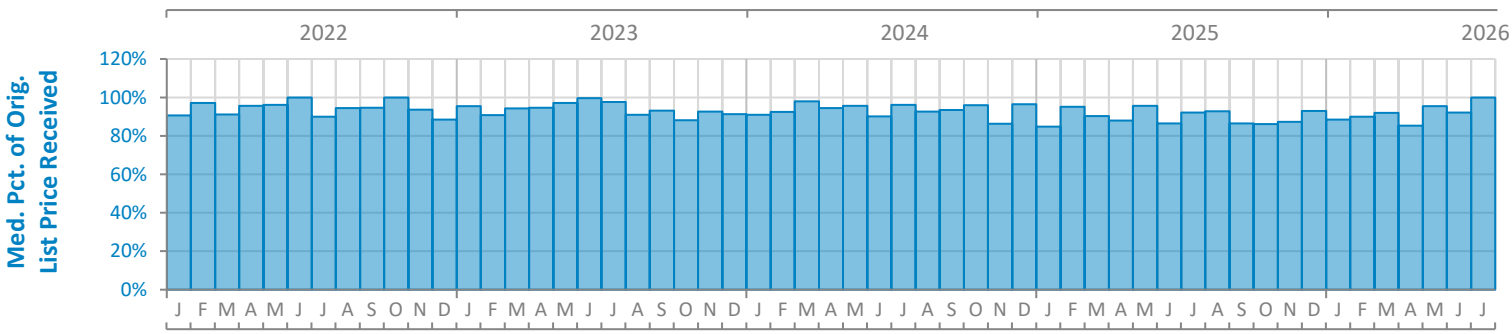


Median Percent of Original List Price Received

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	91.9%	-0.6%
July 2026	**100.0%**	**8.6%**
June 2026	92.2%	6.7%
May 2026	95.4%	-0.3%
April 2026	85.3%	-3.0%
March 2026	92.0%	1.9%
February 2026	90.0%	-5.5%
January 2026	88.5%	4.4%
December 2025	92.9%	-3.7%
November 2025	87.3%	1.2%
October 2025	86.2%	-10.2%
September 2025	86.5%	-7.5%
August 2025	92.8%	0.2%
July 2025	92.1%	-4.3%



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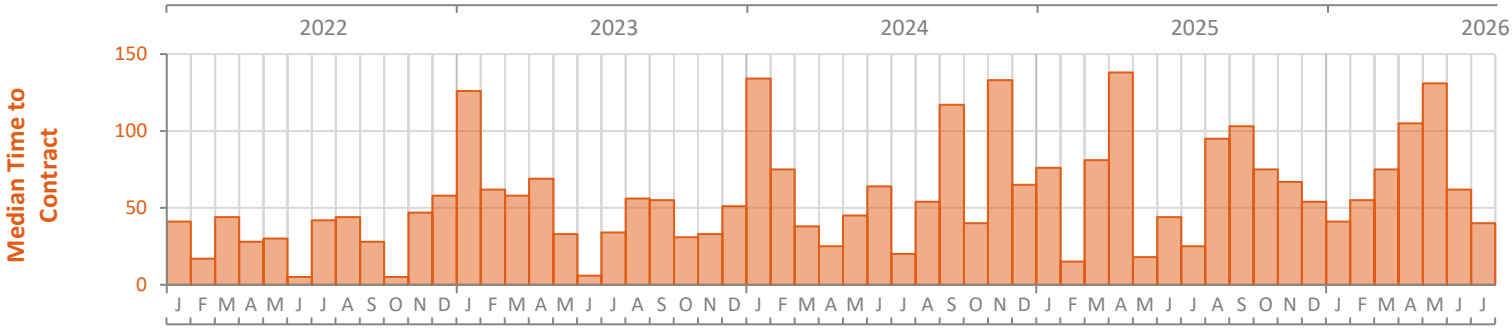
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	52 Days	10.6%
July 2026	**40 Days**	**60.0%**
June 2026	62 Days	40.9%
May 2026	131 Days	627.8%
April 2026	105 Days	-23.9%
March 2026	75 Days	-7.4%
February 2026	55 Days	266.7%
January 2026	41 Days	-46.1%
December 2025	54 Days	-16.9%
November 2025	67 Days	-49.6%
October 2025	75 Days	87.5%
September 2025	103 Days	-12.0%
August 2025	95 Days	75.9%
July 2025	25 Days	25.0%

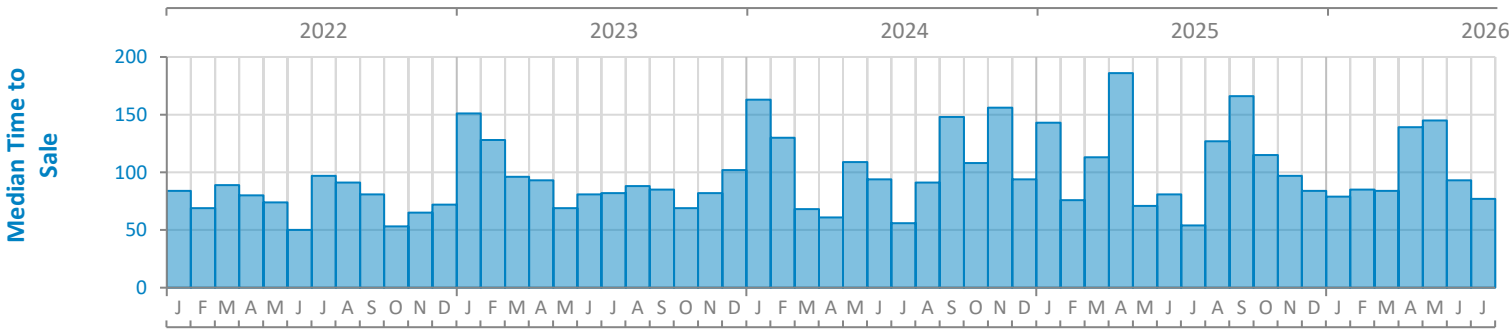


Median Time to Sale

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	97 Days	15.5%
July 2026	**77 Days**	**42.6%**
June 2026	93 Days	14.8%
May 2026	145 Days	104.2%
April 2026	139 Days	-25.3%
March 2026	84 Days	-25.7%
February 2026	85 Days	11.8%
January 2026	79 Days	-44.8%
December 2025	84 Days	-10.6%
November 2025	97 Days	-37.8%
October 2025	115 Days	6.5%
September 2025	166 Days	12.2%
August 2025	127 Days	39.6%
July 2025	54 Days	-3.6%



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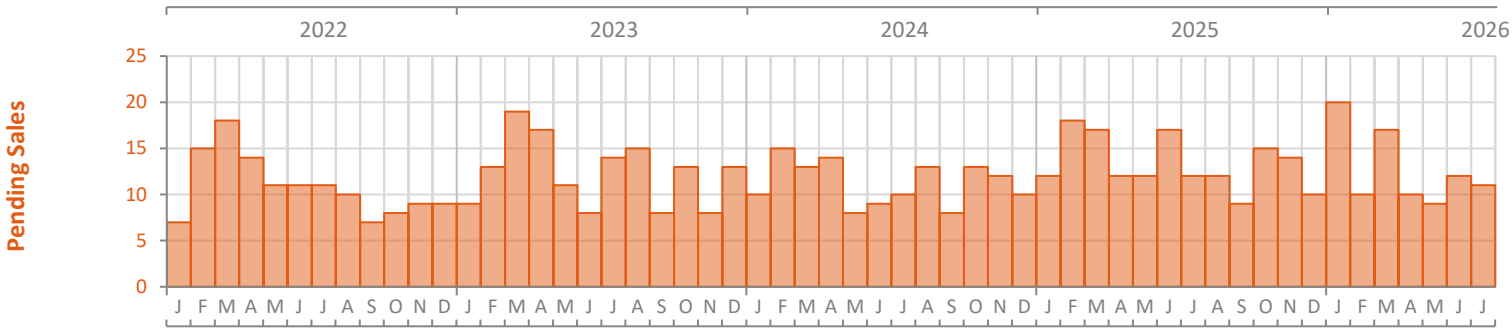
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New Pending Sales

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	89	-11.0%
July 2026	**11**	**-8.3%**
June 2026	12	-29.4%
May 2026	9	-25.0%
April 2026	10	-16.7%
March 2026	17	0.0%
February 2026	10	-44.4%
January 2026	20	66.7%
December 2025	10	0.0%
November 2025	14	16.7%
October 2025	15	15.4%
September 2025	9	12.5%
August 2025	12	-7.7%
July 2025	12	20.0%

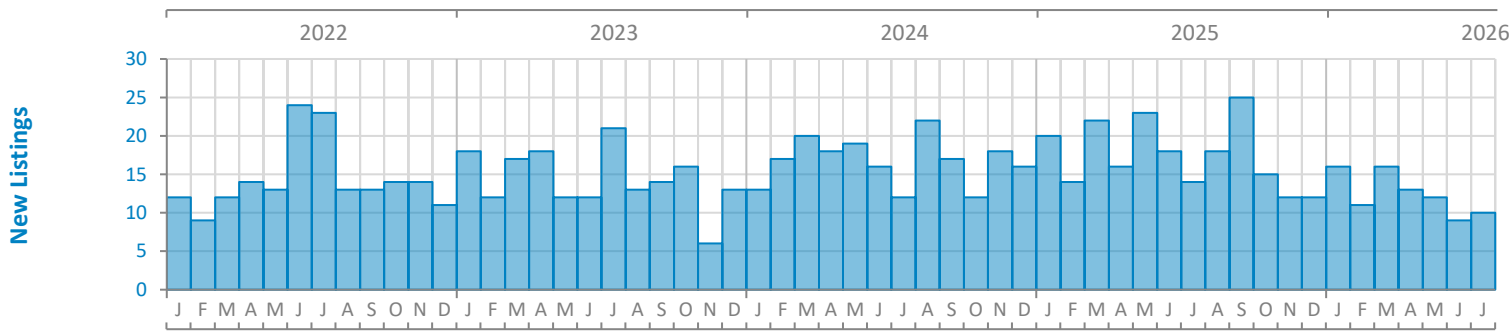


New Listings

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	87	-31.5%
July 2026	**10**	**-28.6%**
June 2026	9	-50.0%
May 2026	12	-47.8%
April 2026	13	-18.8%
March 2026	16	-27.3%
February 2026	11	-21.4%
January 2026	16	-20.0%
December 2025	12	-25.0%
November 2025	12	-33.3%
October 2025	15	25.0%
September 2025	25	47.1%
August 2025	18	-18.2%
July 2025	14	16.7%



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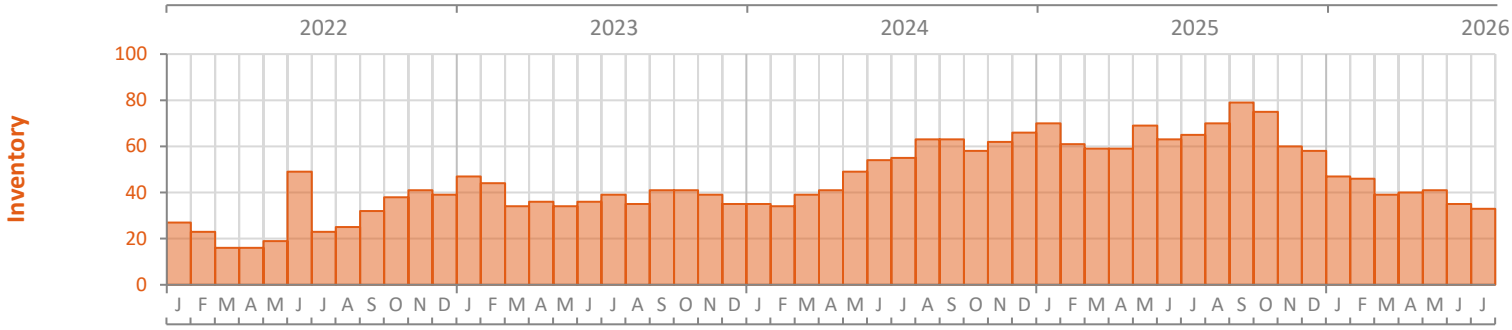
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Inventory (Active Listings)

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)	40	-37.0%
July 2026	**33**	**-49.2%**
June 2026	35	-44.4%
May 2026	41	-40.6%
April 2026	40	-32.2%
March 2026	39	-33.9%
February 2026	46	-24.6%
January 2026	47	-32.9%
December 2025	58	-12.1%
November 2025	60	-3.2%
October 2025	75	29.3%
September 2025	79	25.4%
August 2025	70	11.1%
July 2025	65	18.2%

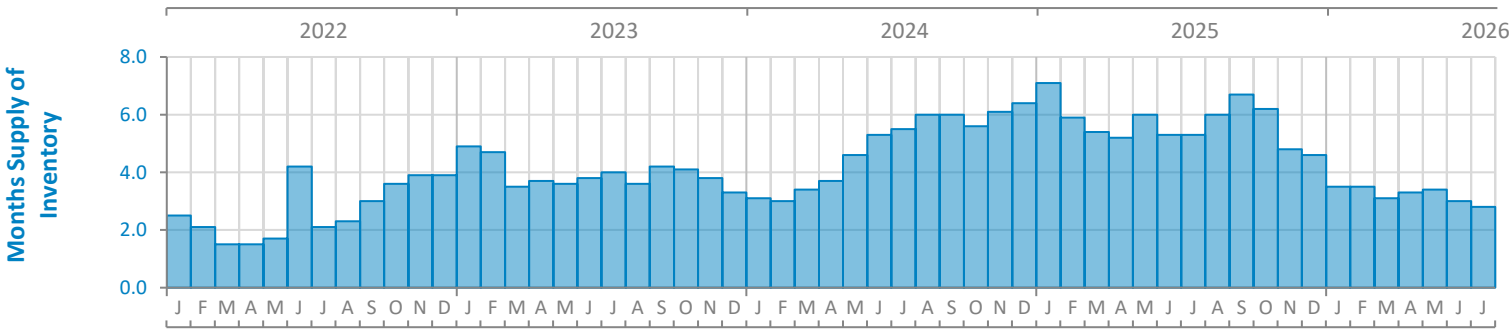


Months Supply of Inventory

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)	3.2	-43.9%
July 2026	**2.8**	**-47.2%**
June 2026	3.0	-43.4%
May 2026	3.4	-43.3%
April 2026	3.3	-36.5%
March 2026	3.1	-42.6%
February 2026	3.5	-40.7%
January 2026	3.5	-50.7%
December 2025	4.6	-28.1%
November 2025	4.8	-21.3%
October 2025	6.2	10.7%
September 2025	6.7	11.7%
August 2025	6.0	0.0%
July 2025	5.3	-3.6%



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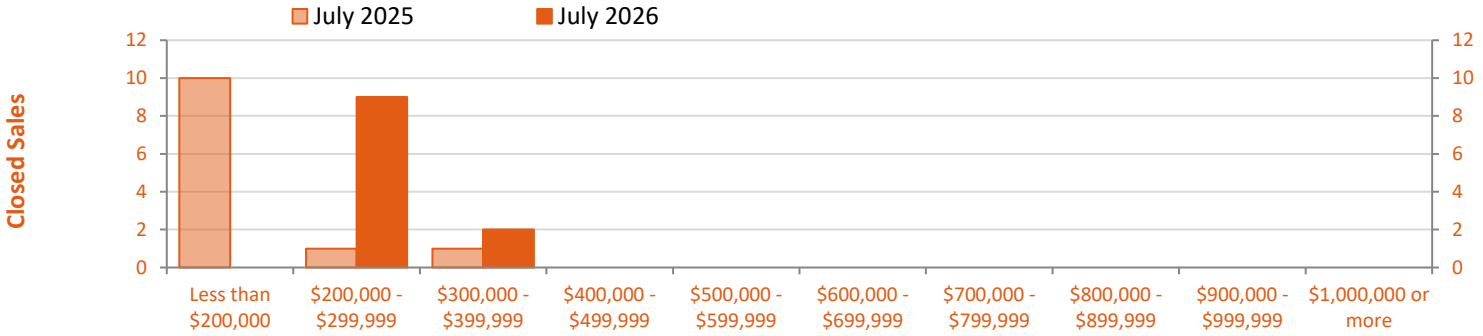
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Closed Sales by Sale Price

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	0	-100.0%
$200,000 - $299,999	9	800.0%
$300,000 - $399,999	2	100.0%
$400,000 - $499,999	0	N/A
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A

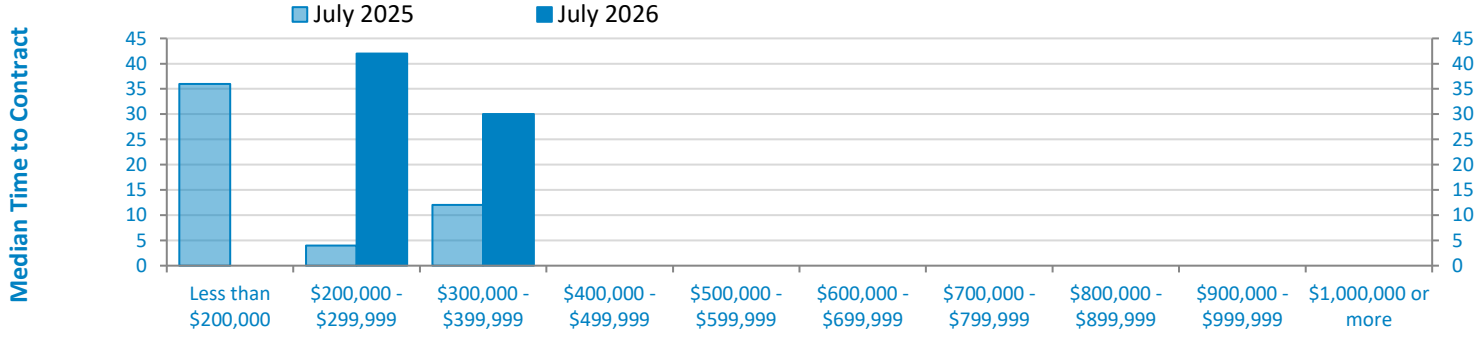


Median Time to Contract by Sale Price

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	(No Sales)	N/A
$200,000 - $299,999	42 Days	950.0%
$300,000 - $399,999	30 Days	150.0%
$400,000 - $499,999	(No Sales)	N/A
$500,000 - $599,999	(No Sales)	N/A
$600,000 - $699,999	(No Sales)	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	(No Sales)	N/A



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Monthly Market Detail - July 2026

Manufactured Homes

Flagler County Association of REALTORS®

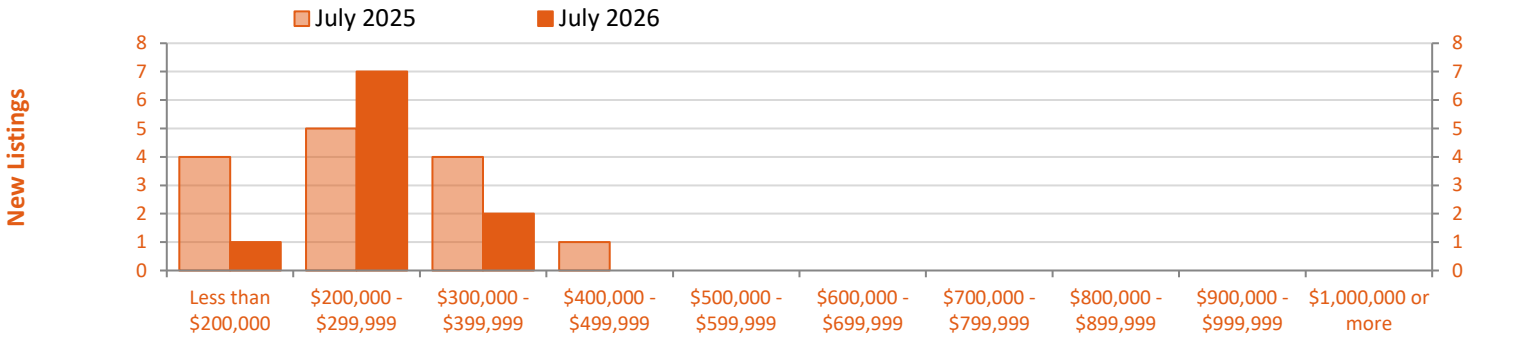
This report describes member activity for the association and is not confined to any specific geographic area.

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	1	-75.0%
$200,000 - $299,999	7	40.0%
$300,000 - $399,999	2	-50.0%
$400,000 - $499,999	0	-100.0%
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A

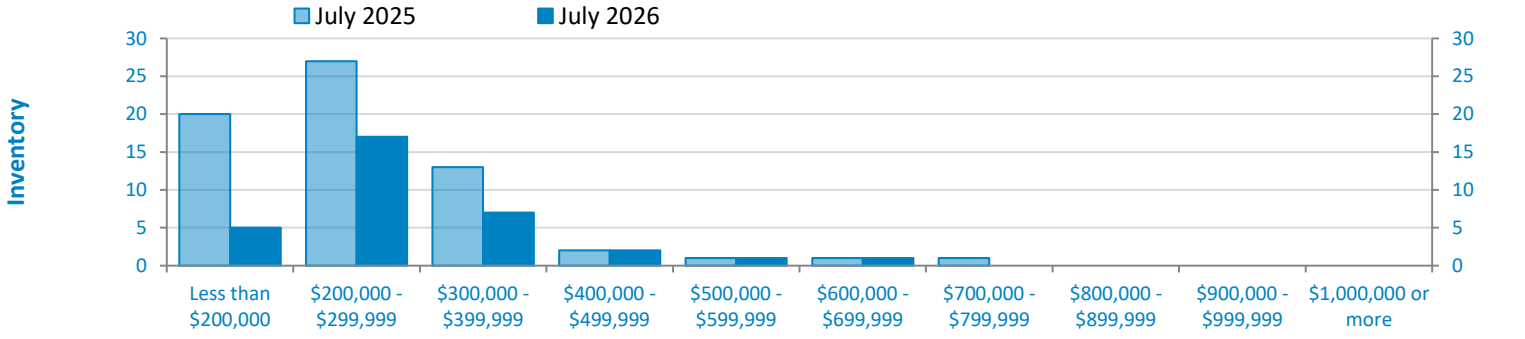


Inventory by Current Listing Price

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	5	-75.0%
$200,000 - $299,999	17	-37.0%
$300,000 - $399,999	7	-46.2%
$400,000 - $499,999	2	0.0%
$500,000 - $599,999	1	0.0%
$600,000 - $699,999	1	0.0%
$700,000 - $799,999	0	-100.0%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A



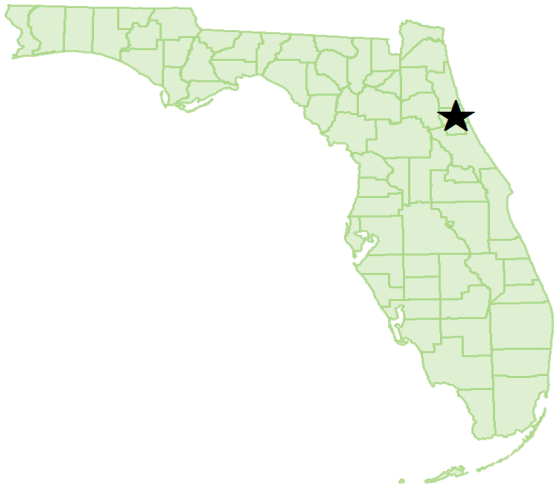
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Monthly Distressed Market - July 2026

Manufactured Homes

Flagler County Association of REALTORS®

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		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	10	12	-16.7%
	Median Sale Price	$252,950	$171,500	47.5%
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	$218,000	(No Sales)	N/A



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