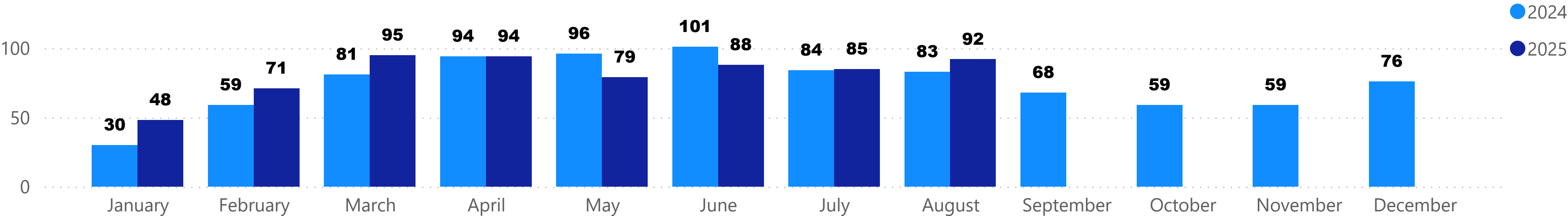




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999						2	1						3
\$ 120,000 - 139,999			2										2
\$ 140,000 - 159,999	1				1	1							3
\$ 160,000 - 179,999	1		1	1			1						4
\$ 180,000 - 199,999	2	1	3		3	1		1					11
\$ 200,000 - 249,999	4	7	4	8	3	6	3	10					45
\$ 250,000 - 299,999	6	8	14	12	12	12	14	18					96
\$ 300,000 - 349,999	7	16	13	6	6	12	13	7					80
\$ 350,000 - 399,999	7	7	7	12	13	11	13	9					79
\$ 400,000 - 499,999	6	11	12	14	4	12	14	14					87
\$ 500,000 - 599,999	5	5	8	13	8	11	5	10					65
\$ 600,000 - 699,999	3	3	9	7	9	4	5	8					48
\$ 700,000 - 799,999	3	4	7	5	7		4	4					34
\$ 800,000 - 899,999	1	5	5	6	4	6	1	3					31
\$ 900,000 - 999,999	1		3	2	1	1	2	3					13
\$ 1,000,000 - and over	1	4	7	8	8	9	9	5					51
Total	48	71	95	94	79	88	85	92					652

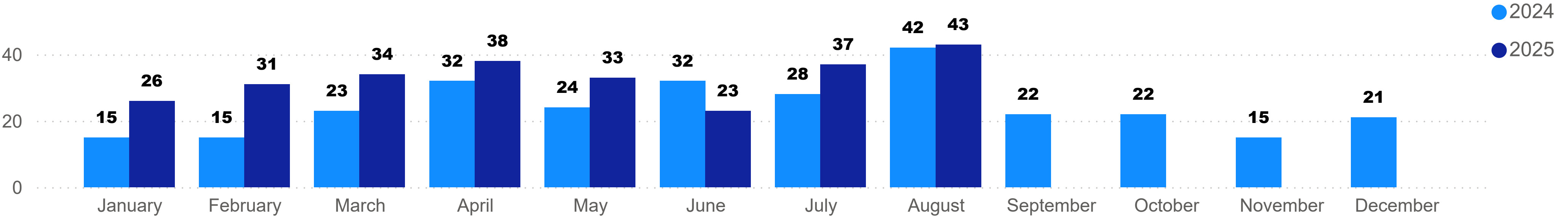




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1		2				2					5
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2		2		1		1	1					7
\$ 120,000 - 139,999							1	3					4
\$ 140,000 - 159,999		1				1		1					3
\$ 160,000 - 179,999			1		2	1		4					8
\$ 180,000 - 199,999	1	1	1		1	2	3						9
\$ 200,000 - 249,999	1	3	3	5	6	1		4					23
\$ 250,000 - 299,999	1	2	3	6	4	3	8	4					31
\$ 300,000 - 349,999	3	2	5	5	5	4	2	5					31
\$ 350,000 - 399,999	7	5	2	3	3	5	7	4					36
\$ 400,000 - 499,999	3	5	3	5	5		8	3					32
\$ 500,000 - 599,999	2	4	3	4	2	1	4	5					25
\$ 600,000 - 699,999	3	1	4	3	1	3	3	5					23
\$ 700,000 - 799,999	1	2	1	1	1	1							7
\$ 800,000 - 899,999	1	1	2	2	1								7
\$ 900,000 - 999,999		1	1			1		1					4
\$ 1,000,000 - and over		2	3	2	1			1					9
Total	26	31	34	38	33	23	37	43					265

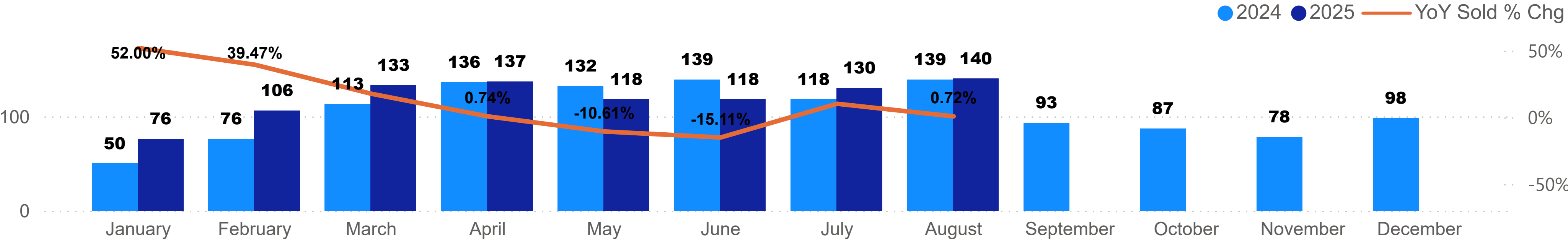




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999							1						1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1		2				2					5
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	2		2		1	2	2	3					12
\$ 120,000 - 139,999			2				1	3					6
\$ 140,000 - 159,999	1	1			1	3		1					7
\$ 160,000 - 179,999	1		2	1	2	2	3	5					16
\$ 180,000 - 199,999	3	2	4	1	6	3	3	1					23
\$ 200,000 - 249,999	7	12	9	13	10	11	5	14					81
\$ 250,000 - 299,999	7	11	18	22	18	15	22	22					135
\$ 300,000 - 349,999	10	19	18	11	12	16	17	13					116
\$ 350,000 - 399,999	14	12	9	15	16	17	21	13					117
\$ 400,000 - 499,999	9	16	15	19	9	12	22	18					120
\$ 500,000 - 599,999	7	9	11	17	10	12	9	15					90
\$ 600,000 - 699,999	6	4	13	10	10	7	8	13					71
\$ 700,000 - 799,999	4	6	8	6	8	1	4	4					41
\$ 800,000 - 899,999	2	6	7	8	5	6	1	3					38
\$ 900,000 - 999,999	1	1	4	2	1	2	2	4					17
\$ 1,000,000 - and over	1	6	10	10	9	9	9	6					60
Total	76	106	133	137	118	118	130	140					958





New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0						1							1
1	2	2	5	8	4	2	1	6					30
2	27	34	30	32	33	30	37	42					265
3	38	48	75	68	58	58	70	64					479
4	9	19	18	21	20	23	19	19					148
5		3	5	5	3	4		9					29
6+				3			3						6
Total	76	106	133	137	118	118	130	140					958

Sales by Bathroom Count

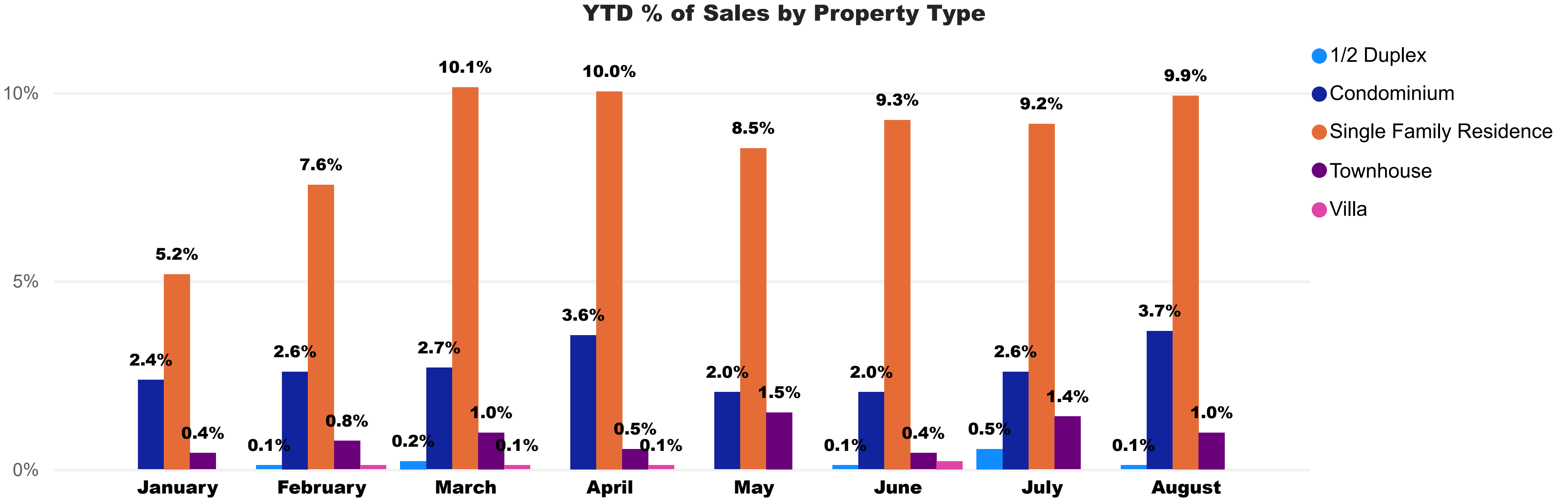
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	8	8	12	10	7	11	8	11					75
2	52	69	78	92	83	70	85	90					619
3	14	23	35	28	18	27	28	31					204
4	2	5	5	1	10	5	6	7					41
5			2	4		3	1	1					11
6+		1	1	2		2	2						8
Total	76	106	133	137	118	118	130	140					958



New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex		1	2			1	5	1					10
Condominium	22	24	25	33	19	19	24	34					200
Single Family Residence	48	70	94	93	79	86	85	92					647
Townhouse	4	7	9	5	14	4	13	9					65
Villa		1	1	1		2							5
Total	74	103	131	132	112	112	127	136					927





New Smyrna Beach Board Of REALTORS® Inc

Multiple Listing One Month Sales and Inventory Report - August - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	2	1%	82,400	77,450	94%	43	
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							1
\$ 100,000 - 119,999	1	1%	119,900	110,000	92%	160	1
\$ 120,000 - 139,999	3	2%	140,633	134,500	96%	98	6
\$ 140,000 - 159,999	1	1%	159,900	145,000	91%	177	6
\$ 160,000 - 179,999	4	3%	190,600	171,750	90%	68	5
\$ 180,000 - 199,999	1	1%	187,500	197,000	105%	8	15
\$ 200,000 - 249,999	14	10%	240,564	225,571	94%	41	61
\$ 250,000 - 299,999	22	16%	272,181	266,182	98%	84	70
\$ 300,000 - 349,999	12	9%	339,525	324,917	96%	108	99
\$ 350,000 - 399,999	13	10%	396,062	369,615	93%	73	121
\$ 400,000 - 499,999	18	13%	458,328	440,194	96%	92	162
\$ 500,000 - 599,999	15	11%	580,573	548,120	94%	103	100
\$ 600,000 - 699,999	13	10%	679,708	646,808	95%	101	62
\$ 700,000 - 799,999	4	3%	770,975	748,750	97%	92	55
\$ 800,000 - 899,999	3	2%	896,300	853,333	95%	131	21
\$ 900,000 - 999,999	4	3%	1,009,725	966,000	96%	169	28
\$ 1,000,000 - and over	6	4%	1,607,000	1,489,167	93%	90	102
Total	136	100%	482,675	458,259	95%	89	915

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.



New Smyrna Beach Board Of REALTORS® Inc

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999	1	0.10%	64,900	56,000	86%	28	
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	5	0.52%	83,940	76,580	91%	71	
\$ 80,000 - 89,999							
\$ 90,000 - 99,999	2	0.21%	102,950	94,750	92%	71	1
\$ 100,000 - 119,999	12	1.25%	124,533	108,070	87%	122	1
\$ 120,000 - 139,999	6	0.63%	144,300	133,083	92%	77	6
\$ 140,000 - 159,999	7	0.73%	152,154	150,143	99%	85	6
\$ 160,000 - 179,999	16	1.67%	191,162	168,938	88%	62	5
\$ 180,000 - 199,999	23	2.40%	206,030	189,370	92%	96	15
\$ 200,000 - 249,999	81	8.46%	239,626	224,957	94%	75	61
\$ 250,000 - 299,999	135	14.09%	280,075	270,576	97%	87	70
\$ 300,000 - 349,999	116	12.11%	338,727	323,740	96%	83	99
\$ 350,000 - 399,999	117	12.21%	387,707	370,986	96%	85	121
\$ 400,000 - 499,999	120	12.53%	464,545	445,098	96%	88	162
\$ 500,000 - 599,999	90	9.39%	568,020	544,696	96%	87	100
\$ 600,000 - 699,999	71	7.41%	678,886	644,585	95%	92	62
\$ 700,000 - 799,999	41	4.28%	783,967	753,049	96%	70	55
\$ 800,000 - 899,999	38	3.97%	887,543	843,250	95%	89	21
\$ 900,000 - 999,999	17	1.77%	987,546	950,794	96%	110	28
\$ 1,000,000 - and over	60	6.26%	1,916,215	1,767,058	92%	59	102
Total	958	100.00%	528,691	500,884	95%	84	915

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

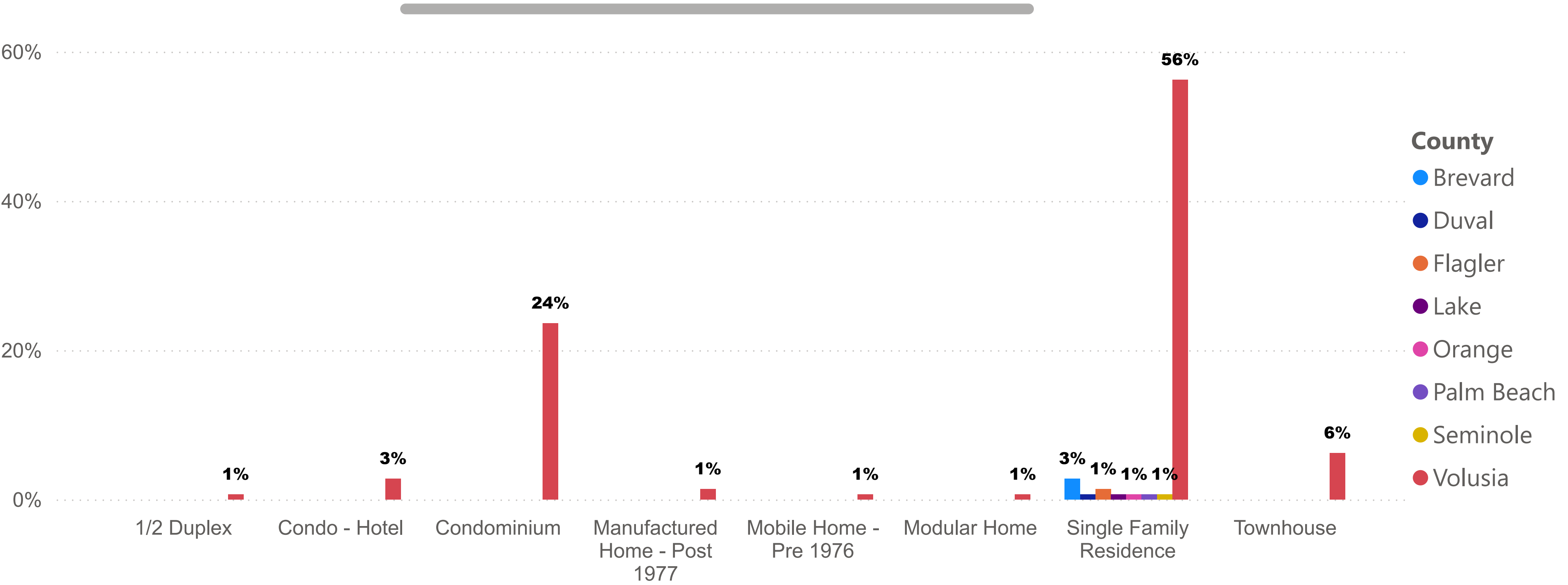
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2021	121	414,067	399,960	97%	37	375	3.10
10/31/2021	110	426,534	417,729	98%	38	354	3.22
11/30/2021	111	377,507	370,706	98%	24	331	2.98
12/31/2021	129	432,081	417,814	97%	34	281	2.18
01/31/2022	111	470,071	459,219	98%	36	309	2.78
02/28/2022	128	459,780	450,415	98%	25	305	2.38
03/31/2022	151	478,163	489,730	102%	29	298	1.97
04/30/2022	119	469,557	455,529	97%	21	310	2.61
05/31/2022	137	459,208	451,143	98%	14	299	2.18
06/30/2022	108	504,832	492,978	98%	25	321	2.97
07/31/2022	114	465,301	450,605	97%	19	305	2.68
08/31/2022	94	490,240	471,319	96%	23	317	3.37
09/30/2022	85	521,027	501,929	96%	24	292	3.44
10/31/2022	81	521,778	501,757	96%	27	277	3.42
11/30/2022	51	426,162	416,454	98%	35	281	5.51
12/31/2022	69	539,755	518,577	96%	41	258	3.74
01/31/2023	45	480,005	462,957	96%	35	313	6.96
02/28/2023	70	453,568	438,753	97%	35	342	4.89
03/31/2023	127	518,168	496,234	96%	51	323	2.54
04/30/2023	94	674,454	658,196	98%	42	309	3.29
05/31/2023	96	466,600	456,231	98%	43	360	3.75
06/30/2023	99	460,455	450,983	98%	32	367	3.71
07/31/2023	95	429,572	417,063	97%	32	359	3.78
08/31/2023	96	511,906	481,627	94%	42	409	4.26
09/30/2023	88	493,577	480,654	97%	36	434	4.93
10/31/2023	69	501,100	485,304	97%	29	474	6.87
11/30/2023	59	438,933	421,284	96%	53	483	8.19
12/31/2023	54	496,120	474,593	96%	105	466	8.63
01/31/2024	45	490,889	471,664	96%	110	527	11.71
02/29/2024	75	554,604	528,273	95%	77	557	7.43
03/31/2024	105	563,775	535,416	95%	59	605	5.76
04/30/2024	129	546,484	523,530	96%	63	627	4.86
05/31/2024	122	503,507	478,867	95%	68	661	5.42
06/30/2024	136	563,088	537,768	96%	65	673	4.95
07/31/2024	115	544,681	510,697	94%	76	693	6.03
08/31/2024	129	556,098	527,594	95%	101	708	5.49
09/30/2024	90	503,979	483,531	96%	73	698	7.76
10/31/2024	82	586,646	545,955	93%	97	700	8.54
11/30/2024	77	481,553	460,877	96%	88	747	9.70
12/31/2024	97	538,716	516,534	96%	96	771	7.95
01/31/2025	74	489,628	446,026	91%	83	834	11.27
02/28/2025	103	520,776	505,059	97%	104	885	8.59
03/31/2025	131	568,844	539,224	95%	109	899	6.86
04/30/2025	132	587,332	554,359	94%	83	1006	7.62
05/31/2025	112	530,094	505,075	95%	89	1004	8.96
06/30/2025	112	582,944	548,699	94%	83	999	8.92
07/31/2025	127	526,795	500,841	95%	96	996	7.84
08/31/2025	136	482,675	458,259	95%	107	915	6.73

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Brevard	Duval	Flagler	Lake	Orange	Palm Beach	Serr
1/2 Duplex							
Condo - Hotel							
Condominium							
Manufactured Home - Post 1977							
Mobile Home - Pre 1976							
Modular Home							
Single Family Residence	3%	1%	1%	1%	1%	1%	1
Townhouse							
Total	3%	1%	1%	1%	1%	1%	1



Board/Association:StateMonthYear

▲New Smyrna BeachFLAugust2025

National Association of Realtors®

700 Eleventh Street, NW

Washington, DC 20001-4507

Email:data@realtors.com

Fax:202-383-7568

Questions:202-383-1276

Single-Family Units

Number of Bedrooms

Price Range▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999				
\$ 140,000 - 159,999				
\$ 160,000 - 179,999				
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	4	6		10
\$ 250,000 - 299,999	5	12	1	18
\$ 300,000 - 349,999		6	1	7
\$ 350,000 - 399,999	1	6	2	9
\$ 400,000 - 499,999	1	8	5	14
\$ 500,000 - 599,999	1	5	4	10
\$ 600,000 - 699,999		5	3	8
\$ 700,000 - 799,999		2	2	4
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999			3	3
\$ 1,000,000 - and over		2	3	5
Total	13	53	26	92

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	3	1		4
\$ 250,000 - 299,999	3	1		4
\$ 300,000 - 349,999	5			5
\$ 350,000 - 399,999	4			4
\$ 400,000 - 499,999	3			3
\$ 500,000 - 599,999	2	1	2	5
\$ 600,000 - 699,999	3	2		5
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over		1		1
Total	33	8	2	43

Active Listings

(Unsold Homes)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	1	4
\$ 140,000 - 159,999		6
\$ 160,000 - 179,999		2
\$ 180,000 - 199,999	3	8
\$ 200,000 - 249,999	22	25
\$ 250,000 - 299,999	49	20
\$ 300,000 - 349,999	66	25
\$ 350,000 - 399,999	65	44
\$ 400,000 - 499,999	83	78
\$ 500,000 - 599,999	55	42
\$ 600,000 - 699,999	36	22
\$ 700,000 - 799,999	26	24
\$ 800,000 - 899,999	13	5
\$ 900,000 - 999,999	19	10
\$ 1,000,000 - and over	84	12
Total	522	328

Sales Pending

(Under Contract)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	1	
\$ 140,000 - 159,999	1	
\$ 160,000 - 179,999	1	1
\$ 180,000 - 199,999	2	2
\$ 200,000 - 249,999	9	3
\$ 250,000 - 299,999	15	4
\$ 300,000 - 349,999	23	6
\$ 350,000 - 399,999	21	6
\$ 400,000 - 499,999	12	9
\$ 500,000 - 599,999	11	1
\$ 600,000 - 699,999	17	5
\$ 700,000 - 799,999	9	1
\$ 800,000 - 899,999	6	2
\$ 900,000 - 999,999	4	1
\$ 1,000,000 - and over	11	2
Total	144	44

Time On Market Sort	M-SF	M-Condo
0 - 30	29	13
31-60	15	8
61-90	12	2
91-120	16	4
121-over	20	16
Total	92	43

