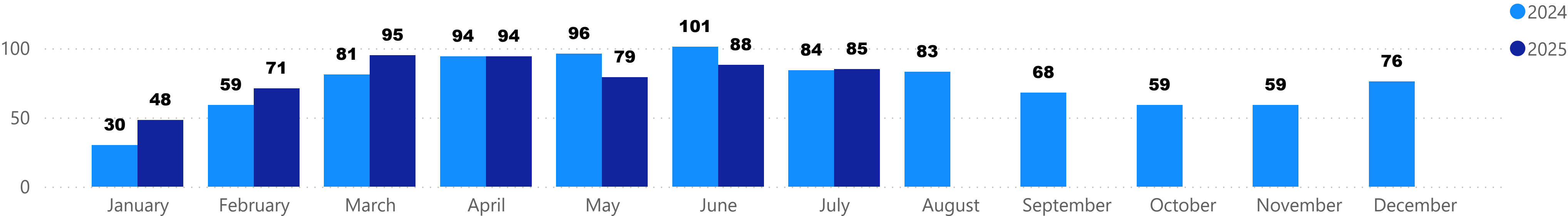




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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							10
\$ 200,000 - 249,999	4	7	4	8	3	6	3						35
\$ 250,000 - 299,999	6	8	14	12	12	12	14						78
\$ 300,000 - 349,999	7	16	13	6	6	12	13						73
\$ 350,000 - 399,999	7	7	7	12	13	11	13						70
\$ 400,000 - 499,999	6	11	12	14	4	12	14						73
\$ 500,000 - 599,999	5	5	8	13	8	11	5						55
\$ 600,000 - 699,999	3	3	9	7	9	4	5						40
\$ 700,000 - 799,999	3	4	7	5	7		4						30
\$ 800,000 - 899,999	1	5	5	6	4	6	1						28
\$ 900,000 - 999,999	1		3	2	1	1	2						10
\$ 1,000,000 - and over	1	4	7	8	8	9	9						46
Total	48	71	95	94	79	88	85						560

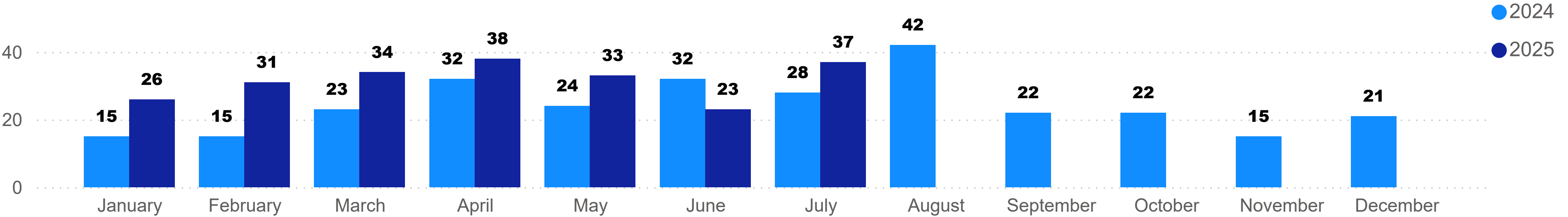




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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									3
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2		2		1		1						6
\$ 120,000 - 139,999							1						1
\$ 140,000 - 159,999		1				1							2
\$ 160,000 - 179,999			1		2	1							4
\$ 180,000 - 199,999	1	1	1		1	2	3						9
\$ 200,000 - 249,999	1	3	3	5	6	1							19
\$ 250,000 - 299,999	1	2	3	6	4	3	8						27
\$ 300,000 - 349,999	3	2	5	5	5	4	2						26
\$ 350,000 - 399,999	7	5	2	3	3	5	7						32
\$ 400,000 - 499,999	3	5	3	5	5		8						29
\$ 500,000 - 599,999	2	4	3	4	2	1	4						20
\$ 600,000 - 699,999	3	1	4	3	1	3	3						18
\$ 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							3
\$ 1,000,000 - and over		2	3	2	1								8
Total	26	31	34	38	33	23	37						222

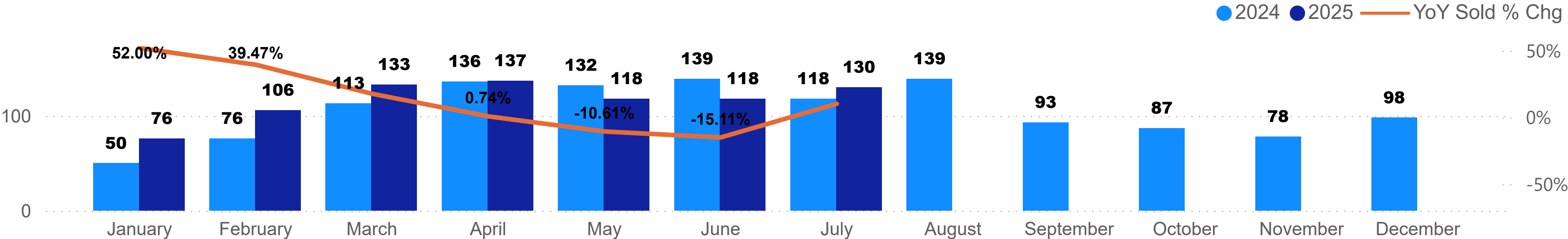




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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									3
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	2		2		1	2	2						9
\$ 120,000 - 139,999			2				1						3
\$ 140,000 - 159,999	1	1			1	3							6
\$ 160,000 - 179,999	1		2	1	2	2	3						11
\$ 180,000 - 199,999	3	2	4	1	6	3	3						22
\$ 200,000 - 249,999	7	12	9	13	10	11	5						67
\$ 250,000 - 299,999	7	11	18	22	18	15	22						113
\$ 300,000 - 349,999	10	19	18	11	12	16	17						103
\$ 350,000 - 399,999	14	12	9	15	16	17	21						104
\$ 400,000 - 499,999	9	16	15	19	9	12	22						102
\$ 500,000 - 599,999	7	9	11	17	10	12	9						75
\$ 600,000 - 699,999	6	4	13	10	10	7	8						58
\$ 700,000 - 799,999	4	6	8	6	8	1	4						37
\$ 800,000 - 899,999	2	6	7	8	5	6	1						35
\$ 900,000 - 999,999	1	1	4	2	1	2	2						13
\$ 1,000,000 - and over	1	6	10	10	9	9	9						54
Total	76	106	133	137	118	118	130						818





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						24
2	27	34	30	32	33	30	37						223
3	38	48	75	68	58	58	70						415
4	9	19	18	21	20	23	19						129
5		3	5	5	3	4							20
6+				3			3						6
Total	76	106	133	137	118	118	130						818

Sales by Bathroom Count

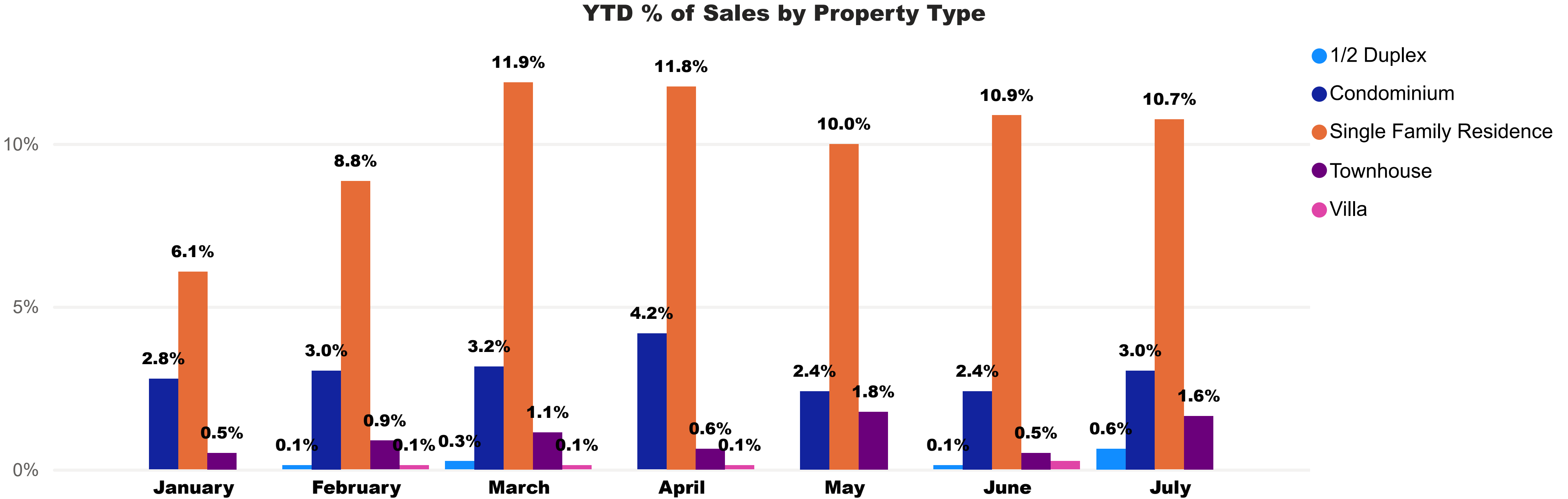
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	8	8	12	10	7	11	8						64
2	52	69	78	92	83	70	85						529
3	14	23	35	28	18	27	28						173
4	2	5	5	1	10	5	6						34
5			2	4		3	1						10
6+		1	1	2		2	2						8
Total	76	106	133	137	118	118	130						818



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						9
Condominium	22	24	25	33	19	19	24						166
Single Family Residence	48	70	94	93	79	86	85						555
Townhouse	4	7	9	5	14	4	13						56
Villa		1	1	1		2							5
Total	74	103	131	132	112	112	127						791





New Smyrna Beach Board Of REALTORS® Inc

Multiple Listing One Month Sales and Inventory Report - July - 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							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999							3
\$ 100,000 - 119,999	2	2%	135,500	105,600	78%	187	1
\$ 120,000 - 139,999	1	1%	139,000	125,000	90%	30	5
\$ 140,000 - 159,999							5
\$ 160,000 - 179,999	3	2%	213,100	167,333	79%	49	8
\$ 180,000 - 199,999	3	2%	194,500	188,333	97%	86	19
\$ 200,000 - 249,999	4	3%	248,725	229,025	92%	50	63
\$ 250,000 - 299,999	22	17%	277,932	269,673	97%	119	81
\$ 300,000 - 349,999	16	13%	334,325	322,250	96%	41	104
\$ 350,000 - 399,999	21	17%	384,389	371,286	97%	87	123
\$ 400,000 - 499,999	22	17%	448,166	435,774	97%	103	171
\$ 500,000 - 599,999	9	7%	575,833	557,800	97%	63	110
\$ 600,000 - 699,999	8	6%	666,537	633,750	95%	68	75
\$ 700,000 - 799,999	4	3%	782,975	757,250	97%	67	53
\$ 800,000 - 899,999	1	1%	875,000	815,000	93%	13	20
\$ 900,000 - 999,999	2	2%	949,500	957,500	101%	97	28
\$ 1,000,000 - and over	9	7%	2,051,000	1,885,056	92%	63	118
Total	127	100%	526,795	500,841	95%	83	987

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	0.12%	64,900	56,000	86%	28	
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	3	0.37%	84,967	76,000	89%	90	
\$ 80,000 - 89,999							
\$ 90,000 - 99,999	2	0.24%	102,950	94,750	92%	71	3
\$ 100,000 - 119,999	9	1.10%	125,556	106,649	85%	134	1
\$ 120,000 - 139,999	3	0.37%	147,967	131,667	89%	56	5
\$ 140,000 - 159,999	6	0.73%	150,863	151,000	100%	69	5
\$ 160,000 - 179,999	11	1.34%	191,927	167,364	87%	63	8
\$ 180,000 - 199,999	22	2.69%	206,873	189,023	91%	100	19
\$ 200,000 - 249,999	67	8.19%	239,430	224,828	94%	82	63
\$ 250,000 - 299,999	113	13.81%	281,612	271,432	96%	87	81
\$ 300,000 - 349,999	103	12.59%	338,729	323,639	96%	80	104
\$ 350,000 - 399,999	104	12.71%	386,662	371,158	96%	87	123
\$ 400,000 - 499,999	102	12.47%	465,642	445,963	96%	87	171
\$ 500,000 - 599,999	75	9.17%	565,510	544,011	96%	84	110
\$ 600,000 - 699,999	58	7.09%	678,702	644,087	95%	91	75
\$ 700,000 - 799,999	37	4.52%	785,371	753,514	96%	67	53
\$ 800,000 - 899,999	35	4.28%	886,793	842,386	95%	86	20
\$ 900,000 - 999,999	13	1.59%	980,722	946,115	96%	91	28
\$ 1,000,000 - and over	54	6.60%	1,950,572	1,797,935	92%	56	118
Total	818	100.00%	537,999	509,538	95%	83	987

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

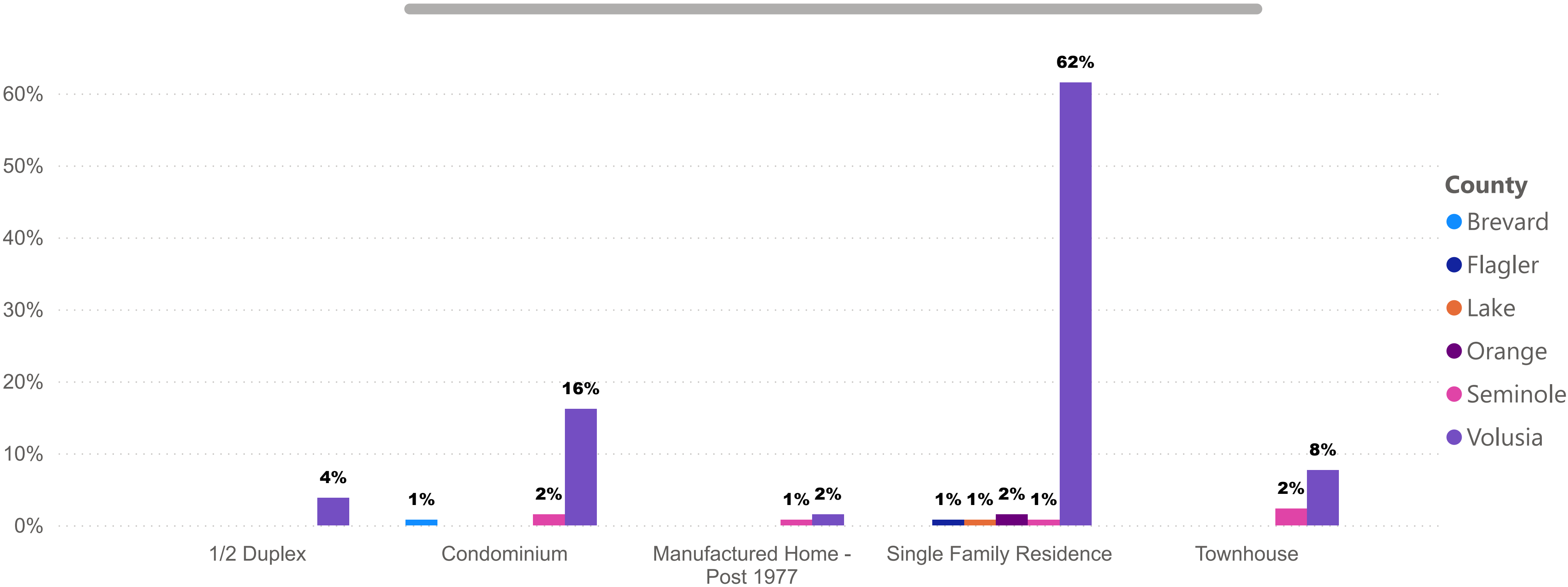
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	104	419,047	408,176	97%	23	374	3.60
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	898	6.85
04/30/2025	132	587,332	554,359	94%	83	1004	7.61
05/31/2025	112	530,094	505,075	95%	89	1002	8.95
06/30/2025	112	582,944	548,699	94%	83	995	8.88
07/31/2025	127	526,795	500,841	95%	96	987	7.77

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Brevard	Flagler	Lake	Orange	Seminole	Volusia	Total
1/2 Duplex						4%	4%
Condominium	1%				2%	16%	18%
Manufactured Home - Post 1977					1%	2%	2%
Single Family Residence		1%	1%	2%	1%	62%	65%
Townhouse					2%	8%	10%
Total	1%	1%	1%	2%	5%	91%	100%



Board/Association:StateMonthYear

New Smyrna BeachFLJuly2025

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	1			1
\$ 120,000 - 139,999				
\$ 140,000 - 159,999				
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	1	2		3
\$ 250,000 - 299,999	4	9	1	14
\$ 300,000 - 349,999	1	12		13
\$ 350,000 - 399,999	1	9	3	13
\$ 400,000 - 499,999		10	4	14
\$ 500,000 - 599,999		1	4	5
\$ 600,000 - 699,999	1	3	1	5
\$ 700,000 - 799,999		3	1	4
\$ 800,000 - 899,999		1		1
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		4	5	9
Total	10	54	21	85

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				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999				
\$ 160,000 - 179,999				
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999				
\$ 250,000 - 299,999	5	3		8
\$ 300,000 - 349,999	2			2
\$ 350,000 - 399,999	3	4		7
\$ 400,000 - 499,999	4	4		8
\$ 500,000 - 599,999	2	1	1	4
\$ 600,000 - 699,999		3		3
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	21	15	1	37

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		2
\$ 120,000 - 139,999		3
\$ 140,000 - 159,999	1	2
\$ 160,000 - 179,999	1	6
\$ 180,000 - 199,999	5	9
\$ 200,000 - 249,999	23	26
\$ 250,000 - 299,999	47	21
\$ 300,000 - 349,999	70	27
\$ 350,000 - 399,999	67	48
\$ 400,000 - 499,999	84	77
\$ 500,000 - 599,999	55	50
\$ 600,000 - 699,999	46	21
\$ 700,000 - 799,999	33	23
\$ 800,000 - 899,999	16	5
\$ 900,000 - 999,999	14	8
\$ 1,000,000 - and over	94	12
Total	556	341

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		1
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999		2
\$ 140,000 - 159,999	2	2
\$ 160,000 - 179,999	1	
\$ 180,000 - 199,999	2	2
\$ 200,000 - 249,999	12	4
\$ 250,000 - 299,999	19	4
\$ 300,000 - 349,999	18	5
\$ 350,000 - 399,999	21	8
\$ 400,000 - 499,999	18	3
\$ 500,000 - 599,999	8	4
\$ 600,000 - 699,999	19	5
\$ 700,000 - 799,999	10	2
\$ 800,000 - 899,999	4	
\$ 900,000 - 999,999	7	1
\$ 1,000,000 - and over	13	3
Total	155	47

Time On Market Sort	M-SF	M-Condo
0 - 30	24	10
31-60	21	4
61-90	16	6
91-120	8	5
121-over	16	12
Total	85	37

