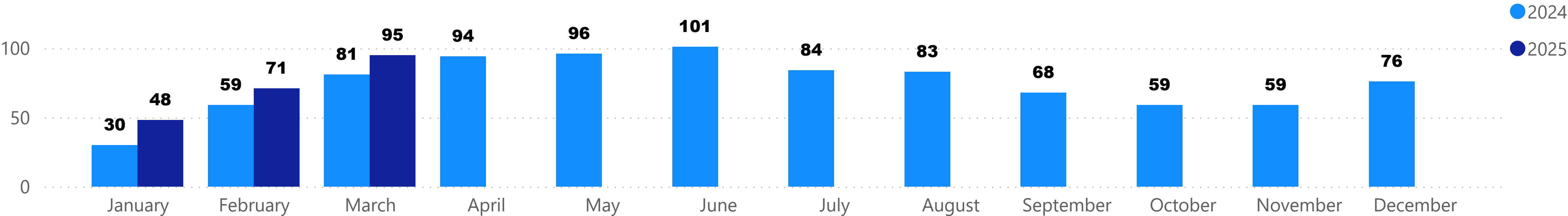




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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													
\$ 120,000 - 139,999			2										2
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999	1		1										2
\$ 180,000 - 199,999	2	1	3										6
\$ 200,000 - 249,999	4	7	4										15
\$ 250,000 - 299,999	6	8	14										28
\$ 300,000 - 349,999	7	16	13										36
\$ 350,000 - 399,999	7	7	7										21
\$ 400,000 - 499,999	6	11	12										29
\$ 500,000 - 599,999	5	5	8										18
\$ 600,000 - 699,999	3	3	9										15
\$ 700,000 - 799,999	3	4	7										14
\$ 800,000 - 899,999	1	5	5										11
\$ 900,000 - 999,999	1		3										4
\$ 1,000,000 - and over	1	4	7										12
Total	48	71	95										214

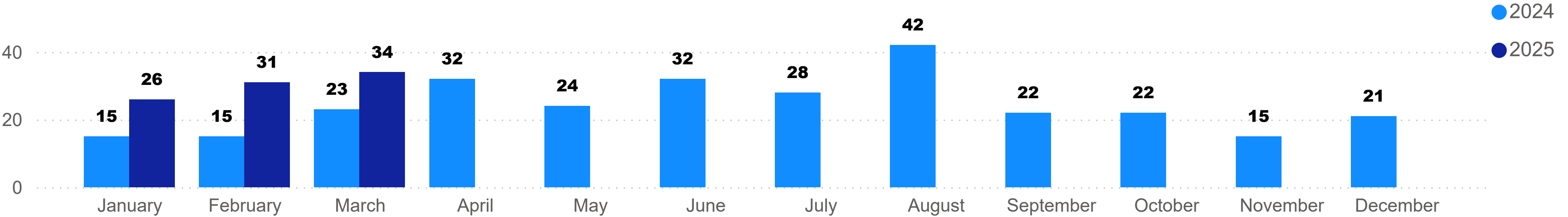




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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											1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2		2										4
\$ 120,000 - 139,999													
\$ 140,000 - 159,999		1											1
\$ 160,000 - 179,999			1										1
\$ 180,000 - 199,999	1	1	1										3
\$ 200,000 - 249,999	1	3	3										7
\$ 250,000 - 299,999	1	2	3										6
\$ 300,000 - 349,999	3	2	5										10
\$ 350,000 - 399,999	7	5	2										14
\$ 400,000 - 499,999	3	5	3										11
\$ 500,000 - 599,999	2	4	3										9
\$ 600,000 - 699,999	3	1	4										8
\$ 700,000 - 799,999	1	2	1										4
\$ 800,000 - 899,999	1	1	2										4
\$ 900,000 - 999,999		1	1										2
\$ 1,000,000 - and over		2	3										5
Total	26	31	34										91

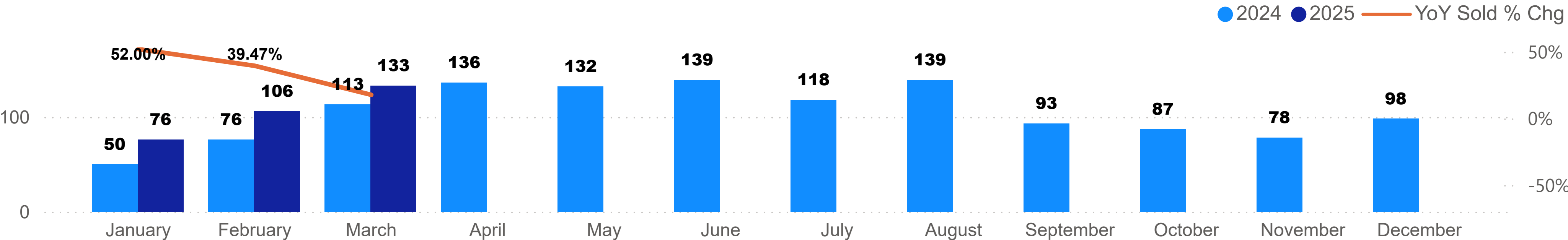




New Smyrna Beach Board Of REALTORS® Inc
Monthly Sales Trend Indicator 2025

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													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	2		2										4
\$ 120,000 - 139,999			2										2
\$ 140,000 - 159,999	1	1											2
\$ 160,000 - 179,999	1		2										3
\$ 180,000 - 199,999	3	2	4										9
\$ 200,000 - 249,999	7	12	9										28
\$ 250,000 - 299,999	7	11	18										36
\$ 300,000 - 349,999	10	19	18										47
\$ 350,000 - 399,999	14	12	9										35
\$ 400,000 - 499,999	9	16	15										40
\$ 500,000 - 599,999	7	9	11										27
\$ 600,000 - 699,999	6	4	13										23
\$ 700,000 - 799,999	4	6	8										18
\$ 800,000 - 899,999	2	6	7										15
\$ 900,000 - 999,999	1	1	4										6
\$ 1,000,000 - and over	1	6	10										17
Total	76	106	133										315





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
1	2	2	5										9
2	27	34	30										91
3	38	48	75										161
4	9	19	18										46
5		3	5										8
Total	76	106	133										315

Sales by Bathroom Count

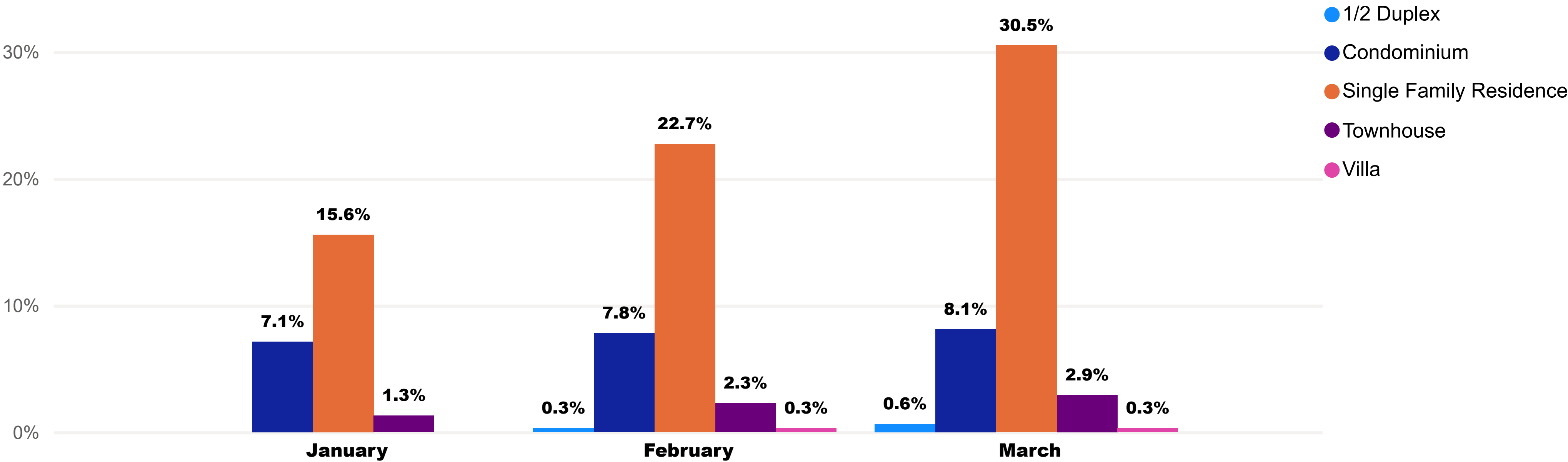
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	8	8	12										28
2	52	69	78										199
3	14	23	35										72
4	2	5	5										12
5			2										2
6+		1	1										2
Total	76	106	133										315

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										3
Condominium	22	24	25										71
Single Family Residence	48	70	94										212
Townhouse	4	7	9										20
Villa		1	1										2
Total	74	103	131										308

YTD % of Sales by Property Type





New Smyrna Beach Board Of REALTORS® Inc

Multiple Listing One Month Sales and Inventory Report - March - 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							1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							
\$ 100,000 - 119,999	2	2%	122,500	105,000	86%	248	6
\$ 120,000 - 139,999	2	2%	152,450	135,000	89%	69	4
\$ 140,000 - 159,999							8
\$ 160,000 - 179,999	2	2%	172,500	160,000	93%	103	6
\$ 180,000 - 199,999	4	3%	210,075	189,625	90%	192	10
\$ 200,000 - 249,999	9	7%	241,711	221,333	92%	100	48
\$ 250,000 - 299,999	17	13%	275,518	271,547	99%	59	82
\$ 300,000 - 349,999	18	14%	339,583	325,889	96%	105	83
\$ 350,000 - 399,999	9	7%	377,056	367,500	97%	98	123
\$ 400,000 - 499,999	15	11%	468,047	448,493	96%	75	131
\$ 500,000 - 599,999	11	8%	557,609	540,818	97%	85	101
\$ 600,000 - 699,999	13	10%	683,869	643,704	94%	144	58
\$ 700,000 - 799,999	8	6%	787,031	746,313	95%	103	47
\$ 800,000 - 899,999	7	5%	877,336	840,429	96%	34	29
\$ 900,000 - 999,999	4	3%	999,750	942,750	94%	107	26
\$ 1,000,000 - and over	10	8%	1,793,689	1,662,900	93%	40	109
Total	131	100%	568,844	539,224	95%	92	874

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							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0.32%	89,900	78,000	87%	95	1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999	2	0.63%	102,950	94,750	92%	71	
\$ 100,000 - 119,999	4	1.27%	122,500	105,000	86%	161	6
\$ 120,000 - 139,999	2	0.63%	152,450	135,000	89%	69	4
\$ 140,000 - 159,999	2	0.63%	150,638	152,000	101%	8	8
\$ 160,000 - 179,999	3	0.95%	173,333	165,000	95%	68	6
\$ 180,000 - 199,999	9	2.86%	207,144	190,389	92%	120	10
\$ 200,000 - 249,999	28	8.89%	242,457	225,925	93%	95	48
\$ 250,000 - 299,999	36	11.43%	276,597	269,638	97%	64	82
\$ 300,000 - 349,999	47	14.92%	336,857	324,074	96%	107	83
\$ 350,000 - 399,999	35	11.11%	384,757	370,323	96%	78	123
\$ 400,000 - 499,999	40	12.70%	474,747	453,489	96%	87	131
\$ 500,000 - 599,999	27	8.57%	558,174	542,437	97%	111	101
\$ 600,000 - 699,999	23	7.30%	681,430	643,524	94%	126	58
\$ 700,000 - 799,999	18	5.71%	788,374	754,083	96%	91	47
\$ 800,000 - 899,999	15	4.76%	891,083	842,700	95%	96	29
\$ 900,000 - 999,999	6	1.90%	991,333	939,333	95%	100	26
\$ 1,000,000 - and over	17	5.40%	1,942,052	1,776,706	91%	46	109
Total	315	100.00%	527,221	499,480	95%	92	874

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.

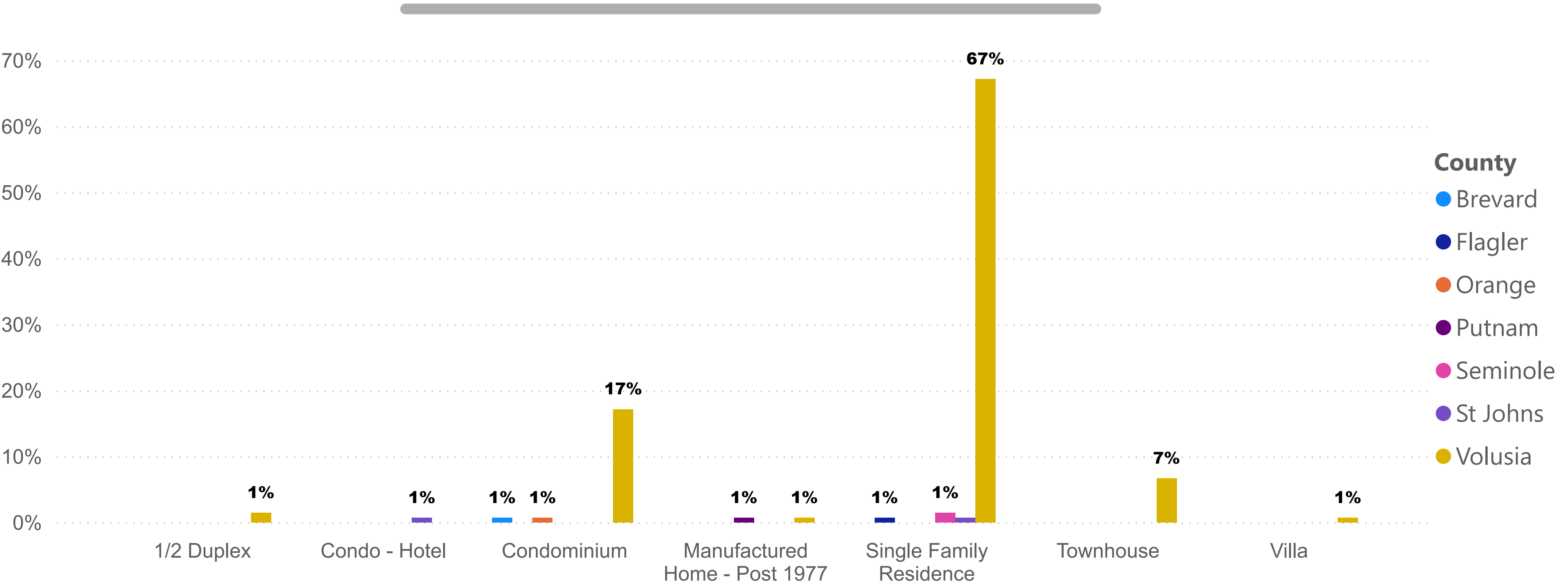
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
04/30/2021	164	450,643	438,446	97%	42	339	2.07
05/31/2021	129	409,102	399,425	98%	20	341	2.64
06/30/2021	151	387,150	382,418	99%	31	338	2.24
07/31/2021	122	395,987	389,827	98%	25	331	2.71
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	660	5.41
06/30/2024	136	563,088	537,768	96%	65	671	4.93
07/31/2024	115	544,681	510,697	94%	76	690	6.00
08/31/2024	129	556,098	527,594	95%	101	704	5.46
09/30/2024	90	503,979	483,531	96%	73	694	7.71
10/31/2024	82	586,646	545,955	93%	97	695	8.48
11/30/2024	77	481,553	460,877	96%	88	740	9.61
12/31/2024	97	538,716	516,534	96%	96	765	7.89
01/31/2025	74	489,628	446,026	91%	83	827	11.18
02/28/2025	103	520,776	505,059	97%	104	876	8.50
03/31/2025	131	568,844	539,224	95%	109	874	6.67

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Brevard	Flagler	Orange	Putnam	Seminole	St Johns	\
1/2 Duplex							
Condo - Hotel						1%	
Condominium	1%		1%				
Manufactured Home - Post 1977				1%			
Single Family Residence		1%			1%	1%	
Townhouse							
Villa							
Total	1%	1%	1%	1%	1%	1%	



Board/Association:StateMonthYear

New Smyrna BeachFLMarch2025

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		2		2
\$ 140,000 - 159,999				
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	1	2		3
\$ 200,000 - 249,999	2		2	4
\$ 250,000 - 299,999	1	12	1	14
\$ 300,000 - 349,999	4	8	1	13
\$ 350,000 - 399,999		7		7
\$ 400,000 - 499,999	1	5	6	12
\$ 500,000 - 599,999		6	2	8
\$ 600,000 - 699,999		7	2	9
\$ 700,000 - 799,999	1	4	2	7
\$ 800,000 - 899,999		4	1	5
\$ 900,000 - 999,999		3		3
\$ 1,000,000 - and over		2	5	7
Total	11	62	22	95

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	2			2
\$ 120,000 - 139,999				
\$ 140,000 - 159,999				
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	1	2		3
\$ 250,000 - 299,999		3		3
\$ 300,000 - 349,999	5			5
\$ 350,000 - 399,999	2			2
\$ 400,000 - 499,999	2	1		3
\$ 500,000 - 599,999	2	1		3
\$ 600,000 - 699,999	2	2		4
\$ 700,000 - 799,999		1		1
\$ 800,000 - 899,999	2			2
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over		2	1	3
Total	20	13	1	34

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	1	
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	2	4
\$ 120,000 - 139,999		3
\$ 140,000 - 159,999	1	7
\$ 160,000 - 179,999	1	4
\$ 180,000 - 199,999	2	8
\$ 200,000 - 249,999	17	24
\$ 250,000 - 299,999	53	32
\$ 300,000 - 349,999	61	22
\$ 350,000 - 399,999	69	55
\$ 400,000 - 499,999	88	52
\$ 500,000 - 599,999	48	52
\$ 600,000 - 699,999	28	30
\$ 700,000 - 799,999	27	16
\$ 800,000 - 899,999	19	10
\$ 900,000 - 999,999	22	5
\$ 1,000,000 - and over	99	18
Total	538	342

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		2
\$ 90,000 - 99,999		
\$ 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	1
\$ 200,000 - 249,999	6	4
\$ 250,000 - 299,999	12	6
\$ 300,000 - 349,999	9	7
\$ 350,000 - 399,999	21	4
\$ 400,000 - 499,999	15	3
\$ 500,000 - 599,999	16	11
\$ 600,000 - 699,999	14	3
\$ 700,000 - 799,999	13	4
\$ 800,000 - 899,999	10	2
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	13	1
Total	139	50

Time On Market Sort	M-SF	M-Condo
0 - 30	38	8
31-60	15	6
61-90	11	5
91-120	7	2
121-over	24	13
Total	95	34

