

Gulf Stream

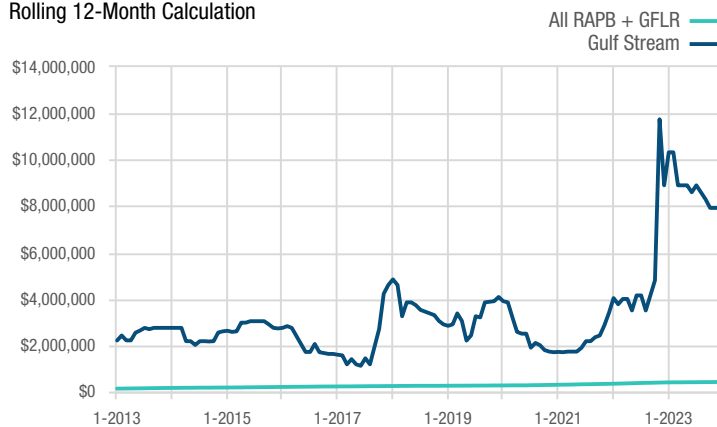
Single Family	December			Year to Date		
	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	2	0	- 100.0%	13	6	- 53.8%
Median Sales Price*	\$6,762,500	—	—	\$8,900,000	\$7,925,063	- 11.0%
Average Sales Price*	\$6,762,500	—	—	\$13,221,801	\$11,319,854	- 14.4%
Dollar Volume	\$13,525,000	—	—	\$171,883,418	\$67,919,125	- 60.5%
Percent of Original List Price Received*	100.0%	—	—	95.4%	88.2%	- 7.5%
Median Time to Contract	1	—	—	29	72	+ 148.3%
Pending Sales	1	1	0.0%	13	5	- 61.5%
New Listings	0	0	0.0%	21	16	- 23.8%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	2.5	12.0	+ 380.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	0	0	0.0%	8	10	+ 25.0%
Median Sales Price*	—	—	—	\$1,185,000	\$2,216,250	+ 87.0%
Average Sales Price*	—	—	—	\$1,671,875	\$3,403,745	+ 103.6%
Dollar Volume	—	—	—	\$13,375,000	\$34,037,450	+ 154.5%
Percent of Original List Price Received*	—	—	—	90.5%	91.5%	+ 1.1%
Median Time to Contract	—	—	—	130	27	- 79.2%
Pending Sales	0	3	—	9	12	+ 33.3%
New Listings	1	1	0.0%	7	13	+ 85.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

* Does not account for seller concessions. Percent change may be extreme due to small sample size. Dash (-) means no activity to report on for specified time period.

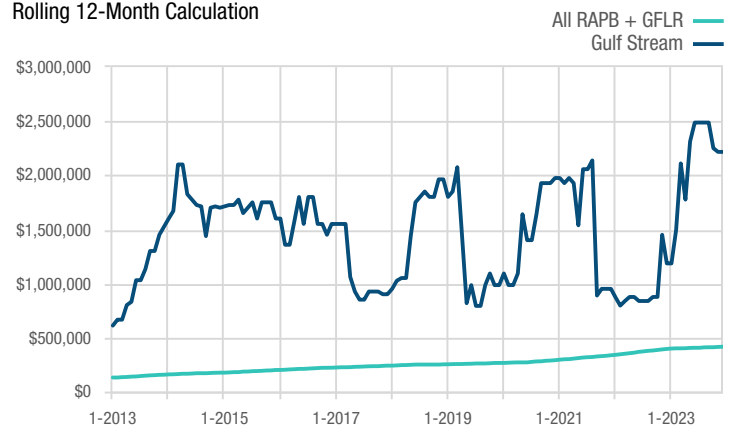
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.