

Gulf Stream

Single Family

Key Metrics	July			Year to Date		
	2022	2023	% Change	7-2022	7-2023	% Change
Closed Sales	0	1	—	7	5	- 28.6%
Median Sales Price*	—	\$16,650,000	—	\$4,800,000	\$8,300,125	+ 72.9%
Average Sales Price*	—	\$16,650,000	—	\$14,181,349	\$12,073,825	- 14.9%
Dollar Volume	—	\$16,650,000	—	\$99,269,444	\$60,369,125	- 39.2%
Percent of Original List Price Received*	—	83.3%	—	96.8%	88.3%	- 8.8%
Median Time to Contract	—	176	—	26	80	+ 207.7%
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
New Listings	2	1	- 50.0%	15	7	- 53.3%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	3.6	4.7	+ 30.6%	—	—	—

Townhouse/Condo

Key Metrics	July			Year to Date		
	2022	2023	% Change	7-2022	7-2023	% Change
Closed Sales	0	0	0.0%	6	8	+ 33.3%
Median Sales Price*	—	—	—	\$837,500	\$2,825,000	+ 237.3%
Average Sales Price*	—	—	—	\$1,525,833	\$3,743,750	+ 145.4%
Dollar Volume	—	—	—	\$9,155,000	\$29,950,000	+ 227.1%
Percent of Original List Price Received*	—	—	—	90.3%	94.4%	+ 4.5%
Median Time to Contract	—	—	—	133	27	- 79.7%
Pending Sales	0	0	0.0%	6	7	+ 16.7%
New Listings	1	0	- 100.0%	3	8	+ 166.7%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

* 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.