Local Market Update – December 2025

A Research Tool Provided by Realcomp

Estral Beach Vlg

Monroe County

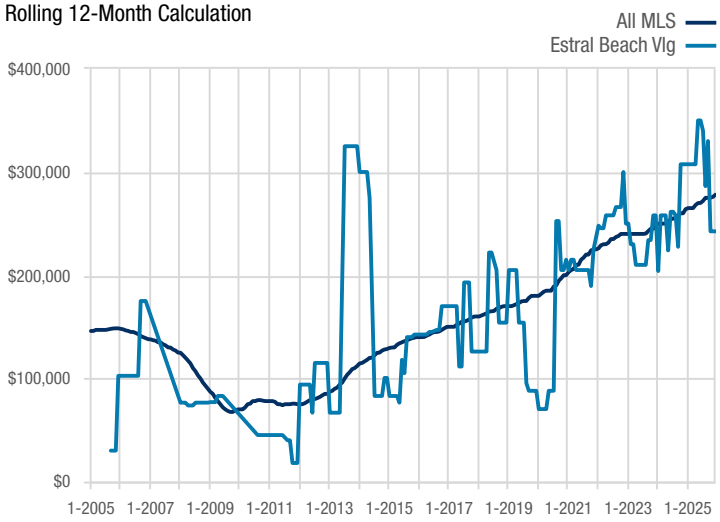
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	8	**6**	- 25.0%
Pending Sales	1	**0**	- 100.0%	6	**6**	0.0%
Closed Sales	0	**0**	0.0%	6	**7**	+ 16.7%
Days on Market Until Sale	—	**—**	—	16	**87**	+ 443.8%
Median Sales Price*	—	**—**	—	$307,500	**$242,500**	- 21.1%
Average Sales Price*	—	**—**	—	$290,000	**$272,857**	- 5.9%
Percent of List Price Received*	—	**—**	—	96.3%	**95.8%**	- 0.5%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	0.7	**0.7**	0.0%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

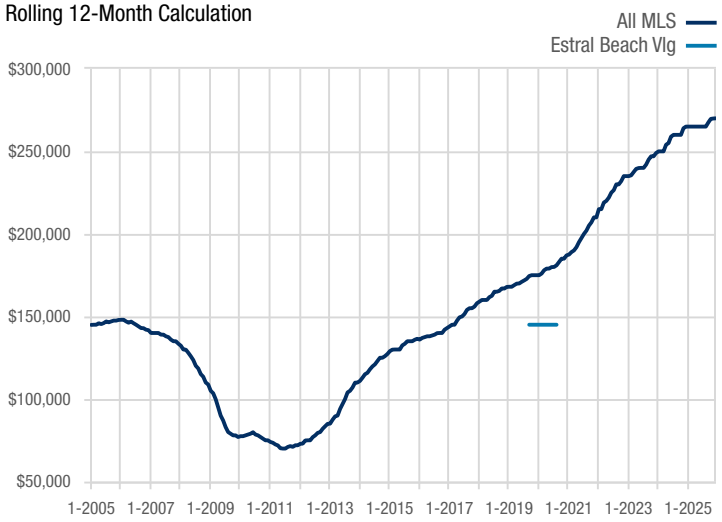
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - 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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.