

Real Estate Pulse Northeast Florida

January 2026 Update



Kristan Cloud-Malin, PA ®

Listin' with Kristan

(904) 382-5526

kmalin63@gmail.com

www.ListingWithKristan.com

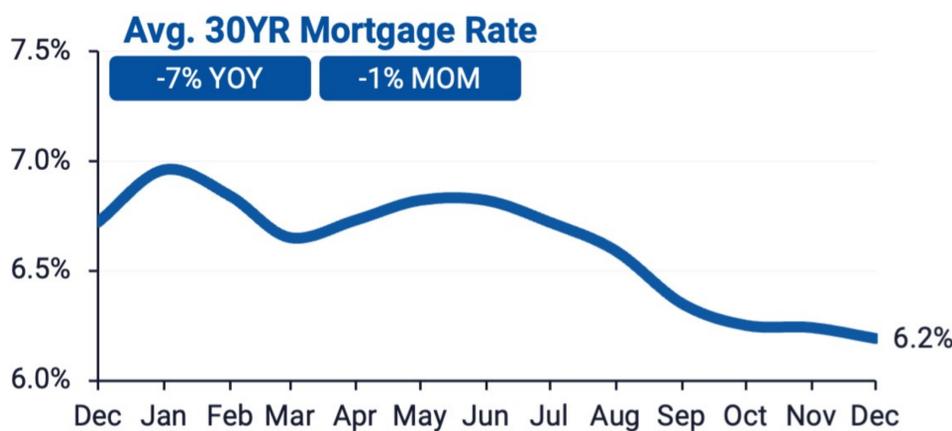


Market Overview

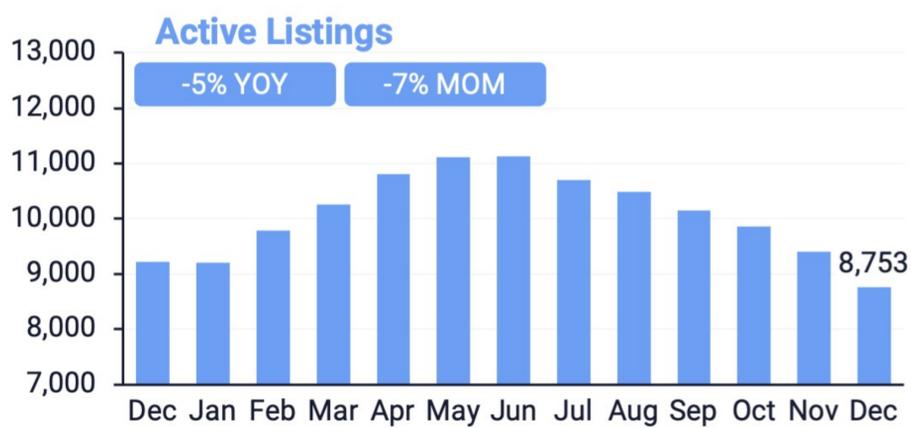
- The market finished off 2025 with a BANG! Closed sales came in over 2,200 which was 27% higher than November's numbers. This isn't uncommon, though. We generally see a pop up in sales from newly built homes closing at the end of the year after going under contract in the previous months.
- A key metric to watch is active listings. Homes available to buy on the market have declined for 6 straight months and are -5% lower than the same time last year. Lower supply will keep home prices stable/rising over time.
- With rates continuing to decline as well, we're set up for a strong start to the year. January and February are historically quiet months, so we'll have to see!



Financing



Supply



Demand

