

# GREY OAKS MARKET UPDATE

---

FEBRUARY 2026



# February Market Snapshot

---

Month of February 2026 <sup>(1)</sup>

**6**

New Listings

**3**

Closed Transactions

**24**

End of Month Inventory

**6.5**

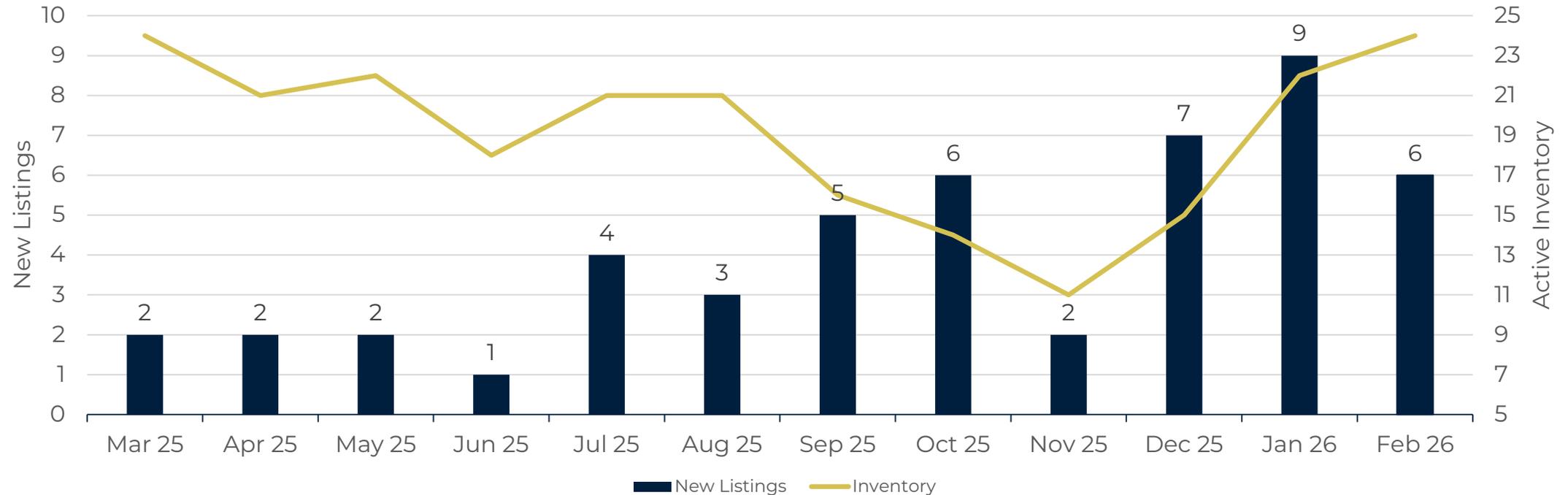
Months of Supply

## What This Means for Homeowners:

- **Healthy new supply:** 6 new listings in the middle of season keeps inventory levels healthy
- **Buyer selectivity remains:** Presentation still drives showings and sales
- **Growing Months of Supply:** New inventory is outpacing closed sales

# New Listings & Active Inventory

Month of February 2026 <sup>(1)</sup>



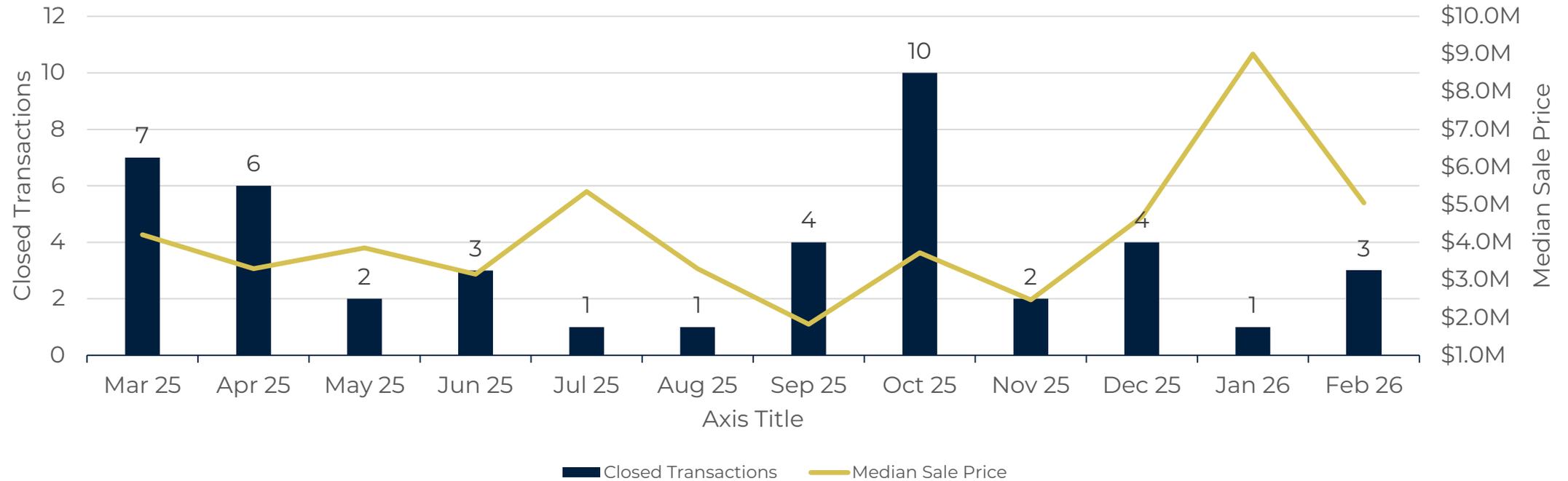
**Remarks:** New listings continue to increase, as is typical at the start of the year.

(1) Data sourced from NABOR as of 3/1/2026.



# Closed Transactions & Median Sale Price

Month of February 2026 <sup>(1)</sup>



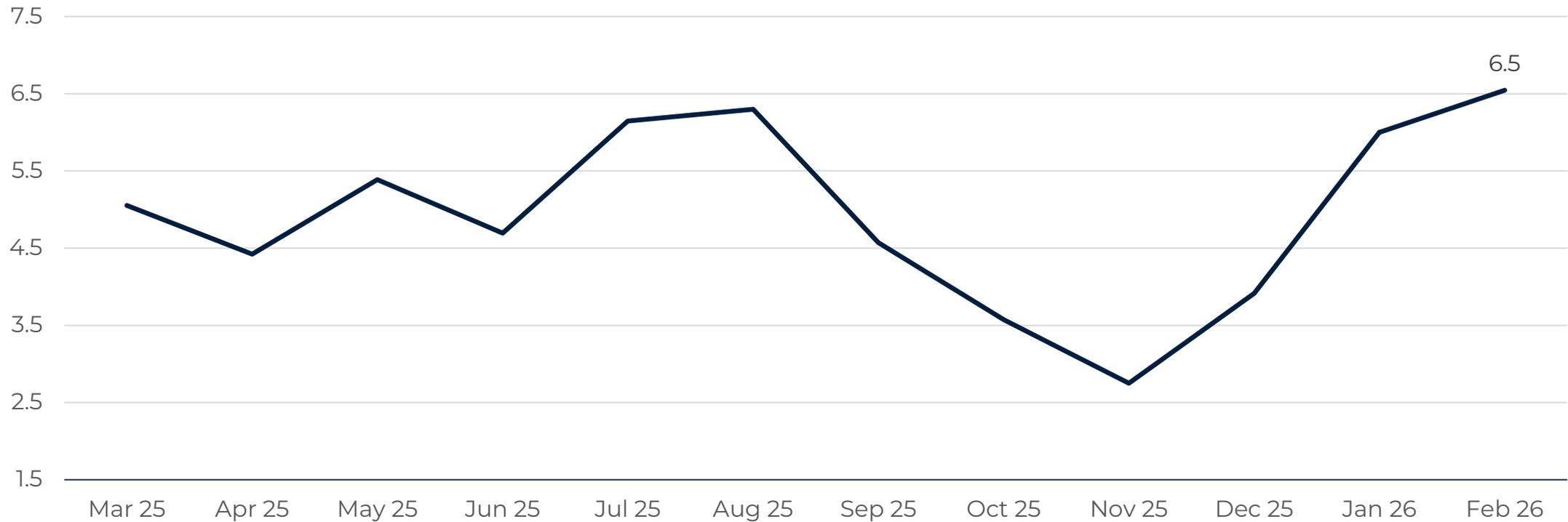
**Remarks:** 3 sales closed in February with a median sale price of ~\$5M.

(1) Data sourced from NABOR as of 3/1/2026.



# Months of Supply

Month of February 2026 <sup>(1)</sup>



**Remarks:** Months of supply rose to 6.5 as new inventory continues to outpace closed sales.

(1) Data sourced from NABOR as of 3/1/2026.



## CONTACTS

### **URSULA BOYD**

239 675 1800

Ursula.Boyd@icloud.com

### **JACK BOYD**

239 610 7700

Jack@BoydRE.com



Market data used in this report is sourced from NABOR® and analyzed using internal calculations. All figures are deemed reliable but not guaranteed and may be subject to revision. This presentation is for informational purposes only and should not be relied upon as financial, legal, or investment advice. Please consult us for further clarification of anything presented.