

GREY OAKS MARKET UPDATE

MAY 2026



May Market Snapshot

Month of May 2026 ⁽¹⁾

2

New Listings

7

Closed Transactions

16

End of Month Inventory

4.0

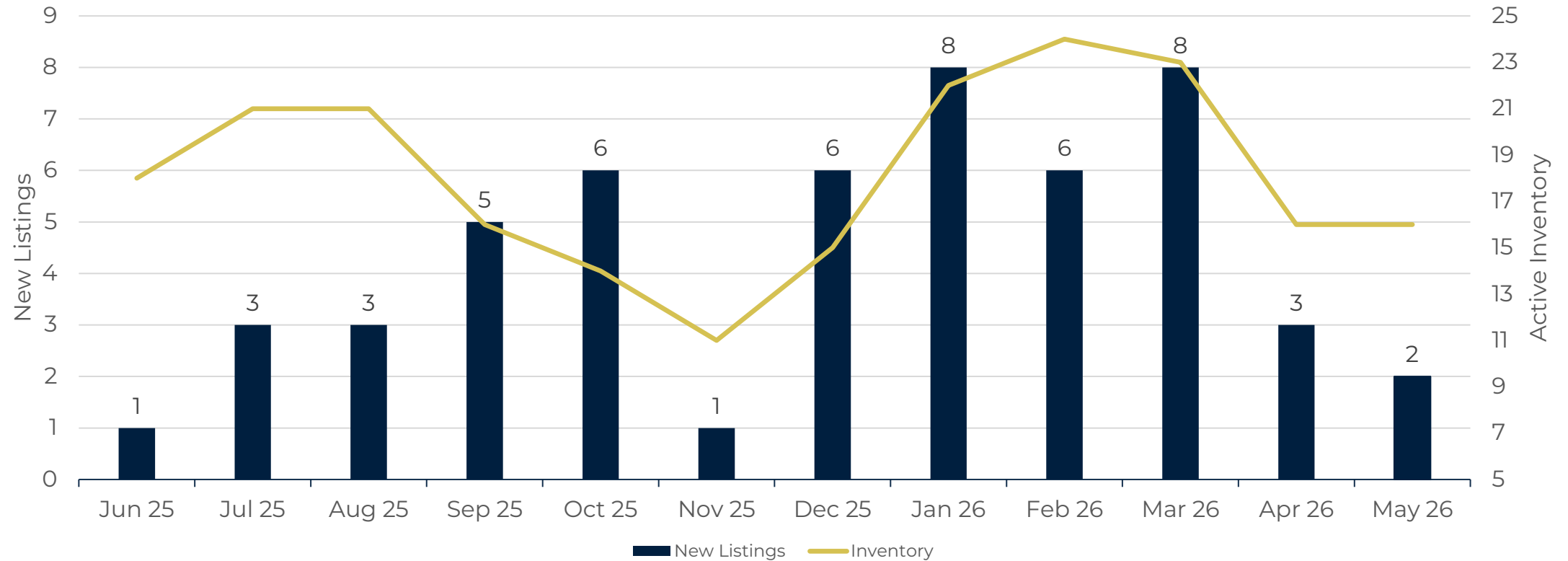
Months of Supply

What This Means for Homeowners:

- **New supply slows down:** only 2 new listings as summer begins
- **Buyer traffic is selective:** Presentation still drives showings and sales
- **Use the summer to prepare:** If you plan on selling in the fall, now is a great time to complete updates as buyers prefer homes that are move-in ready

New Listings & Active Inventory

Month of May 2026 ⁽¹⁾



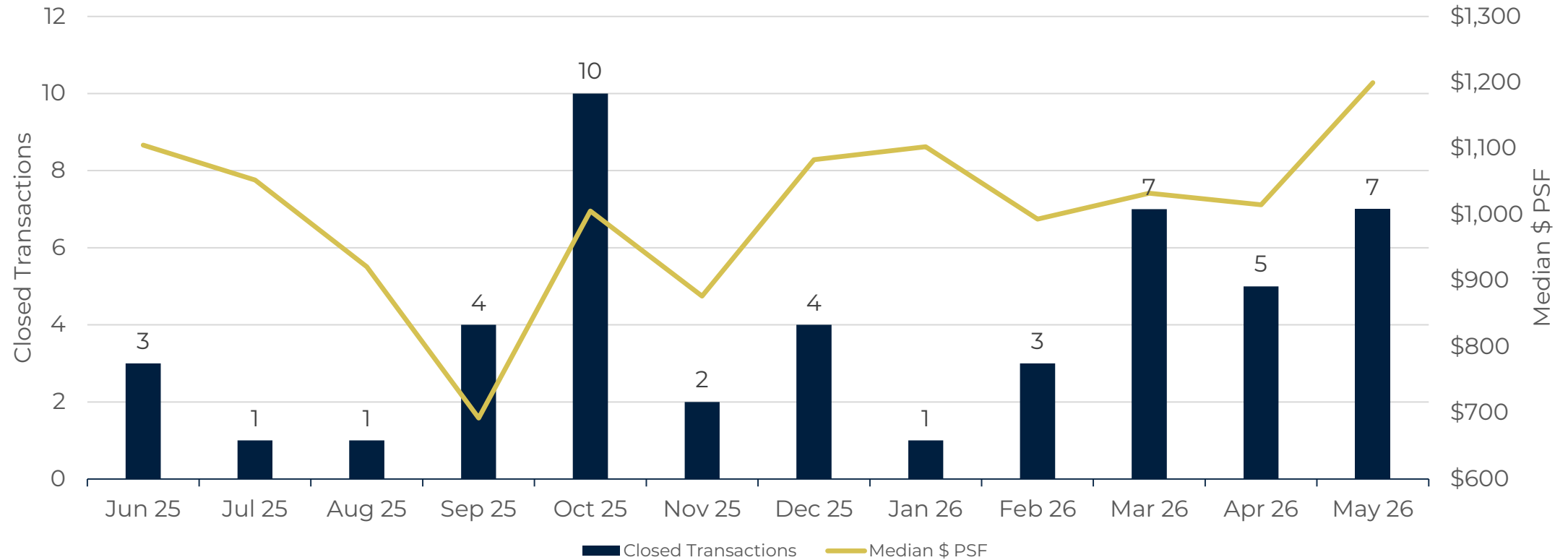
Remarks: Active inventory has dropped to an off-season level.

(1) Data sourced from NABOR as of 6/1/2026.



Closed Transactions & Median Sale Price PSF

Month of May 2026 ⁽¹⁾



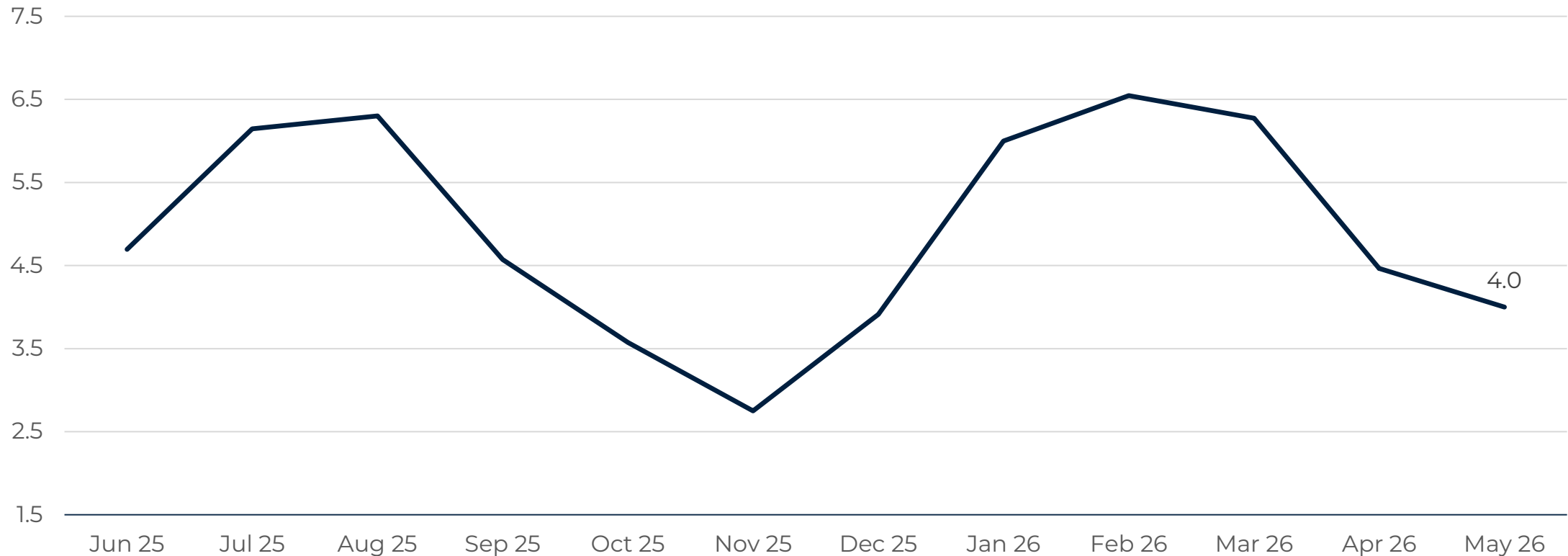
Remarks: 7 sales closed across the Estates, the Estuary, Capistrano, Miramonte, and Terra Verde.

(1) Data sourced from NABOR as of 6/1/2026.



Months of Supply

Month of May 2026 ⁽¹⁾



Remarks: Months of supply dropped down to 4.0 months as available inventory decreases during the summer months.

⁽¹⁾ Data sourced from NABOR as of 6/1/2026.

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.