

# Northeast Florida Housing Pulse May 2026

Single-family median \$410,000, up 6.1% year-over-year (NEFAR, May 2026) — but new pending sales down 23.5% (realMLS, all property types). The spring price strength is real but seasonally and builder-incentive supported. Inside: official figures by property type, what's driving the market, and Momentum's neighborhood rankings on a price-per-square-foot basis.

By **Jon Brooks**, Co-Founder, Momentum Realty · Published June 13, 2026 · jon@movewithmomentum.com · Headline figures: **NEFAR**, data provided by realMLS

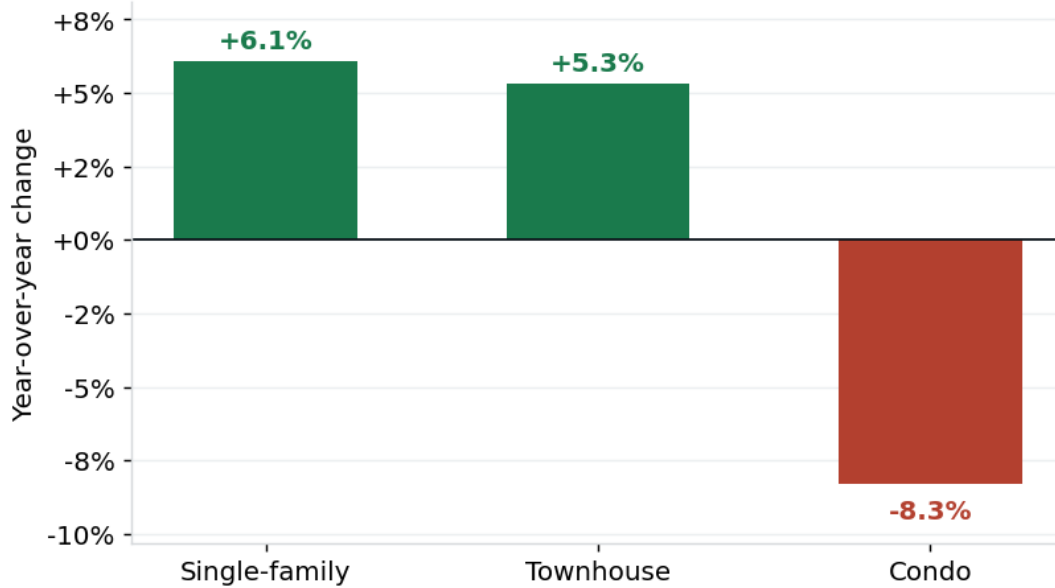
## Market at a glance — May 2026 (NEFAR official)

Official NEFAR May 2026 Market Review, six-county region (Duval, St. Johns, Clay, Nassau, Putnam, Baker). Year-over-year = May 2026 vs May 2025. Source: NEFAR, data provided by realMLS.

METRIC	SINGLE-FAMILY	TOWNHOUSE	CONDO
Median sale price	\$410,000	\$287,994	\$220,000
vs May 2025	+6.1%	+5.3%	-8.3%
Median \$/sq ft	\$213	\$191	\$175
vs May 2025	+3.4%	+3.0%	-10.3%
Closed sales	1,969	223	188
New pending sales, YoY (all types)	<b>-23.5% (1,991 vs 2,604)</b>		
Median days on market	31	38	51
List price received	97.9%	98.5%	95.9%
Active inventory	7,109	973	1,042
Months supply	3.6	4.4	5.5

Single-family and townhouse prices rose YoY (+6.1%, +5.3%); condos fell 8.3% (-10.3% per sq ft), the soft spot. Pending sales fell across every type, the clearest forward signal.

## Single-family and townhouse up, condos down: median price, May 2026 vs 2025



Source: Data provided by realMLS · Momentum Realty · movewithmomentum.com

NEFAR May 2026, 6-county region

## What's driving the spring market

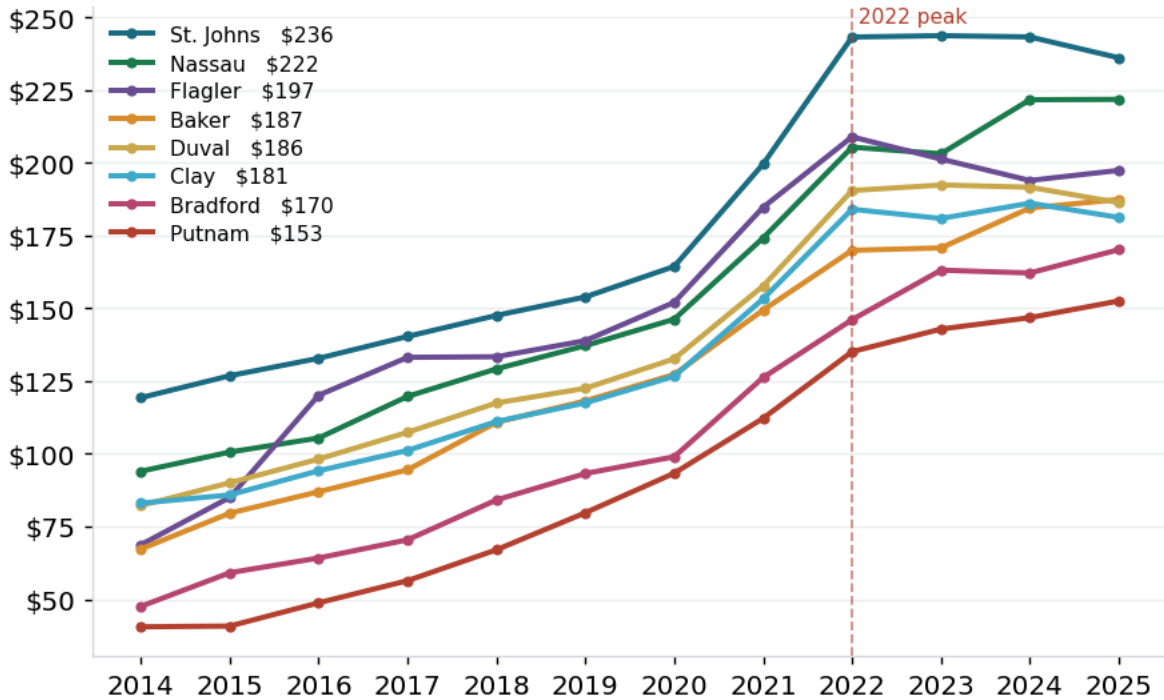
**Seasonality:** May is the peak of selling season and typically prints the year's strongest prices and fastest days-on-market, so a firm May reading partly reflects the calendar. The new-pending-sales decline (-23.5% YoY, all property types) is the cleaner read on direction, and it points down. **Builder rate buydowns:** with mortgage rates elevated, builders are buying down rates and adding closing-cost incentives to keep new-construction payments affordable. That pulls buyers into new homes (part of why new construction is such a large share of closings) and competes directly against resale inventory, pressuring pending sales and days-on-market for existing homes. After the buydown, the effective price of a new home is often below what its sticker suggests, which a raw resale comparison misses.

## County breakdown (Momentum realMLS, trailing 12 mo)

COUNTY	MEDIAN	\$/SQFT	MO. SUPPLY	CDOM	SALE-TO-LIST	YOY (QTR)	\$/SQFT VS '22
Duval	\$310,000	\$186	3.7	44	95.8%	-0.9%	-2.2%
St. Johns	\$495,000	\$236	3.5	56	95.5%	+1.3%	-2.9%
Clay	\$340,000	\$180	3.9	49	96.1%	+0.2%	-1.5%
Nassau	\$448,000	\$223	4.7	60	95.6%	-1.1%	+8.0%
Baker	\$301,500	\$187	4.3	51	96.0%	-3.3%	+10.3%
Putnam	\$219,945	\$155	6.2	58	92.3%	+7.9%	+12.9%
Flagler	\$360,000	\$193	5.1	68	95.4%	-2.1%	-5.5%
Volusia	\$362,000	\$196	6.4	50	94.3%	+11.1%	-9.2%

Momentum's realMLS figures, trailing-12-month, eight-county footprint (NEFAR's six core counties plus Volusia/Flagler). "\$/sqft vs '22" compares 2025 to the 2022 peak (large samples; the most durable cut). **The Jacksonville core has held its boom gains: Duval -2%, St. Johns -3%, Clay -2% vs peak, a plateau, not a correction;** only Daytona (Volusia -9%, Flagler -6%) gave back ground. YoY (qtr) = latest complete quarter vs a year earlier. Not directly comparable to the NEFAR point-in-time table above.

### Northeast Florida held its boom: median price per square foot, 2014-2025



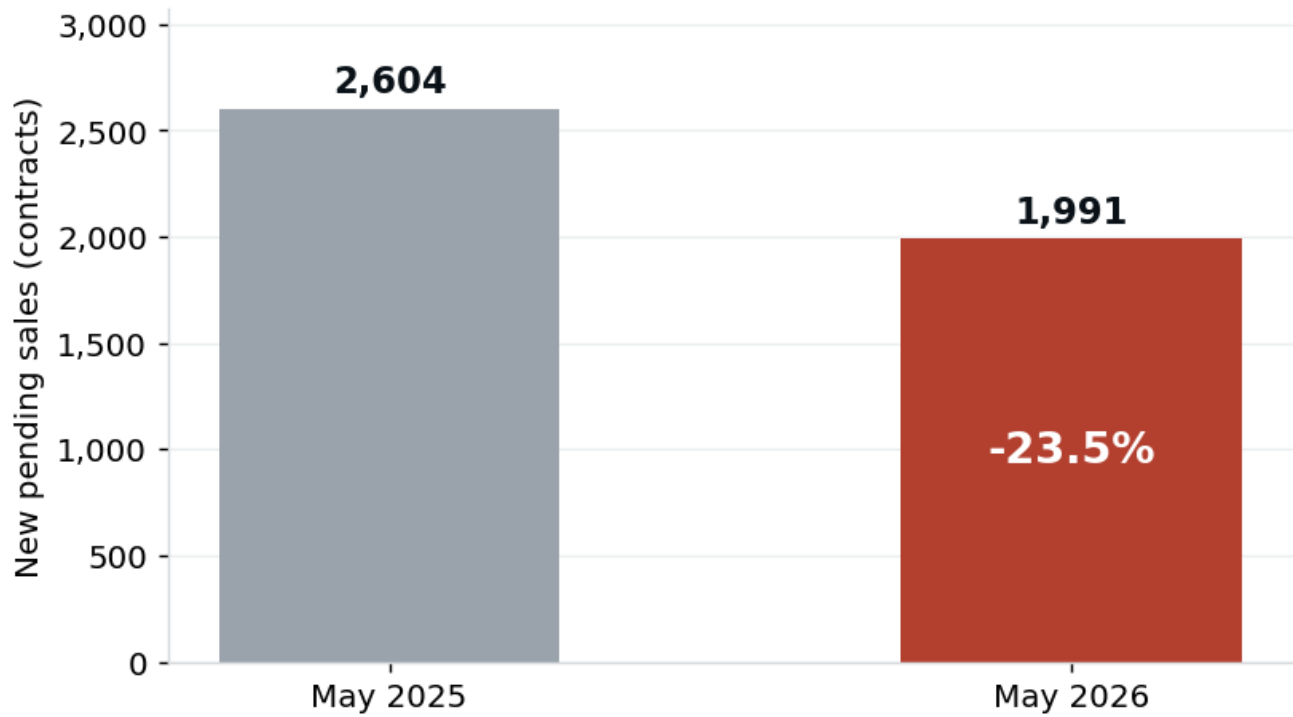
Source: Data provided by realMLS · Momentum Realty · movewithmomentum.com

### How can supply be tight and prices still soft?

Months of supply is a seller-favorable 3.6, yet prices are flat-to-easing, which looks contradictory. The resolution: **supply is tight because listings are scarce, not because demand is strong.** New single-family listings are down 8.3% YoY and active inventory down 15.1% (sellers sitting out), while new pending sales are down 23.5% (demand retreating faster). Months of supply is a ratio, so when both sides shrink it stays low even as pricing power fades. Add the affordability ceiling and builder buydowns pulling demand to new construction, and you get a thin, low-transaction market where scarce inventory is the main thing keeping prices from falling, not pushing them up. Tight supply here is a brake on declines, not an engine of gains.

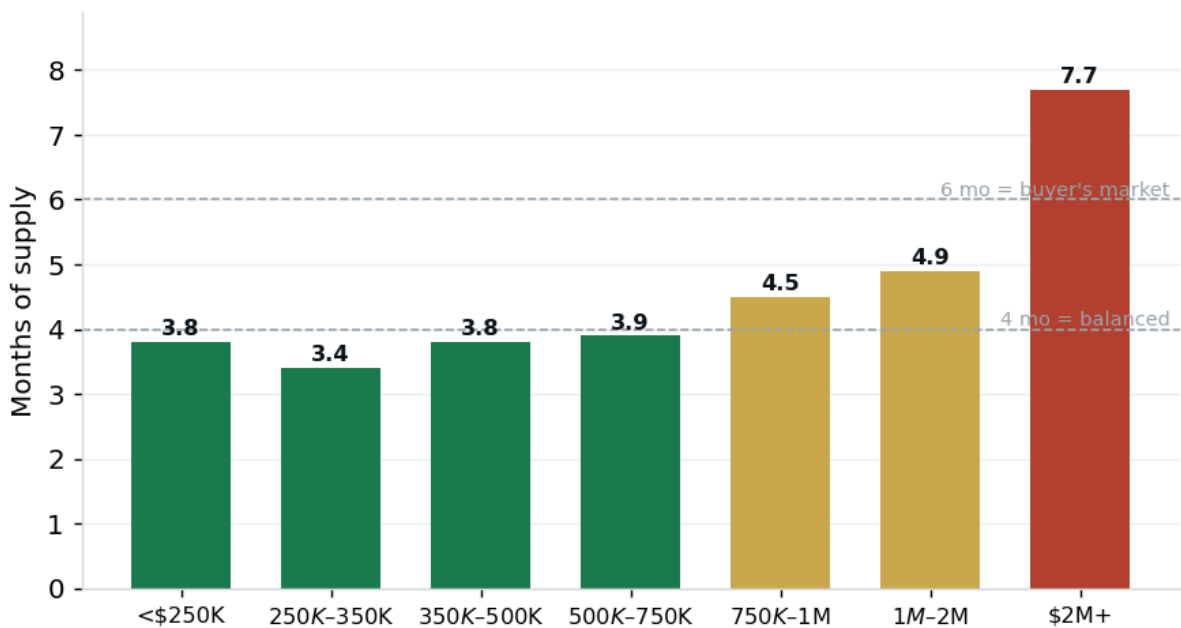
## The real signal: new pending sales fell 23.5% year-over-year

realMLS New Pending Sales, all property types, by contract date



Source: Data provided by realMLS · Momentum Realty · movewithmomentum.com

## The higher the price, the longer it sits: months of supply by price band



Source: Data provided by realMLS · Momentum Realty · movewithmomentum.com

## How many listings are failing to sell

Two distinct reads on listing failure in May 2026, by property type. **Failed Resolution Share:** of the listings that left the market this month, the share that failed to sell (expired, withdrawn, canceled) rather than closing, a seller-outcome read. **Listing Failure Rate:** failed listings relative to all active inventory, a market-stress read. They answer different questions, see notes below. *Source: realMLS (Back Office off-market and closed counts; realMLS active inventory), aggregate counts only.*

PROPERTY TYPE	CLOSED	EXPIRED/WITHDRAWN/ CANCELED	ACTIVE	FAILED RESOLUTION SHARE <sup>1</sup>	LISTING FAILURE RATE <sup>2</sup>
Single-family	2,106	806	6,608	27.7%	12.2%
Townhouse	236	87	927	26.9%	9.4%
Condominium	191	116	1,025	37.8%	11.3%
All residential	2,642	1,057	8,931	28.6%	11.8%

1. **Failed Resolution Share** = (expired + withdrawn + canceled) / (expired + withdrawn + canceled + closed), May 2026. Of the listings that left the market this month, the share that failed to sell rather than closing, a seller-outcome measure. Monthly; all residential types. 2. **Listing Failure Rate** = (expired + withdrawn + canceled) in May 2026 / current active inventory (realMLS). The share of available inventory failing to sell, a market-stress read; the numerator covers the month, the denominator is the live active snapshot. Monthly; all residential types.

## Where prices are actually moving (neighborhood level)

Momentum's neighborhood analysis, which NEFAR's regional report does not publish, measures movement by **median price per square foot**. Over the full prior year, **186 of 271 measurable neighborhoods (69%) eased** (median -3.3%). But single-year neighborhood numbers are noisy, so the gain/decline tables that follow rank by the change **vs the 2022 peak**, the more stable window. **Timing:** these compare to 2022 and 2024, different windows than NEFAR's May-vs-May headline, and that is not a contradiction: 2025 cooled vs the 2024 base, the metro is roughly flat vs its 2022 peak, and spring 2026 firmed (NEFAR). Treat single-neighborhood figures as directional.

## Hottest & coolest neighborhoods

The **Momentum Market Score** (0–100) measures current-market tempo: months of supply inverted (45%), sold-to-active turnover (35%), trailing-12-month liquidity (20%). It excludes price appreciation by design (single-year neighborhood price change is too noisy). High = fast, low-inventory seller's market. \$/sqft vs the 2022 peak shown for context.

### TOP 10 HOTTEST

#	NEIGHBORHOOD	COUNTY	SCORE	MEDIAN	MO. SUPP.	SOLD:ACT	VS 2022
1	Arlington	Duval	88.7	\$250,020	0.8	14.7	-0.5%
2	Watersong at Rivertown	St. Johns	86.2	\$468,500	0.9	13.3	-9.4%
3	St. Augustine Lakes	St. Johns	85.8	\$376,000	0.8	15.7	n/a
4	St. Augustine Shores	St. Johns	85.2	\$312,000	0.8	14.8	-5.2%
5	Landings at Greenbriar	St. Johns	81.9	\$671,882	0.8	14.3	n/a
6	Fleming Island Plantation	Clay	77.9	\$423,500	0.9	13.0	-5.4%

#	NEIGHBORHOOD	COUNTY	SCORE	MEDIAN	MO. SUPP.	SOLD:ACT	VS 2022
7	Atlantis Point	Clay	75.3	\$239,990	1.0	11.5	n/a
8	Holstein Crossing	Clay	75.3	\$337,490	1.2	10.4	n/a
9	Seven Pines	Duval	74.8	\$790,990	1.5	7.9	n/a
10	Rivertown	St. Johns	74.0	\$578,500	2.0	5.9	-2.0%

## TOP 10 COOLEST

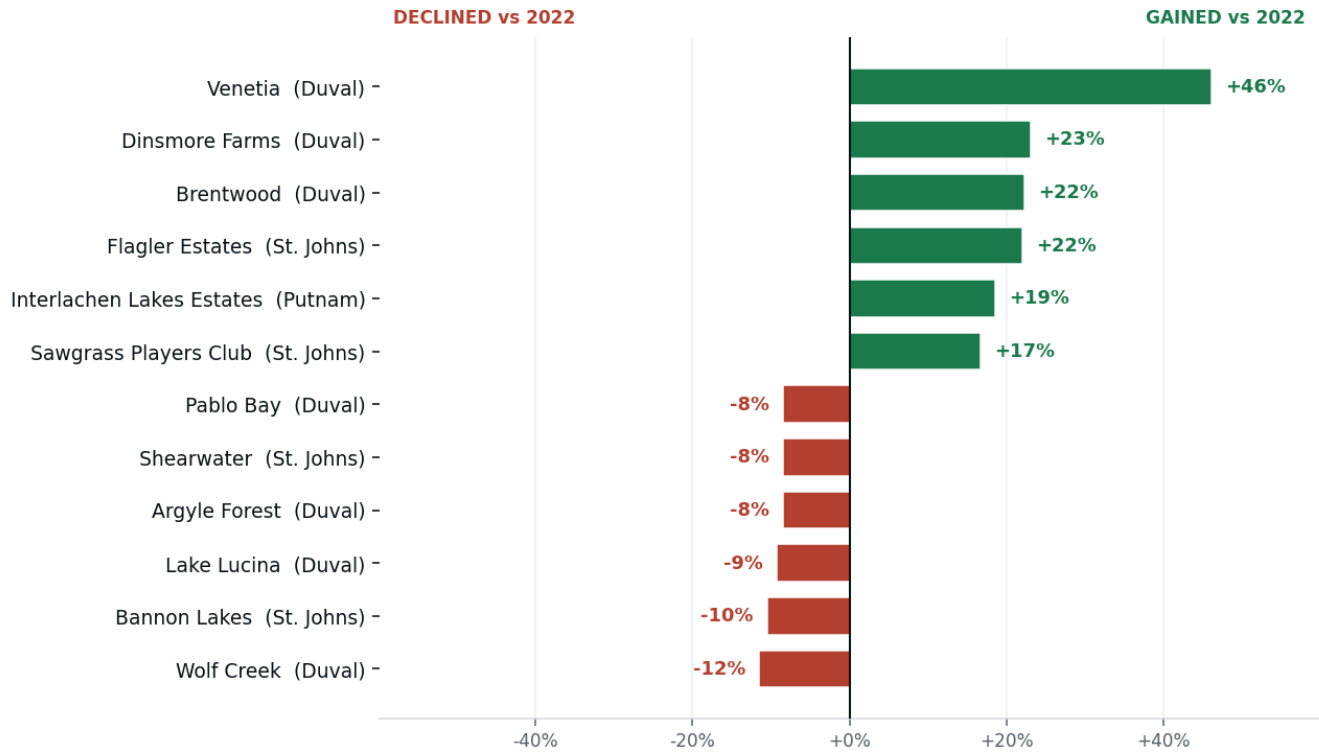
#	NEIGHBORHOOD	COUNTY	SCORE	MEDIAN	MO. SUPP.	SOLD:ACT	VS 2022
1	Beachwalk	St. Johns	4.1	\$502,500	18.2	0.7	-11.1%
2	Villages of Westport	Duval	16.5	\$337,900	13.4	0.9	-7.6%
3	West End at Town Center	St. Johns	22.1	\$517,495	10.5	1.1	+12.3%
4	Panther Creek	Duval	24.1	\$350,000	10.4	1.2	-3.2%
5	Lake Asbury	Clay	25.1	\$549,000	9.5	1.3	+5.8%
6	Davis Shores	St. Johns	25.2	\$530,000	9.0	1.3	-11.7%
7	Il Villagio	Duval	28.8	\$220,000	7.8	1.5	-12.1%
8	Madeira	St. Johns	32.2	\$749,877	8.0	1.5	+12.8%
9	Panama Park	Duval	33.1	\$129,000	7.1	1.7	-22.6%
10	Trout River	Duval	33.3	\$226,700	6.9	1.7	n/a

## Biggest price gains & declines vs the 2022 peak

Change in median price per square foot from the 2022 cyclical peak to 2025, neighborhoods with 25+ closings in both years. **We rank by the multi-year change vs 2022, not single-year** — single-year neighborhood numbers are whipsawed by a noisy base (Jacksonville Beach reads -19% YoY but only -3% vs 2022, its 2024 spiked then reverted). The single-year change is shown beside it for context. Single-neighborhood figures are directional, not precise (see Methodology).

## Northeast Florida: biggest price winners and losers vs the 2022 peak

Median price per square foot, 2025 vs 2022 (25+ closings in both years, trend-confirmed)



*\$/sqft change can reflect sales mix and a low starting price, not just appreciation; new-construction neighborhoods reflect builder pricing and incentives. A higher rank is not a measure of investment quality.*

Source: Data provided by realMLS · Momentum Realty · movewithmomentum.com

### BIGGEST GAINERS (VS 2022)

#	NEIGHBORHOOD	COUNTY	VS 2022	\$/SQFT 22 – 25	YOY 25V24	N 2025
1	Venetia	Duval	+46.1%	\$178 → \$260	+18.2%	32
2	Dinsmore Farms	Duval	+23.1%	\$147 → \$181	+9.0%	34
3	Brentwood	Duval	+22.3%	\$103 → \$126	+9.6%	28
4	Flagler Estates	St. Johns	+22.1%	\$154 → \$188	+6.2%	70
5	Interlachen Lakes Estates	Putnam	+18.6%	\$102 → \$121	+12.0%	86
6	Sawgrass Players Club	St. Johns	+16.7%	\$347 → \$405	-2.9%	32
7	Black Creek Park	Clay	+15.6%	\$186 → \$215	+7.5%	53
8	St. Johns Golf & Cc	St. Johns	+15.6%	\$225 → \$260	+7.0%	26
9	Highlands	Duval	+12.2%	\$148 → \$166	-2.4%	57
10	Tamaya	Duval	+11.6%	\$293 → \$327	+4.5%	75

## BIGGEST DECLINERS (VS 2022)

#	NEIGHBORHOOD	COUNTY	VS 2022	\$/SQFT 22 → 25	YOY 25V24	N 2025
1	Wolf Creek	Duval	-11.5%	\$218 → \$193	-5.4%	36
2	Bannon Lakes	St. Johns	-10.5%	\$238 → \$213	-5.8%	64
3	Lake Lucina	Duval	-9.3%	\$182 → \$165	-5.7%	47
4	Argyle Forest	Duval	-8.5%	\$188 → \$172	-6.0%	28
5	Shearwater	St. Johns	-8.5%	\$246 → \$225	-4.7%	170
6	Pablo Bay	Duval	-8.4%	\$287 → \$263	-5.1%	32
7	Durbin Crossing	St. Johns	-7.2%	\$223 → \$207	-2.8%	90
8	Trailmark	St. Johns	-7.1%	\$224 → \$208	-2.8%	156
9	Argyle/chimney Lakes	Duval	-7.0%	\$186 → \$173	-2.8%	39
10	St. Augustine Shores	St. Johns	-5.2%	\$251 → \$238	-1.2%	75

## Tightest & loosest supply

### TIGHTEST (SELLER-FAVORABLE)

#	NEIGHBORHOOD	CO.	MO.	MEDIAN	S:A
1	Landings at Greenbriar	St. Johns	0.8	\$671,882	14.3
2	Arlington	Duval	0.8	\$250,020	14.7
3	St. Augustine Lakes	St. Johns	0.8	\$376,000	15.7
4	St. Augustine Shores	St. Johns	0.8	\$312,000	14.8
5	Fleming Island Plantation	Clay	0.9	\$423,500	13.0
6	Watersong at Rivertown	St. Johns	0.9	\$468,500	13.3
7	Lake Lucina	Duval	1.0	\$249,000	11.7
8	Atlantis Point	Clay	1.0	\$239,990	11.5
9	Pablo Bay	Duval	1.1	\$694,000	11.0
10	Brierwood	Duval	1.2	\$345,000	9.8

### LOOSEST (BUYER-FAVORABLE)

#	NEIGHBORHOOD	CO.	MO.	MEDIAN	S:A
1	Beachwalk	St. Johns	18.2	\$502,500	0.7
2	Villages of Westport	Duval	13.4	\$337,900	0.9
3	West End at Town Center	St. Johns	10.5	\$517,495	1.1
4	Panther Creek	Duval	10.4	\$350,000	1.2
5	Lake Asbury	Clay	9.5	\$549,000	1.3
6	Davis Shores	St. Johns	9.0	\$530,000	1.3
7	Rolling Hills	Clay	8.6	\$328,500	1.4
8	Springfield	Duval	8.5	\$316,829	1.4
9	Madeira	St. Johns	8.0	\$749,877	1.5
10	Cross Creek	Clay	7.9	\$320,000	1.5

## Most affordable & priciest

### MOST AFFORDABLE

#	NEIGHBORHOOD	CO.	MEDIAN	\$/SF
1	Panama Park	Duval	\$129,000	\$113
2	Interlachen Lakes Estates	Putnam	\$137,800	\$121
3	Sherwood Forest	Duval	\$148,000	\$112
4	Lake Forest	Duval	\$150,000	\$125
5	Brentwood	Duval	\$152,250	\$126
6	St. Johns Riverside Ests M	Putnam	\$162,450	\$130
7	Villas of Timberlin	Duval	\$175,000	\$184
8	Williams Walk	Duval	\$177,000	\$184
9	Sabal Terrace Townhomes	Duval	\$179,990	\$148
10	Hillcrest	Duval	\$200,000	\$143

### PRICIEST

#	NEIGHBORHOOD	CO.	MEDIAN	\$/SF
1	Ponte Vedra Beach	St. Johns	\$3,697,500	\$903
2	The Plantation at PV	St. Johns	\$1,850,000	\$507
3	Marsh Landing	St. Johns	\$1,675,000	\$409
4	Atlantic Shores	Duval	\$1,500,000	\$736
5	Sawgrass Country Club	St. Johns	\$1,247,500	\$480
6	Queens Harbour Cc	Duval	\$1,024,000	\$311
7	Twenty Mile at Nocatee	St. Johns	\$1,010,000	\$332
8	Sawgrass Players Club	St. Johns	\$997,500	\$405
9	Coastal Oaks at Nocatee	St. Johns	\$975,000	\$312
10	Neptune Beach	Duval	\$955,000	\$550

## Northeast Florida vs the nation

The national market is recovering while Northeast Florida cools, the divergence is the story. Nationally the median existing-home price hit **\$429,300 in May 2026, up 1.3% year-over-year** (35th straight monthly gain), and U.S. existing-home sales rose 3.2% from the prior month to a five-month high (NAR). The same month, NE Florida's new pending sales fell 23.5%. The 30-year fixed eased to **6.52%** (Freddie Mac, June 11, 2026) from 6.84% a year ago, lower rates lifted the nation but not local demand, which points to the affordability ceiling and local job market.

## How our numbers compare to other trackers

Independent cross-checks line up. Zillow's Home Value Index (mix-adjusted, same-home, the cleanest public measure) puts the **Jacksonville metro at \$356,001, essentially identical to our footprint median of \$356,485**, and the city near \$295,910, in line with our Duval figure (\$310,000). On direction, Zillow is **down 2.4% YoY** for the metro, not a contradiction of NEFAR's +6.1% single-family headline but a complement: NEFAR is the raw single-family May median (seasonal + mix-affected); Zillow strips mix out; our per-sqft neighborhood work sits with Zillow. Three methods agree: prices are flat-to-slightly-down on a quality-adjusted basis, with the official spring single-family median running higher for seasonal/mix reasons. *Source: Zillow Home Values; NEFAR; realMLS.*

## The economy behind the market

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The Jacksonville metro unemployment rate was **4.8% in April 2026** (up from 4.7%, off a January peak of 5.2%). Employers shed a net **3,400 jobs** over the year (-0.4%), declines every month of 2026, the region's first sustained job losses since 2010 outside the pandemic, concentrated in financial activities and federal government. When local paychecks stall, payment-constrained demand stalls with them. *Source: Florida Dept. of Commerce, via Jacksonville Daily Record.*

## Insurance: the headwind that's easing

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Citizens, the state-backed insurer, will cut homeowners rates statewide in 2026 (-8.8% multiperil, -5.5% wind-only), its first statewide decrease, and its policy count is down ~76% from its 2023 peak (to ~336,000) as private insurers re-enter after the 2022-23 reforms. Florida premiums remain among the nation's highest, but increases have largely stalled this year rather than compounding, removing one of the past few years' biggest demand drags. *Source: FL Office of the Governor / Citizens.*

## Outlook for the rest of 2026

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Base case: continued softness without a sharp drop. New pending sales down ~24% point to weaker closings and gentle price easing into H2; new construction and builder buydowns keep a floor under inventory and divert demand from resale; the affordability ceiling caps acceleration until rates fall further or incomes recover. The plateau vs the 2022 peak should hold. The mix keeps favoring buyers as price rises, the top end (\$1M+, condos) most negotiable. What would change the call: rates toward the high 5s reviving pendings, or a deeper local job slide. *Analysis, not a forecast or investment advice.*

## Methodology & data sources

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All figures are aggregates derived from realMLS (Northeast Florida) and DBAAR (Daytona/Flagler) listing data as of 2026-06-14T02:16Z. Footprint and county metrics, median sale price, price per square foot, months of supply, median cumulative days on market, sale-to-original-list ratio, pending-to-active ratio, and new-construction share, are computed from the full active, pending, and trailing-12-month closed record sets. No listing-level data is published. **Source: Data provided by realMLS. Information deemed reliable but not guaranteed.**

**Why price per square foot, and why we rank vs 2022:** median sale price at neighborhood scale is distorted by the size/mix of what sold (a year of larger closings can lift a median 20–50% with no real gain), so we normalize by square footage. But single-year \$/sqft is also unreliable at neighborhood grain because the base year is a small, lumpy sample, so the gain/decline tables rank by change vs the 2022 peak (a wider, stabler window; 25+ closings in 2022 and 2025), with single-year shown for context.

**The limits of this data (read before quoting one neighborhood):** \$/sqft is not a clean same-home number, and cleaning it is hard. It is still moved by condition/renovation (flips print higher \$/sqft), new-vs-resale premium, lot/location premiums (waterfront, golf, oceanfront price into total cost not sqft), MLS square-footage errors, and small-sample outliers (trimmed with judgment rules). The only truly clean measure is a repeat-sales (Case-Shiller) index, which we don't publish at neighborhood grain. **Aggregate figures (county/metro, thousands of sales) are reliable; single-neighborhood figures are directional, not precise.** The Momentum Market Score (hottest/coolest) weights YoY \$/sqft 35% / months-supply inverted 30% / sold-to-active 20% / liquidity 15%; it requires 25+ closings in both 2024 and 2025. Thin samples are suppressed, never estimated.

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