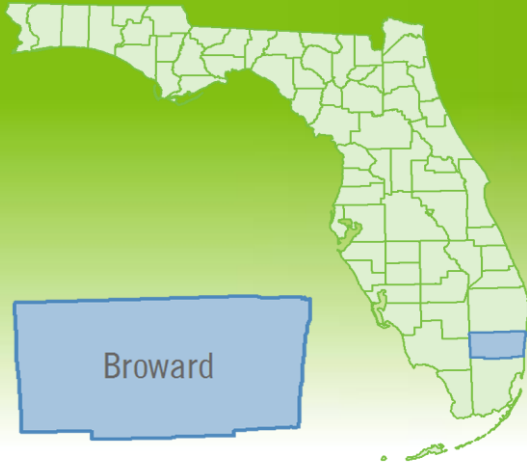


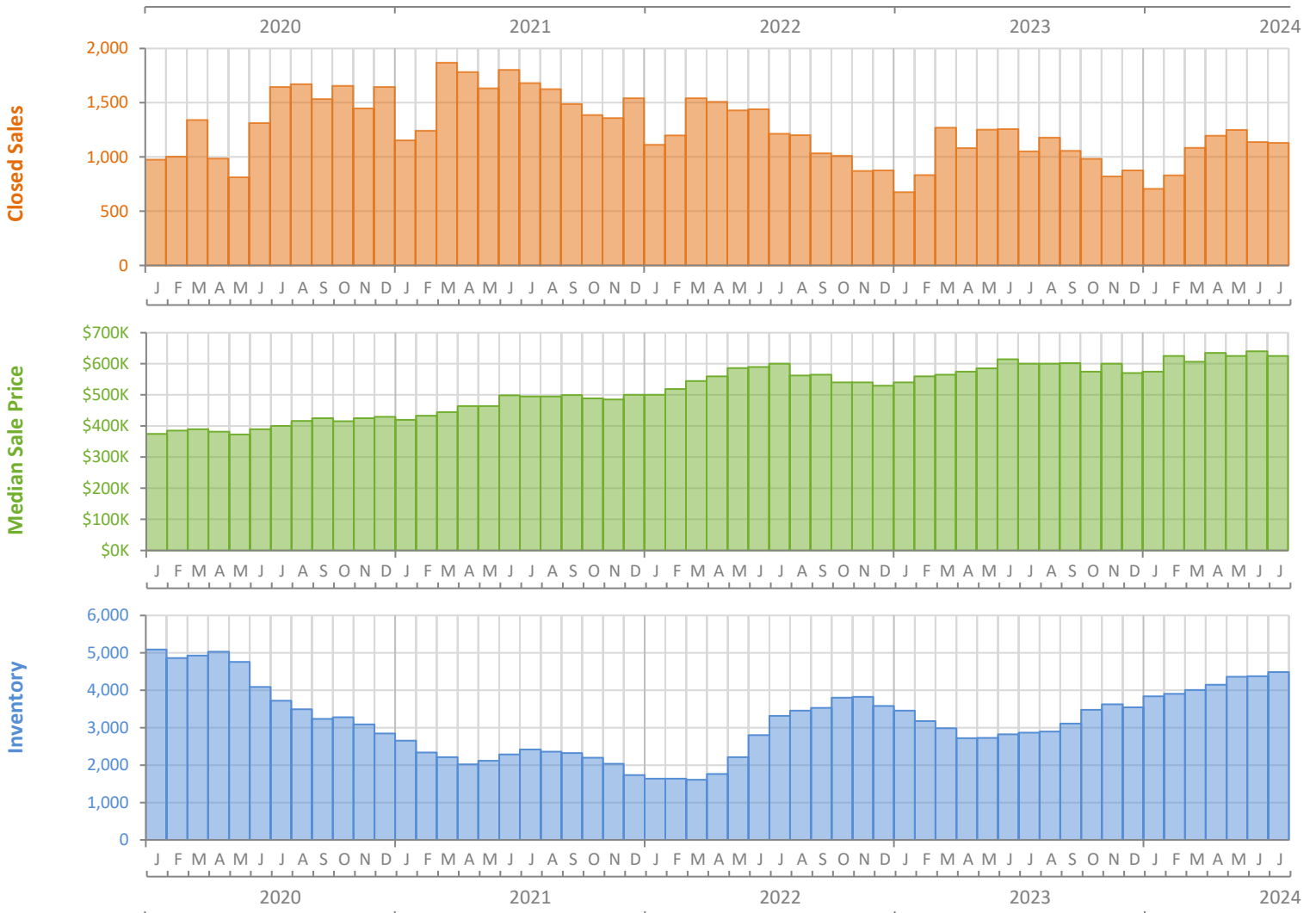
Monthly Market Summary - July 2024

Single-Family Homes

Broward County



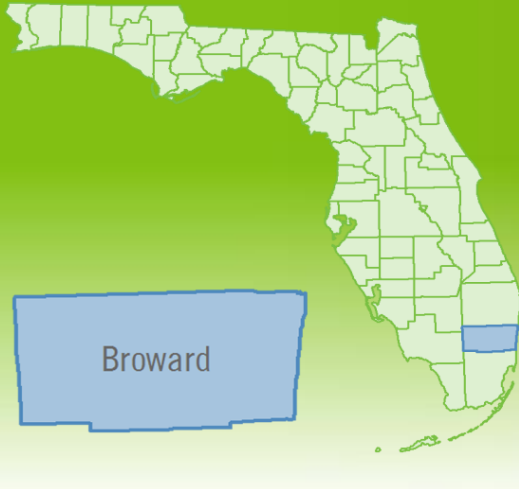
	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	1,131	1,052	7.5%
Paid in Cash	264	269	-1.9%
Median Sale Price	\$625,000	\$600,000	4.2%
Average Sale Price	\$818,342	\$794,965	2.9%
Dollar Volume	\$925.5 Million	\$836.3 Million	10.7%
Med. Pct. of Orig. List Price Received	96.3%	97.8%	-1.5%
Median Time to Contract	30 Days	20 Days	50.0%
Median Time to Sale	69 Days	61 Days	13.1%
New Pending Sales	1,210	1,232	-1.8%
New Listings	1,578	1,451	8.8%
Pending Inventory	1,669	1,809	-7.7%
Inventory (Active Listings)	4,483	2,869	56.3%
Months Supply of Inventory	4.4	2.8	57.1%



Monthly Distressed Market - July 2024

Single-Family Homes

Broward County



		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,121	1,045	7.3%
	Median Sale Price	\$625,000	\$600,000	4.2%
Foreclosure/REO	Closed Sales	6	7	-14.3%
	Median Sale Price	\$480,384	\$426,500	12.6%
Short Sale	Closed Sales	4	0	N/A
	Median Sale Price	\$776,250	(No Sales)	N/A

