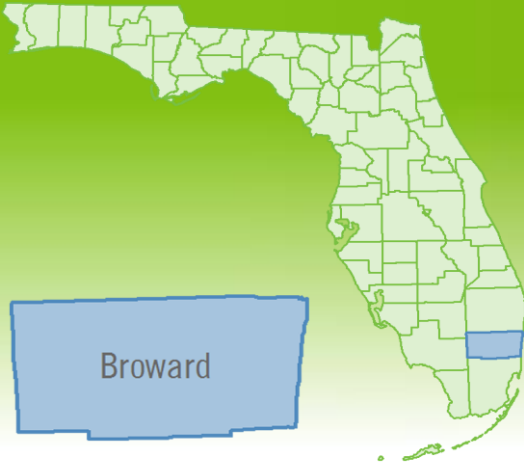


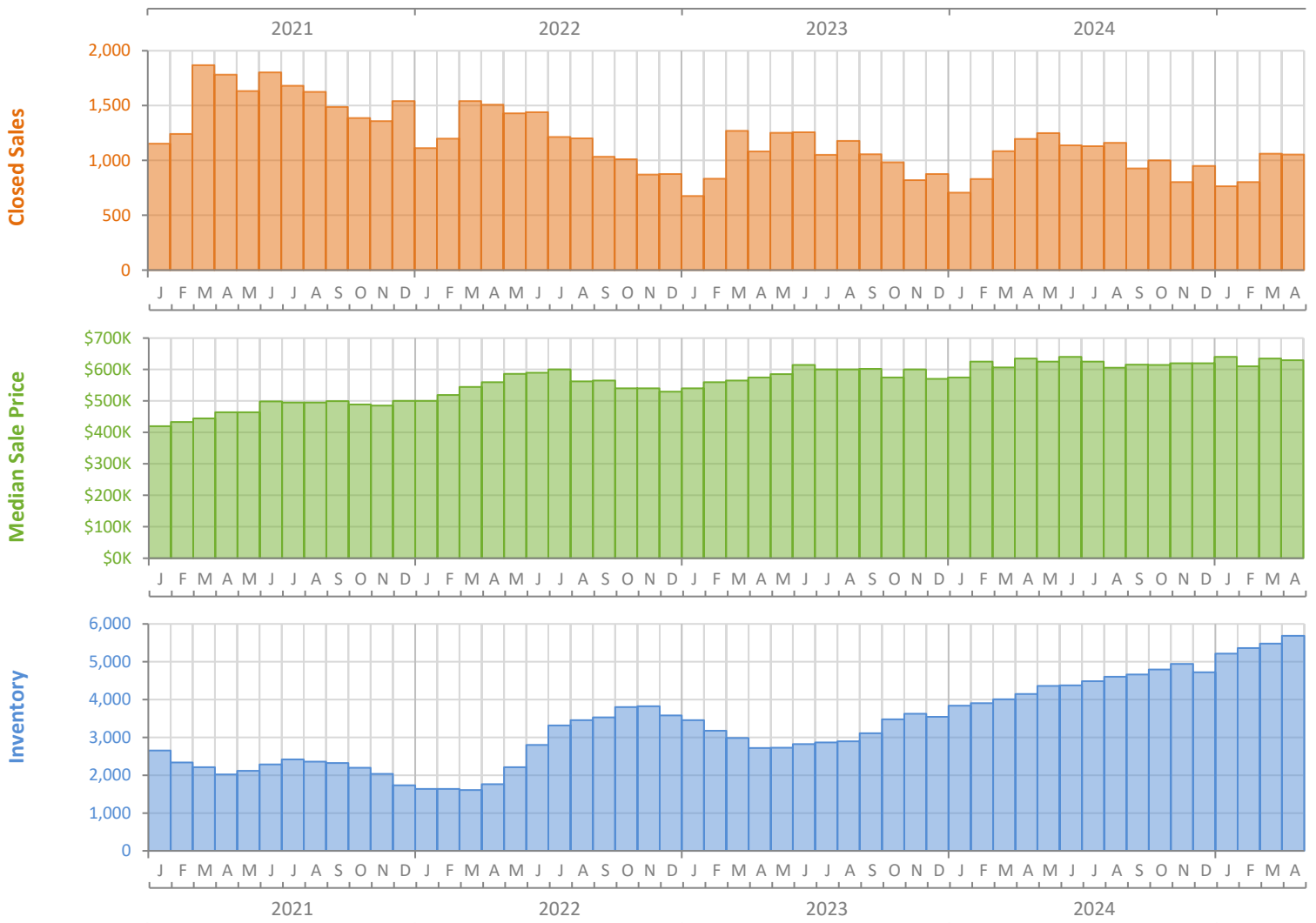
Monthly Market Summary - April 2025

Single-Family Homes

Broward County



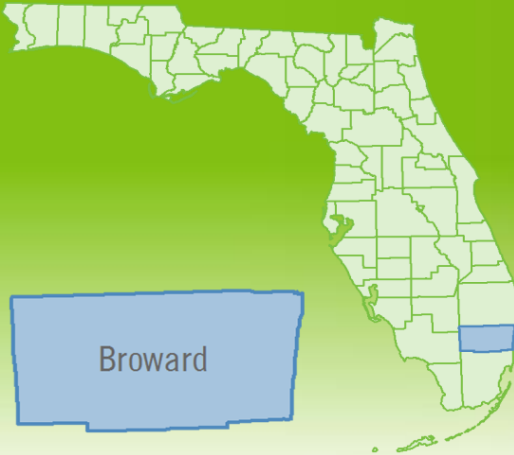
	April 2025	April 2024	Percent Change Year-over-Year
Closed Sales	1,054	1,196	-11.9%
Paid in Cash	232	282	-17.7%
Median Sale Price	\$630,000	\$635,000	-0.8%
Average Sale Price	\$893,107	\$837,680	6.6%
Dollar Volume	\$941.3 Million	\$1.0 Billion	-6.0%
Med. Pct. of Orig. List Price Received	95.2%	96.2%	-1.0%
Median Time to Contract	40 Days	30 Days	33.3%
Median Time to Sale	78 Days	67 Days	16.4%
New Pending Sales	1,126	1,354	-16.8%
New Listings	1,746	1,767	-1.2%
Pending Inventory	1,598	1,827	-12.5%
Inventory (Active Listings)	5,689	4,146	37.2%
Months Supply of Inventory	5.7	4.0	42.5%



Monthly Distressed Market - April 2025

Single-Family Homes

Broward County



		April 2025	April 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,043	1,188	-12.2%
	Median Sale Price	\$630,000	\$639,900	-1.5%
Foreclosure/REO	Closed Sales	10	5	100.0%
	Median Sale Price	\$462,500	\$455,100	1.6%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$245,000	\$825,000	-70.3%

