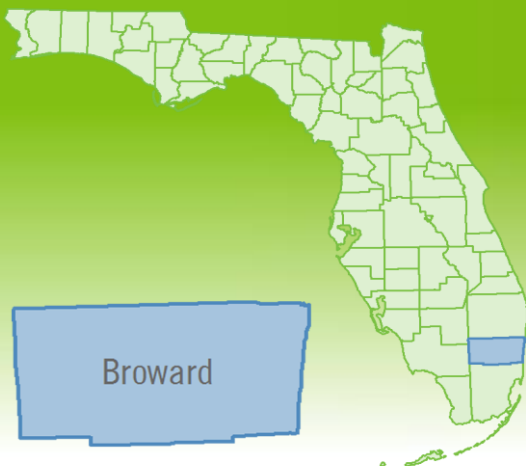


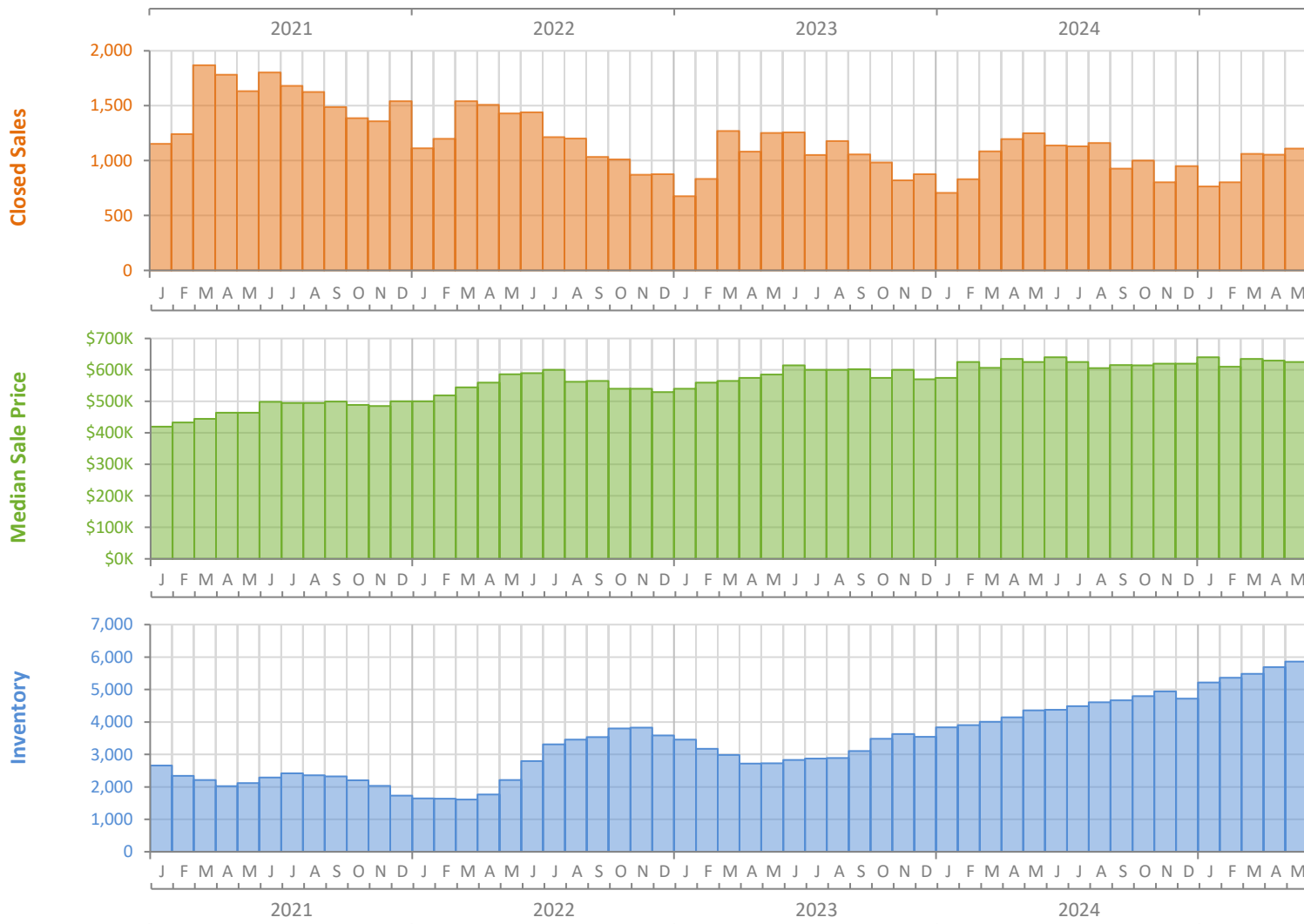
Monthly Market Summary - May 2025

Single-Family Homes

Broward County



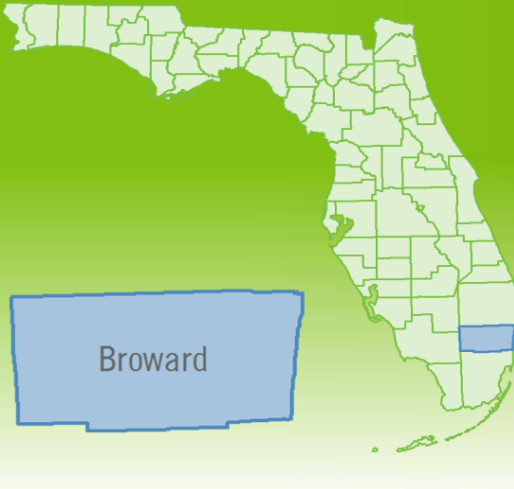
	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	1,110	1,249	-11.1%
Paid in Cash	238	304	-21.7%
Median Sale Price	\$625,000	\$625,000	0.0%
Average Sale Price	\$846,970	\$859,565	-1.5%
Dollar Volume	\$940.1 Million	\$1.1 Billion	-12.4%
Med. Pct. of Orig. List Price Received	94.8%	96.5%	-1.8%
Median Time to Contract	38 Days	29 Days	31.0%
Median Time to Sale	78 Days	67 Days	16.4%
New Pending Sales	1,165	1,301	-10.5%
New Listings	1,730	1,819	-4.9%
Pending Inventory	1,552	1,750	-11.3%
Inventory (Active Listings)	5,862	4,359	34.5%
Months Supply of Inventory	5.9	4.3	37.2%



Monthly Distressed Market - May 2025

Single-Family Homes

Broward County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,106	1,240	-10.8%
	Median Sale Price	\$625,000	\$625,000	0.0%
Foreclosure/REO	Closed Sales	3	9	-66.7%
	Median Sale Price	\$448,500	\$459,950	-2.5%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$380,000	(No Sales)	N/A

