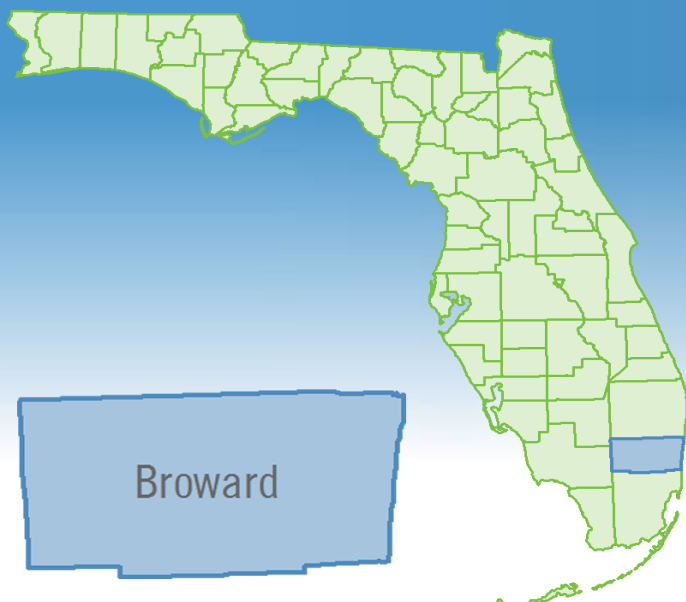


# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County



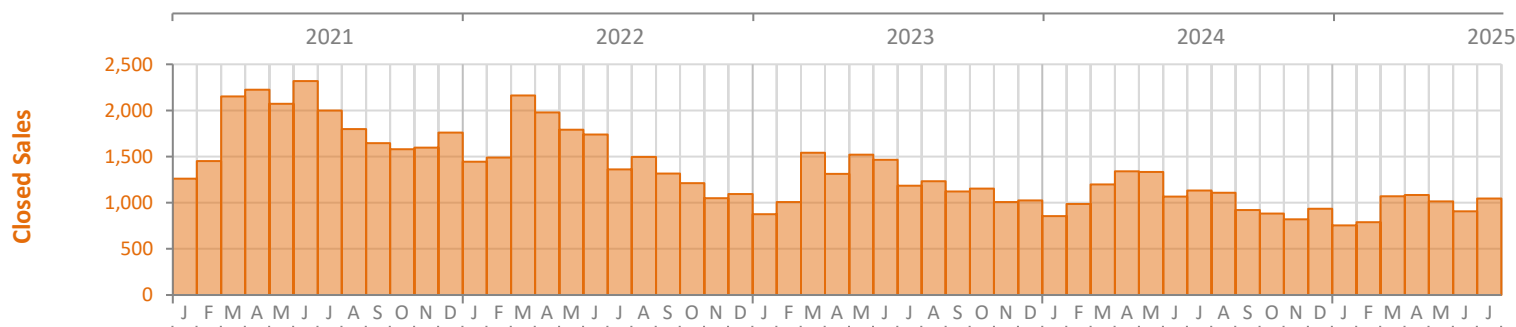
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	1,047	1,132	-7.5%
Paid in Cash	569	524	8.6%
Median Sale Price	\$265,000	\$272,500	-2.8%
Average Sale Price	\$344,801	\$351,267	-1.8%
Dollar Volume	\$361.0 Million	\$397.6 Million	-9.2%
Median Percent of Original List Price Received	91.3%	94.3%	-3.2%
Median Time to Contract	71 Days	49 Days	44.9%
Median Time to Sale	108 Days	93 Days	16.1%
New Pending Sales	1,064	1,187	-10.4%
New Listings	1,786	1,992	-10.3%
Pending Inventory	1,423	1,747	-18.5%
Inventory (Active Listings)	11,321	8,988	26.0%
Months Supply of Inventory	12.0	8.0	50.0%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note :** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	6,669	-15.7%
<b>July 2025</b>	<b>1,047</b>	<b>-7.5%</b>
June 2025	908	-15.0%
May 2025	1,014	-24.0%
April 2025	1,085	-19.2%
March 2025	1,070	-10.6%
February 2025	789	-20.0%
January 2025	756	-11.6%
December 2024	936	-8.7%
November 2024	819	-18.8%
October 2024	881	-23.5%
September 2024	922	-17.8%
August 2024	1,109	-10.0%
July 2024	1,132	-4.6%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County

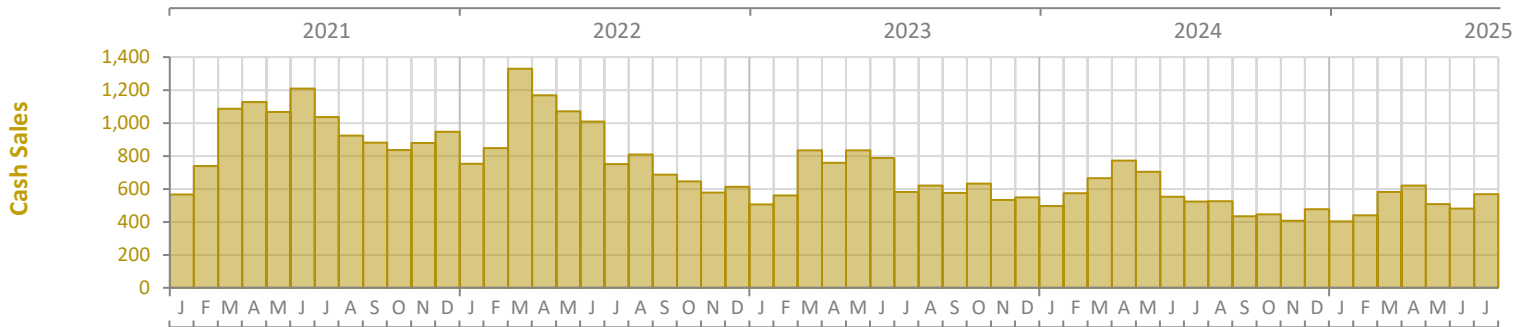


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	3,602	-16.0%
<b>July 2025</b>	<b>569</b>	<b>8.6%</b>
June 2025	481	-13.0%
May 2025	507	-28.0%
April 2025	620	-19.6%
March 2025	582	-12.5%
February 2025	440	-23.3%
January 2025	403	-18.9%
December 2024	477	-13.1%
November 2024	407	-23.8%
October 2024	445	-29.6%
September 2024	434	-24.5%
August 2024	525	-15.3%
July 2024	524	-10.0%

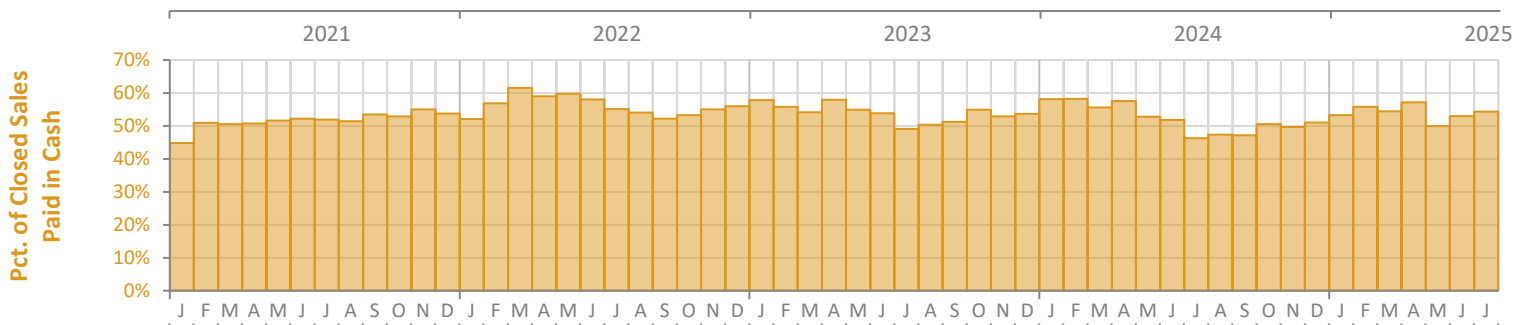


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	54.0%	-0.4%
<b>July 2025</b>	<b>54.3%</b>	<b>17.3%</b>
June 2025	53.0%	2.3%
May 2025	50.0%	-5.3%
April 2025	57.1%	-0.7%
March 2025	54.4%	-2.2%
February 2025	55.8%	-4.1%
January 2025	53.3%	-8.3%
December 2024	51.0%	-4.9%
November 2024	49.7%	-6.0%
October 2024	50.5%	-8.0%
September 2024	47.1%	-8.0%
August 2024	47.3%	-6.0%
July 2024	46.3%	-5.7%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County

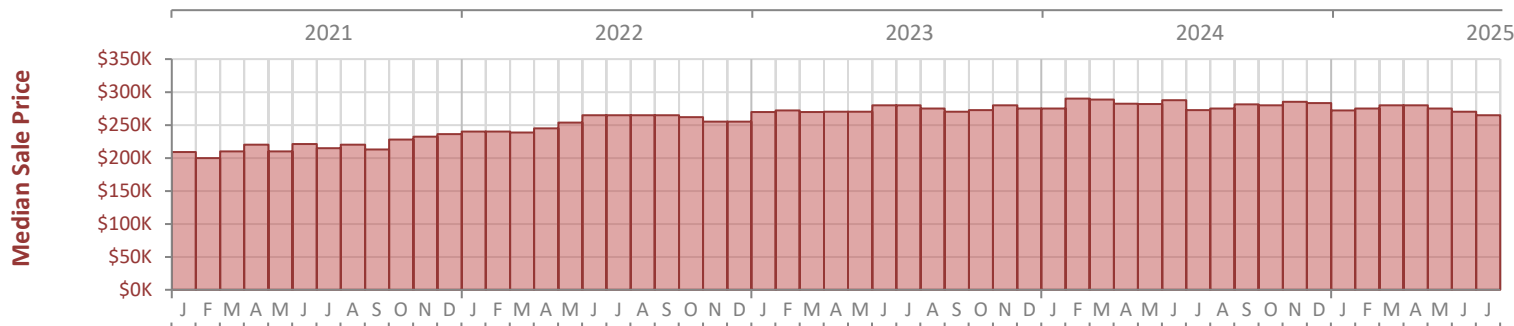


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$275,000	-2.5%
<b>July 2025</b>	<b>\$265,000</b>	<b>-2.8%</b>
June 2025	\$269,950	-6.1%
May 2025	\$275,000	-2.5%
April 2025	\$280,000	-0.9%
March 2025	\$280,000	-3.0%
February 2025	\$275,000	-5.2%
January 2025	\$272,000	-1.1%
December 2024	\$283,250	3.0%
November 2024	\$285,000	1.8%
October 2024	\$280,000	2.7%
September 2024	\$281,500	4.3%
August 2024	\$275,000	0.0%
July 2024	\$272,500	-2.7%

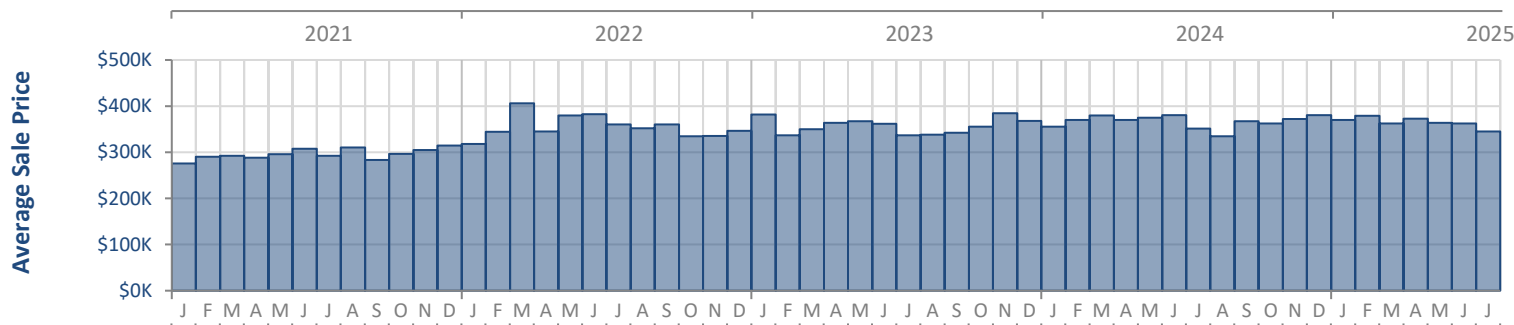


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$364,468	-1.4%
<b>July 2025</b>	<b>\$344,801</b>	<b>-1.8%</b>
June 2025	\$362,517	-4.6%
May 2025	\$364,058	-3.0%
April 2025	\$372,878	0.7%
March 2025	\$362,637	-4.5%
February 2025	\$379,229	2.5%
January 2025	\$369,719	4.0%
December 2024	\$380,631	3.5%
November 2024	\$372,246	-3.3%
October 2024	\$362,269	1.9%
September 2024	\$366,978	7.2%
August 2024	\$334,439	-1.1%
July 2024	\$351,267	4.3%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County

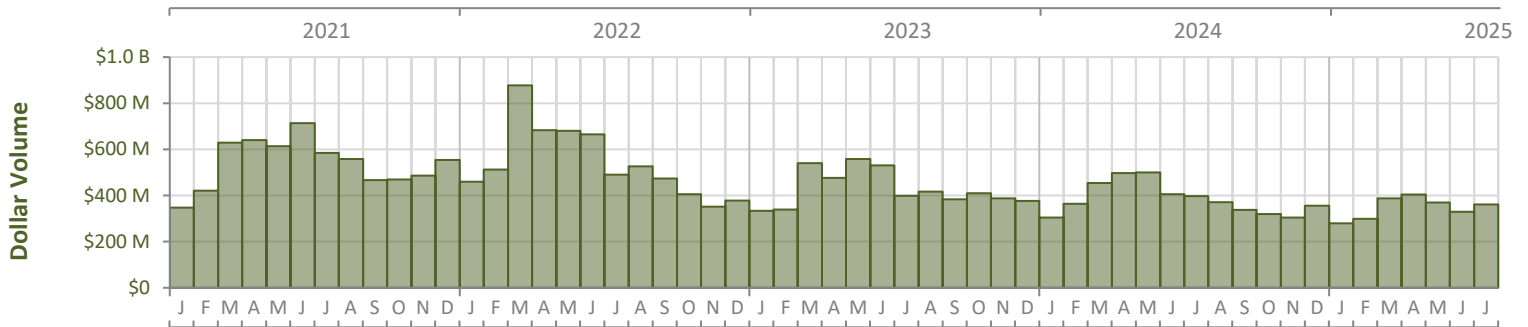


## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$2.4 Billion	-16.9%
<b>July 2025</b>	<b>\$361.0 Million</b>	<b>-9.2%</b>
June 2025	\$329.2 Million	-18.9%
May 2025	\$369.2 Million	-26.2%
April 2025	\$404.6 Million	-18.6%
March 2025	\$388.0 Million	-14.7%
February 2025	\$299.2 Million	-17.9%
January 2025	\$279.5 Million	-8.0%
December 2024	\$356.3 Million	-5.5%
November 2024	\$304.9 Million	-21.5%
October 2024	\$319.2 Million	-22.1%
September 2024	\$338.4 Million	-11.9%
August 2024	\$370.9 Million	-11.0%
July 2024	\$397.6 Million	-0.5%

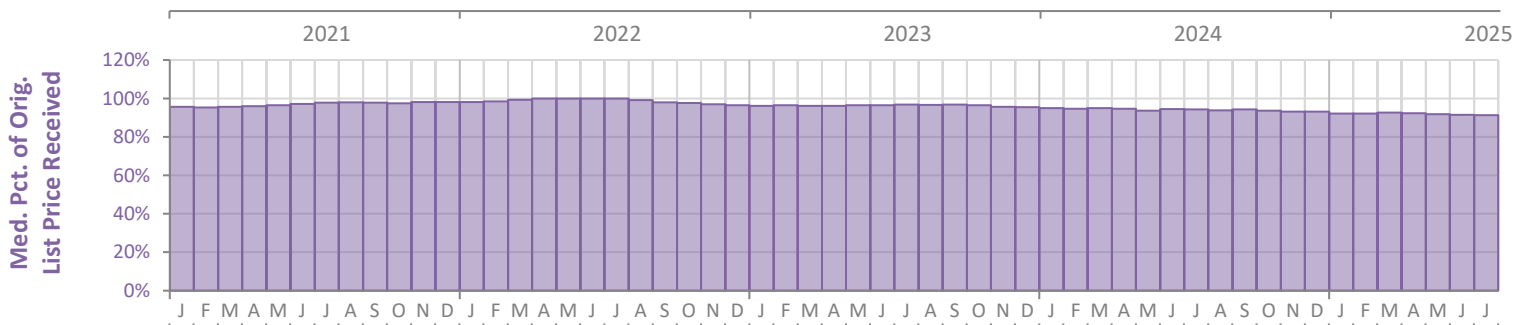


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

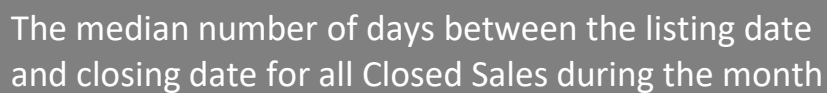
**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.0%	-2.6%
<b>July 2025</b>	<b>91.3%</b>	<b>-3.2%</b>
June 2025	91.4%	-3.2%
May 2025	91.8%	-2.0%
April 2025	92.3%	-2.4%
March 2025	92.6%	-2.5%
February 2025	92.1%	-2.6%
January 2025	92.2%	-2.9%
December 2024	93.1%	-2.4%
November 2024	93.2%	-2.6%
October 2024	93.7%	-2.9%
September 2024	94.3%	-2.6%
August 2024	93.8%	-2.9%
July 2024	94.3%	-2.6%



The median number of days between the listing date and contract date for all Closed Sales during the month

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	76 Days	55.1%
July 2025	71 Days	44.9%
June 2025	63 Days	40.0%
May 2025	65 Days	44.4%
April 2025	57 Days	42.5%
March 2025	61 Days	56.4%
February 2025	67 Days	55.8%
January 2025	68 Days	61.9%
December 2024	58 Days	65.7%
November 2024	58 Days	87.1%
October 2024	56 Days	107.4%
September 2024	48 Days	92.0%
August 2024	56 Days	115.4%
July 2024	49 Days	88.5%



Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	114 Days	28.1%
<b>July 2025</b>	<b>108 Days</b>	<b>16.1%</b>
June 2025	105 Days	19.3%
May 2025	100 Days	19.0%
April 2025	91 Days	11.0%
March 2025	97 Days	26.0%
February 2025	105 Days	29.6%
January 2025	108 Days	35.0%
December 2024	98 Days	30.7%
November 2024	98 Days	40.0%
October 2024	93 Days	40.9%
September 2024	90 Days	32.4%
August 2024	99 Days	43.5%
July 2024	93 Days	40.9%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County

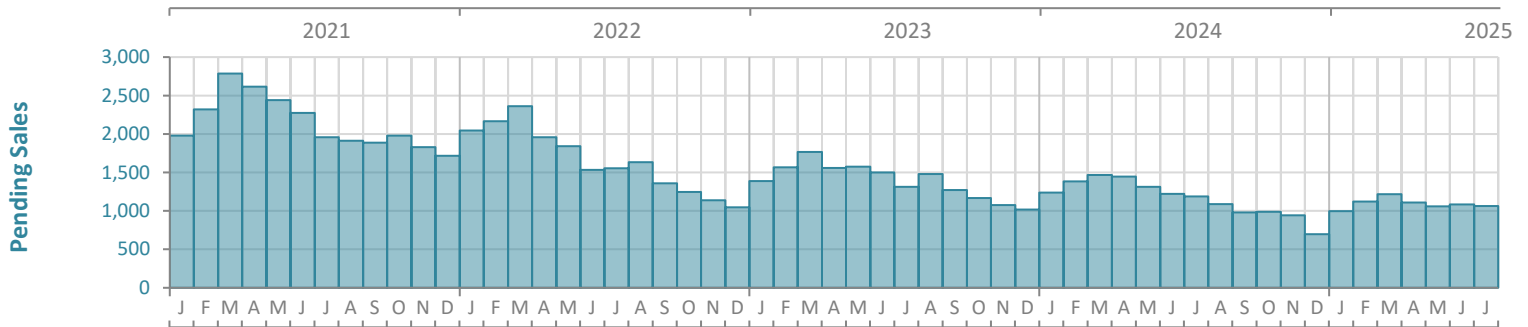


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	7,652	-17.3%
<b>July 2025</b>	<b>1,064</b>	<b>-10.4%</b>
June 2025	1,084	-11.2%
May 2025	1,058	-19.4%
April 2025	1,110	-23.3%
March 2025	1,217	-16.9%
February 2025	1,121	-19.0%
January 2025	998	-19.3%
December 2024	698	-31.5%
November 2024	944	-12.3%
October 2024	987	-15.4%
September 2024	979	-23.0%
August 2024	1,088	-26.5%
July 2024	1,187	-9.6%

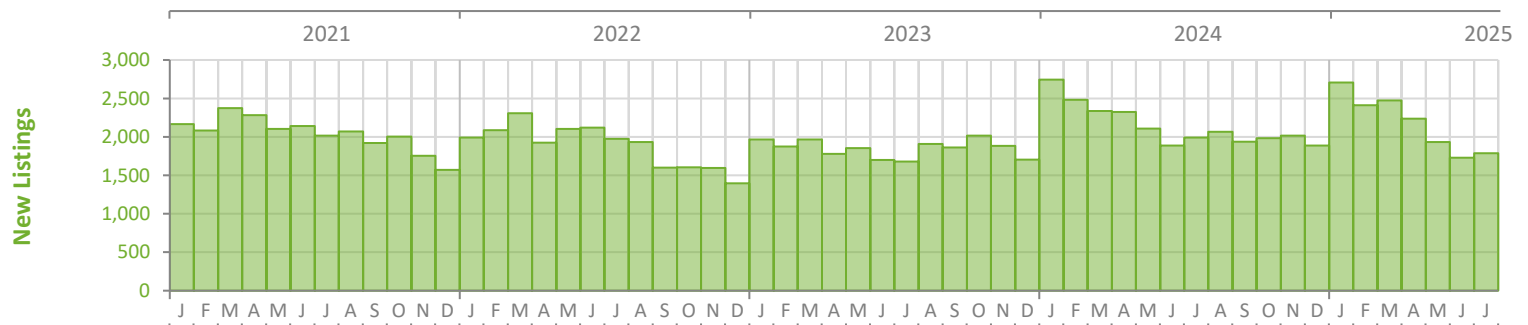


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	15,275	-3.8%
<b>July 2025</b>	<b>1,786</b>	<b>-10.3%</b>
June 2025	1,731	-8.2%
May 2025	1,932	-8.3%
April 2025	2,237	-3.7%
March 2025	2,473	5.8%
February 2025	2,410	-2.9%
January 2025	2,706	-1.4%
December 2024	1,889	10.8%
November 2024	2,018	7.1%
October 2024	1,985	-1.5%
September 2024	1,938	4.1%
August 2024	2,065	8.3%
July 2024	1,992	18.7%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County

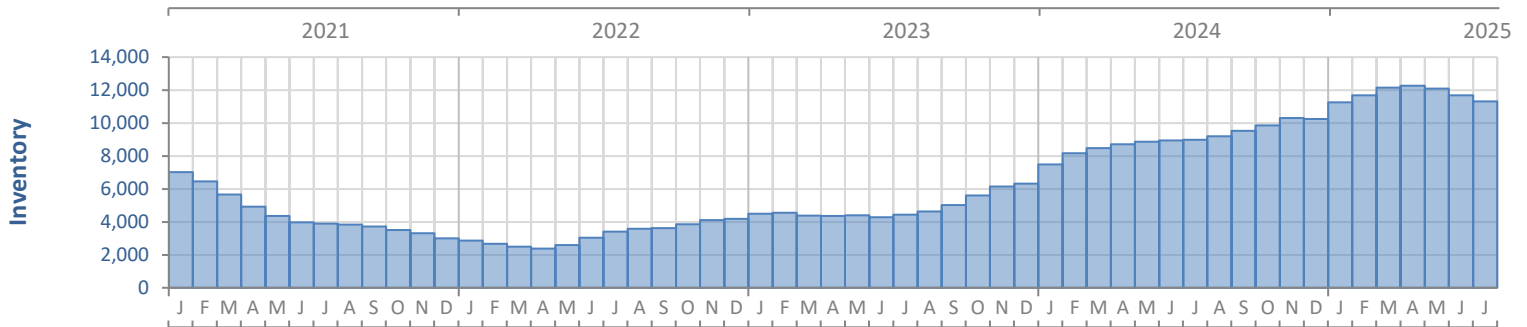


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	11,780	38.3%
<b>July 2025</b>	<b>11,321</b>	<b>26.0%</b>
June 2025	11,686	30.7%
May 2025	12,097	36.5%
April 2025	12,257	40.7%
March 2025	12,153	43.4%
February 2025	11,687	43.0%
January 2025	11,261	50.3%
December 2024	10,239	61.9%
November 2024	10,299	67.4%
October 2024	9,860	76.0%
September 2024	9,534	90.1%
August 2024	9,190	98.3%
July 2024	8,988	102.3%

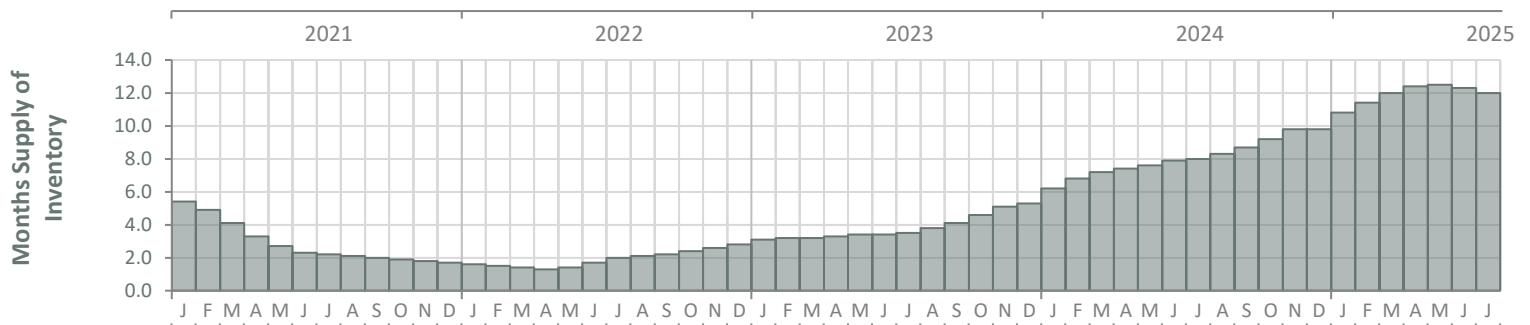


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	11.9	63.0%
<b>July 2025</b>	<b>12.0</b>	<b>50.0%</b>
June 2025	12.3	55.7%
May 2025	12.5	64.5%
April 2025	12.4	67.6%
March 2025	12.0	66.7%
February 2025	11.4	67.6%
January 2025	10.8	74.2%
December 2024	9.8	84.9%
November 2024	9.8	92.2%
October 2024	9.2	100.0%
September 2024	8.7	112.2%
August 2024	8.3	118.4%
July 2024	8.0	128.6%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Broward County



## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	-33.3%
\$50,000 - \$99,999	64	300.0%
\$100,000 - \$149,999	140	12.9%
\$150,000 - \$199,999	135	-24.6%
\$200,000 - \$249,999	141	-20.8%
\$250,000 - \$299,999	133	0.0%
\$300,000 - \$399,999	179	-10.9%
\$400,000 - \$599,999	149	-22.8%
\$600,000 - \$999,999	61	-24.7%
\$1,000,000 or more	43	79.2%

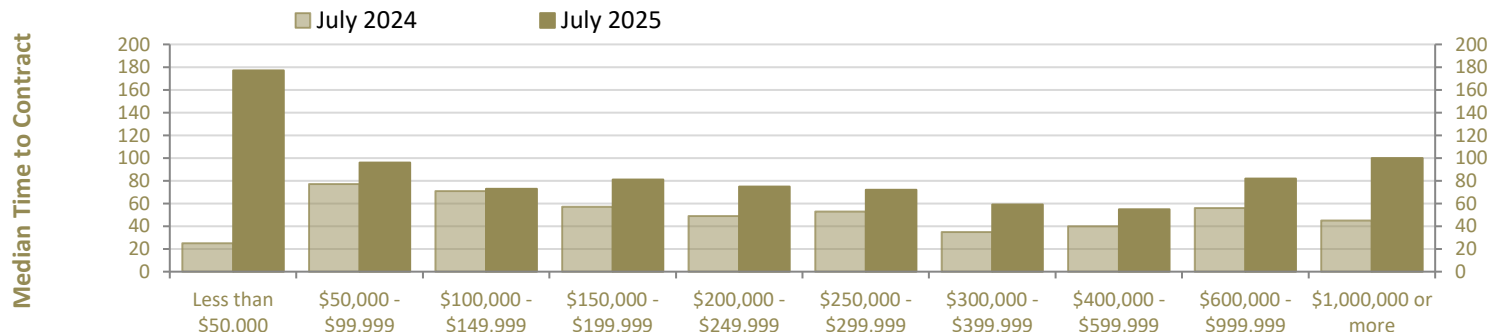


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	177 Days	608.0%
\$50,000 - \$99,999	96 Days	24.7%
\$100,000 - \$149,999	73 Days	2.8%
\$150,000 - \$199,999	81 Days	42.1%
\$200,000 - \$249,999	75 Days	53.1%
\$250,000 - \$299,999	72 Days	35.8%
\$300,000 - \$399,999	59 Days	68.6%
\$400,000 - \$599,999	55 Days	37.5%
\$600,000 - \$999,999	82 Days	46.4%
\$1,000,000 or more	100 Days	122.2%



## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	7	-12.5%
\$50,000 - \$99,999	79	172.4%
\$100,000 - \$149,999	207	13.1%
\$150,000 - \$199,999	277	-3.1%
\$200,000 - \$249,999	200	-20.3%
\$250,000 - \$299,999	215	-8.1%
\$300,000 - \$399,999	311	-19.6%
\$400,000 - \$599,999	286	-21.4%
\$600,000 - \$999,999	111	-32.7%
\$1,000,000 or more	93	9.4%

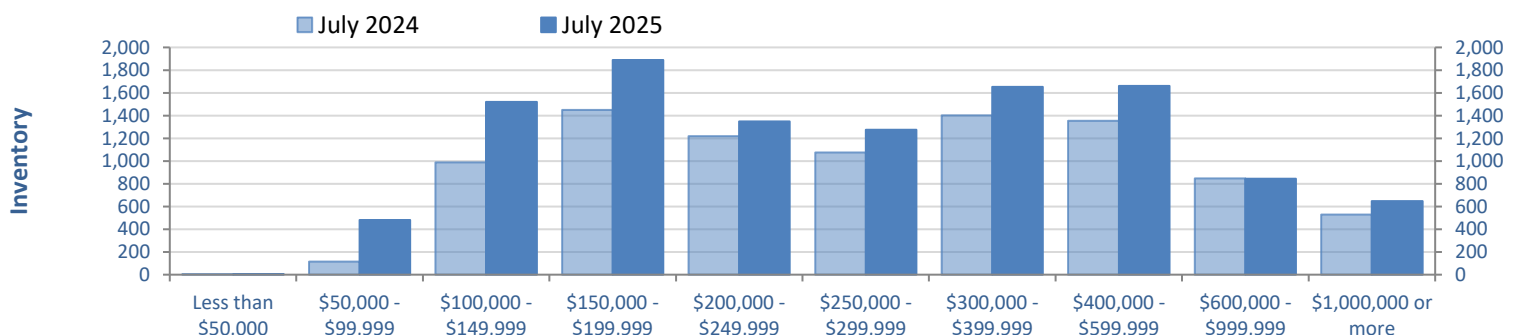


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

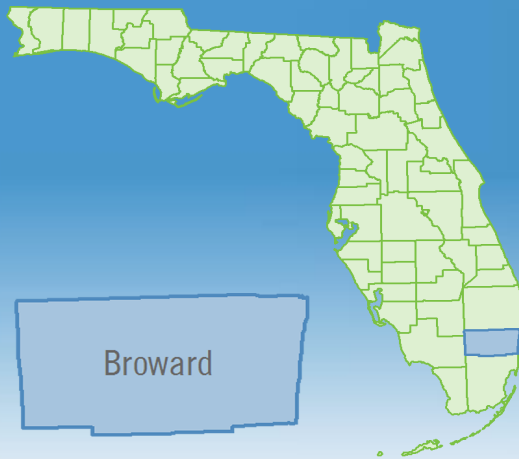
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	4	0.0%
\$50,000 - \$99,999	480	317.4%
\$100,000 - \$149,999	1,519	53.7%
\$150,000 - \$199,999	1,888	30.1%
\$200,000 - \$249,999	1,348	10.5%
\$250,000 - \$299,999	1,276	18.6%
\$300,000 - \$399,999	1,653	17.8%
\$400,000 - \$599,999	1,660	22.6%
\$600,000 - \$999,999	845	-0.2%
\$1,000,000 or more	648	22.3%



# Monthly Distressed Market - July 2025

## Townhouses and Condos

### Broward County



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,038	1,124	-7.7%
	Median Sale Price	\$265,000	\$273,000	-2.9%
Foreclosure/REO	Closed Sales	9	8	12.5%
	Median Sale Price	\$135,000	\$173,450	-22.2%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

