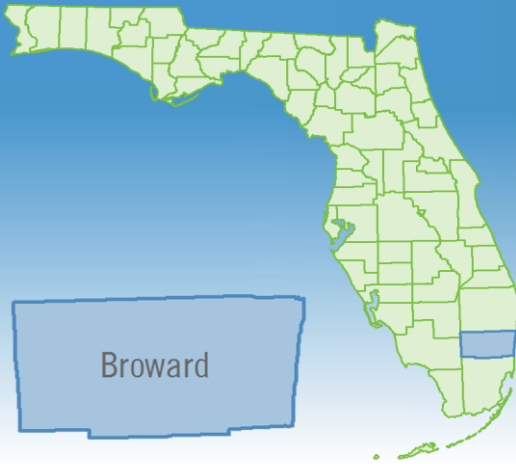


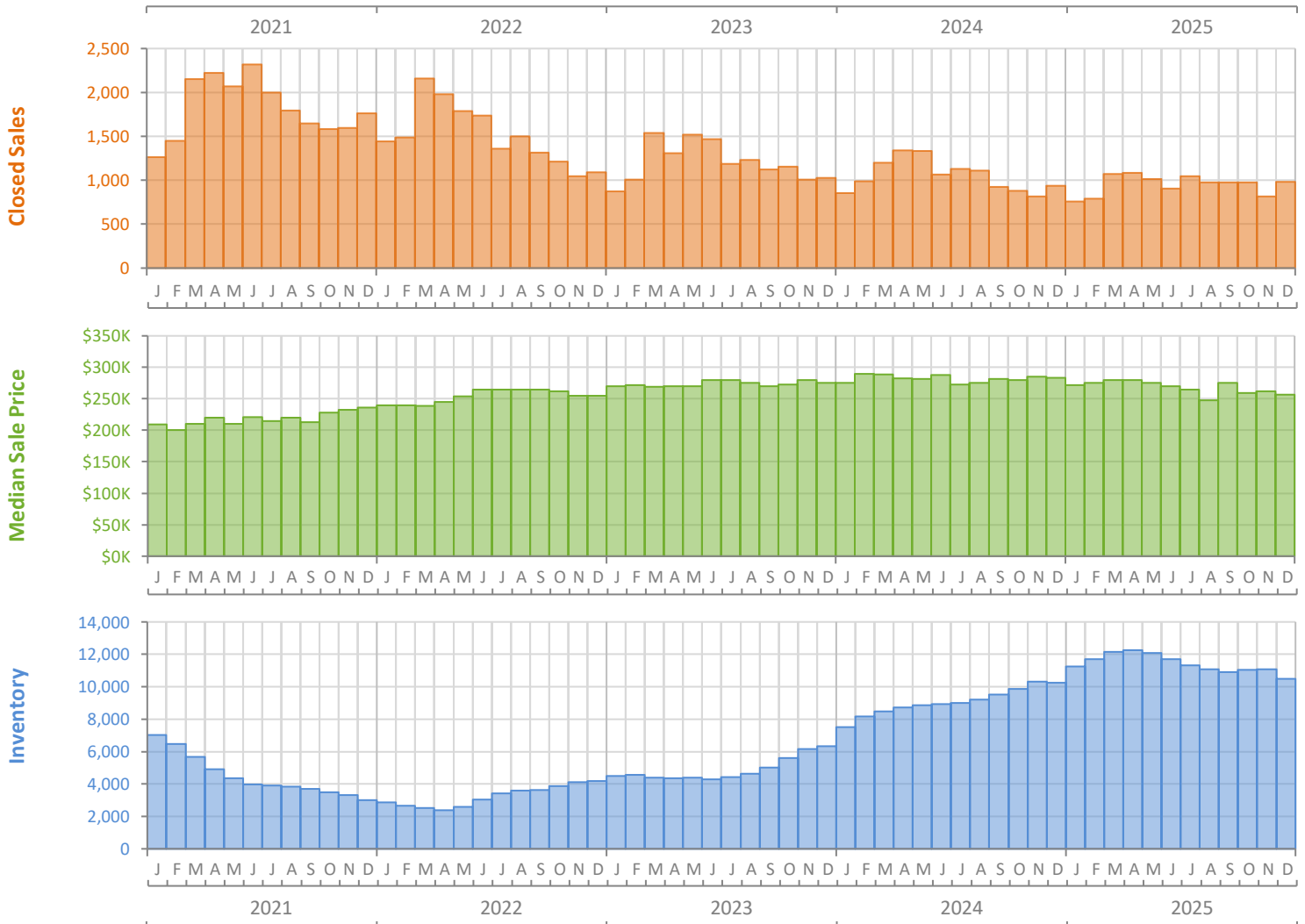
# Monthly Market Summary - December 2025

## Townhouses and Condos

### Broward County



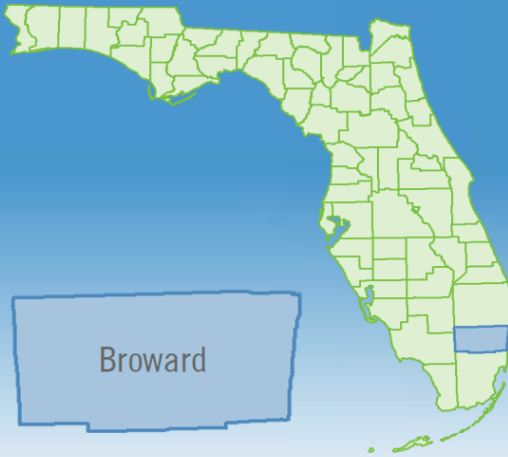
	December 2025	December 2024	Percent Change Year-over-Year
Closed Sales	985	936	5.2%
Paid in Cash	544	477	14.0%
Median Sale Price	\$257,000	\$283,250	-9.3%
Average Sale Price	\$351,130	\$380,631	-7.8%
Dollar Volume	\$345.9 Million	\$356.3 Million	-2.9%
Med. Pct. of Orig. List Price Received	91.7%	93.1%	-1.5%
Median Time to Contract	72 Days	58 Days	24.1%
Median Time to Sale	106 Days	98 Days	8.2%
New Pending Sales	905	698	29.7%
New Listings	1,544	1,889	-18.3%
Pending Inventory	1,239	1,036	19.6%
Inventory (Active Listings)	10,484	10,239	2.4%
Months Supply of Inventory	11.0	9.8	12.2%



# Monthly Distressed Market - December 2025

## Townhouses and Condos

### Broward County



		December 2025	December 2024	Percent Change Year-over-Year
Traditional	Closed Sales	972	928	4.7%
	Median Sale Price	\$258,000	\$285,000	-9.5%
Foreclosure/REO	Closed Sales	12	8	50.0%
	Median Sale Price	\$163,740	\$114,050	43.6%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$700,000	(No Sales)	N/A

