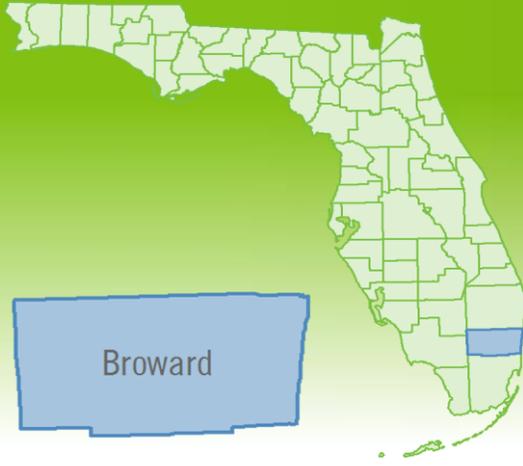


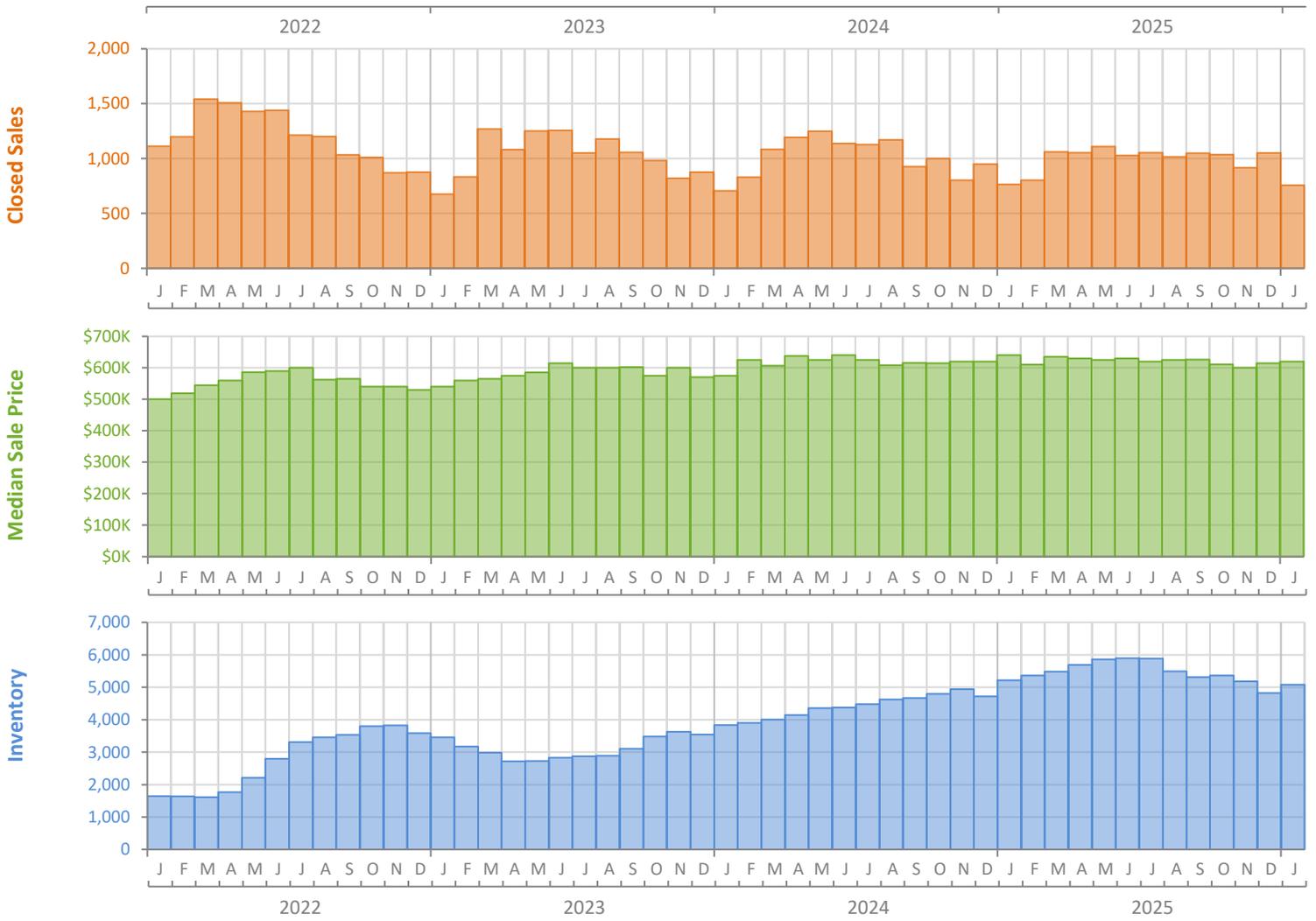
Monthly Market Summary - January 2026

Single-Family Homes

Broward County



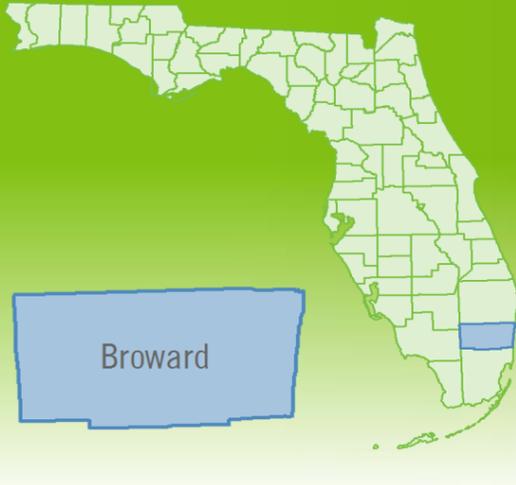
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	757	765	-1.0%
Paid in Cash	204	213	-4.2%
Median Sale Price	\$620,000	\$640,000	-3.1%
Average Sale Price	\$978,198	\$887,521	10.2%
Dollar Volume	\$740.5 Million	\$679.0 Million	9.1%
Med. Pct. of Orig. List Price Received	94.5%	94.8%	-0.3%
Median Time to Contract	47 Days	43 Days	9.3%
Median Time to Sale	88 Days	85 Days	3.5%
New Pending Sales	1,056	1,038	1.7%
New Listings	1,868	1,845	1.2%
Pending Inventory	1,398	1,337	4.6%
Inventory (Active Listings)	5,082	5,213	-2.5%
Months Supply of Inventory	5.1	5.1	0.0%



Monthly Distressed Market - January 2026

Single-Family Homes

Broward County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	745	753	-1.1%
	Median Sale Price	\$625,000	\$640,000	-2.3%
Foreclosure/REO	Closed Sales	9	10	-10.0%
	Median Sale Price	\$505,000	\$467,500	8.0%
Short Sale	Closed Sales	3	2	50.0%
	Median Sale Price	\$280,000	\$421,750	-33.6%

