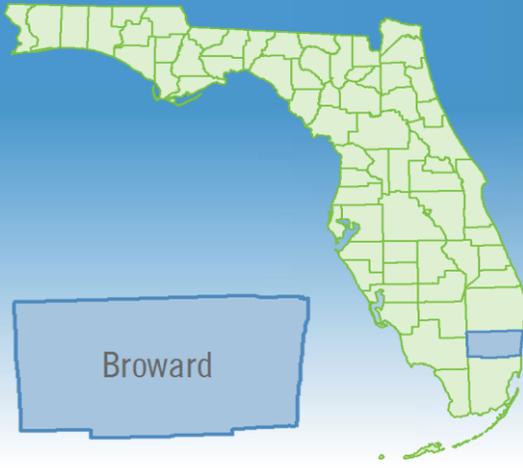


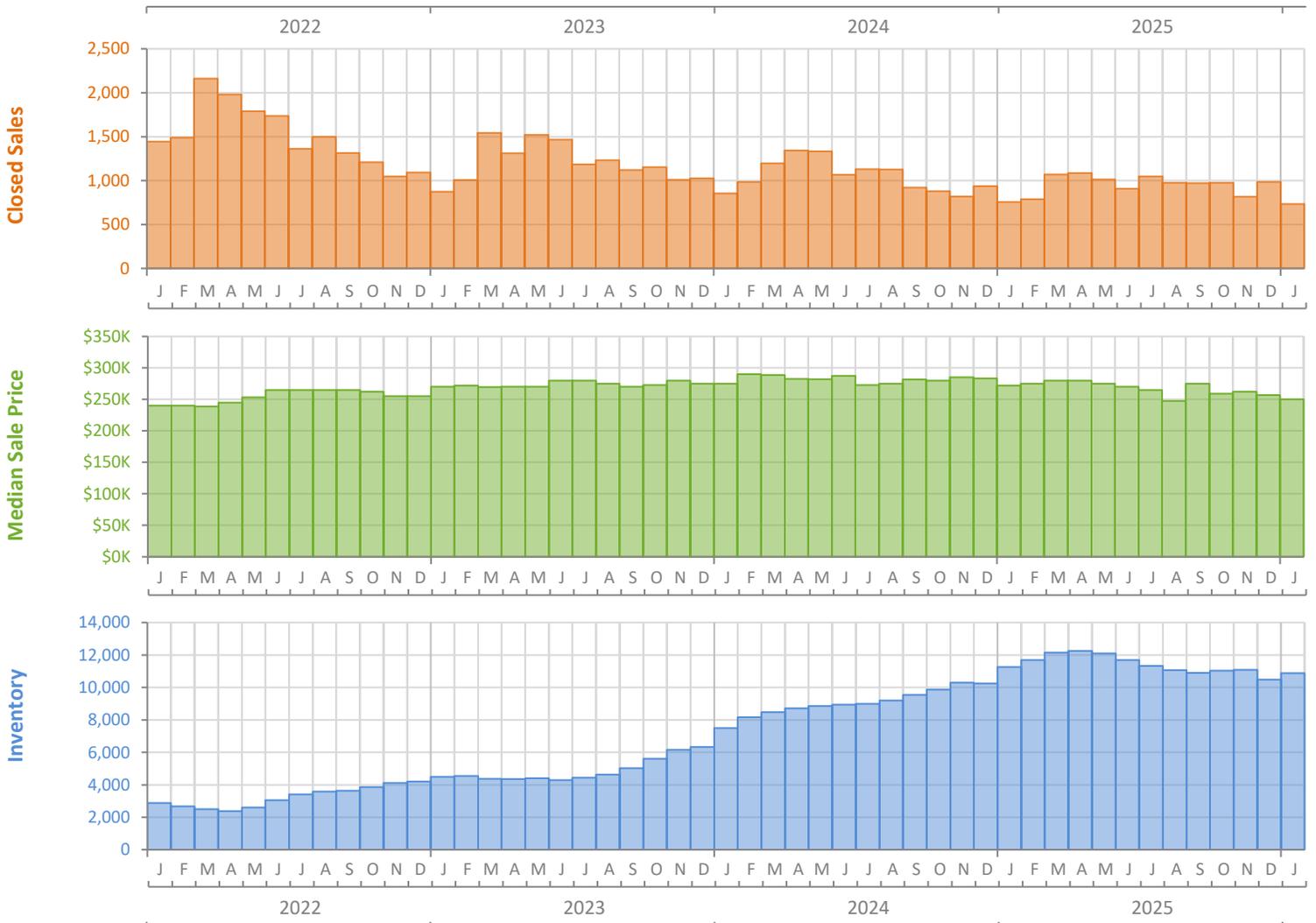
Monthly Market Summary - January 2026

Townhouses and Condos

Broward County



	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	735	756	-2.8%
Paid in Cash	417	403	3.5%
Median Sale Price	\$250,000	\$272,000	-8.1%
Average Sale Price	\$390,173	\$369,719	5.5%
Dollar Volume	\$286.8 Million	\$279.5 Million	2.6%
Med. Pct. of Orig. List Price Received	91.9%	92.2%	-0.3%
Median Time to Contract	76 Days	68 Days	11.8%
Median Time to Sale	113 Days	108 Days	4.6%
New Pending Sales	1,007	998	0.9%
New Listings	2,778	2,706	2.7%
Pending Inventory	1,347	1,373	-1.9%
Inventory (Active Listings)	10,884	11,261	-3.3%
Months Supply of Inventory	11.5	10.8	6.5%



Monthly Distressed Market - January 2026

Townhouses and Condos

Broward County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	725	744	-2.6%
	Median Sale Price	\$250,500	\$275,000	-8.9%
Foreclosure/REO	Closed Sales	8	10	-20.0%
	Median Sale Price	\$164,000	\$150,625	8.9%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$129,775	\$674,000	-80.7%

