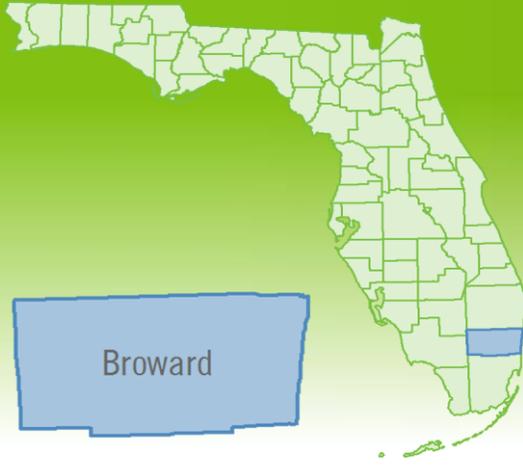


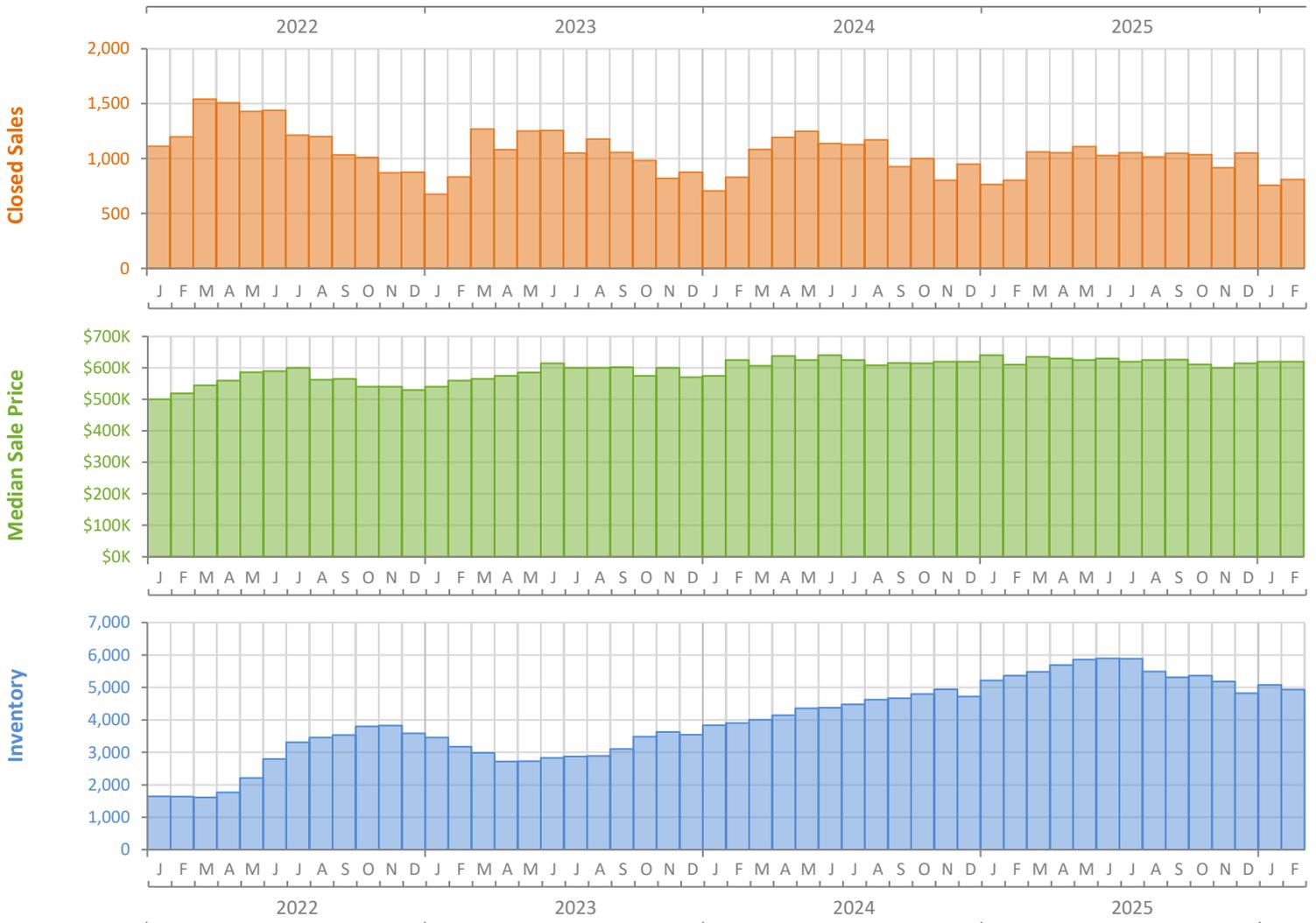
Monthly Market Summary - February 2026

Single-Family Homes

Broward County



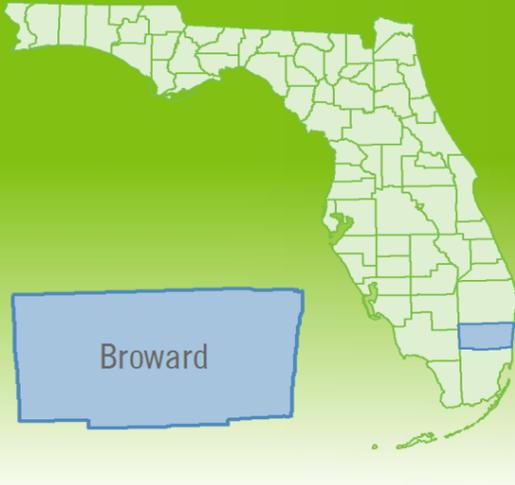
	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	811	802	1.1%
Paid in Cash	213	212	0.5%
Median Sale Price	\$620,000	\$610,000	1.6%
Average Sale Price	\$891,862	\$836,994	6.6%
Dollar Volume	\$723.3 Million	\$671.3 Million	7.8%
Med. Pct. of Orig. List Price Received	94.4%	94.9%	-0.5%
Median Time to Contract	54 Days	49 Days	10.2%
Median Time to Sale	93 Days	84 Days	10.7%
New Pending Sales	1,173	1,118	4.9%
New Listings	1,465	1,675	-12.5%
Pending Inventory	1,653	1,587	4.2%
Inventory (Active Listings)	4,931	5,361	-8.0%
Months Supply of Inventory	5.0	5.3	-5.7%



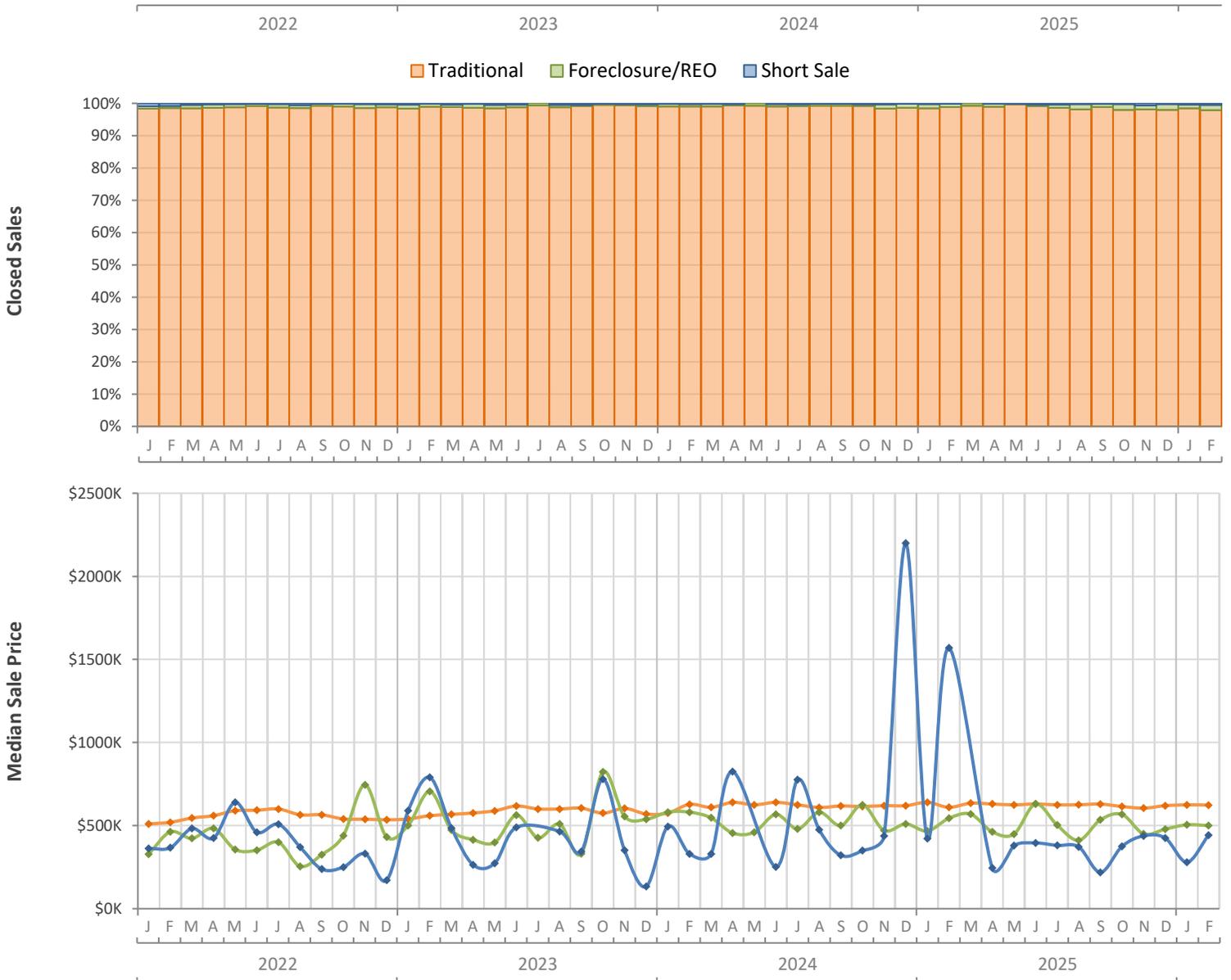
Monthly Distressed Market - February 2026

Single-Family Homes

Broward County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	794	793	0.1%
	Median Sale Price	\$623,500	\$610,000	2.2%
Foreclosure/REO	Closed Sales	13	8	62.5%
	Median Sale Price	\$500,000	\$544,250	-8.1%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	\$442,000	\$1,569,371	-71.8%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Monday, March 16, 2026. Next data release is Friday, April 17, 2026.