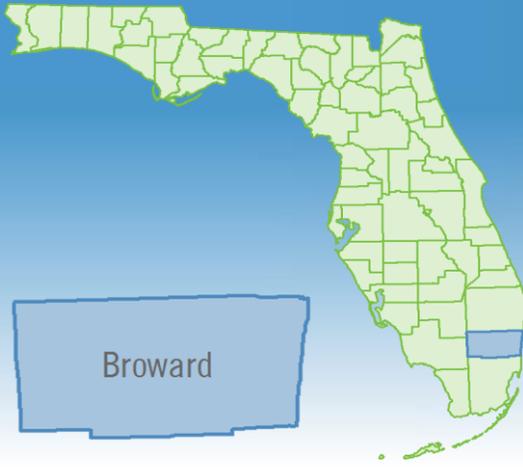


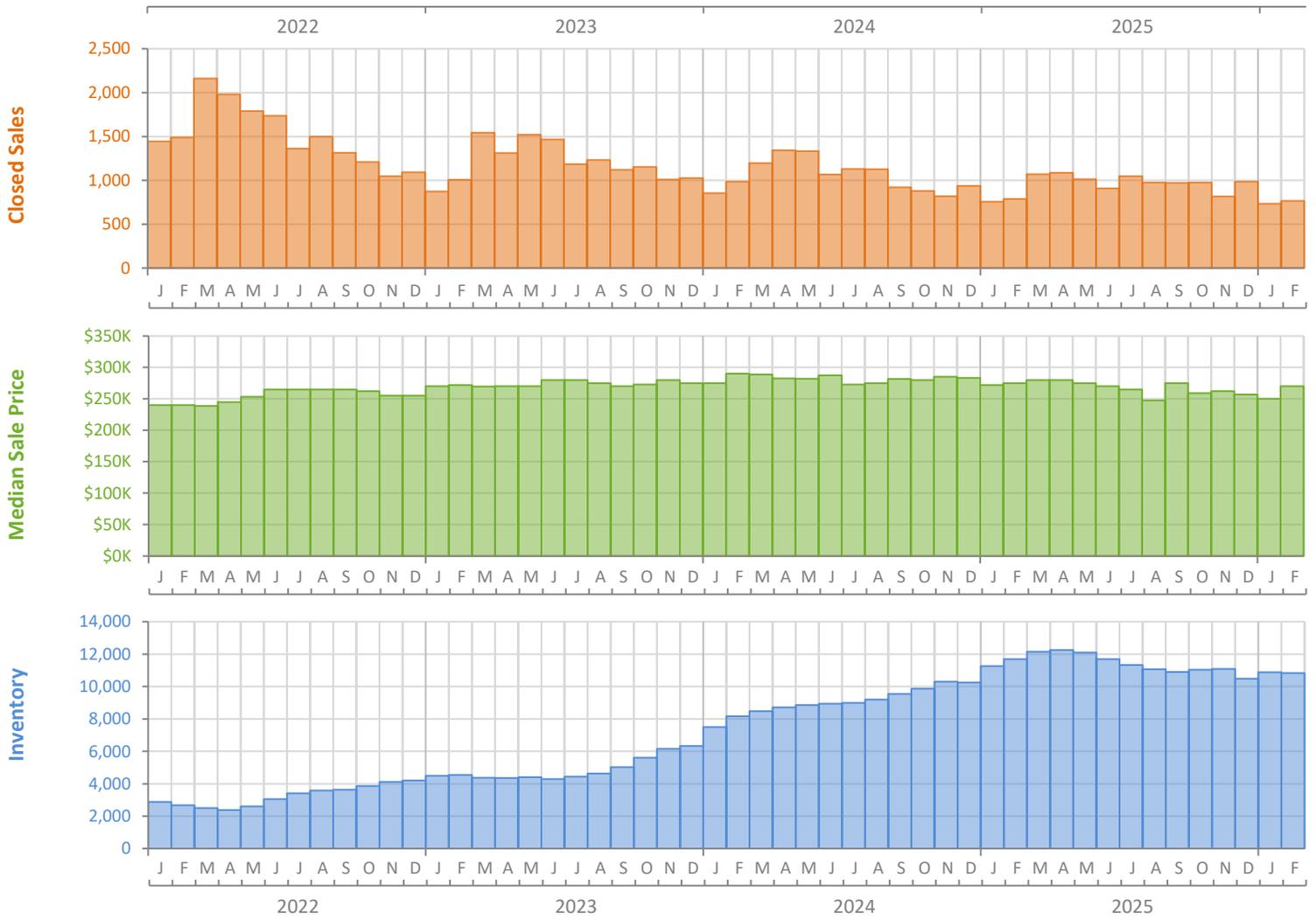
Monthly Market Summary - February 2026

Townhouses and Condos

Broward County



	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	767	789	-2.8%
Paid in Cash	436	440	-0.9%
Median Sale Price	\$270,000	\$275,000	-1.8%
Average Sale Price	\$393,398	\$379,229	3.7%
Dollar Volume	\$301.7 Million	\$299.2 Million	0.8%
Med. Pct. of Orig. List Price Received	92.5%	92.1%	0.4%
Median Time to Contract	74 Days	67 Days	10.4%
Median Time to Sale	110 Days	105 Days	4.8%
New Pending Sales	1,129	1,121	0.7%
New Listings	1,908	2,410	-20.8%
Pending Inventory	1,600	1,598	0.1%
Inventory (Active Listings)	10,833	11,687	-7.3%
Months Supply of Inventory	11.5	11.4	0.9%



Monthly Distressed Market - February 2026

Townhouses and Condos

Broward County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	752	782	-3.8%
	Median Sale Price	\$275,000	\$275,000	0.0%
Foreclosure/REO	Closed Sales	14	6	133.3%
	Median Sale Price	\$110,000	\$182,750	-39.8%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$240,000	\$205,000	17.1%

