

Monthly Market Detail - February 2026

Townhouses and Condos

Palm Beach County



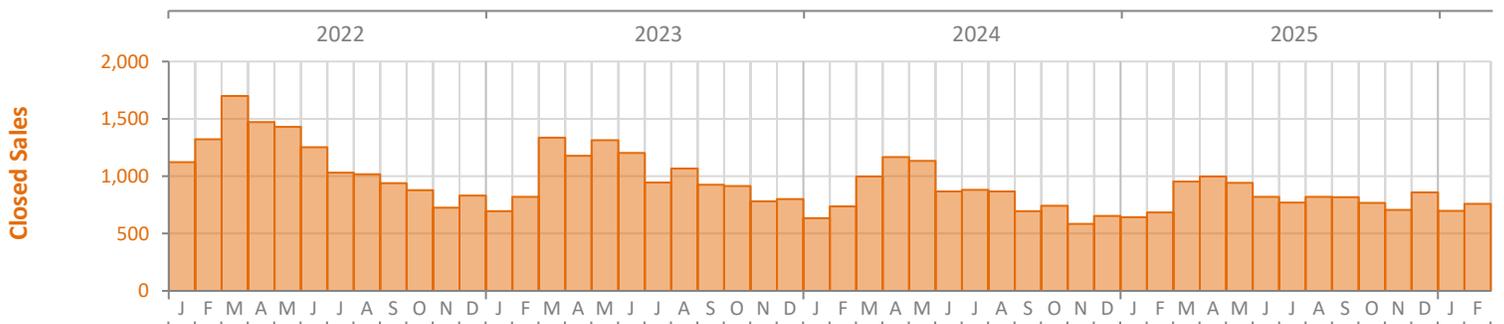
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	758	685	10.7%
Paid in Cash	502	446	12.6%
Median Sale Price	\$315,000	\$317,000	-0.6%
Average Sale Price	\$553,664	\$576,023	-3.9%
Dollar Volume	\$419.7 Million	\$394.6 Million	6.4%
Median Percent of Original List Price Received	91.8%	91.7%	0.1%
Median Time to Contract	69 Days	66 Days	4.5%
Median Time to Sale	105 Days	102 Days	2.9%
New Pending Sales	1,106	985	12.3%
New Listings	1,580	1,819	-13.1%
Pending Inventory	1,633	1,464	11.5%
Inventory (Active Listings)	7,323	8,267	-11.4%
Months Supply of Inventory	8.9	10.0	-11.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,455	9.7%
February 2026	758	10.7%
January 2026	697	8.7%
December 2025	858	31.2%
November 2025	705	20.7%
October 2025	768	3.5%
September 2025	817	17.4%
August 2025	820	-5.4%
July 2025	771	-12.4%
June 2025	821	-5.2%
May 2025	941	-17.0%
April 2025	998	-14.4%
March 2025	954	-4.3%
February 2025	685	-6.9%



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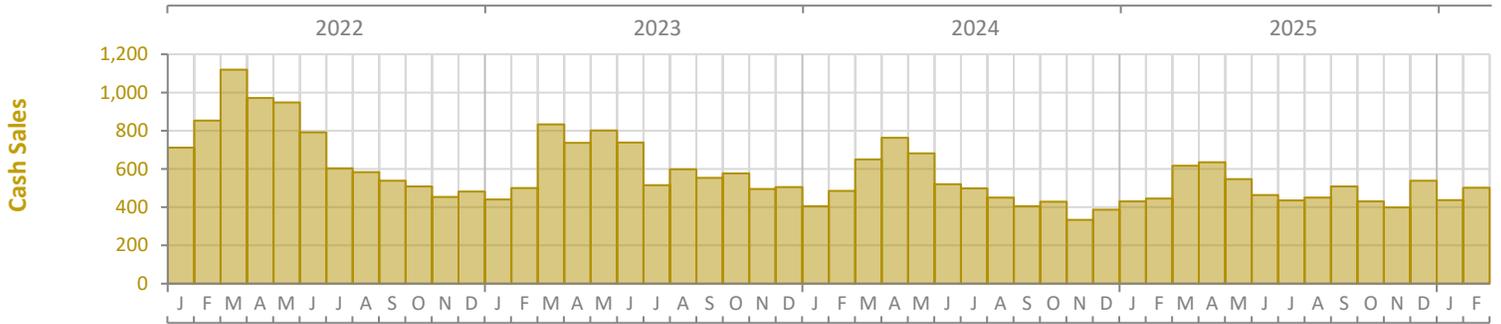


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	939	7.2%
February 2026	502	12.6%
January 2026	437	1.6%
December 2025	538	39.0%
November 2025	398	19.5%
October 2025	430	0.5%
September 2025	509	25.4%
August 2025	451	0.2%
July 2025	435	-12.8%
June 2025	464	-10.8%
May 2025	547	-19.8%
April 2025	635	-16.8%
March 2025	616	-5.2%
February 2025	446	-8.2%

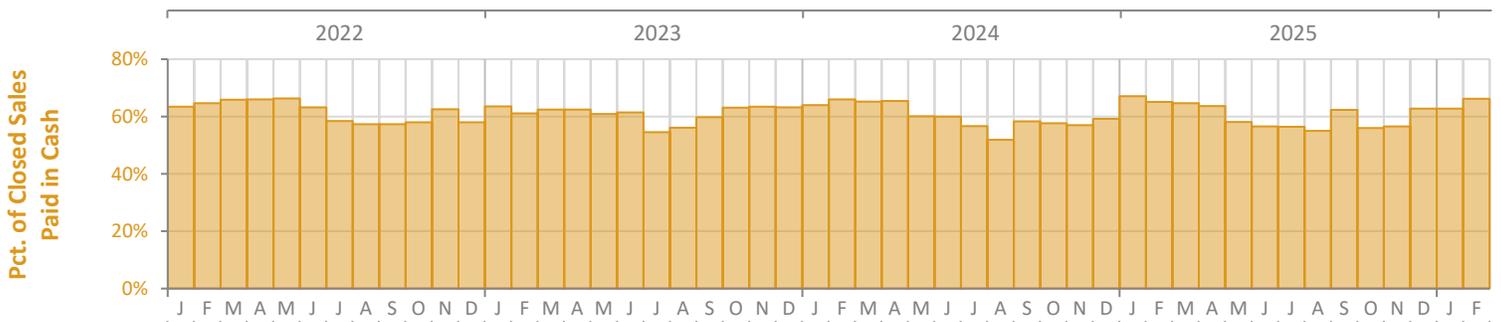


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	64.5%	-2.4%
February 2026	66.2%	1.7%
January 2026	62.7%	-6.6%
December 2025	62.7%	5.9%
November 2025	56.5%	-0.9%
October 2025	56.0%	-2.9%
September 2025	62.3%	6.9%
August 2025	55.0%	6.0%
July 2025	56.4%	-0.5%
June 2025	56.5%	-5.8%
May 2025	58.1%	-3.3%
April 2025	63.6%	-2.8%
March 2025	64.6%	-0.9%
February 2025	65.1%	-1.4%



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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$315,000	-1.6%
February 2026	\$315,000	-0.6%
January 2026	\$325,000	-1.5%
December 2025	\$297,000	-6.5%
November 2025	\$320,000	3.2%
October 2025	\$315,000	3.3%
September 2025	\$300,000	-4.8%
August 2025	\$285,000	-9.5%
July 2025	\$300,500	-6.1%
June 2025	\$315,000	-3.1%
May 2025	\$330,000	-2.9%
April 2025	\$320,000	-5.9%
March 2025	\$310,000	-6.1%
February 2025	\$317,000	1.0%



Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$616,234	1.9%
February 2026	\$553,664	-3.9%
January 2026	\$684,279	7.6%
December 2025	\$491,006	3.9%
November 2025	\$559,124	11.0%
October 2025	\$469,761	0.4%
September 2025	\$488,944	-1.1%
August 2025	\$424,191	-2.1%
July 2025	\$460,369	-1.8%
June 2025	\$512,414	-3.8%
May 2025	\$620,042	9.1%
April 2025	\$686,673	15.0%
March 2025	\$558,500	5.4%
February 2025	\$576,023	14.2%



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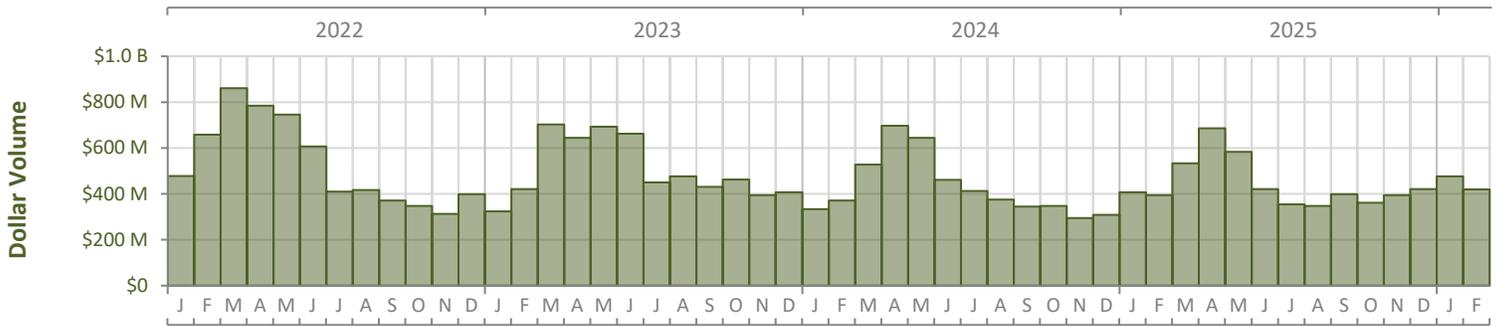


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$896.6 Million	11.8%
February 2026	\$419.7 Million	6.4%
January 2026	\$476.9 Million	17.0%
December 2025	\$421.3 Million	36.3%
November 2025	\$394.2 Million	33.9%
October 2025	\$360.8 Million	3.9%
September 2025	\$399.5 Million	16.1%
August 2025	\$347.8 Million	-7.4%
July 2025	\$354.9 Million	-13.9%
June 2025	\$420.7 Million	-8.8%
May 2025	\$583.5 Million	-9.4%
April 2025	\$685.3 Million	-1.6%
March 2025	\$532.8 Million	0.9%
February 2025	\$394.6 Million	6.3%

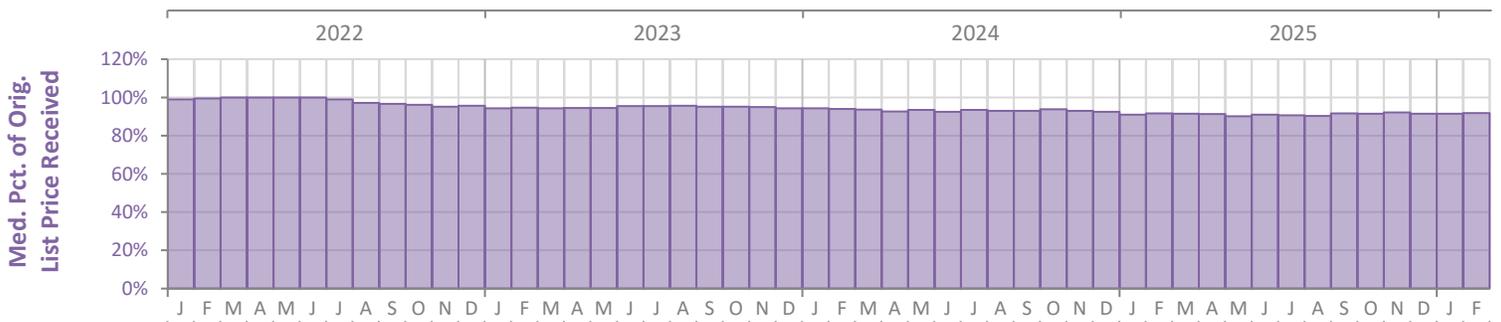


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	91.8%	0.4%
February 2026	91.8%	0.1%
January 2026	91.5%	0.7%
December 2025	91.4%	-1.2%
November 2025	92.2%	-0.9%
October 2025	91.4%	-2.6%
September 2025	91.7%	-1.4%
August 2025	90.3%	-2.8%
July 2025	90.7%	-2.9%
June 2025	90.9%	-1.6%
May 2025	90.1%	-3.6%
April 2025	91.3%	-1.5%
March 2025	91.4%	-2.4%
February 2025	91.7%	-2.4%



Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	75 Days	10.3%
February 2026	69 Days	4.5%
January 2026	69 Days	11.3%
December 2025	63 Days	14.5%
November 2025	65 Days	-3.0%
October 2025	72 Days	38.5%
September 2025	65 Days	20.4%
August 2025	74 Days	45.1%
July 2025	70 Days	32.1%
June 2025	61 Days	13.0%
May 2025	60 Days	20.0%
April 2025	55 Days	14.6%
March 2025	64 Days	56.1%
February 2025	66 Days	50.0%



Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	111 Days	5.7%
February 2026	105 Days	2.9%
January 2026	109 Days	9.0%
December 2025	99 Days	8.8%
November 2025	102 Days	-3.8%
October 2025	109 Days	22.5%
September 2025	105 Days	15.4%
August 2025	112 Days	28.7%
July 2025	110 Days	14.6%
June 2025	100 Days	5.3%
May 2025	101 Days	11.0%
April 2025	93 Days	4.5%
March 2025	100 Days	29.9%
February 2025	102 Days	22.9%



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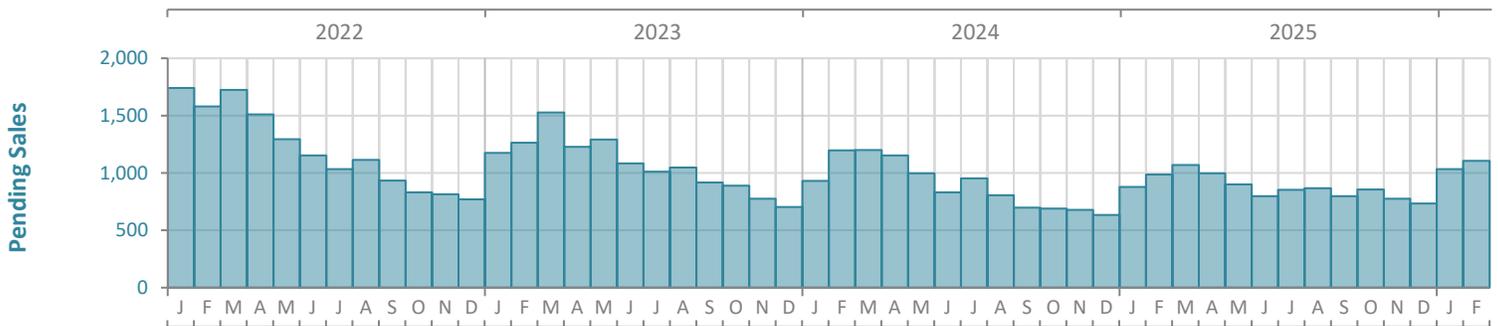


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,140	14.9%
February 2026	1,106	12.3%
January 2026	1,034	17.8%
December 2025	734	15.6%
November 2025	776	14.5%
October 2025	857	24.2%
September 2025	798	14.2%
August 2025	868	7.7%
July 2025	854	-10.5%
June 2025	797	-4.2%
May 2025	901	-9.5%
April 2025	996	-13.6%
March 2025	1,070	-10.9%
February 2025	985	-17.7%

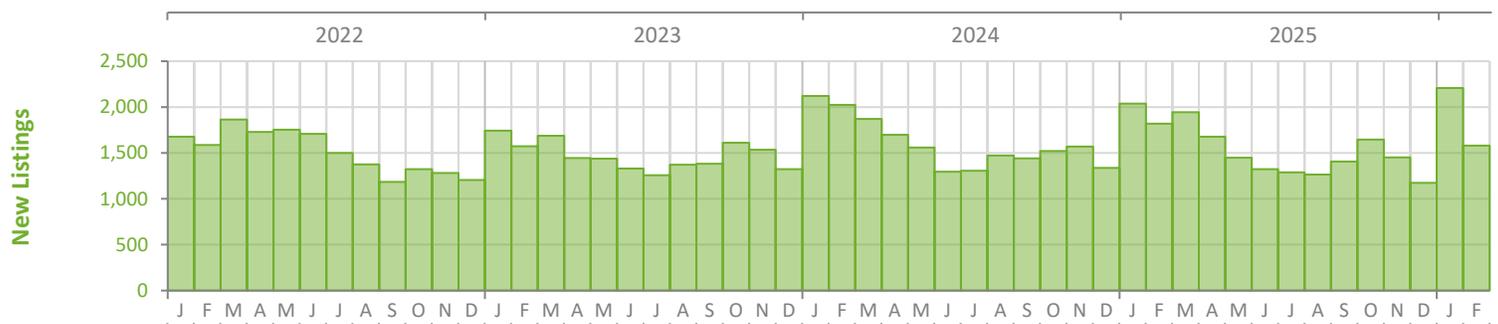


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	3,788	-1.8%
February 2026	1,580	-13.1%
January 2026	2,208	8.3%
December 2025	1,175	-12.1%
November 2025	1,453	-7.4%
October 2025	1,647	8.4%
September 2025	1,406	-2.4%
August 2025	1,265	-14.1%
July 2025	1,287	-1.3%
June 2025	1,322	1.9%
May 2025	1,449	-7.1%
April 2025	1,678	-1.2%
March 2025	1,945	4.0%
February 2025	1,819	-10.1%



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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	7,478	-8.2%
February 2026	7,323	-11.4%
January 2026	7,633	-4.9%
December 2025	6,925	-5.0%
November 2025	7,258	-1.5%
October 2025	7,135	4.2%
September 2025	6,914	4.7%
August 2025	6,959	11.0%
July 2025	7,249	14.8%
June 2025	7,670	18.0%
May 2025	8,080	22.3%
April 2025	8,393	28.1%
March 2025	8,471	30.4%
February 2025	8,267	32.4%

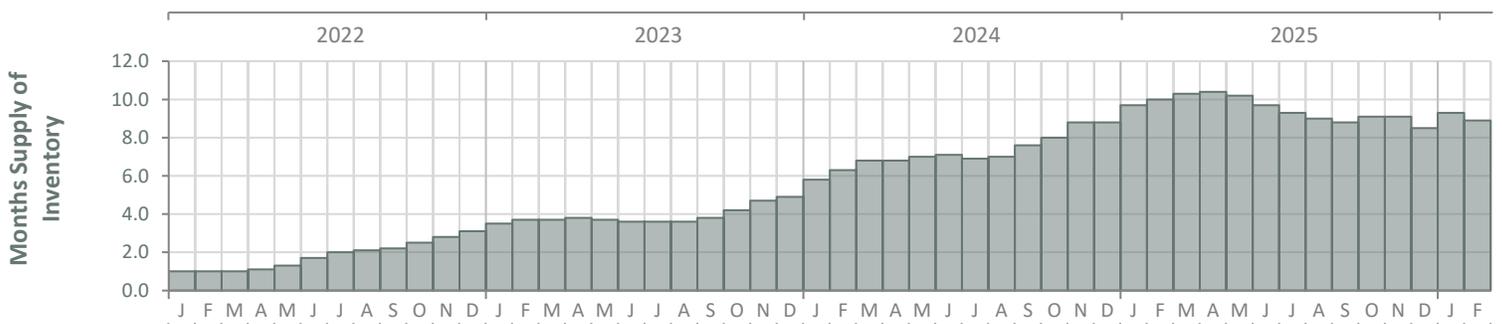


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	9.1	-8.1%
February 2026	8.9	-11.0%
January 2026	9.3	-4.1%
December 2025	8.5	-3.4%
November 2025	9.1	3.4%
October 2025	9.1	13.8%
September 2025	8.8	15.8%
August 2025	9.0	28.6%
July 2025	9.3	34.8%
June 2025	9.7	36.6%
May 2025	10.2	45.7%
April 2025	10.4	52.9%
March 2025	10.3	51.5%
February 2025	10.0	58.7%



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

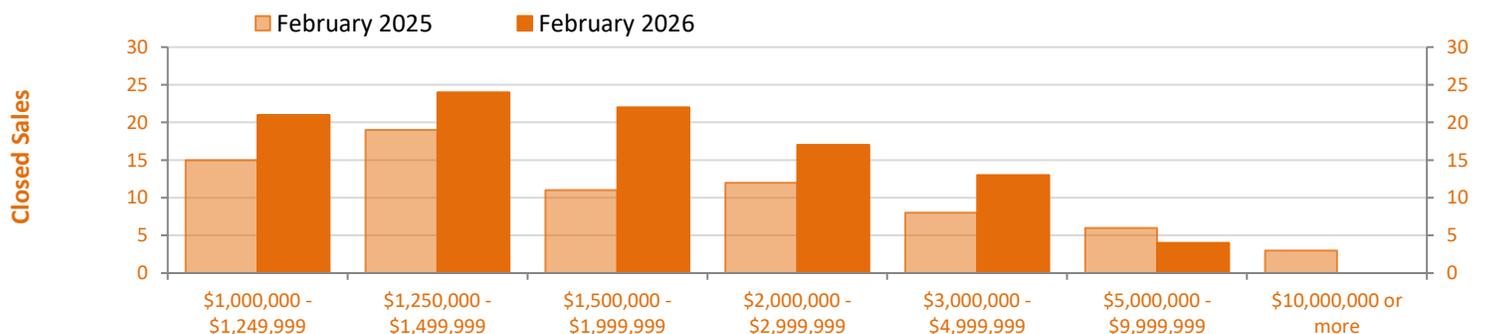
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	207	26.2%
\$200,000 - \$299,999	156	2.6%
\$300,000 - \$399,999	111	-5.1%
\$400,000 - \$499,999	71	12.7%
\$500,000 - \$599,999	35	-14.6%
\$600,000 - \$699,999	34	13.3%
\$700,000 - \$799,999	19	-17.4%
\$800,000 - \$899,999	11	-31.3%
\$900,000 - \$999,999	13	160.0%
\$1,000,000 or more	101	36.5%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	21	40.0%
\$1,250,000 - \$1,499,999	24	26.3%
\$1,500,000 - \$1,999,999	22	100.0%
\$2,000,000 - \$2,999,999	17	41.7%
\$3,000,000 - \$4,999,999	13	62.5%
\$5,000,000 - \$9,999,999	4	-33.3%
\$10,000,000 or more	0	-100.0%

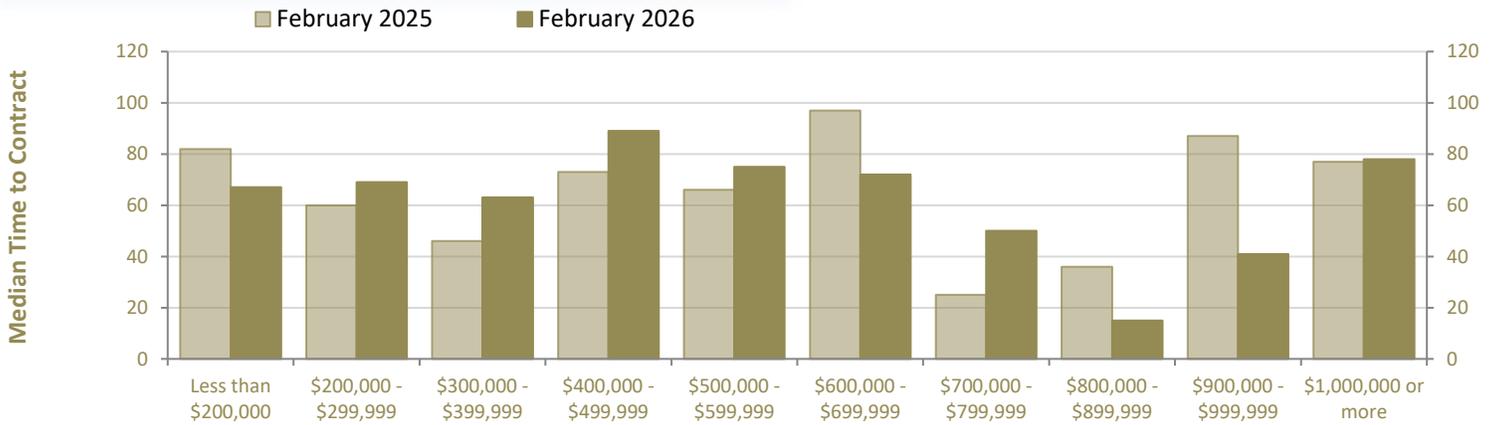


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

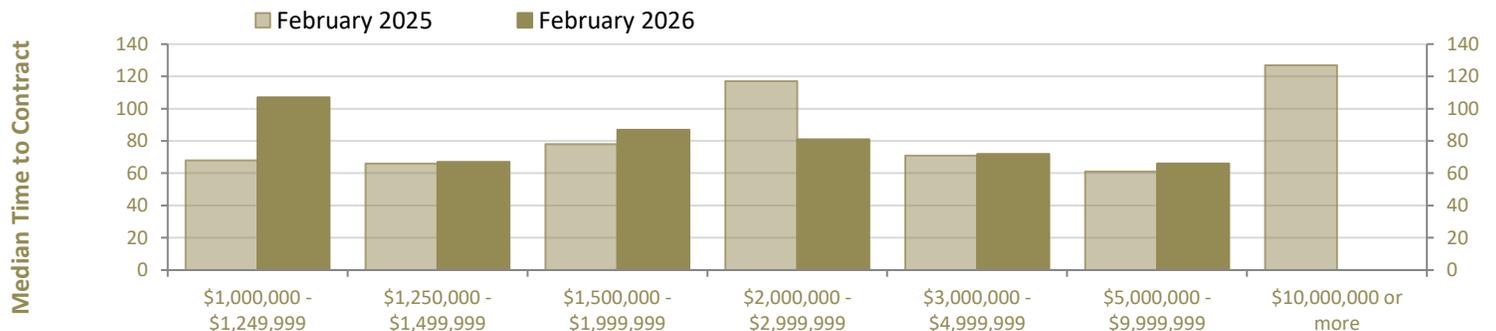
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	67 Days	-18.3%
\$200,000 - \$299,999	69 Days	15.0%
\$300,000 - \$399,999	63 Days	37.0%
\$400,000 - \$499,999	89 Days	21.9%
\$500,000 - \$599,999	75 Days	13.6%
\$600,000 - \$699,999	72 Days	-25.8%
\$700,000 - \$799,999	50 Days	100.0%
\$800,000 - \$899,999	15 Days	-58.3%
\$900,000 - \$999,999	41 Days	-52.9%
\$1,000,000 or more	78 Days	1.3%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	107 Days	57.4%
\$1,250,000 - \$1,499,999	67 Days	1.5%
\$1,500,000 - \$1,999,999	87 Days	11.5%
\$2,000,000 - \$2,999,999	81 Days	-30.8%
\$3,000,000 - \$4,999,999	72 Days	1.4%
\$5,000,000 - \$9,999,999	66 Days	8.2%
\$10,000,000 or more	(No Sales)	N/A

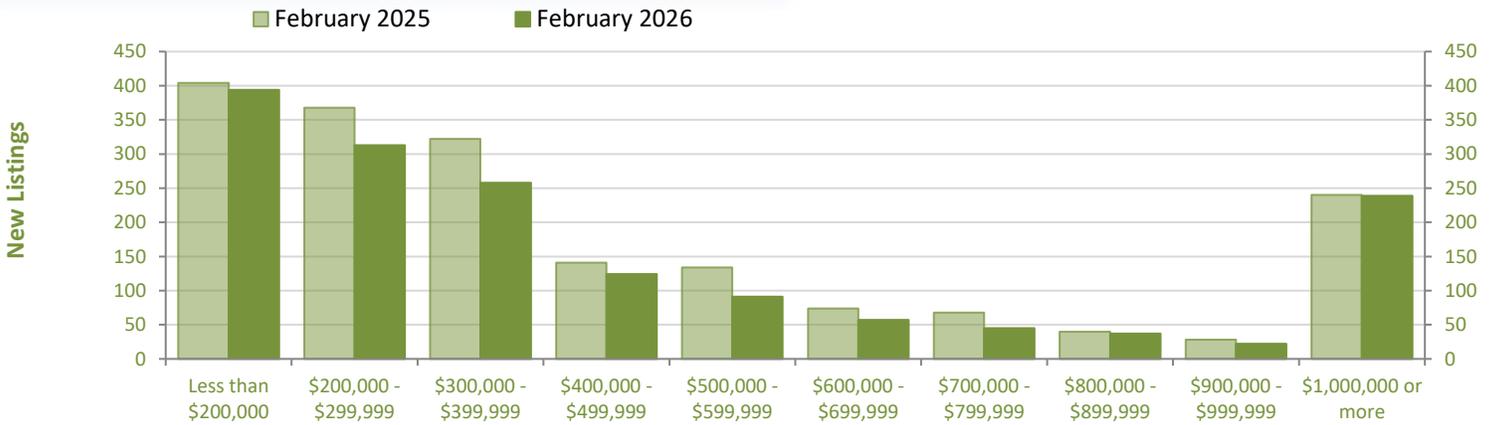


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

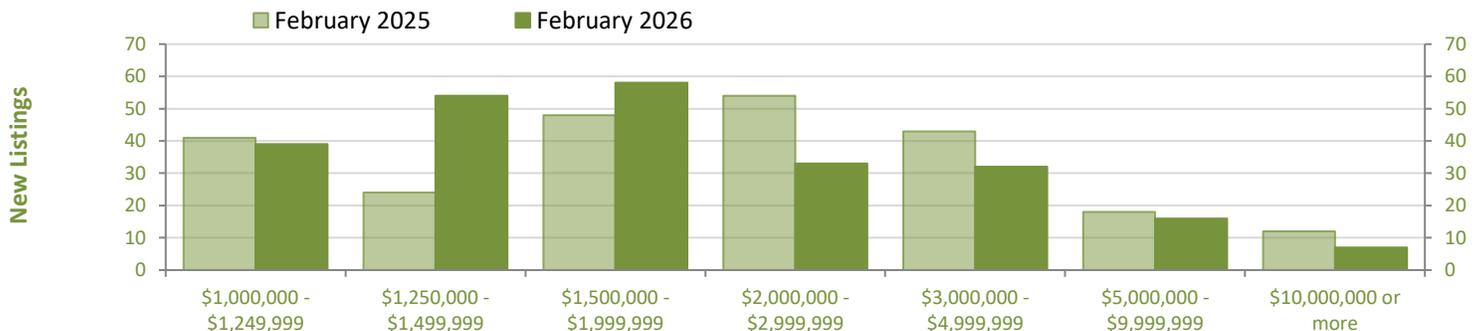
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	394	-2.5%
\$200,000 - \$299,999	313	-14.9%
\$300,000 - \$399,999	258	-19.9%
\$400,000 - \$499,999	124	-12.1%
\$500,000 - \$599,999	91	-32.1%
\$600,000 - \$699,999	57	-23.0%
\$700,000 - \$799,999	45	-33.8%
\$800,000 - \$899,999	37	-7.5%
\$900,000 - \$999,999	22	-21.4%
\$1,000,000 or more	239	-0.4%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	39	-4.9%
\$1,250,000 - \$1,499,999	54	125.0%
\$1,500,000 - \$1,999,999	58	20.8%
\$2,000,000 - \$2,999,999	33	-38.9%
\$3,000,000 - \$4,999,999	32	-25.6%
\$5,000,000 - \$9,999,999	16	-11.1%
\$10,000,000 or more	7	-41.7%



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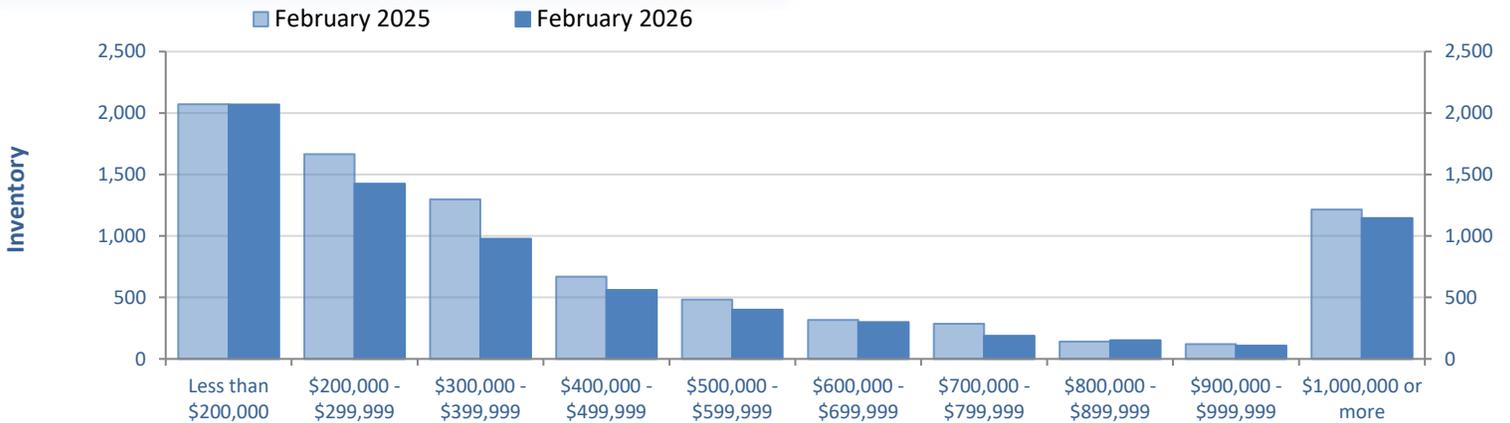


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

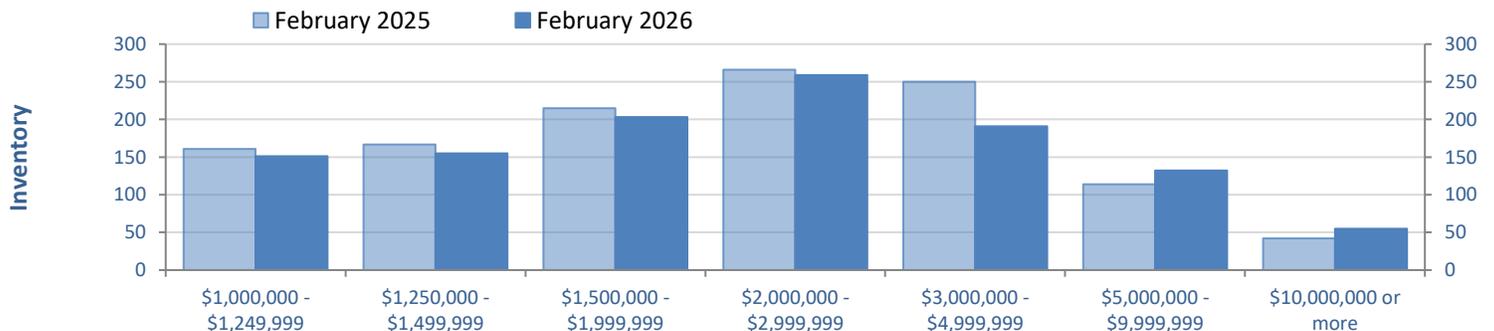
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	2,070	-0.1%
\$200,000 - \$299,999	1,425	-14.4%
\$300,000 - \$399,999	977	-24.7%
\$400,000 - \$499,999	561	-16.0%
\$500,000 - \$599,999	399	-17.2%
\$600,000 - \$699,999	299	-5.7%
\$700,000 - \$799,999	188	-34.5%
\$800,000 - \$899,999	151	6.3%
\$900,000 - \$999,999	107	-11.6%
\$1,000,000 or more	1,146	-5.7%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	151	-6.2%
\$1,250,000 - \$1,499,999	155	-7.2%
\$1,500,000 - \$1,999,999	203	-5.6%
\$2,000,000 - \$2,999,999	259	-2.6%
\$3,000,000 - \$4,999,999	191	-23.6%
\$5,000,000 - \$9,999,999	132	15.8%
\$10,000,000 or more	55	31.0%



Monthly Distressed Market - February 2026

Townhouses and Condos

Palm Beach County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	750	682	10.0%
	Median Sale Price	\$315,000	\$318,750	-1.2%
Foreclosure/REO	Closed Sales	5	1	400.0%
	Median Sale Price	\$117,500	\$196,500	-40.2%
Short Sale	Closed Sales	3	2	50.0%
	Median Sale Price	\$200,000	\$125,575	59.3%

