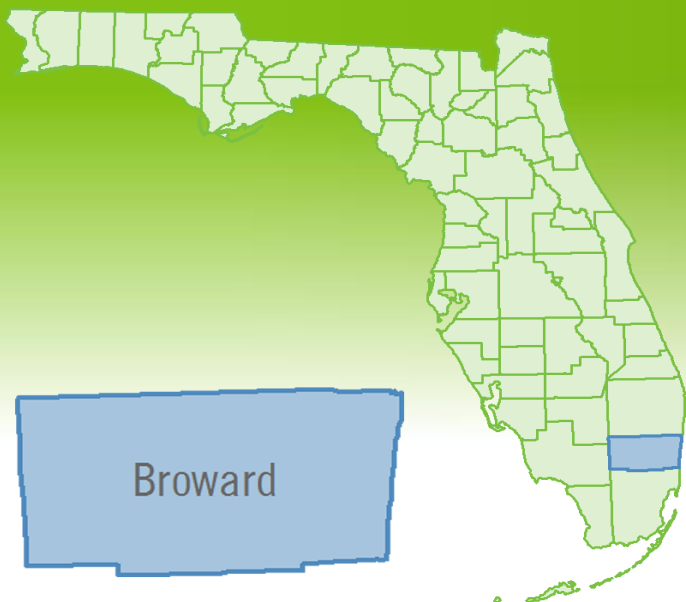


# Quarterly Market Detail - Q1 2026

## Single-Family Homes

### Broward County



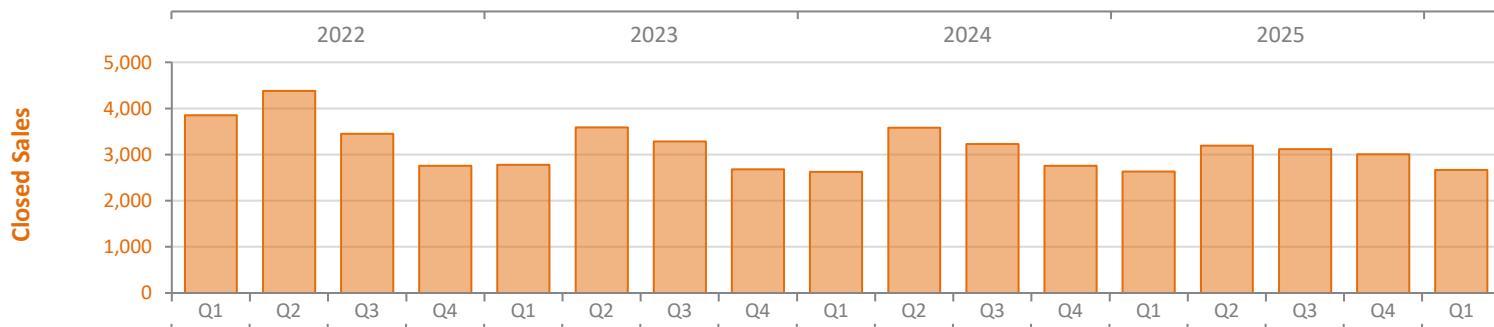
Summary Statistics	Q1 2026	Q1 2025	Percent Change Year-over-Year
Closed Sales	2,665	2,629	1.4%
Paid in Cash	669	681	-1.8%
Median Sale Price	\$615,000	\$630,000	-2.4%
Average Sale Price	\$916,491	\$866,231	5.8%
Dollar Volume	\$2.4 Billion	\$2.3 Billion	7.3%
Median Percent of Original List Price Received	94.7%	95.1%	-0.4%
Median Time to Contract	55 Days	52 Days	5.8%
Median Time to Sale	93 Days	88 Days	5.7%
New Pending Sales	3,538	3,335	6.1%
New Listings	4,957	5,318	-6.8%
Pending Inventory	1,753	1,611	8.8%
Inventory (Active Listings)	4,826	5,482	-12.0%
Months Supply of Inventory	4.8	5.4	-11.1%

## Closed Sales

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	2,665	1.4%
<b>Q1 2026</b>	<b>2,665</b>	<b>1.4%</b>
Q4 2025	3,006	9.1%
Q3 2025	3,118	-3.4%
Q2 2025	3,194	-10.8%
Q1 2025	2,629	0.3%
Q4 2024	2,755	2.8%
Q3 2024	3,229	-1.7%
Q2 2024	3,582	-0.2%
Q1 2024	2,622	-5.7%
Q4 2023	2,680	-2.8%
Q3 2023	3,286	-4.7%
Q2 2023	3,590	-18.0%
Q1 2023	2,781	-27.8%

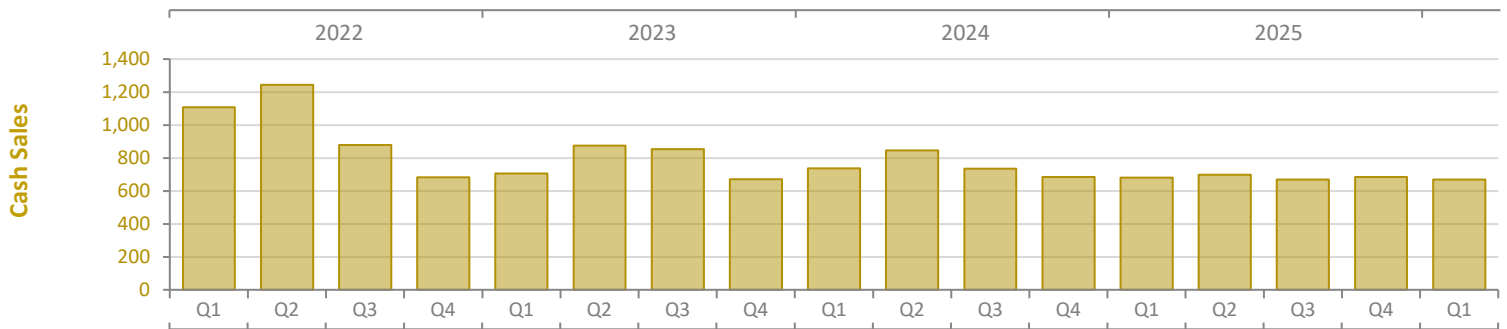


## Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	669	-1.8%
<b>Q1 2026</b>	<b>669</b>	<b>-1.8%</b>
Q4 2025	684	-0.1%
Q3 2025	669	-9.0%
Q2 2025	699	-17.4%
Q1 2025	681	-7.6%
Q4 2024	685	2.1%
Q3 2024	735	-13.8%
Q2 2024	846	-3.2%
Q1 2024	737	4.4%
Q4 2023	671	-1.6%
Q3 2023	853	-2.8%
Q2 2023	874	-29.7%
Q1 2023	706	-36.3%

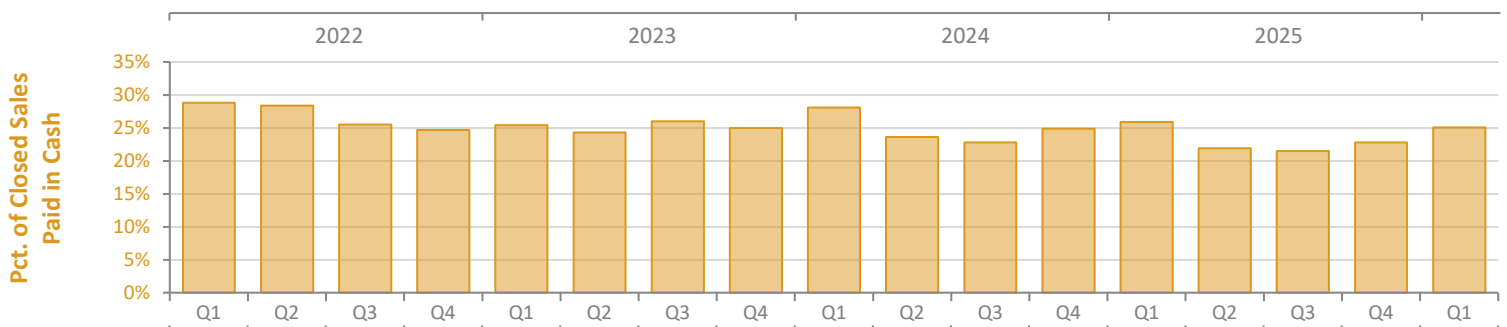


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	25.1%	-3.1%
<b>Q1 2026</b>	<b>25.1%</b>	<b>-3.1%</b>
Q4 2025	22.8%	-8.4%
Q3 2025	21.5%	-5.7%
Q2 2025	21.9%	-7.2%
Q1 2025	25.9%	-7.8%
Q4 2024	24.9%	-0.4%
Q3 2024	22.8%	-12.3%
Q2 2024	23.6%	-2.9%
Q1 2024	28.1%	10.6%
Q4 2023	25.0%	1.2%
Q3 2023	26.0%	2.0%
Q2 2023	24.3%	-14.4%
Q1 2023	25.4%	-11.8%

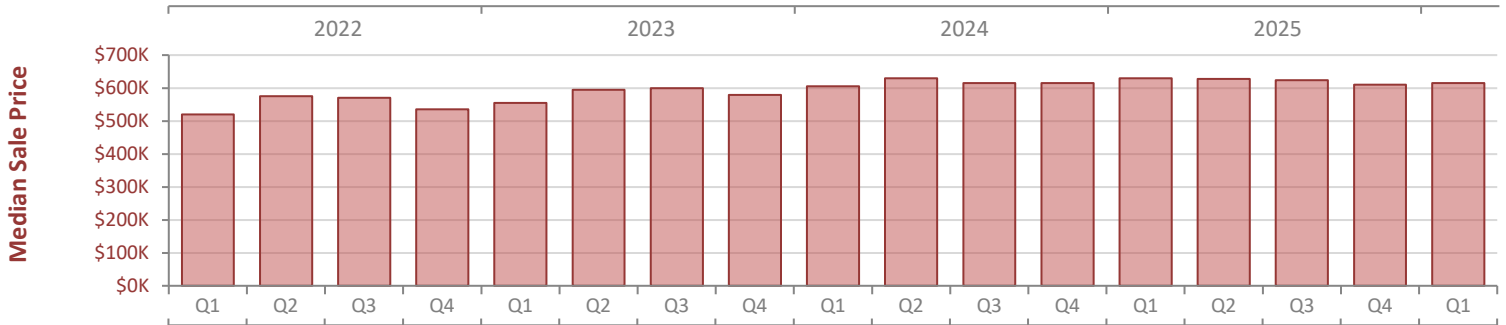


## Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$615,000	-2.4%
<b>Q1 2026</b>	<b>\$615,000</b>	<b>-2.4%</b>
Q4 2025	\$610,000	-0.8%
Q3 2025	\$624,000	1.5%
Q2 2025	\$627,500	-0.4%
Q1 2025	\$630,000	4.1%
Q4 2024	\$615,000	6.1%
Q3 2024	\$615,000	2.5%
Q2 2024	\$630,000	5.9%
Q1 2024	\$605,000	9.0%
Q4 2023	\$579,450	8.2%
Q3 2023	\$600,000	5.3%
Q2 2023	\$595,000	3.4%
Q1 2023	\$555,000	6.7%

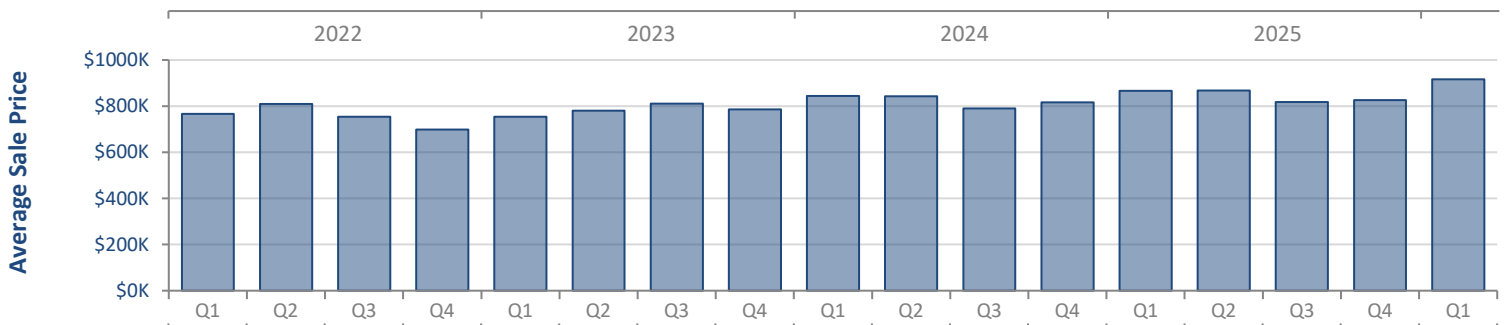


## Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$916,491	5.8%
<b>Q1 2026</b>	<b>\$916,491</b>	<b>5.8%</b>
Q4 2025	\$825,791	1.2%
Q3 2025	\$817,628	3.6%
Q2 2025	\$867,235	2.8%
Q1 2025	\$866,231	2.6%
Q4 2024	\$816,329	3.9%
Q3 2024	\$789,509	-2.6%
Q2 2024	\$843,319	8.0%
Q1 2024	\$844,493	11.9%
Q4 2023	\$785,356	12.5%
Q3 2023	\$810,609	7.4%
Q2 2023	\$780,890	-3.5%
Q1 2023	\$754,454	-1.6%

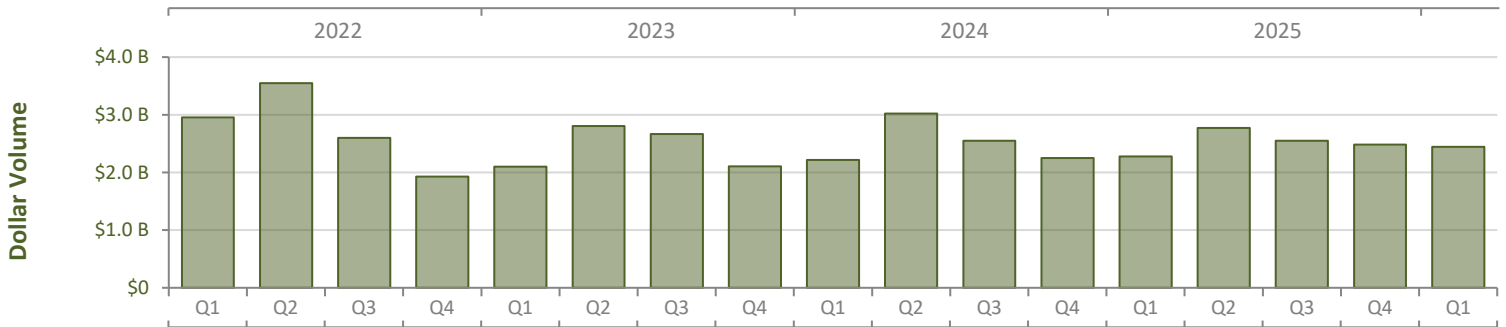


## Dollar Volume

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

**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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$2.4 Billion	7.3%
<b>Q1 2026</b>	<b>\$2.4 Billion</b>	<b>7.3%</b>
Q4 2025	\$2.5 Billion	10.4%
Q3 2025	\$2.5 Billion	0.0%
Q2 2025	\$2.8 Billion	-8.3%
Q1 2025	\$2.3 Billion	2.8%
Q4 2024	\$2.2 Billion	6.9%
Q3 2024	\$2.5 Billion	-4.3%
Q2 2024	\$3.0 Billion	7.8%
Q1 2024	\$2.2 Billion	5.5%
Q4 2023	\$2.1 Billion	9.3%
Q3 2023	\$2.7 Billion	2.4%
Q2 2023	\$2.8 Billion	-20.9%
Q1 2023	\$2.1 Billion	-29.0%

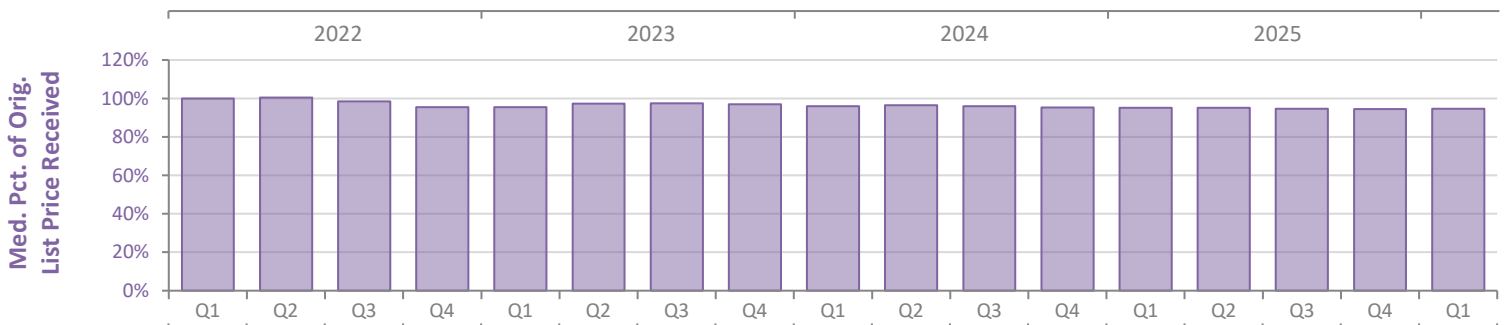


## Median Percent of Original List Price Received

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

**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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.7%	-0.4%
<b>Q1 2026</b>	<b>94.7%</b>	<b>-0.4%</b>
Q4 2025	94.4%	-0.9%
Q3 2025	94.7%	-1.3%
Q2 2025	95.2%	-1.2%
Q1 2025	95.1%	-0.9%
Q4 2024	95.3%	-1.7%
Q3 2024	95.9%	-1.5%
Q2 2024	96.4%	-0.9%
Q1 2024	96.0%	0.6%
Q4 2023	96.9%	1.5%
Q3 2023	97.4%	-1.1%
Q2 2023	97.3%	-3.2%
Q1 2023	95.4%	-4.6%

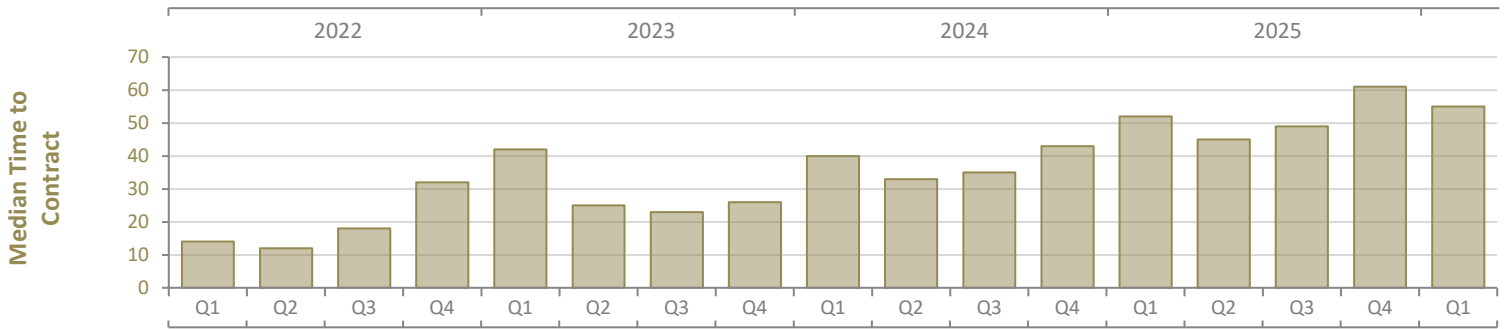


## Median Time to Contract

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

**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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	55 Days	5.8%
<b>Q1 2026</b>	<b>55 Days</b>	<b>5.8%</b>
Q4 2025	61 Days	41.9%
Q3 2025	49 Days	40.0%
Q2 2025	45 Days	36.4%
Q1 2025	52 Days	30.0%
Q4 2024	43 Days	65.4%
Q3 2024	35 Days	52.2%
Q2 2024	33 Days	32.0%
Q1 2024	40 Days	-4.8%
Q4 2023	26 Days	-18.8%
Q3 2023	23 Days	27.8%
Q2 2023	25 Days	108.3%
Q1 2023	42 Days	200.0%

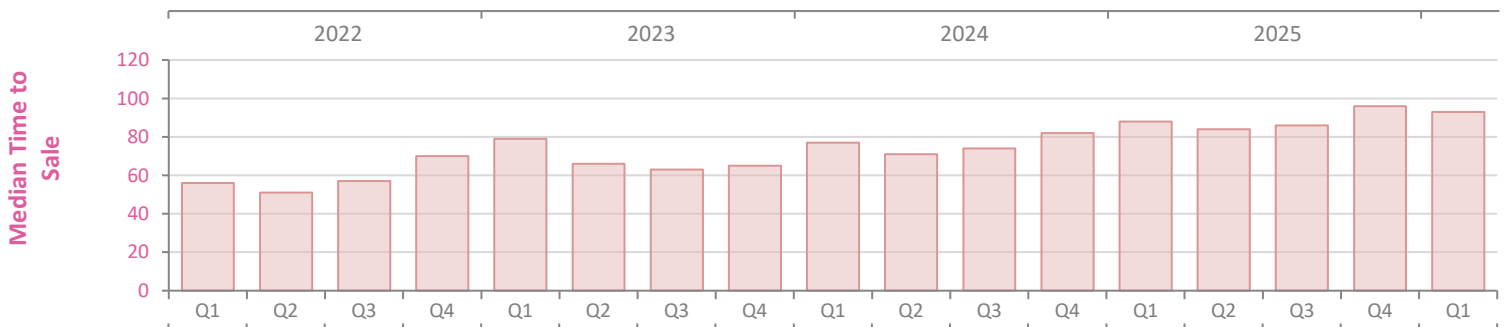


## Median Time to Sale

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

**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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	93 Days	5.7%
<b>Q1 2026</b>	<b>93 Days</b>	<b>5.7%</b>
Q4 2025	96 Days	17.1%
Q3 2025	86 Days	16.2%
Q2 2025	84 Days	18.3%
Q1 2025	88 Days	14.3%
Q4 2024	82 Days	26.2%
Q3 2024	74 Days	17.5%
Q2 2024	71 Days	7.6%
Q1 2024	77 Days	-2.5%
Q4 2023	65 Days	-7.1%
Q3 2023	63 Days	10.5%
Q2 2023	66 Days	29.4%
Q1 2023	79 Days	41.1%

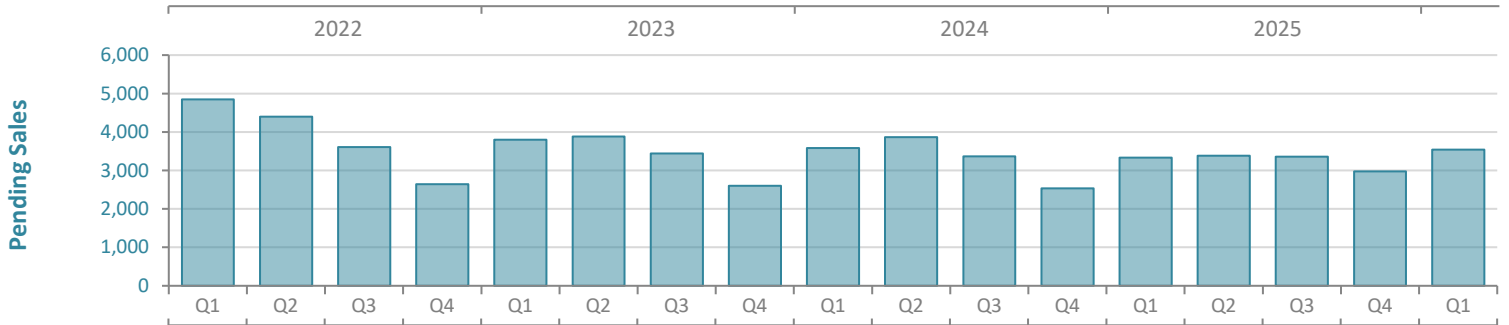


## New Pending Sales

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

**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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	3,538	6.1%
<b>Q1 2026</b>	<b>3,538</b>	<b>6.1%</b>
Q4 2025	2,972	17.4%
Q3 2025	3,359	-0.1%
Q2 2025	3,386	-12.4%
Q1 2025	3,335	-6.9%
Q4 2024	2,532	-2.7%
Q3 2024	3,363	-2.4%
Q2 2024	3,865	-0.5%
Q1 2024	3,581	-5.8%
Q4 2023	2,603	-1.5%
Q3 2023	3,444	-4.5%
Q2 2023	3,885	-11.7%
Q1 2023	3,801	-21.6%

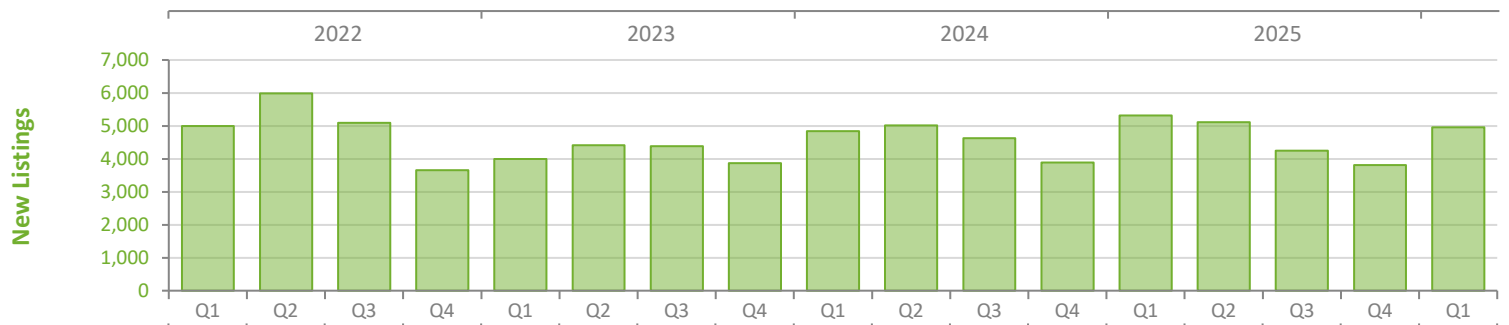


## New Listings

The number of properties put onto the market during the quarter

**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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	4,957	-6.8%
<b>Q1 2026</b>	<b>4,957</b>	<b>-6.8%</b>
Q4 2025	3,808	-2.0%
Q3 2025	4,245	-8.2%
Q2 2025	5,111	2.0%
Q1 2025	5,318	9.8%
Q4 2024	3,885	0.4%
Q3 2024	4,625	5.5%
Q2 2024	5,012	13.6%
Q1 2024	4,844	21.2%
Q4 2023	3,868	5.7%
Q3 2023	4,384	-13.9%
Q2 2023	4,413	-26.3%
Q1 2023	3,996	-20.0%

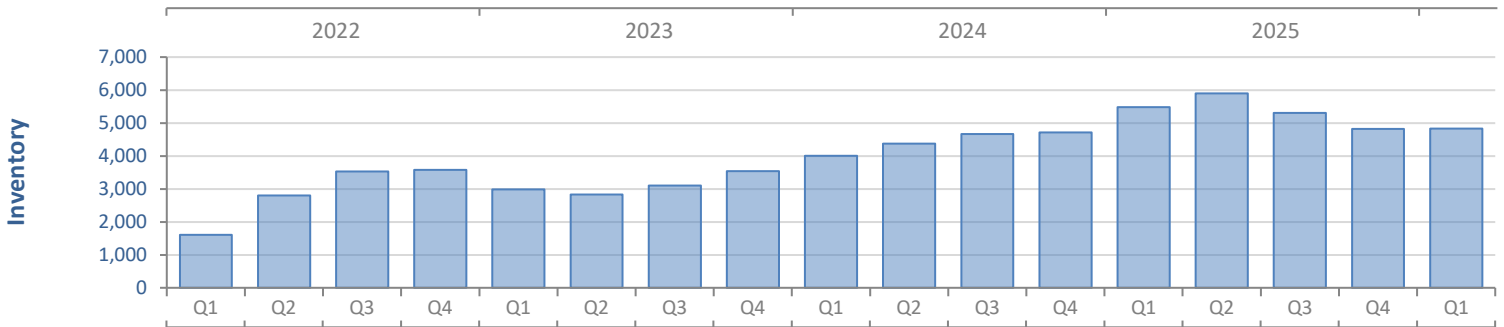


## Inventory (Active Listings)

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

**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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,946	-7.6%
<b>Q1 2026</b>	<b>4,826</b>	<b>-12.0%</b>
Q4 2025	4,825	2.2%
Q3 2025	5,311	13.8%
Q2 2025	5,897	34.8%
Q1 2025	5,482	36.8%
Q4 2024	4,719	33.2%
Q3 2024	4,665	50.1%
Q2 2024	4,374	54.8%
Q1 2024	4,007	34.1%
Q4 2023	3,543	-1.1%
Q3 2023	3,107	-12.0%
Q2 2023	2,826	1.0%
Q1 2023	2,988	85.8%

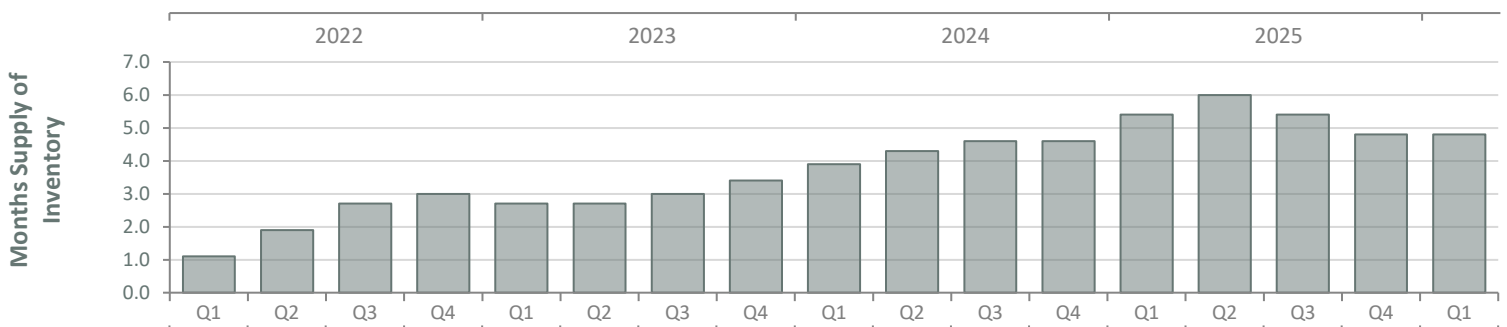


## Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.0	-5.7%
<b>Q1 2026</b>	<b>4.8</b>	<b>-11.1%</b>
Q4 2025	4.8	4.3%
Q3 2025	5.4	17.4%
Q2 2025	6.0	39.5%
Q1 2025	5.4	38.5%
Q4 2024	4.6	35.3%
Q3 2024	4.6	53.3%
Q2 2024	4.3	59.3%
Q1 2024	3.9	44.4%
Q4 2023	3.4	13.3%
Q3 2023	3.0	11.1%
Q2 2023	2.7	42.1%
Q1 2023	2.7	145.5%

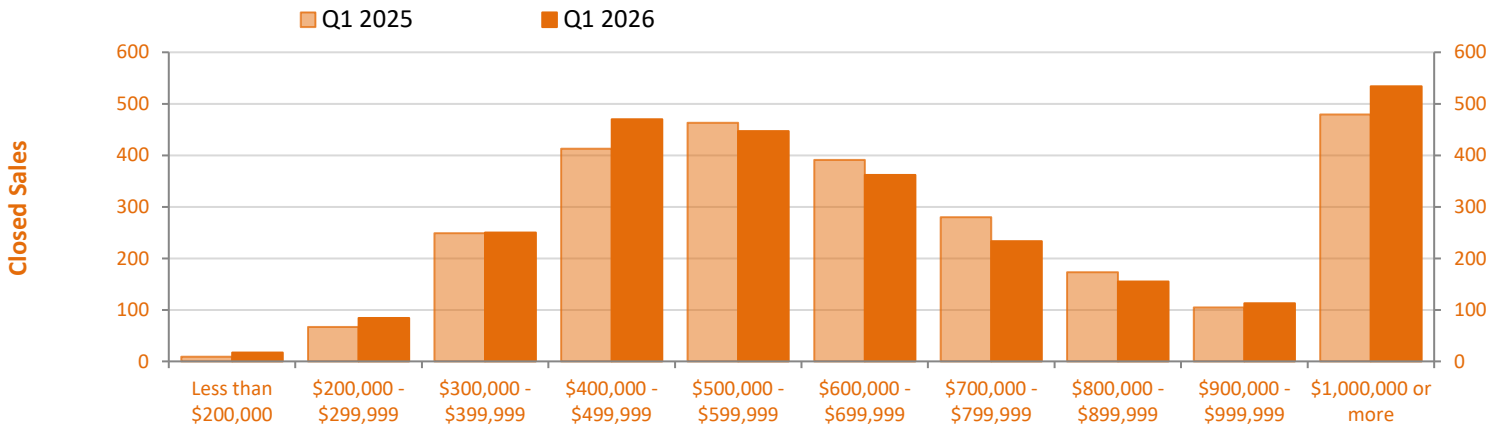


## Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

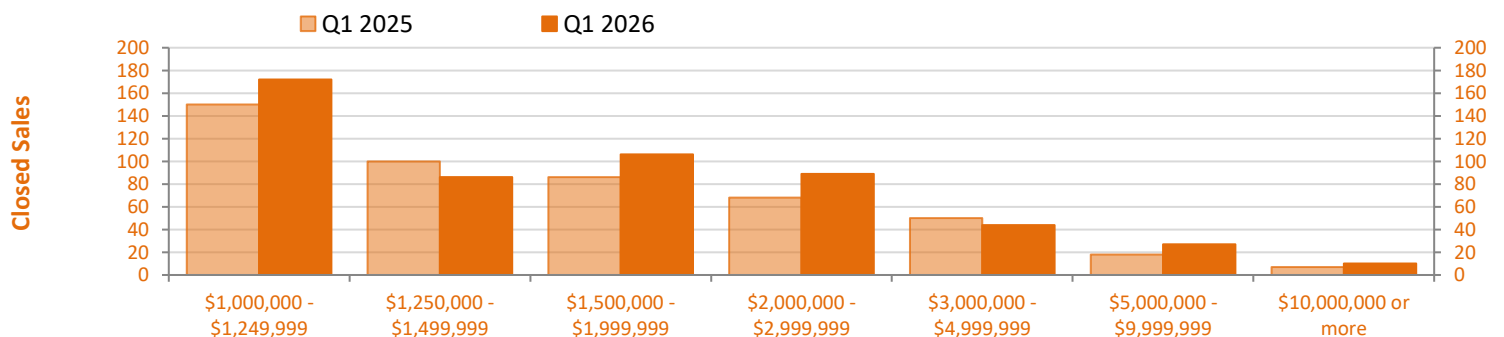
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	17	88.9%
\$200,000 - \$299,999	84	25.4%
\$300,000 - \$399,999	250	0.4%
\$400,000 - \$499,999	470	13.8%
\$500,000 - \$599,999	447	-3.5%
\$600,000 - \$699,999	362	-7.4%
\$700,000 - \$799,999	233	-16.8%
\$800,000 - \$899,999	155	-10.4%
\$900,000 - \$999,999	113	7.6%
\$1,000,000 or more	534	11.5%



## 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	172	14.7%
\$1,250,000 - \$1,499,999	86	-14.0%
\$1,500,000 - \$1,999,999	106	23.3%
\$2,000,000 - \$2,999,999	89	30.9%
\$3,000,000 - \$4,999,999	44	-12.0%
\$5,000,000 - \$9,999,999	27	50.0%
\$10,000,000 or more	10	42.9%

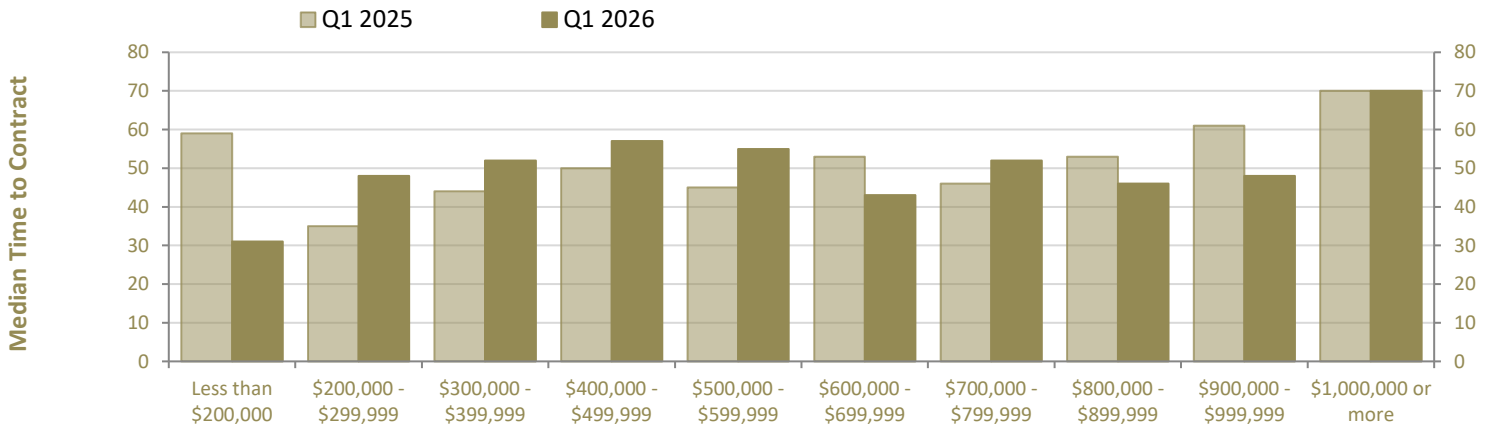


## Median Time to Contract by Sale Price

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

**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 quarter. 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.

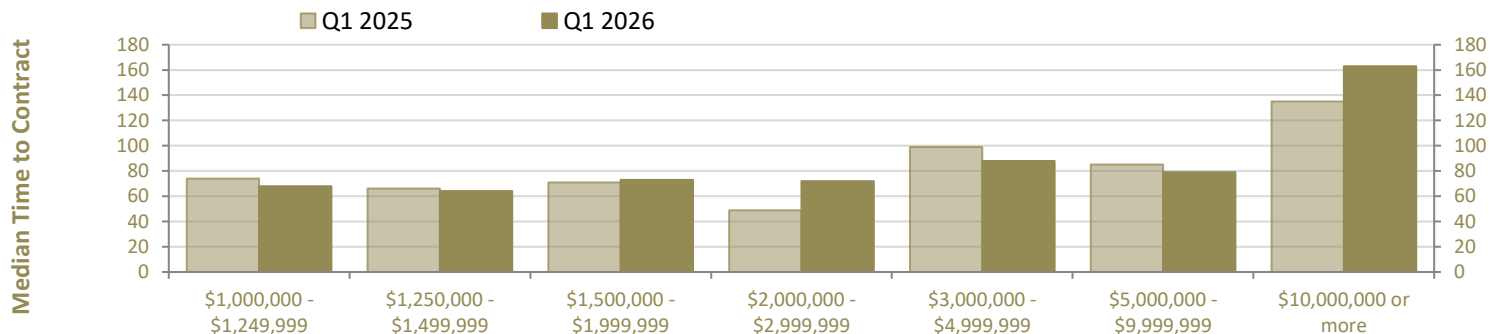
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	31 Days	-47.5%
\$200,000 - \$299,999	48 Days	37.1%
\$300,000 - \$399,999	52 Days	18.2%
\$400,000 - \$499,999	57 Days	14.0%
\$500,000 - \$599,999	55 Days	22.2%
\$600,000 - \$699,999	43 Days	-18.9%
\$700,000 - \$799,999	52 Days	13.0%
\$800,000 - \$899,999	46 Days	-13.2%
\$900,000 - \$999,999	48 Days	-21.3%
\$1,000,000 or more	70 Days	0.0%



## 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	68 Days	-8.1%
\$1,250,000 - \$1,499,999	64 Days	-3.0%
\$1,500,000 - \$1,999,999	73 Days	2.8%
\$2,000,000 - \$2,999,999	72 Days	46.9%
\$3,000,000 - \$4,999,999	88 Days	-11.1%
\$5,000,000 - \$9,999,999	79 Days	-7.1%
\$10,000,000 or more	163 Days	20.7%

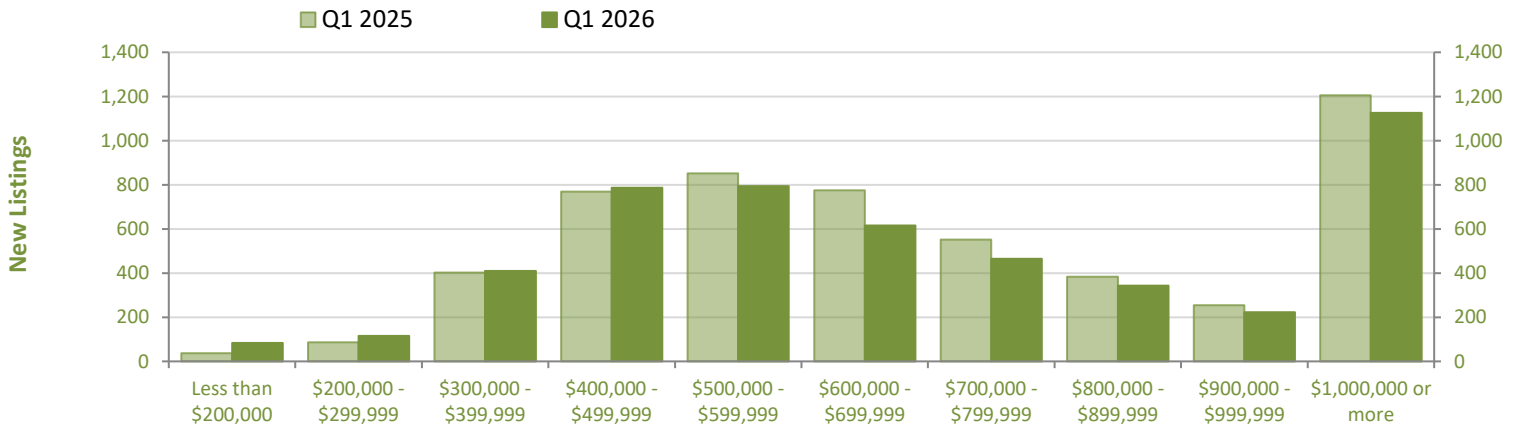


## New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

**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.

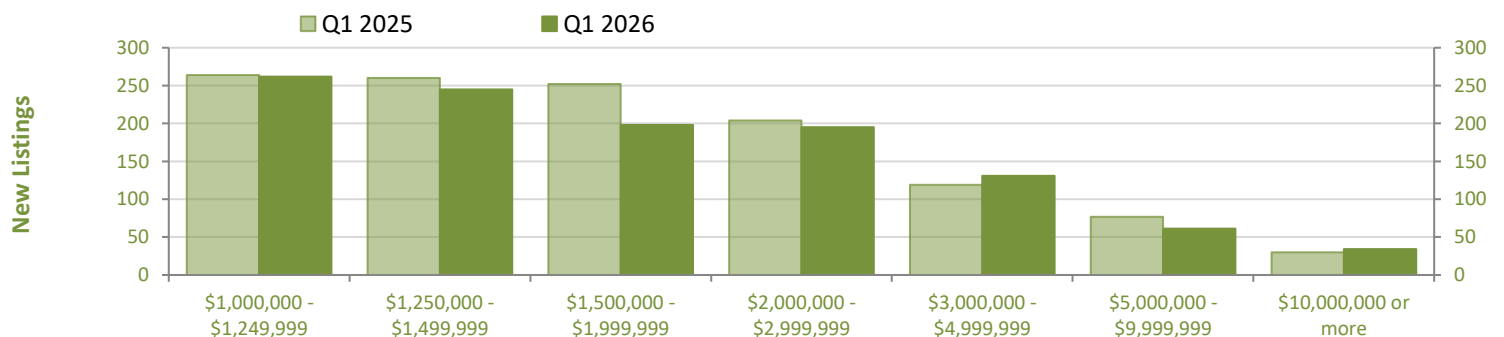
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	83	124.3%
\$200,000 - \$299,999	115	32.2%
\$300,000 - \$399,999	410	2.0%
\$400,000 - \$499,999	786	2.2%
\$500,000 - \$599,999	793	-6.8%
\$600,000 - \$699,999	615	-20.6%
\$700,000 - \$799,999	464	-15.9%
\$800,000 - \$899,999	343	-10.7%
\$900,000 - \$999,999	222	-12.9%
\$1,000,000 or more	1,126	-6.6%



## 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	262	-0.8%
\$1,250,000 - \$1,499,999	245	-5.8%
\$1,500,000 - \$1,999,999	198	-21.4%
\$2,000,000 - \$2,999,999	195	-4.4%
\$3,000,000 - \$4,999,999	131	10.1%
\$5,000,000 - \$9,999,999	61	-20.8%
\$10,000,000 or more	34	13.3%

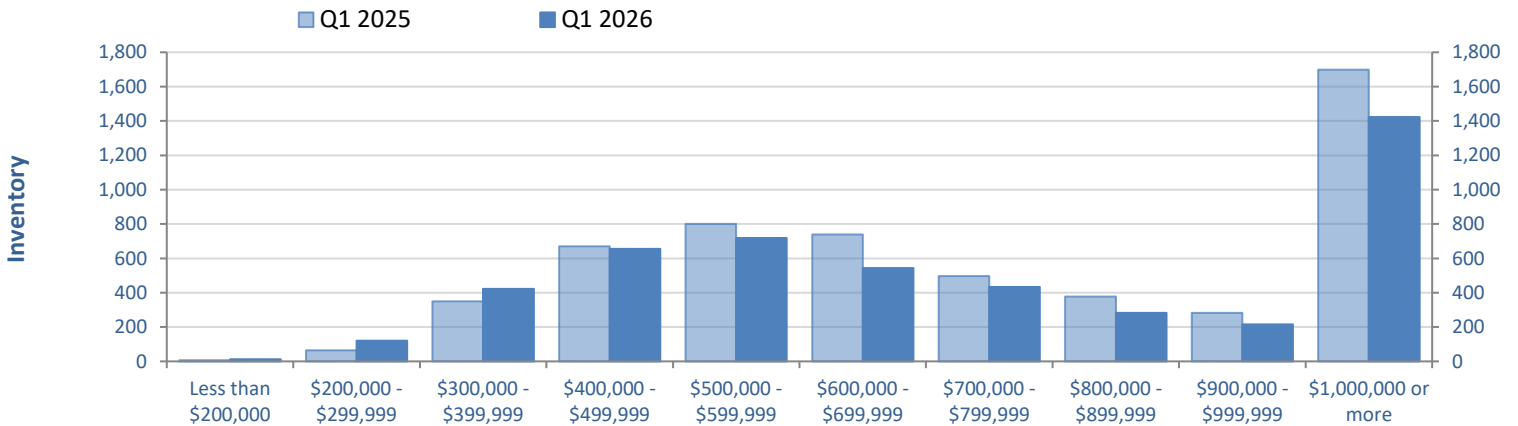


## Inventory by Current Listing Price

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

**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 quarter, and hold this number to compare with the same quarter 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.

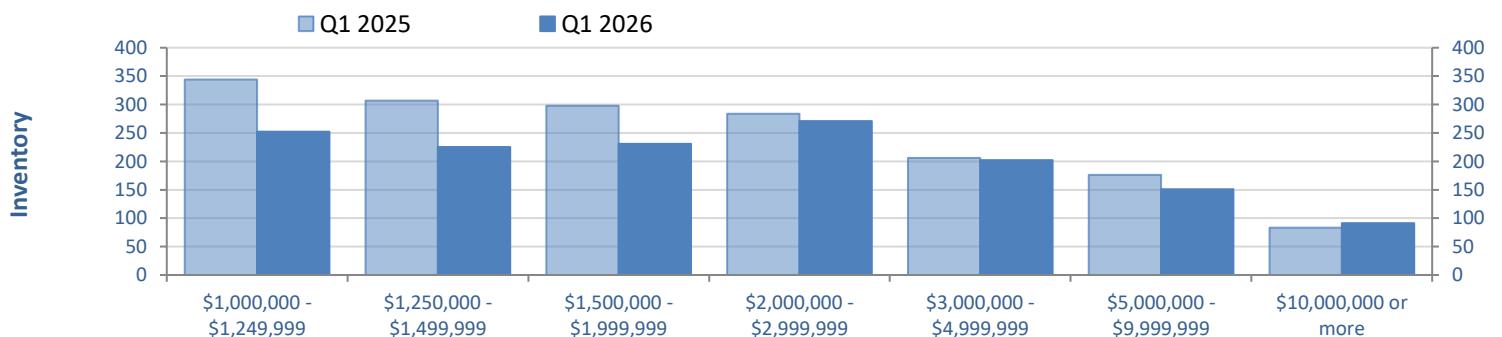
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	13	85.7%
\$200,000 - \$299,999	121	89.1%
\$300,000 - \$399,999	422	20.9%
\$400,000 - \$499,999	655	-2.2%
\$500,000 - \$599,999	718	-10.3%
\$600,000 - \$699,999	543	-26.5%
\$700,000 - \$799,999	433	-12.7%
\$800,000 - \$899,999	282	-25.2%
\$900,000 - \$999,999	216	-23.4%
\$1,000,000 or more	1,423	-16.2%



## Million Dollar Spotlight

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

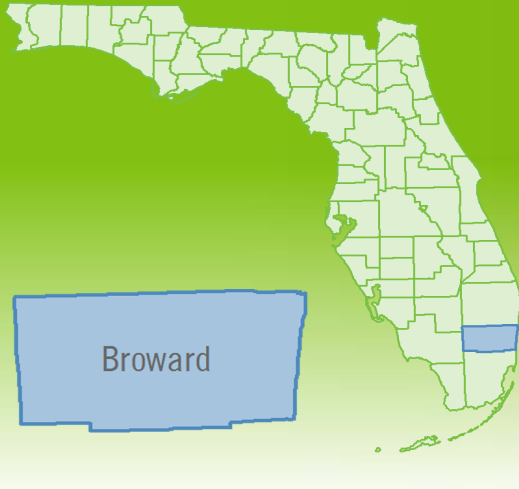
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	252	-26.7%
\$1,250,000 - \$1,499,999	225	-26.7%
\$1,500,000 - \$1,999,999	231	-22.5%
\$2,000,000 - \$2,999,999	271	-4.6%
\$3,000,000 - \$4,999,999	202	-1.9%
\$5,000,000 - \$9,999,999	151	-14.2%
\$10,000,000 or more	91	9.6%



# Quarterly Distressed Market - Q1 2026

## Single-Family Homes

### Broward County



		Q1 2026	Q1 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,623	2,600	0.9%
	Median Sale Price	\$615,000	\$630,000	-2.4%
Foreclosure/REO	Closed Sales	32	26	23.1%
	Median Sale Price	\$515,000	\$520,000	-1.0%
Short Sale	Closed Sales	10	3	233.3%
	Median Sale Price	\$442,000	\$565,000	-21.8%

