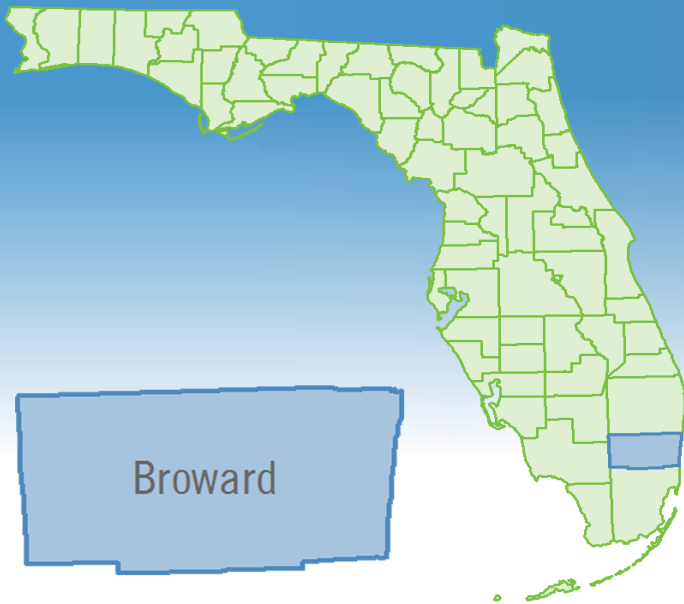


# Quarterly Market Detail - Q1 2026

## Townhouses and Condos

### Broward County



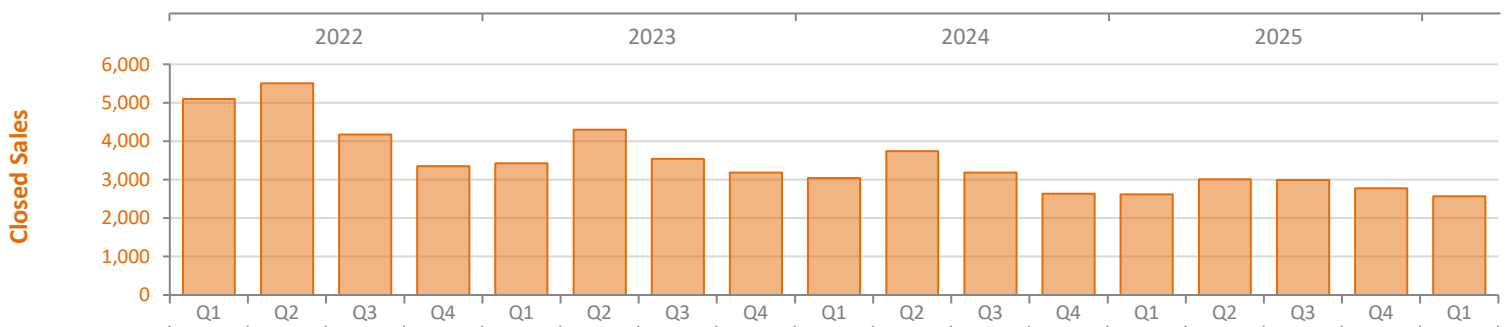
Summary Statistics	Q1 2026	Q1 2025	Percent Change Year-over-Year
Closed Sales	2,566	2,615	-1.9%
Paid in Cash	1,437	1,425	0.8%
Median Sale Price	\$260,000	\$275,000	-5.5%
Average Sale Price	\$389,316	\$369,691	5.3%
Dollar Volume	\$999.0 Million	\$966.7 Million	3.3%
Median Percent of Original List Price Received	92.5%	92.3%	0.2%
Median Time to Contract	81 Days	70 Days	15.7%
Median Time to Sale	118 Days	109 Days	8.3%
New Pending Sales	3,360	3,336	0.7%
New Listings	6,670	7,589	-12.1%
Pending Inventory	1,640	1,638	0.1%
Inventory (Active Listings)	10,675	12,153	-12.2%
Months Supply of Inventory	11.3	12.0	-5.8%

## 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	2,566	-1.9%
<b>Q1 2026</b>	<b>2,566</b>	<b>-1.9%</b>
Q4 2025	2,777	5.3%
Q3 2025	2,994	-5.9%
Q2 2025	3,007	-19.7%
Q1 2025	2,615	-13.9%
Q4 2024	2,636	-17.3%
Q3 2024	3,181	-10.1%
Q2 2024	3,743	-12.9%
Q1 2024	3,038	-11.2%
Q4 2023	3,186	-5.0%
Q3 2023	3,540	-15.2%
Q2 2023	4,297	-22.0%
Q1 2023	3,423	-32.8%

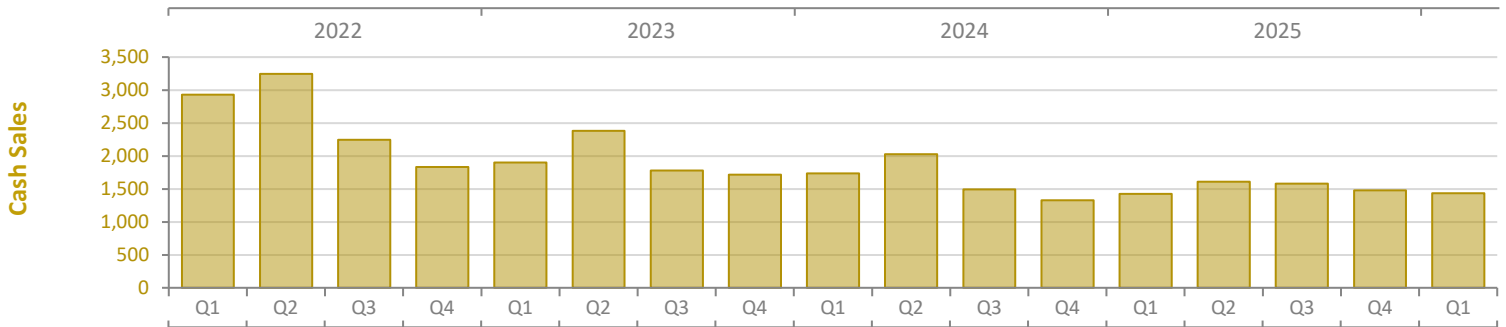


## Cash Sales

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	1,437	0.8%
<b>Q1 2026</b>	<b>1,437</b>	<b>0.8%</b>
Q4 2025	1,479	11.3%
Q3 2025	1,582	6.1%
Q2 2025	1,608	-20.7%
Q1 2025	1,425	-17.9%
Q4 2024	1,329	-22.5%
Q3 2024	1,491	-16.1%
Q2 2024	2,027	-14.9%
Q1 2024	1,736	-8.7%
Q4 2023	1,715	-6.5%
Q3 2023	1,777	-20.9%
Q2 2023	2,381	-26.7%
Q1 2023	1,901	-35.1%

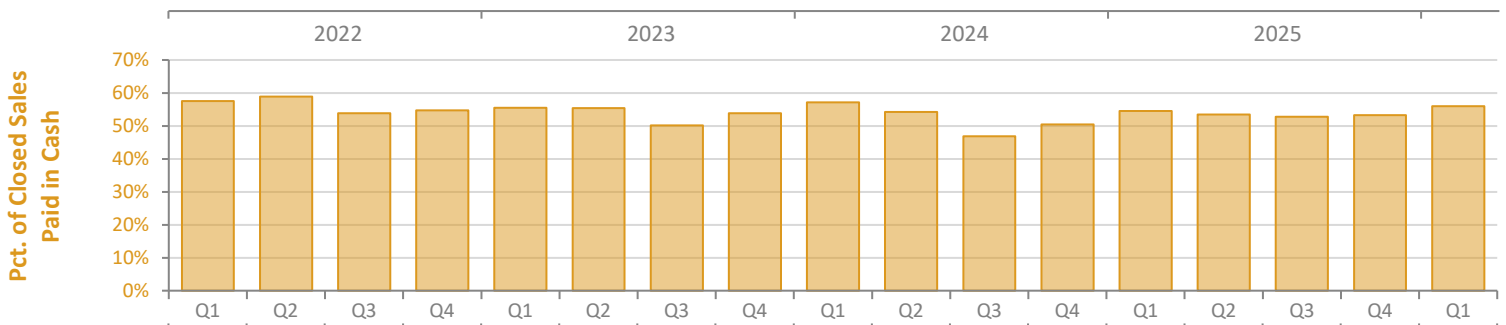


## Cash Sales as a Percentage of Closed Sales

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	56.0%	2.8%
<b>Q1 2026</b>	<b>56.0%</b>	<b>2.8%</b>
Q4 2025	53.3%	5.8%
Q3 2025	52.8%	12.6%
Q2 2025	53.5%	-1.3%
Q1 2025	54.5%	-4.6%
Q4 2024	50.4%	-6.3%
Q3 2024	46.9%	-6.6%
Q2 2024	54.2%	-2.2%
Q1 2024	57.1%	2.9%
Q4 2023	53.8%	-1.6%
Q3 2023	50.2%	-6.7%
Q2 2023	55.4%	-5.9%
Q1 2023	55.5%	-3.5%

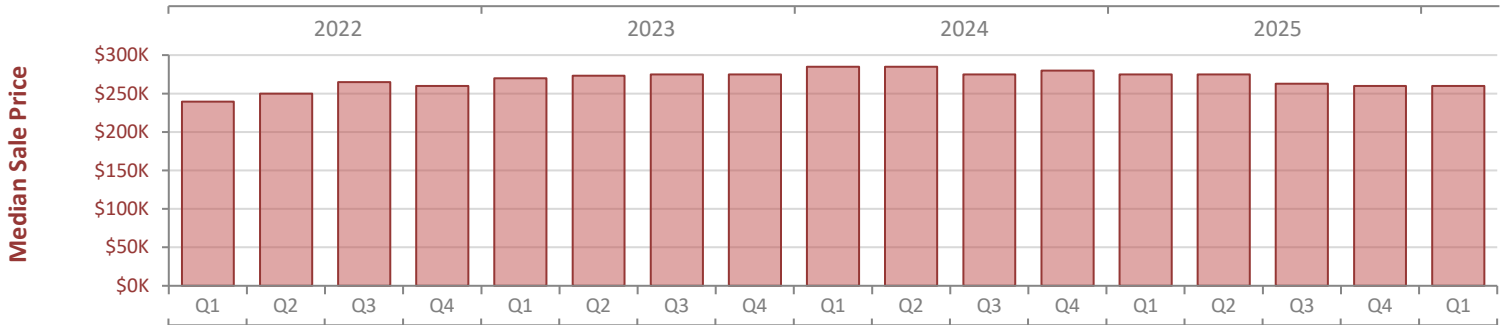


## Median Sale Price

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	\$260,000	-5.5%
<b>Q1 2026</b>	<b>\$260,000</b>	<b>-5.5%</b>
Q4 2025	\$259,900	-7.2%
Q3 2025	\$263,000	-4.4%
Q2 2025	\$275,000	-3.5%
Q1 2025	\$275,000	-3.5%
Q4 2024	\$280,000	1.8%
Q3 2024	\$275,000	0.0%
Q2 2024	\$285,000	4.4%
Q1 2024	\$285,000	5.6%
Q4 2023	\$275,000	5.8%
Q3 2023	\$275,000	3.8%
Q2 2023	\$273,000	9.2%
Q1 2023	\$270,000	12.6%

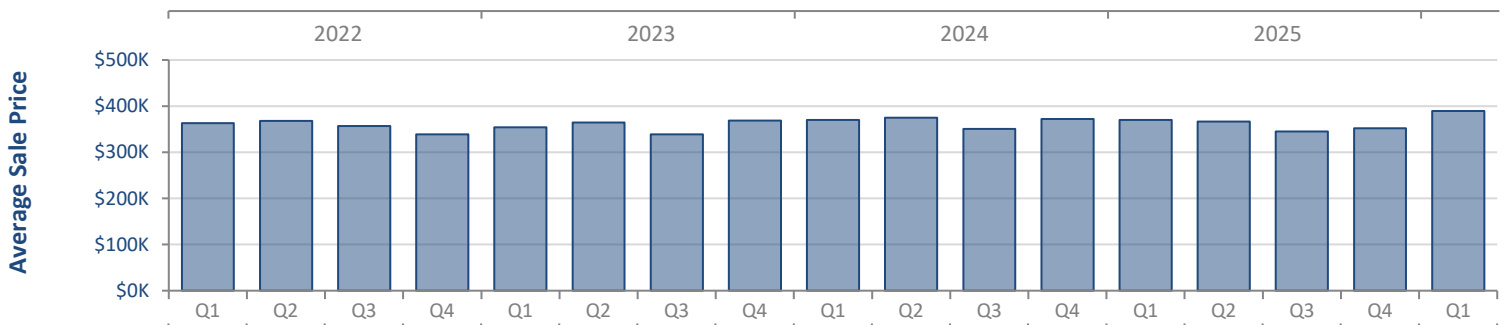


## Average Sale Price

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	\$389,316	5.3%
<b>Q1 2026</b>	<b>\$389,316</b>	<b>5.3%</b>
Q4 2025	\$351,774	-5.4%
Q3 2025	\$345,386	-1.4%
Q2 2025	\$366,775	-2.1%
Q1 2025	\$369,691	0.0%
Q4 2024	\$371,889	0.8%
Q3 2024	\$350,446	3.4%
Q2 2024	\$374,822	2.9%
Q1 2024	\$369,736	4.3%
Q4 2023	\$368,761	8.9%
Q3 2023	\$339,015	-5.1%
Q2 2023	\$364,297	-1.0%
Q1 2023	\$354,362	-2.4%

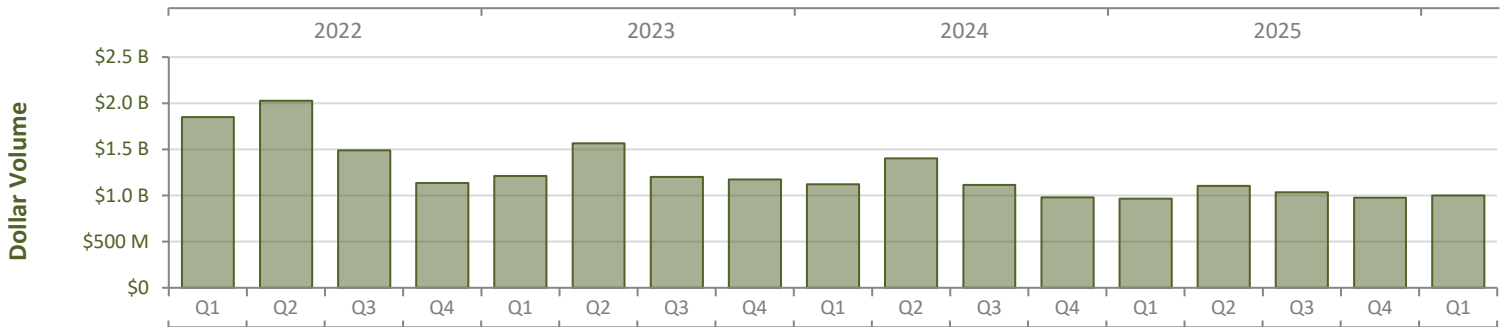


## Dollar Volume

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	\$999.0 Million	3.3%
<b>Q1 2026</b>	<b>\$999.0 Million</b>	<b>3.3%</b>
Q4 2025	\$976.9 Million	-0.3%
Q3 2025	\$1.0 Billion	-7.2%
Q2 2025	\$1.1 Billion	-21.4%
Q1 2025	\$966.7 Million	-13.9%
Q4 2024	\$980.3 Million	-16.6%
Q3 2024	\$1.1 Billion	-7.1%
Q2 2024	\$1.4 Billion	-10.4%
Q1 2024	\$1.1 Billion	-7.4%
Q4 2023	\$1.2 Billion	3.5%
Q3 2023	\$1.2 Billion	-19.5%
Q2 2023	\$1.6 Billion	-22.8%
Q1 2023	\$1.2 Billion	-34.4%

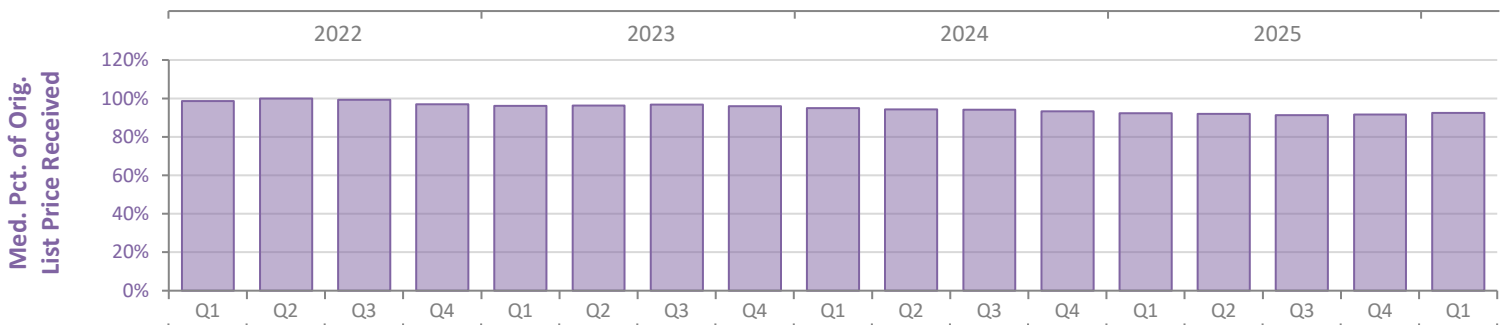


## Median Percent of Original List Price Received

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	92.5%	0.2%
<b>Q1 2026</b>	<b>92.5%</b>	<b>0.2%</b>
Q4 2025	91.7%	-1.7%
Q3 2025	91.3%	-3.0%
Q2 2025	91.9%	-2.5%
Q1 2025	92.3%	-2.7%
Q4 2024	93.3%	-2.7%
Q3 2024	94.1%	-2.8%
Q2 2024	94.3%	-2.1%
Q1 2024	94.9%	-1.4%
Q4 2023	95.9%	-1.1%
Q3 2023	96.8%	-2.5%
Q2 2023	96.3%	-3.7%
Q1 2023	96.2%	-2.4%

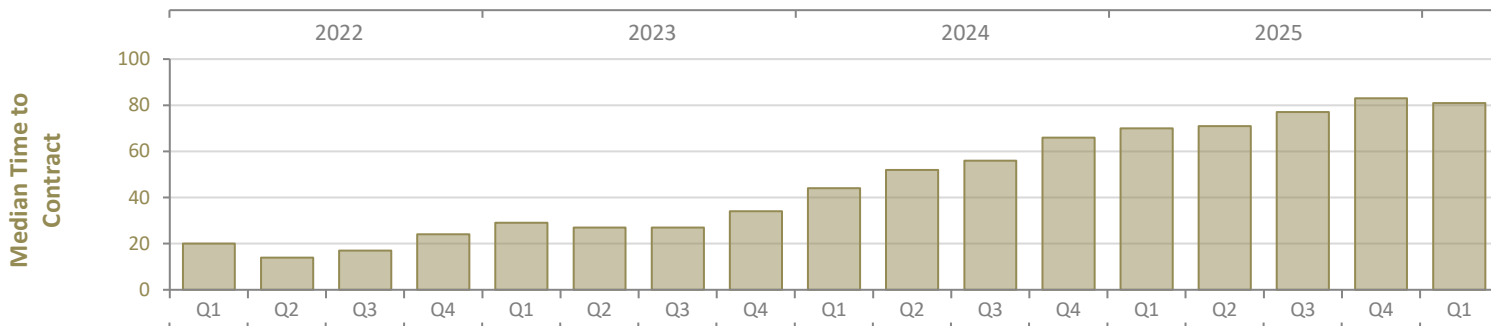


## Median Time to Contract

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	81 Days	15.7%
<b>Q1 2026</b>	<b>81 Days</b>	<b>15.7%</b>
Q4 2025	83 Days	25.8%
Q3 2025	77 Days	37.5%
Q2 2025	71 Days	36.5%
Q1 2025	70 Days	59.1%
Q4 2024	66 Days	94.1%
Q3 2024	56 Days	107.4%
Q2 2024	52 Days	92.6%
Q1 2024	44 Days	51.7%
Q4 2023	34 Days	41.7%
Q3 2023	27 Days	58.8%
Q2 2023	27 Days	92.9%
Q1 2023	29 Days	45.0%

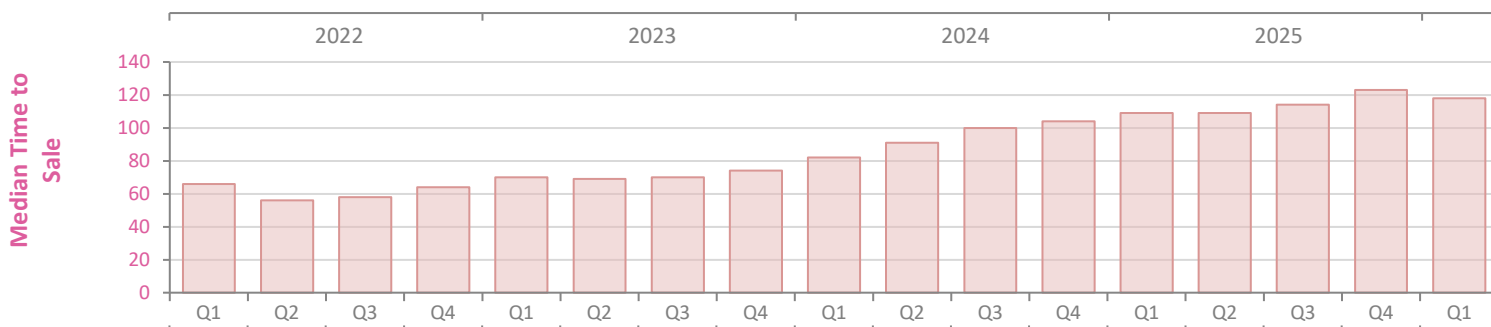


## Median Time to Sale

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	118 Days	8.3%
<b>Q1 2026</b>	<b>118 Days</b>	<b>8.3%</b>
Q4 2025	123 Days	18.3%
Q3 2025	114 Days	14.0%
Q2 2025	109 Days	19.8%
Q1 2025	109 Days	32.9%
Q4 2024	104 Days	40.5%
Q3 2024	100 Days	42.9%
Q2 2024	91 Days	31.9%
Q1 2024	82 Days	17.1%
Q4 2023	74 Days	15.6%
Q3 2023	70 Days	20.7%
Q2 2023	69 Days	23.2%
Q1 2023	70 Days	6.1%

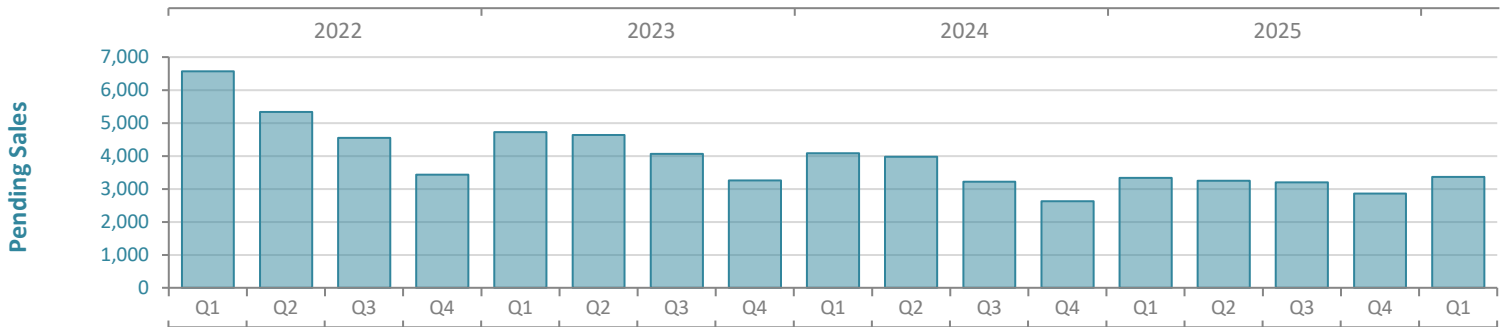


## New Pending Sales

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	3,360	0.7%
<b>Q1 2026</b>	<b>3,360</b>	<b>0.7%</b>
Q4 2025	2,856	8.6%
Q3 2025	3,203	-0.4%
Q2 2025	3,252	-18.3%
Q1 2025	3,336	-18.3%
Q4 2024	2,629	-19.4%
Q3 2024	3,215	-20.9%
Q2 2024	3,978	-14.2%
Q1 2024	4,085	-13.5%
Q4 2023	3,261	-5.0%
Q3 2023	4,066	-10.6%
Q2 2023	4,635	-13.1%
Q1 2023	4,723	-28.1%

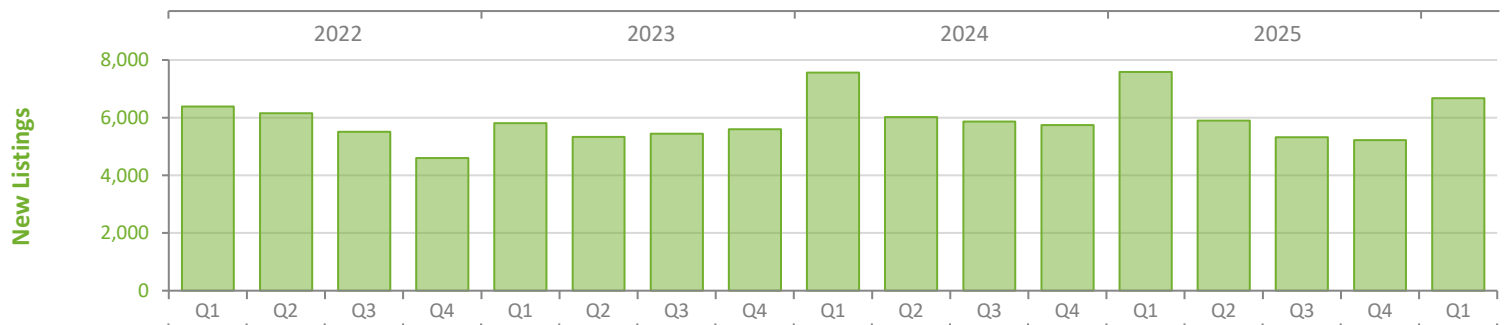


## New Listings

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	6,670	-12.1%
<b>Q1 2026</b>	<b>6,670</b>	<b>-12.1%</b>
Q4 2025	5,224	-9.0%
Q3 2025	5,322	-9.3%
Q2 2025	5,900	-2.0%
Q1 2025	7,589	0.3%
Q4 2024	5,742	2.5%
Q3 2024	5,865	7.7%
Q2 2024	6,023	12.9%
Q1 2024	7,564	30.2%
Q4 2023	5,604	21.8%
Q3 2023	5,446	-1.1%
Q2 2023	5,334	-13.3%
Q1 2023	5,810	-9.0%

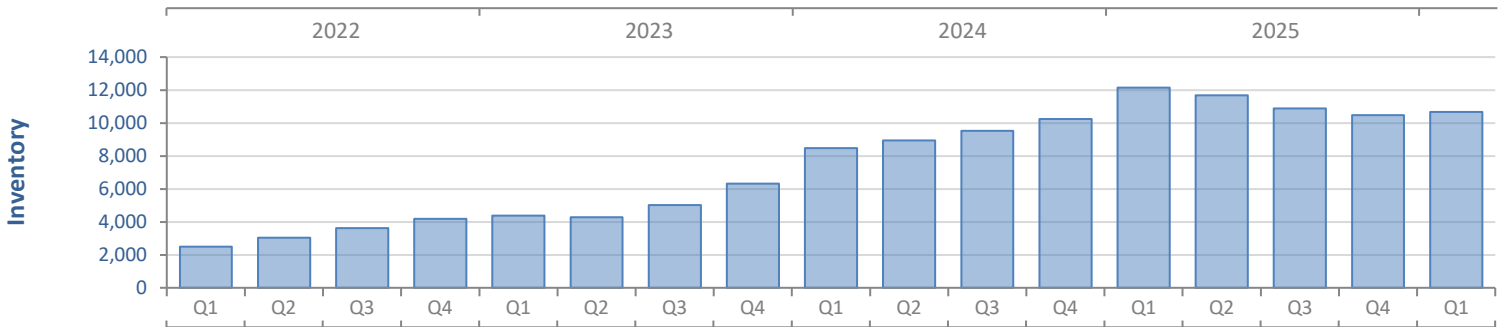


## Inventory (Active Listings)

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)	10,797	-7.7%
<b>Q1 2026</b>	<b>10,675</b>	<b>-12.2%</b>
Q4 2025	10,484	2.4%
Q3 2025	10,894	14.3%
Q2 2025	11,686	30.8%
Q1 2025	12,153	43.4%
Q4 2024	10,239	61.9%
Q3 2024	9,534	90.1%
Q2 2024	8,934	108.2%
Q1 2024	8,477	93.7%
Q4 2023	6,326	51.0%
Q3 2023	5,015	38.4%
Q2 2023	4,291	41.0%
Q1 2023	4,377	74.8%

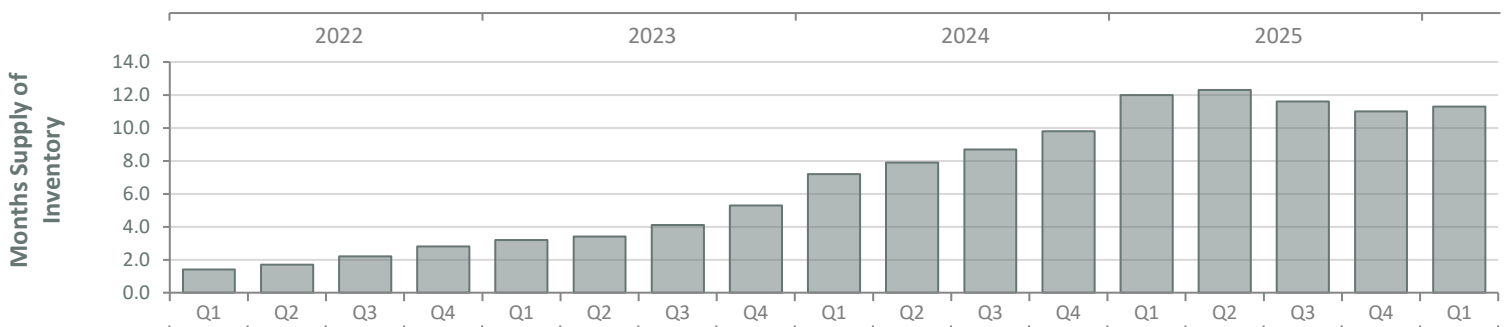


## Months Supply of Inventory

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)	11.4	0.0%
<b>Q1 2026</b>	<b>11.3</b>	<b>-5.8%</b>
Q4 2025	11.0	12.2%
Q3 2025	11.6	33.3%
Q2 2025	12.3	55.7%
Q1 2025	12.0	66.7%
Q4 2024	9.8	84.9%
Q3 2024	8.7	112.2%
Q2 2024	7.9	132.4%
Q1 2024	7.2	125.0%
Q4 2023	5.3	89.3%
Q3 2023	4.1	86.4%
Q2 2023	3.4	100.0%
Q1 2023	3.2	128.6%

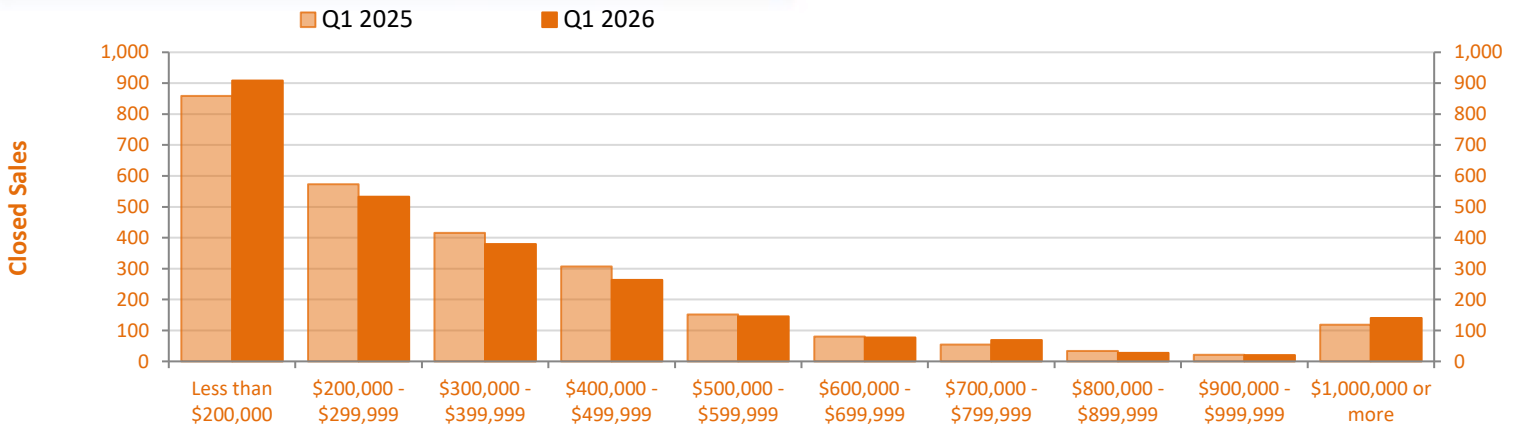


## Closed Sales by Sale Price

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.

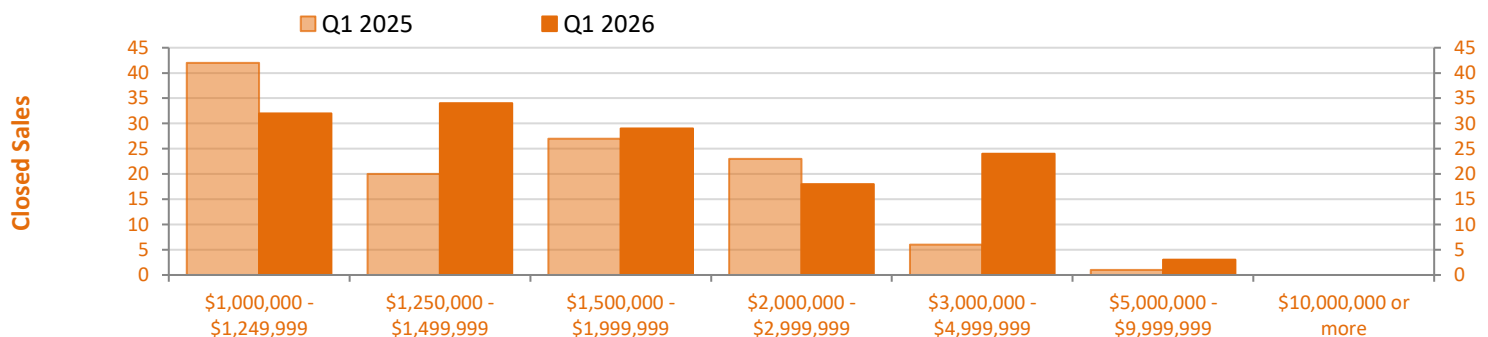
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	909	5.8%
\$200,000 - \$299,999	533	-7.0%
\$300,000 - \$399,999	380	-8.7%
\$400,000 - \$499,999	264	-14.0%
\$500,000 - \$599,999	146	-3.9%
\$600,000 - \$699,999	77	-3.8%
\$700,000 - \$799,999	69	27.8%
\$800,000 - \$899,999	28	-17.6%
\$900,000 - \$999,999	20	-4.8%
\$1,000,000 or more	140	17.6%



## 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	32	-23.8%
\$1,250,000 - \$1,499,999	34	70.0%
\$1,500,000 - \$1,999,999	29	7.4%
\$2,000,000 - \$2,999,999	18	-21.7%
\$3,000,000 - \$4,999,999	24	300.0%
\$5,000,000 - \$9,999,999	3	200.0%
\$10,000,000 or more	0	N/A

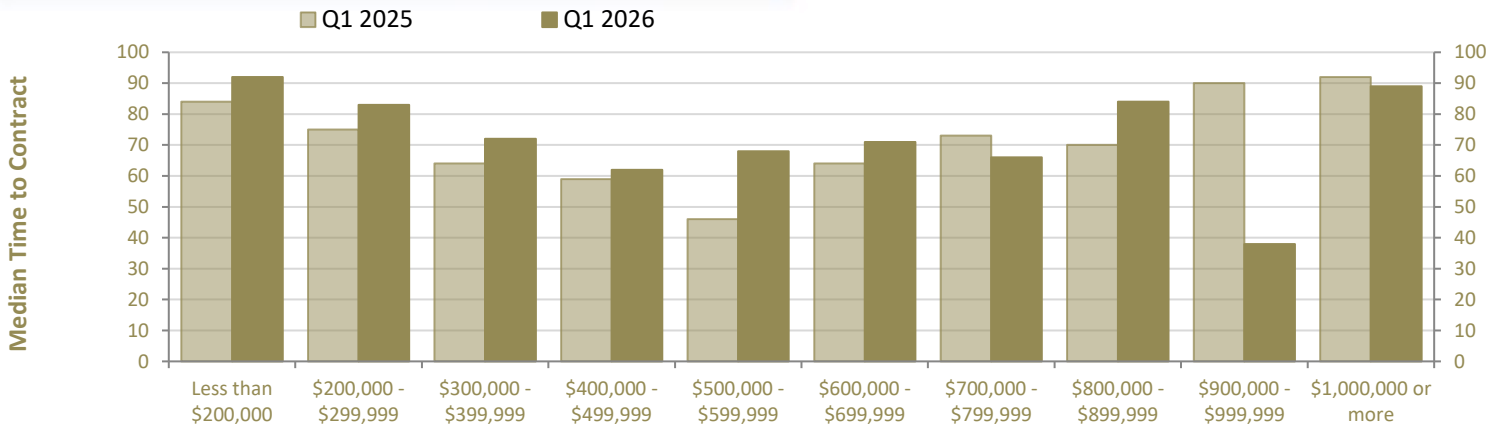


## Median Time to Contract by Sale Price

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.

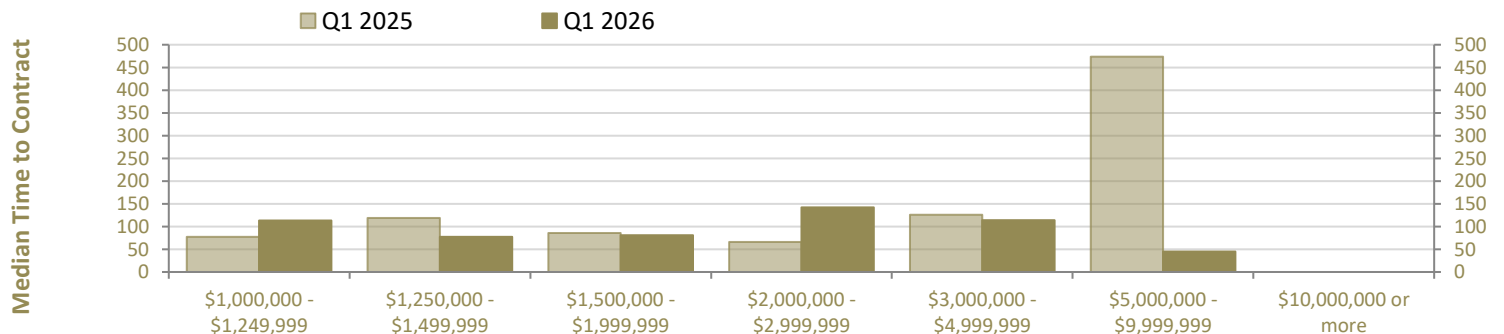
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	92 Days	9.5%
\$200,000 - \$299,999	83 Days	10.7%
\$300,000 - \$399,999	72 Days	12.5%
\$400,000 - \$499,999	62 Days	5.1%
\$500,000 - \$599,999	68 Days	47.8%
\$600,000 - \$699,999	71 Days	10.9%
\$700,000 - \$799,999	66 Days	-9.6%
\$800,000 - \$899,999	84 Days	20.0%
\$900,000 - \$999,999	38 Days	-57.8%
\$1,000,000 or more	89 Days	-3.3%



## 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	113 Days	46.8%
\$1,250,000 - \$1,499,999	77 Days	-35.3%
\$1,500,000 - \$1,999,999	81 Days	-5.8%
\$2,000,000 - \$2,999,999	142 Days	115.2%
\$3,000,000 - \$4,999,999	114 Days	-9.5%
\$5,000,000 - \$9,999,999	45 Days	-90.5%
\$10,000,000 or more	(No Sales)	N/A

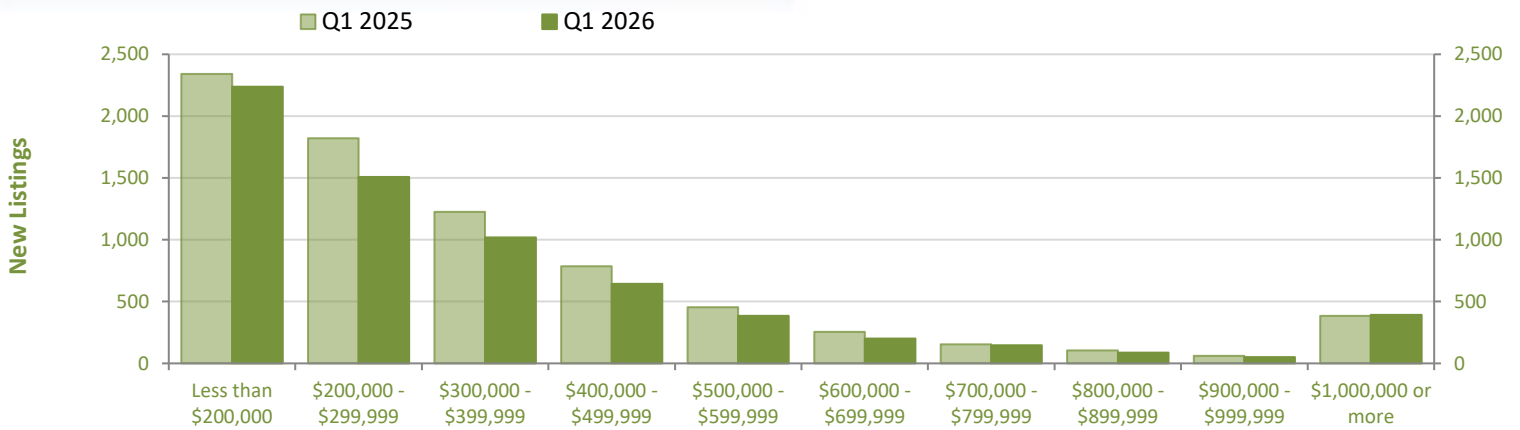


## New Listings by Initial Listing Price

The number of properties put onto the market during the 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.

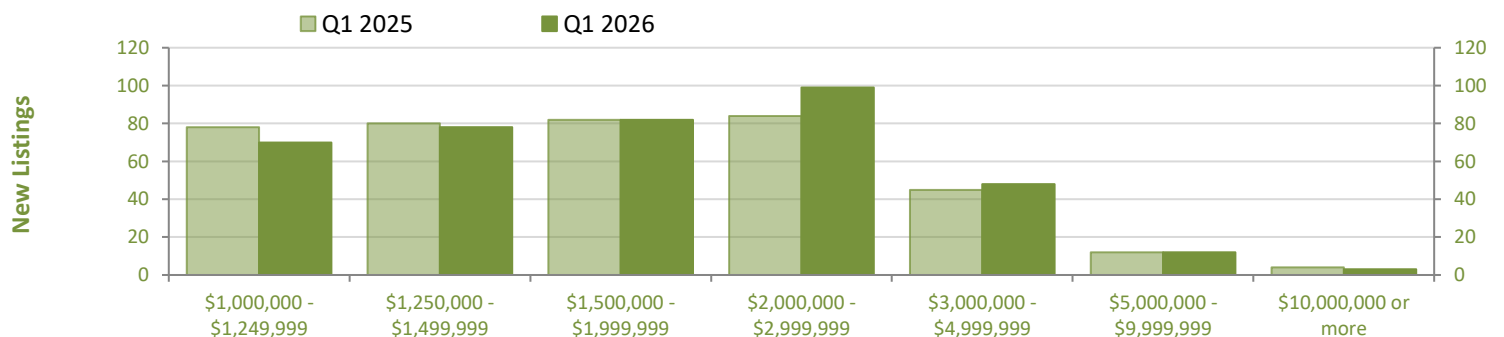
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	2,238	-4.4%
\$200,000 - \$299,999	1,509	-17.2%
\$300,000 - \$399,999	1,018	-17.0%
\$400,000 - \$499,999	643	-18.2%
\$500,000 - \$599,999	385	-15.2%
\$600,000 - \$699,999	200	-21.6%
\$700,000 - \$799,999	146	-4.6%
\$800,000 - \$899,999	88	-16.2%
\$900,000 - \$999,999	51	-17.7%
\$1,000,000 or more	392	1.8%



## 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	70	-10.3%
\$1,250,000 - \$1,499,999	78	-2.5%
\$1,500,000 - \$1,999,999	82	0.0%
\$2,000,000 - \$2,999,999	99	17.9%
\$3,000,000 - \$4,999,999	48	6.7%
\$5,000,000 - \$9,999,999	12	0.0%
\$10,000,000 or more	3	-25.0%

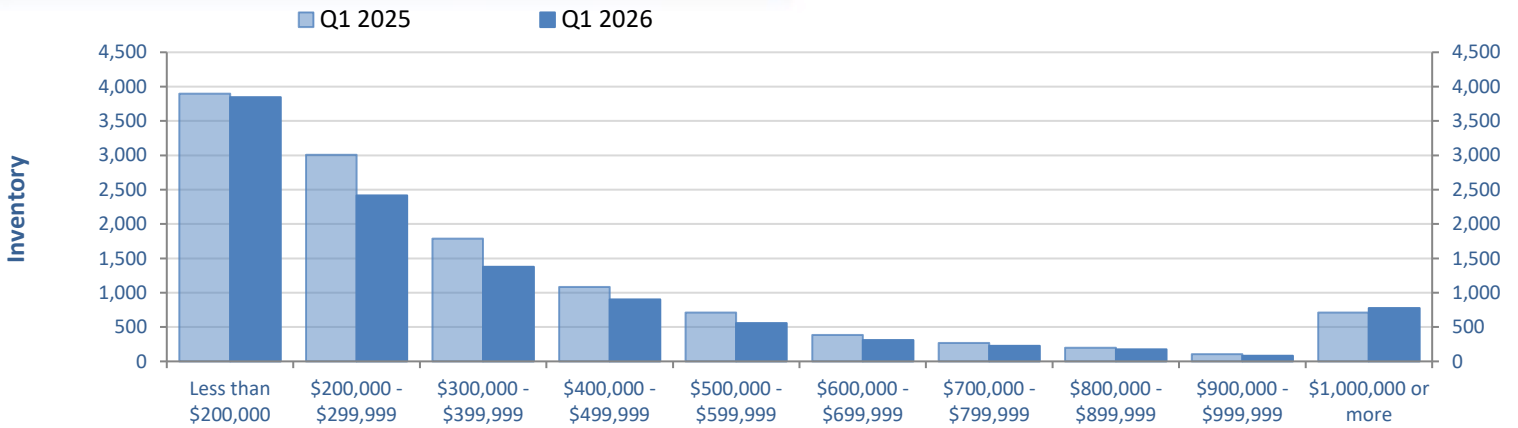


## Inventory by Current Listing Price

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.

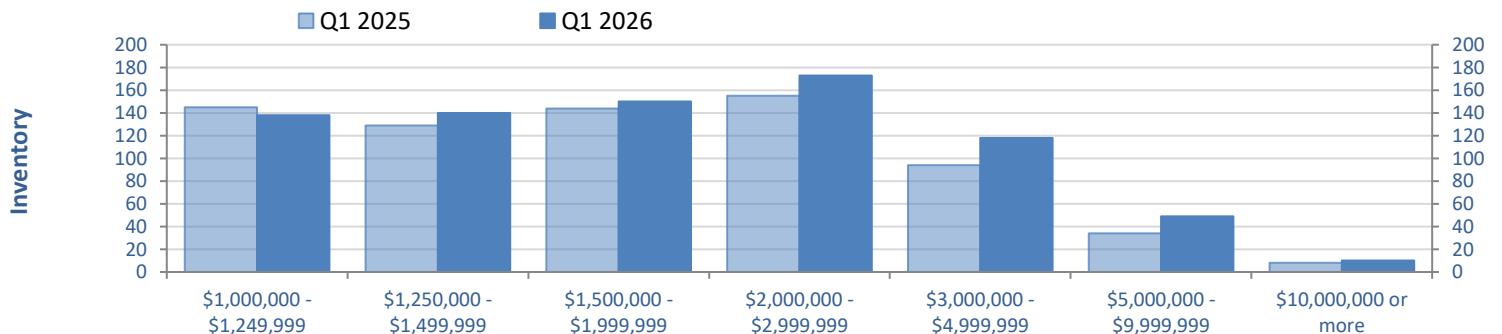
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	3,848	-1.2%
\$200,000 - \$299,999	2,417	-19.6%
\$300,000 - \$399,999	1,379	-22.8%
\$400,000 - \$499,999	904	-16.7%
\$500,000 - \$599,999	556	-22.0%
\$600,000 - \$699,999	308	-20.0%
\$700,000 - \$799,999	228	-15.2%
\$800,000 - \$899,999	175	-11.6%
\$900,000 - \$999,999	82	-20.4%
\$1,000,000 or more	778	9.7%



## Million Dollar Spotlight

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

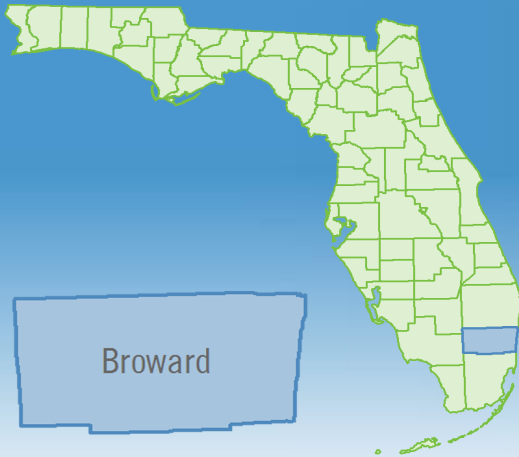
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	138	-4.8%
\$1,250,000 - \$1,499,999	140	8.5%
\$1,500,000 - \$1,999,999	150	4.2%
\$2,000,000 - \$2,999,999	173	11.6%
\$3,000,000 - \$4,999,999	118	25.5%
\$5,000,000 - \$9,999,999	49	44.1%
\$10,000,000 or more	10	25.0%



# Quarterly Distressed Market - Q1 2026

## Townhouses and Condos

### Broward County



		Q1 2026	Q1 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,535	2,589	-2.1%
	Median Sale Price	\$262,000	\$279,000	-6.1%
Foreclosure/REO	Closed Sales	26	23	13.0%
	Median Sale Price	\$155,000	\$173,000	-10.4%
Short Sale	Closed Sales	5	3	66.7%
	Median Sale Price	\$137,000	\$205,000	-33.2%

