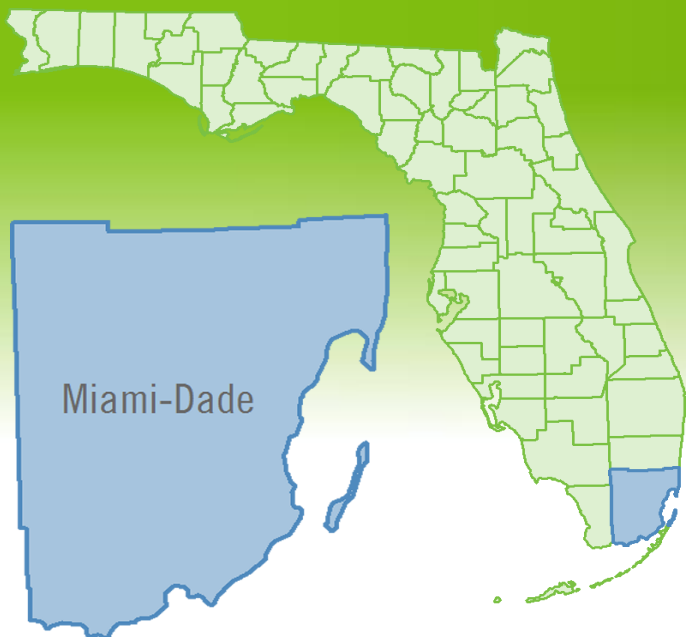


Monthly Market Detail - March 2026

Single-Family Homes

Miami-Dade County



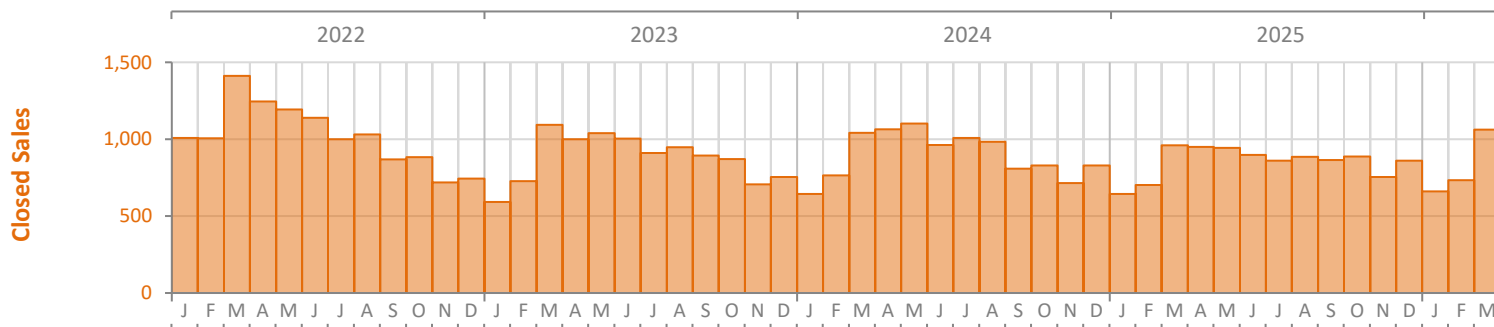
Summary Statistics	March 2026	March 2025	Percent Change Year-over-Year
Closed Sales	1,063	961	10.6%
Paid in Cash	280	226	23.9%
Median Sale Price	\$674,000	\$670,000	0.6%
Average Sale Price	\$1,467,560	\$1,323,690	10.9%
Dollar Volume	\$1.6 Billion	\$1.3 Billion	22.6%
Median Percent of Original List Price Received	95.2%	95.5%	-0.3%
Median Time to Contract	50 Days	39 Days	28.2%
Median Time to Sale	86 Days	76 Days	13.2%
New Pending Sales	1,272	1,122	13.4%
New Listings	1,461	1,778	-17.8%
Pending Inventory	1,721	1,537	12.0%
Inventory (Active Listings)	4,902	5,296	-7.4%
Months Supply of Inventory	5.7	6.0	-5.0%

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	2,457	6.5%
March 2026	1,063	10.6%
February 2026	733	4.3%
January 2026	661	2.8%
December 2025	860	3.7%
November 2025	754	5.5%
October 2025	887	6.9%
September 2025	865	6.9%
August 2025	885	-10.1%
July 2025	861	-14.6%
June 2025	898	-6.7%
May 2025	943	-14.4%
April 2025	950	-10.7%
March 2025	961	-7.7%

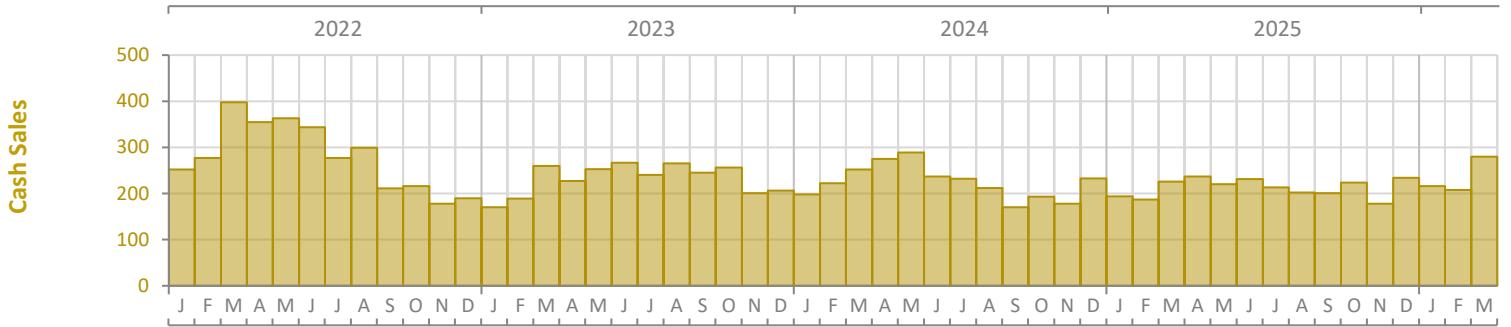


Cash Sales

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	704	16.0%
March 2026	280	23.9%
February 2026	208	11.2%
January 2026	216	11.3%
December 2025	234	0.4%
November 2025	178	0.0%
October 2025	224	16.1%
September 2025	201	18.2%
August 2025	202	-4.7%
July 2025	213	-8.2%
June 2025	231	-2.5%
May 2025	220	-23.9%
April 2025	237	-13.8%
March 2025	226	-10.3%

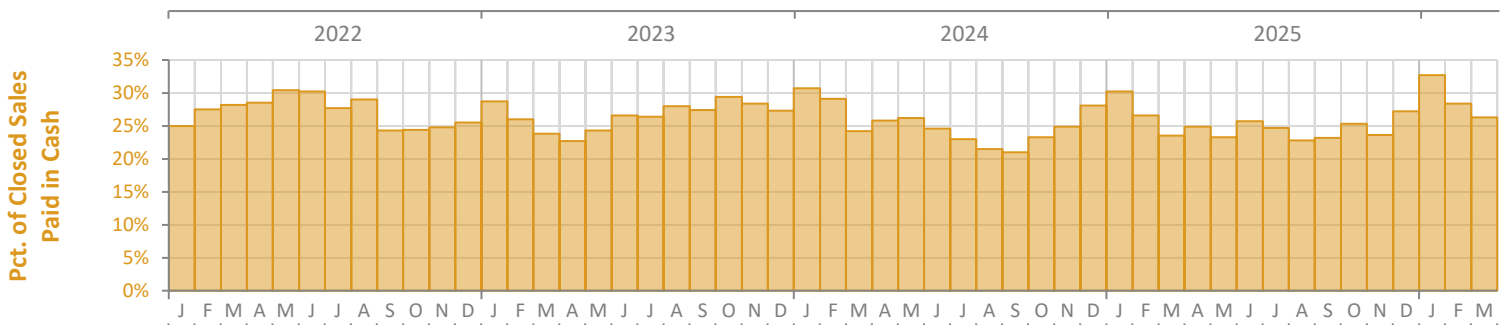


Cash Sales as a Percentage of Closed Sales

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	28.7%	9.1%
March 2026	26.3%	11.9%
February 2026	28.4%	6.8%
January 2026	32.7%	8.3%
December 2025	27.2%	-3.2%
November 2025	23.6%	-5.2%
October 2025	25.3%	8.6%
September 2025	23.2%	10.5%
August 2025	22.8%	6.0%
July 2025	24.7%	7.4%
June 2025	25.7%	4.5%
May 2025	23.3%	-11.1%
April 2025	24.9%	-3.5%
March 2025	23.5%	-2.9%

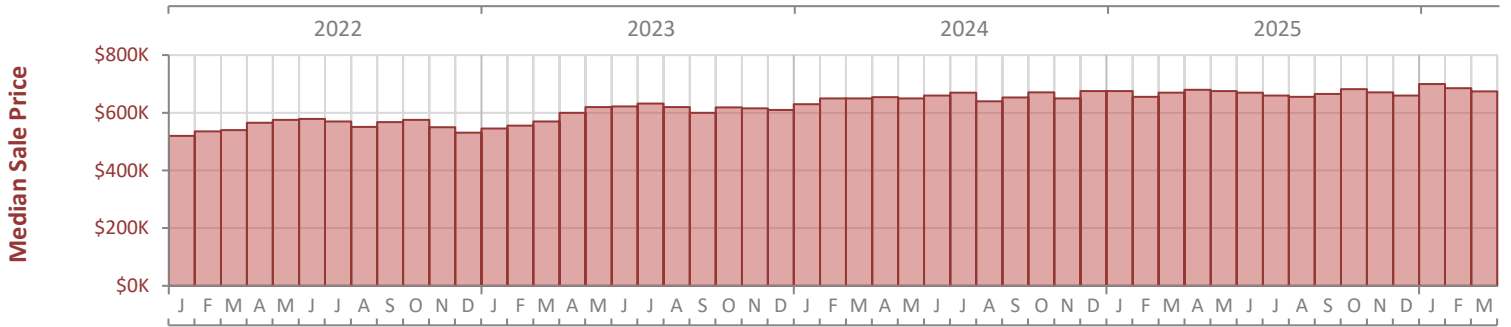


Median Sale Price

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	\$680,000	1.8%
March 2026	\$674,000	0.6%
February 2026	\$685,000	4.6%
January 2026	\$699,990	3.7%
December 2025	\$660,000	-2.2%
November 2025	\$671,250	3.3%
October 2025	\$682,000	1.7%
September 2025	\$665,000	1.8%
August 2025	\$655,000	2.3%
July 2025	\$660,000	-1.5%
June 2025	\$670,000	1.5%
May 2025	\$675,000	3.8%
April 2025	\$680,000	3.9%
March 2025	\$670,000	3.1%

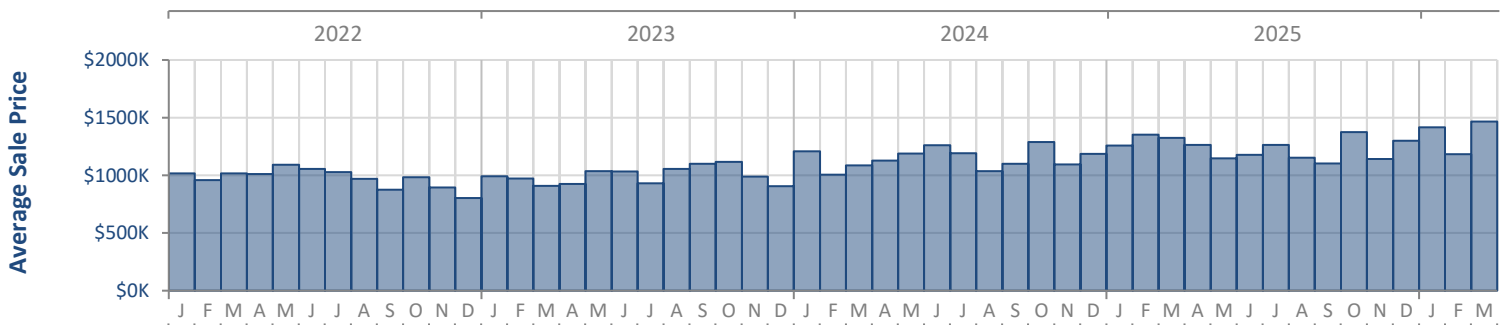


Average Sale Price

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	\$1,369,125	4.1%
March 2026	\$1,467,560	10.9%
February 2026	\$1,183,978	-12.5%
January 2026	\$1,416,138	12.5%
December 2025	\$1,299,183	9.6%
November 2025	\$1,142,131	4.4%
October 2025	\$1,375,629	6.7%
September 2025	\$1,103,048	0.2%
August 2025	\$1,153,569	11.3%
July 2025	\$1,265,083	6.1%
June 2025	\$1,176,792	-6.7%
May 2025	\$1,146,970	-3.6%
April 2025	\$1,264,283	12.2%
March 2025	\$1,323,690	22.0%



Monthly Market Detail - March 2026

Single-Family Homes

Miami-Dade County

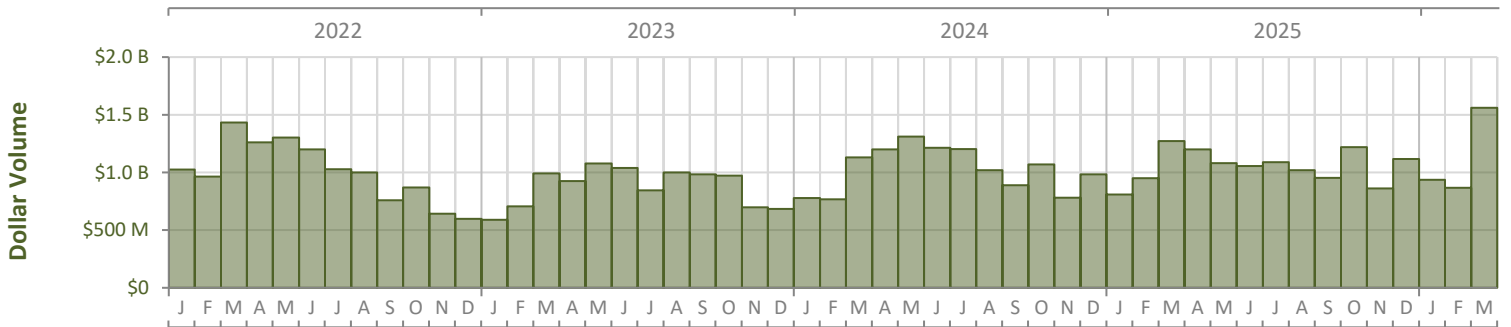


Dollar Volume

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	\$3.4 Billion	10.9%
March 2026	\$1.6 Billion	22.6%
February 2026	\$867.9 Million	-8.8%
January 2026	\$936.1 Million	15.6%
December 2025	\$1.1 Billion	13.7%
November 2025	\$861.2 Million	10.1%
October 2025	\$1.2 Billion	14.0%
September 2025	\$954.1 Million	7.2%
August 2025	\$1.0 Billion	0.1%
July 2025	\$1.1 Billion	-9.4%
June 2025	\$1.1 Billion	-13.0%
May 2025	\$1.1 Billion	-17.5%
April 2025	\$1.2 Billion	0.1%
March 2025	\$1.3 Billion	12.6%

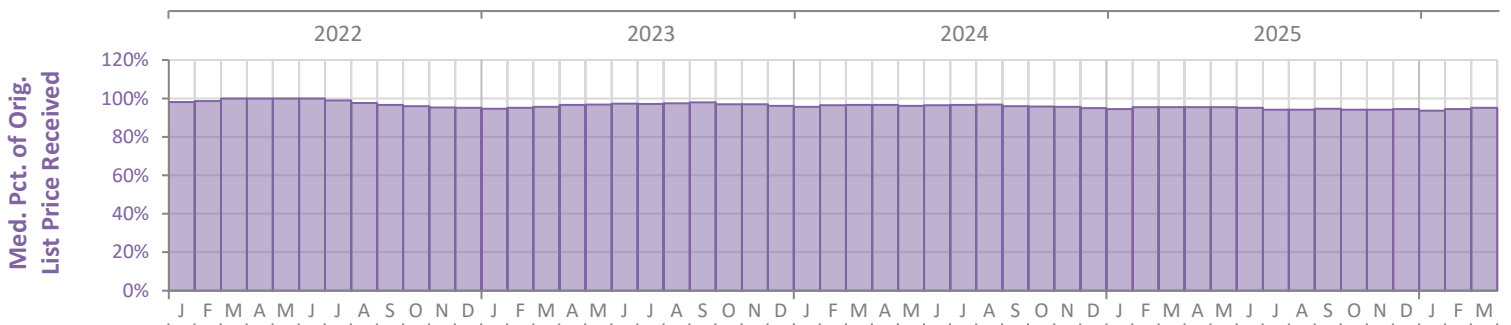


Median Percent of Original List Price Received

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	94.5%	-0.7%
March 2026	95.2%	-0.3%
February 2026	94.4%	-1.0%
January 2026	93.7%	-0.7%
December 2025	94.5%	-0.5%
November 2025	94.2%	-1.5%
October 2025	94.1%	-1.8%
September 2025	94.7%	-1.4%
August 2025	94.1%	-2.8%
July 2025	94.1%	-2.6%
June 2025	95.2%	-1.3%
May 2025	95.4%	-0.8%
April 2025	95.5%	-1.2%
March 2025	95.5%	-1.1%

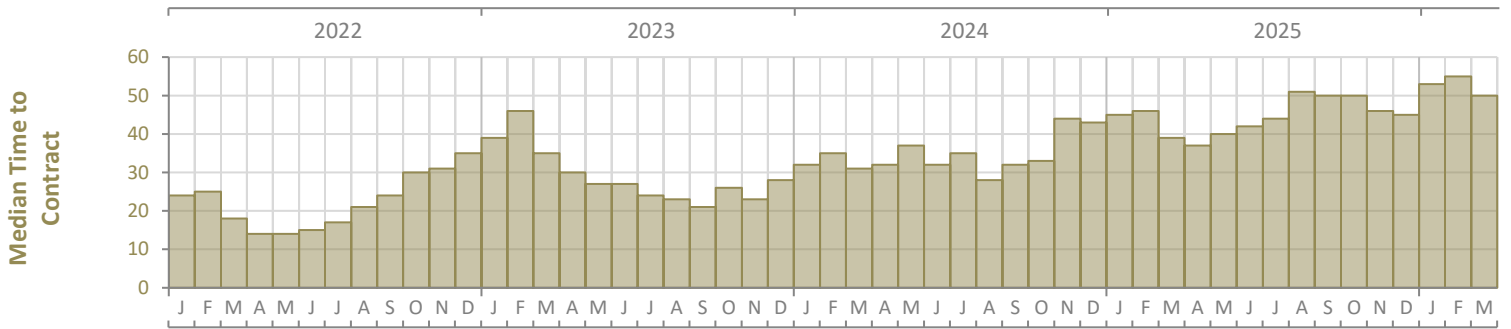


Median Time to Contract

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	58 Days	20.8%
March 2026	50 Days	28.2%
February 2026	55 Days	19.6%
January 2026	53 Days	17.8%
December 2025	45 Days	4.7%
November 2025	46 Days	4.5%
October 2025	50 Days	51.5%
September 2025	50 Days	56.3%
August 2025	51 Days	82.1%
July 2025	44 Days	25.7%
June 2025	42 Days	31.3%
May 2025	40 Days	8.1%
April 2025	37 Days	15.6%
March 2025	39 Days	25.8%

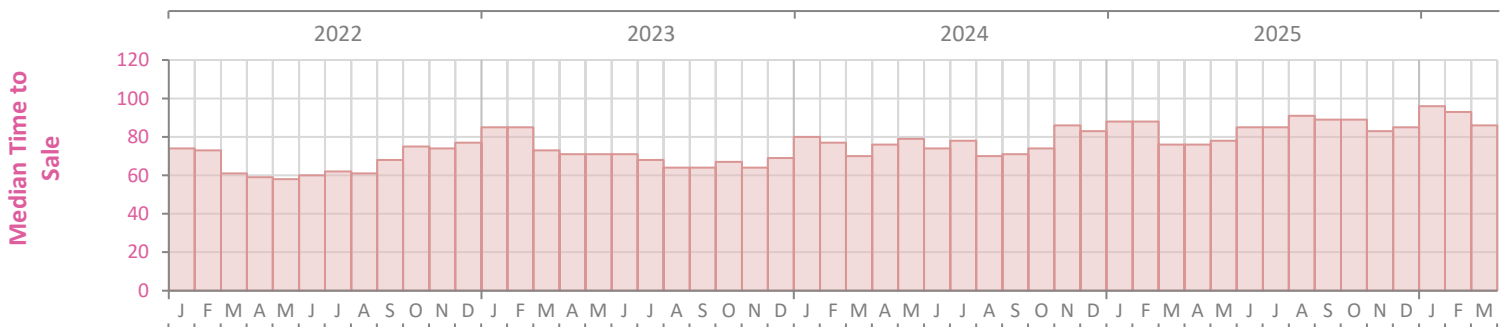


Median Time to Sale

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	98 Days	11.4%
March 2026	86 Days	13.2%
February 2026	93 Days	5.7%
January 2026	96 Days	9.1%
December 2025	85 Days	2.4%
November 2025	83 Days	-3.5%
October 2025	89 Days	20.3%
September 2025	89 Days	25.4%
August 2025	91 Days	30.0%
July 2025	85 Days	9.0%
June 2025	85 Days	14.9%
May 2025	78 Days	-1.3%
April 2025	76 Days	0.0%
March 2025	76 Days	8.6%

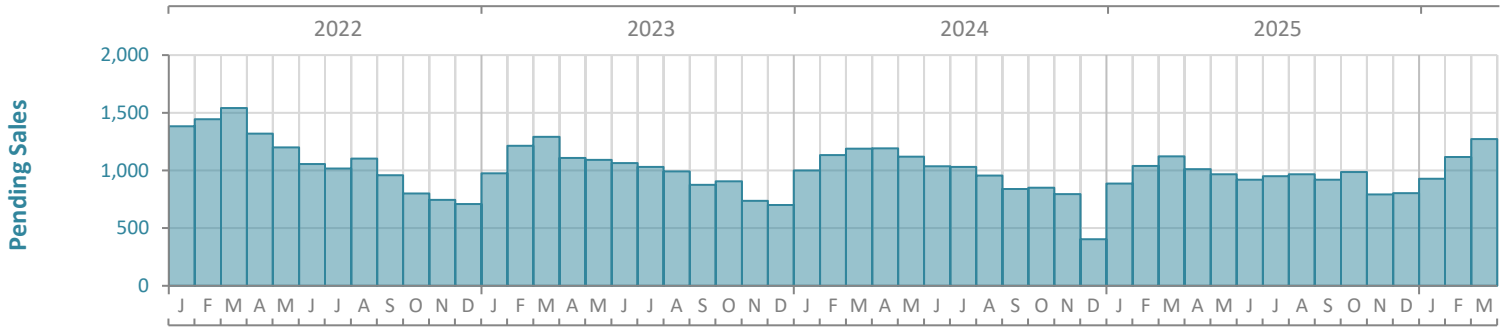


New Pending Sales

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	3,317	8.9%
March 2026	1,272	13.4%
February 2026	1,118	7.7%
January 2026	927	4.6%
December 2025	802	98.5%
November 2025	792	-0.5%
October 2025	987	16.3%
September 2025	921	9.8%
August 2025	966	0.9%
July 2025	949	-7.9%
June 2025	920	-11.2%
May 2025	967	-13.6%
April 2025	1,012	-15.0%
March 2025	1,122	-5.6%

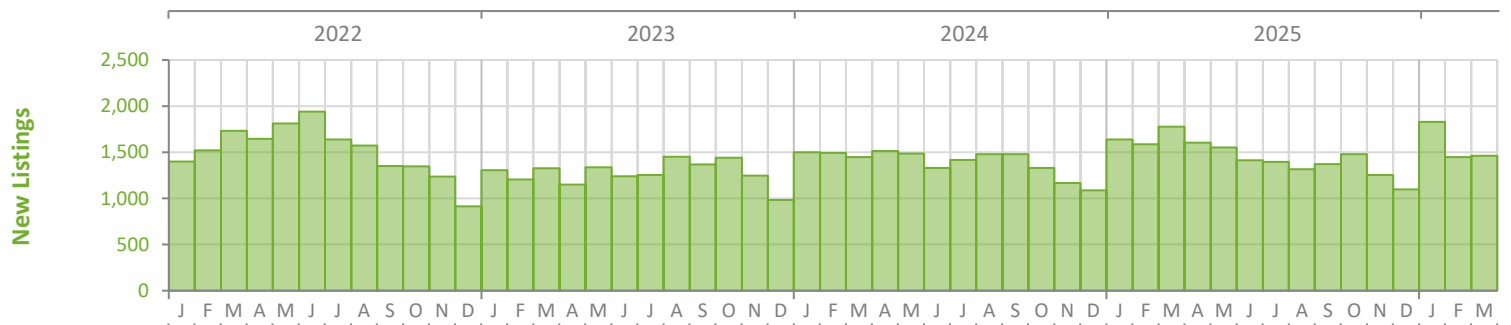


New Listings

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	4,738	-5.3%
March 2026	1,461	-17.8%
February 2026	1,448	-8.8%
January 2026	1,829	11.6%
December 2025	1,097	1.0%
November 2025	1,253	7.5%
October 2025	1,479	11.1%
September 2025	1,373	-7.2%
August 2025	1,317	-11.0%
July 2025	1,395	-1.5%
June 2025	1,413	6.2%
May 2025	1,553	4.5%
April 2025	1,605	5.9%
March 2025	1,778	22.9%

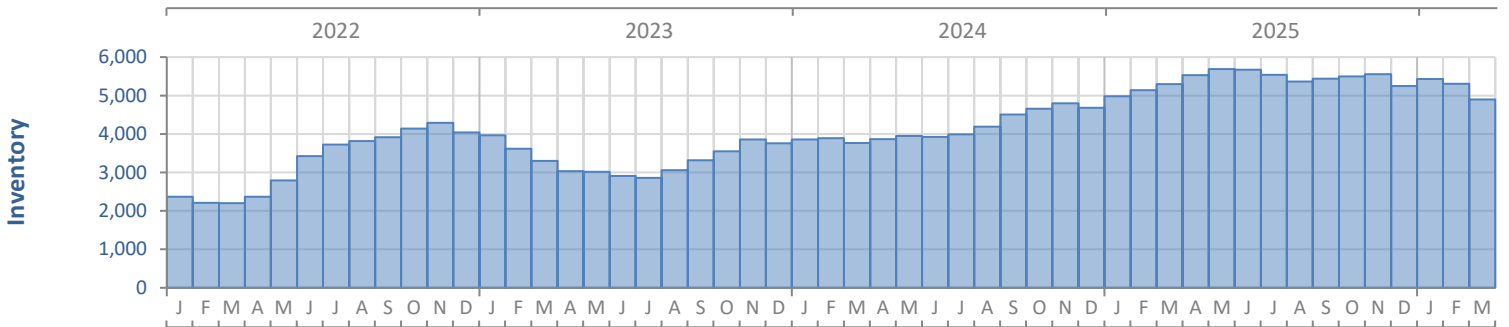


Inventory (Active Listings)

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)	5,215	1.5%
March 2026	4,902	-7.4%
February 2026	5,310	3.3%
January 2026	5,433	9.0%
December 2025	5,251	12.1%
November 2025	5,554	15.8%
October 2025	5,498	18.0%
September 2025	5,437	20.7%
August 2025	5,361	28.0%
July 2025	5,539	38.9%
June 2025	5,669	44.4%
May 2025	5,687	44.1%
April 2025	5,527	43.1%
March 2025	5,296	40.6%

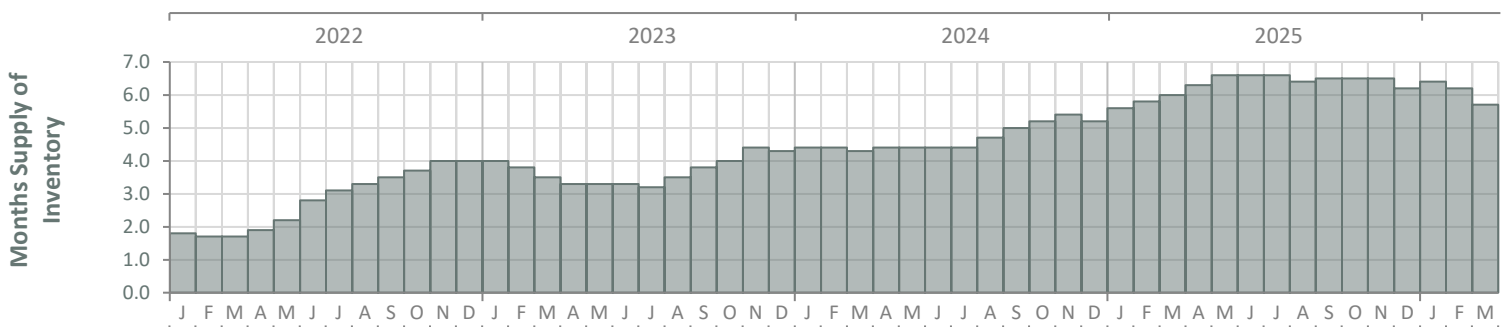


Months Supply of Inventory

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)	6.1	5.2%
March 2026	5.7	-5.0%
February 2026	6.2	6.9%
January 2026	6.4	14.3%
December 2025	6.2	19.2%
November 2025	6.5	20.4%
October 2025	6.5	25.0%
September 2025	6.5	30.0%
August 2025	6.4	36.2%
July 2025	6.6	50.0%
June 2025	6.6	50.0%
May 2025	6.6	50.0%
April 2025	6.3	43.2%
March 2025	6.0	39.5%

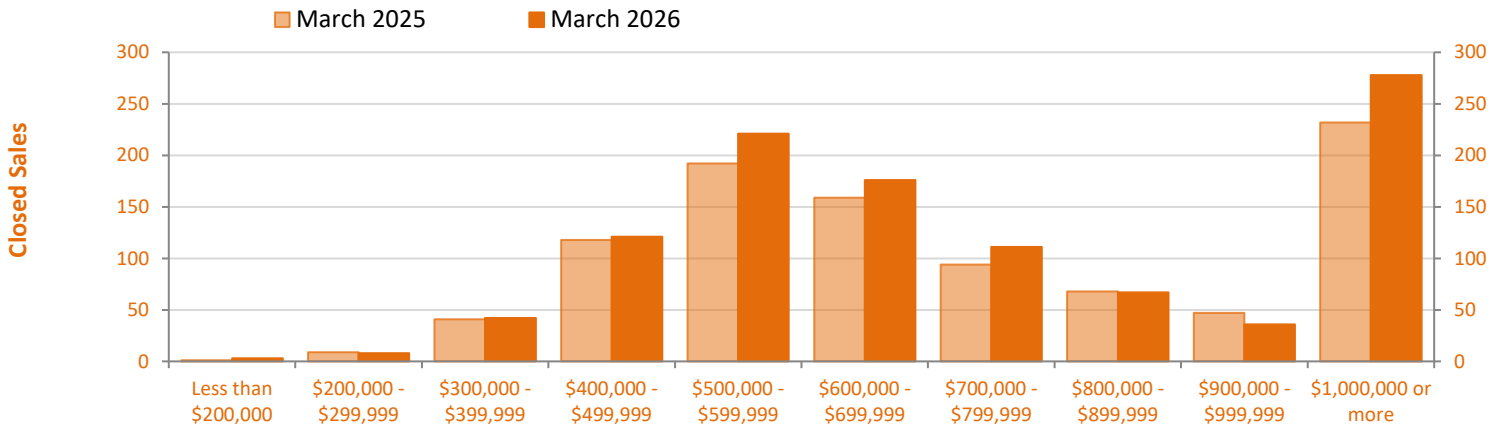


Closed Sales by Sale Price

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.

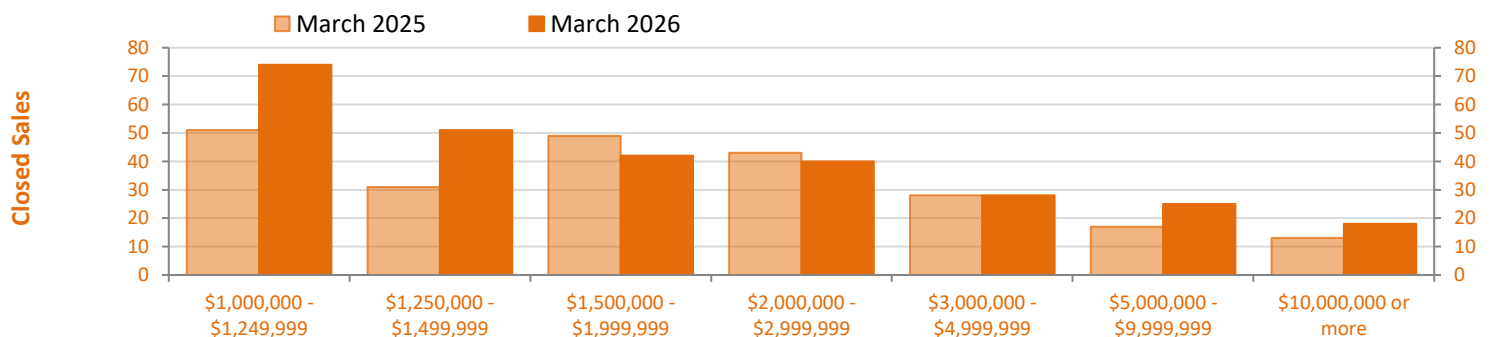
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	3	200.0%
\$200,000 - \$299,999	8	-11.1%
\$300,000 - \$399,999	42	2.4%
\$400,000 - \$499,999	121	2.5%
\$500,000 - \$599,999	221	15.1%
\$600,000 - \$699,999	176	10.7%
\$700,000 - \$799,999	111	18.1%
\$800,000 - \$899,999	67	-1.5%
\$900,000 - \$999,999	36	-23.4%
\$1,000,000 or more	278	19.8%



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	74	45.1%
\$1,250,000 - \$1,499,999	51	64.5%
\$1,500,000 - \$1,999,999	42	-14.3%
\$2,000,000 - \$2,999,999	40	-7.0%
\$3,000,000 - \$4,999,999	28	0.0%
\$5,000,000 - \$9,999,999	25	47.1%
\$10,000,000 or more	18	38.5%

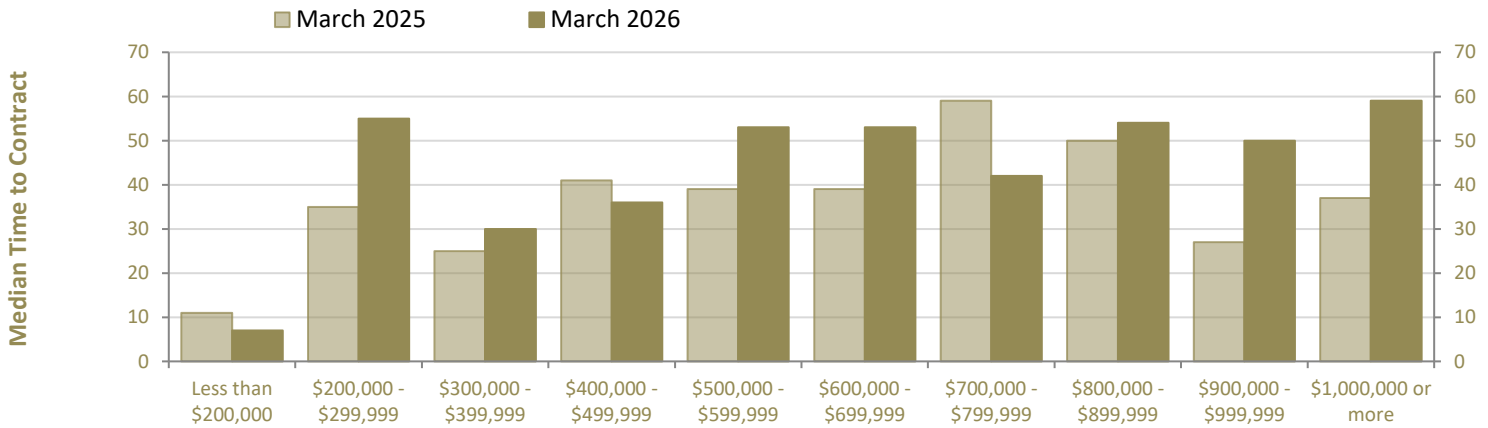


Median Time to Contract by Sale Price

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.

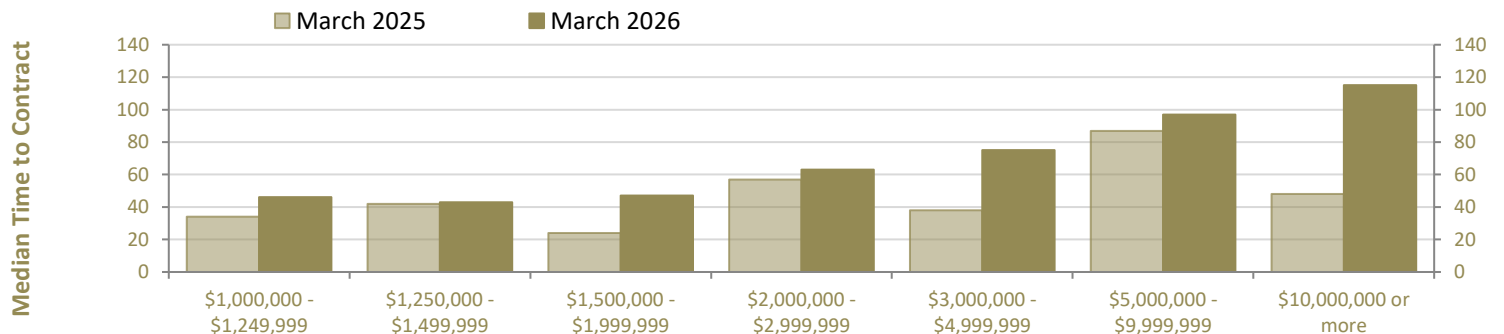
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	7 Days	-36.4%
\$200,000 - \$299,999	55 Days	57.1%
\$300,000 - \$399,999	30 Days	20.0%
\$400,000 - \$499,999	36 Days	-12.2%
\$500,000 - \$599,999	53 Days	35.9%
\$600,000 - \$699,999	53 Days	35.9%
\$700,000 - \$799,999	42 Days	-28.8%
\$800,000 - \$899,999	54 Days	8.0%
\$900,000 - \$999,999	50 Days	85.2%
\$1,000,000 or more	59 Days	59.5%



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	46 Days	35.3%
\$1,250,000 - \$1,499,999	43 Days	2.4%
\$1,500,000 - \$1,999,999	47 Days	95.8%
\$2,000,000 - \$2,999,999	63 Days	10.5%
\$3,000,000 - \$4,999,999	75 Days	97.4%
\$5,000,000 - \$9,999,999	97 Days	11.5%
\$10,000,000 or more	115 Days	139.6%

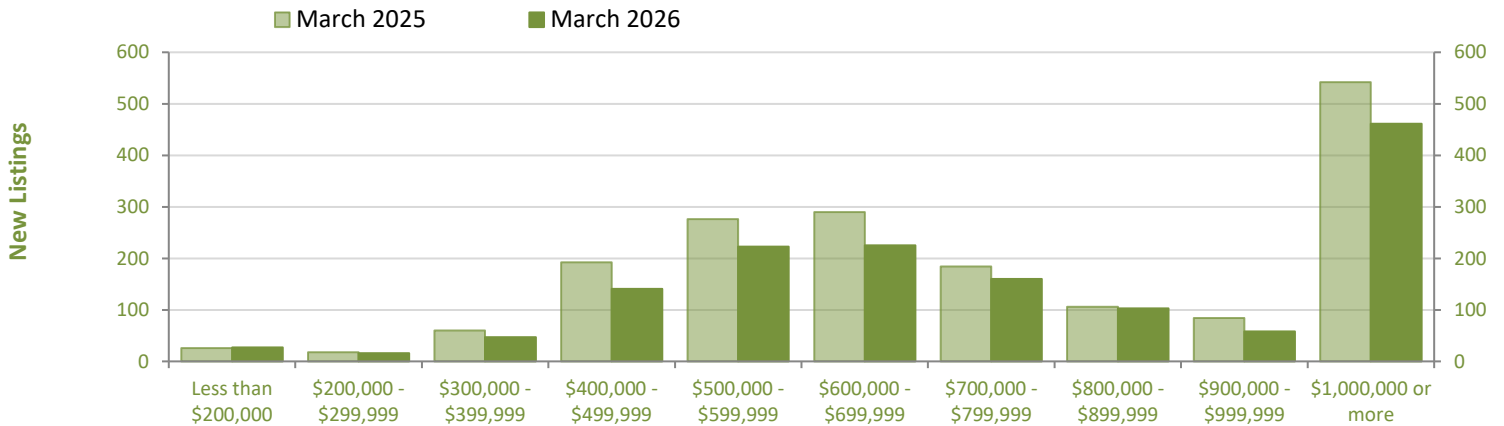


New Listings by Initial Listing Price

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.

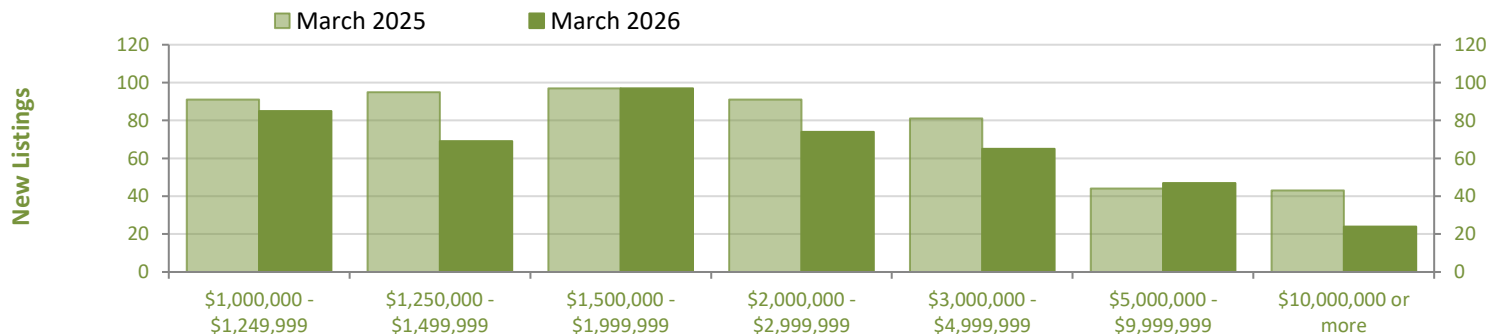
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	27	3.8%
\$200,000 - \$299,999	16	-11.1%
\$300,000 - \$399,999	47	-21.7%
\$400,000 - \$499,999	141	-26.6%
\$500,000 - \$599,999	223	-19.2%
\$600,000 - \$699,999	225	-22.4%
\$700,000 - \$799,999	160	-13.0%
\$800,000 - \$899,999	103	-2.8%
\$900,000 - \$999,999	58	-31.0%
\$1,000,000 or more	461	-14.9%



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	85	-6.6%
\$1,250,000 - \$1,499,999	69	-27.4%
\$1,500,000 - \$1,999,999	97	0.0%
\$2,000,000 - \$2,999,999	74	-18.7%
\$3,000,000 - \$4,999,999	65	-19.8%
\$5,000,000 - \$9,999,999	47	6.8%
\$10,000,000 or more	24	-44.2%

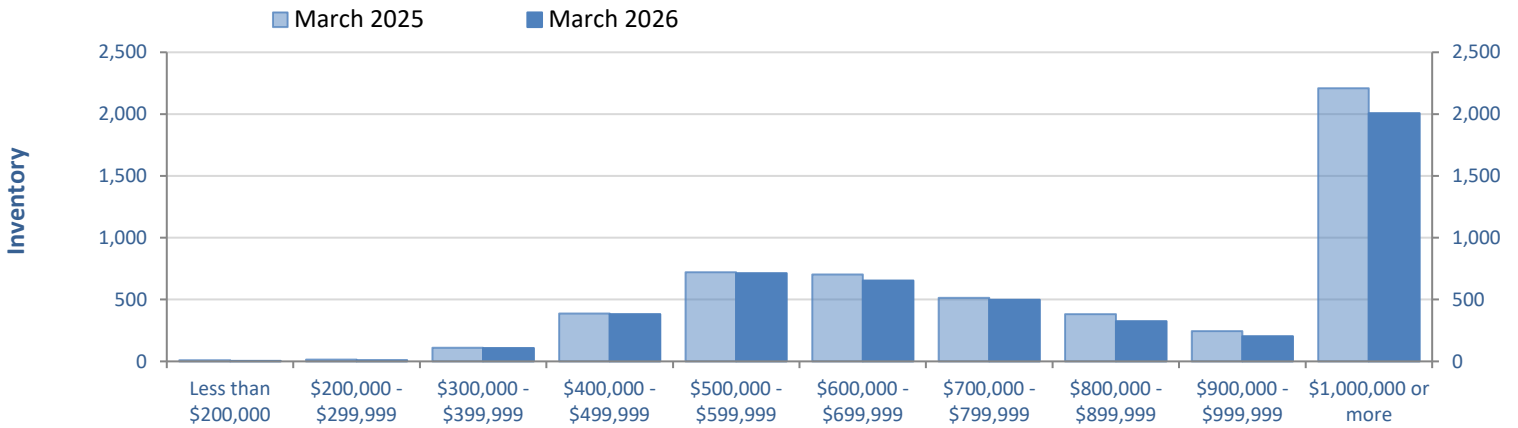


Inventory by Current Listing Price

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.

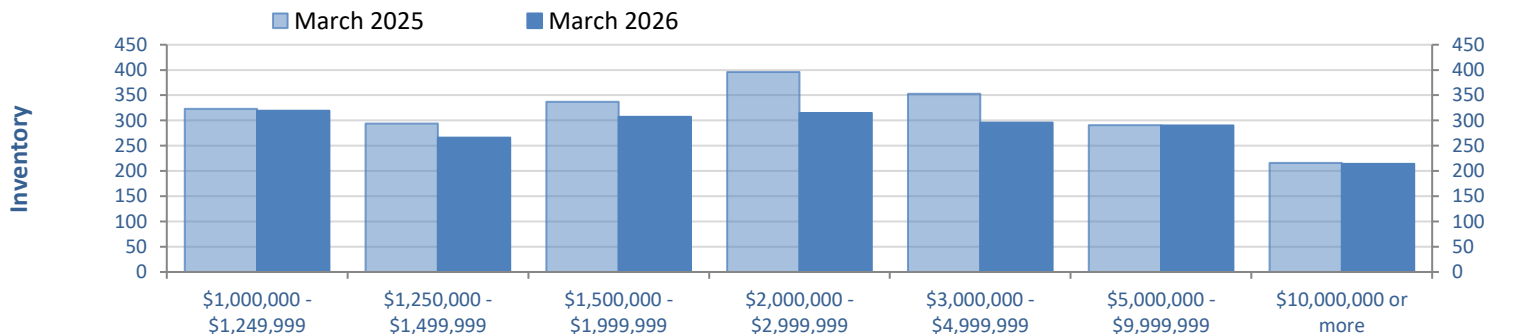
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	5	-44.4%
\$200,000 - \$299,999	9	-40.0%
\$300,000 - \$399,999	108	-0.9%
\$400,000 - \$499,999	381	-1.8%
\$500,000 - \$599,999	712	-1.1%
\$600,000 - \$699,999	654	-7.0%
\$700,000 - \$799,999	498	-3.3%
\$800,000 - \$899,999	325	-14.7%
\$900,000 - \$999,999	203	-17.5%
\$1,000,000 or more	2,007	-9.2%



Million Dollar Spotlight

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

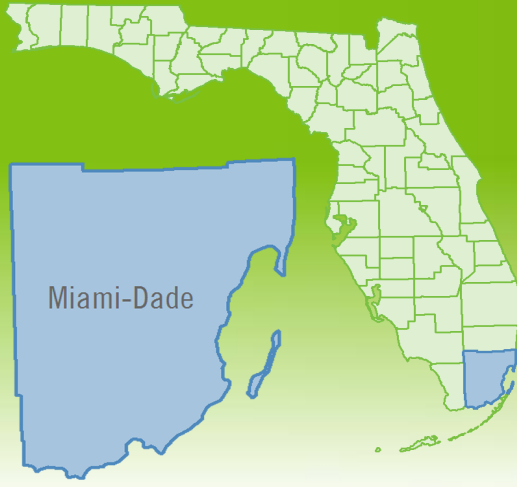
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	319	-1.2%
\$1,250,000 - \$1,499,999	266	-9.5%
\$1,500,000 - \$1,999,999	307	-8.9%
\$2,000,000 - \$2,999,999	315	-20.5%
\$3,000,000 - \$4,999,999	296	-16.1%
\$5,000,000 - \$9,999,999	290	-0.3%
\$10,000,000 or more	214	-0.9%



Monthly Distressed Market - March 2026

Single-Family Homes

Miami-Dade County



		March 2026	March 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,058	950	11.4%
	Median Sale Price	\$674,950	\$670,000	0.7%
Foreclosure/REO	Closed Sales	2	8	-75.0%
	Median Sale Price	\$557,500	\$690,638	-19.3%
Short Sale	Closed Sales	3	3	0.0%
	Median Sale Price	\$555,000	\$700,000	-20.7%

