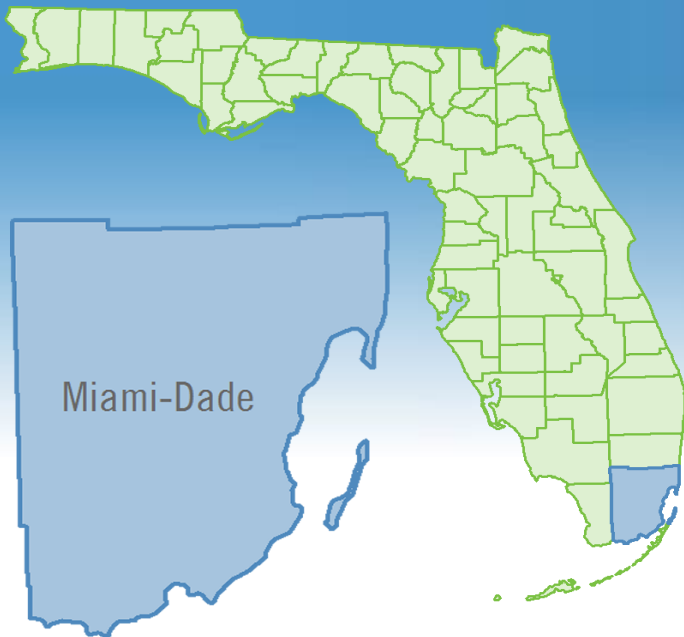


Quarterly Market Detail - Q1 2026

Townhouses and Condos

Miami-Dade County



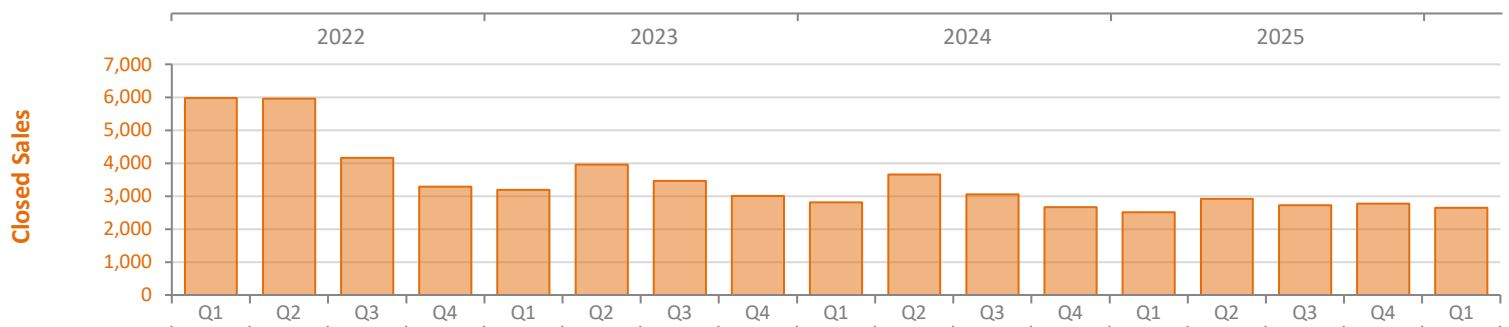
Summary Statistics	Q1 2026	Q1 2025	Percent Change Year-over-Year
Closed Sales	2,648	2,511	5.5%
Paid in Cash	1,397	1,330	5.0%
Median Sale Price	\$422,000	\$435,000	-3.0%
Average Sale Price	\$857,906	\$815,604	5.2%
Dollar Volume	\$2.3 Billion	\$2.0 Billion	10.9%
Median Percent of Original List Price Received	93.0%	93.8%	-0.9%
Median Time to Contract	85 Days	71 Days	19.7%
Median Time to Sale	126 Days	112 Days	12.5%
New Pending Sales	3,413	3,123	9.3%
New Listings	7,167	7,633	-6.1%
Pending Inventory	1,802	1,647	9.4%
Inventory (Active Listings)	11,986	13,037	-8.1%
Months Supply of Inventory	13.0	13.2	-1.5%

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	2,648	5.5%
Q1 2026	2,648	5.5%
Q4 2025	2,776	4.1%
Q3 2025	2,728	-10.8%
Q2 2025	2,920	-20.1%
Q1 2025	2,511	-10.7%
Q4 2024	2,667	-11.2%
Q3 2024	3,058	-11.6%
Q2 2024	3,654	-7.6%
Q1 2024	2,811	-12.0%
Q4 2023	3,004	-8.7%
Q3 2023	3,461	-16.8%
Q2 2023	3,954	-33.6%
Q1 2023	3,194	-46.5%

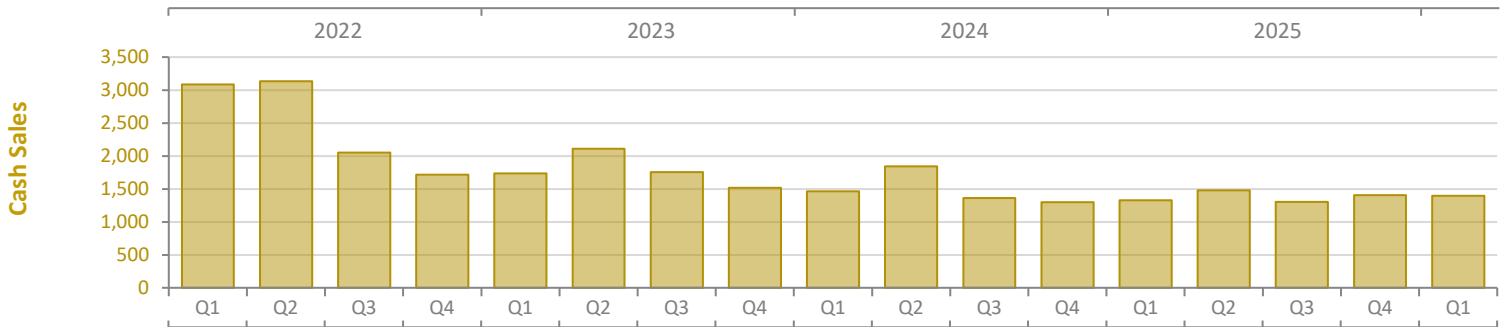


Cash Sales

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	1,397	5.0%
Q1 2026	1,397	5.0%
Q4 2025	1,405	8.2%
Q3 2025	1,304	-4.3%
Q2 2025	1,476	-19.8%
Q1 2025	1,330	-9.2%
Q4 2024	1,298	-14.5%
Q3 2024	1,363	-22.4%
Q2 2024	1,841	-12.8%
Q1 2024	1,465	-15.7%
Q4 2023	1,518	-11.5%
Q3 2023	1,757	-14.3%
Q2 2023	2,111	-32.7%
Q1 2023	1,737	-43.7%

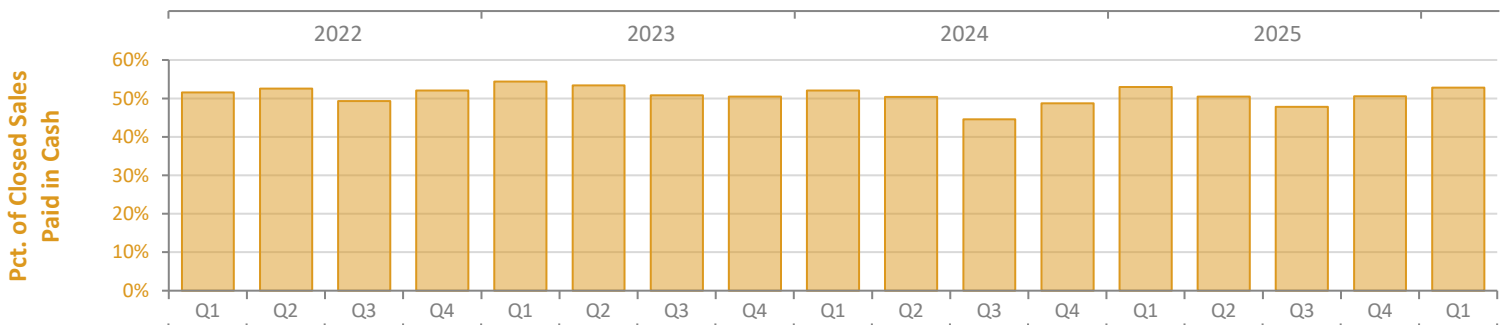


Cash Sales as a Percentage of Closed Sales

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	52.8%	-0.4%
Q1 2026	52.8%	-0.4%
Q4 2025	50.6%	3.9%
Q3 2025	47.8%	7.2%
Q2 2025	50.5%	0.2%
Q1 2025	53.0%	1.7%
Q4 2024	48.7%	-3.6%
Q3 2024	44.6%	-12.2%
Q2 2024	50.4%	-5.6%
Q1 2024	52.1%	-4.2%
Q4 2023	50.5%	-3.1%
Q3 2023	50.8%	3.0%
Q2 2023	53.4%	1.5%
Q1 2023	54.4%	5.4%

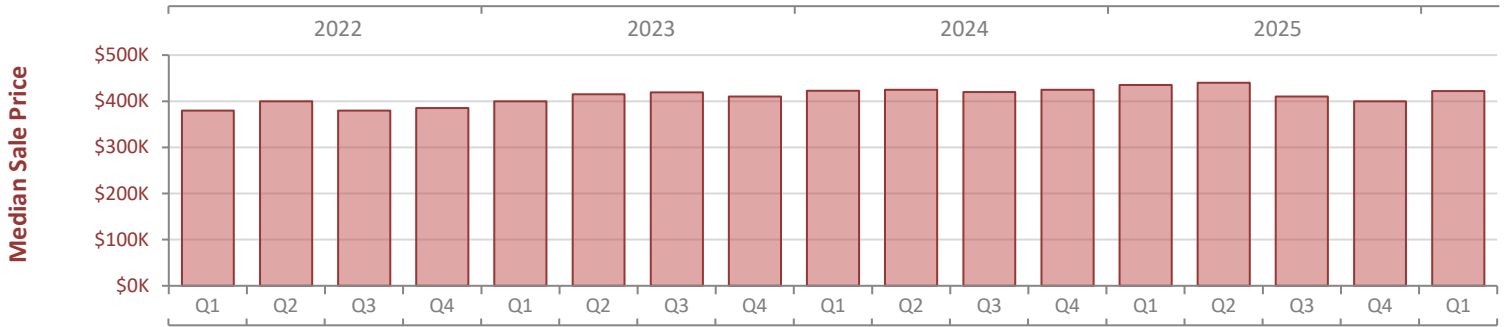


Median Sale Price

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	\$422,000	-3.0%
Q1 2026	\$422,000	-3.0%
Q4 2025	\$400,000	-5.9%
Q3 2025	\$410,000	-2.4%
Q2 2025	\$440,000	3.5%
Q1 2025	\$435,000	2.8%
Q4 2024	\$425,000	3.7%
Q3 2024	\$420,000	0.2%
Q2 2024	\$425,000	2.4%
Q1 2024	\$423,000	5.8%
Q4 2023	\$410,000	6.5%
Q3 2023	\$419,000	10.3%
Q2 2023	\$415,000	3.8%
Q1 2023	\$400,000	5.3%

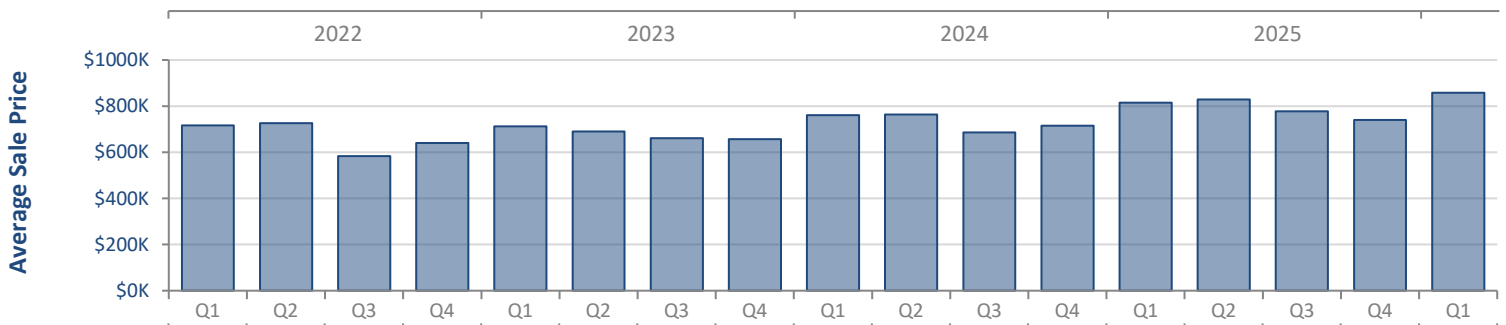


Average Sale Price

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	\$857,906	5.2%
Q1 2026	\$857,906	5.2%
Q4 2025	\$740,479	3.5%
Q3 2025	\$777,326	13.3%
Q2 2025	\$829,113	8.5%
Q1 2025	\$815,604	7.3%
Q4 2024	\$715,299	8.9%
Q3 2024	\$686,321	3.9%
Q2 2024	\$764,018	10.8%
Q1 2024	\$760,326	6.7%
Q4 2023	\$656,613	2.6%
Q3 2023	\$660,473	13.3%
Q2 2023	\$689,789	-5.0%
Q1 2023	\$712,704	-0.4%

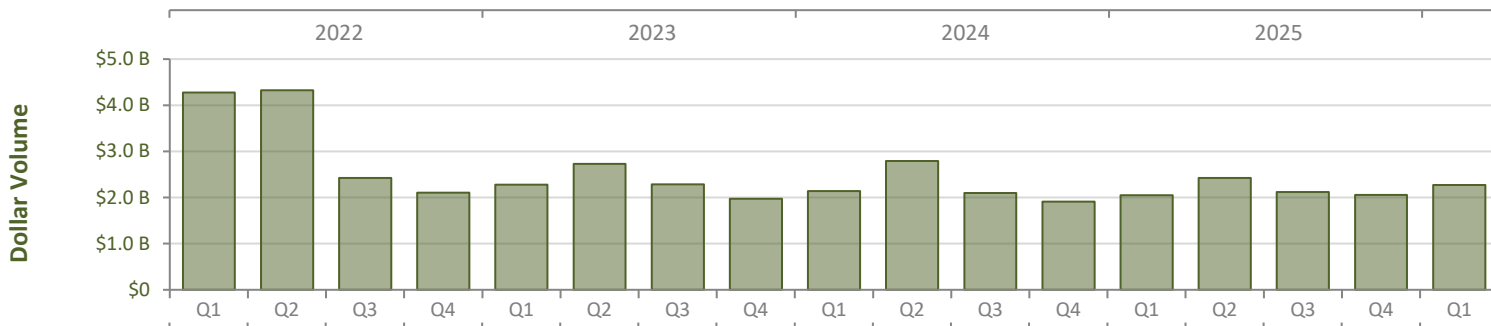


Dollar Volume

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	\$2.3 Billion	10.9%
Q1 2026	\$2.3 Billion	10.9%
Q4 2025	\$2.1 Billion	7.8%
Q3 2025	\$2.1 Billion	1.0%
Q2 2025	\$2.4 Billion	-13.3%
Q1 2025	\$2.0 Billion	-4.2%
Q4 2024	\$1.9 Billion	-3.3%
Q3 2024	\$2.1 Billion	-8.2%
Q2 2024	\$2.8 Billion	2.4%
Q1 2024	\$2.1 Billion	-6.1%
Q4 2023	\$2.0 Billion	-6.3%
Q3 2023	\$2.3 Billion	-5.7%
Q2 2023	\$2.7 Billion	-36.9%
Q1 2023	\$2.3 Billion	-46.7%

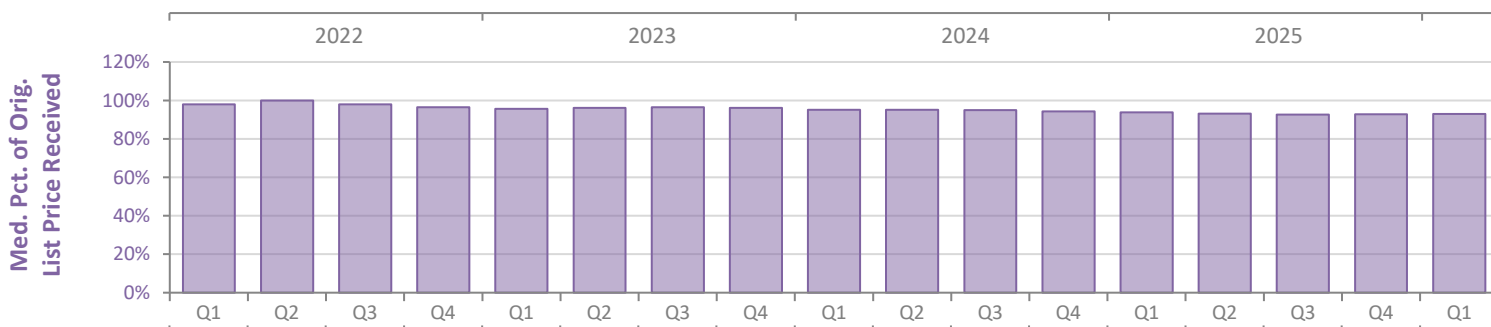


Median Percent of Original List Price Received

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	93.0%	-0.9%
Q1 2026	93.0%	-0.9%
Q4 2025	92.8%	-1.6%
Q3 2025	92.7%	-2.3%
Q2 2025	93.2%	-2.0%
Q1 2025	93.8%	-1.5%
Q4 2024	94.3%	-1.9%
Q3 2024	94.9%	-1.7%
Q2 2024	95.1%	-1.1%
Q1 2024	95.2%	-0.5%
Q4 2023	96.1%	-0.3%
Q3 2023	96.5%	-1.4%
Q2 2023	96.2%	-3.8%
Q1 2023	95.7%	-2.3%

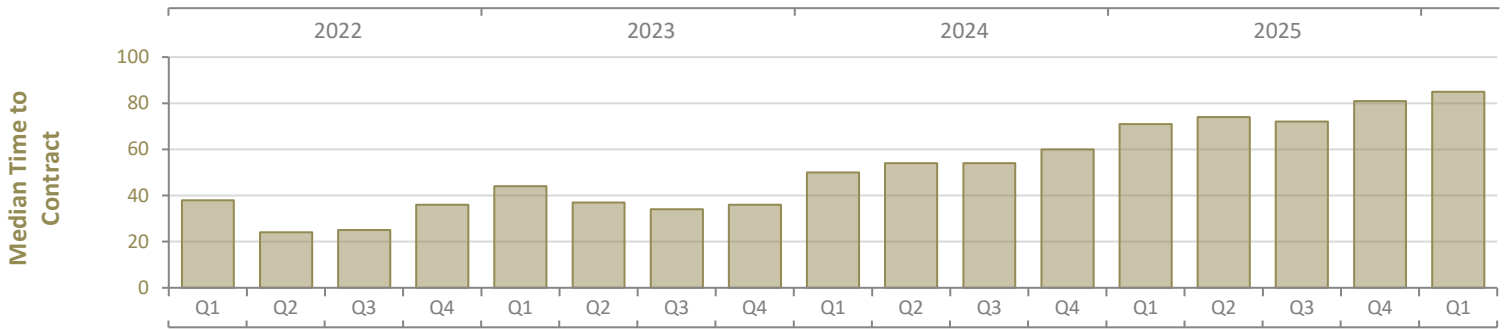


Median Time to Contract

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	85 Days	19.7%
Q1 2026	85 Days	19.7%
Q4 2025	81 Days	35.0%
Q3 2025	72 Days	33.3%
Q2 2025	74 Days	37.0%
Q1 2025	71 Days	42.0%
Q4 2024	60 Days	66.7%
Q3 2024	54 Days	58.8%
Q2 2024	54 Days	45.9%
Q1 2024	50 Days	13.6%
Q4 2023	36 Days	0.0%
Q3 2023	34 Days	36.0%
Q2 2023	37 Days	54.2%
Q1 2023	44 Days	15.8%

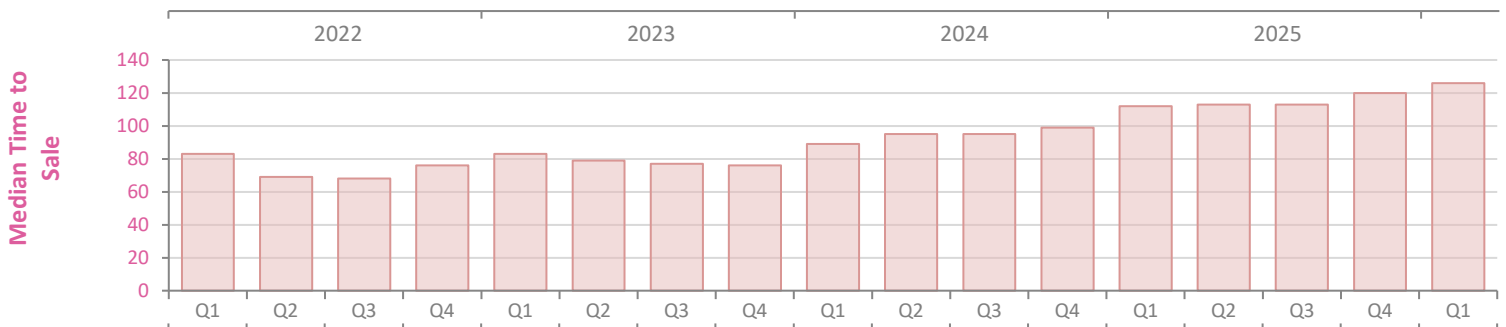


Median Time to Sale

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	126 Days	12.5%
Q1 2026	126 Days	12.5%
Q4 2025	120 Days	21.2%
Q3 2025	113 Days	18.9%
Q2 2025	113 Days	18.9%
Q1 2025	112 Days	25.8%
Q4 2024	99 Days	30.3%
Q3 2024	95 Days	23.4%
Q2 2024	95 Days	20.3%
Q1 2024	89 Days	7.2%
Q4 2023	76 Days	0.0%
Q3 2023	77 Days	13.2%
Q2 2023	79 Days	14.5%
Q1 2023	83 Days	0.0%

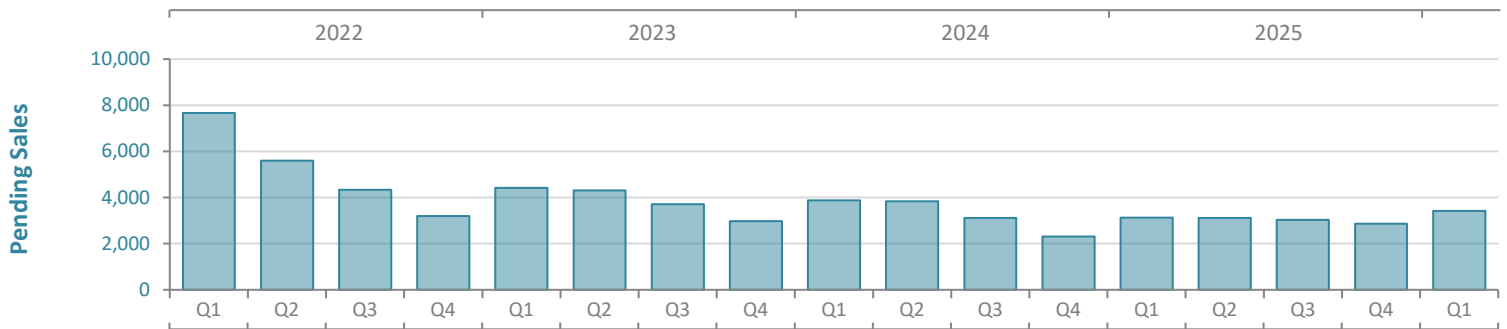


New Pending Sales

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	3,413	9.3%
Q1 2026	3,413	9.3%
Q4 2025	2,866	24.3%
Q3 2025	3,036	-2.7%
Q2 2025	3,113	-18.7%
Q1 2025	3,123	-19.4%
Q4 2024	2,305	-22.4%
Q3 2024	3,120	-16.0%
Q2 2024	3,831	-11.1%
Q1 2024	3,876	-12.2%
Q4 2023	2,970	-7.1%
Q3 2023	3,714	-14.3%
Q2 2023	4,308	-23.1%
Q1 2023	4,413	-42.4%

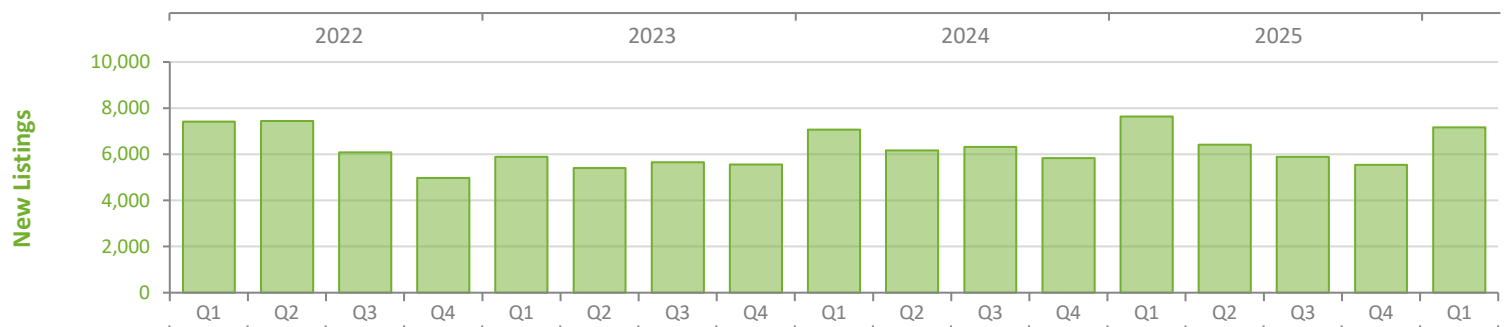


New Listings

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	7,167	-6.1%
Q1 2026	7,167	-6.1%
Q4 2025	5,542	-4.9%
Q3 2025	5,886	-6.9%
Q2 2025	6,421	4.2%
Q1 2025	7,633	8.0%
Q4 2024	5,827	4.9%
Q3 2024	6,321	11.8%
Q2 2024	6,160	13.9%
Q1 2024	7,069	20.1%
Q4 2023	5,556	11.7%
Q3 2023	5,656	-7.1%
Q2 2023	5,407	-27.3%
Q1 2023	5,887	-20.6%

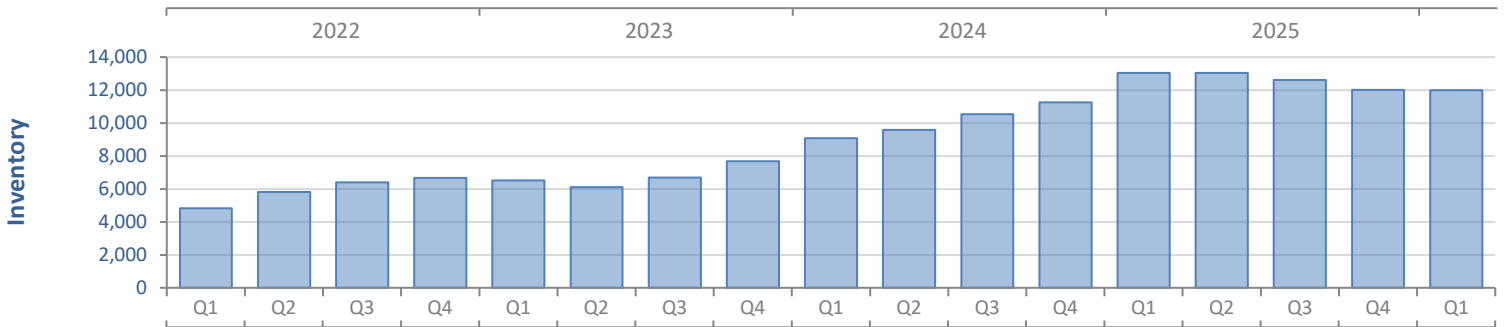


Inventory (Active Listings)

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)	12,270	-2.1%
Q1 2026	11,986	-8.1%
Q4 2025	12,015	6.7%
Q3 2025	12,620	19.8%
Q2 2025	13,046	36.2%
Q1 2025	13,037	43.5%
Q4 2024	11,256	46.4%
Q3 2024	10,532	57.5%
Q2 2024	9,581	56.7%
Q1 2024	9,088	39.4%
Q4 2023	7,690	15.4%
Q3 2023	6,685	4.5%
Q2 2023	6,116	5.1%
Q1 2023	6,519	34.8%

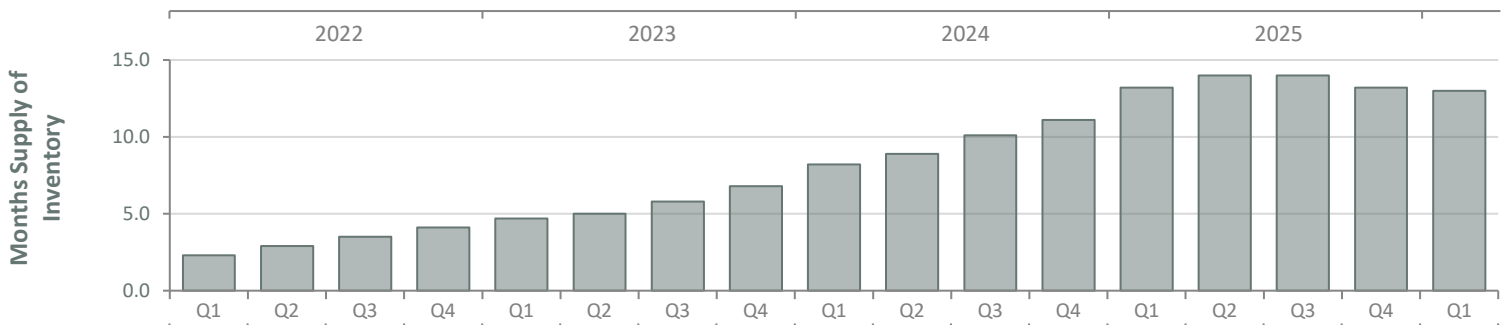


Months Supply of Inventory

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)	13.4	6.3%
Q1 2026	13.0	-1.5%
Q4 2025	13.2	18.9%
Q3 2025	14.0	38.6%
Q2 2025	14.0	57.3%
Q1 2025	13.2	61.0%
Q4 2024	11.1	63.2%
Q3 2024	10.1	74.1%
Q2 2024	8.9	78.0%
Q1 2024	8.2	74.5%
Q4 2023	6.8	65.9%
Q3 2023	5.8	65.7%
Q2 2023	5.0	72.4%
Q1 2023	4.7	104.3%

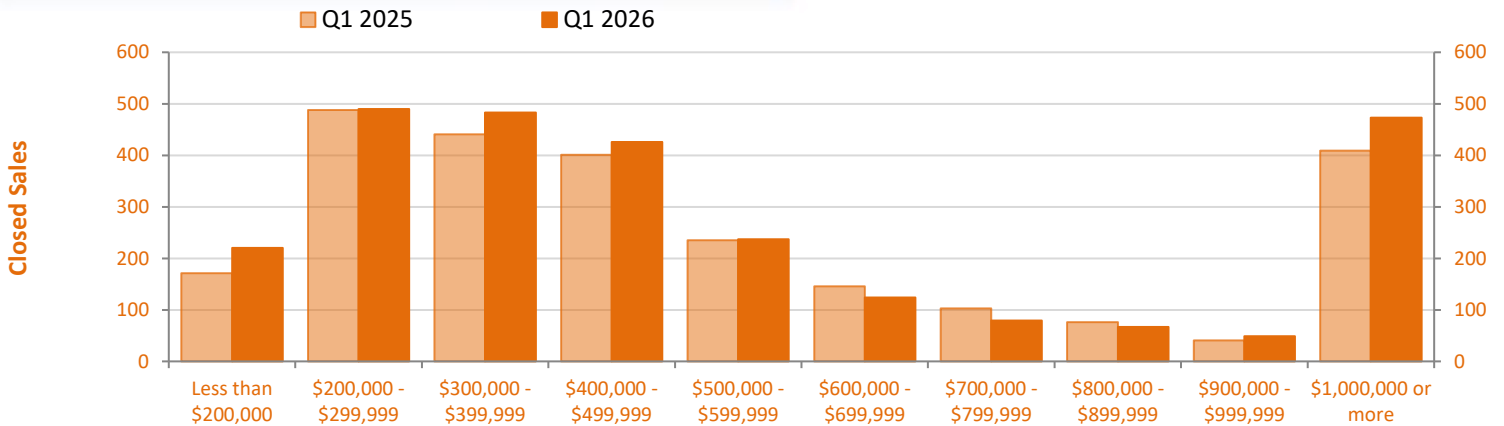


Closed Sales by Sale Price

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.

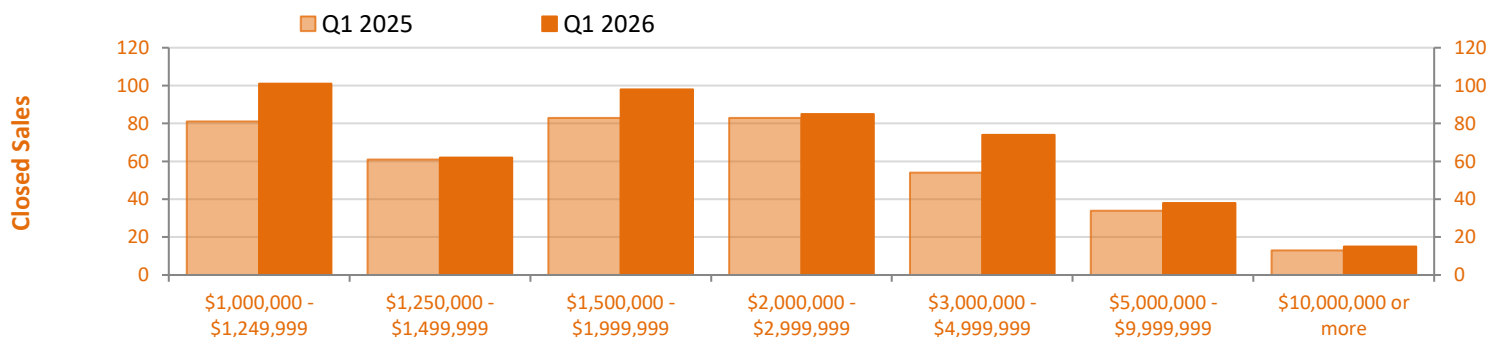
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	220	28.7%
\$200,000 - \$299,999	490	0.4%
\$300,000 - \$399,999	483	9.5%
\$400,000 - \$499,999	426	6.2%
\$500,000 - \$599,999	237	0.9%
\$600,000 - \$699,999	124	-15.1%
\$700,000 - \$799,999	79	-23.3%
\$800,000 - \$899,999	67	-11.8%
\$900,000 - \$999,999	49	19.5%
\$1,000,000 or more	473	15.6%



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	101	24.7%
\$1,250,000 - \$1,499,999	62	1.6%
\$1,500,000 - \$1,999,999	98	18.1%
\$2,000,000 - \$2,999,999	85	2.4%
\$3,000,000 - \$4,999,999	74	37.0%
\$5,000,000 - \$9,999,999	38	11.8%
\$10,000,000 or more	15	15.4%

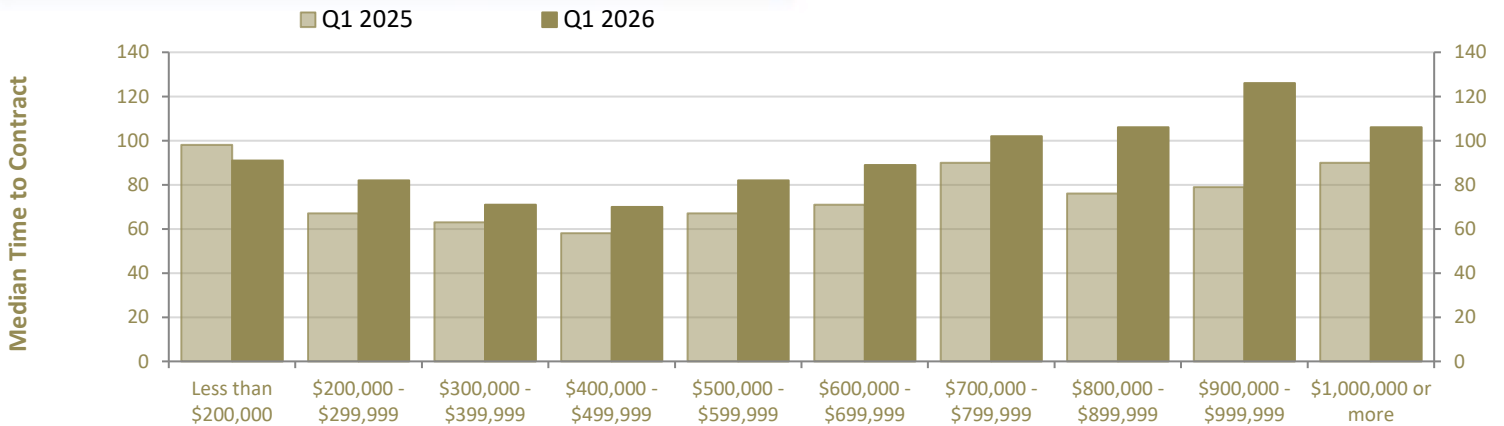


Median Time to Contract by Sale Price

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.

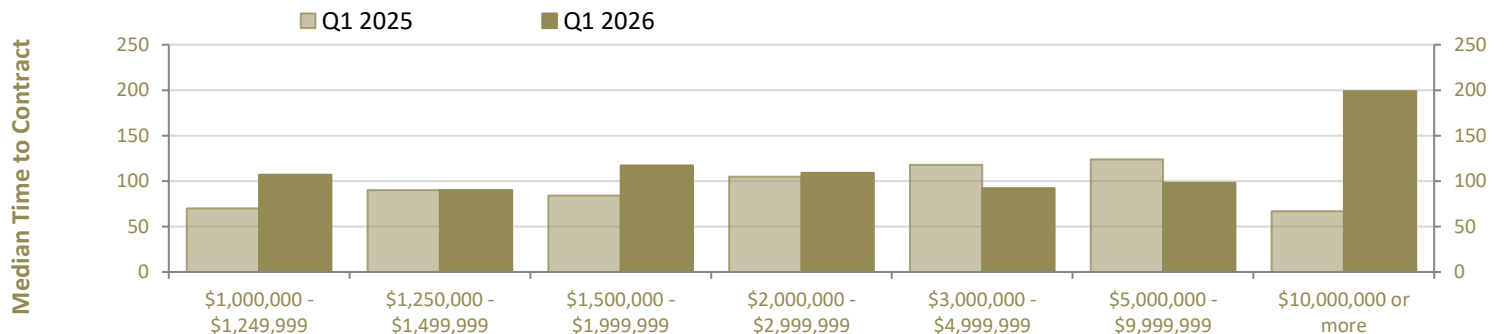
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	91 Days	-7.1%
\$200,000 - \$299,999	82 Days	22.4%
\$300,000 - \$399,999	71 Days	12.7%
\$400,000 - \$499,999	70 Days	20.7%
\$500,000 - \$599,999	82 Days	22.4%
\$600,000 - \$699,999	89 Days	25.4%
\$700,000 - \$799,999	102 Days	13.3%
\$800,000 - \$899,999	106 Days	39.5%
\$900,000 - \$999,999	126 Days	59.5%
\$1,000,000 or more	106 Days	17.8%



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	52.9%
\$1,250,000 - \$1,499,999	90 Days	0.0%
\$1,500,000 - \$1,999,999	117 Days	39.3%
\$2,000,000 - \$2,999,999	109 Days	3.8%
\$3,000,000 - \$4,999,999	92 Days	-22.0%
\$5,000,000 - \$9,999,999	98 Days	-21.0%
\$10,000,000 or more	199 Days	197.0%

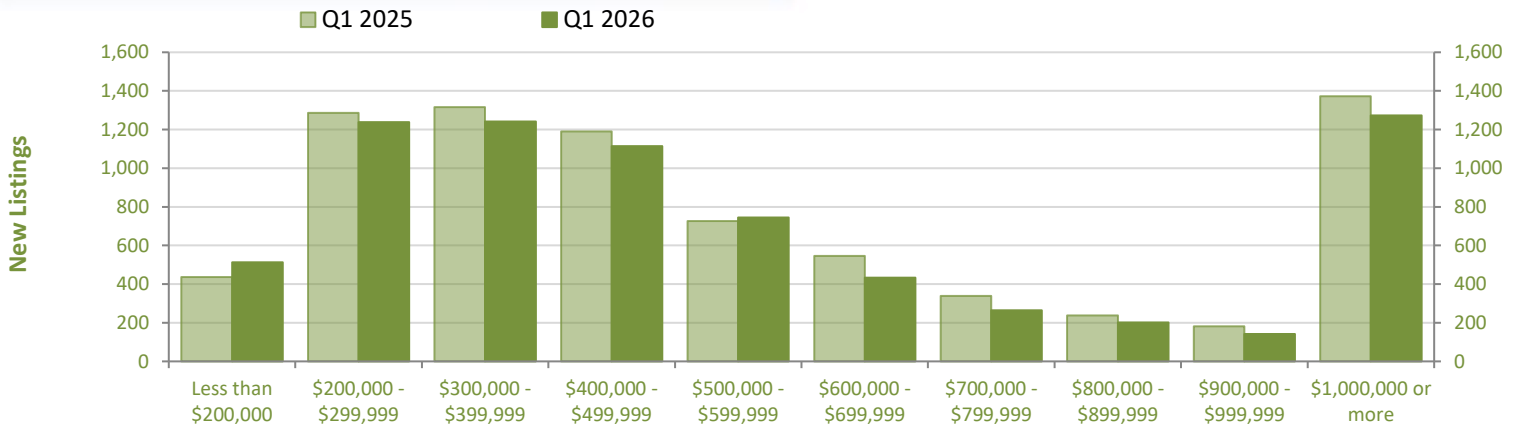


New Listings by Initial Listing Price

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.

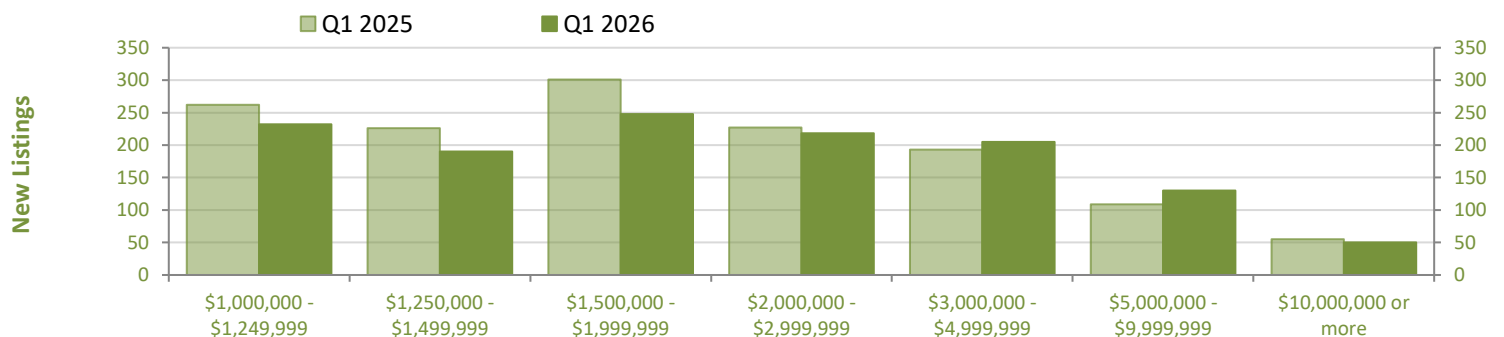
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	513	17.7%
\$200,000 - \$299,999	1,238	-3.7%
\$300,000 - \$399,999	1,242	-5.6%
\$400,000 - \$499,999	1,114	-6.5%
\$500,000 - \$599,999	745	2.6%
\$600,000 - \$699,999	433	-20.7%
\$700,000 - \$799,999	265	-21.8%
\$800,000 - \$899,999	202	-15.1%
\$900,000 - \$999,999	142	-22.0%
\$1,000,000 or more	1,273	-7.3%



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	232	-11.5%
\$1,250,000 - \$1,499,999	190	-15.9%
\$1,500,000 - \$1,999,999	248	-17.6%
\$2,000,000 - \$2,999,999	218	-4.0%
\$3,000,000 - \$4,999,999	205	6.2%
\$5,000,000 - \$9,999,999	130	19.3%
\$10,000,000 or more	50	-9.1%

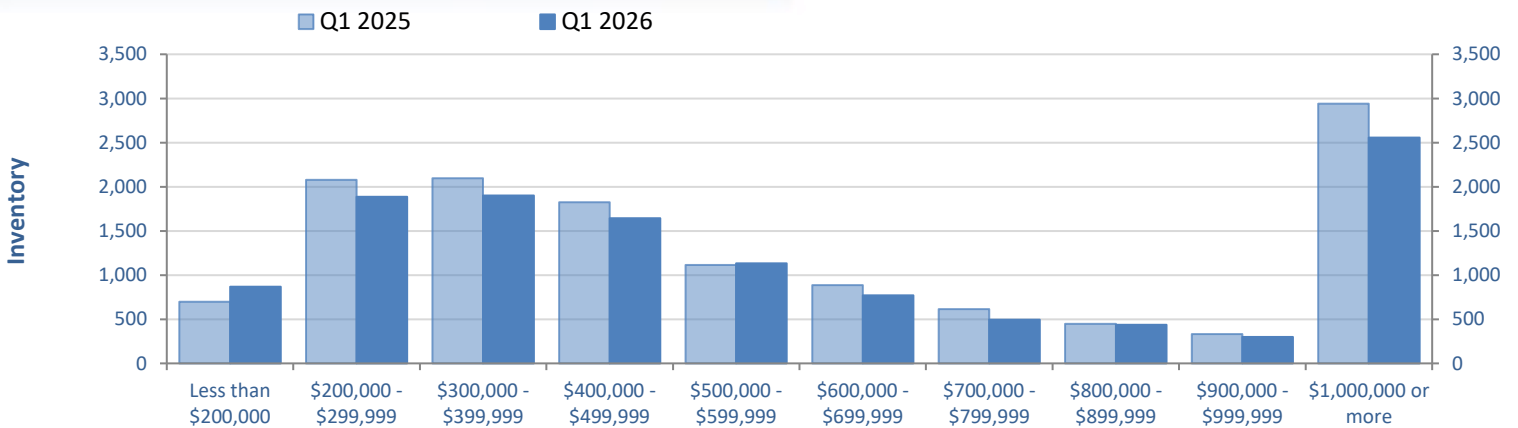


Inventory by Current Listing Price

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.

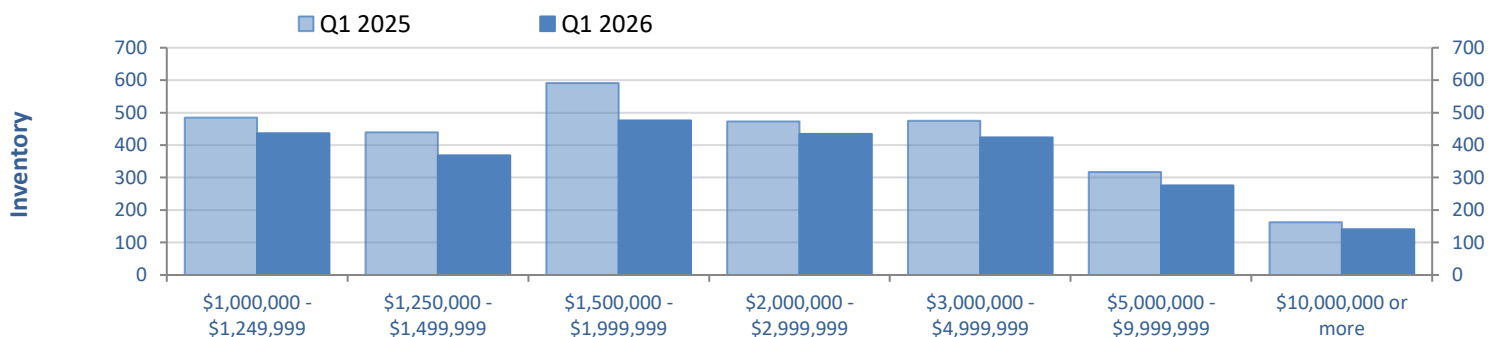
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	869	24.5%
\$200,000 - \$299,999	1,885	-9.3%
\$300,000 - \$399,999	1,901	-9.3%
\$400,000 - \$499,999	1,644	-9.9%
\$500,000 - \$599,999	1,131	1.6%
\$600,000 - \$699,999	769	-13.3%
\$700,000 - \$799,999	496	-19.5%
\$800,000 - \$899,999	437	-2.7%
\$900,000 - \$999,999	298	-10.0%
\$1,000,000 or more	2,556	-13.1%



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	436	-10.1%
\$1,250,000 - \$1,499,999	368	-16.2%
\$1,500,000 - \$1,999,999	476	-19.5%
\$2,000,000 - \$2,999,999	435	-8.0%
\$3,000,000 - \$4,999,999	424	-10.7%
\$5,000,000 - \$9,999,999	276	-12.9%
\$10,000,000 or more	141	-13.0%



Quarterly Distressed Market - Q1 2026

Townhouses and Condos

Miami-Dade County



		Q1 2026	Q1 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,605	2,479	5.1%
	Median Sale Price	\$423,750	\$440,000	-3.7%
Foreclosure/REO	Closed Sales	31	27	14.8%
	Median Sale Price	\$183,750	\$238,000	-22.8%
Short Sale	Closed Sales	12	5	140.0%
	Median Sale Price	\$341,750	\$320,000	6.8%

