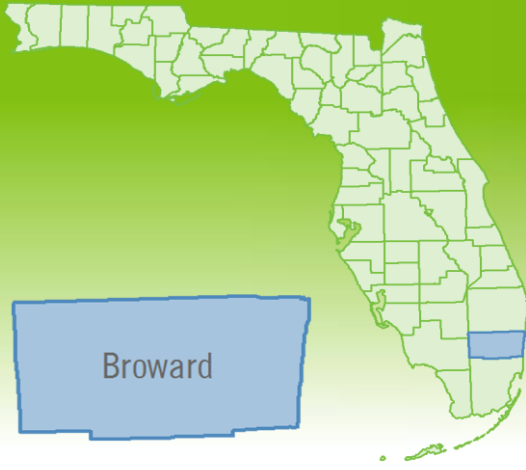


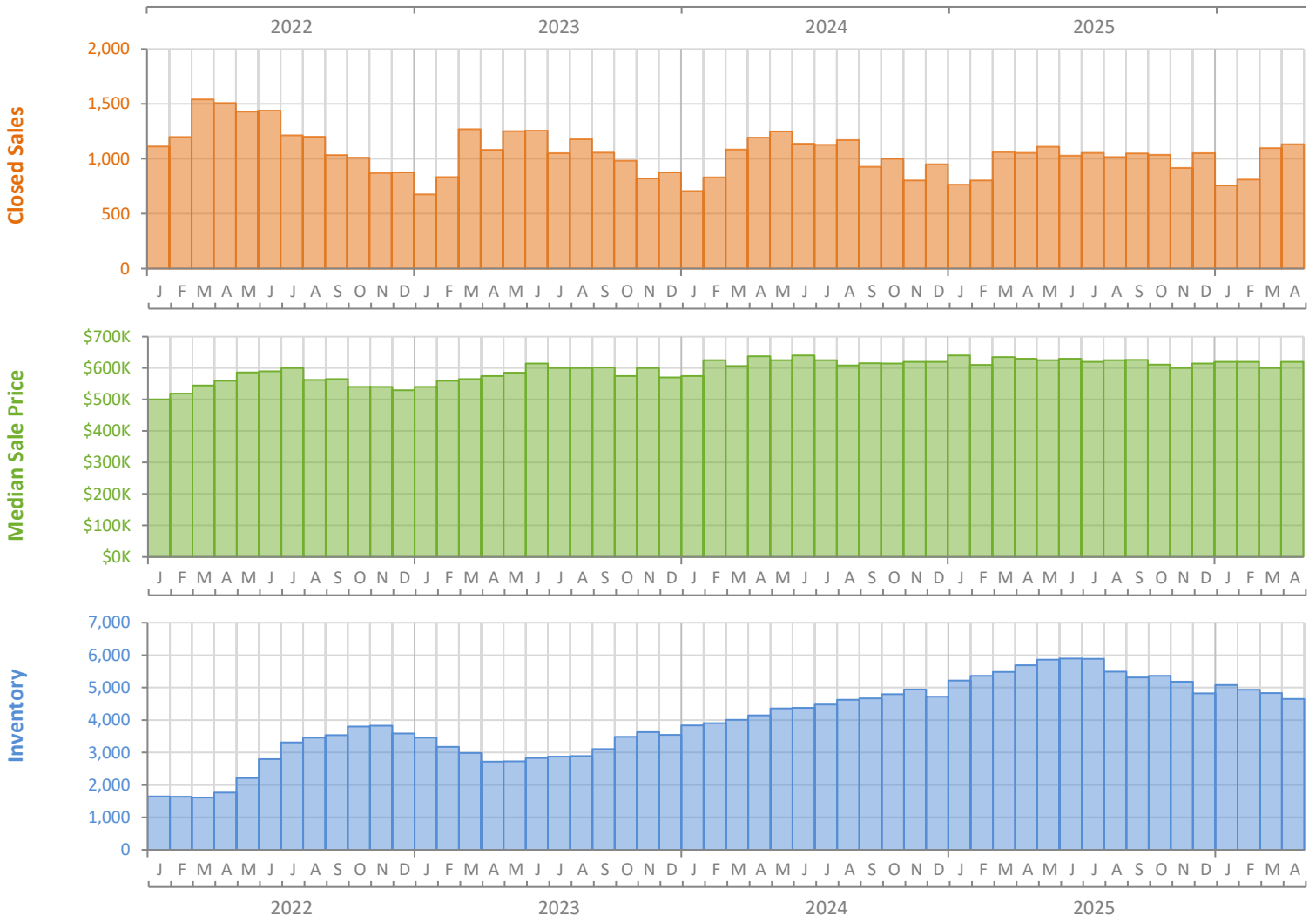
# Monthly Market Summary - April 2026

## Single-Family Homes

### Broward County



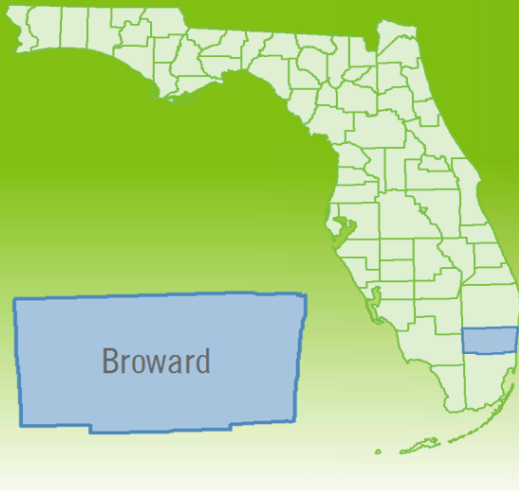
	April 2026	April 2025	Percent Change Year-over-Year
Closed Sales	1,134	1,054	7.6%
Paid in Cash	267	232	15.1%
Median Sale Price	\$620,000	\$630,000	-1.6%
Average Sale Price	\$914,687	\$893,107	2.4%
Dollar Volume	\$1.0 Billion	\$941.3 Million	10.2%
Med. Pct. of Orig. List Price Received	95.9%	95.2%	0.7%
Median Time to Contract	33 Days	40 Days	-17.5%
Median Time to Sale	73 Days	78 Days	-6.4%
New Pending Sales	1,348	1,126	19.7%
New Listings	1,569	1,746	-10.1%
Pending Inventory	1,865	1,598	16.7%
Inventory (Active Listings)	4,653	5,689	-18.2%
Months Supply of Inventory	4.6	5.7	-19.3%



# Monthly Distressed Market - April 2026

## Single-Family Homes

### Broward County



		April 2026	April 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,121	1,043	7.5%
	Median Sale Price	\$620,000	\$630,000	-1.6%
Foreclosure/REO	Closed Sales	7	10	-30.0%
	Median Sale Price	\$517,000	\$462,500	11.8%
Short Sale	Closed Sales	6	1	500.0%
	Median Sale Price	\$567,500	\$245,000	131.6%

