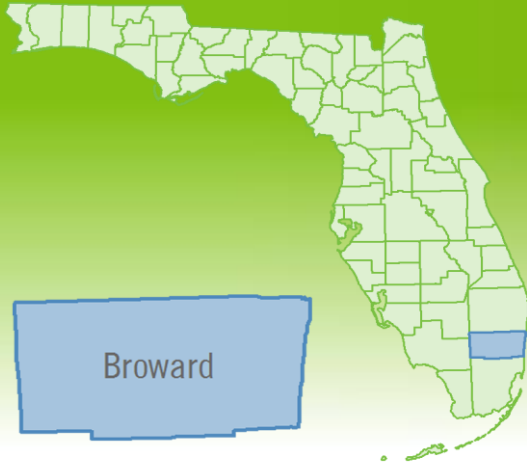


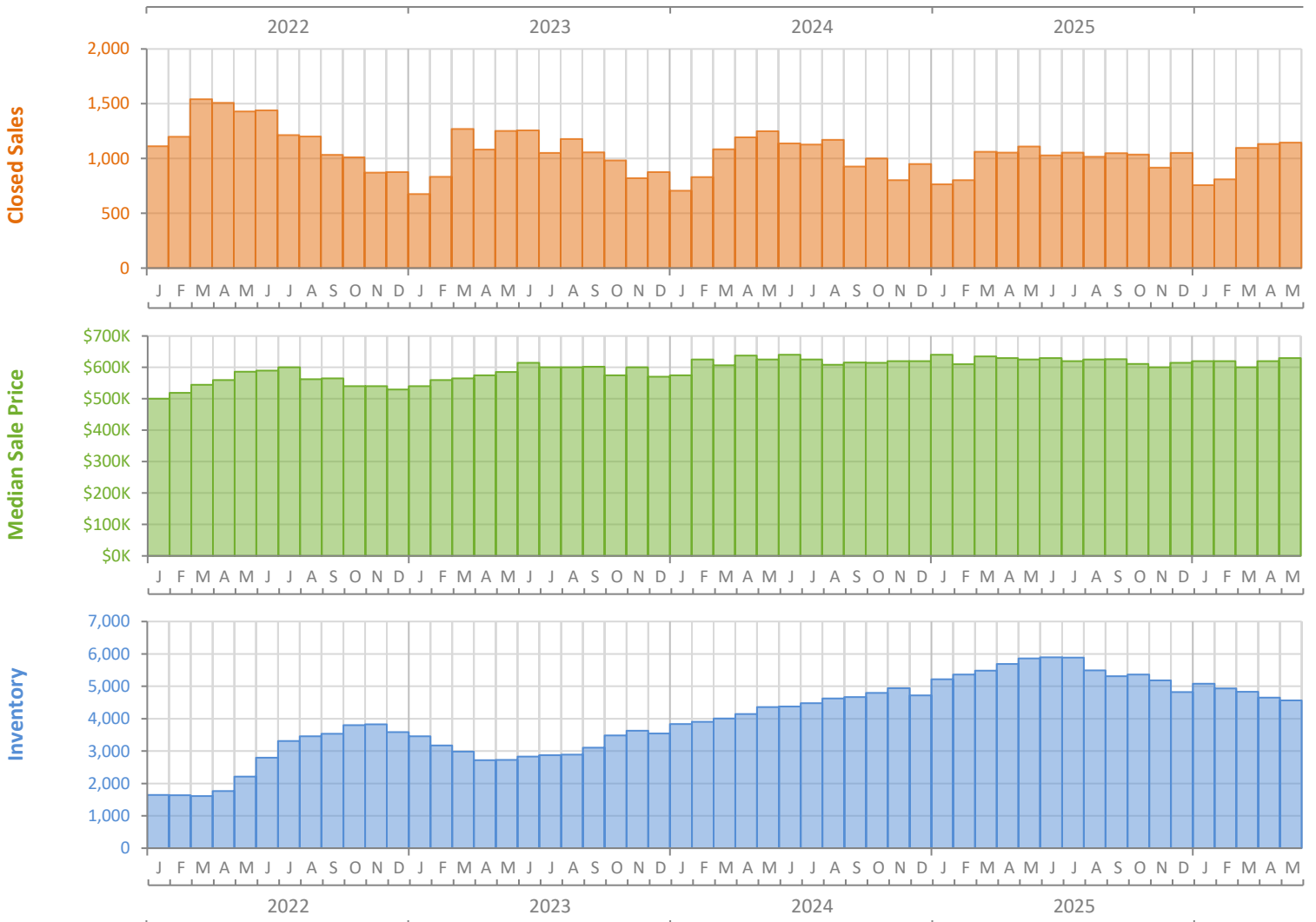
# Monthly Market Summary - May 2026

## Single-Family Homes

### Broward County



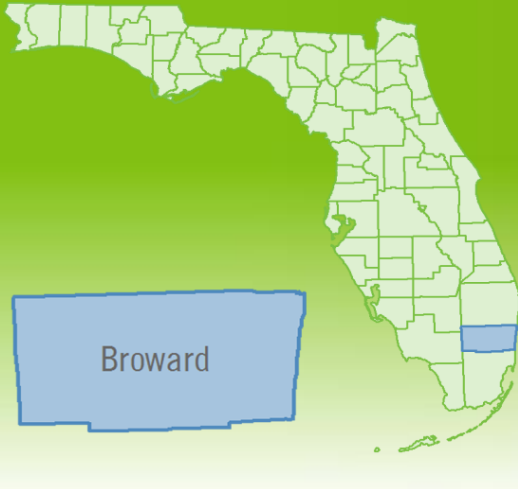
	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	1,146	1,110	3.2%
Paid in Cash	253	238	6.3%
Median Sale Price	\$630,000	\$625,000	0.8%
Average Sale Price	\$907,354	\$846,970	7.1%
Dollar Volume	\$1.0 Billion	\$940.1 Million	10.6%
Med. Pct. of Orig. List Price Received	95.8%	94.8%	1.1%
Median Time to Contract	35 Days	38 Days	-7.9%
Median Time to Sale	73 Days	78 Days	-6.4%
New Pending Sales	1,298	1,165	11.4%
New Listings	1,617	1,730	-6.5%
Pending Inventory	1,895	1,552	22.1%
Inventory (Active Listings)	4,560	5,862	-22.2%
Months Supply of Inventory	4.5	5.9	-23.7%



# Monthly Distressed Market - May 2026

## Single-Family Homes

### Broward County



		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,141	1,106	3.2%
	Median Sale Price	\$630,000	\$625,000	0.8%
Foreclosure/REO	Closed Sales	3	3	0.0%
	Median Sale Price	\$490,000	\$448,500	9.3%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$525,625	\$380,000	38.3%

