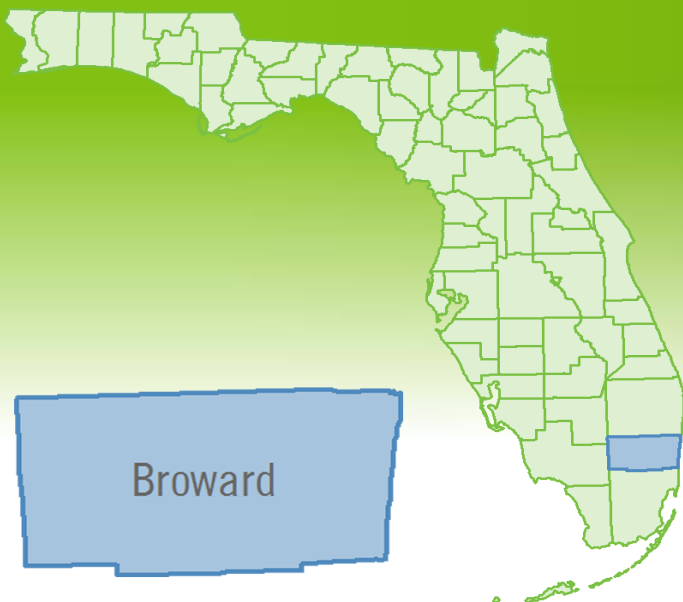


Quarterly Market Detail - Q2 2026

Single-Family Homes

Broward County



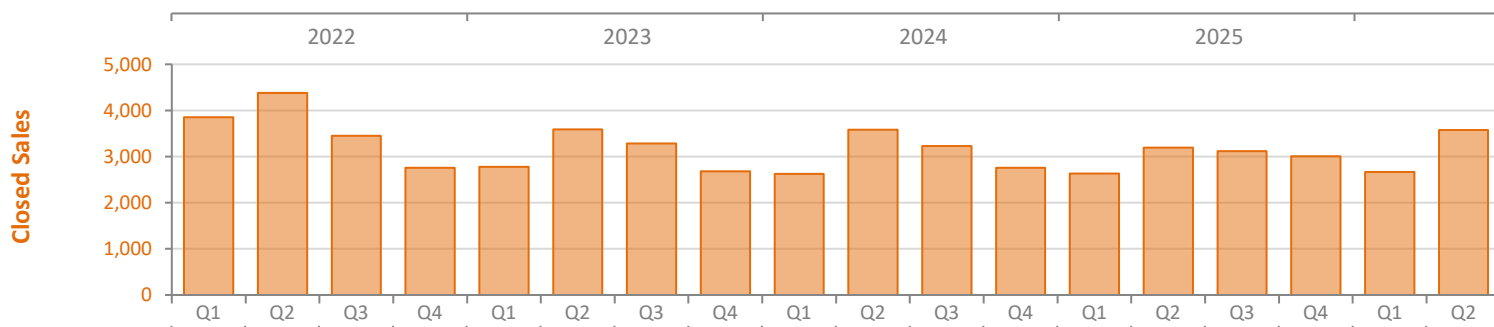
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	3,578	3,194	12.0%
Paid in Cash	829	699	18.6%
Median Sale Price	\$630,000	\$627,500	0.4%
Average Sale Price	\$917,369	\$867,235	5.8%
Dollar Volume	\$3.3 Billion	\$2.8 Billion	18.5%
Median Percent of Original List Price Received	95.9%	95.2%	0.7%
Median Time to Contract	39 Days	45 Days	-13.3%
Median Time to Sale	78 Days	84 Days	-7.1%
New Pending Sales	3,850	3,386	13.7%
New Listings	4,714	5,111	-7.8%
Pending Inventory	1,677	1,529	9.7%
Inventory (Active Listings)	4,465	5,897	-24.3%
Months Supply of Inventory	4.3	6.0	-28.3%

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	6,243	7.2%
Q2 2026	3,578	12.0%
Q1 2026	2,665	1.4%
Q4 2025	3,006	9.1%
Q3 2025	3,118	-3.4%
Q2 2025	3,194	-10.8%
Q1 2025	2,629	0.3%
Q4 2024	2,755	2.8%
Q3 2024	3,229	-1.7%
Q2 2024	3,582	-0.2%
Q1 2024	2,622	-5.7%
Q4 2023	2,680	-2.8%
Q3 2023	3,286	-4.7%
Q2 2023	3,590	-18.0%

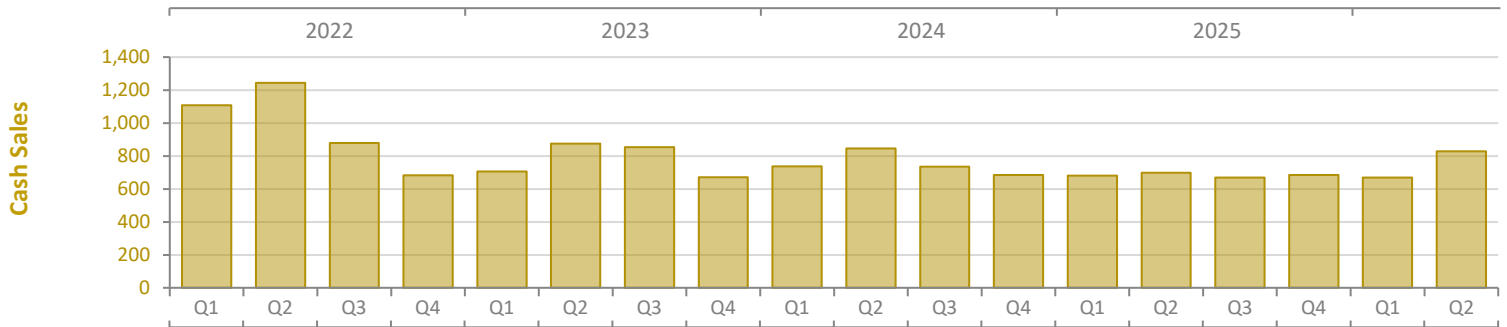


Cash Sales

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	1,498	8.6%
Q2 2026	829	18.6%
Q1 2026	669	-1.8%
Q4 2025	684	-0.1%
Q3 2025	669	-9.0%
Q2 2025	699	-17.4%
Q1 2025	681	-7.6%
Q4 2024	685	2.1%
Q3 2024	735	-13.8%
Q2 2024	846	-3.2%
Q1 2024	737	4.4%
Q4 2023	671	-1.6%
Q3 2023	853	-2.8%
Q2 2023	874	-29.7%

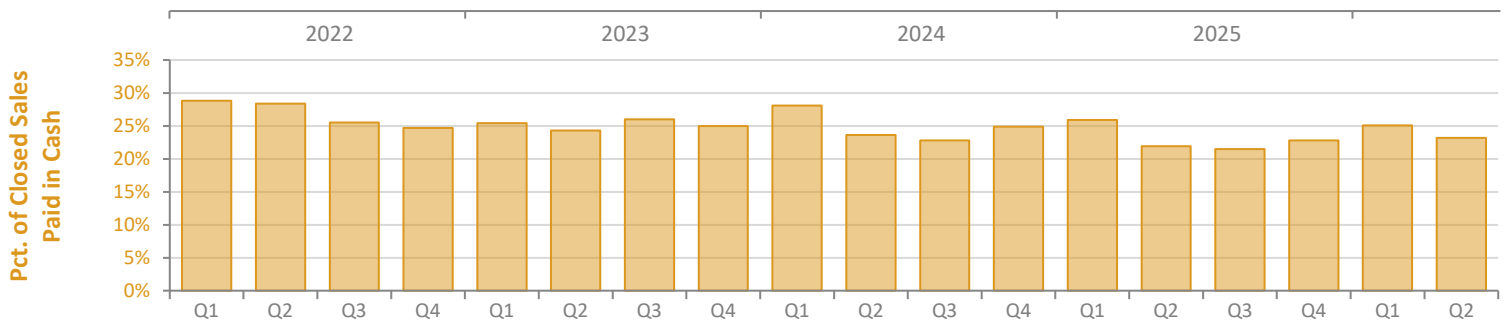


Cash Sales as a Percentage of Closed Sales

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	24.0%	1.3%
Q2 2026	23.2%	5.9%
Q1 2026	25.1%	-3.1%
Q4 2025	22.8%	-8.4%
Q3 2025	21.5%	-5.7%
Q2 2025	21.9%	-7.2%
Q1 2025	25.9%	-7.8%
Q4 2024	24.9%	-0.4%
Q3 2024	22.8%	-12.3%
Q2 2024	23.6%	-2.9%
Q1 2024	28.1%	10.6%
Q4 2023	25.0%	1.2%
Q3 2023	26.0%	2.0%
Q2 2023	24.3%	-14.4%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Broward County

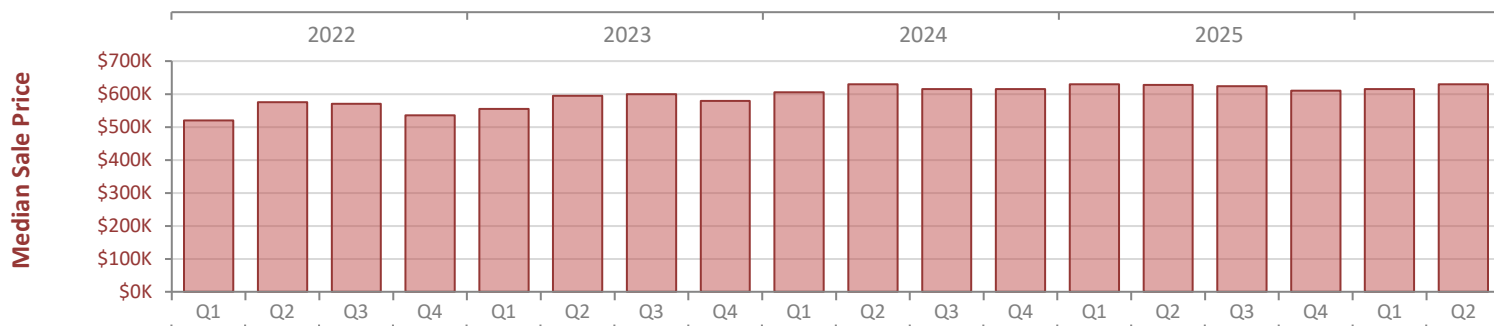


Median Sale Price

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	\$620,000	-1.3%
Q2 2026	\$630,000	0.4%
Q1 2026	\$615,000	-2.4%
Q4 2025	\$610,000	-0.8%
Q3 2025	\$624,000	1.5%
Q2 2025	\$627,500	-0.4%
Q1 2025	\$630,000	4.1%
Q4 2024	\$615,000	6.1%
Q3 2024	\$615,000	2.5%
Q2 2024	\$630,000	5.9%
Q1 2024	\$605,000	9.0%
Q4 2023	\$579,450	8.2%
Q3 2023	\$600,000	5.3%
Q2 2023	\$595,000	3.4%

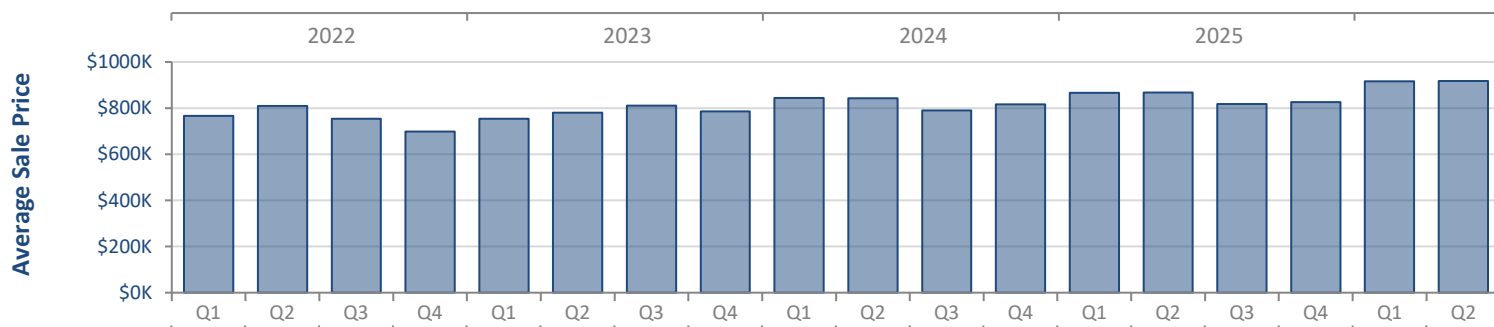


Average Sale Price

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	\$916,994	5.8%
Q2 2026	\$917,369	5.8%
Q1 2026	\$916,491	5.8%
Q4 2025	\$825,791	1.2%
Q3 2025	\$817,628	3.6%
Q2 2025	\$867,235	2.8%
Q1 2025	\$866,231	2.6%
Q4 2024	\$816,329	3.9%
Q3 2024	\$789,509	-2.6%
Q2 2024	\$843,319	8.0%
Q1 2024	\$844,493	11.9%
Q4 2023	\$785,356	12.5%
Q3 2023	\$810,609	7.4%
Q2 2023	\$780,890	-3.5%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Broward County

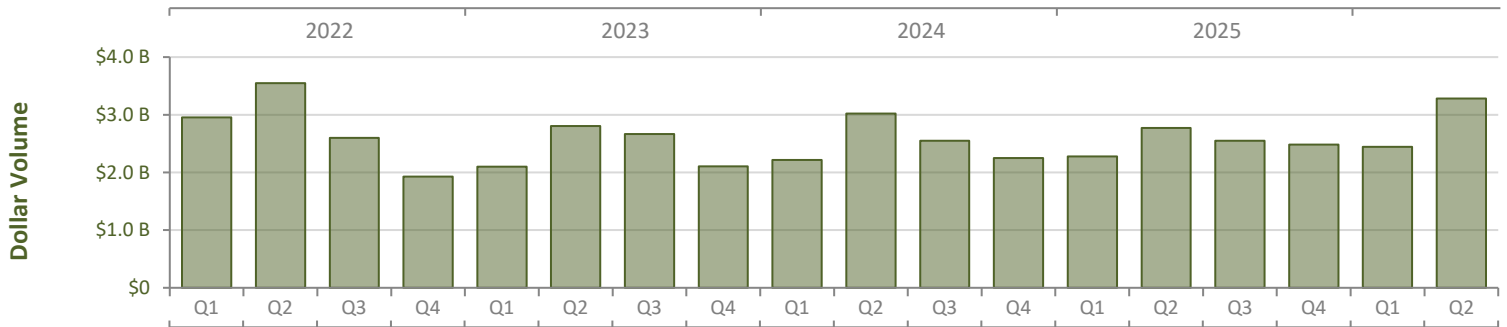


Dollar Volume

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	\$5.7 Billion	13.4%
Q2 2026	\$3.3 Billion	18.5%
Q1 2026	\$2.4 Billion	7.3%
Q4 2025	\$2.5 Billion	10.4%
Q3 2025	\$2.5 Billion	0.0%
Q2 2025	\$2.8 Billion	-8.3%
Q1 2025	\$2.3 Billion	2.8%
Q4 2024	\$2.2 Billion	6.9%
Q3 2024	\$2.5 Billion	-4.3%
Q2 2024	\$3.0 Billion	7.8%
Q1 2024	\$2.2 Billion	5.5%
Q4 2023	\$2.1 Billion	9.3%
Q3 2023	\$2.7 Billion	2.4%
Q2 2023	\$2.8 Billion	-20.9%

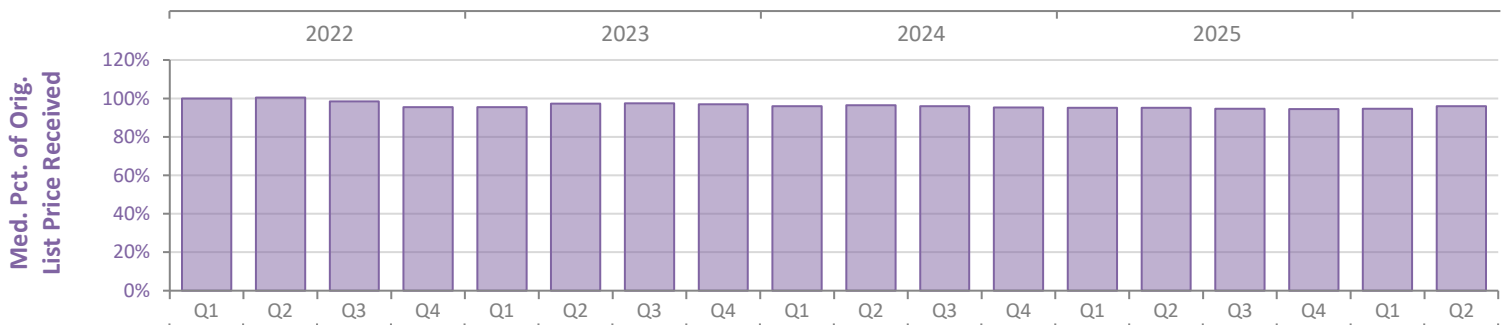


Median Percent of Original List Price Received

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	95.4%	0.3%
Q2 2026	95.9%	0.7%
Q1 2026	94.7%	-0.4%
Q4 2025	94.4%	-0.9%
Q3 2025	94.7%	-1.3%
Q2 2025	95.2%	-1.2%
Q1 2025	95.1%	-0.9%
Q4 2024	95.3%	-1.7%
Q3 2024	95.9%	-1.5%
Q2 2024	96.4%	-0.9%
Q1 2024	96.0%	0.6%
Q4 2023	96.9%	1.5%
Q3 2023	97.4%	-1.1%
Q2 2023	97.3%	-3.2%

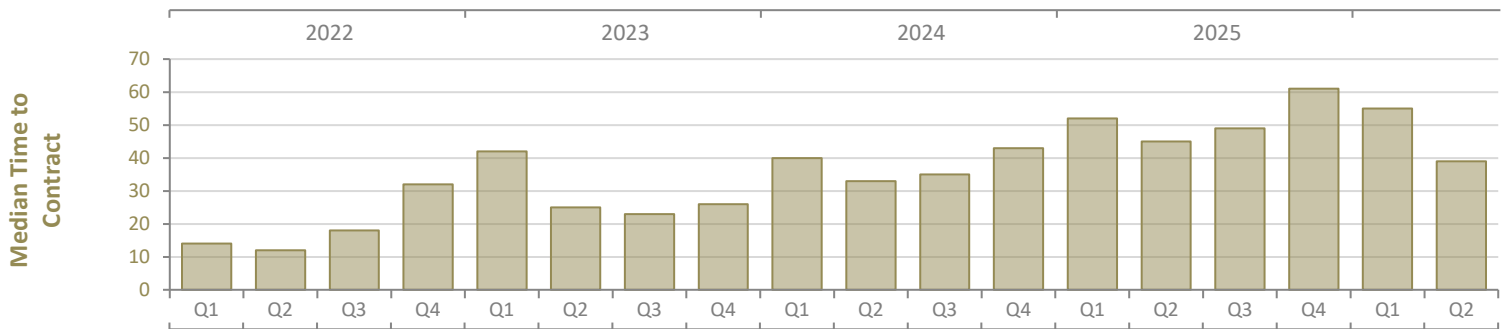


Median Time to Contract

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	46 Days	-6.1%
Q2 2026	39 Days	-13.3%
Q1 2026	55 Days	5.8%
Q4 2025	61 Days	41.9%
Q3 2025	49 Days	40.0%
Q2 2025	45 Days	36.4%
Q1 2025	52 Days	30.0%
Q4 2024	43 Days	65.4%
Q3 2024	35 Days	52.2%
Q2 2024	33 Days	32.0%
Q1 2024	40 Days	-4.8%
Q4 2023	26 Days	-18.8%
Q3 2023	23 Days	27.8%
Q2 2023	25 Days	108.3%

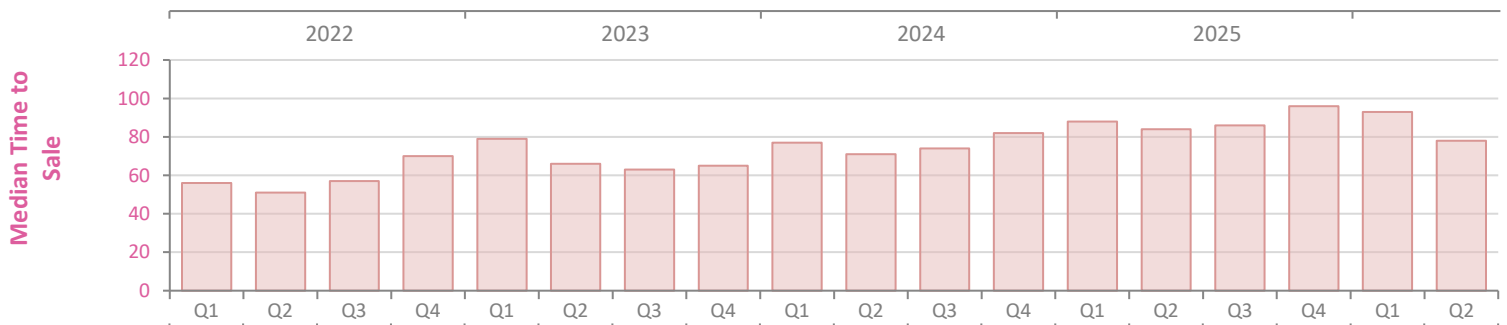


Median Time to Sale

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	85 Days	-3.4%
Q2 2026	78 Days	-7.1%
Q1 2026	93 Days	5.7%
Q4 2025	96 Days	17.1%
Q3 2025	86 Days	16.2%
Q2 2025	84 Days	18.3%
Q1 2025	88 Days	14.3%
Q4 2024	82 Days	26.2%
Q3 2024	74 Days	17.5%
Q2 2024	71 Days	7.6%
Q1 2024	77 Days	-2.5%
Q4 2023	65 Days	-7.1%
Q3 2023	63 Days	10.5%
Q2 2023	66 Days	29.4%

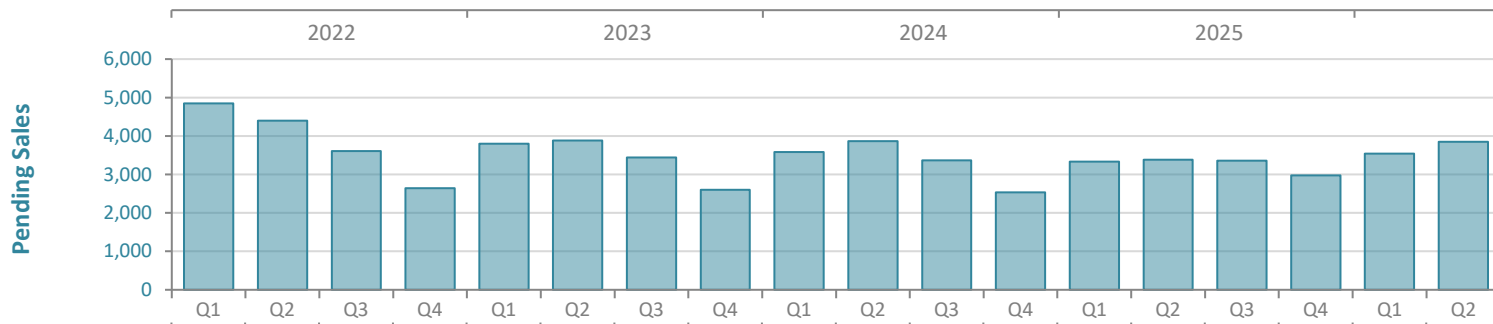


New Pending Sales

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	7,388	9.9%
Q2 2026	3,850	13.7%
Q1 2026	3,538	6.1%
Q4 2025	2,972	17.4%
Q3 2025	3,359	-0.1%
Q2 2025	3,386	-12.4%
Q1 2025	3,335	-6.9%
Q4 2024	2,532	-2.7%
Q3 2024	3,363	-2.4%
Q2 2024	3,865	-0.5%
Q1 2024	3,581	-5.8%
Q4 2023	2,603	-1.5%
Q3 2023	3,444	-4.5%
Q2 2023	3,885	-11.7%



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	9,671	-7.3%
Q2 2026	4,714	-7.8%
Q1 2026	4,957	-6.8%
Q4 2025	3,808	-2.0%
Q3 2025	4,245	-8.2%
Q2 2025	5,111	2.0%
Q1 2025	5,318	9.8%
Q4 2024	3,885	0.4%
Q3 2024	4,625	5.5%
Q2 2024	5,012	13.6%
Q1 2024	4,844	21.2%
Q4 2023	3,868	5.7%
Q3 2023	4,384	-13.9%
Q2 2023	4,413	-26.3%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Broward County

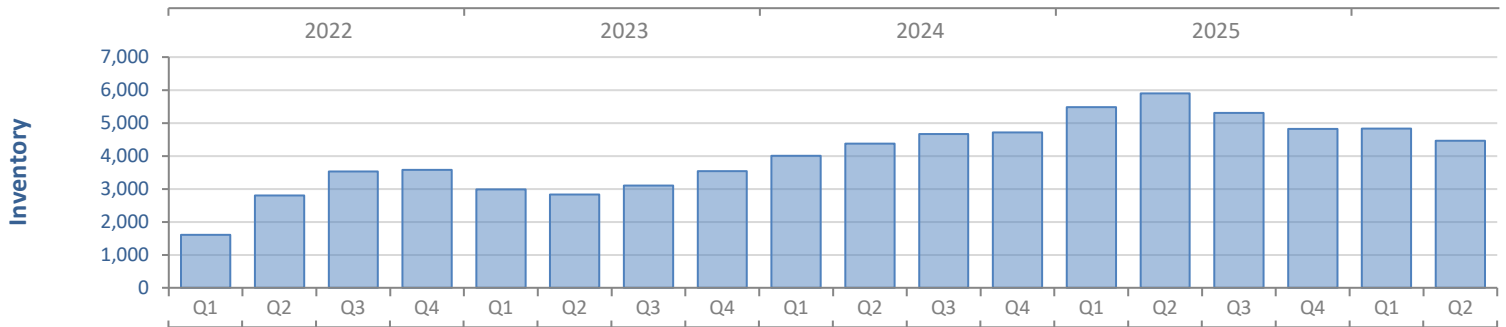


Inventory (Active Listings)

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)	4,753	-14.9%
Q2 2026	4,465	-24.3%
Q1 2026	4,826	-12.0%
Q4 2025	4,825	2.2%
Q3 2025	5,311	13.8%
Q2 2025	5,897	34.8%
Q1 2025	5,482	36.8%
Q4 2024	4,719	33.2%
Q3 2024	4,665	50.1%
Q2 2024	4,374	54.8%
Q1 2024	4,007	34.1%
Q4 2023	3,543	-1.1%
Q3 2023	3,107	-12.0%
Q2 2023	2,826	1.0%

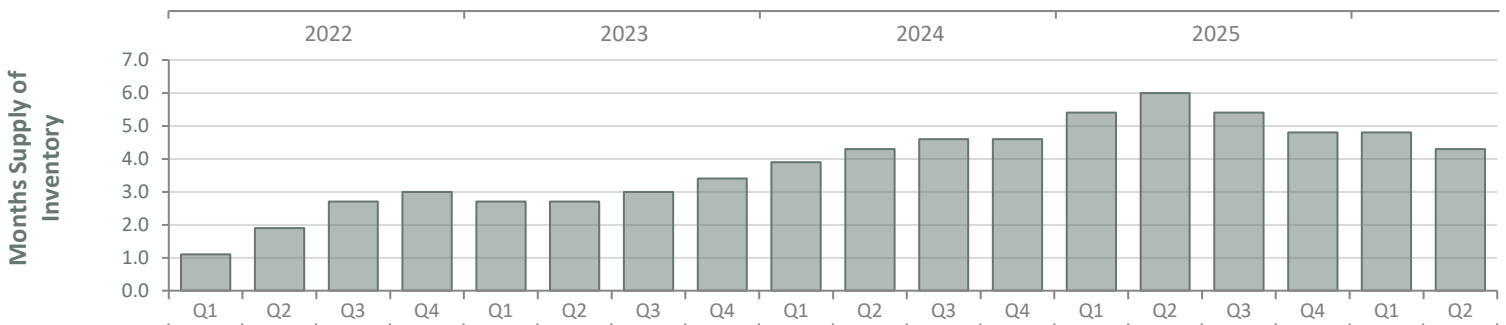


Months Supply of Inventory

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)	4.7	-16.1%
Q2 2026	4.3	-28.3%
Q1 2026	4.8	-11.1%
Q4 2025	4.8	4.3%
Q3 2025	5.4	17.4%
Q2 2025	6.0	39.5%
Q1 2025	5.4	38.5%
Q4 2024	4.6	35.3%
Q3 2024	4.6	53.3%
Q2 2024	4.3	59.3%
Q1 2024	3.9	44.4%
Q4 2023	3.4	13.3%
Q3 2023	3.0	11.1%
Q2 2023	2.7	42.1%

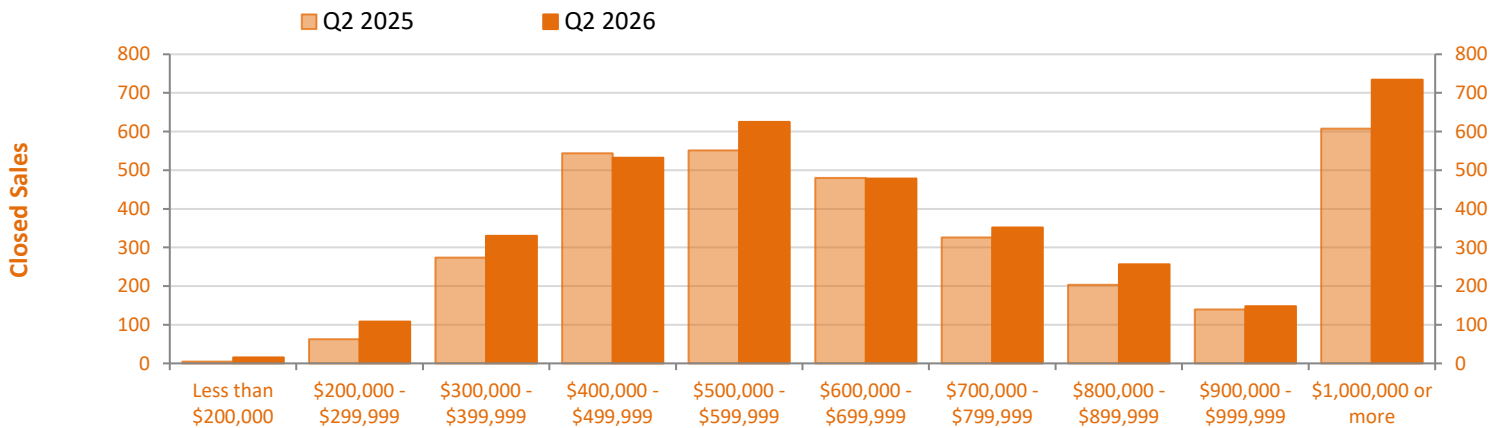


Closed Sales by Sale Price

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.

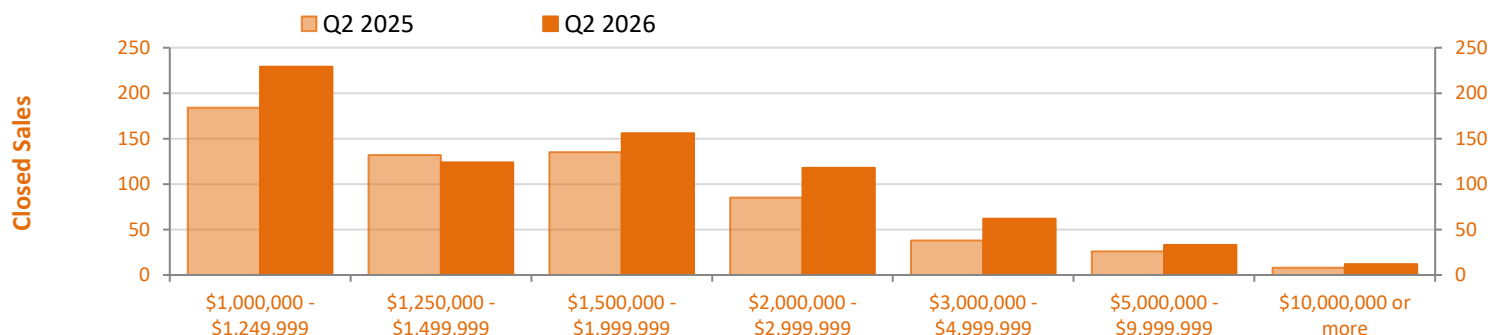
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	15	200.0%
\$200,000 - \$299,999	108	71.4%
\$300,000 - \$399,999	330	20.4%
\$400,000 - \$499,999	532	-2.2%
\$500,000 - \$599,999	625	13.4%
\$600,000 - \$699,999	478	-0.4%
\$700,000 - \$799,999	352	8.0%
\$800,000 - \$899,999	256	26.1%
\$900,000 - \$999,999	148	5.7%
\$1,000,000 or more	734	20.7%



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	229	24.5%
\$1,250,000 - \$1,499,999	124	-6.1%
\$1,500,000 - \$1,999,999	156	15.6%
\$2,000,000 - \$2,999,999	118	38.8%
\$3,000,000 - \$4,999,999	62	63.2%
\$5,000,000 - \$9,999,999	33	26.9%
\$10,000,000 or more	12	50.0%

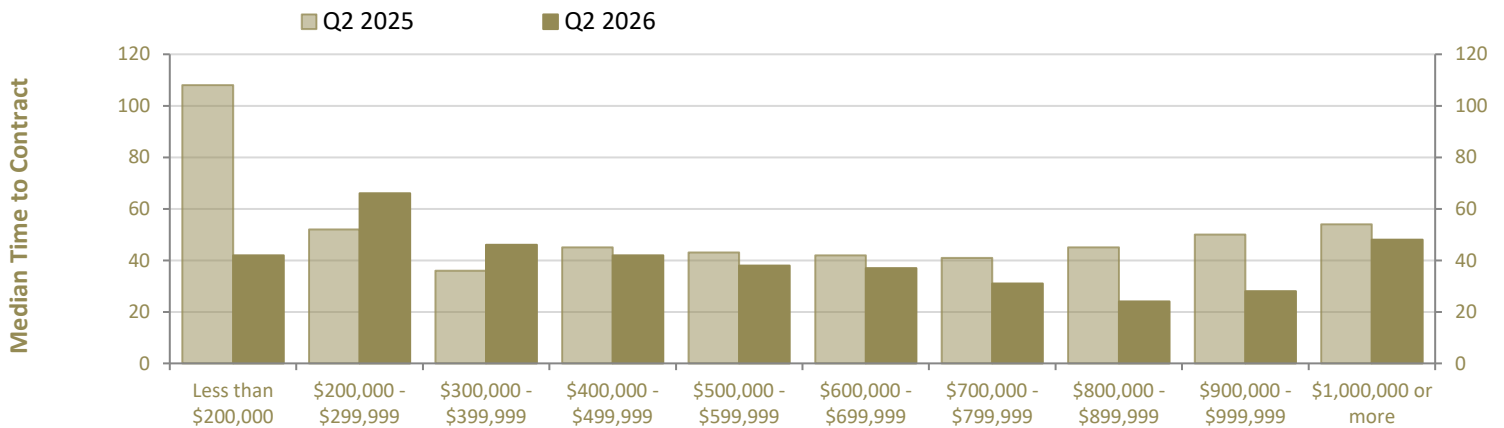


Median Time to Contract by Sale Price

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.

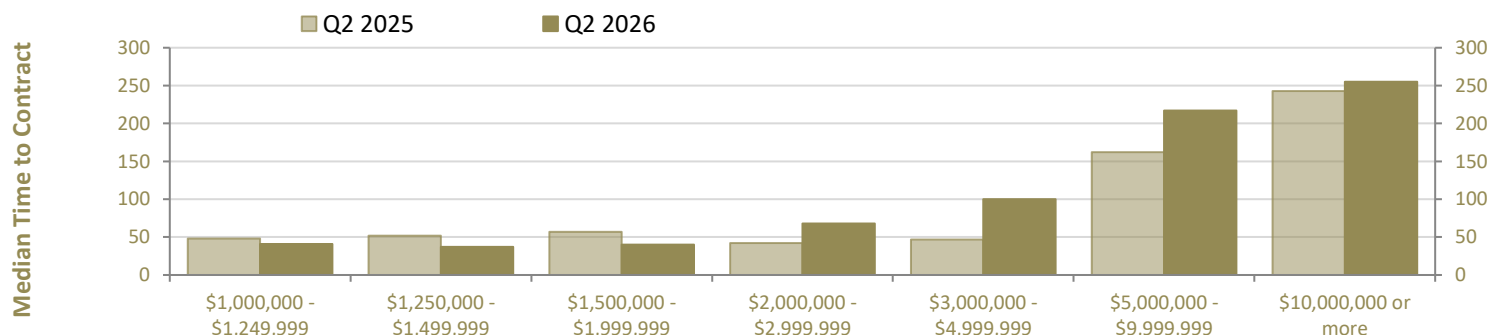
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	42 Days	-61.1%
\$200,000 - \$299,999	66 Days	26.9%
\$300,000 - \$399,999	46 Days	27.8%
\$400,000 - \$499,999	42 Days	-6.7%
\$500,000 - \$599,999	38 Days	-11.6%
\$600,000 - \$699,999	37 Days	-11.9%
\$700,000 - \$799,999	31 Days	-24.4%
\$800,000 - \$899,999	24 Days	-46.7%
\$900,000 - \$999,999	28 Days	-44.0%
\$1,000,000 or more	48 Days	-11.1%



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	41 Days	-14.6%
\$1,250,000 - \$1,499,999	37 Days	-28.8%
\$1,500,000 - \$1,999,999	40 Days	-29.8%
\$2,000,000 - \$2,999,999	68 Days	61.9%
\$3,000,000 - \$4,999,999	100 Days	112.8%
\$5,000,000 - \$9,999,999	217 Days	34.0%
\$10,000,000 or more	255 Days	4.9%

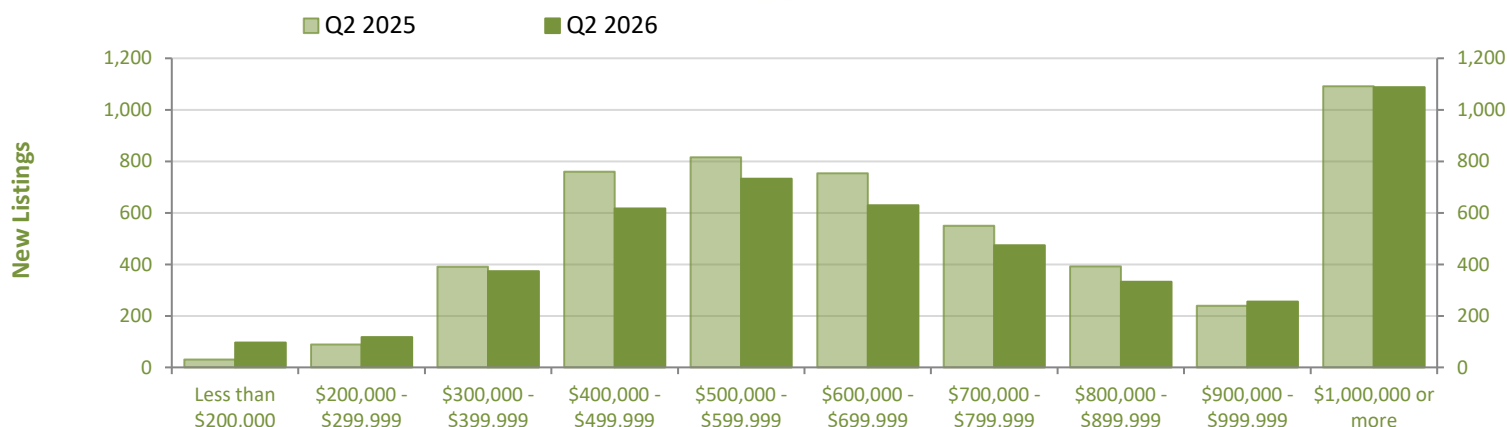


New Listings by Initial Listing Price

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.

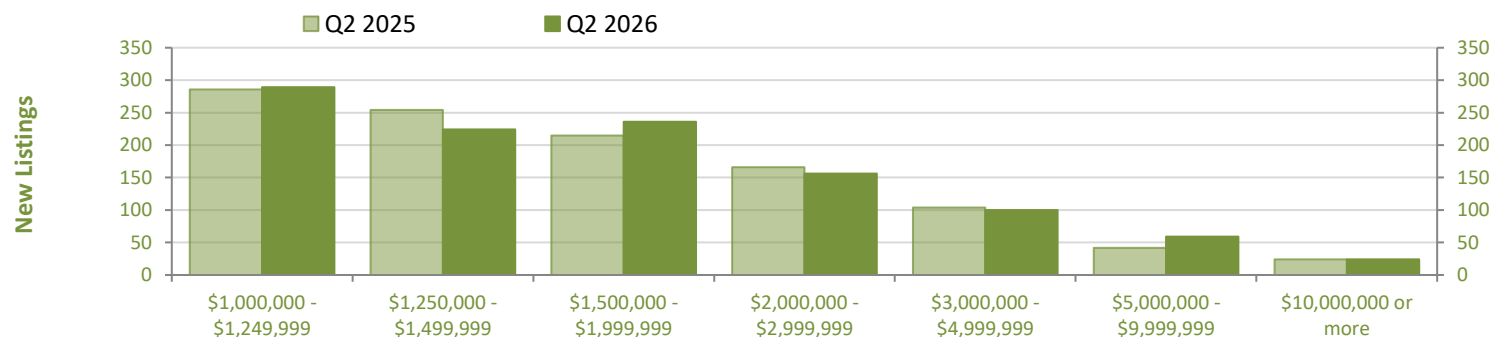
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	96	220.0%
\$200,000 - \$299,999	117	31.5%
\$300,000 - \$399,999	373	-4.6%
\$400,000 - \$499,999	617	-18.8%
\$500,000 - \$599,999	733	-10.2%
\$600,000 - \$699,999	629	-16.5%
\$700,000 - \$799,999	474	-13.8%
\$800,000 - \$899,999	332	-15.3%
\$900,000 - \$999,999	255	6.7%
\$1,000,000 or more	1,088	-0.3%



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	289	1.0%
\$1,250,000 - \$1,499,999	224	-11.8%
\$1,500,000 - \$1,999,999	236	9.8%
\$2,000,000 - \$2,999,999	156	-6.0%
\$3,000,000 - \$4,999,999	100	-3.8%
\$5,000,000 - \$9,999,999	59	40.5%
\$10,000,000 or more	24	0.0%

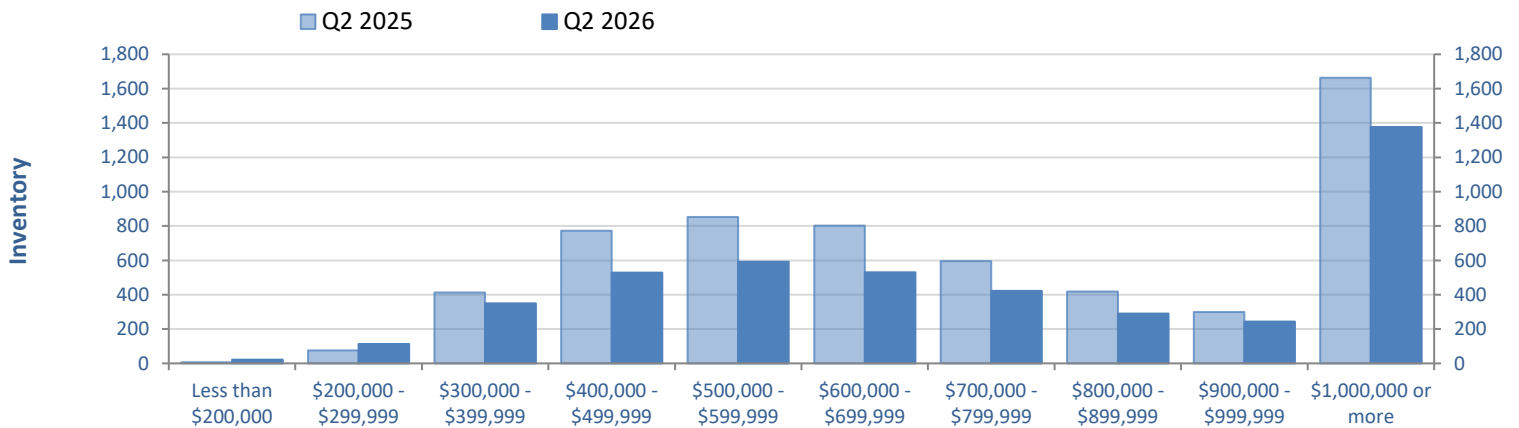


Inventory by Current Listing Price

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.

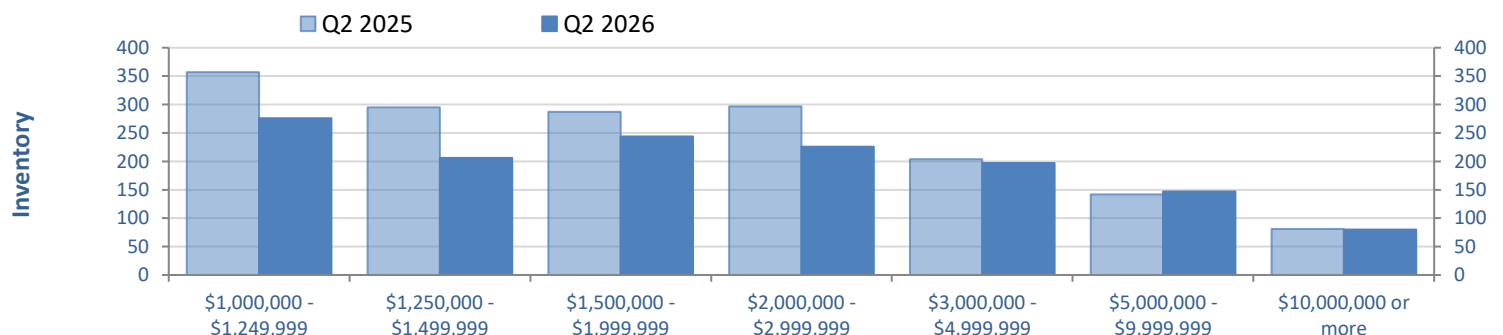
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	22	266.7%
\$200,000 - \$299,999	112	49.3%
\$300,000 - \$399,999	350	-15.0%
\$400,000 - \$499,999	529	-31.6%
\$500,000 - \$599,999	591	-30.6%
\$600,000 - \$699,999	530	-33.9%
\$700,000 - \$799,999	422	-29.1%
\$800,000 - \$899,999	290	-30.8%
\$900,000 - \$999,999	243	-19.0%
\$1,000,000 or more	1,376	-17.3%



Million Dollar Spotlight

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

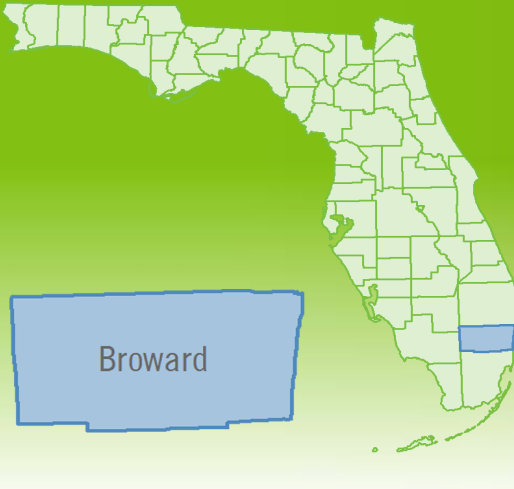
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	276	-22.7%
\$1,250,000 - \$1,499,999	206	-30.2%
\$1,500,000 - \$1,999,999	244	-15.0%
\$2,000,000 - \$2,999,999	226	-23.9%
\$3,000,000 - \$4,999,999	197	-3.4%
\$5,000,000 - \$9,999,999	147	3.5%
\$10,000,000 or more	80	-1.2%



Quarterly Distressed Market - Q2 2026

Single-Family Homes

Broward County



		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,552	3,170	12.1%
	Median Sale Price	\$630,000	\$630,000	0.0%
Foreclosure/REO	Closed Sales	12	18	-33.3%
	Median Sale Price	\$475,600	\$472,500	0.7%
Short Sale	Closed Sales	14	6	133.3%
	Median Sale Price	\$525,000	\$356,250	47.4%

