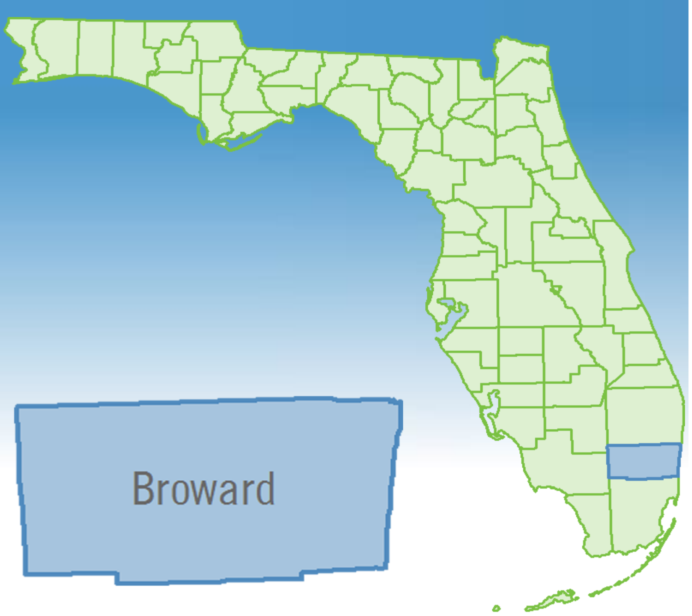
Quarterly Market Detail - Q2 2026
Townhouses and Condos
Broward County



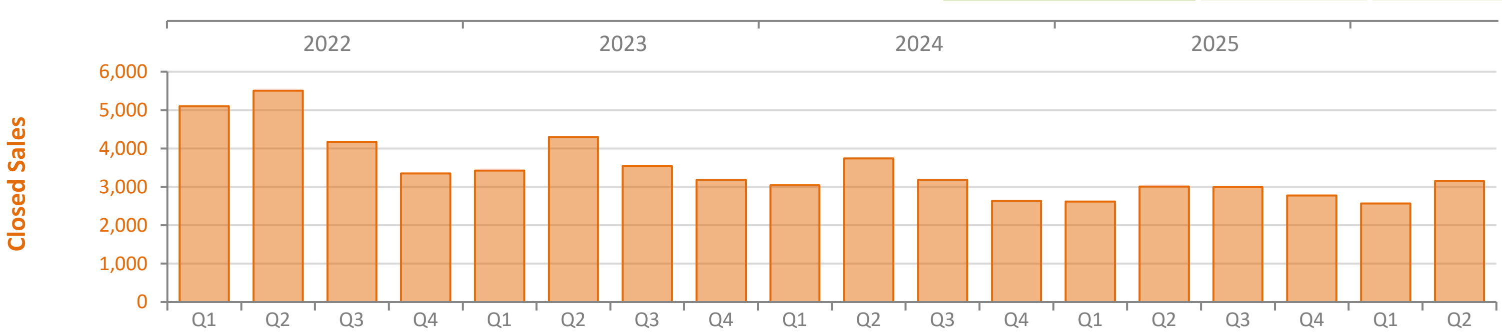
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	3,153	3,007	4.9%
Paid in Cash	1,629	1,608	1.3%
Median Sale Price	$262,600	$275,000	-4.5%
Average Sale Price	$378,778	$366,775	3.3%
Dollar Volume	$1.2 Billion	$1.1 Billion	8.3%
Median Percent of Original List Price Received	92.4%	91.9%	0.5%
Median Time to Contract	74 Days	71 Days	4.2%
Median Time to Sale	113 Days	109 Days	3.7%
New Pending Sales	3,400	3,252	4.6%
New Listings	5,185	5,900	-12.1%
Pending Inventory	1,574	1,531	2.8%
Inventory (Active Listings)	9,688	11,686	-17.1%
Months Supply of Inventory	10.1	12.3	-17.9%

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	5,719	1.7%
Q2 2026	**3,153**	**4.9%**
Q1 2026	2,566	-1.9%
Q4 2025	2,777	5.3%
Q3 2025	2,994	-5.9%
Q2 2025	3,007	-19.7%
Q1 2025	2,615	-13.9%
Q4 2024	2,636	-17.3%
Q3 2024	3,181	-10.1%
Q2 2024	3,743	-12.9%
Q1 2024	3,038	-11.2%
Q4 2023	3,186	-5.0%
Q3 2023	3,540	-15.2%
Q2 2023	4,297	-22.0%



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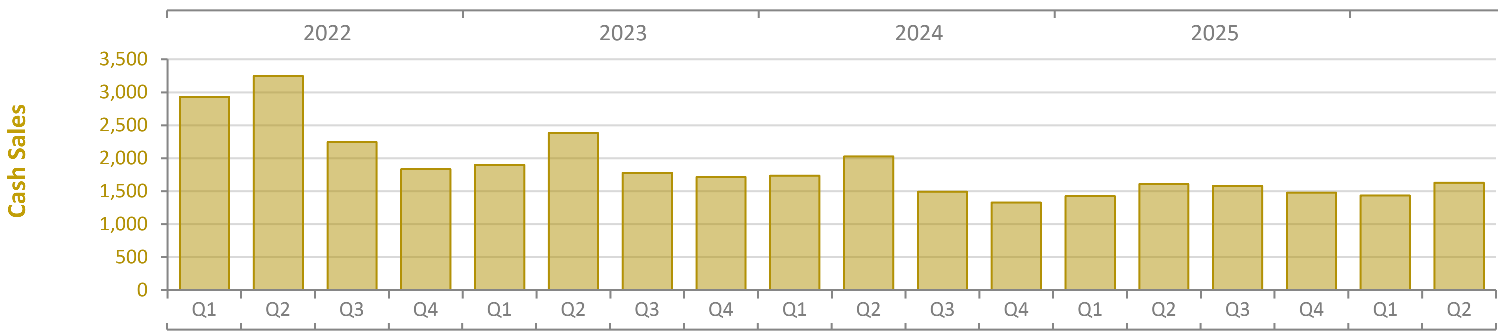
Cash Sales

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	3,066	1.1%
Q2 2026	**1,629**	**1.3%**
Q1 2026	1,437	0.8%
Q4 2025	1,479	11.3%
Q3 2025	1,582	6.1%
Q2 2025	1,608	-20.7%
Q1 2025	1,425	-17.9%
Q4 2024	1,329	-22.5%
Q3 2024	1,491	-16.1%
Q2 2024	2,027	-14.9%
Q1 2024	1,736	-8.7%
Q4 2023	1,715	-6.5%
Q3 2023	1,777	-20.9%
Q2 2023	2,381	-26.7%

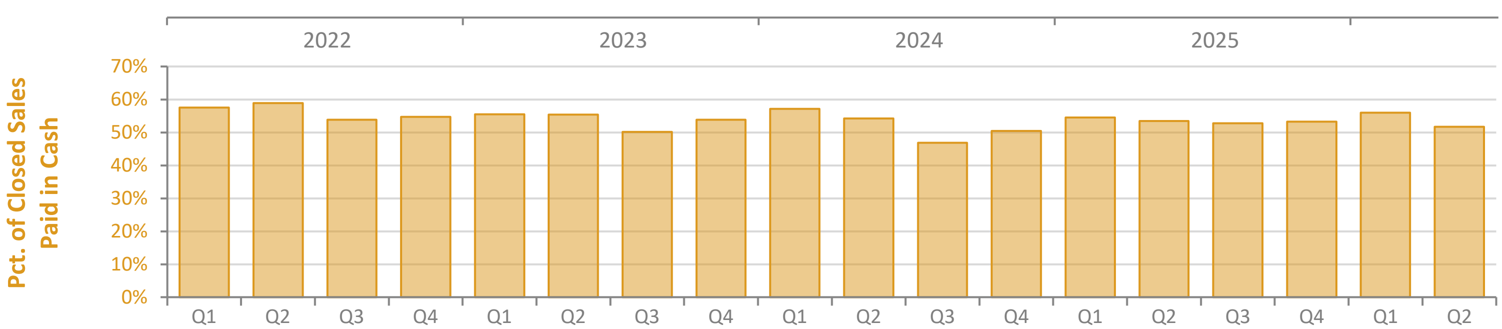


Cash Sales as a Percentage of Closed Sales

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	53.6%	-0.6%
Q2 2026	**51.7%**	**-3.4%**
Q1 2026	56.0%	2.8%
Q4 2025	53.3%	5.8%
Q3 2025	52.8%	12.6%
Q2 2025	53.5%	-1.3%
Q1 2025	54.5%	-4.6%
Q4 2024	50.4%	-6.3%
Q3 2024	46.9%	-6.6%
Q2 2024	54.2%	-2.2%
Q1 2024	57.1%	2.9%
Q4 2023	53.8%	-1.6%
Q3 2023	50.2%	-6.7%
Q2 2023	55.4%	-5.9%



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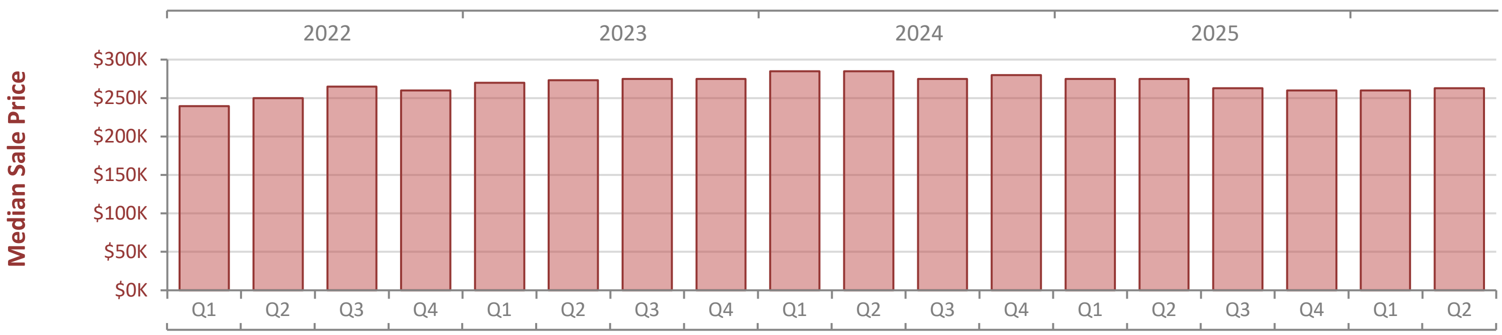
Median Sale Price

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	$260,000	-5.5%
Q2 2026	**$262,600**	**-4.5%**
Q1 2026	$260,000	-5.5%
Q4 2025	$259,900	-7.2%
Q3 2025	$263,000	-4.4%
Q2 2025	$275,000	-3.5%
Q1 2025	$275,000	-3.5%
Q4 2024	$280,000	1.8%
Q3 2024	$275,000	0.0%
Q2 2024	$285,000	4.4%
Q1 2024	$285,000	5.6%
Q4 2023	$275,000	5.8%
Q3 2023	$275,000	3.8%
Q2 2023	$273,000	9.2%

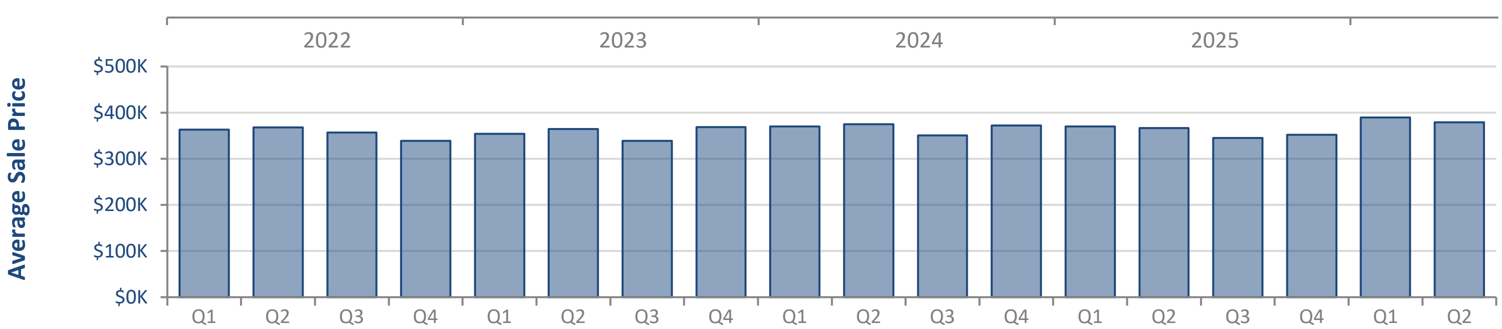


Average Sale Price

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	$383,506	4.2%
Q2 2026	**$378,778**	**3.3%**
Q1 2026	$389,316	5.3%
Q4 2025	$351,774	-5.4%
Q3 2025	$345,386	-1.4%
Q2 2025	$366,775	-2.1%
Q1 2025	$369,691	0.0%
Q4 2024	$371,889	0.8%
Q3 2024	$350,446	3.4%
Q2 2024	$374,822	2.9%
Q1 2024	$369,736	4.3%
Q4 2023	$368,761	8.9%
Q3 2023	$339,015	-5.1%
Q2 2023	$364,297	-1.0%



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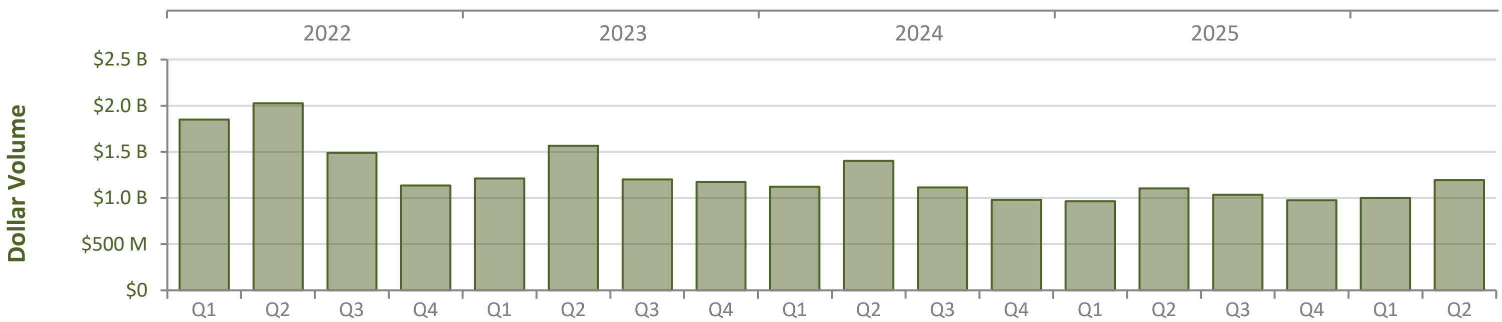
Dollar Volume

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	$2.2 Billion	6.0%
Q2 2026	**$1.2 Billion**	**8.3%**
Q1 2026	$999.0 Million	3.3%
Q4 2025	$976.9 Million	-0.3%
Q3 2025	$1.0 Billion	-7.2%
Q2 2025	$1.1 Billion	-21.4%
Q1 2025	$966.7 Million	-13.9%
Q4 2024	$980.3 Million	-16.6%
Q3 2024	$1.1 Billion	-7.1%
Q2 2024	$1.4 Billion	-10.4%
Q1 2024	$1.1 Billion	-7.4%
Q4 2023	$1.2 Billion	3.5%
Q3 2023	$1.2 Billion	-19.5%
Q2 2023	$1.6 Billion	-22.8%

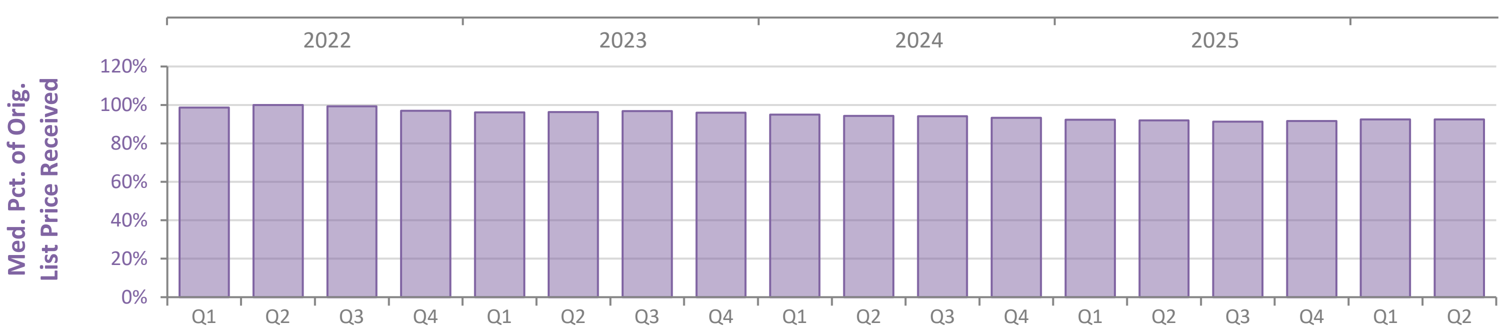


Median Percent of Original List Price Received

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	92.5%	0.4%
Q2 2026	**92.4%**	**0.5%**
Q1 2026	92.5%	0.2%
Q4 2025	91.7%	-1.7%
Q3 2025	91.3%	-3.0%
Q2 2025	91.9%	-2.5%
Q1 2025	92.3%	-2.7%
Q4 2024	93.3%	-2.7%
Q3 2024	94.1%	-2.8%
Q2 2024	94.3%	-2.1%
Q1 2024	94.9%	-1.4%
Q4 2023	95.9%	-1.1%
Q3 2023	96.8%	-2.5%
Q2 2023	96.3%	-3.7%



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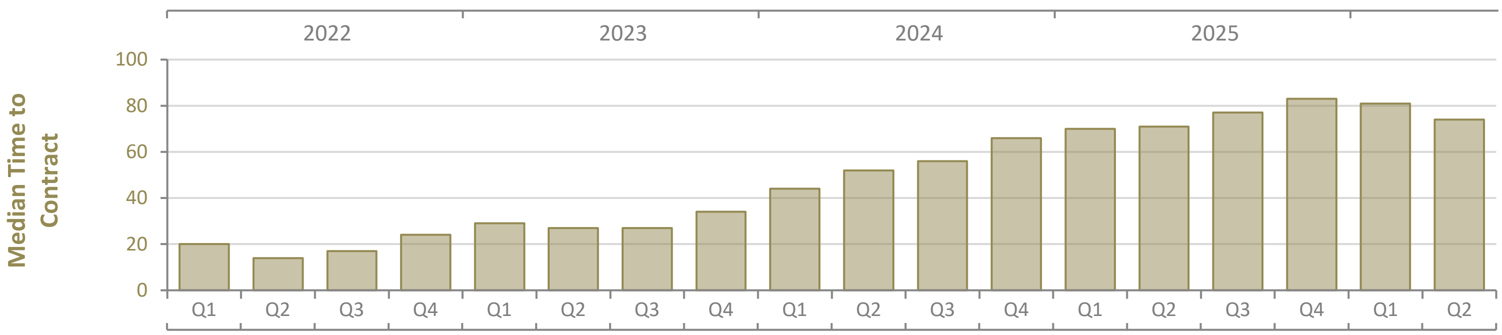
Median Time to Contract

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	78 Days	5.4%
Q2 2026	**74 Days**	**4.2%**
Q1 2026	81 Days	15.7%
Q4 2025	83 Days	25.8%
Q3 2025	77 Days	37.5%
Q2 2025	71 Days	36.5%
Q1 2025	70 Days	59.1%
Q4 2024	66 Days	94.1%
Q3 2024	56 Days	107.4%
Q2 2024	52 Days	92.6%
Q1 2024	44 Days	51.7%
Q4 2023	34 Days	41.7%
Q3 2023	27 Days	58.8%
Q2 2023	27 Days	92.9%

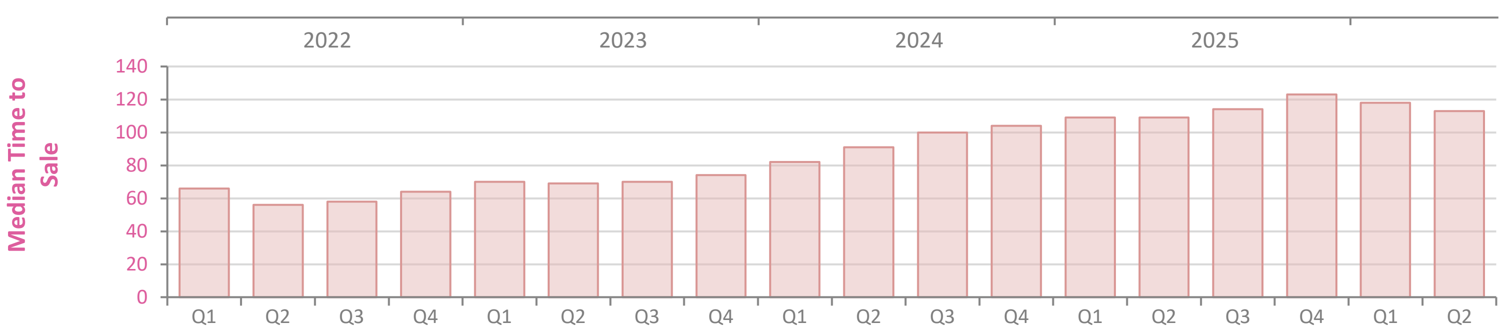


Median Time to Sale

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	116 Days	3.6%
Q2 2026	**113 Days**	**3.7%**
Q1 2026	118 Days	8.3%
Q4 2025	123 Days	18.3%
Q3 2025	114 Days	14.0%
Q2 2025	109 Days	19.8%
Q1 2025	109 Days	32.9%
Q4 2024	104 Days	40.5%
Q3 2024	100 Days	42.9%
Q2 2024	91 Days	31.9%
Q1 2024	82 Days	17.1%
Q4 2023	74 Days	15.6%
Q3 2023	70 Days	20.7%
Q2 2023	69 Days	23.2%



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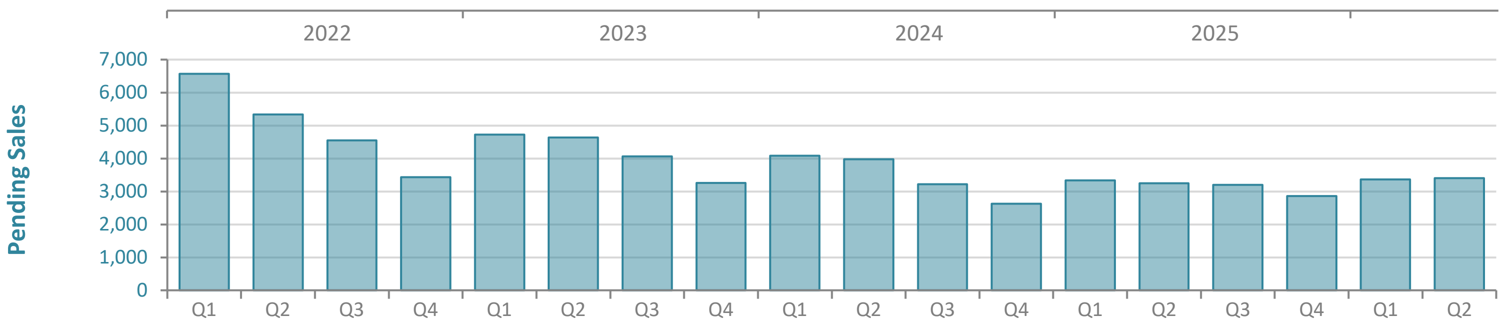
New Pending Sales

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	6,760	2.6%
Q2 2026	**3,400**	**4.6%**
Q1 2026	3,360	0.7%
Q4 2025	2,856	8.6%
Q3 2025	3,203	-0.4%
Q2 2025	3,252	-18.3%
Q1 2025	3,336	-18.3%
Q4 2024	2,629	-19.4%
Q3 2024	3,215	-20.9%
Q2 2024	3,978	-14.2%
Q1 2024	4,085	-13.5%
Q4 2023	3,261	-5.0%
Q3 2023	4,066	-10.6%
Q2 2023	4,635	-13.1%

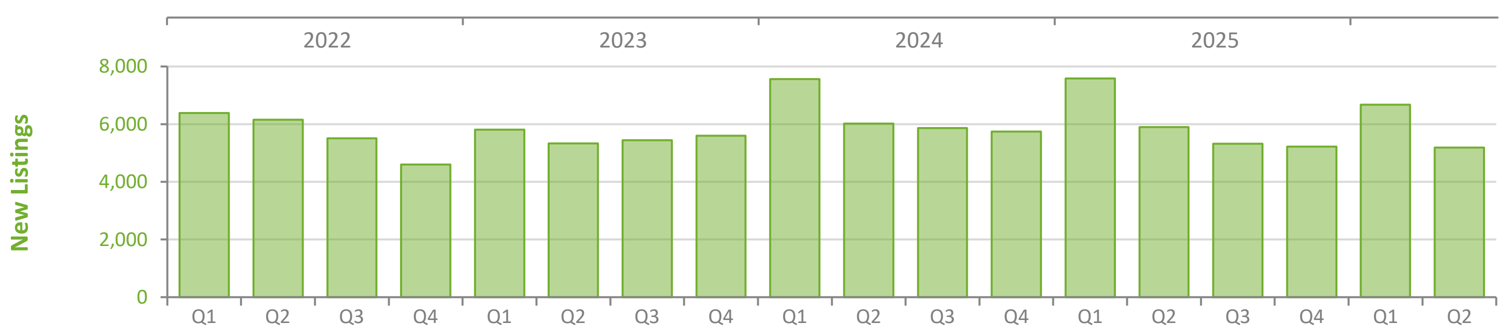


New Listings

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	11,855	-12.1%
Q2 2026	**5,185**	**-12.1%**
Q1 2026	6,670	-12.1%
Q4 2025	5,224	-9.0%
Q3 2025	5,322	-9.3%
Q2 2025	5,900	-2.0%
Q1 2025	7,589	0.3%
Q4 2024	5,742	2.5%
Q3 2024	5,865	7.7%
Q2 2024	6,023	12.9%
Q1 2024	7,564	30.2%
Q4 2023	5,604	21.8%
Q3 2023	5,446	-1.1%
Q2 2023	5,334	-13.3%



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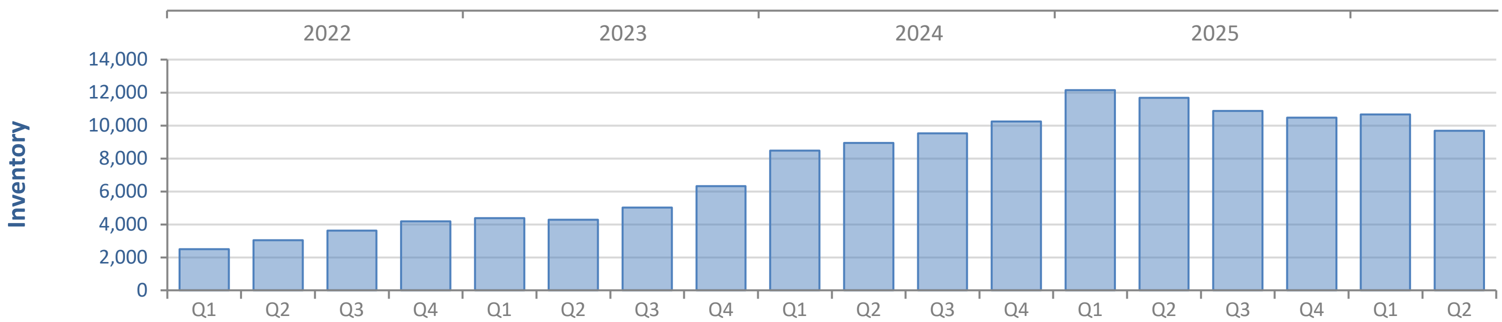
Inventory (Active Listings)

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)	10,420	-12.1%
Q2 2026	**9,688**	**-17.1%**
Q1 2026	10,675	-12.2%
Q4 2025	10,484	2.4%
Q3 2025	10,894	14.3%
Q2 2025	11,686	30.8%
Q1 2025	12,153	43.4%
Q4 2024	10,239	61.9%
Q3 2024	9,534	90.1%
Q2 2024	8,934	108.2%
Q1 2024	8,477	93.7%
Q4 2023	6,326	51.0%
Q3 2023	5,015	38.4%
Q2 2023	4,291	41.0%

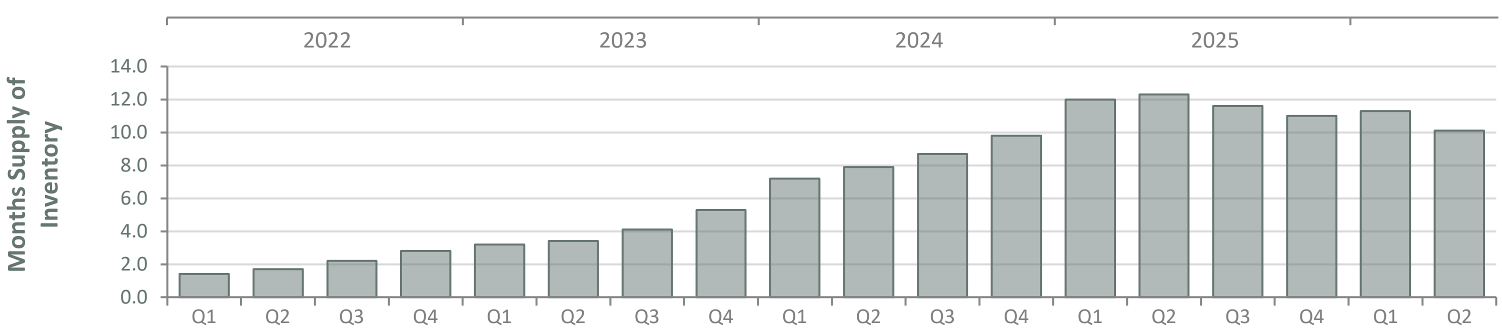


Months Supply of Inventory

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)	11.0	-7.6%
Q2 2026	**10.1**	**-17.9%**
Q1 2026	11.3	-5.8%
Q4 2025	11.0	12.2%
Q3 2025	11.6	33.3%
Q2 2025	12.3	55.7%
Q1 2025	12.0	66.7%
Q4 2024	9.8	84.9%
Q3 2024	8.7	112.2%
Q2 2024	7.9	132.4%
Q1 2024	7.2	125.0%
Q4 2023	5.3	89.3%
Q3 2023	4.1	86.4%
Q2 2023	3.4	100.0%



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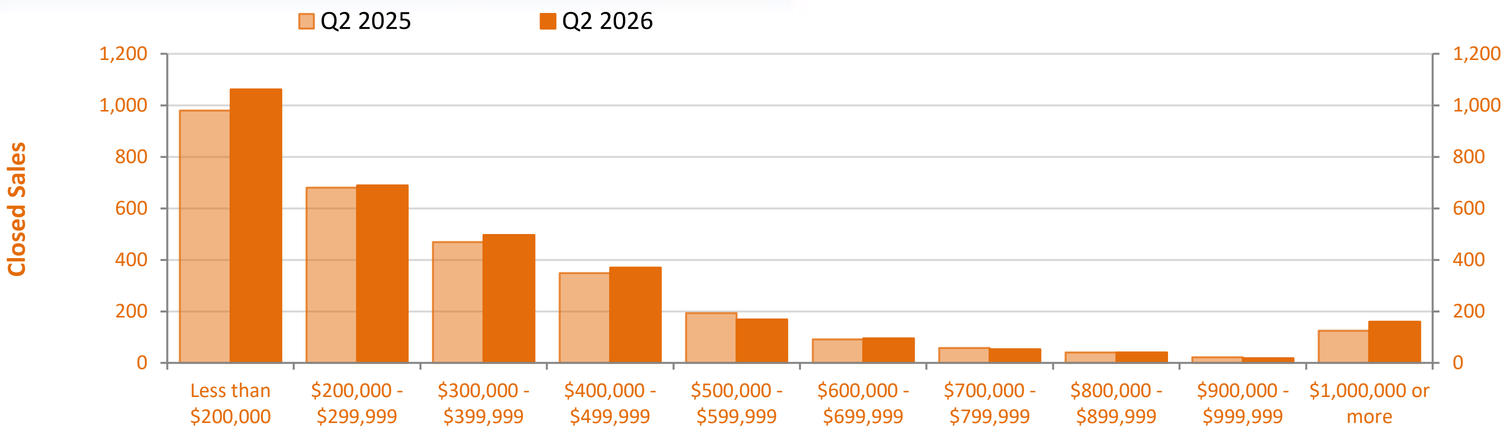
Closed Sales by Sale Price

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.

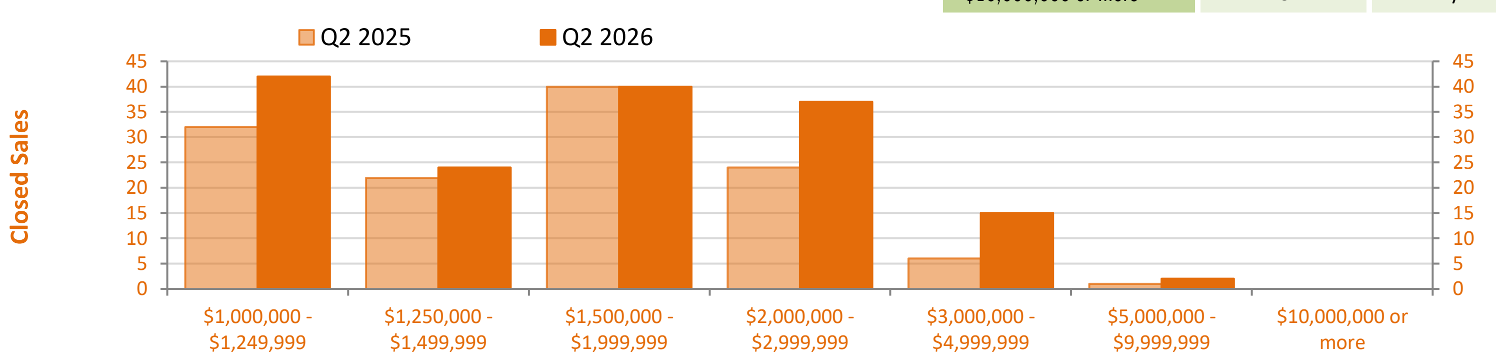
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	1,062	8.4%
$200,000 - $299,999	689	1.3%
$300,000 - $399,999	496	5.8%
$400,000 - $499,999	370	6.3%
$500,000 - $599,999	169	-12.4%
$600,000 - $699,999	95	3.3%
$700,000 - $799,999	53	-8.6%
$800,000 - $899,999	41	2.5%
$900,000 - $999,999	18	-18.2%
$1,000,000 or more	160	28.0%



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	42	31.3%
$1,250,000 - $1,499,999	24	9.1%
$1,500,000 - $1,999,999	40	0.0%
$2,000,000 - $2,999,999	37	54.2%
$3,000,000 - $4,999,999	15	150.0%
$5,000,000 - $9,999,999	2	100.0%
$10,000,000 or more	0	N/A



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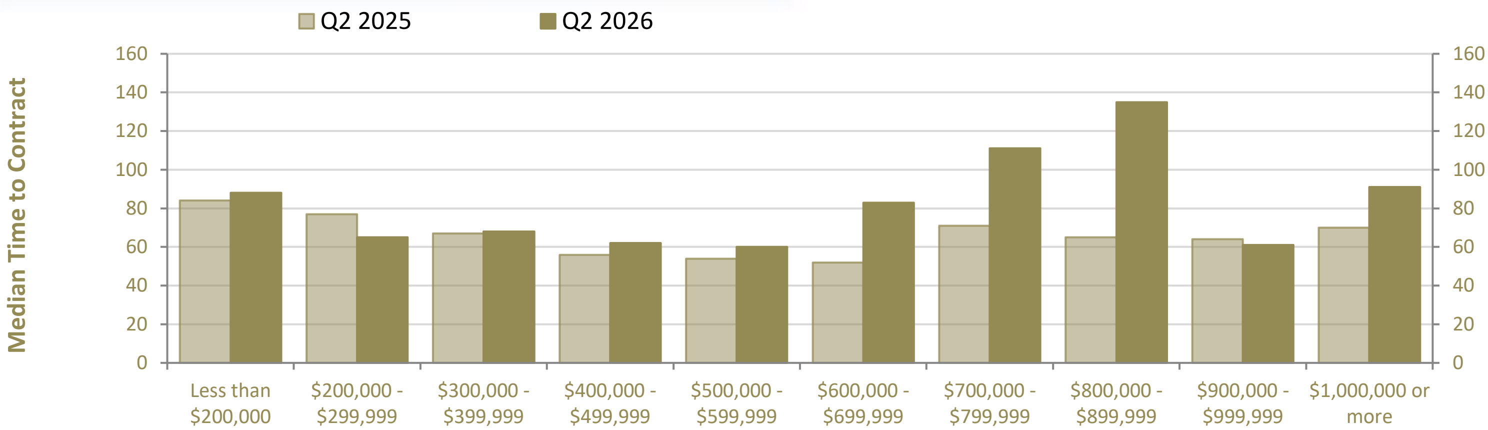
Median Time to Contract by Sale Price

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.

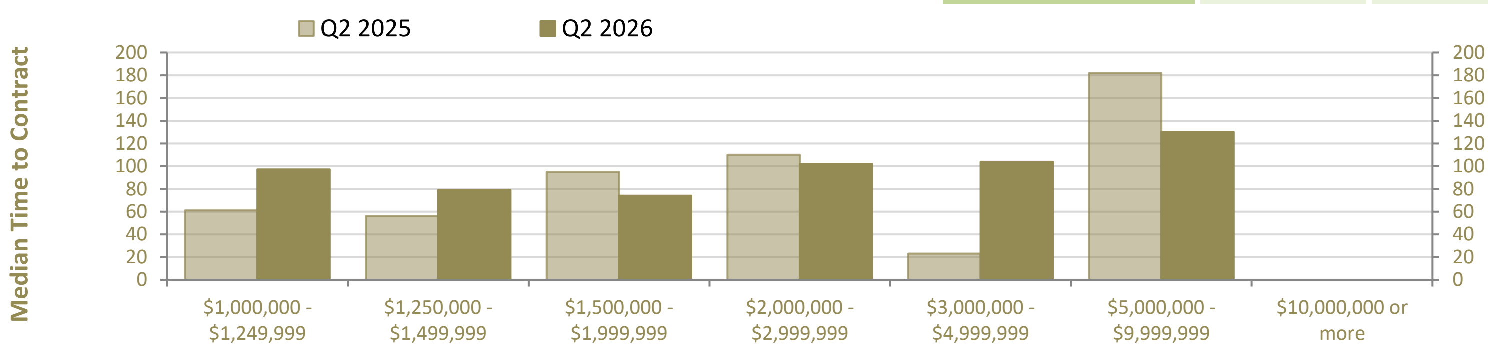
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	88 Days	4.8%
$200,000 - $299,999	65 Days	-15.6%
$300,000 - $399,999	68 Days	1.5%
$400,000 - $499,999	62 Days	10.7%
$500,000 - $599,999	60 Days	11.1%
$600,000 - $699,999	83 Days	59.6%
$700,000 - $799,999	111 Days	56.3%
$800,000 - $899,999	135 Days	107.7%
$900,000 - $999,999	61 Days	-4.7%
$1,000,000 or more	91 Days	30.0%



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	97 Days	59.0%
$1,250,000 - $1,499,999	79 Days	41.1%
$1,500,000 - $1,999,999	74 Days	-22.1%
$2,000,000 - $2,999,999	102 Days	-7.3%
$3,000,000 - $4,999,999	104 Days	352.2%
$5,000,000 - $9,999,999	130 Days	-28.6%
$10,000,000 or more	(No Sales)	N/A



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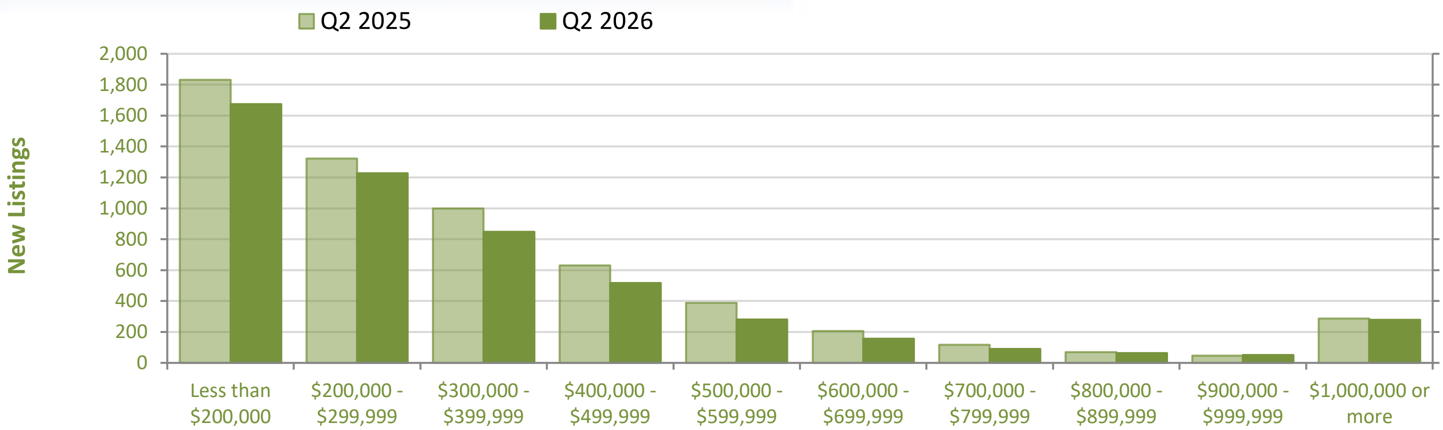
Quarterly Market Detail - Q2 2026
Townhouses and Condos
Broward County

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.

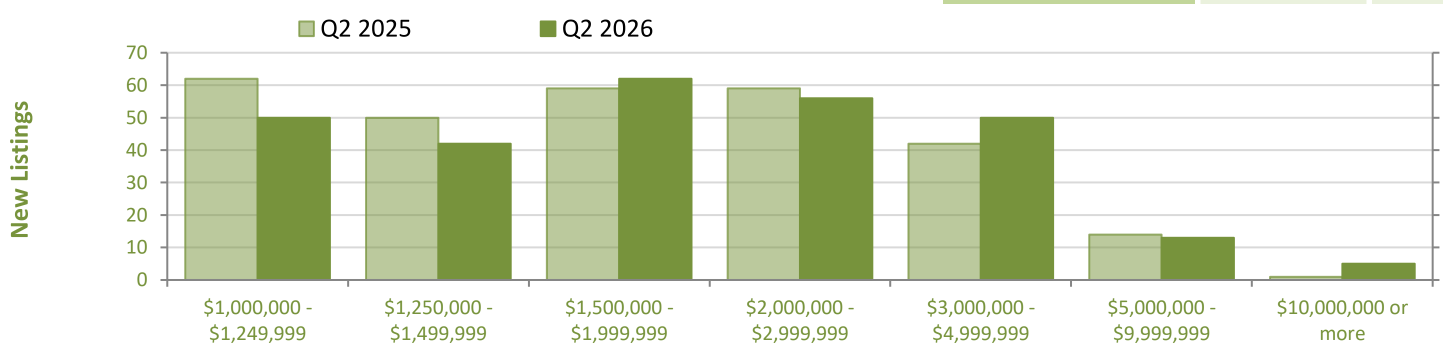
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	1,674	-8.6%
$200,000 - $299,999	1,227	-7.3%
$300,000 - $399,999	849	-15.1%
$400,000 - $499,999	516	-18.1%
$500,000 - $599,999	280	-27.8%
$600,000 - $699,999	156	-24.6%
$700,000 - $799,999	91	-22.2%
$800,000 - $899,999	64	-8.6%
$900,000 - $999,999	50	6.4%
$1,000,000 or more	278	-3.1%



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	50	-19.4%
$1,250,000 - $1,499,999	42	-16.0%
$1,500,000 - $1,999,999	62	5.1%
$2,000,000 - $2,999,999	56	-5.1%
$3,000,000 - $4,999,999	50	19.0%
$5,000,000 - $9,999,999	13	-7.1%
$10,000,000 or more	5	400.0%



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Quarterly Market Detail - Q2 2026
Townhouses and Condos
Broward County

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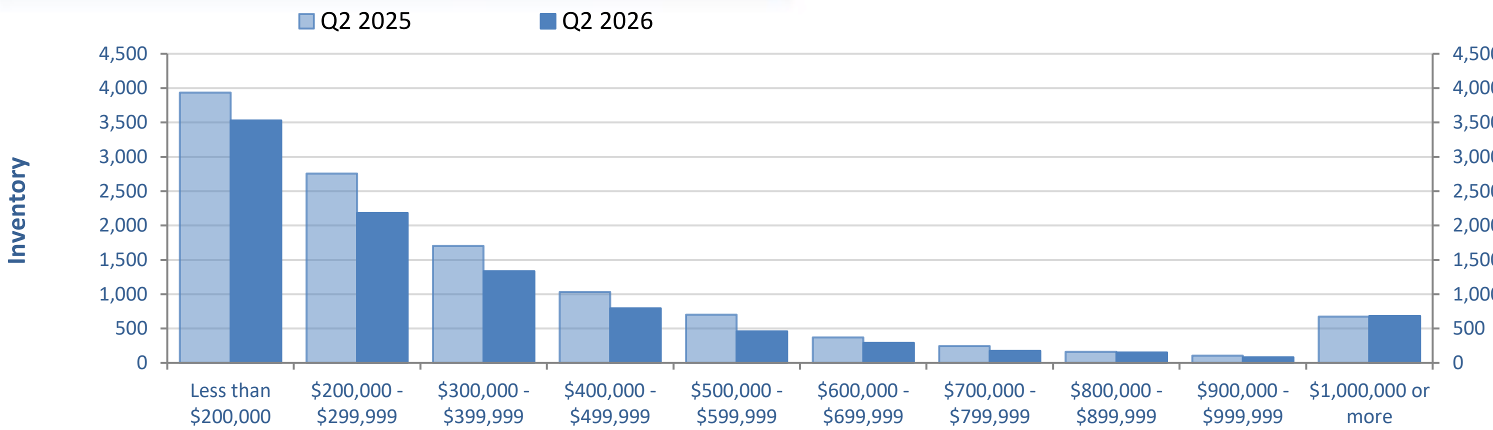
Inventory by Current Listing Price

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.

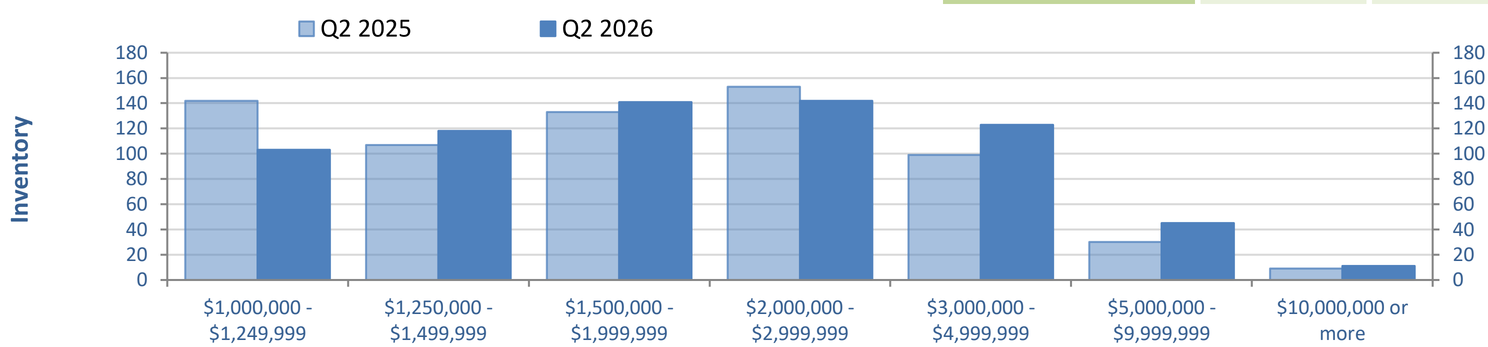
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	3,531	-10.3%
$200,000 - $299,999	2,183	-20.8%
$300,000 - $399,999	1,335	-21.6%
$400,000 - $499,999	795	-23.0%
$500,000 - $599,999	457	-35.0%
$600,000 - $699,999	293	-21.2%
$700,000 - $799,999	177	-28.3%
$800,000 - $899,999	152	-6.2%
$900,000 - $999,999	82	-20.4%
$1,000,000 or more	683	1.5%



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	103	-27.5%
$1,250,000 - $1,499,999	118	10.3%
$1,500,000 - $1,999,999	141	6.0%
$2,000,000 - $2,999,999	142	-7.2%
$3,000,000 - $4,999,999	123	24.2%
$5,000,000 - $9,999,999	45	50.0%
$10,000,000 or more	11	22.2%



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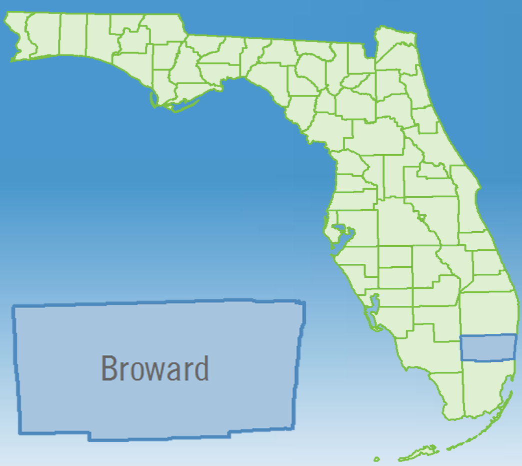
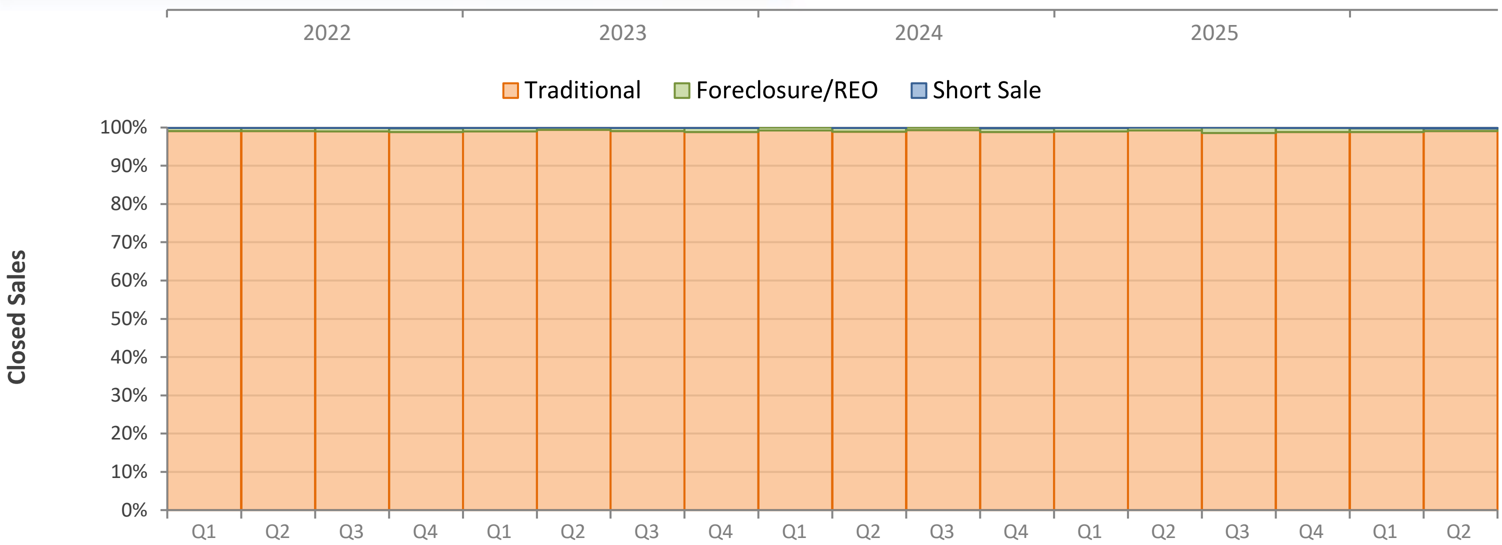
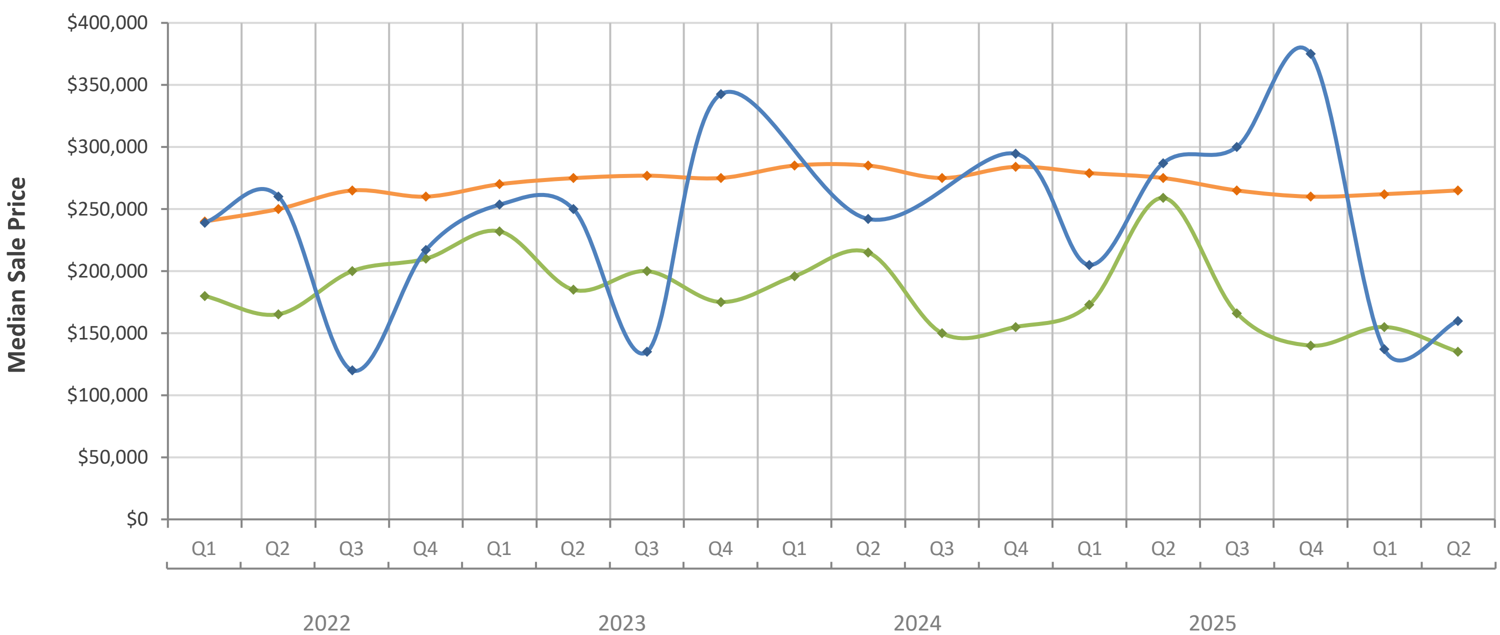
Quarterly Distressed Market - Q2 2026
Townhouses and Condos
Broward County



		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,123	2,983	4.7%
	Median Sale Price	$265,000	$275,000	-3.6%
Foreclosure/REO	Closed Sales	21	23	-8.7%
	Median Sale Price	$135,000	$259,000	-47.9%
Short Sale	Closed Sales	9	1	800.0%
	Median Sale Price	$159,900	$287,000	-44.3%





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