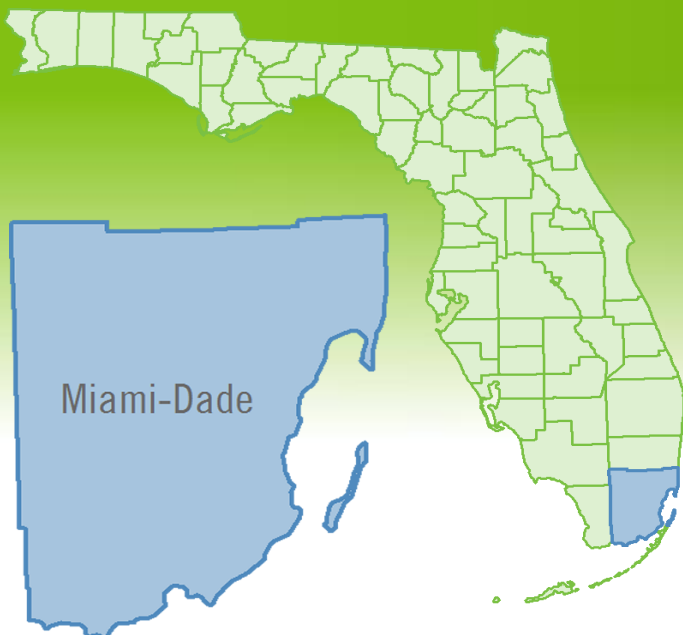


Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County



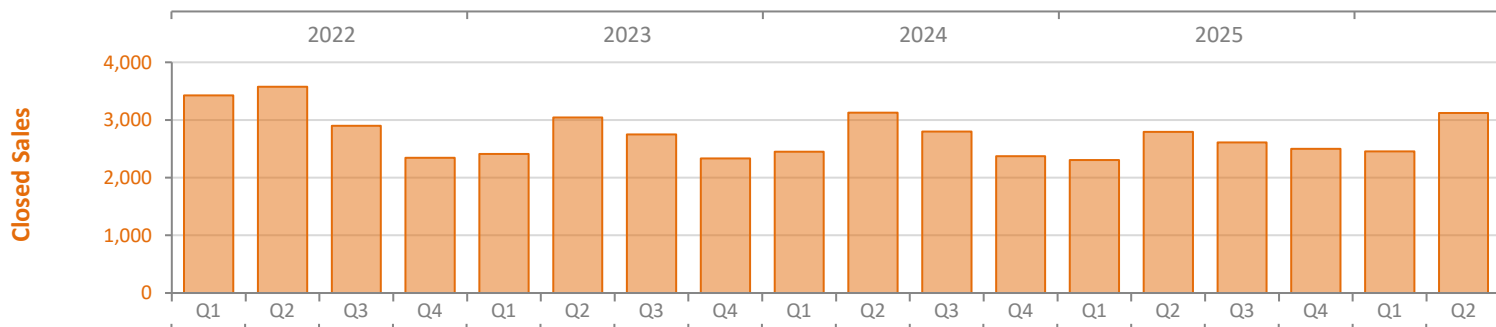
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	3,123	2,791	11.9%
Paid in Cash	848	688	23.3%
Median Sale Price	\$675,000	\$675,000	0.0%
Average Sale Price	\$1,379,152	\$1,196,496	15.3%
Dollar Volume	\$4.3 Billion	\$3.3 Billion	29.0%
Median Percent of Original List Price Received	95.3%	95.4%	-0.1%
Median Time to Contract	51 Days	44 Days	15.9%
Median Time to Sale	91 Days	84 Days	8.3%
New Pending Sales	3,276	2,899	13.0%
New Listings	4,117	4,571	-9.9%
Pending Inventory	1,502	1,335	12.5%
Inventory (Active Listings)	4,380	5,669	-22.7%
Months Supply of Inventory	4.9	6.6	-25.8%

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	5,580	9.5%
Q2 2026	3,123	11.9%
Q1 2026	2,457	6.5%
Q4 2025	2,501	5.3%
Q3 2025	2,611	-6.8%
Q2 2025	2,791	-10.8%
Q1 2025	2,307	-5.8%
Q4 2024	2,374	1.8%
Q3 2024	2,801	1.8%
Q2 2024	3,129	2.8%
Q1 2024	2,449	1.5%
Q4 2023	2,332	-0.6%
Q3 2023	2,752	-5.1%
Q2 2023	3,044	-14.9%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

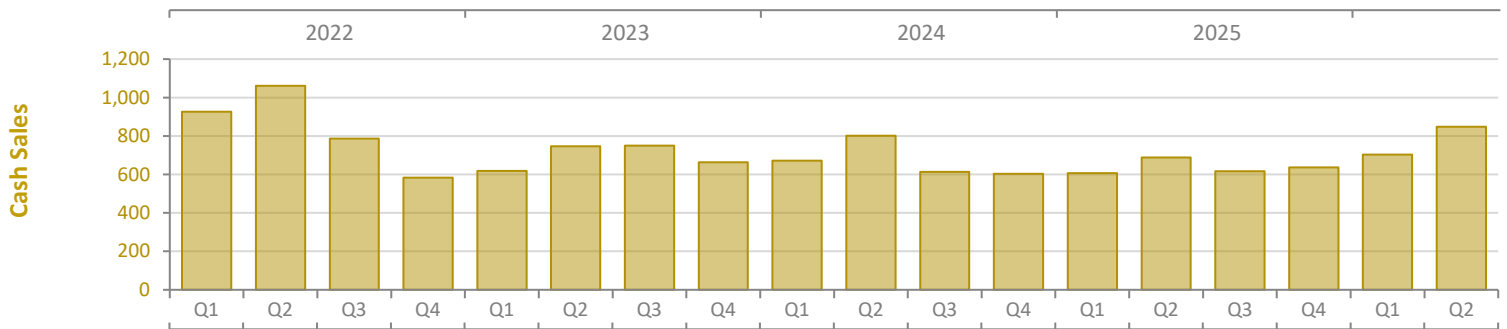


Cash Sales

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	1,552	19.8%
Q2 2026	848	23.3%
Q1 2026	704	16.0%
Q4 2025	636	5.3%
Q3 2025	616	0.3%
Q2 2025	688	-14.1%
Q1 2025	607	-9.7%
Q4 2024	604	-8.9%
Q3 2024	614	-18.1%
Q2 2024	801	7.2%
Q1 2024	672	8.6%
Q4 2023	663	13.5%
Q3 2023	750	-4.7%
Q2 2023	747	-29.7%

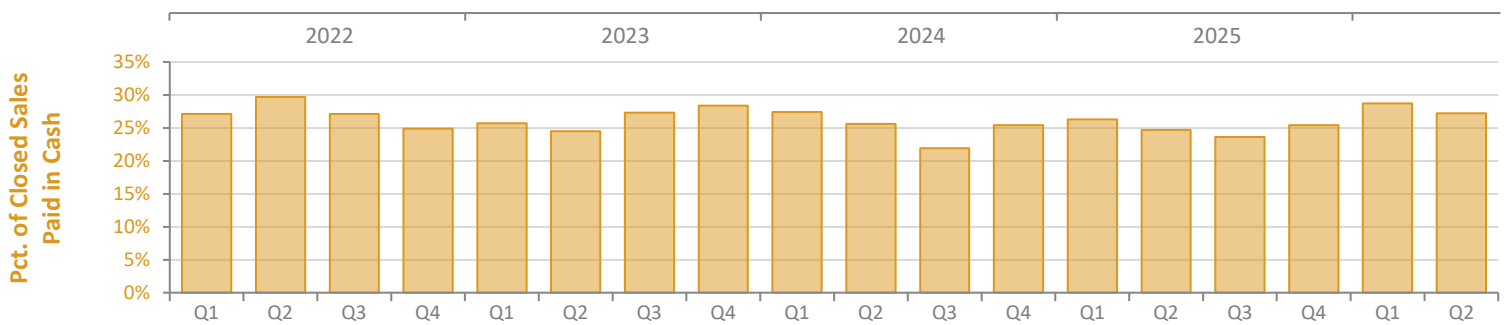


Cash Sales as a Percentage of Closed Sales

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	27.8%	9.4%
Q2 2026	27.2%	10.1%
Q1 2026	28.7%	9.1%
Q4 2025	25.4%	0.0%
Q3 2025	23.6%	7.8%
Q2 2025	24.7%	-3.5%
Q1 2025	26.3%	-4.0%
Q4 2024	25.4%	-10.6%
Q3 2024	21.9%	-19.8%
Q2 2024	25.6%	4.5%
Q1 2024	27.4%	6.6%
Q4 2023	28.4%	14.1%
Q3 2023	27.3%	0.7%
Q2 2023	24.5%	-17.5%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

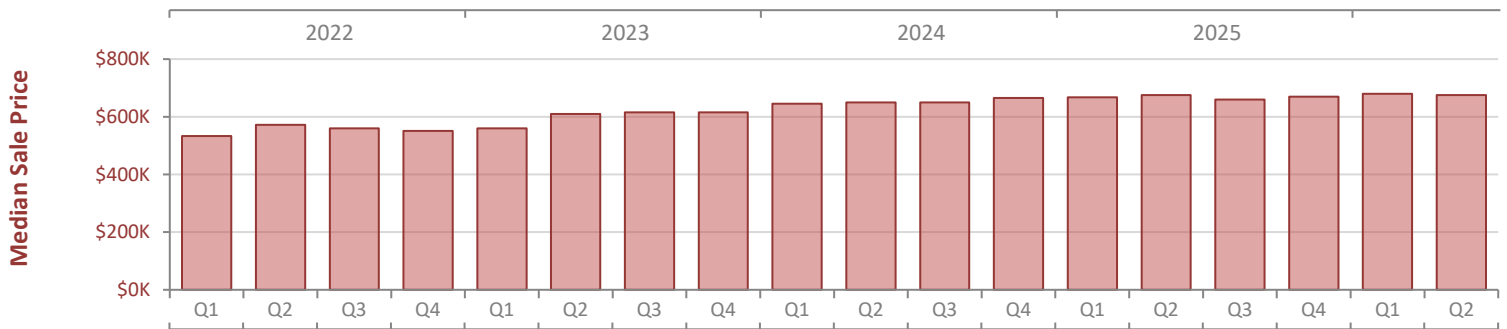


Median Sale Price

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	\$680,000	1.5%
Q2 2026	\$675,000	0.0%
Q1 2026	\$680,000	1.8%
Q4 2025	\$670,000	0.8%
Q3 2025	\$660,000	1.5%
Q2 2025	\$675,000	3.8%
Q1 2025	\$668,000	3.6%
Q4 2024	\$665,000	8.1%
Q3 2024	\$650,000	5.7%
Q2 2024	\$650,000	6.6%
Q1 2024	\$645,000	15.2%
Q4 2023	\$615,000	11.6%
Q3 2023	\$615,000	9.8%
Q2 2023	\$610,000	6.7%

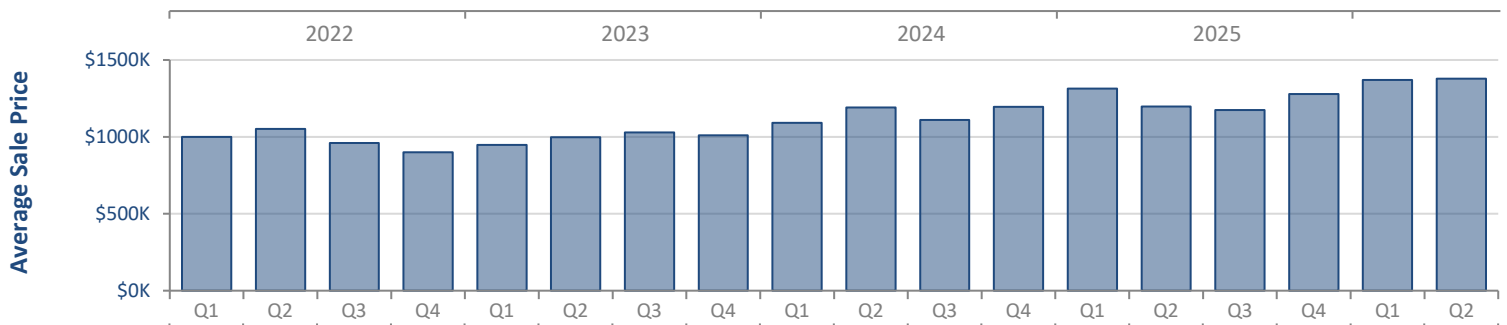


Average Sale Price

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	\$1,374,737	10.0%
Q2 2026	\$1,379,152	15.3%
Q1 2026	\$1,369,125	4.1%
Q4 2025	\$1,278,947	7.1%
Q3 2025	\$1,173,605	5.6%
Q2 2025	\$1,196,496	0.5%
Q1 2025	\$1,314,782	20.4%
Q4 2024	\$1,194,403	18.2%
Q3 2024	\$1,110,945	8.0%
Q2 2024	\$1,190,648	19.2%
Q1 2024	\$1,092,223	15.2%
Q4 2023	\$1,010,066	12.3%
Q3 2023	\$1,028,325	7.0%
Q2 2023	\$998,610	-5.0%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade 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	\$7.7 Billion	20.4%
Q2 2026	\$4.3 Billion	29.0%
Q1 2026	\$3.4 Billion	10.9%
Q4 2025	\$3.2 Billion	12.8%
Q3 2025	\$3.1 Billion	-1.5%
Q2 2025	\$3.3 Billion	-10.4%
Q1 2025	\$3.0 Billion	13.4%
Q4 2024	\$2.8 Billion	20.4%
Q3 2024	\$3.1 Billion	10.0%
Q2 2024	\$3.7 Billion	22.6%
Q1 2024	\$2.7 Billion	16.9%
Q4 2023	\$2.4 Billion	11.6%
Q3 2023	\$2.8 Billion	1.5%
Q2 2023	\$3.0 Billion	-19.2%

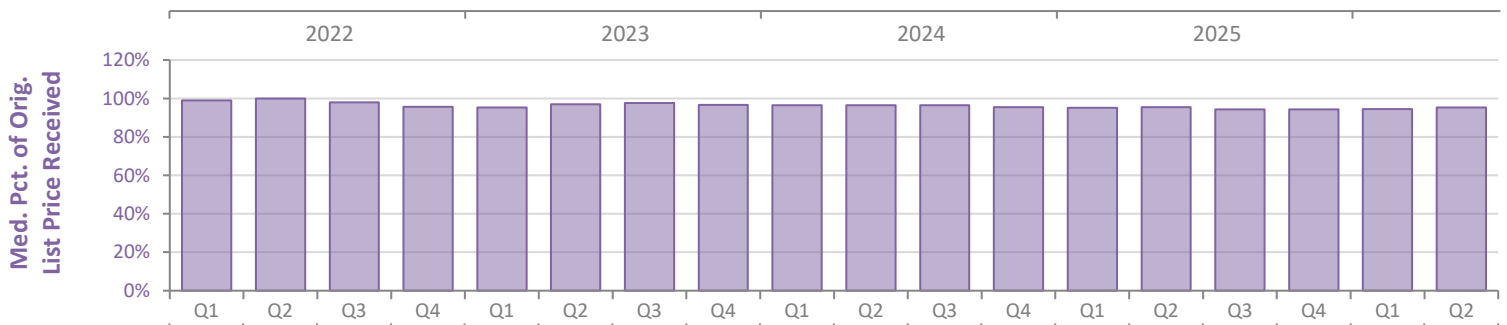


Median Percent of Original List Price Received

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	95.0%	-0.3%
Q2 2026	95.3%	-0.1%
Q1 2026	94.5%	-0.7%
Q4 2025	94.3%	-1.3%
Q3 2025	94.3%	-2.3%
Q2 2025	95.4%	-1.0%
Q1 2025	95.2%	-1.2%
Q4 2024	95.5%	-1.1%
Q3 2024	96.5%	-1.1%
Q2 2024	96.4%	-0.6%
Q1 2024	96.4%	1.2%
Q4 2023	96.6%	1.0%
Q3 2023	97.6%	-0.3%
Q2 2023	97.0%	-3.0%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

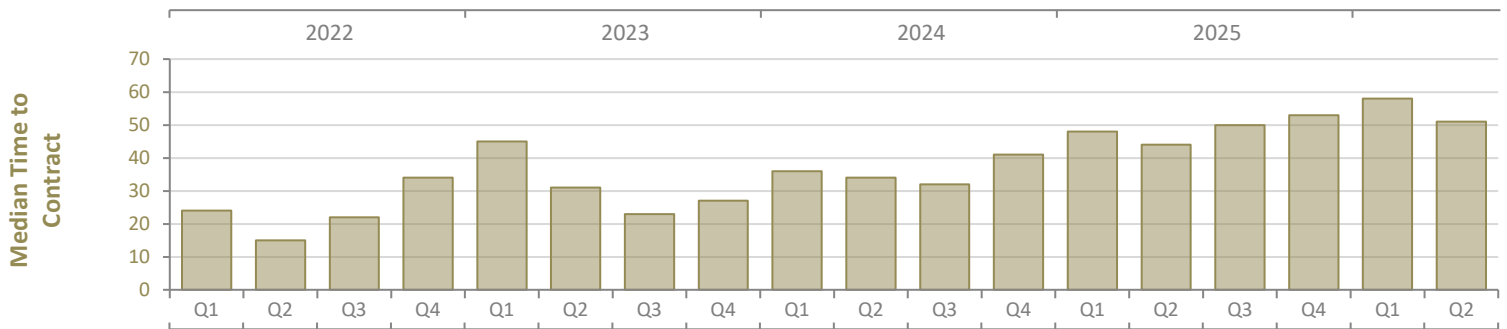


Median Time to Contract

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	57 Days	18.8%
Q2 2026	51 Days	15.9%
Q1 2026	58 Days	20.8%
Q4 2025	53 Days	29.3%
Q3 2025	50 Days	56.3%
Q2 2025	44 Days	29.4%
Q1 2025	48 Days	33.3%
Q4 2024	41 Days	51.9%
Q3 2024	32 Days	39.1%
Q2 2024	34 Days	9.7%
Q1 2024	36 Days	-20.0%
Q4 2023	27 Days	-20.6%
Q3 2023	23 Days	4.5%
Q2 2023	31 Days	106.7%

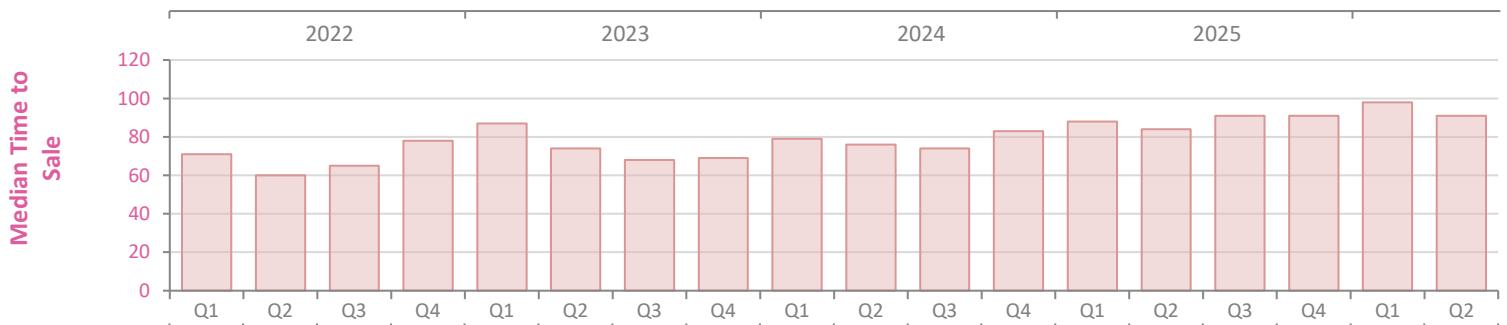


Median Time to Sale

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	97 Days	11.5%
Q2 2026	91 Days	8.3%
Q1 2026	98 Days	11.4%
Q4 2025	91 Days	9.6%
Q3 2025	91 Days	23.0%
Q2 2025	84 Days	10.5%
Q1 2025	88 Days	11.4%
Q4 2024	83 Days	20.3%
Q3 2024	74 Days	8.8%
Q2 2024	76 Days	2.7%
Q1 2024	79 Days	-9.2%
Q4 2023	69 Days	-11.5%
Q3 2023	68 Days	4.6%
Q2 2023	74 Days	23.3%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

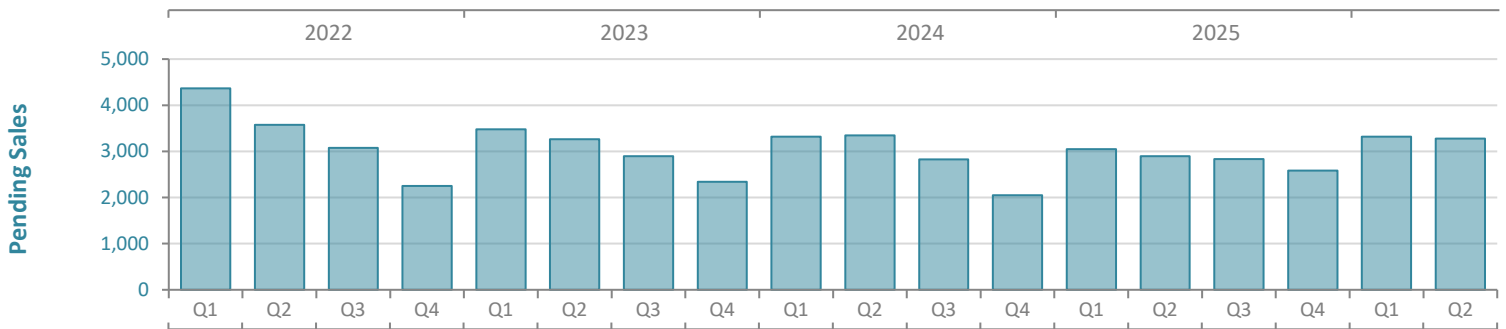


New Pending Sales

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	6,593	10.9%
Q2 2026	3,276	13.0%
Q1 2026	3,317	8.9%
Q4 2025	2,581	26.0%
Q3 2025	2,836	0.4%
Q2 2025	2,899	-13.4%
Q1 2025	3,046	-8.3%
Q4 2024	2,049	-12.6%
Q3 2024	2,826	-2.5%
Q2 2024	3,346	2.5%
Q1 2024	3,321	-4.5%
Q4 2023	2,344	4.1%
Q3 2023	2,899	-5.8%
Q2 2023	3,264	-8.8%



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	8,855	-7.5%
Q2 2026	4,117	-9.9%
Q1 2026	4,738	-5.3%
Q4 2025	3,829	6.9%
Q3 2025	4,085	-6.6%
Q2 2025	4,571	5.5%
Q1 2025	5,004	12.8%
Q4 2024	3,583	-2.4%
Q3 2024	4,374	7.4%
Q2 2024	4,331	16.2%
Q1 2024	4,438	15.7%
Q4 2023	3,672	5.0%
Q3 2023	4,072	-10.8%
Q2 2023	3,728	-31.0%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

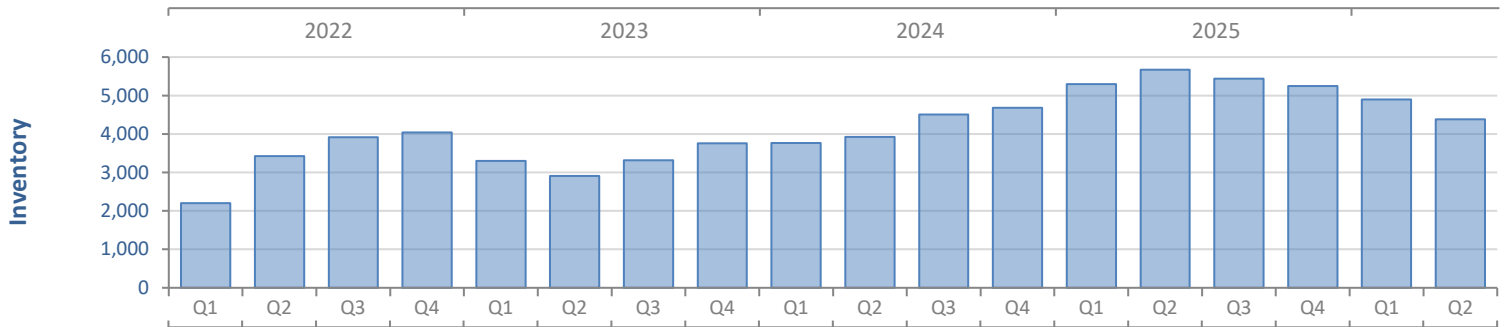


Inventory (Active Listings)

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)	4,891	-9.1%
Q2 2026	4,380	-22.7%
Q1 2026	4,902	-7.4%
Q4 2025	5,251	12.1%
Q3 2025	5,437	20.7%
Q2 2025	5,669	44.4%
Q1 2025	5,296	40.6%
Q4 2024	4,683	24.7%
Q3 2024	4,503	35.7%
Q2 2024	3,926	34.9%
Q1 2024	3,768	14.2%
Q4 2023	3,755	-7.1%
Q3 2023	3,318	-15.2%
Q2 2023	2,911	-14.9%

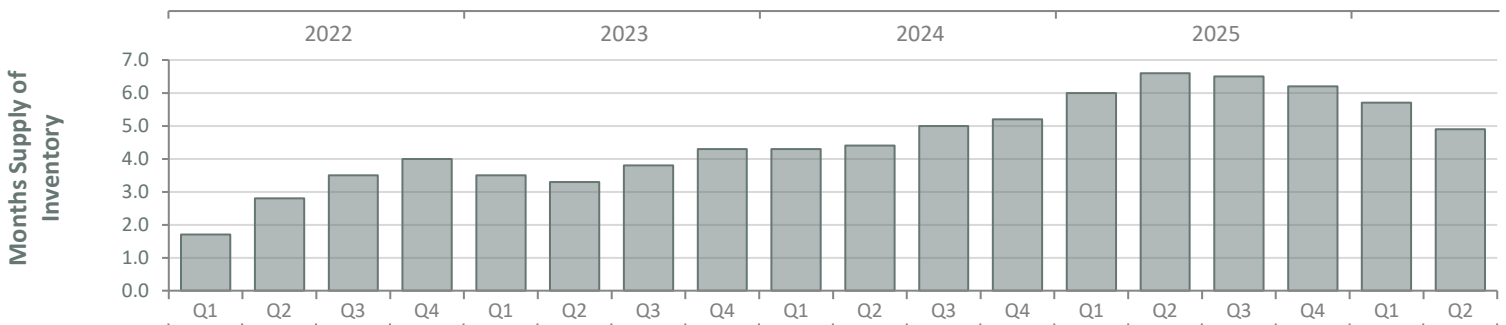


Months Supply of Inventory

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)	5.6	-9.7%
Q2 2026	4.9	-25.8%
Q1 2026	5.7	-5.0%
Q4 2025	6.2	19.2%
Q3 2025	6.5	30.0%
Q2 2025	6.6	50.0%
Q1 2025	6.0	39.5%
Q4 2024	5.2	20.9%
Q3 2024	5.0	31.6%
Q2 2024	4.4	33.3%
Q1 2024	4.3	22.9%
Q4 2023	4.3	7.5%
Q3 2023	3.8	8.6%
Q2 2023	3.3	17.9%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

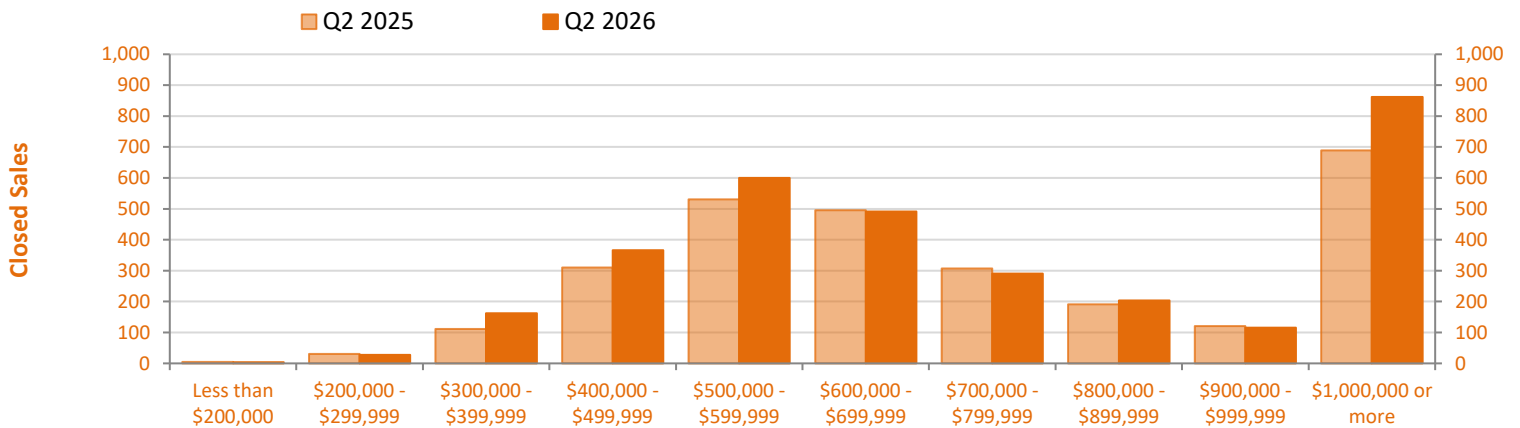


Closed Sales by Sale Price

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.

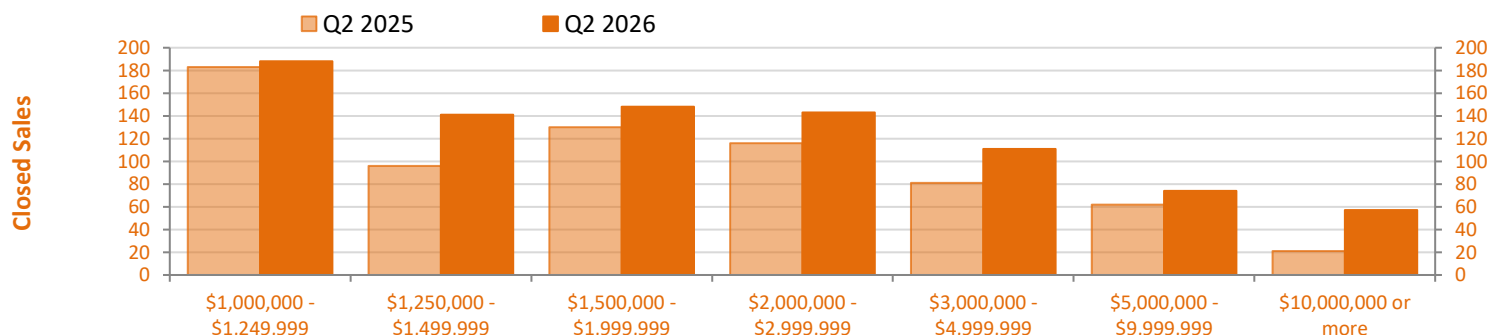
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	4	-20.0%
\$200,000 - \$299,999	28	-9.7%
\$300,000 - \$399,999	162	45.9%
\$400,000 - \$499,999	366	18.1%
\$500,000 - \$599,999	600	13.0%
\$600,000 - \$699,999	491	-0.8%
\$700,000 - \$799,999	291	-5.2%
\$800,000 - \$899,999	204	6.8%
\$900,000 - \$999,999	115	-5.0%
\$1,000,000 or more	862	25.1%



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	188	2.7%
\$1,250,000 - \$1,499,999	141	46.9%
\$1,500,000 - \$1,999,999	148	13.8%
\$2,000,000 - \$2,999,999	143	23.3%
\$3,000,000 - \$4,999,999	111	37.0%
\$5,000,000 - \$9,999,999	74	19.4%
\$10,000,000 or more	57	171.4%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

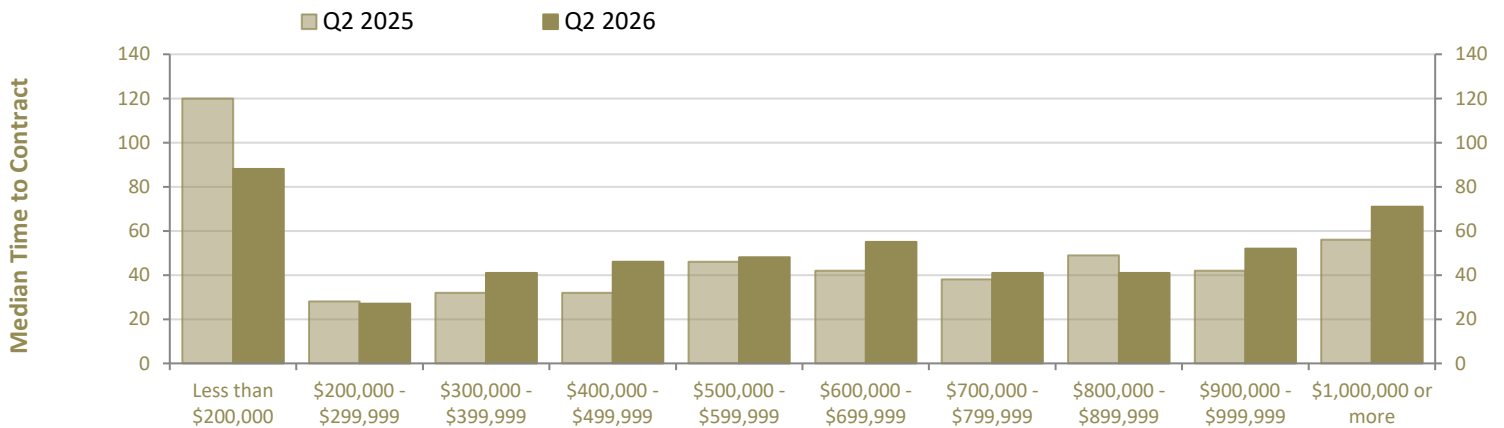


Median Time to Contract by Sale Price

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.

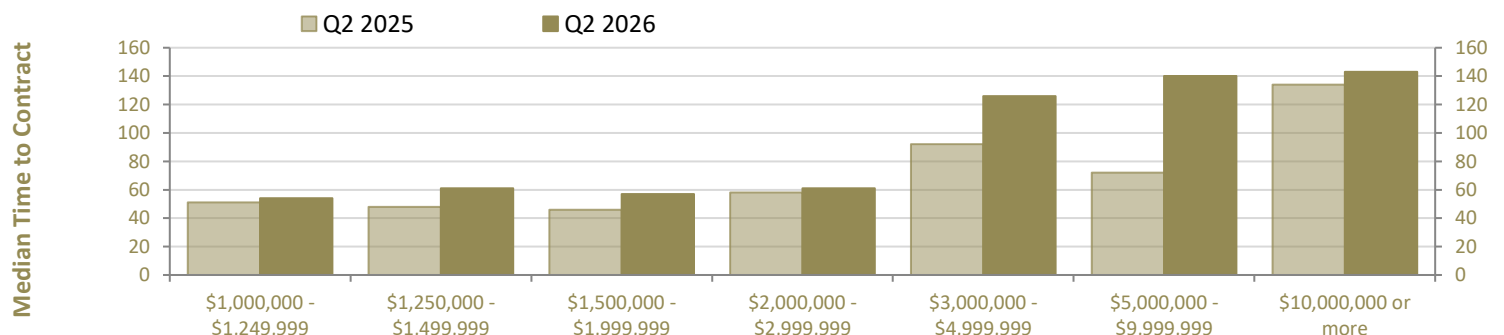
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	88 Days	-26.7%
\$200,000 - \$299,999	27 Days	-3.6%
\$300,000 - \$399,999	41 Days	28.1%
\$400,000 - \$499,999	46 Days	43.8%
\$500,000 - \$599,999	48 Days	4.3%
\$600,000 - \$699,999	55 Days	31.0%
\$700,000 - \$799,999	41 Days	7.9%
\$800,000 - \$899,999	41 Days	-16.3%
\$900,000 - \$999,999	52 Days	23.8%
\$1,000,000 or more	71 Days	26.8%



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	54 Days	5.9%
\$1,250,000 - \$1,499,999	61 Days	27.1%
\$1,500,000 - \$1,999,999	57 Days	23.9%
\$2,000,000 - \$2,999,999	61 Days	5.2%
\$3,000,000 - \$4,999,999	126 Days	37.0%
\$5,000,000 - \$9,999,999	140 Days	94.4%
\$10,000,000 or more	143 Days	6.7%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

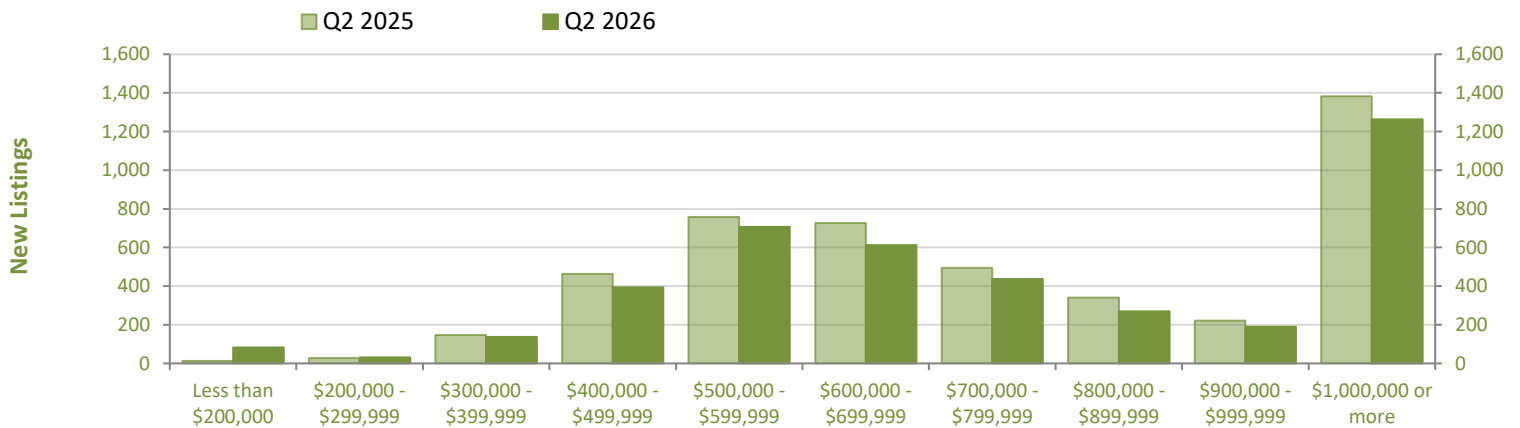


New Listings by Initial Listing Price

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.

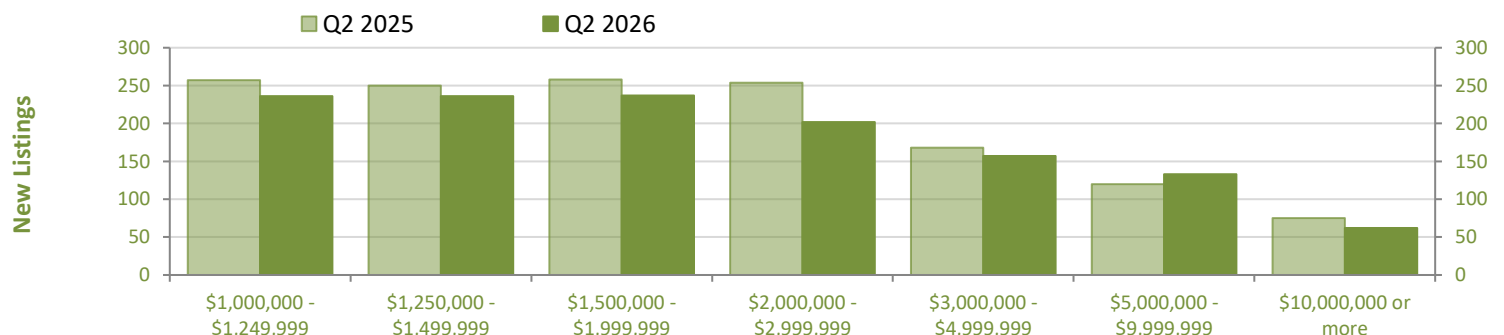
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	82	530.8%
\$200,000 - \$299,999	31	10.7%
\$300,000 - \$399,999	136	-6.8%
\$400,000 - \$499,999	393	-15.1%
\$500,000 - \$599,999	706	-6.9%
\$600,000 - \$699,999	612	-15.7%
\$700,000 - \$799,999	436	-11.7%
\$800,000 - \$899,999	269	-20.9%
\$900,000 - \$999,999	189	-14.5%
\$1,000,000 or more	1,263	-8.6%



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	236	-8.2%
\$1,250,000 - \$1,499,999	236	-5.6%
\$1,500,000 - \$1,999,999	237	-8.1%
\$2,000,000 - \$2,999,999	202	-20.5%
\$3,000,000 - \$4,999,999	157	-6.5%
\$5,000,000 - \$9,999,999	133	10.8%
\$10,000,000 or more	62	-17.3%



Quarterly Market Detail - Q2 2026

Single-Family Homes

Miami-Dade County

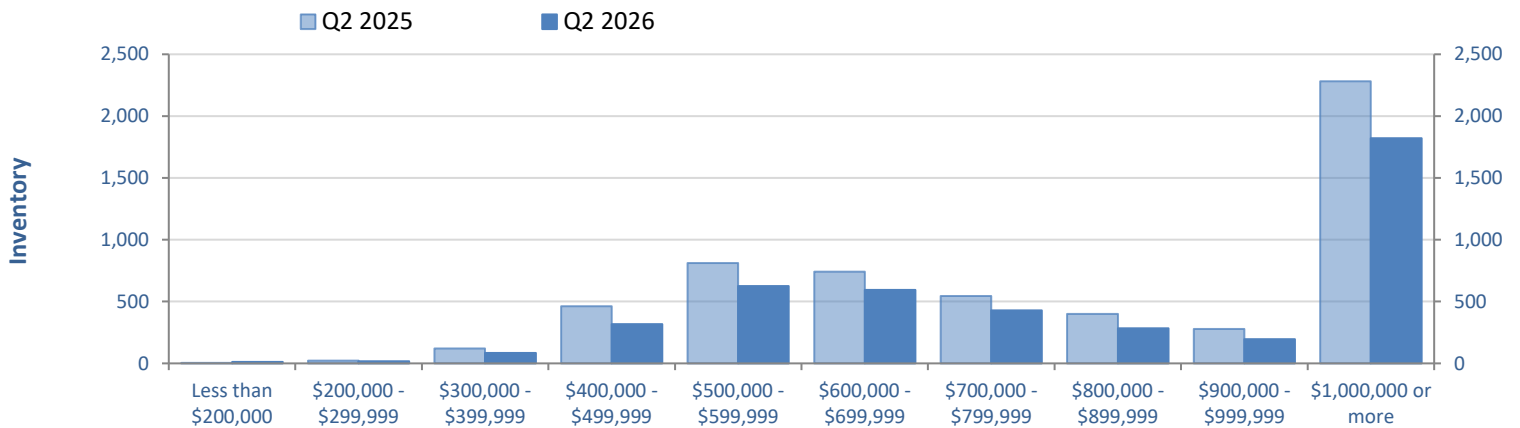


Inventory by Current Listing Price

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.

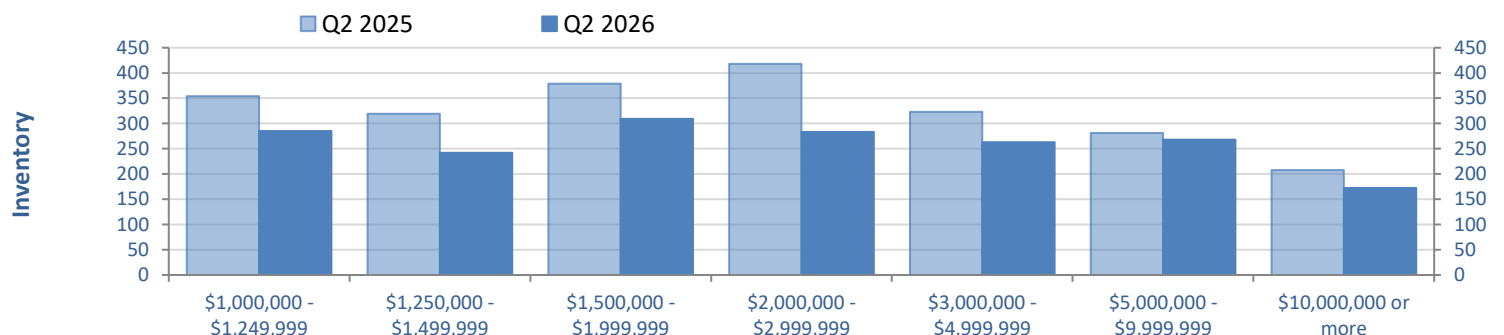
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	12	200.0%
\$200,000 - \$299,999	18	-21.7%
\$300,000 - \$399,999	84	-30.6%
\$400,000 - \$499,999	316	-31.6%
\$500,000 - \$599,999	625	-22.9%
\$600,000 - \$699,999	595	-19.9%
\$700,000 - \$799,999	429	-21.3%
\$800,000 - \$899,999	284	-28.8%
\$900,000 - \$999,999	195	-30.1%
\$1,000,000 or more	1,822	-20.2%



Million Dollar Spotlight

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

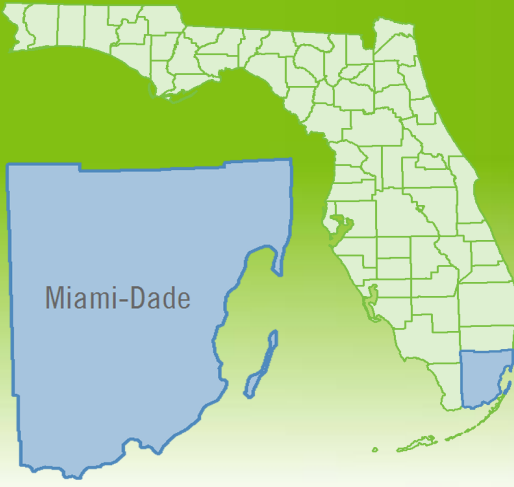
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	285	-19.5%
\$1,250,000 - \$1,499,999	242	-24.1%
\$1,500,000 - \$1,999,999	309	-18.5%
\$2,000,000 - \$2,999,999	283	-32.3%
\$3,000,000 - \$4,999,999	263	-18.6%
\$5,000,000 - \$9,999,999	268	-4.6%
\$10,000,000 or more	172	-17.3%



Quarterly Distressed Market - Q2 2026

Single-Family Homes

Miami-Dade County



		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,109	2,770	12.2%
	Median Sale Price	\$675,600	\$675,000	0.1%
Foreclosure/REO	Closed Sales	8	17	-52.9%
	Median Sale Price	\$485,000	\$600,000	-19.2%
Short Sale	Closed Sales	6	4	50.0%
	Median Sale Price	\$523,000	\$575,000	-9.0%

