

Quarterly Market Detail - Q2 2026

Townhouses and Condos

Palm Beach County



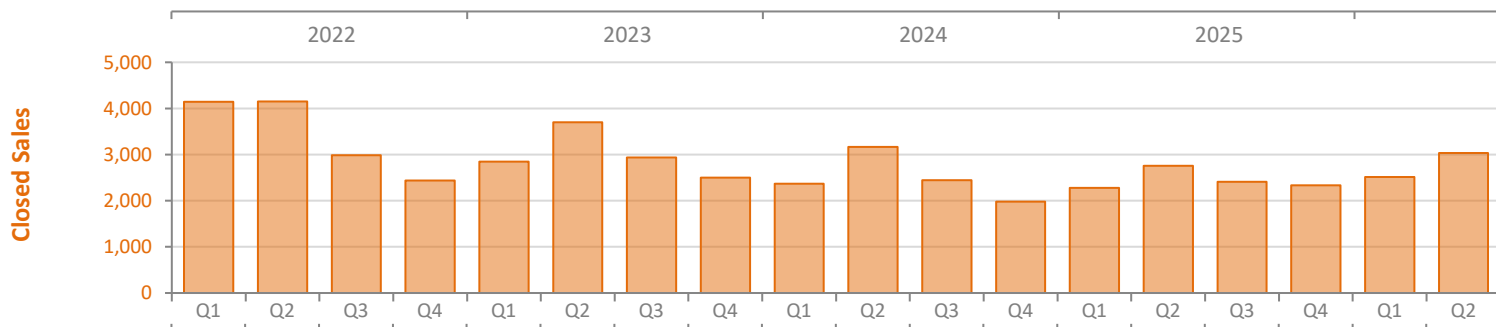
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	3,037	2,760	10.0%
Paid in Cash	1,862	1,646	13.1%
Median Sale Price	\$335,000	\$320,000	4.7%
Average Sale Price	\$634,007	\$612,120	3.6%
Dollar Volume	\$1.9 Billion	\$1.7 Billion	14.0%
Median Percent of Original List Price Received	92.5%	90.9%	1.8%
Median Time to Contract	70 Days	65 Days	7.7%
Median Time to Sale	109 Days	106 Days	2.8%
New Pending Sales	3,047	2,694	13.1%
New Listings	4,043	4,449	-9.1%
Pending Inventory	1,475	1,283	15.0%
Inventory (Active Listings)	6,216	7,670	-19.0%
Months Supply of Inventory	7.2	9.7	-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	5,553	10.2%
Q2 2026	3,037	10.0%
Q1 2026	2,516	10.4%
Q4 2025	2,331	17.7%
Q3 2025	2,408	-1.4%
Q2 2025	2,760	-12.8%
Q1 2025	2,280	-3.6%
Q4 2024	1,980	-20.7%
Q3 2024	2,443	-16.8%
Q2 2024	3,166	-14.4%
Q1 2024	2,366	-16.9%
Q4 2023	2,497	2.5%
Q3 2023	2,937	-1.7%
Q2 2023	3,698	-11.0%



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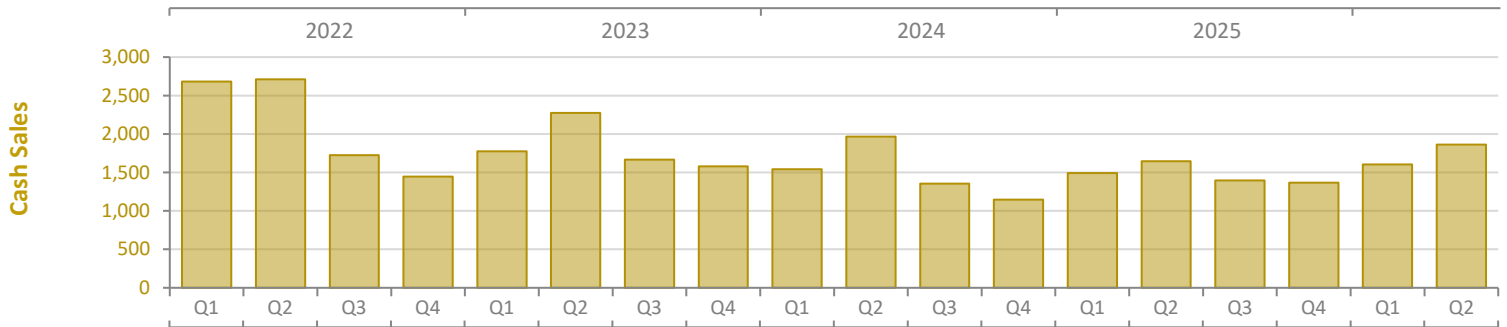


Cash Sales

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	3,468	10.5%
Q2 2026	1,862	13.1%
Q1 2026	1,606	7.6%
Q4 2025	1,366	19.0%
Q3 2025	1,395	3.0%
Q2 2025	1,646	-16.2%
Q1 2025	1,492	-3.2%
Q4 2024	1,148	-27.2%
Q3 2024	1,355	-18.7%
Q2 2024	1,965	-13.7%
Q1 2024	1,541	-13.1%
Q4 2023	1,578	9.2%
Q3 2023	1,667	-3.3%
Q2 2023	2,276	-16.0%

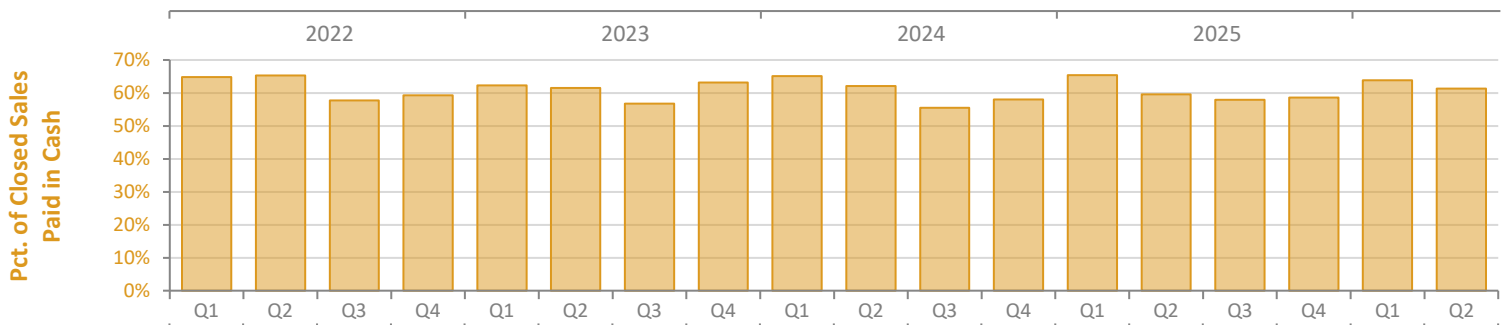


Cash Sales as a Percentage of Closed Sales

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	62.5%	0.3%
Q2 2026	61.3%	2.9%
Q1 2026	63.8%	-2.4%
Q4 2025	58.6%	1.0%
Q3 2025	57.9%	4.3%
Q2 2025	59.6%	-4.0%
Q1 2025	65.4%	0.5%
Q4 2024	58.0%	-8.2%
Q3 2024	55.5%	-2.3%
Q2 2024	62.1%	1.0%
Q1 2024	65.1%	4.5%
Q4 2023	63.2%	6.6%
Q3 2023	56.8%	-1.6%
Q2 2023	61.5%	-5.8%



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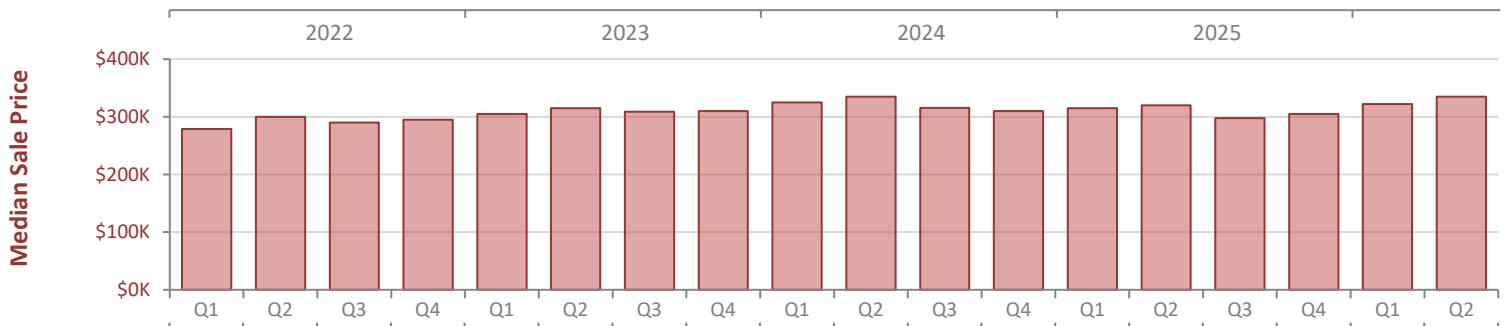


Median Sale Price

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	\$325,000	1.6%
Q2 2026	\$335,000	4.7%
Q1 2026	\$322,000	2.2%
Q4 2025	\$305,000	-1.6%
Q3 2025	\$297,750	-5.6%
Q2 2025	\$320,000	-4.5%
Q1 2025	\$315,000	-3.1%
Q4 2024	\$310,000	0.0%
Q3 2024	\$315,500	2.1%
Q2 2024	\$335,000	6.3%
Q1 2024	\$325,000	6.6%
Q4 2023	\$310,000	5.1%
Q3 2023	\$309,000	6.6%
Q2 2023	\$315,000	5.0%

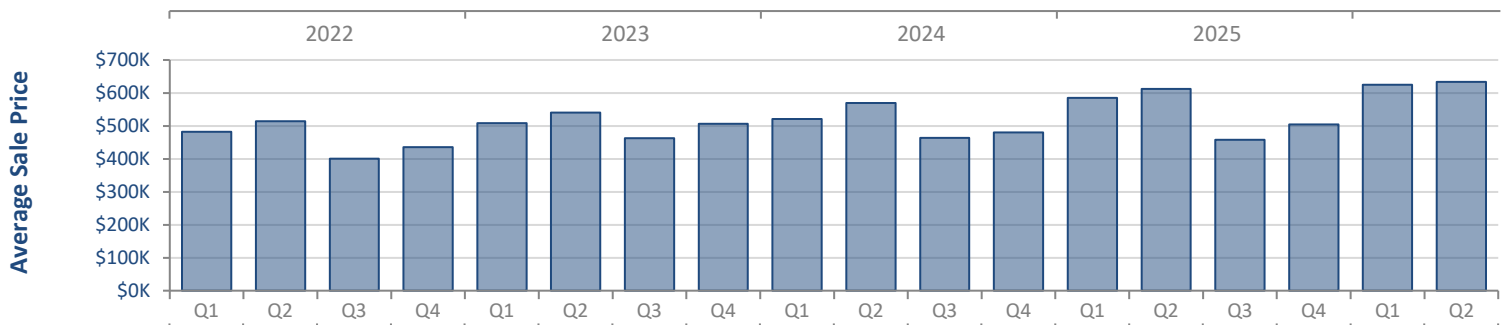


Average Sale Price

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	\$630,011	5.0%
Q2 2026	\$634,007	3.6%
Q1 2026	\$625,188	6.8%
Q4 2025	\$504,608	5.1%
Q3 2025	\$457,744	-1.2%
Q2 2025	\$612,120	7.6%
Q1 2025	\$585,472	12.3%
Q4 2024	\$480,048	-5.2%
Q3 2024	\$463,444	0.2%
Q2 2024	\$569,115	5.2%
Q1 2024	\$521,275	2.5%
Q4 2023	\$506,284	16.3%
Q3 2023	\$462,499	15.5%
Q2 2023	\$540,747	5.1%



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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	\$3.5 Billion	15.7%
Q2 2026	\$1.9 Billion	14.0%
Q1 2026	\$1.6 Billion	17.8%
Q4 2025	\$1.2 Billion	23.8%
Q3 2025	\$1.1 Billion	-2.6%
Q2 2025	\$1.7 Billion	-6.2%
Q1 2025	\$1.3 Billion	8.2%
Q4 2024	\$950.5 Million	-24.8%
Q3 2024	\$1.1 Billion	-16.6%
Q2 2024	\$1.8 Billion	-9.9%
Q1 2024	\$1.2 Billion	-14.9%
Q4 2023	\$1.3 Billion	19.3%
Q3 2023	\$1.4 Billion	13.5%
Q2 2023	\$2.0 Billion	-6.4%

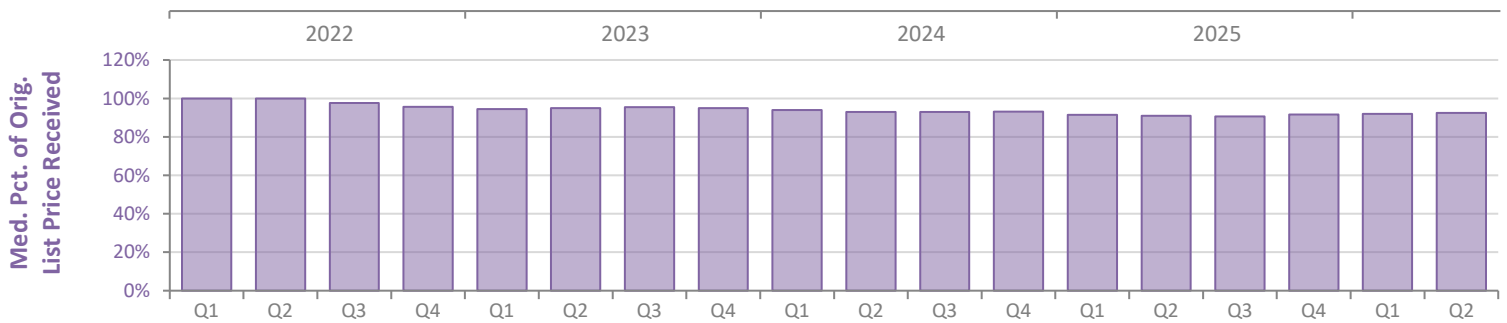


Median Percent of Original List Price Received

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	92.2%	1.0%
Q2 2026	92.5%	1.8%
Q1 2026	91.9%	0.5%
Q4 2025	91.7%	-1.5%
Q3 2025	90.7%	-2.5%
Q2 2025	90.9%	-2.2%
Q1 2025	91.4%	-2.8%
Q4 2024	93.1%	-1.9%
Q3 2024	93.0%	-2.6%
Q2 2024	92.9%	-2.1%
Q1 2024	94.0%	-0.4%
Q4 2023	94.9%	-0.7%
Q3 2023	95.5%	-2.2%
Q2 2023	94.9%	-5.1%



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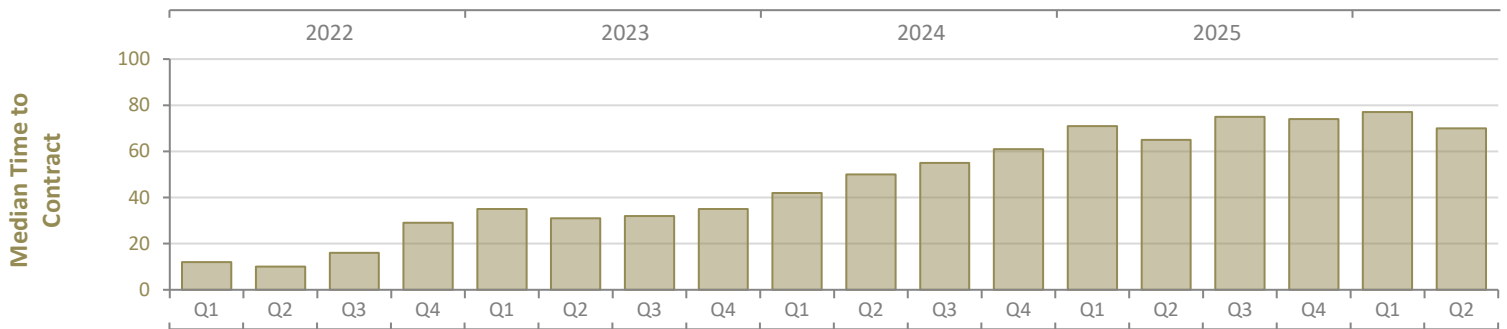


Median Time to Contract

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	73 Days	5.8%
Q2 2026	70 Days	7.7%
Q1 2026	77 Days	8.5%
Q4 2025	74 Days	21.3%
Q3 2025	75 Days	36.4%
Q2 2025	65 Days	30.0%
Q1 2025	71 Days	69.0%
Q4 2024	61 Days	74.3%
Q3 2024	55 Days	71.9%
Q2 2024	50 Days	61.3%
Q1 2024	42 Days	20.0%
Q4 2023	35 Days	20.7%
Q3 2023	32 Days	100.0%
Q2 2023	31 Days	210.0%

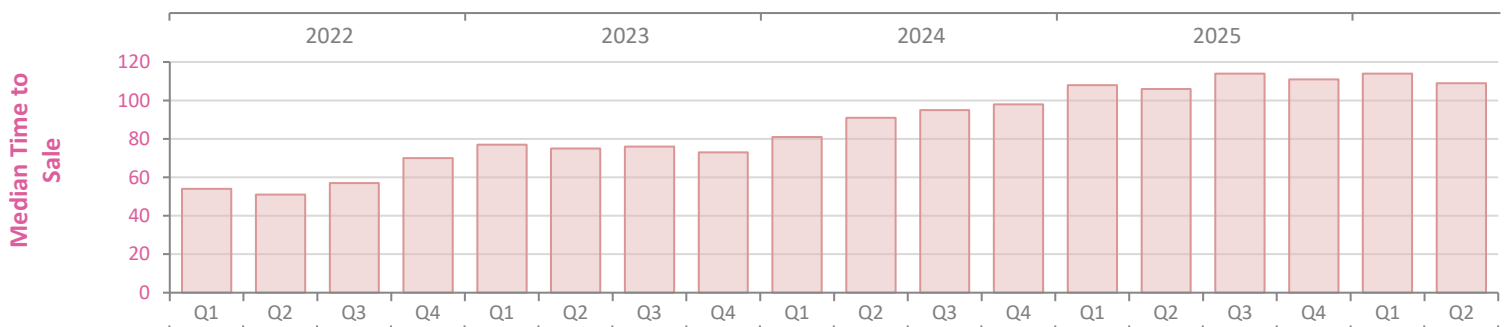


Median Time to Sale

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	112 Days	-0.9%
Q2 2026	109 Days	2.8%
Q1 2026	114 Days	5.6%
Q4 2025	111 Days	13.3%
Q3 2025	114 Days	20.0%
Q2 2025	106 Days	16.5%
Q1 2025	108 Days	33.3%
Q4 2024	98 Days	34.2%
Q3 2024	95 Days	25.0%
Q2 2024	91 Days	21.3%
Q1 2024	81 Days	5.2%
Q4 2023	73 Days	4.3%
Q3 2023	76 Days	33.3%
Q2 2023	75 Days	47.1%



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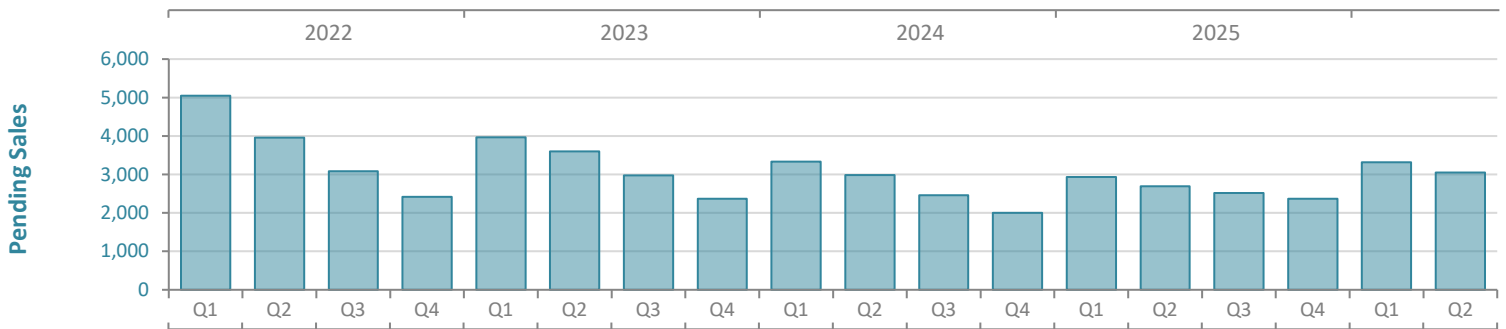


New Pending Sales

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	6,367	13.2%
Q2 2026	3,047	13.1%
Q1 2026	3,320	13.2%
Q4 2025	2,367	18.2%
Q3 2025	2,520	2.5%
Q2 2025	2,694	-9.6%
Q1 2025	2,933	-11.9%
Q4 2024	2,003	-15.4%
Q3 2024	2,459	-17.4%
Q2 2024	2,981	-17.3%
Q1 2024	3,330	-16.0%
Q4 2023	2,368	-2.0%
Q3 2023	2,977	-3.4%
Q2 2023	3,603	-8.9%

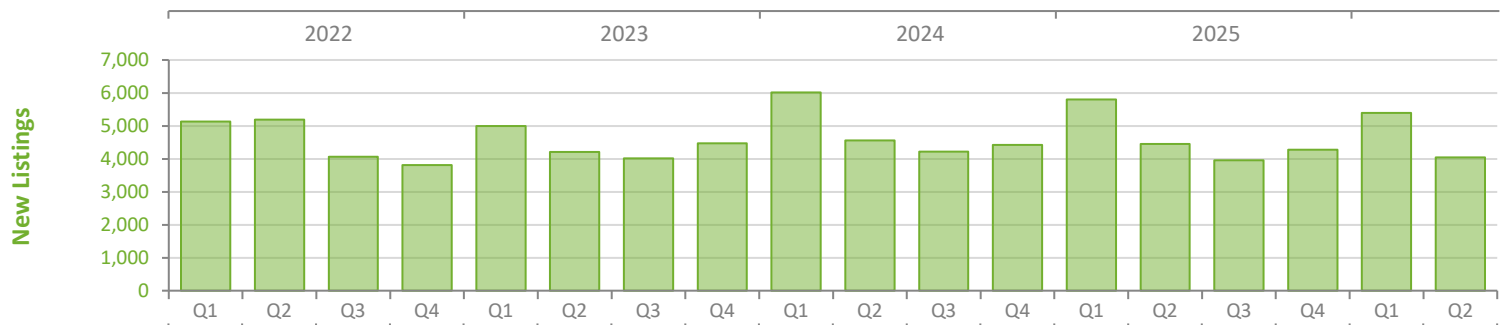


New Listings

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	9,439	-7.9%
Q2 2026	4,043	-9.1%
Q1 2026	5,396	-7.0%
Q4 2025	4,275	-3.4%
Q3 2025	3,958	-6.1%
Q2 2025	4,449	-2.3%
Q1 2025	5,803	-3.5%
Q4 2024	4,426	-0.9%
Q3 2024	4,217	5.1%
Q2 2024	4,556	8.1%
Q1 2024	6,016	20.4%
Q4 2023	4,468	17.3%
Q3 2023	4,013	-1.1%
Q2 2023	4,214	-18.8%



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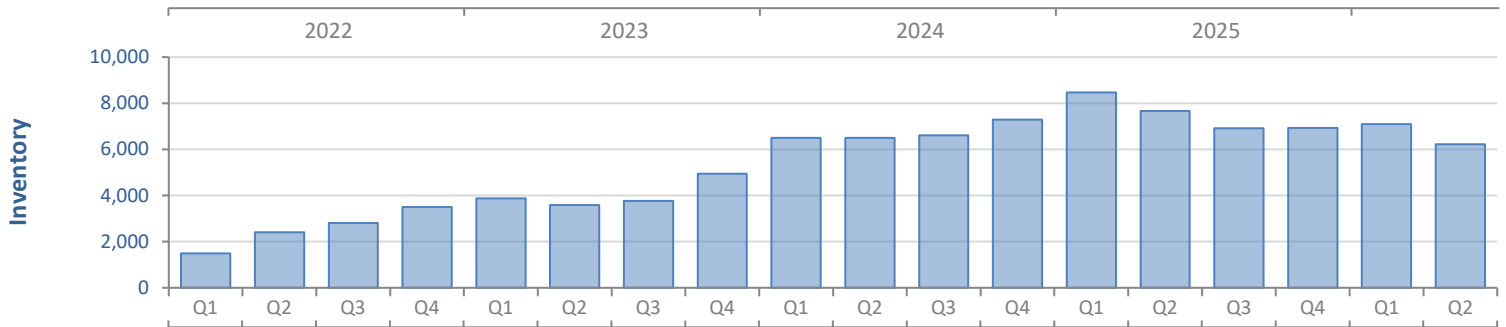


Inventory (Active Listings)

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)	6,946	-14.8%
Q2 2026	6,216	-19.0%
Q1 2026	7,098	-16.2%
Q4 2025	6,925	-5.0%
Q3 2025	6,914	4.7%
Q2 2025	7,670	18.0%
Q1 2025	8,471	30.4%
Q4 2024	7,287	47.5%
Q3 2024	6,604	75.5%
Q2 2024	6,502	81.0%
Q1 2024	6,496	67.4%
Q4 2023	4,940	41.0%
Q3 2023	3,763	34.1%
Q2 2023	3,592	49.2%

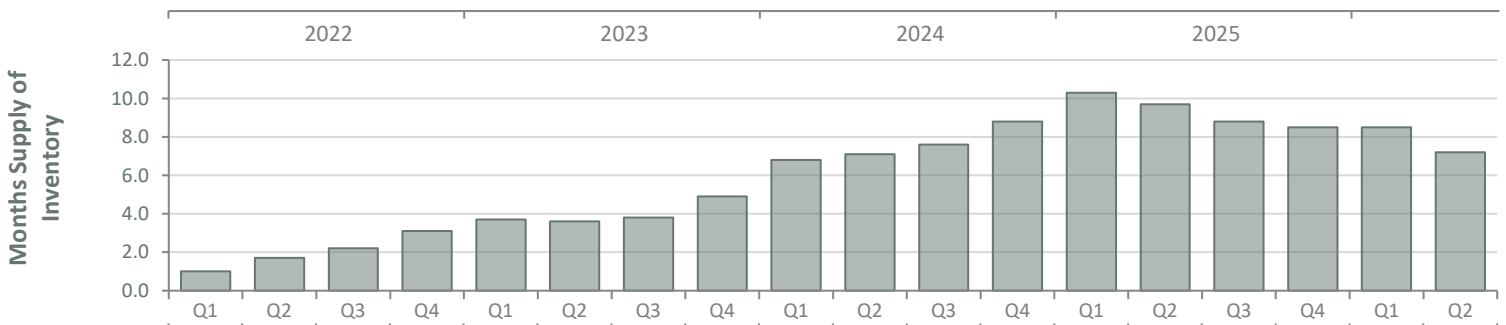


Months Supply of Inventory

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)	8.3	-17.8%
Q2 2026	7.2	-25.8%
Q1 2026	8.5	-17.5%
Q4 2025	8.5	-3.4%
Q3 2025	8.8	15.8%
Q2 2025	9.7	36.6%
Q1 2025	10.3	51.5%
Q4 2024	8.8	79.6%
Q3 2024	7.6	100.0%
Q2 2024	7.1	97.2%
Q1 2024	6.8	83.8%
Q4 2023	4.9	58.1%
Q3 2023	3.8	72.7%
Q2 2023	3.6	111.8%



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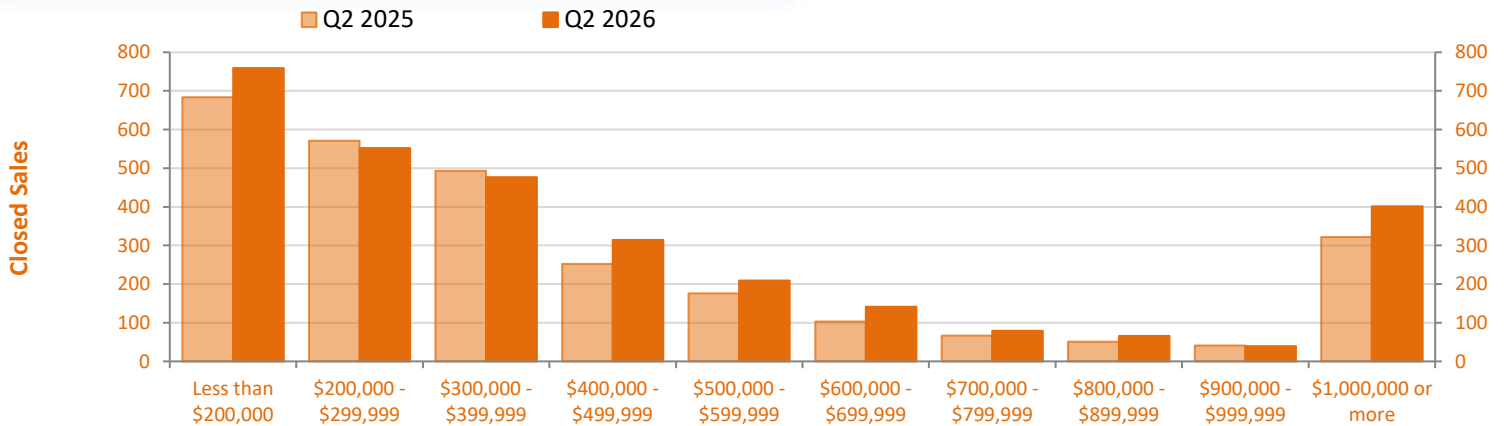


Closed Sales by Sale Price

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.

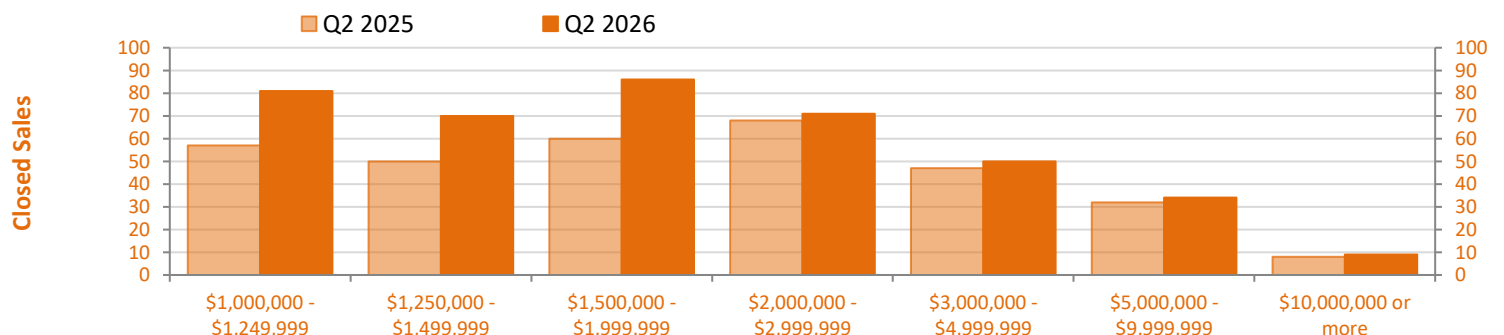
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	759	11.0%
\$200,000 - \$299,999	552	-3.3%
\$300,000 - \$399,999	477	-3.2%
\$400,000 - \$499,999	314	24.6%
\$500,000 - \$599,999	209	18.8%
\$600,000 - \$699,999	141	36.9%
\$700,000 - \$799,999	79	17.9%
\$800,000 - \$899,999	66	29.4%
\$900,000 - \$999,999	39	-4.9%
\$1,000,000 or more	401	24.5%



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	81	42.1%
\$1,250,000 - \$1,499,999	70	40.0%
\$1,500,000 - \$1,999,999	86	43.3%
\$2,000,000 - \$2,999,999	71	4.4%
\$3,000,000 - \$4,999,999	50	6.4%
\$5,000,000 - \$9,999,999	34	6.3%
\$10,000,000 or more	9	12.5%

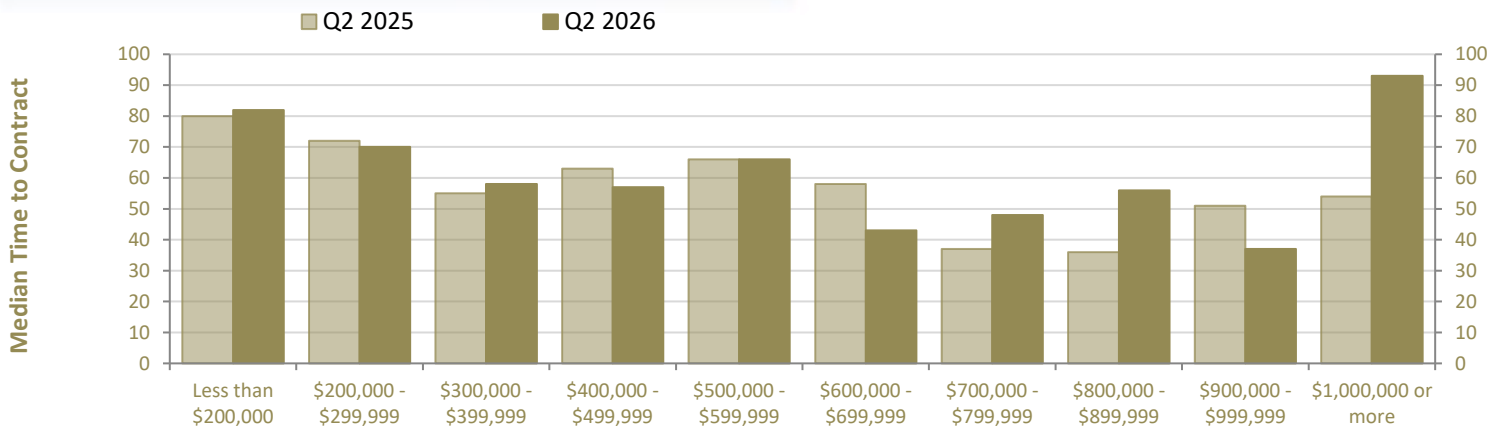


Median Time to Contract by Sale Price

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.

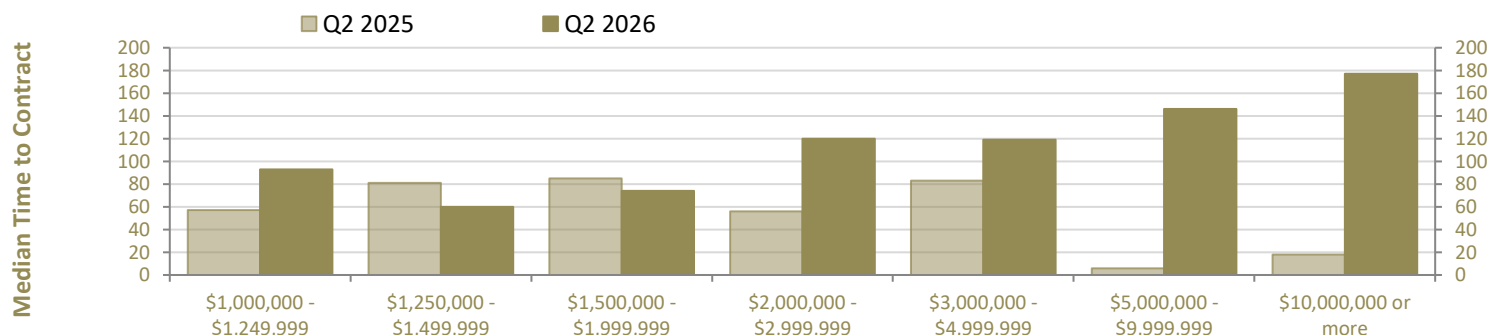
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	82 Days	2.5%
\$200,000 - \$299,999	70 Days	-2.8%
\$300,000 - \$399,999	58 Days	5.5%
\$400,000 - \$499,999	57 Days	-9.5%
\$500,000 - \$599,999	66 Days	0.0%
\$600,000 - \$699,999	43 Days	-25.9%
\$700,000 - \$799,999	48 Days	29.7%
\$800,000 - \$899,999	56 Days	55.6%
\$900,000 - \$999,999	37 Days	-27.5%
\$1,000,000 or more	93 Days	72.2%



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	93 Days	63.2%
\$1,250,000 - \$1,499,999	60 Days	-25.9%
\$1,500,000 - \$1,999,999	74 Days	-12.9%
\$2,000,000 - \$2,999,999	120 Days	114.3%
\$3,000,000 - \$4,999,999	119 Days	43.4%
\$5,000,000 - \$9,999,999	146 Days	2333.3%
\$10,000,000 or more	177 Days	883.3%

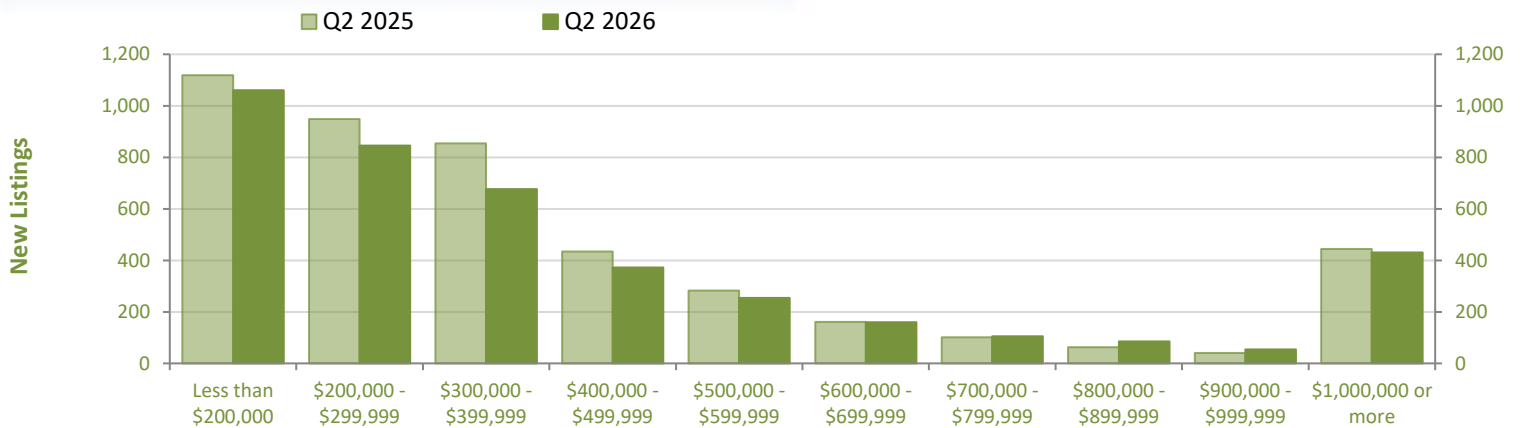


New Listings by Initial Listing Price

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.

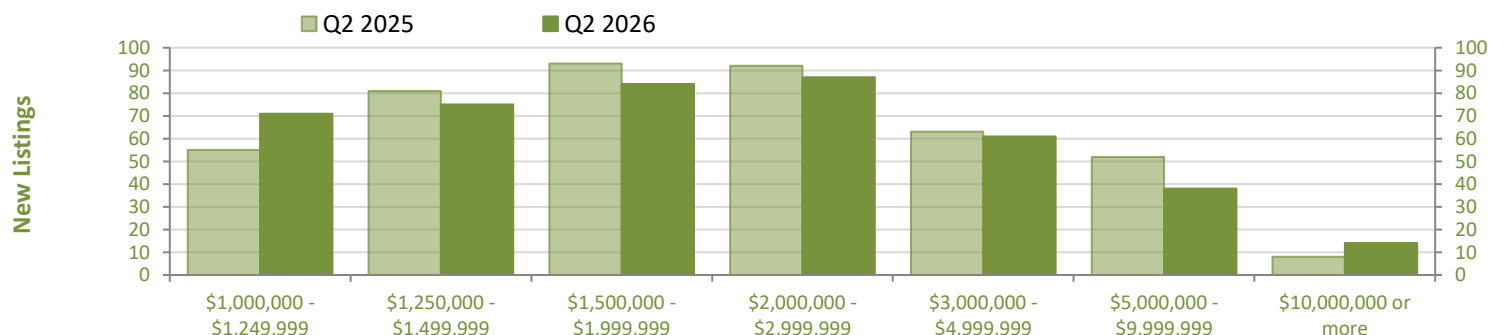
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	1,060	-5.3%
\$200,000 - \$299,999	846	-10.9%
\$300,000 - \$399,999	677	-20.7%
\$400,000 - \$499,999	372	-14.3%
\$500,000 - \$599,999	254	-10.2%
\$600,000 - \$699,999	160	-0.6%
\$700,000 - \$799,999	105	4.0%
\$800,000 - \$899,999	85	34.9%
\$900,000 - \$999,999	54	31.7%
\$1,000,000 or more	430	-3.2%



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	71	29.1%
\$1,250,000 - \$1,499,999	75	-7.4%
\$1,500,000 - \$1,999,999	84	-9.7%
\$2,000,000 - \$2,999,999	87	-5.4%
\$3,000,000 - \$4,999,999	61	-3.2%
\$5,000,000 - \$9,999,999	38	-26.9%
\$10,000,000 or more	14	75.0%



Quarterly Market Detail - Q2 2026

Townhouses and Condos

Palm Beach County

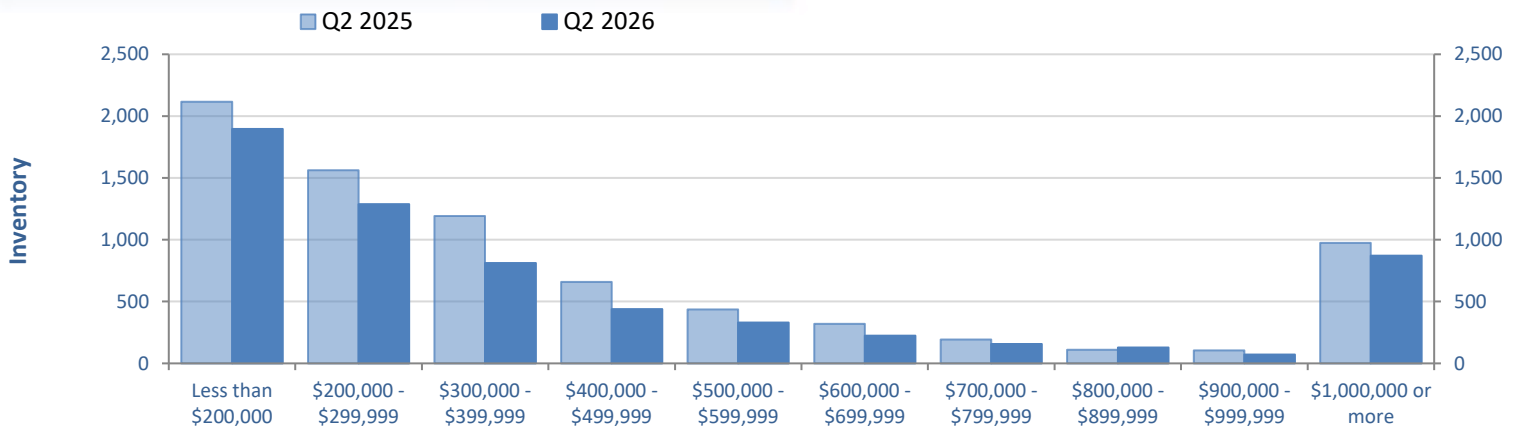


Inventory by Current Listing Price

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.

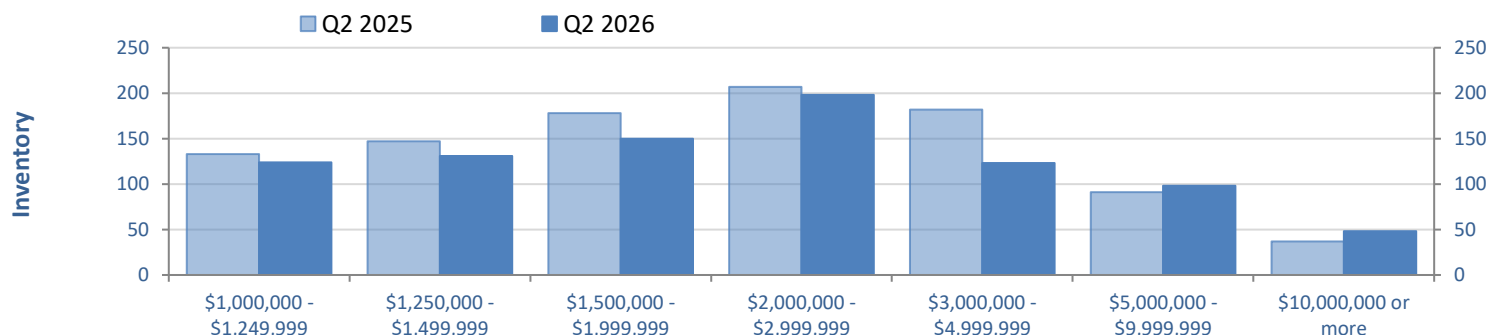
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	1,896	-10.4%
\$200,000 - \$299,999	1,288	-17.6%
\$300,000 - \$399,999	811	-32.0%
\$400,000 - \$499,999	438	-33.6%
\$500,000 - \$599,999	329	-24.5%
\$600,000 - \$699,999	224	-30.0%
\$700,000 - \$799,999	158	-18.1%
\$800,000 - \$899,999	129	16.2%
\$900,000 - \$999,999	71	-31.7%
\$1,000,000 or more	872	-10.6%



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	124	-6.8%
\$1,250,000 - \$1,499,999	131	-10.9%
\$1,500,000 - \$1,999,999	150	-15.7%
\$2,000,000 - \$2,999,999	198	-4.3%
\$3,000,000 - \$4,999,999	123	-32.4%
\$5,000,000 - \$9,999,999	98	7.7%
\$10,000,000 or more	48	29.7%



Quarterly Distressed Market - Q2 2026

Townhouses and Condos

Palm Beach County



		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,013	2,748	9.6%
	Median Sale Price	\$337,250	\$320,000	5.4%
Foreclosure/REO	Closed Sales	23	12	91.7%
	Median Sale Price	\$212,500	\$111,000	91.4%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$208,000	(No Sales)	N/A

