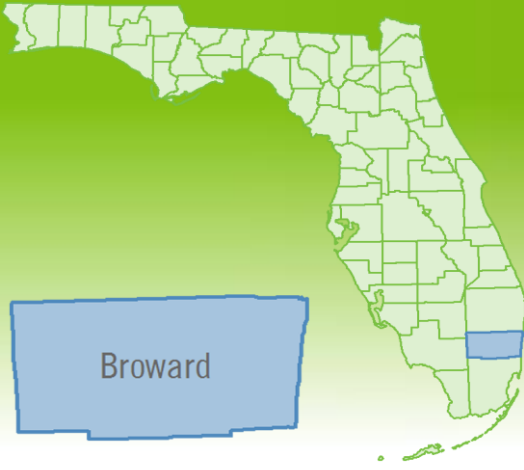


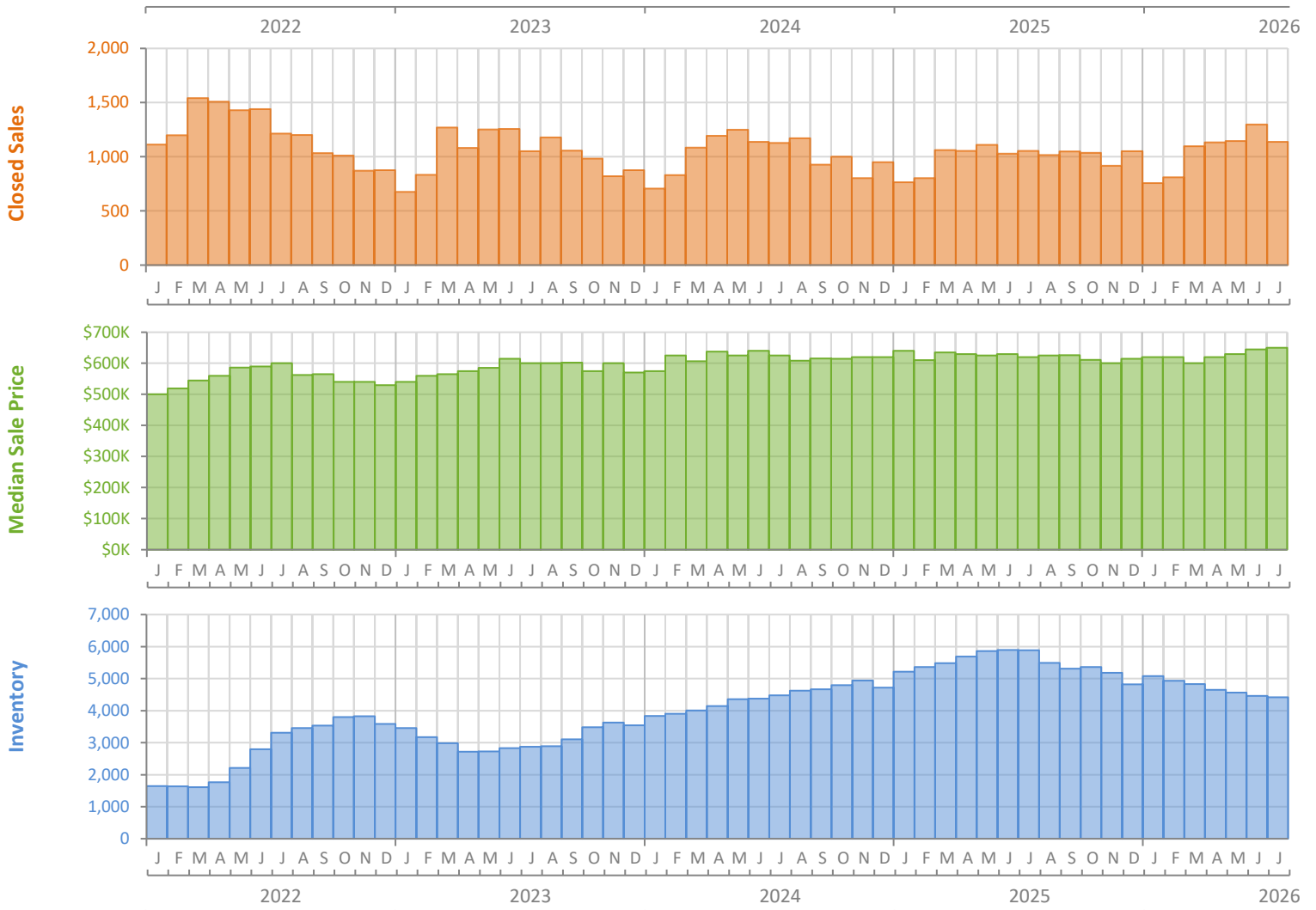
Monthly Market Summary - July 2026

Single-Family Homes

Broward County

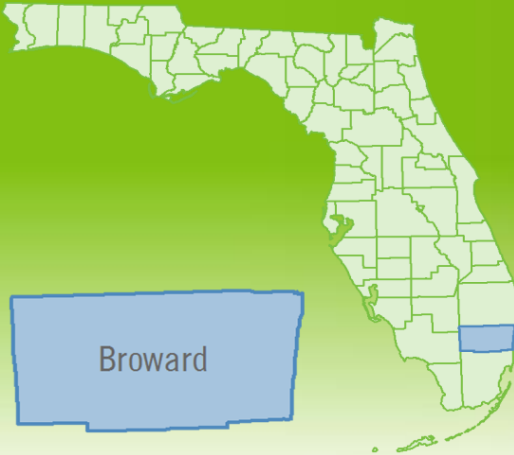


	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	1,139	1,055	8.0%
Paid in Cash	237	206	15.0%
Median Sale Price	\$650,000	\$620,000	4.8%
Average Sale Price	\$920,415	\$823,986	11.7%
Dollar Volume	\$1.0 Billion	\$869.3 Million	20.6%
Med. Pct. of Orig. List Price Received	96.2%	95.0%	1.3%
Median Time to Contract	34 Days	43 Days	-20.9%
Median Time to Sale	74 Days	81 Days	-8.6%
New Pending Sales	1,152	1,097	5.0%
New Listings	1,473	1,605	-8.2%
Pending Inventory	1,570	1,456	7.8%
Inventory (Active Listings)	4,416	5,884	-24.9%
Months Supply of Inventory	4.3	6.0	-28.3%



Monthly Distressed Market - July 2026

Single-Family Homes Broward County



		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,130	1,040	8.7%
	Median Sale Price	\$653,950	\$625,000	4.6%
Foreclosure/REO	Closed Sales	6	11	-45.5%
	Median Sale Price	\$458,600	\$503,000	-8.8%
Short Sale	Closed Sales	3	4	-25.0%
	Median Sale Price	\$379,000	\$380,650	-0.4%

