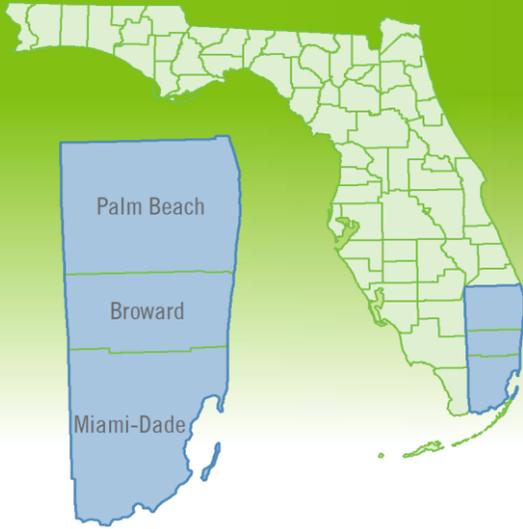


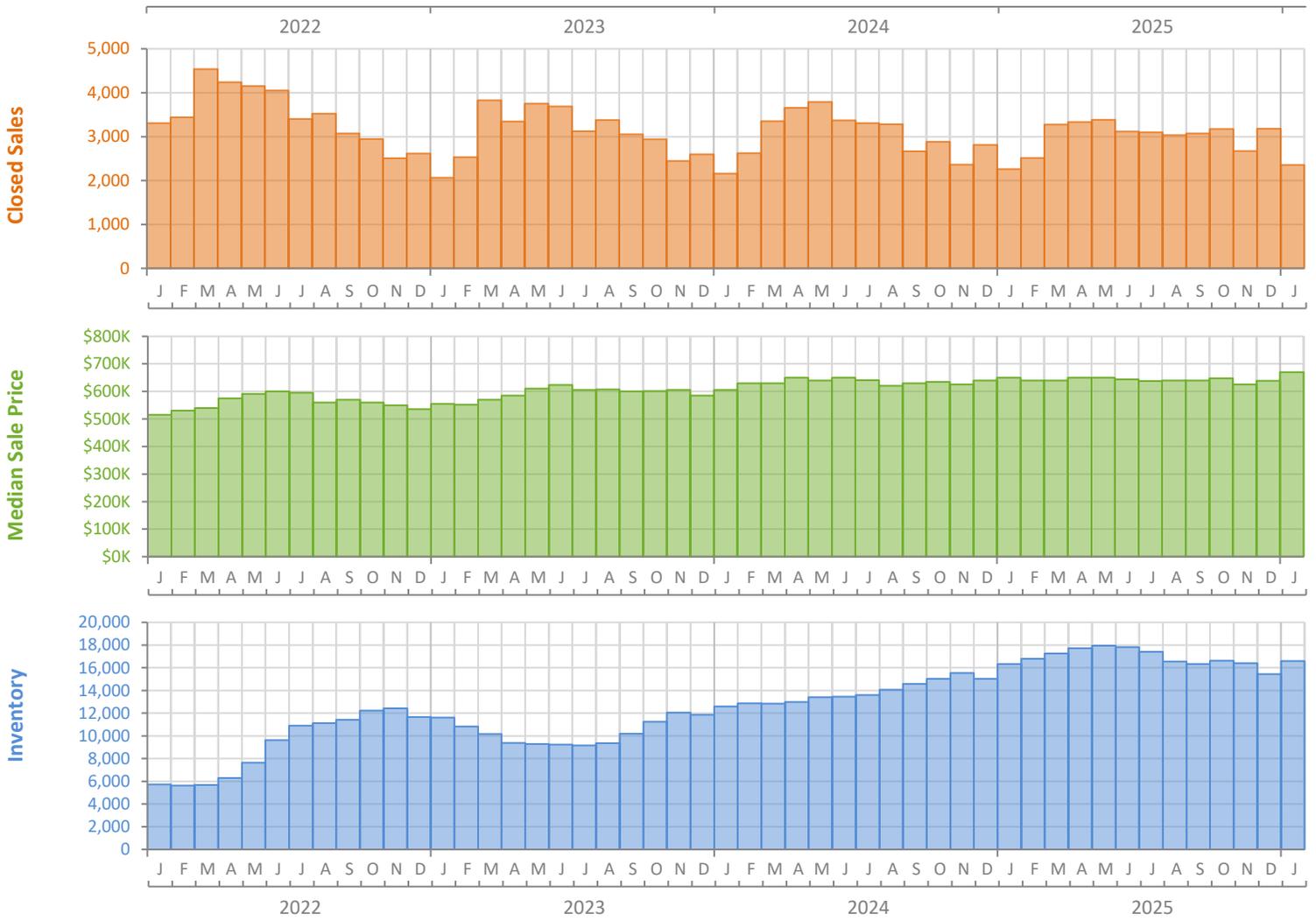
Monthly Market Summary - January 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



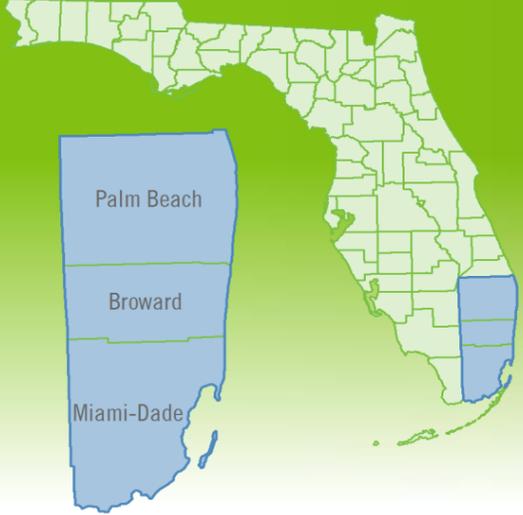
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	2,355	2,258	4.3%
Paid in Cash	890	815	9.2%
Median Sale Price	\$670,000	\$650,000	3.1%
Average Sale Price	\$1,311,793	\$1,193,575	9.9%
Dollar Volume	\$3.1 Billion	\$2.7 Billion	14.6%
Med. Pct. of Orig. List Price Received	94.1%	94.2%	-0.1%
Median Time to Contract	49 Days	44 Days	11.4%
Median Time to Sale	92 Days	85 Days	8.2%
New Pending Sales	3,369	3,164	6.5%
New Listings	5,968	5,518	8.2%
Pending Inventory	4,536	4,136	9.7%
Inventory (Active Listings)	16,588	16,332	1.6%
Months Supply of Inventory	5.5	5.4	1.9%



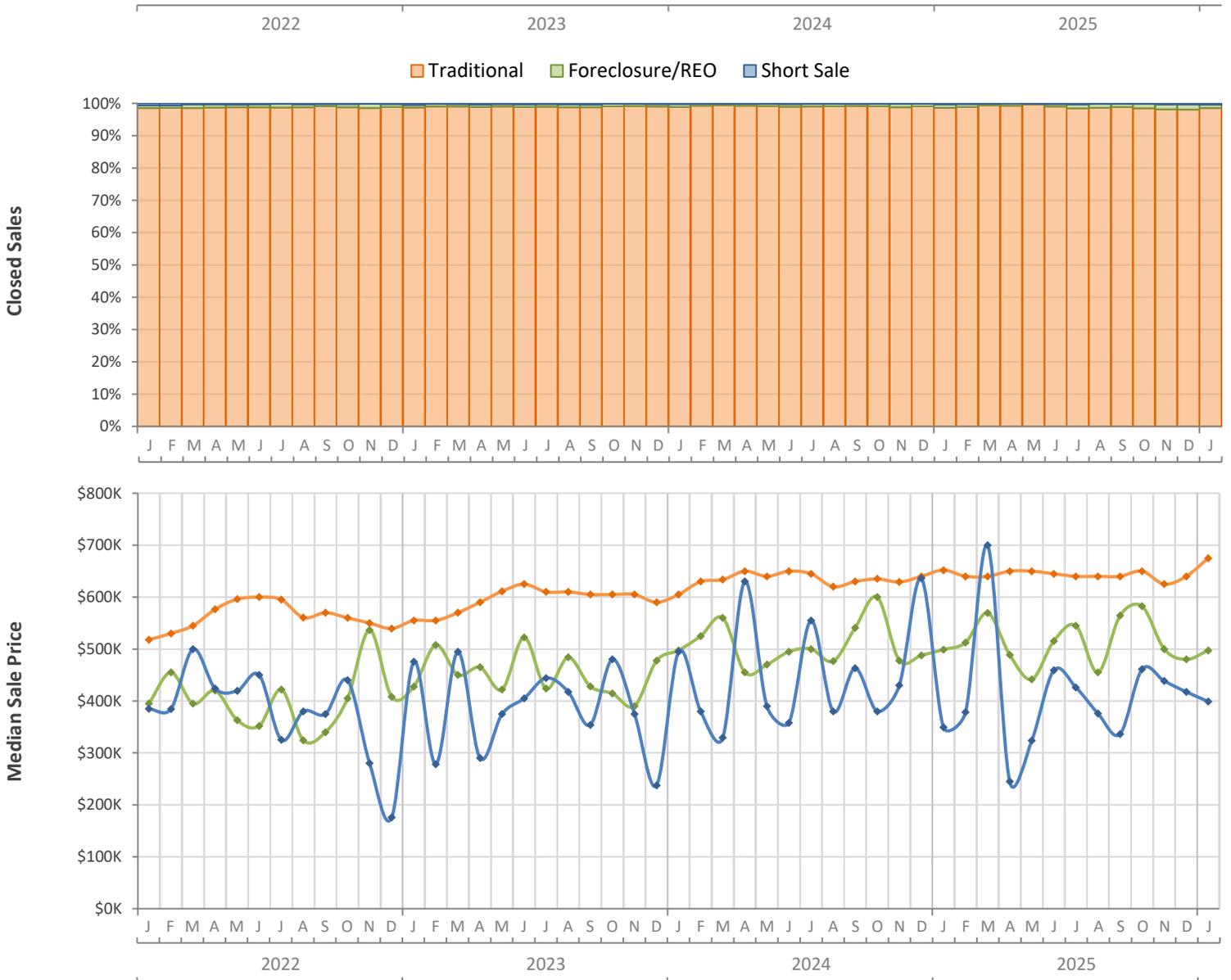
Monthly Distressed Market - January 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,320	2,227	4.2%
	Median Sale Price	\$675,000	\$651,999	3.5%
Foreclosure/REO	Closed Sales	26	23	13.0%
	Median Sale Price	\$497,500	\$499,000	-0.3%
Short Sale	Closed Sales	9	8	12.5%
	Median Sale Price	\$399,000	\$349,125	14.3%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Tuesday, February 17, 2026. Next data release is Monday, March 16, 2026.