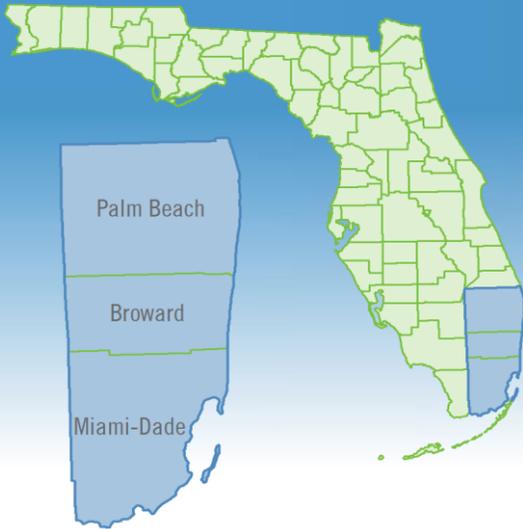


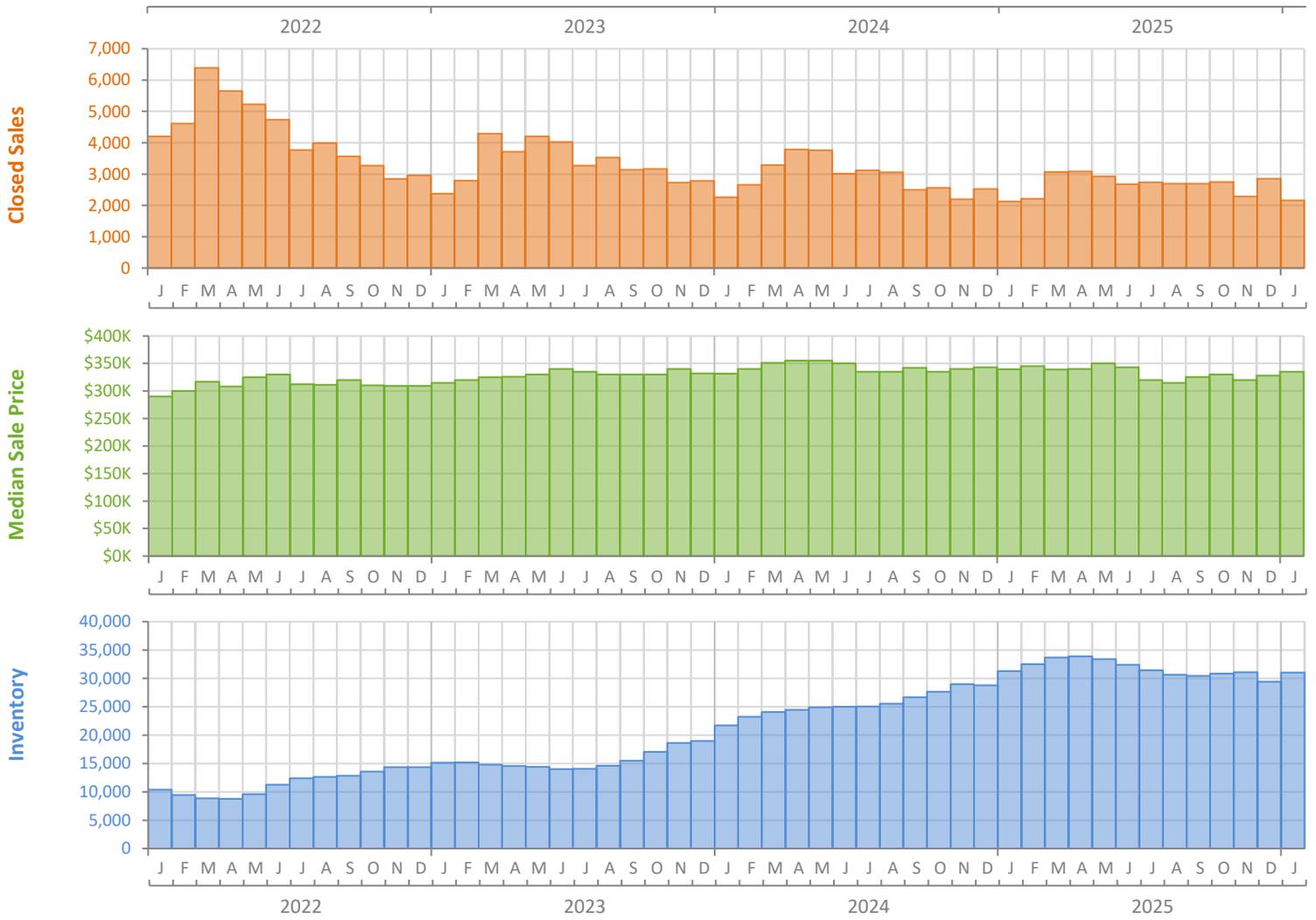
Monthly Market Summary - January 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA



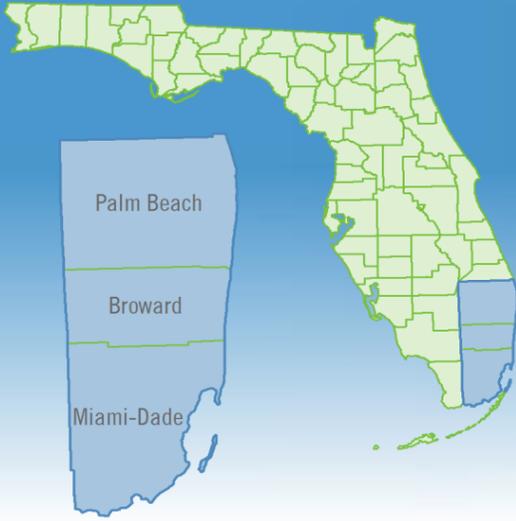
	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	2,164	2,130	1.6%
Paid in Cash	1,251	1,219	2.6%
Median Sale Price	\$335,000	\$339,500	-1.3%
Average Sale Price	\$648,252	\$594,586	9.0%
Dollar Volume	\$1.4 Billion	\$1.3 Billion	10.8%
Med. Pct. of Orig. List Price Received	92.0%	92.6%	-0.6%
Median Time to Contract	72 Days	65 Days	10.8%
Median Time to Sale	114 Days	106 Days	7.5%
New Pending Sales	3,038	2,795	8.7%
New Listings	7,866	7,354	7.0%
Pending Inventory	4,271	3,940	8.4%
Inventory (Active Listings)	31,026	31,293	-0.9%
Months Supply of Inventory	11.6	10.8	7.4%



Monthly Distressed Market - January 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,136	2,103	1.6%
	Median Sale Price	\$335,000	\$340,000	-1.5%
Foreclosure/REO	Closed Sales	22	23	-4.3%
	Median Sale Price	\$245,000	\$186,000	31.7%
Short Sale	Closed Sales	6	4	50.0%
	Median Sale Price	\$283,000	\$394,800	-28.3%

