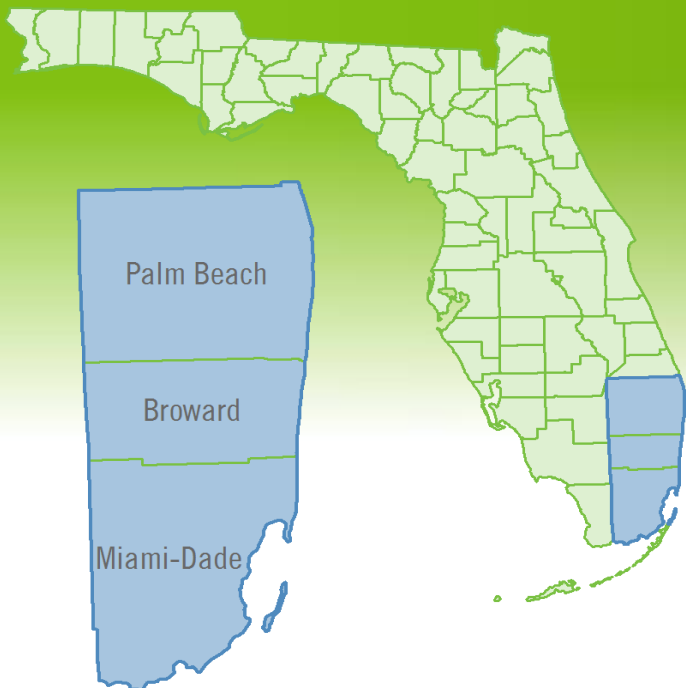


Monthly Market Detail - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



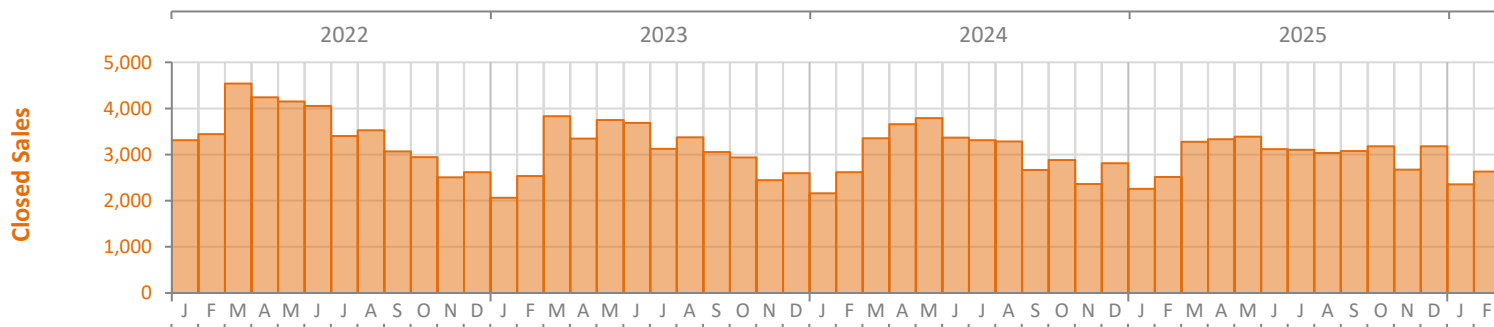
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	2,633	2,514	4.7%
Paid in Cash	933	849	9.9%
Median Sale Price	\$660,000	\$640,000	3.1%
Average Sale Price	\$1,205,018	\$1,153,092	4.5%
Dollar Volume	\$3.2 Billion	\$2.9 Billion	9.4%
Median Percent of Original List Price Received	94.4%	94.7%	-0.3%
Median Time to Contract	54 Days	49 Days	10.2%
Median Time to Sale	92 Days	87 Days	5.7%
New Pending Sales	3,732	3,528	5.8%
New Listings	4,621	5,136	-10.0%
Pending Inventory	5,336	4,954	7.7%
Inventory (Active Listings)	15,990	16,793	-4.8%
Months Supply of Inventory	5.3	5.6	-5.4%

Closed Sales

The number of sales transactions which closed during the month

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 month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	4,988	4.5%
February 2026	2,633	4.7%
January 2026	2,355	4.3%
December 2025	3,180	13.1%
November 2025	2,673	13.3%
October 2025	3,177	10.2%
September 2025	3,076	15.2%
August 2025	3,035	-7.5%
July 2025	3,101	-6.3%
June 2025	3,115	-7.5%
May 2025	3,387	-10.6%
April 2025	3,332	-8.9%
March 2025	3,278	-2.2%
February 2025	2,514	-4.1%

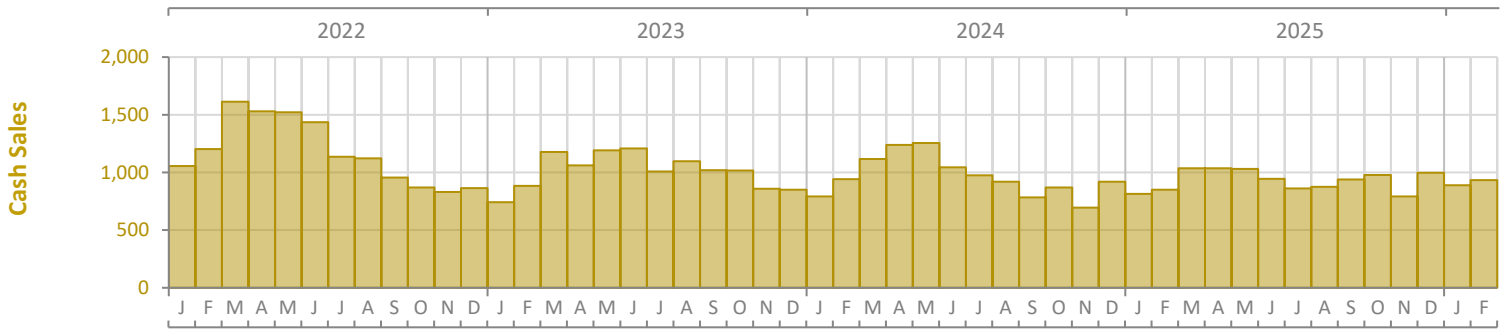


Cash Sales

The number of Closed Sales during the month 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.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	1,823	9.6%
February 2026	933	9.9%
January 2026	890	9.2%
December 2025	998	8.5%
November 2025	793	14.3%
October 2025	978	12.3%
September 2025	938	19.8%
August 2025	874	-4.9%
July 2025	862	-11.7%
June 2025	946	-9.4%
May 2025	1,030	-18.0%
April 2025	1,037	-16.4%
March 2025	1,036	-7.3%
February 2025	849	-9.9%

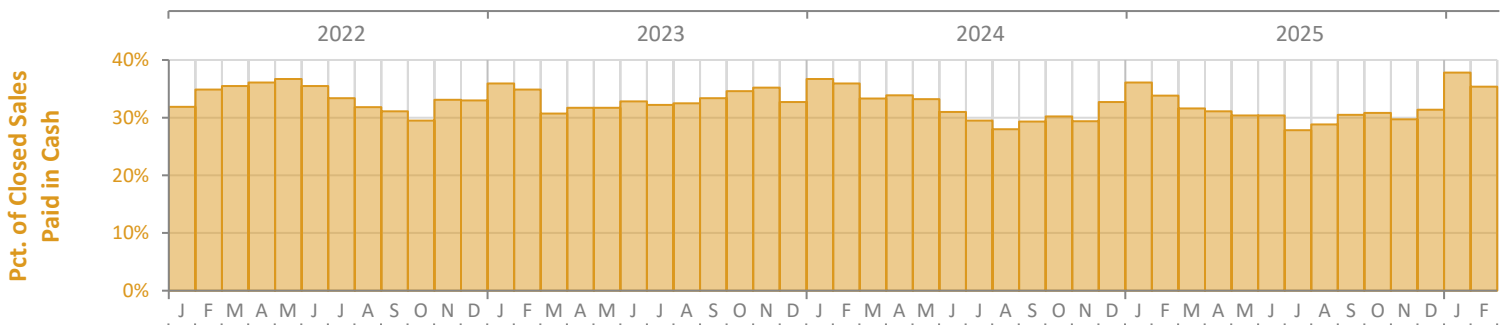


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month 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 month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	36.5%	4.6%
February 2026	35.4%	4.7%
January 2026	37.8%	4.7%
December 2025	31.4%	-4.0%
November 2025	29.7%	1.0%
October 2025	30.8%	2.0%
September 2025	30.5%	4.1%
August 2025	28.8%	2.9%
July 2025	27.8%	-5.8%
June 2025	30.4%	-1.9%
May 2025	30.4%	-8.4%
April 2025	31.1%	-8.3%
March 2025	31.6%	-5.1%
February 2025	33.8%	-5.8%

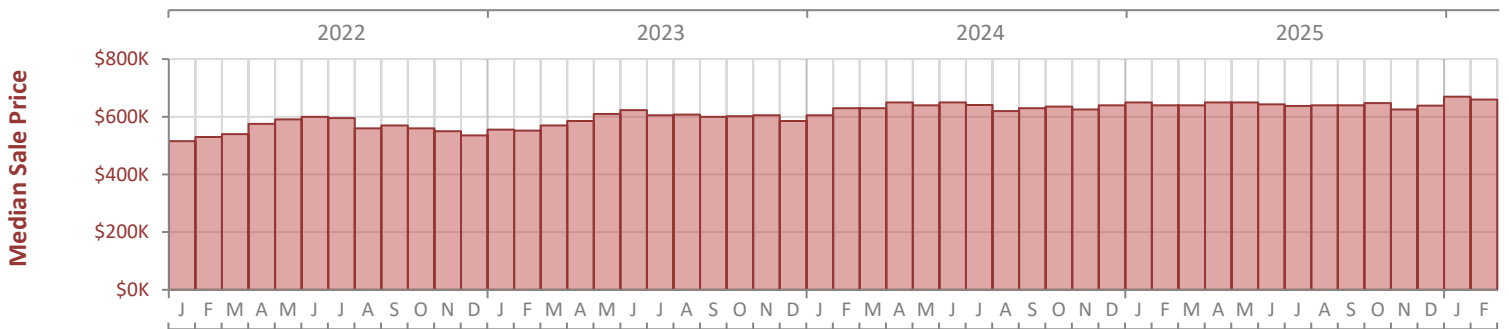


Median Sale Price

The median sale price reported for the month (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 month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$660,000	2.3%
February 2026	\$660,000	3.1%
January 2026	\$670,000	3.1%
December 2025	\$638,250	-0.3%
November 2025	\$625,000	0.0%
October 2025	\$648,000	2.0%
September 2025	\$640,000	1.6%
August 2025	\$640,000	3.2%
July 2025	\$637,700	-0.4%
June 2025	\$643,343	-1.0%
May 2025	\$650,000	1.6%
April 2025	\$650,000	0.0%
March 2025	\$640,000	1.6%
February 2025	\$640,000	1.6%

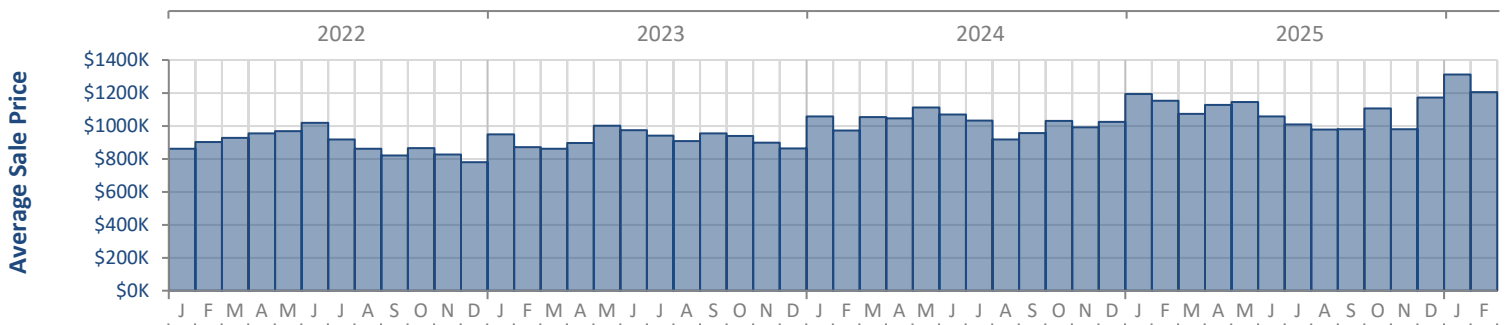


Average Sale Price

The average sale price reported for the month (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.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$1,255,430	7.1%
February 2026	\$1,205,018	4.5%
January 2026	\$1,311,793	9.9%
December 2025	\$1,172,749	14.4%
November 2025	\$979,070	-1.3%
October 2025	\$1,105,409	7.4%
September 2025	\$979,353	2.5%
August 2025	\$978,166	6.6%
July 2025	\$1,008,147	-2.3%
June 2025	\$1,057,864	-1.1%
May 2025	\$1,144,796	3.1%
April 2025	\$1,126,719	7.7%
March 2025	\$1,072,303	1.7%
February 2025	\$1,153,092	18.7%



Monthly Market Detail - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

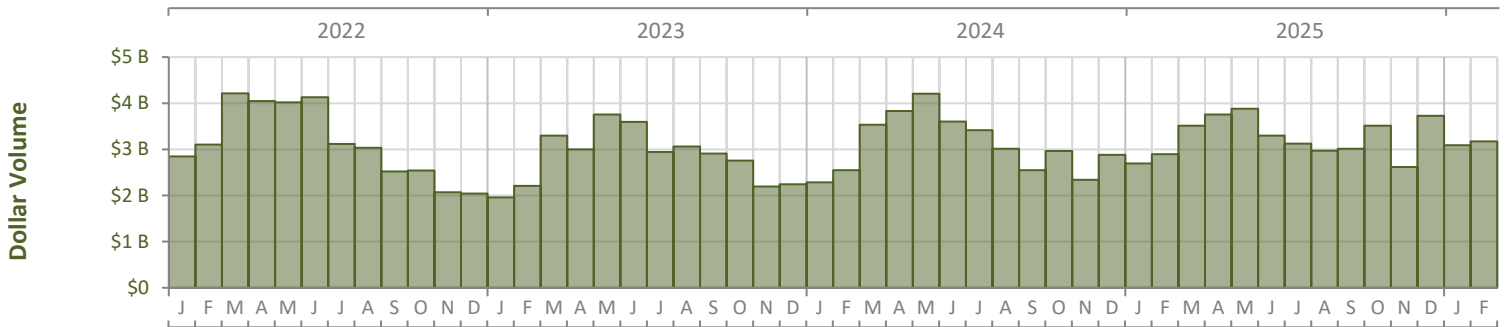


Dollar Volume

The sum of the sale prices for all sales which closed during the month

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.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$6.3 Billion	11.9%
February 2026	\$3.2 Billion	9.4%
January 2026	\$3.1 Billion	14.6%
December 2025	\$3.7 Billion	29.4%
November 2025	\$2.6 Billion	11.8%
October 2025	\$3.5 Billion	18.3%
September 2025	\$3.0 Billion	18.1%
August 2025	\$3.0 Billion	-1.4%
July 2025	\$3.1 Billion	-8.5%
June 2025	\$3.3 Billion	-8.6%
May 2025	\$3.9 Billion	-7.9%
April 2025	\$3.8 Billion	-2.0%
March 2025	\$3.5 Billion	-0.5%
February 2025	\$2.9 Billion	13.8%

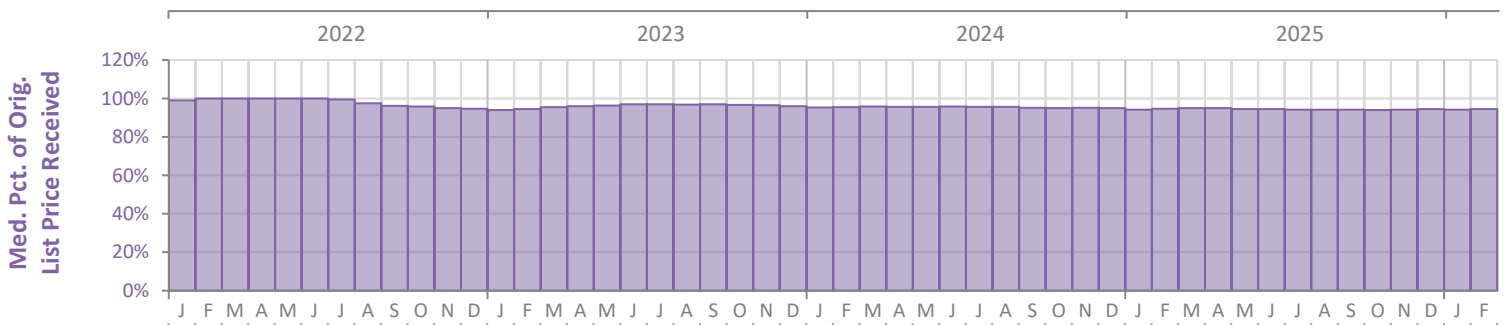


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

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.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.2%	-0.3%
February 2026	94.4%	-0.3%
January 2026	94.1%	-0.1%
December 2025	94.4%	-0.5%
November 2025	94.2%	-1.1%
October 2025	93.9%	-1.1%
September 2025	94.2%	-0.9%
August 2025	94.1%	-1.6%
July 2025	94.2%	-1.6%
June 2025	94.5%	-1.4%
May 2025	94.4%	-1.3%
April 2025	94.9%	-0.7%
March 2025	94.9%	-0.9%
February 2025	94.7%	-0.8%

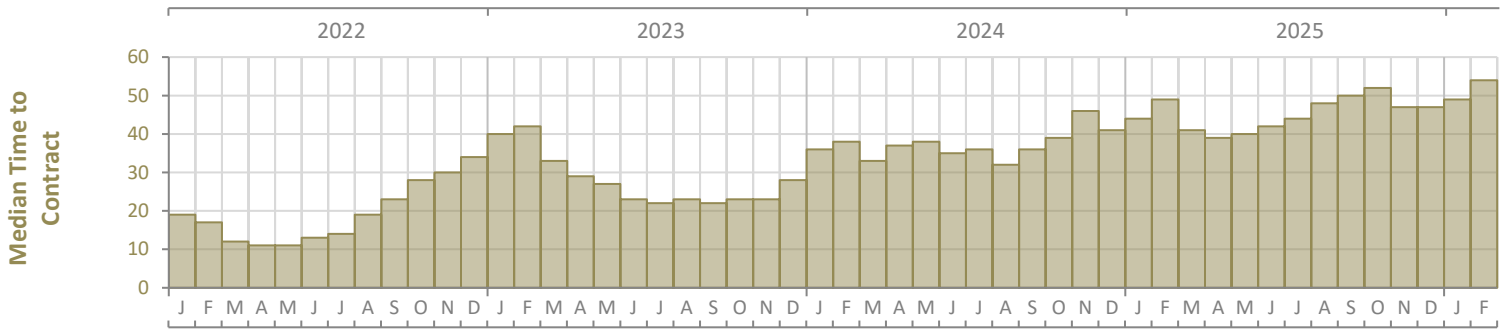


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

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 month. 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.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	56 Days	14.3%
February 2026	54 Days	10.2%
January 2026	49 Days	11.4%
December 2025	47 Days	14.6%
November 2025	47 Days	2.2%
October 2025	52 Days	33.3%
September 2025	50 Days	38.9%
August 2025	48 Days	50.0%
July 2025	44 Days	22.2%
June 2025	42 Days	20.0%
May 2025	40 Days	5.3%
April 2025	39 Days	5.4%
March 2025	41 Days	24.2%
February 2025	49 Days	28.9%

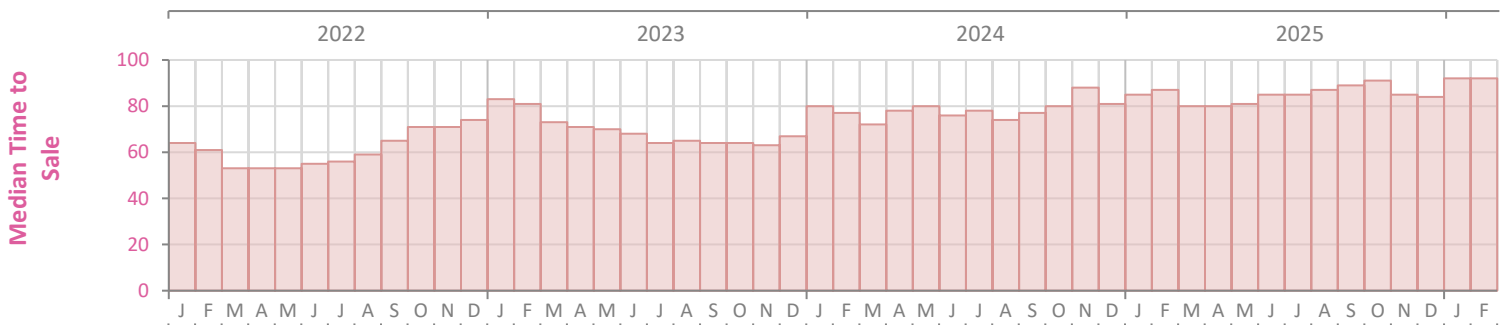


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

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.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	97 Days	9.0%
February 2026	92 Days	5.7%
January 2026	92 Days	8.2%
December 2025	84 Days	3.7%
November 2025	85 Days	-3.4%
October 2025	91 Days	13.8%
September 2025	89 Days	15.6%
August 2025	87 Days	17.6%
July 2025	85 Days	9.0%
June 2025	85 Days	11.8%
May 2025	81 Days	1.3%
April 2025	80 Days	2.6%
March 2025	80 Days	11.1%
February 2025	87 Days	13.0%

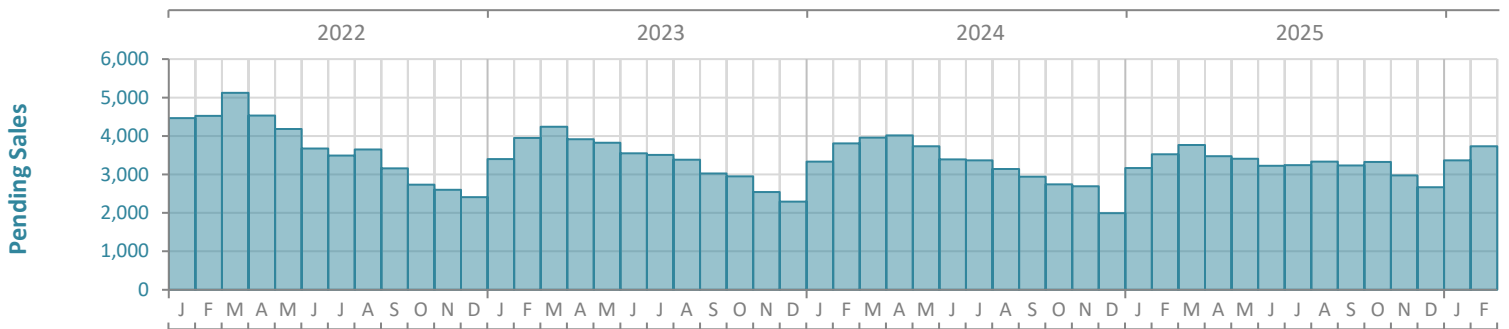


New Pending Sales

The number of listed properties that went under contract during the month

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.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	7,101	6.1%
February 2026	3,732	5.8%
January 2026	3,369	6.5%
December 2025	2,666	34.0%
November 2025	2,974	10.4%
October 2025	3,329	21.5%
September 2025	3,234	10.0%
August 2025	3,332	5.9%
July 2025	3,245	-3.5%
June 2025	3,223	-5.1%
May 2025	3,410	-8.6%
April 2025	3,474	-13.6%
March 2025	3,765	-4.9%
February 2025	3,528	-7.4%

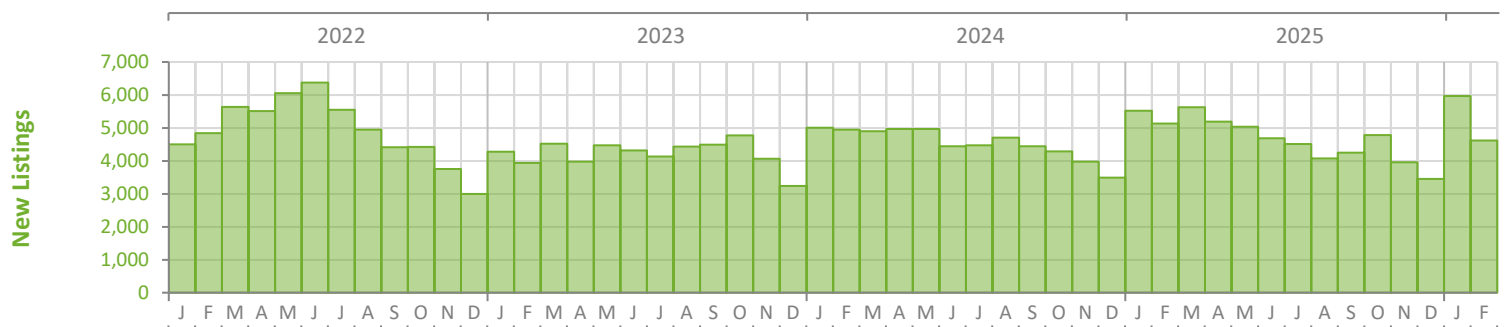


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	10,589	-0.6%
February 2026	4,621	-10.0%
January 2026	5,968	8.2%
December 2025	3,449	-1.1%
November 2025	3,956	-0.6%
October 2025	4,787	11.6%
September 2025	4,253	-4.3%
August 2025	4,069	-13.5%
July 2025	4,510	1.0%
June 2025	4,685	5.5%
May 2025	5,036	1.4%
April 2025	5,190	4.4%
March 2025	5,623	14.8%
February 2025	5,136	3.9%



Monthly Market Detail - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

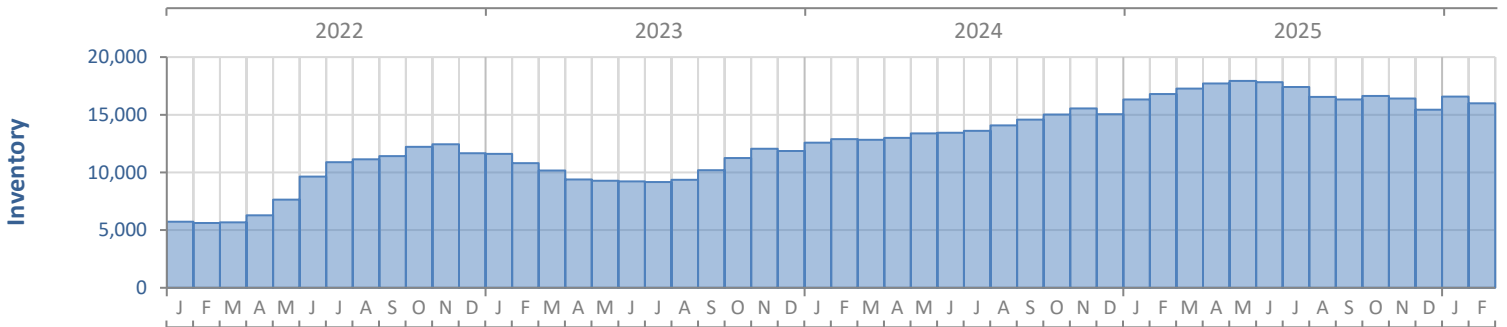


Inventory (Active Listings)

The number of property listings active at the end of the month

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 month, and hold this number to compare with the same month 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.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	16,289	-1.7%
February 2026	15,990	-4.8%
January 2026	16,588	1.6%
December 2025	15,446	2.7%
November 2025	16,397	5.5%
October 2025	16,632	10.7%
September 2025	16,324	11.9%
August 2025	16,552	17.6%
July 2025	17,409	27.9%
June 2025	17,825	32.5%
May 2025	17,940	33.9%
April 2025	17,719	36.4%
March 2025	17,265	34.5%
February 2025	16,793	30.4%

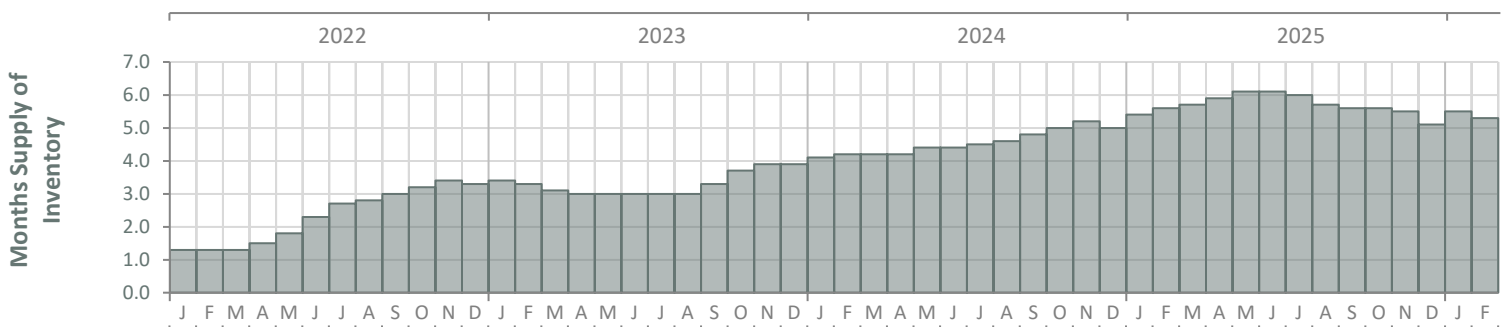


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.4	-1.8%
February 2026	5.3	-5.4%
January 2026	5.5	1.9%
December 2025	5.1	2.0%
November 2025	5.5	5.8%
October 2025	5.6	12.0%
September 2025	5.6	16.7%
August 2025	5.7	23.9%
July 2025	6.0	33.3%
June 2025	6.1	38.6%
May 2025	6.1	38.6%
April 2025	5.9	40.5%
March 2025	5.7	35.7%
February 2025	5.6	33.3%



Monthly Market Detail - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

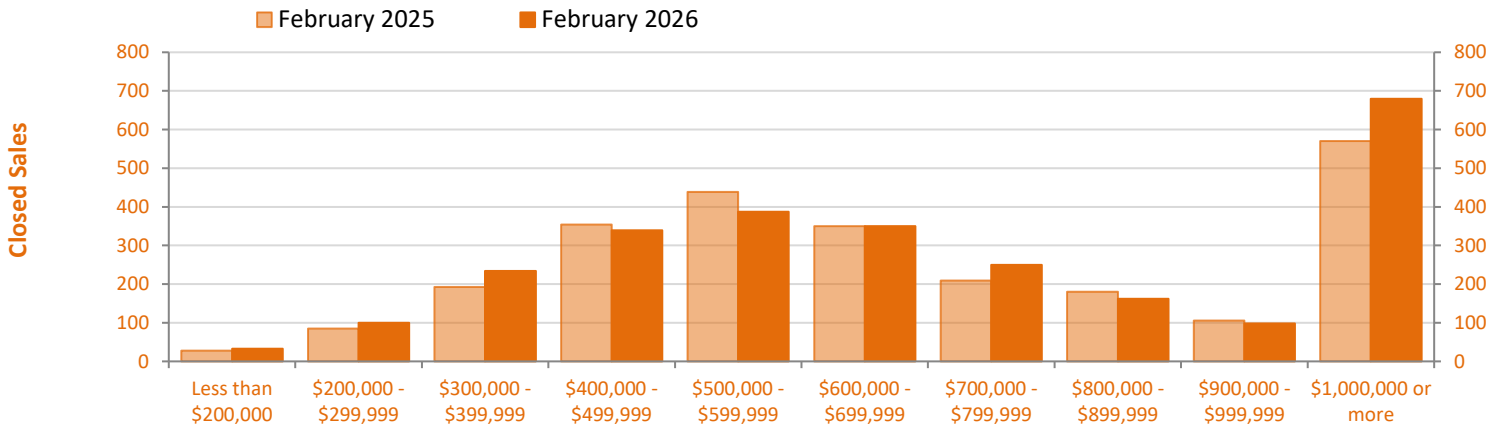


Closed Sales by Sale Price

The number of sales transactions which closed during the month

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 month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

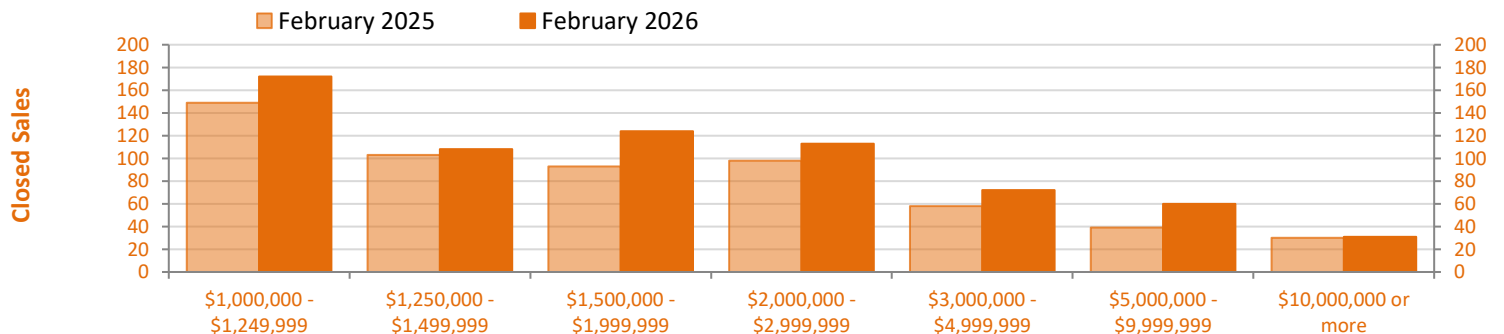
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	33	17.9%
\$200,000 - \$299,999	100	17.6%
\$300,000 - \$399,999	234	21.2%
\$400,000 - \$499,999	339	-4.2%
\$500,000 - \$599,999	387	-11.8%
\$600,000 - \$699,999	350	0.0%
\$700,000 - \$799,999	250	19.6%
\$800,000 - \$899,999	162	-10.0%
\$900,000 - \$999,999	98	-7.5%
\$1,000,000 or more	680	19.3%



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	172	15.4%
\$1,250,000 - \$1,499,999	108	4.9%
\$1,500,000 - \$1,999,999	124	33.3%
\$2,000,000 - \$2,999,999	113	15.3%
\$3,000,000 - \$4,999,999	72	24.1%
\$5,000,000 - \$9,999,999	60	53.8%
\$10,000,000 or more	31	3.3%

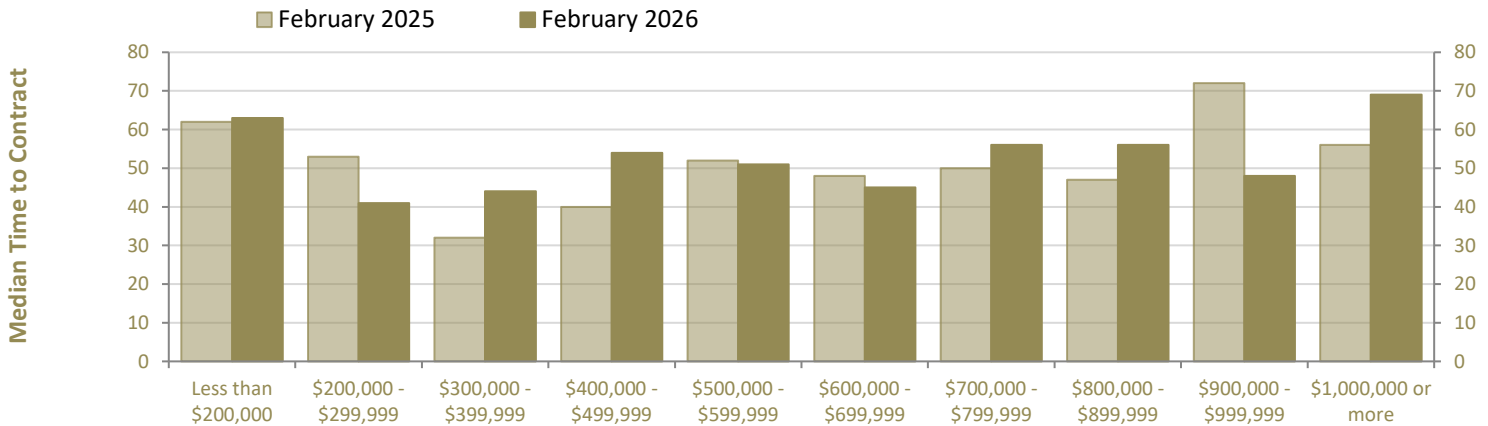


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

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 month. 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.

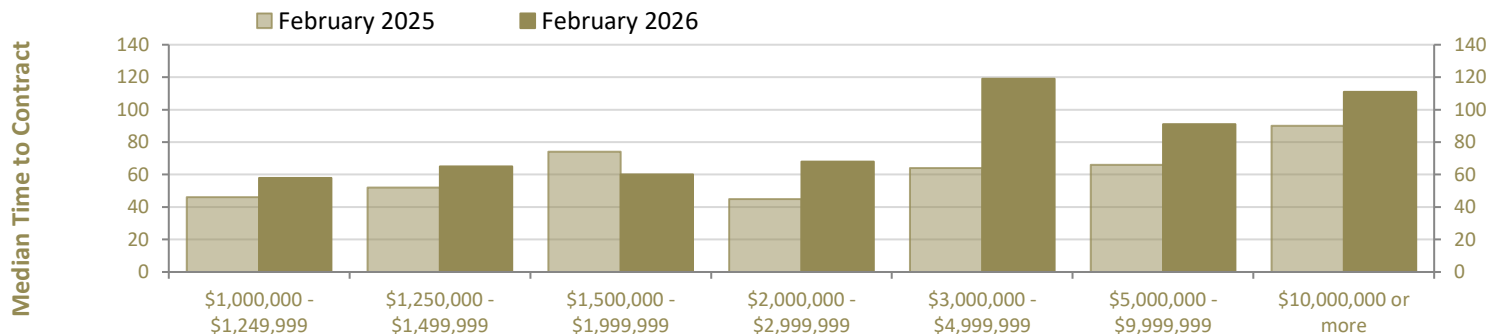
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	63 Days	1.6%
\$200,000 - \$299,999	41 Days	-22.6%
\$300,000 - \$399,999	44 Days	37.5%
\$400,000 - \$499,999	54 Days	35.0%
\$500,000 - \$599,999	51 Days	-1.9%
\$600,000 - \$699,999	45 Days	-6.3%
\$700,000 - \$799,999	56 Days	12.0%
\$800,000 - \$899,999	56 Days	19.1%
\$900,000 - \$999,999	48 Days	-33.3%
\$1,000,000 or more	69 Days	23.2%



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	58 Days	26.1%
\$1,250,000 - \$1,499,999	65 Days	25.0%
\$1,500,000 - \$1,999,999	60 Days	-18.9%
\$2,000,000 - \$2,999,999	68 Days	51.1%
\$3,000,000 - \$4,999,999	119 Days	85.9%
\$5,000,000 - \$9,999,999	91 Days	37.9%
\$10,000,000 or more	111 Days	23.3%



Monthly Market Detail - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

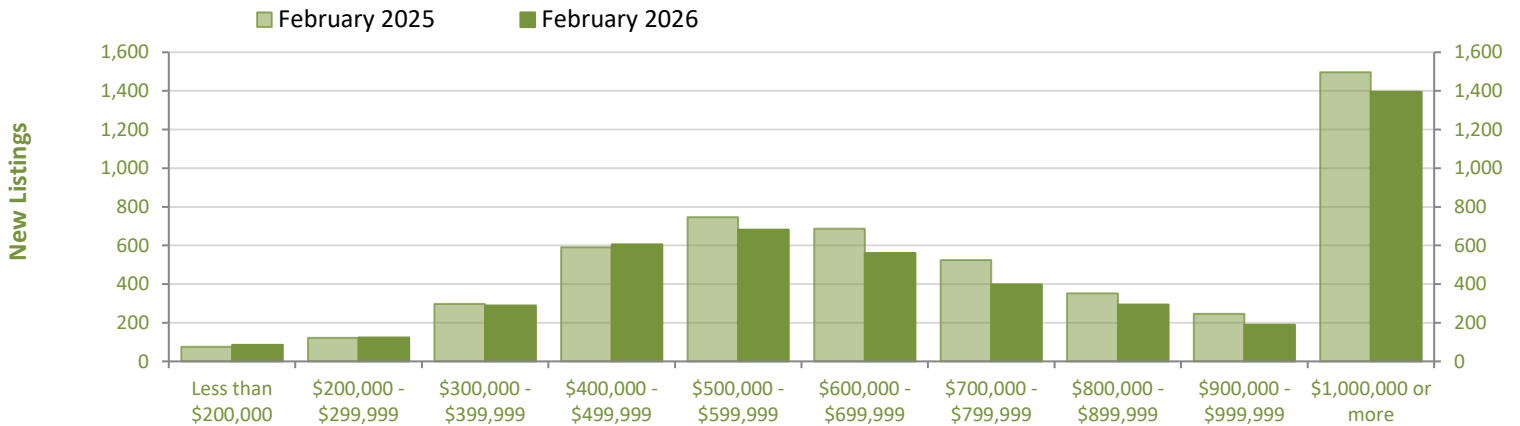


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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.

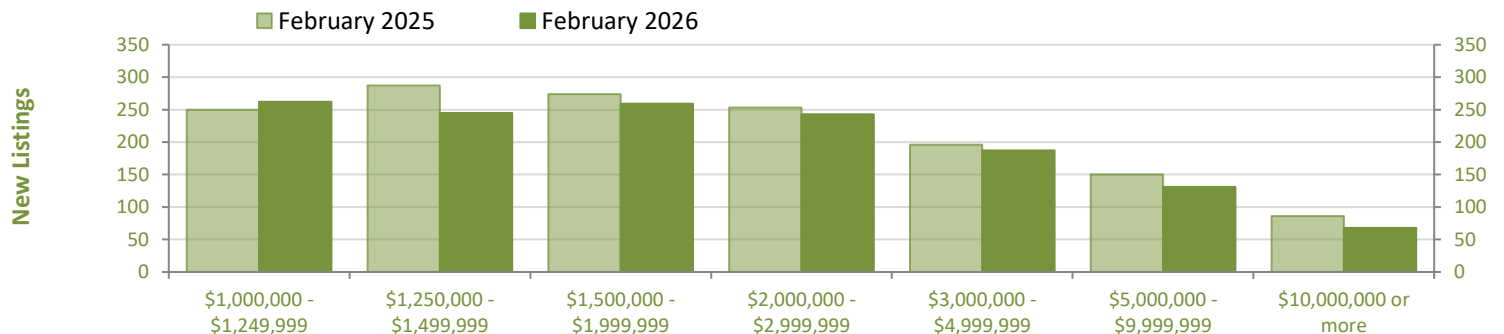
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	85	13.3%
\$200,000 - \$299,999	123	0.8%
\$300,000 - \$399,999	289	-2.7%
\$400,000 - \$499,999	605	2.5%
\$500,000 - \$599,999	681	-8.8%
\$600,000 - \$699,999	561	-18.3%
\$700,000 - \$799,999	398	-24.0%
\$800,000 - \$899,999	294	-16.5%
\$900,000 - \$999,999	190	-22.8%
\$1,000,000 or more	1,395	-6.8%



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	262	4.8%
\$1,250,000 - \$1,499,999	245	-14.6%
\$1,500,000 - \$1,999,999	259	-5.5%
\$2,000,000 - \$2,999,999	243	-4.0%
\$3,000,000 - \$4,999,999	187	-4.6%
\$5,000,000 - \$9,999,999	131	-12.7%
\$10,000,000 or more	68	-20.9%

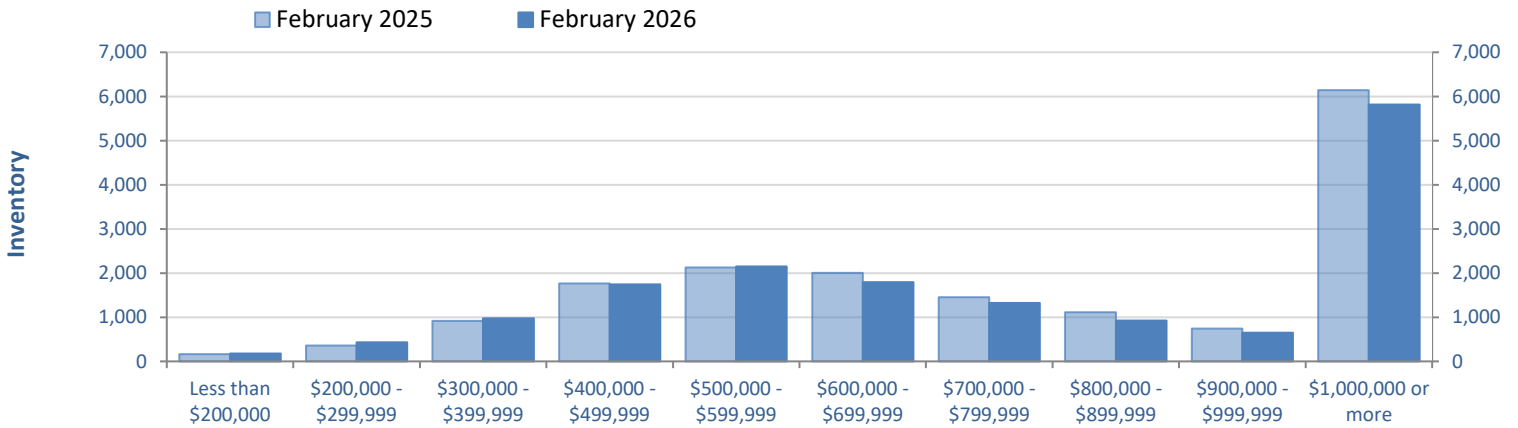


Inventory by Current Listing Price

The number of property listings active at the end of the month

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 month, and hold this number to compare with the same month 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.

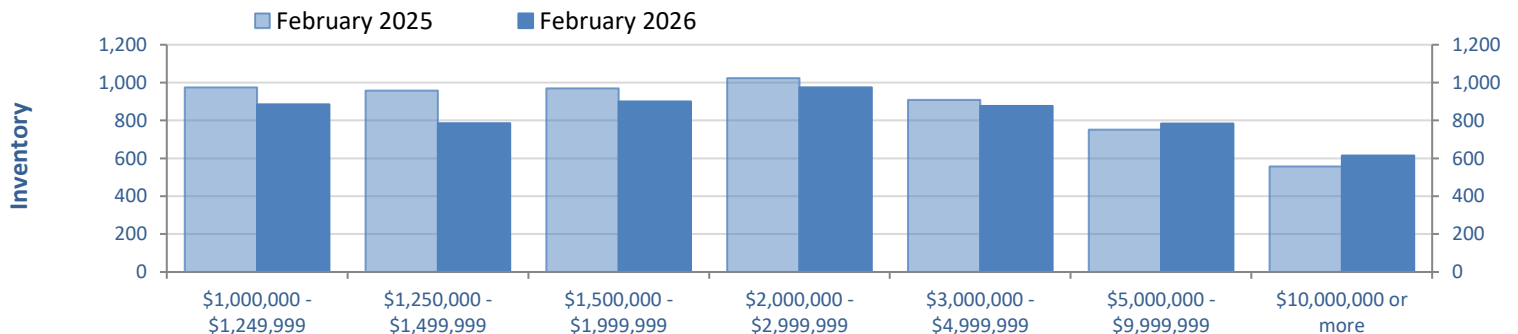
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	178	8.5%
\$200,000 - \$299,999	430	18.8%
\$300,000 - \$399,999	978	6.8%
\$400,000 - \$499,999	1,747	-1.1%
\$500,000 - \$599,999	2,148	1.1%
\$600,000 - \$699,999	1,794	-10.4%
\$700,000 - \$799,999	1,324	-8.8%
\$800,000 - \$899,999	921	-17.4%
\$900,000 - \$999,999	651	-12.9%
\$1,000,000 or more	5,819	-5.3%



Million Dollar Spotlight

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

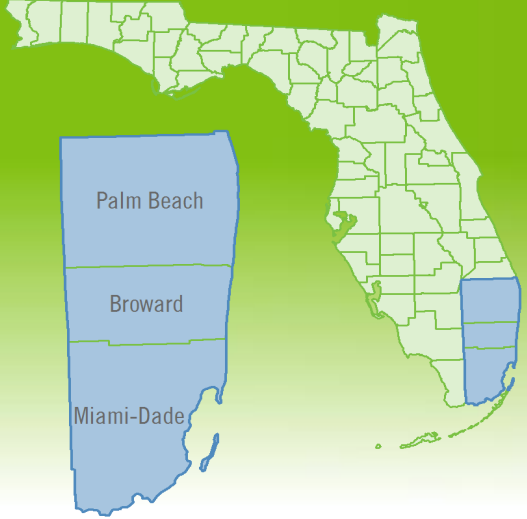
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	885	-9.2%
\$1,250,000 - \$1,499,999	785	-18.0%
\$1,500,000 - \$1,999,999	900	-7.2%
\$2,000,000 - \$2,999,999	974	-4.9%
\$3,000,000 - \$4,999,999	876	-3.6%
\$5,000,000 - \$9,999,999	784	4.3%
\$10,000,000 or more	615	10.2%



Monthly Distressed Market - February 2026

Single-Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,594	2,486	4.3%
	Median Sale Price	\$665,000	\$640,000	3.9%
Foreclosure/REO	Closed Sales	32	22	45.5%
	Median Sale Price	\$500,000	\$512,500	-2.4%
Short Sale	Closed Sales	7	6	16.7%
	Median Sale Price	\$429,000	\$378,150	13.4%

