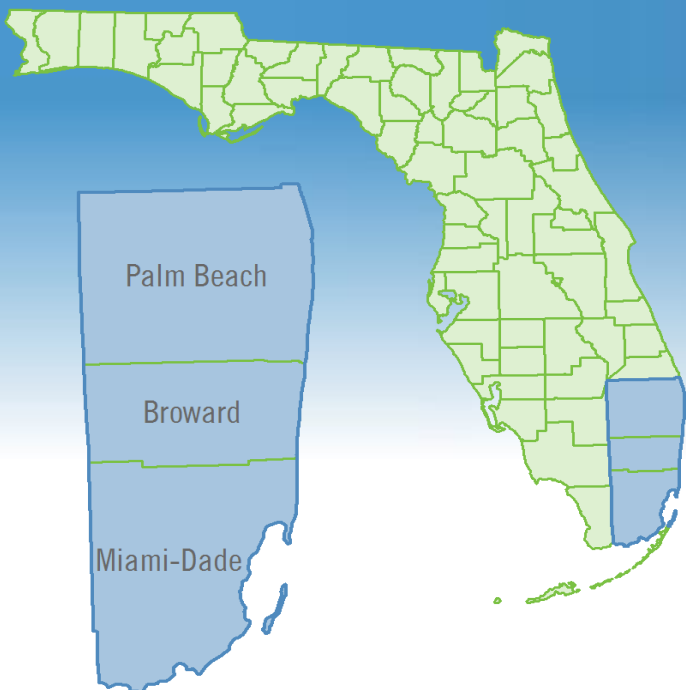


Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA



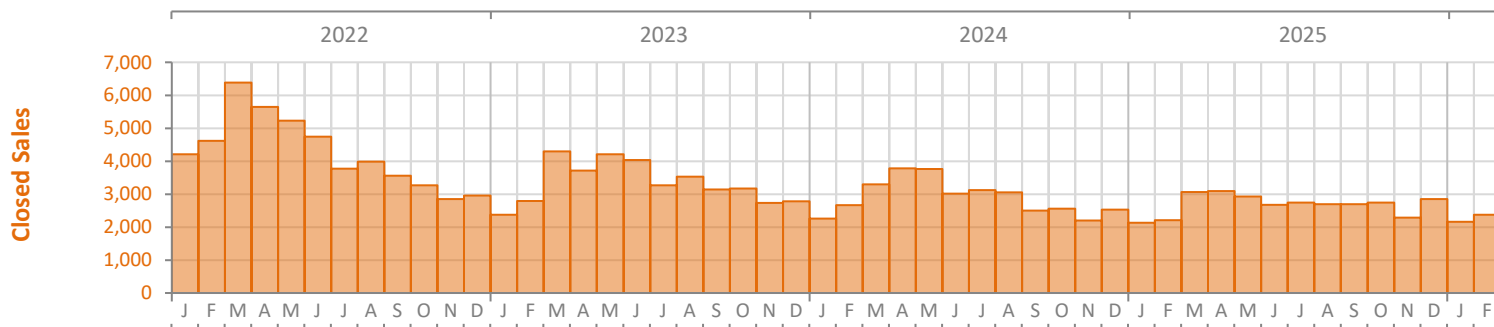
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	2,370	2,211	7.2%
Paid in Cash	1,405	1,286	9.3%
Median Sale Price	\$340,000	\$345,000	-1.4%
Average Sale Price	\$604,014	\$581,734	3.8%
Dollar Volume	\$1.4 Billion	\$1.3 Billion	11.3%
Median Percent of Original List Price Received	92.5%	92.7%	-0.2%
Median Time to Contract	75 Days	67 Days	11.9%
Median Time to Sale	109 Days	105 Days	3.8%
New Pending Sales	3,408	3,215	6.0%
New Listings	5,654	6,716	-15.8%
Pending Inventory	4,997	4,722	5.8%
Inventory (Active Listings)	30,472	32,522	-6.3%
Months Supply of Inventory	11.3	11.4	-0.9%

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	4,534	4.4%
February 2026	2,370	7.2%
January 2026	2,164	1.6%
December 2025	2,852	13.0%
November 2025	2,287	4.1%
October 2025	2,745	7.1%
September 2025	2,694	7.7%
August 2025	2,697	-11.8%
July 2025	2,739	-12.3%
June 2025	2,674	-11.4%
May 2025	2,925	-22.3%
April 2025	3,088	-18.4%
March 2025	3,065	-7.0%
February 2025	2,211	-17.0%

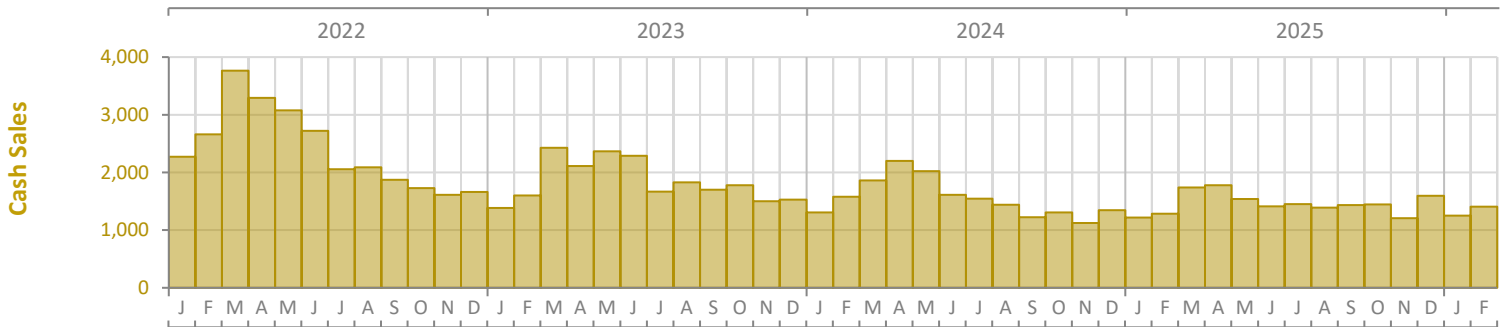


Cash Sales

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	2,656	6.0%
February 2026	1,405	9.3%
January 2026	1,251	2.6%
December 2025	1,596	18.7%
November 2025	1,209	7.4%
October 2025	1,445	10.8%
September 2025	1,437	17.6%
August 2025	1,391	-3.5%
July 2025	1,453	-6.0%
June 2025	1,411	-12.5%
May 2025	1,542	-23.7%
April 2025	1,777	-19.3%
March 2025	1,742	-6.3%
February 2025	1,286	-18.5%

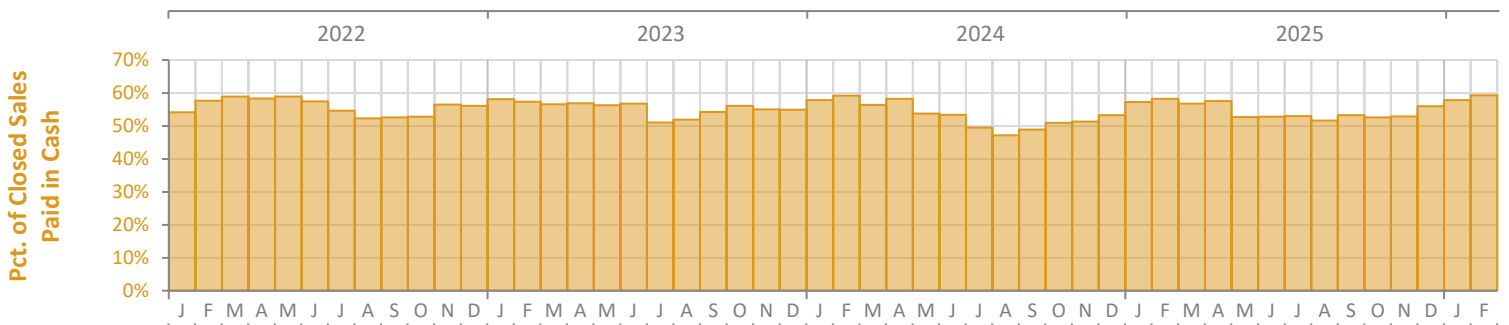


Cash Sales as a Percentage of Closed Sales

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	58.6%	1.6%
February 2026	59.3%	1.9%
January 2026	57.8%	1.0%
December 2025	56.0%	5.1%
November 2025	52.9%	3.1%
October 2025	52.6%	3.3%
September 2025	53.3%	9.0%
August 2025	51.6%	9.6%
July 2025	53.0%	7.1%
June 2025	52.8%	-1.1%
May 2025	52.7%	-1.9%
April 2025	57.5%	-1.2%
March 2025	56.8%	0.7%
February 2025	58.2%	-1.7%



Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA

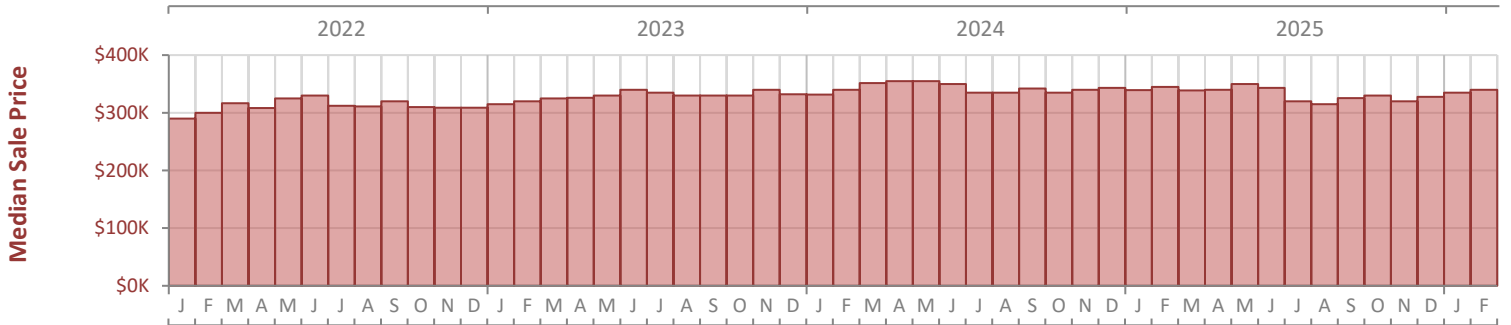


Median Sale Price

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	\$337,000	-0.9%
February 2026	\$340,000	-1.4%
January 2026	\$335,000	-1.3%
December 2025	\$327,750	-4.5%
November 2025	\$320,000	-5.9%
October 2025	\$330,000	-1.5%
September 2025	\$325,500	-4.9%
August 2025	\$315,000	-6.0%
July 2025	\$320,000	-4.5%
June 2025	\$343,250	-1.9%
May 2025	\$350,000	-1.4%
April 2025	\$340,000	-4.2%
March 2025	\$339,000	-3.5%
February 2025	\$345,000	1.5%

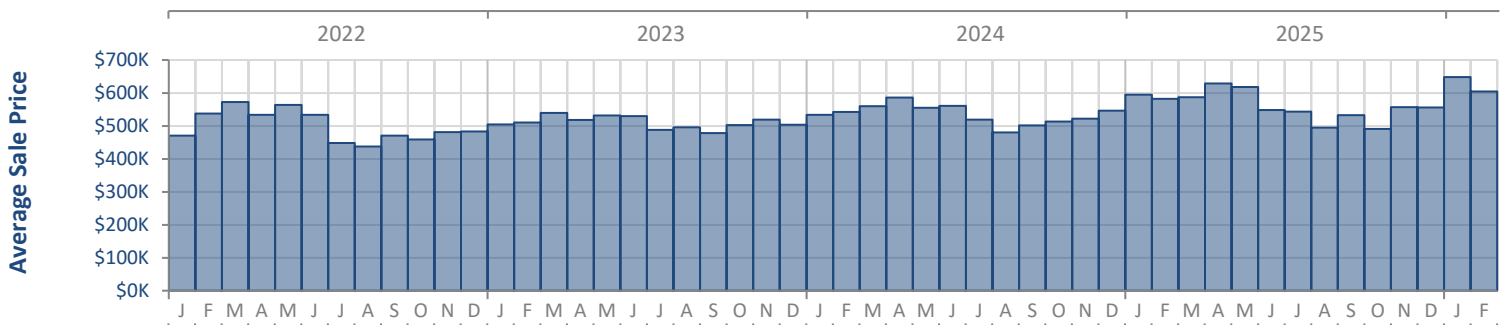


Average Sale Price

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	\$625,128	6.3%
February 2026	\$604,014	3.8%
January 2026	\$648,252	9.0%
December 2025	\$556,265	1.8%
November 2025	\$557,197	6.8%
October 2025	\$491,284	-4.2%
September 2025	\$532,264	6.1%
August 2025	\$494,925	3.0%
July 2025	\$543,447	4.7%
June 2025	\$547,976	-2.4%
May 2025	\$617,792	11.3%
April 2025	\$628,738	7.4%
March 2025	\$586,615	4.7%
February 2025	\$581,734	7.2%



Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA

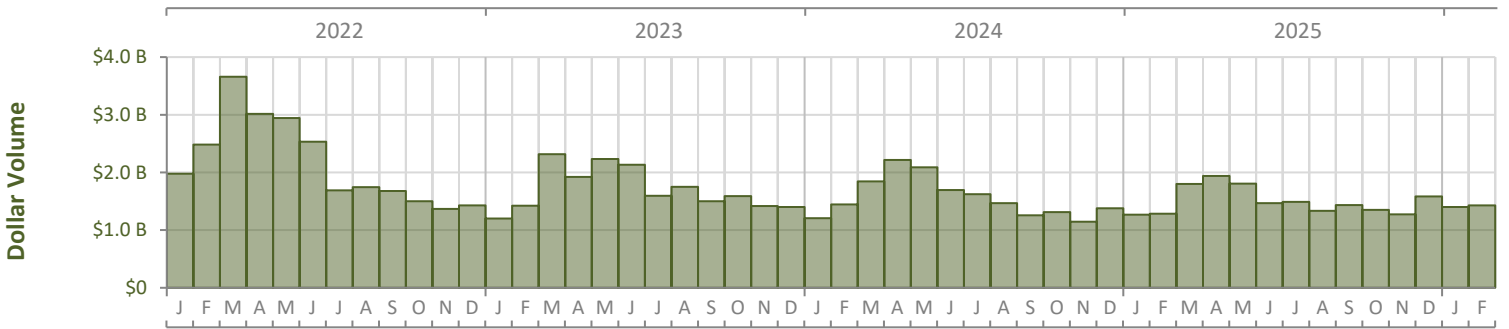


Dollar Volume

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	\$2.8 Billion	11.0%
February 2026	\$1.4 Billion	11.3%
January 2026	\$1.4 Billion	10.8%
December 2025	\$1.6 Billion	15.0%
November 2025	\$1.3 Billion	11.2%
October 2025	\$1.3 Billion	2.7%
September 2025	\$1.4 Billion	14.2%
August 2025	\$1.3 Billion	-9.2%
July 2025	\$1.5 Billion	-8.2%
June 2025	\$1.5 Billion	-13.5%
May 2025	\$1.8 Billion	-13.5%
April 2025	\$1.9 Billion	-12.4%
March 2025	\$1.8 Billion	-2.6%
February 2025	\$1.3 Billion	-11.0%

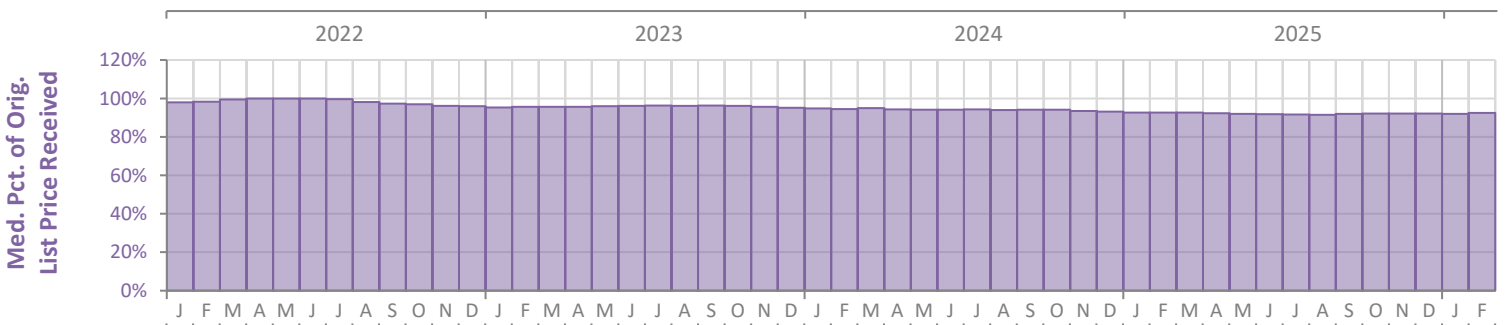


Median Percent of Original List Price Received

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	92.3%	-0.3%
February 2026	92.5%	-0.2%
January 2026	92.0%	-0.6%
December 2025	92.1%	-1.2%
November 2025	92.2%	-1.4%
October 2025	92.1%	-2.2%
September 2025	92.0%	-2.3%
August 2025	91.4%	-2.8%
July 2025	91.7%	-2.8%
June 2025	91.8%	-2.4%
May 2025	92.0%	-2.3%
April 2025	92.3%	-2.1%
March 2025	92.7%	-2.3%
February 2025	92.7%	-1.9%

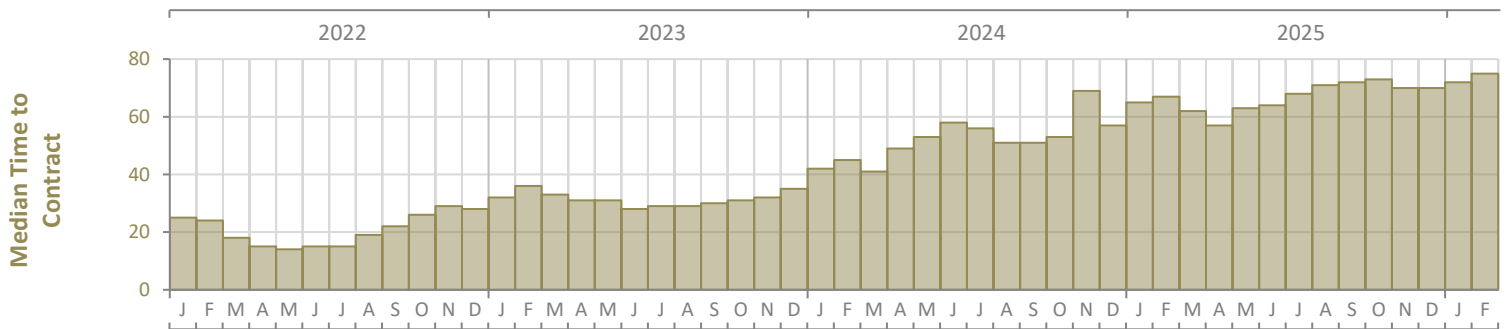


Median Time to Contract

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	80 Days	12.7%
February 2026	75 Days	11.9%
January 2026	72 Days	10.8%
December 2025	70 Days	22.8%
November 2025	70 Days	1.4%
October 2025	73 Days	37.7%
September 2025	72 Days	41.2%
August 2025	71 Days	39.2%
July 2025	68 Days	21.4%
June 2025	64 Days	10.3%
May 2025	63 Days	18.9%
April 2025	57 Days	16.3%
March 2025	62 Days	51.2%
February 2025	67 Days	48.9%

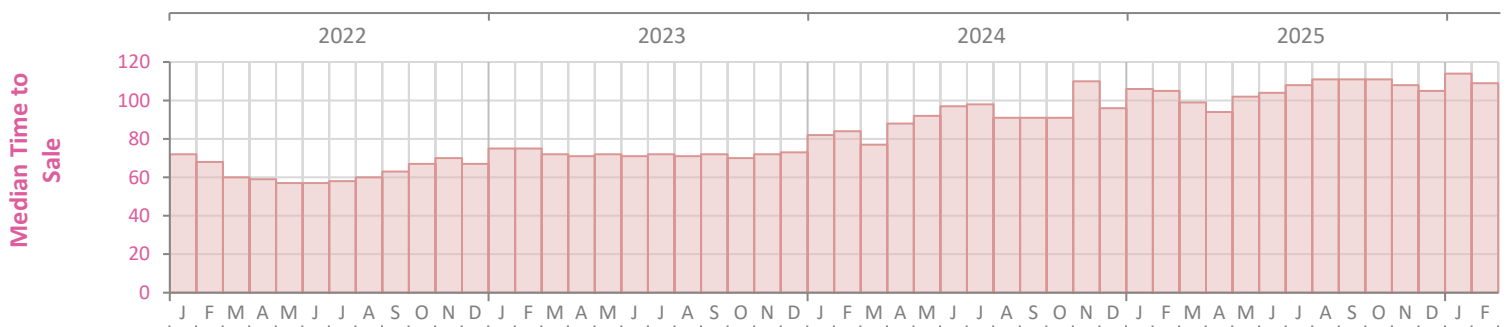


Median Time to Sale

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	119 Days	7.2%
February 2026	109 Days	3.8%
January 2026	114 Days	7.5%
December 2025	105 Days	9.4%
November 2025	108 Days	-1.8%
October 2025	111 Days	22.0%
September 2025	111 Days	22.0%
August 2025	111 Days	22.0%
July 2025	108 Days	10.2%
June 2025	104 Days	7.2%
May 2025	102 Days	10.9%
April 2025	94 Days	6.8%
March 2025	99 Days	28.6%
February 2025	105 Days	25.0%



Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA

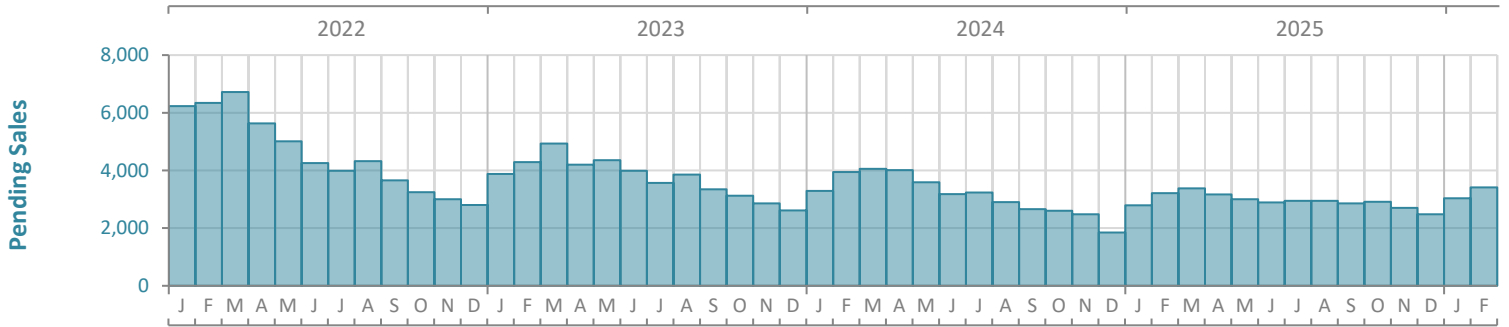


New Pending Sales

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	6,446	7.3%
February 2026	3,408	6.0%
January 2026	3,038	8.7%
December 2025	2,481	34.1%
November 2025	2,697	8.6%
October 2025	2,911	11.8%
September 2025	2,858	7.7%
August 2025	2,951	1.7%
July 2025	2,950	-8.9%
June 2025	2,888	-9.2%
May 2025	3,005	-16.4%
April 2025	3,166	-21.2%
March 2025	3,382	-16.6%
February 2025	3,215	-18.5%

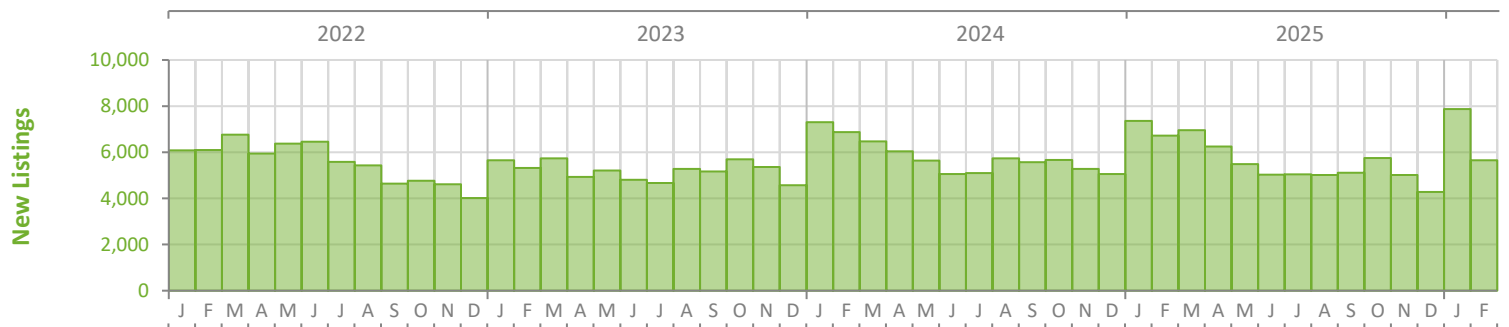


New Listings

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	13,520	-3.9%
February 2026	5,654	-15.8%
January 2026	7,866	7.0%
December 2025	4,285	-15.2%
November 2025	5,012	-4.9%
October 2025	5,744	1.3%
September 2025	5,118	-8.1%
August 2025	5,008	-12.7%
July 2025	5,040	-1.1%
June 2025	5,027	-0.6%
May 2025	5,490	-2.7%
April 2025	6,253	3.5%
March 2025	6,955	7.6%
February 2025	6,716	-2.4%



Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA

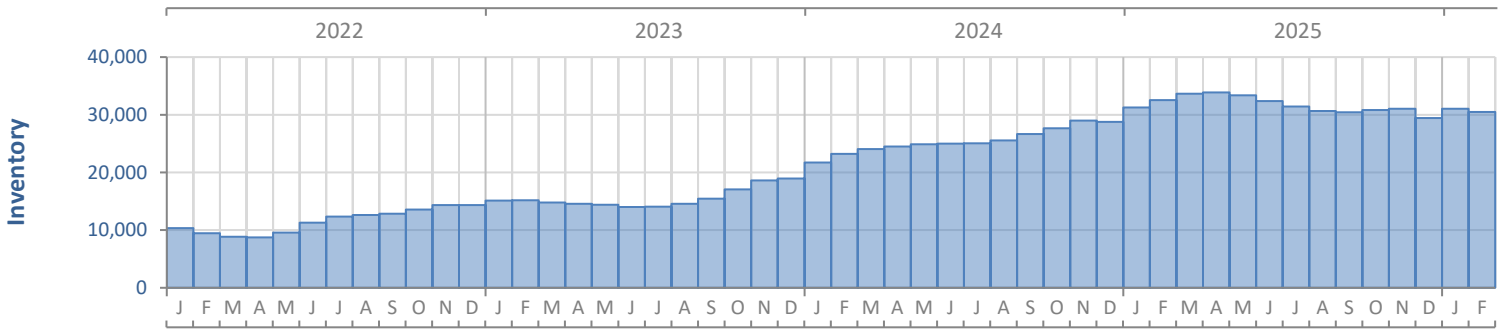


Inventory (Active Listings)

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)	30,749	-3.6%
February 2026	30,472	-6.3%
January 2026	31,026	-0.9%
December 2025	29,424	2.2%
November 2025	31,070	7.2%
October 2025	30,826	11.5%
September 2025	30,428	14.1%
August 2025	30,666	20.0%
July 2025	31,408	25.3%
June 2025	32,402	29.5%
May 2025	33,369	34.0%
April 2025	33,888	38.4%
March 2025	33,661	39.9%
February 2025	32,522	40.0%

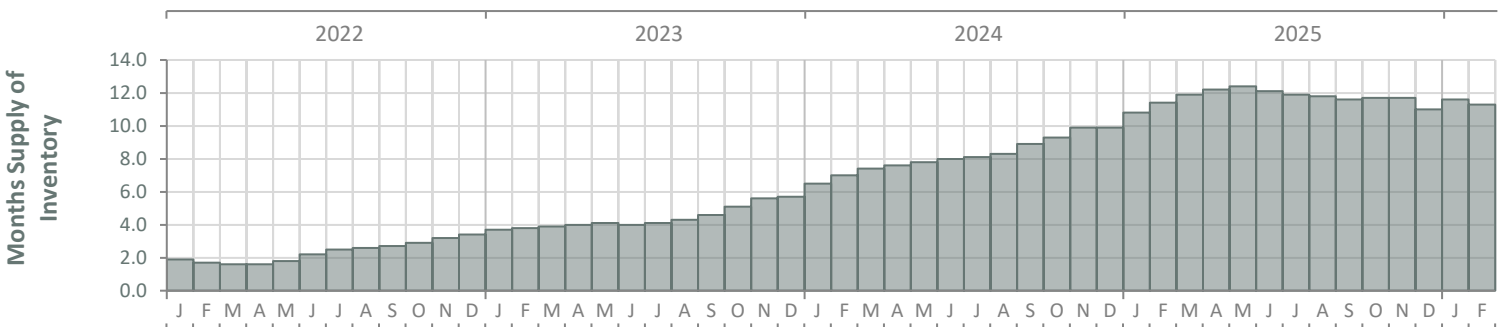


Months Supply of Inventory

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)	11.5	3.6%
February 2026	11.3	-0.9%
January 2026	11.6	7.4%
December 2025	11.0	11.1%
November 2025	11.7	18.2%
October 2025	11.7	25.8%
September 2025	11.6	30.3%
August 2025	11.8	42.2%
July 2025	11.9	46.9%
June 2025	12.1	51.3%
May 2025	12.4	59.0%
April 2025	12.2	60.5%
March 2025	11.9	60.8%
February 2025	11.4	62.9%



Monthly Market Detail - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA

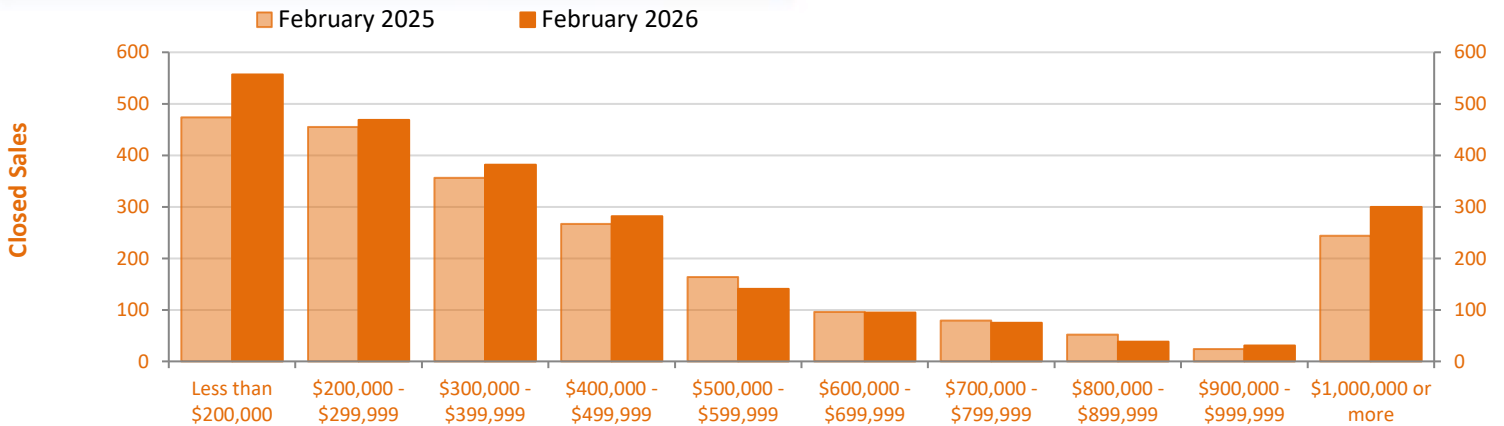


Closed Sales by Sale Price

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.

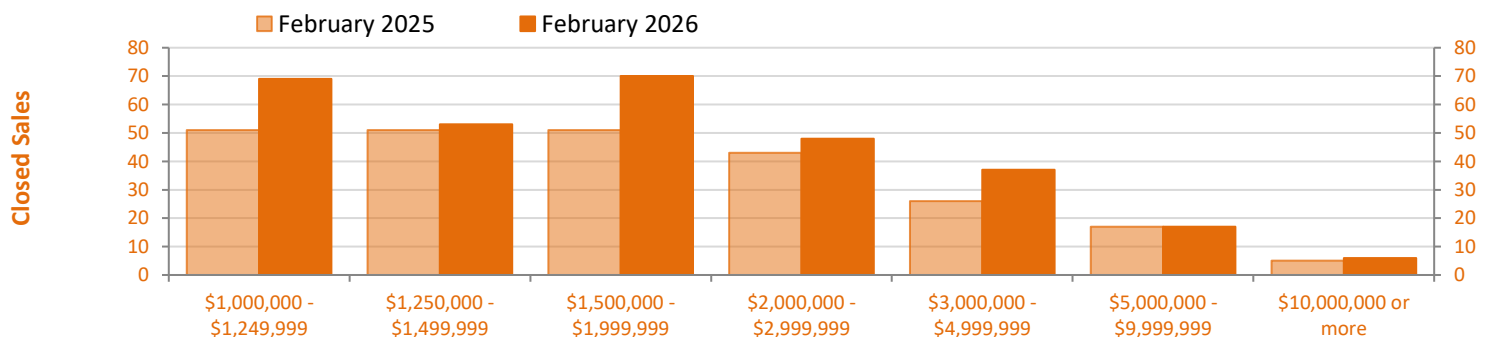
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	557	17.5%
\$200,000 - \$299,999	469	3.1%
\$300,000 - \$399,999	382	7.3%
\$400,000 - \$499,999	282	5.6%
\$500,000 - \$599,999	141	-14.0%
\$600,000 - \$699,999	95	-1.0%
\$700,000 - \$799,999	75	-5.1%
\$800,000 - \$899,999	38	-26.9%
\$900,000 - \$999,999	31	29.2%
\$1,000,000 or more	300	23.0%



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	69	35.3%
\$1,250,000 - \$1,499,999	53	3.9%
\$1,500,000 - \$1,999,999	70	37.3%
\$2,000,000 - \$2,999,999	48	11.6%
\$3,000,000 - \$4,999,999	37	42.3%
\$5,000,000 - \$9,999,999	17	0.0%
\$10,000,000 or more	6	20.0%

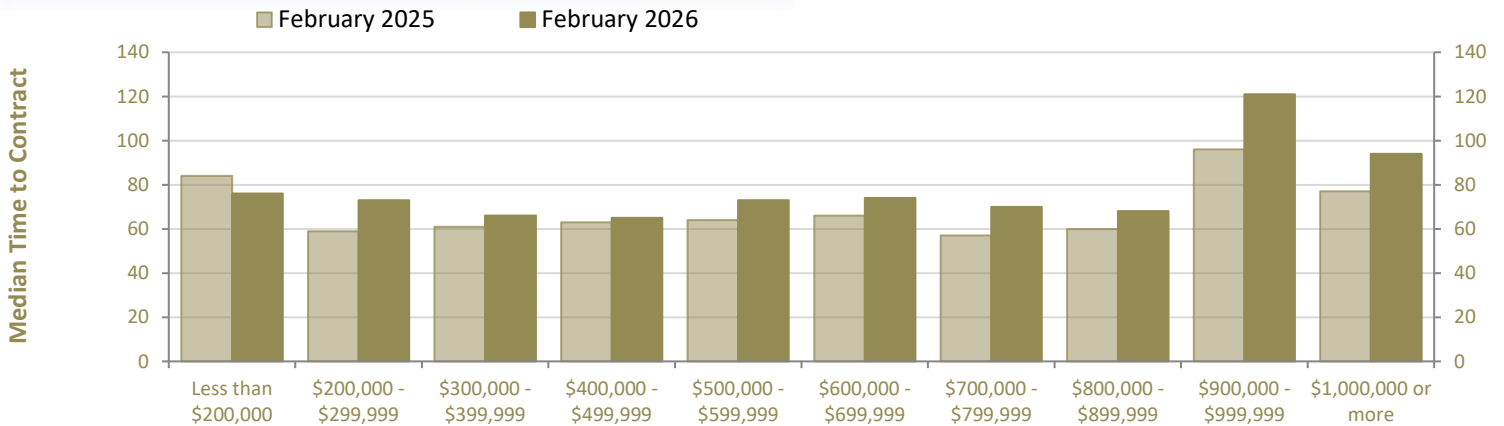


Median Time to Contract by Sale Price

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.

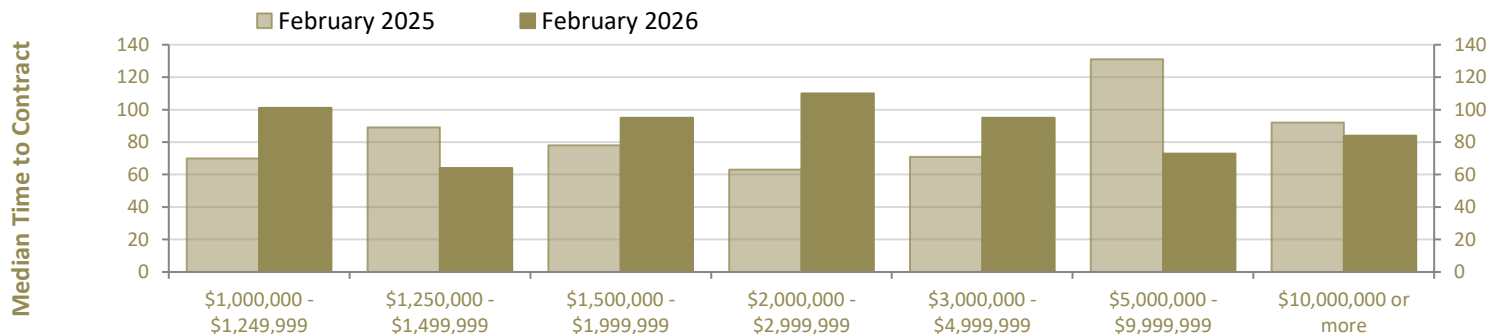
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	76 Days	-9.5%
\$200,000 - \$299,999	73 Days	23.7%
\$300,000 - \$399,999	66 Days	8.2%
\$400,000 - \$499,999	65 Days	3.2%
\$500,000 - \$599,999	73 Days	14.1%
\$600,000 - \$699,999	74 Days	12.1%
\$700,000 - \$799,999	70 Days	22.8%
\$800,000 - \$899,999	68 Days	13.3%
\$900,000 - \$999,999	121 Days	26.0%
\$1,000,000 or more	94 Days	22.1%



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	101 Days	44.3%
\$1,250,000 - \$1,499,999	64 Days	-28.1%
\$1,500,000 - \$1,999,999	95 Days	21.8%
\$2,000,000 - \$2,999,999	110 Days	74.6%
\$3,000,000 - \$4,999,999	95 Days	33.8%
\$5,000,000 - \$9,999,999	73 Days	-44.3%
\$10,000,000 or more	84 Days	-8.7%

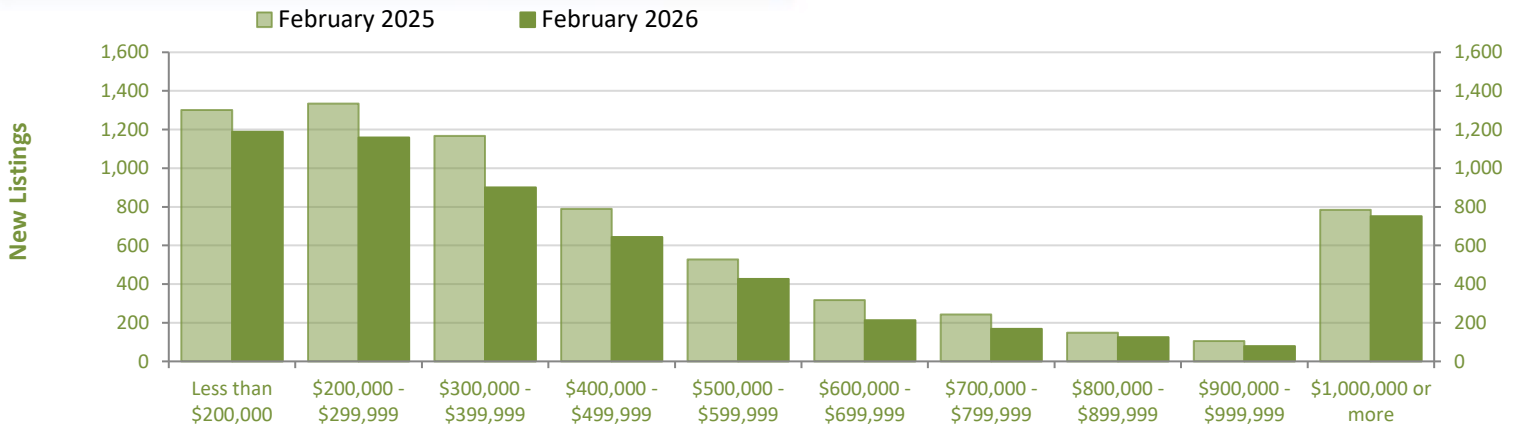


New Listings by Initial Listing Price

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.

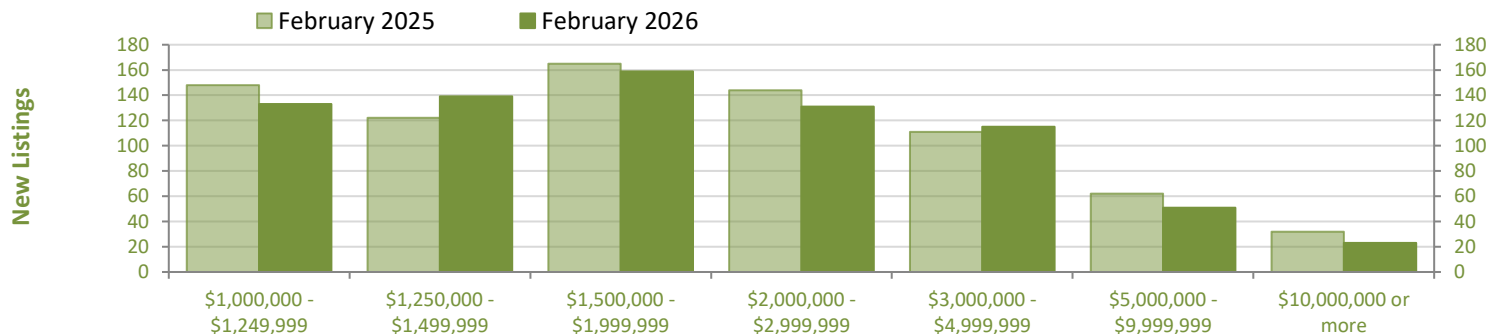
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	1,189	-8.7%
\$200,000 - \$299,999	1,159	-13.1%
\$300,000 - \$399,999	901	-22.8%
\$400,000 - \$499,999	643	-18.5%
\$500,000 - \$599,999	426	-19.3%
\$600,000 - \$699,999	213	-32.8%
\$700,000 - \$799,999	168	-30.6%
\$800,000 - \$899,999	126	-14.9%
\$900,000 - \$999,999	78	-25.7%
\$1,000,000 or more	751	-4.2%



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	133	-10.1%
\$1,250,000 - \$1,499,999	139	13.9%
\$1,500,000 - \$1,999,999	159	-3.6%
\$2,000,000 - \$2,999,999	131	-9.0%
\$3,000,000 - \$4,999,999	115	3.6%
\$5,000,000 - \$9,999,999	51	-17.7%
\$10,000,000 or more	23	-28.1%

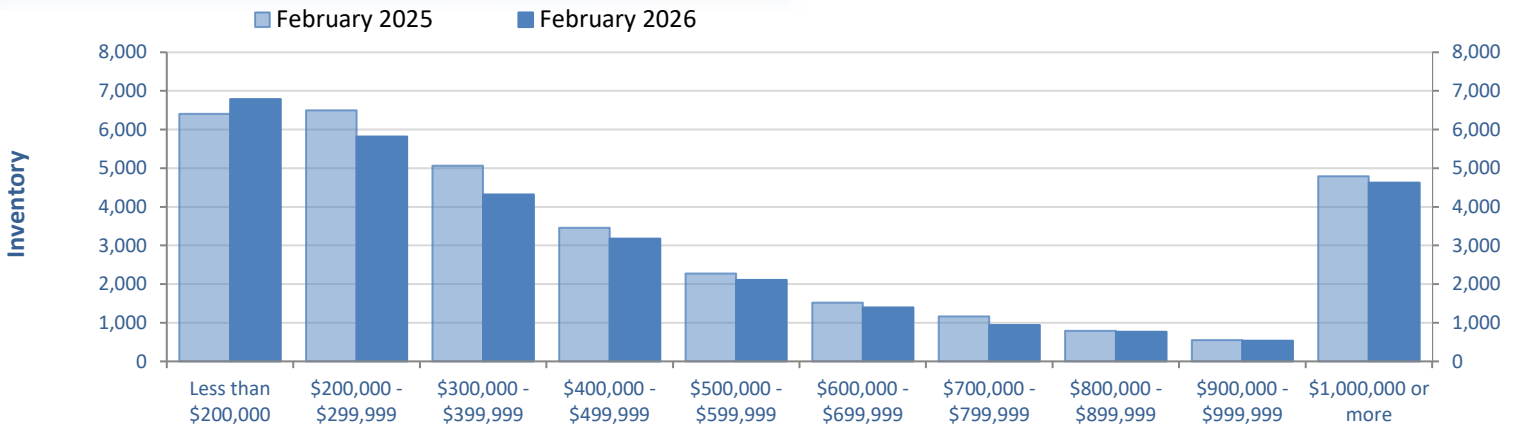


Inventory by Current Listing Price

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.

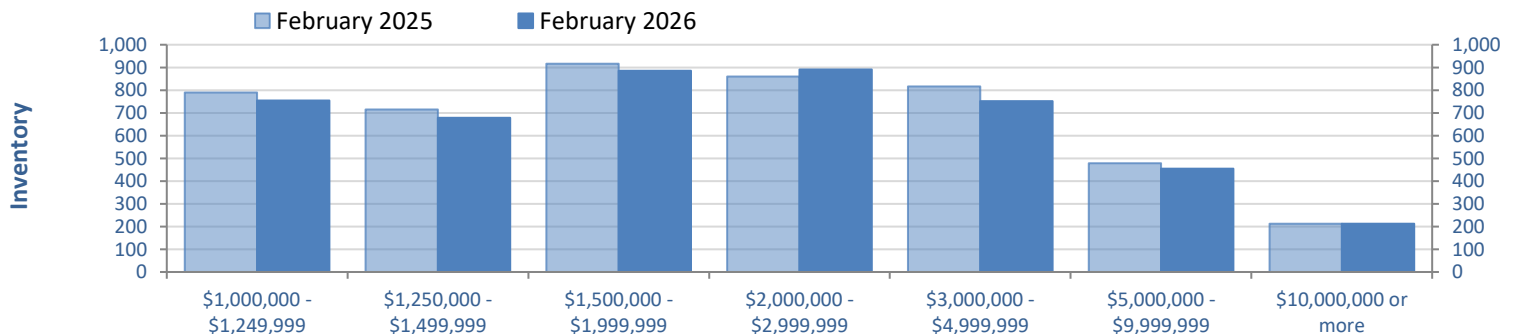
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	6,787	6.0%
\$200,000 - \$299,999	5,817	-10.5%
\$300,000 - \$399,999	4,316	-14.8%
\$400,000 - \$499,999	3,179	-8.1%
\$500,000 - \$599,999	2,108	-7.2%
\$600,000 - \$699,999	1,395	-8.5%
\$700,000 - \$799,999	941	-19.4%
\$800,000 - \$899,999	767	-2.8%
\$900,000 - \$999,999	533	-2.7%
\$1,000,000 or more	4,629	-3.3%



Million Dollar Spotlight

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

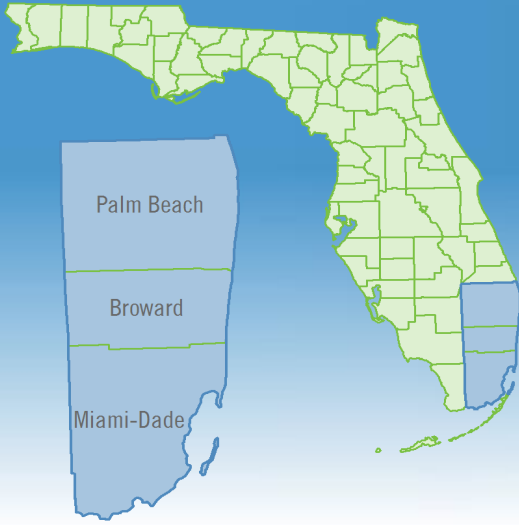
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	754	-4.6%
\$1,250,000 - \$1,499,999	679	-5.0%
\$1,500,000 - \$1,999,999	885	-3.4%
\$2,000,000 - \$2,999,999	891	3.6%
\$3,000,000 - \$4,999,999	752	-8.0%
\$5,000,000 - \$9,999,999	455	-5.0%
\$10,000,000 or more	213	0.5%



Monthly Distressed Market - February 2026

Townhouses and Condos

Miami-Fort Lauderdale-West Palm Beach MSA



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,321	2,190	6.0%
	Median Sale Price	\$345,000	\$350,000	-1.4%
Foreclosure/REO	Closed Sales	40	17	135.3%
	Median Sale Price	\$174,875	\$232,100	-24.7%
Short Sale	Closed Sales	9	4	125.0%
	Median Sale Price	\$226,100	\$185,625	21.8%

