Monthly Market Detail - July 2026
Townhouses and Condos
Miami-Fort Lauderdale-West Palm Beach MSA

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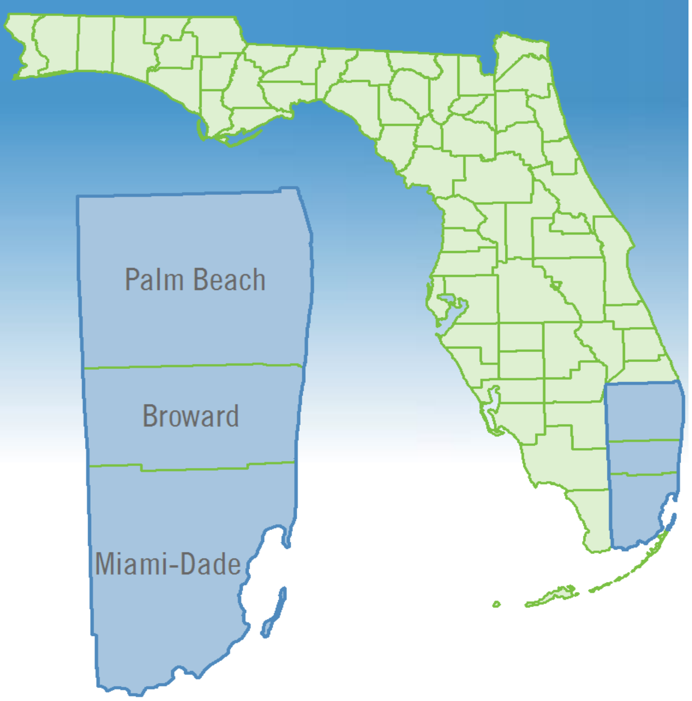


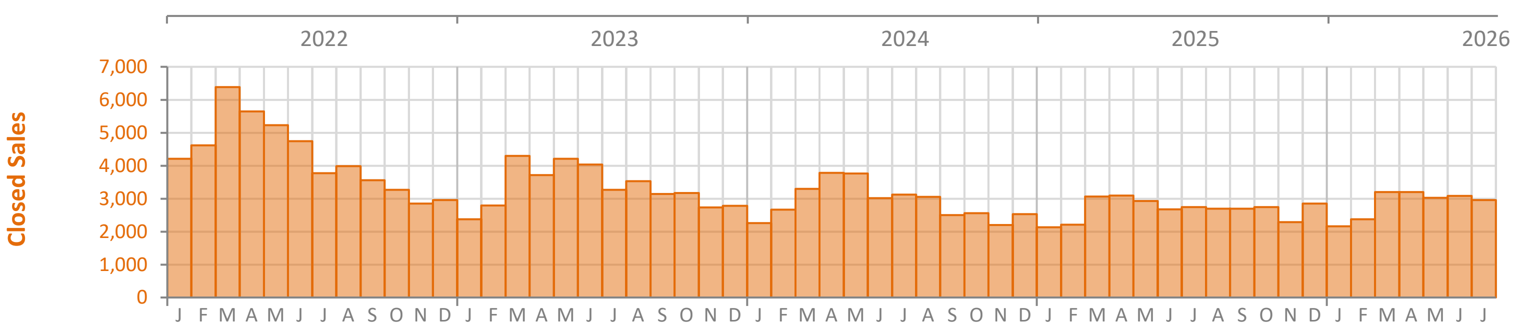
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	2,958	2,739	8.0%
Paid in Cash	1,518	1,453	4.5%
Median Sale Price	$325,000	$320,000	1.6%
Average Sale Price	$529,944	$543,447	-2.5%
Dollar Volume	$1.6 Billion	$1.5 Billion	5.3%
Median Percent of Original List Price Received	92.7%	91.7%	1.1%
Median Time to Contract	81 Days	68 Days	19.1%
Median Time to Sale	119 Days	108 Days	10.2%
New Pending Sales	2,927	2,950	-0.8%
New Listings	4,471	5,040	-11.3%
Pending Inventory	4,352	4,204	3.5%
Inventory (Active Listings)	26,710	31,408	-15.0%
Months Supply of Inventory	9.6	11.9	-19.3%

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	19,991	6.2%
July 2026	**2,958**	**8.0%**
June 2026	3,081	15.2%
May 2026	3,024	3.4%
April 2026	3,198	3.6%
March 2026	3,196	4.3%
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%



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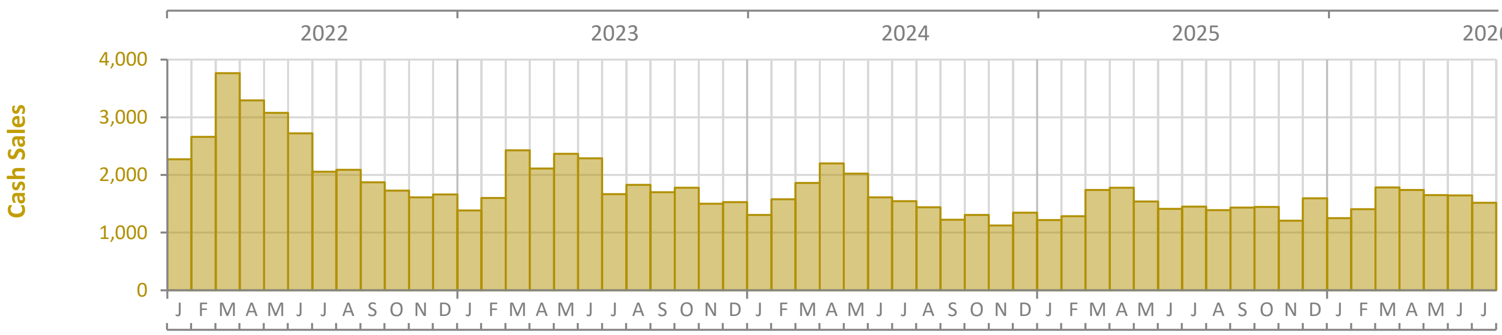
Cash Sales

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	10,996	5.4%
July 2026	**1,518**	**4.5%**
June 2026	1,646	16.7%
May 2026	1,651	7.1%
April 2026	1,741	-2.0%
March 2026	1,784	2.4%
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%

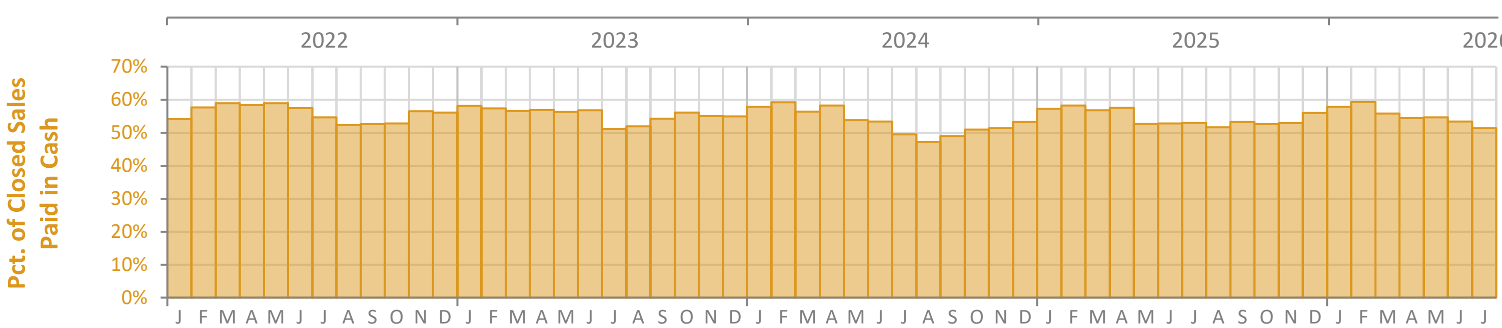


Cash Sales as a Percentage of Closed Sales

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	55.0%	-0.7%
July 2026	**51.3%**	**-3.2%**
June 2026	53.4%	1.1%
May 2026	54.6%	3.6%
April 2026	54.4%	-5.4%
March 2026	55.8%	-1.8%
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%



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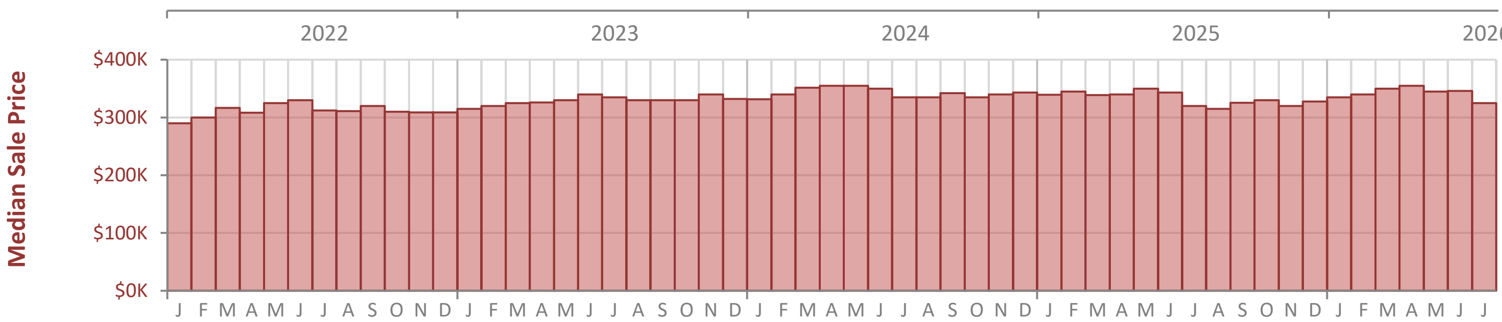
Median Sale Price

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	$340,000	0.0%
July 2026	**$325,000**	**1.6%**
June 2026	$346,000	0.8%
May 2026	$345,000	-1.4%
April 2026	$355,000	4.4%
March 2026	$350,000	3.2%
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%

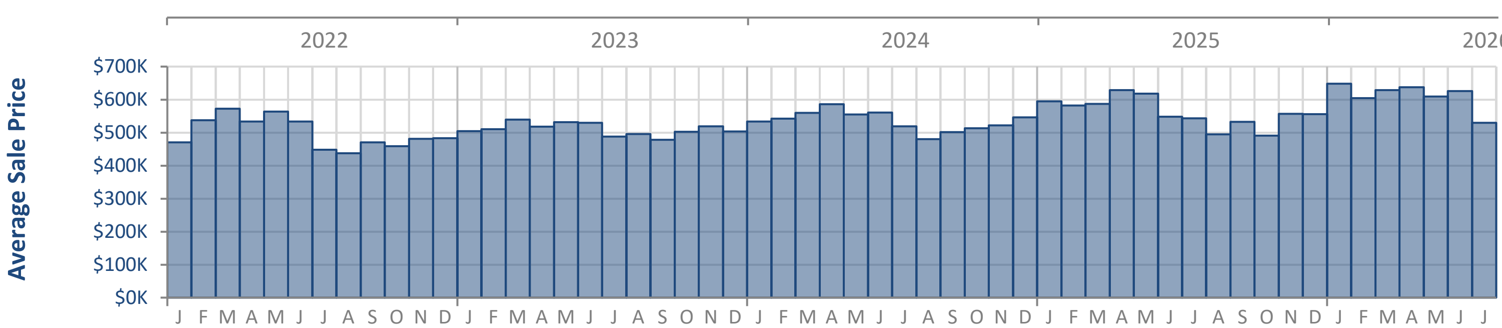


Average Sale Price

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	$611,289	4.2%
July 2026	**$529,944**	**-2.5%**
June 2026	$625,413	14.1%
May 2026	$608,901	-1.4%
April 2026	$637,910	1.5%
March 2026	$628,951	7.2%
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%



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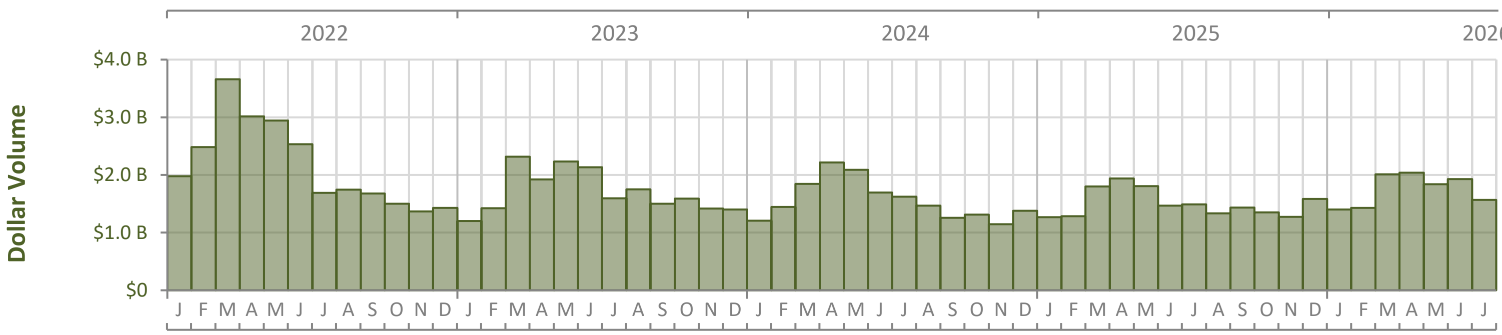
Dollar Volume

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	$12.2 Billion	10.6%
July 2026	**$1.6 Billion**	**5.3%**
June 2026	$1.9 Billion	31.5%
May 2026	$1.8 Billion	1.9%
April 2026	$2.0 Billion	5.1%
March 2026	$2.0 Billion	11.8%
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%

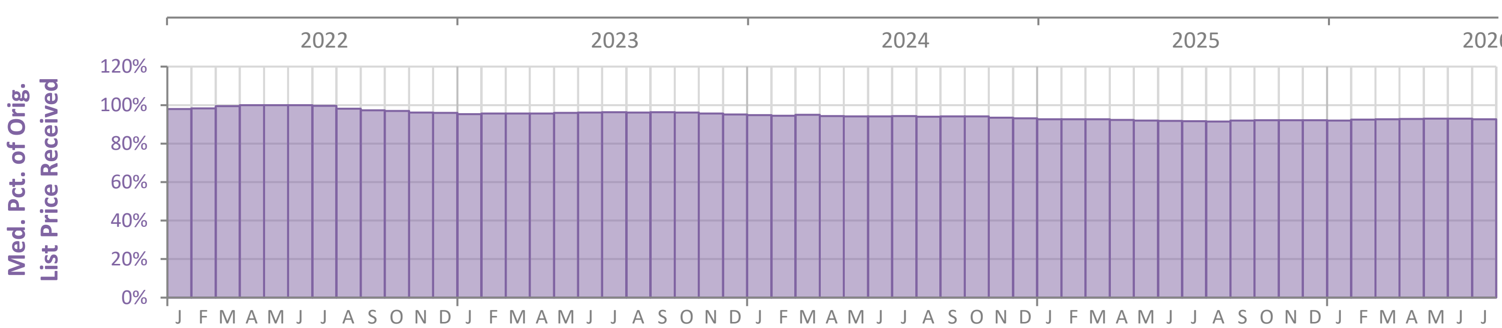


Median Percent of Original List Price Received

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	92.7%	0.4%
July 2026	**92.7%**	**1.1%**
June 2026	92.9%	1.2%
May 2026	92.9%	1.0%
April 2026	92.8%	0.5%
March 2026	92.7%	0.0%
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%



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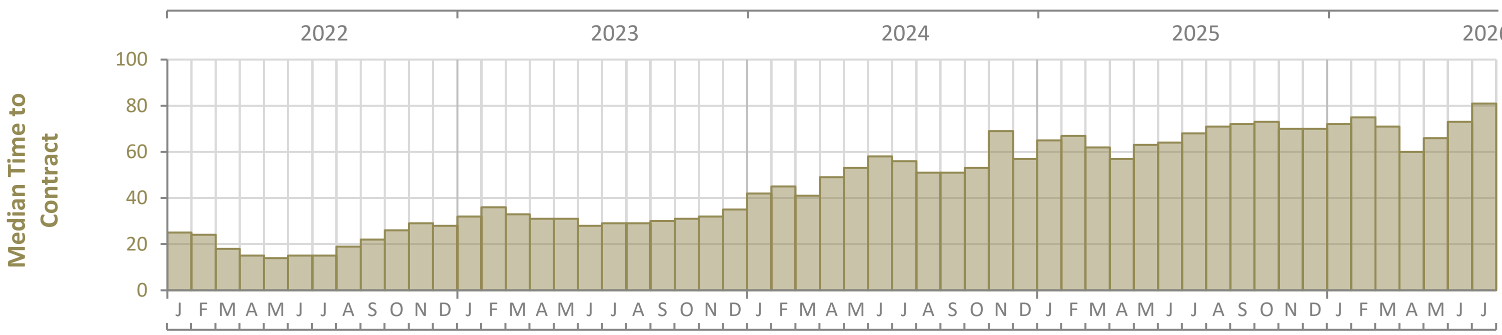
Median Time to Contract

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	83 Days	12.2%
July 2026	**81 Days**	**19.1%**
June 2026	73 Days	14.1%
May 2026	66 Days	4.8%
April 2026	60 Days	5.3%
March 2026	71 Days	14.5%
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%

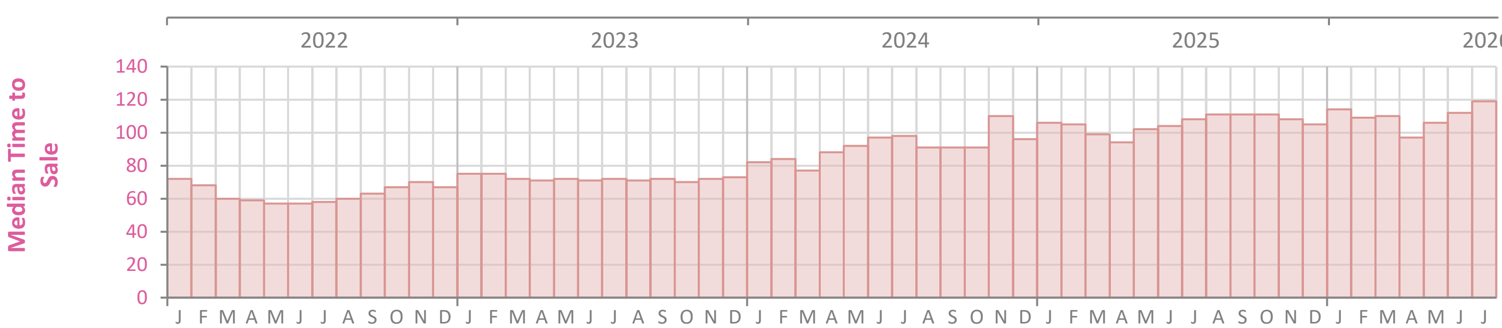


Median Time to Sale

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	122 Days	6.1%
July 2026	**119 Days**	**10.2%**
June 2026	112 Days	7.7%
May 2026	106 Days	3.9%
April 2026	97 Days	3.2%
March 2026	110 Days	11.1%
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%



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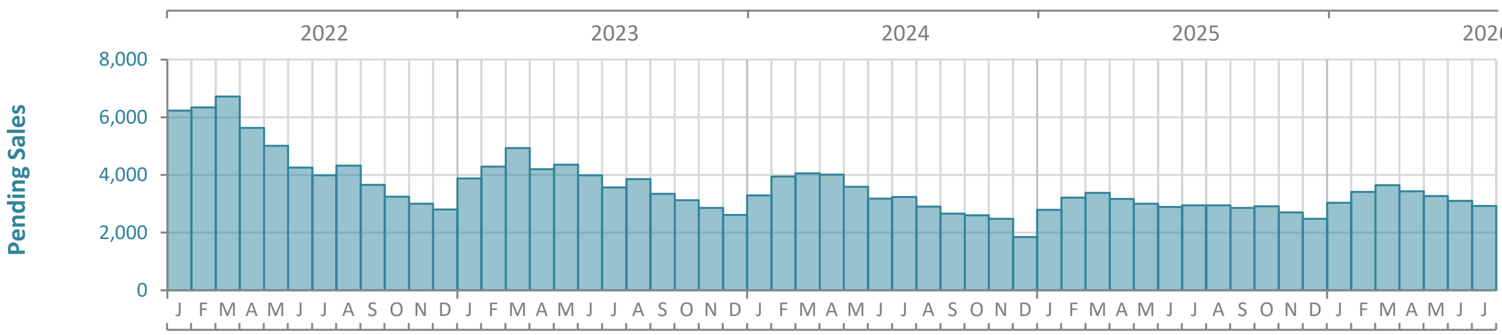
New Pending Sales

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	22,828	6.7%
July 2026	**2,927**	**-0.8%**
June 2026	3,098	7.3%
May 2026	3,272	8.9%
April 2026	3,438	8.6%
March 2026	3,647	7.8%
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%

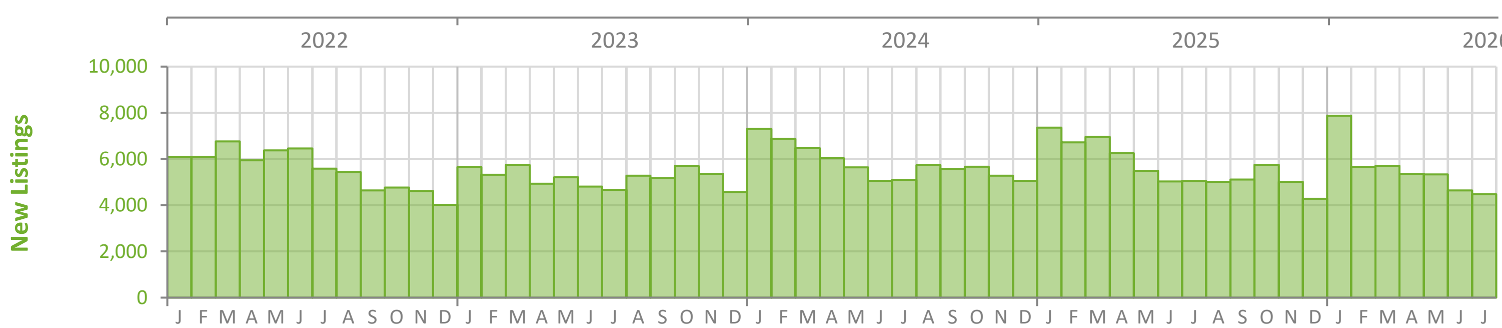


New Listings

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	39,031	-8.9%
July 2026	**4,471**	**-11.3%**
June 2026	4,643	-7.6%
May 2026	5,340	-2.7%
April 2026	5,344	-14.5%
March 2026	5,713	-17.9%
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%



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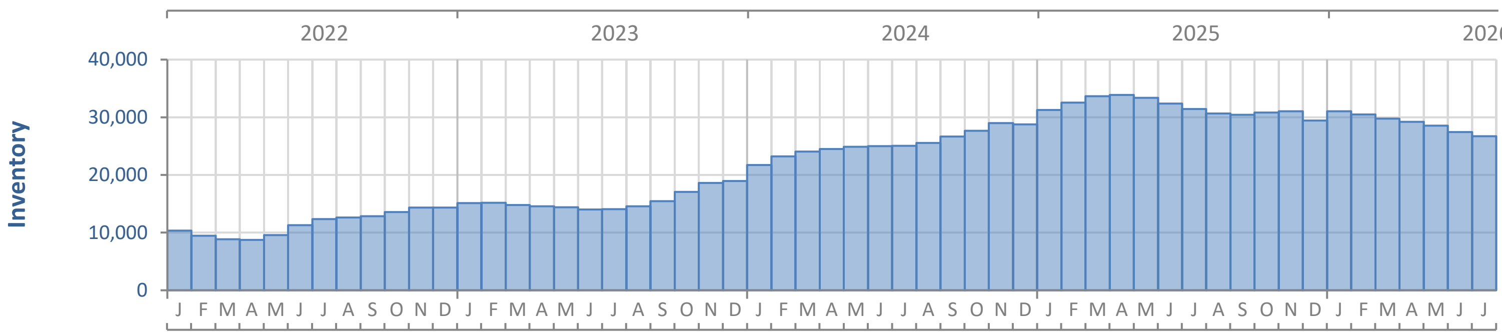
Inventory (Active Listings)

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)	29,026	-11.1%
July 2026	**26,710**	**-15.0%**
June 2026	27,454	-15.3%
May 2026	28,572	-14.4%
April 2026	29,188	-13.9%
March 2026	29,759	-11.6%
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%

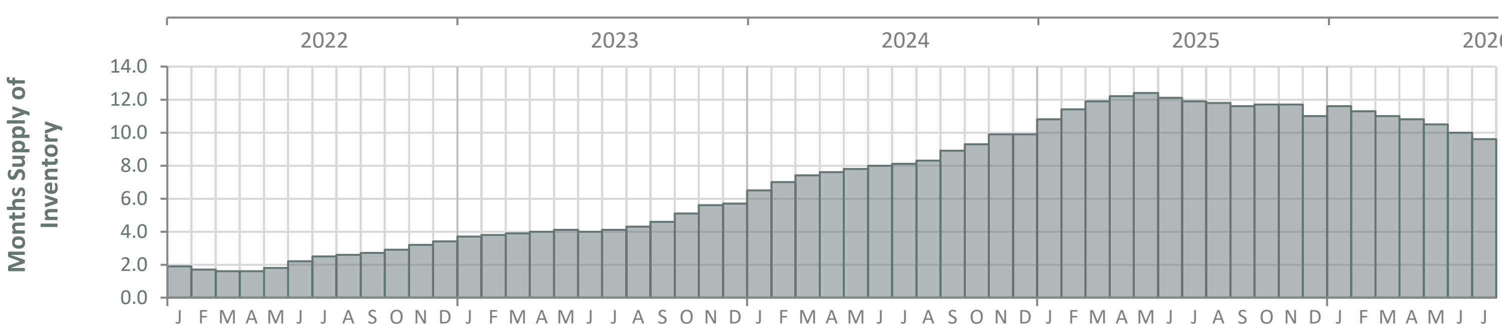


Months Supply of Inventory

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)	10.7	-9.3%
July 2026	**9.6**	**-19.3%**
June 2026	10.0	-17.4%
May 2026	10.5	-15.3%
April 2026	10.8	-11.5%
March 2026	11.0	-7.6%
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%



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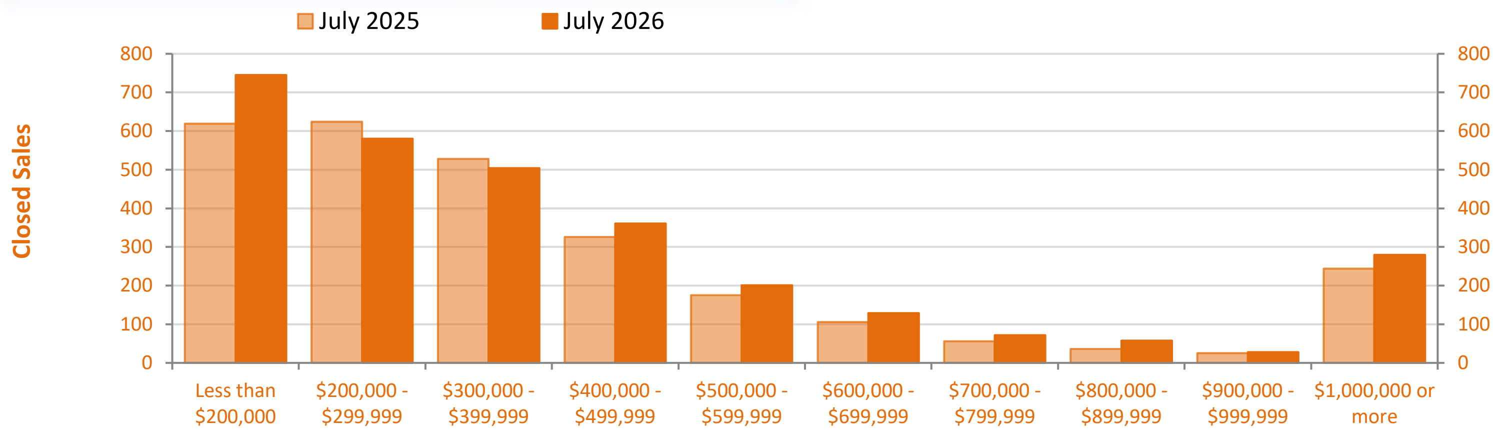
Closed Sales by Sale Price

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.

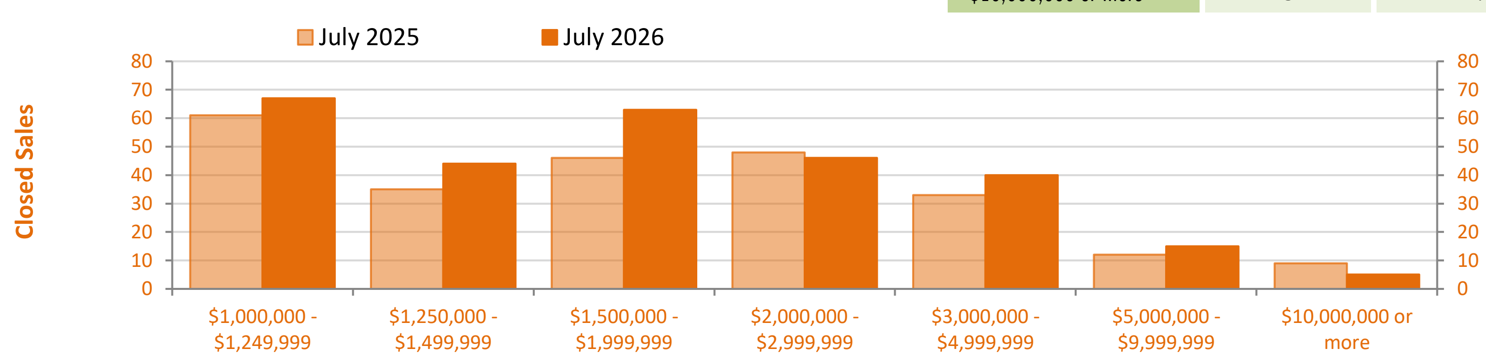
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	745	20.4%
$200,000 - $299,999	580	-7.1%
$300,000 - $399,999	504	-4.5%
$400,000 - $499,999	361	10.7%
$500,000 - $599,999	201	14.9%
$600,000 - $699,999	129	21.7%
$700,000 - $799,999	72	28.6%
$800,000 - $899,999	58	61.1%
$900,000 - $999,999	28	12.0%
$1,000,000 or more	280	14.8%



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	67	9.8%
$1,250,000 - $1,499,999	44	25.7%
$1,500,000 - $1,999,999	63	37.0%
$2,000,000 - $2,999,999	46	-4.2%
$3,000,000 - $4,999,999	40	21.2%
$5,000,000 - $9,999,999	15	25.0%
$10,000,000 or more	5	-44.4%



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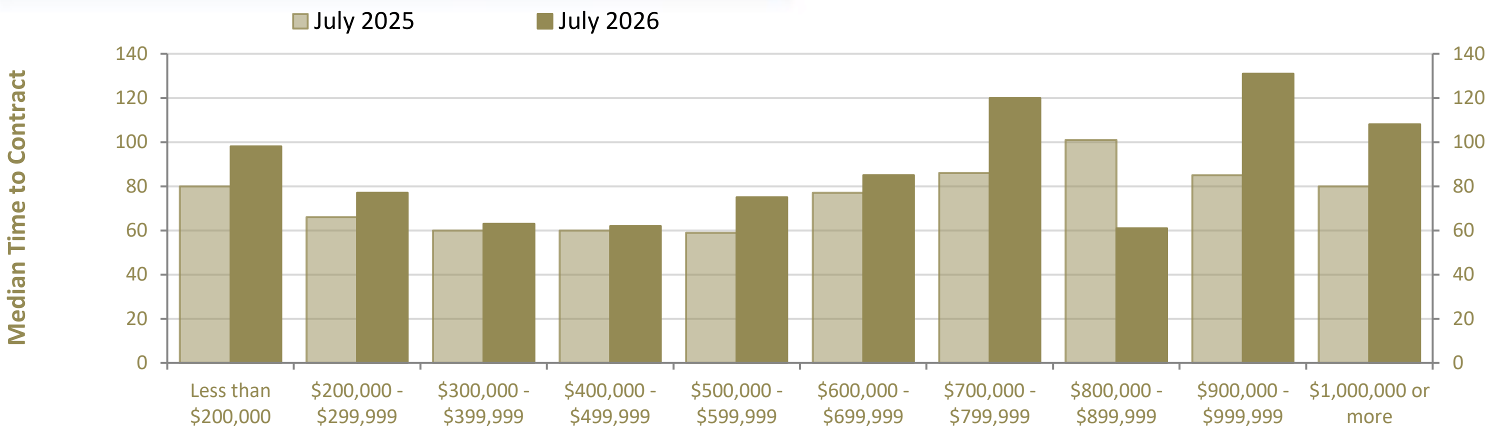
Median Time to Contract by Sale Price

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.

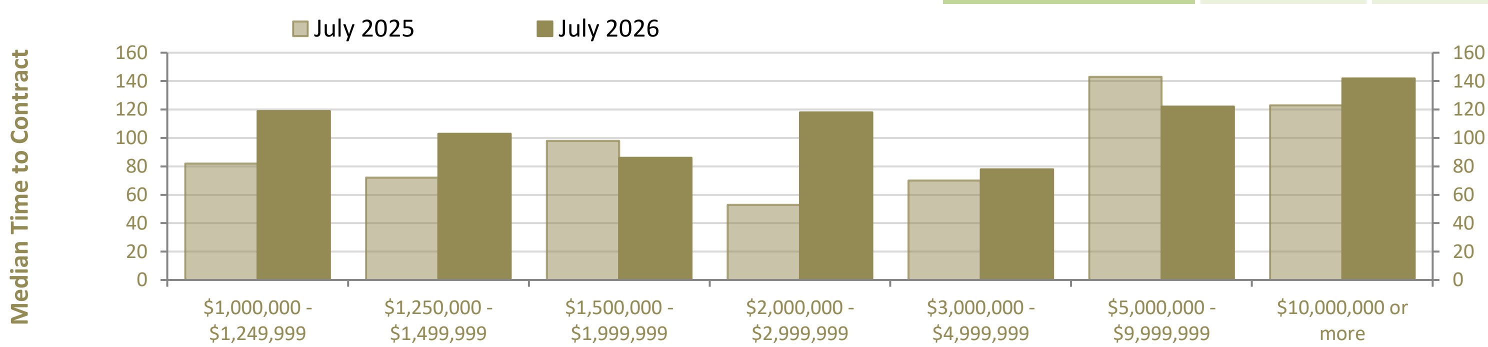
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	98 Days	22.5%
$200,000 - $299,999	77 Days	16.7%
$300,000 - $399,999	63 Days	5.0%
$400,000 - $499,999	62 Days	3.3%
$500,000 - $599,999	75 Days	27.1%
$600,000 - $699,999	85 Days	10.4%
$700,000 - $799,999	120 Days	39.5%
$800,000 - $899,999	61 Days	-39.6%
$900,000 - $999,999	131 Days	54.1%
$1,000,000 or more	108 Days	35.0%



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	119 Days	45.1%
$1,250,000 - $1,499,999	103 Days	43.1%
$1,500,000 - $1,999,999	86 Days	-12.2%
$2,000,000 - $2,999,999	118 Days	122.6%
$3,000,000 - $4,999,999	78 Days	11.4%
$5,000,000 - $9,999,999	122 Days	-14.7%
$10,000,000 or more	142 Days	15.4%



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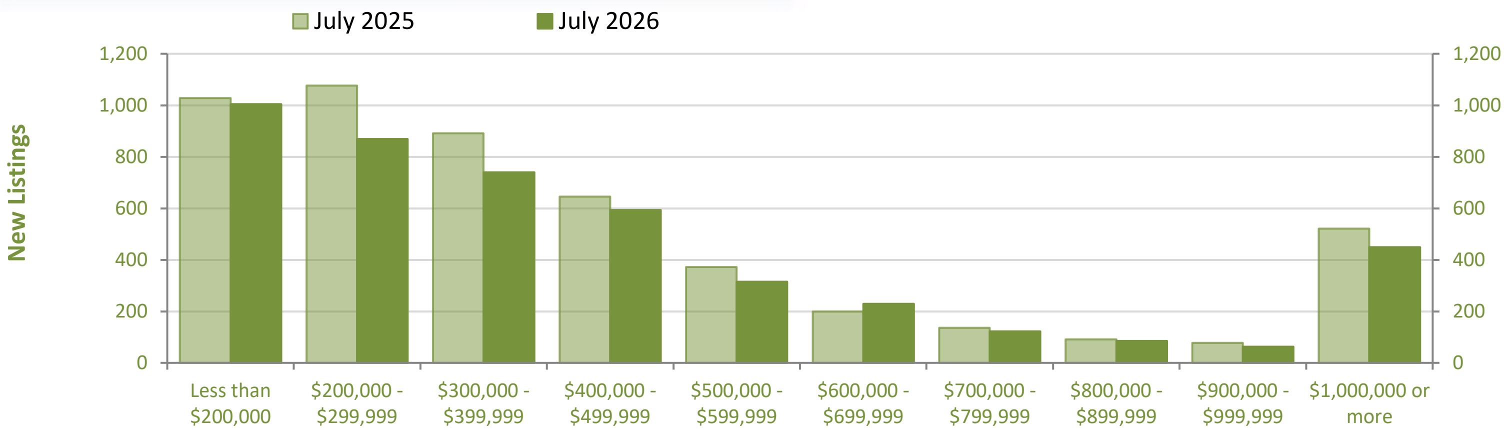
New Listings by Initial Listing Price

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.

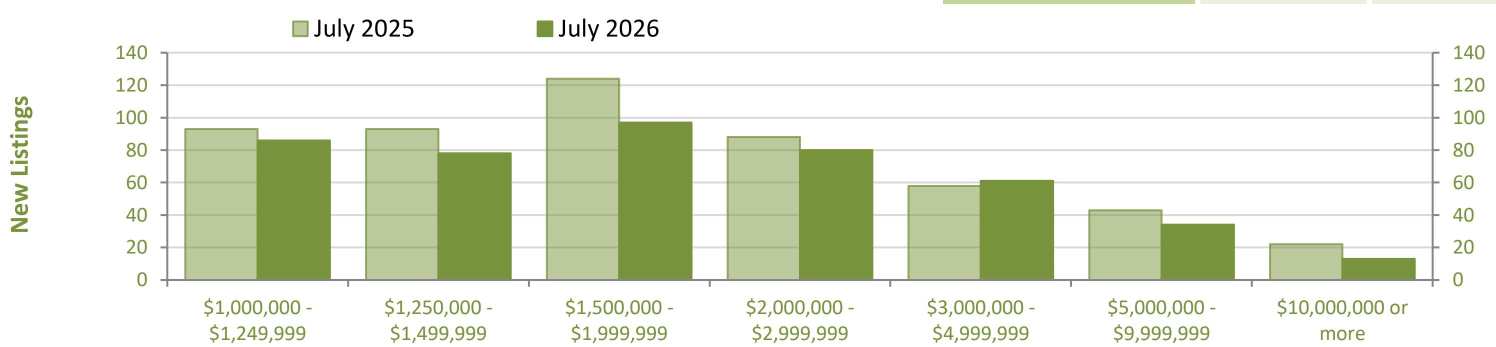
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	1,005	-2.2%
$200,000 - $299,999	869	-19.3%
$300,000 - $399,999	740	-16.9%
$400,000 - $499,999	593	-8.1%
$500,000 - $599,999	315	-15.3%
$600,000 - $699,999	229	14.5%
$700,000 - $799,999	123	-9.6%
$800,000 - $899,999	85	-7.6%
$900,000 - $999,999	63	-19.2%
$1,000,000 or more	449	-13.8%



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	86	-7.5%
$1,250,000 - $1,499,999	78	-16.1%
$1,500,000 - $1,999,999	97	-21.8%
$2,000,000 - $2,999,999	80	-9.1%
$3,000,000 - $4,999,999	61	5.2%
$5,000,000 - $9,999,999	34	-20.9%
$10,000,000 or more	13	-40.9%



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Monthly Market Detail - July 2026
Townhouses and Condos
Miami-Fort Lauderdale-West Palm Beach MSA

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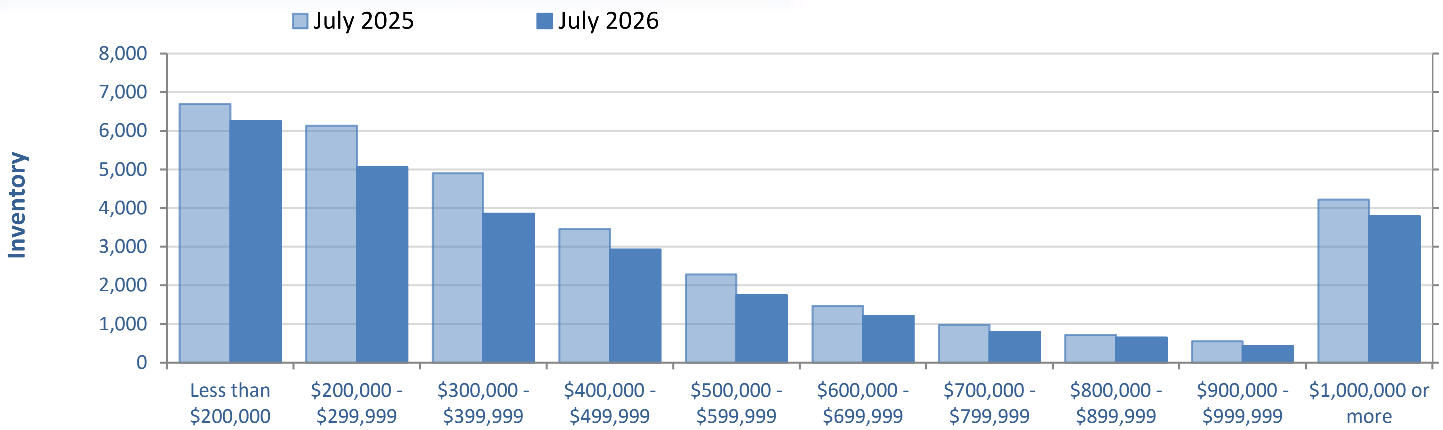
Inventory by Current Listing Price

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.

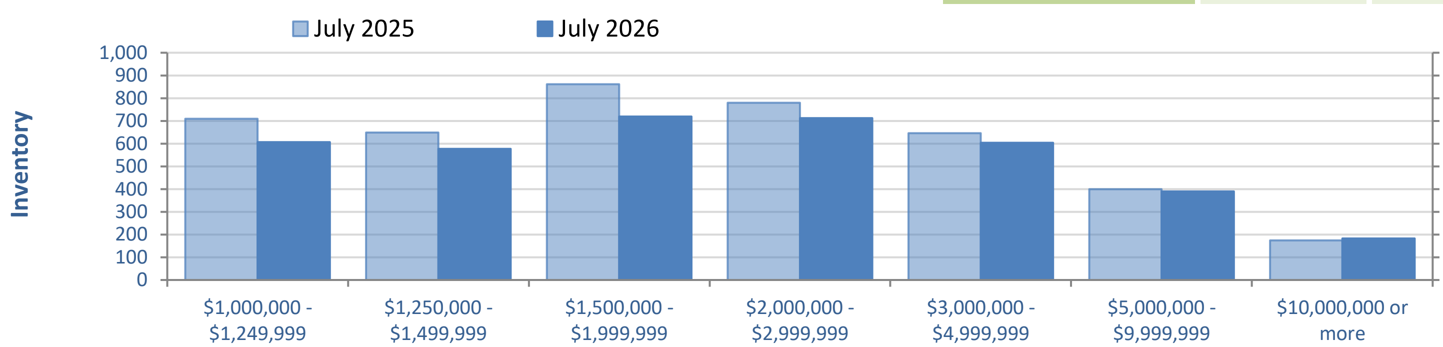
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	6,248	-6.7%
$200,000 - $299,999	5,058	-17.5%
$300,000 - $399,999	3,853	-21.4%
$400,000 - $499,999	2,929	-15.3%
$500,000 - $599,999	1,746	-23.4%
$600,000 - $699,999	1,210	-17.9%
$700,000 - $799,999	798	-18.4%
$800,000 - $899,999	651	-9.6%
$900,000 - $999,999	425	-22.7%
$1,000,000 or more	3,792	-10.1%



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	606	-14.5%
$1,250,000 - $1,499,999	577	-11.1%
$1,500,000 - $1,999,999	720	-16.5%
$2,000,000 - $2,999,999	712	-8.7%
$3,000,000 - $4,999,999	604	-6.5%
$5,000,000 - $9,999,999	390	-2.3%
$10,000,000 or more	183	5.2%



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Monthly Distressed Market - July 2026
Townhouses and Condos
Miami-Fort Lauderdale-West Palm Beach MSA

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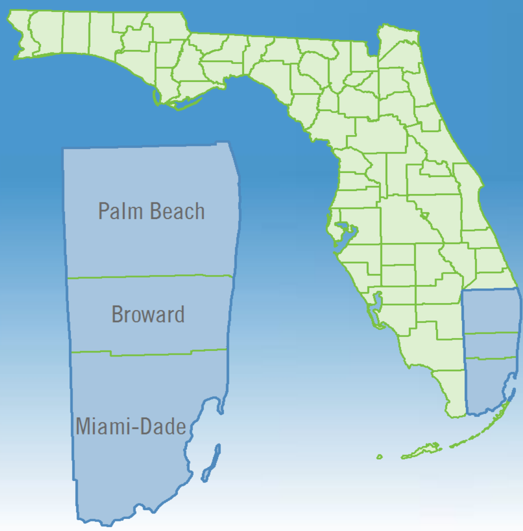
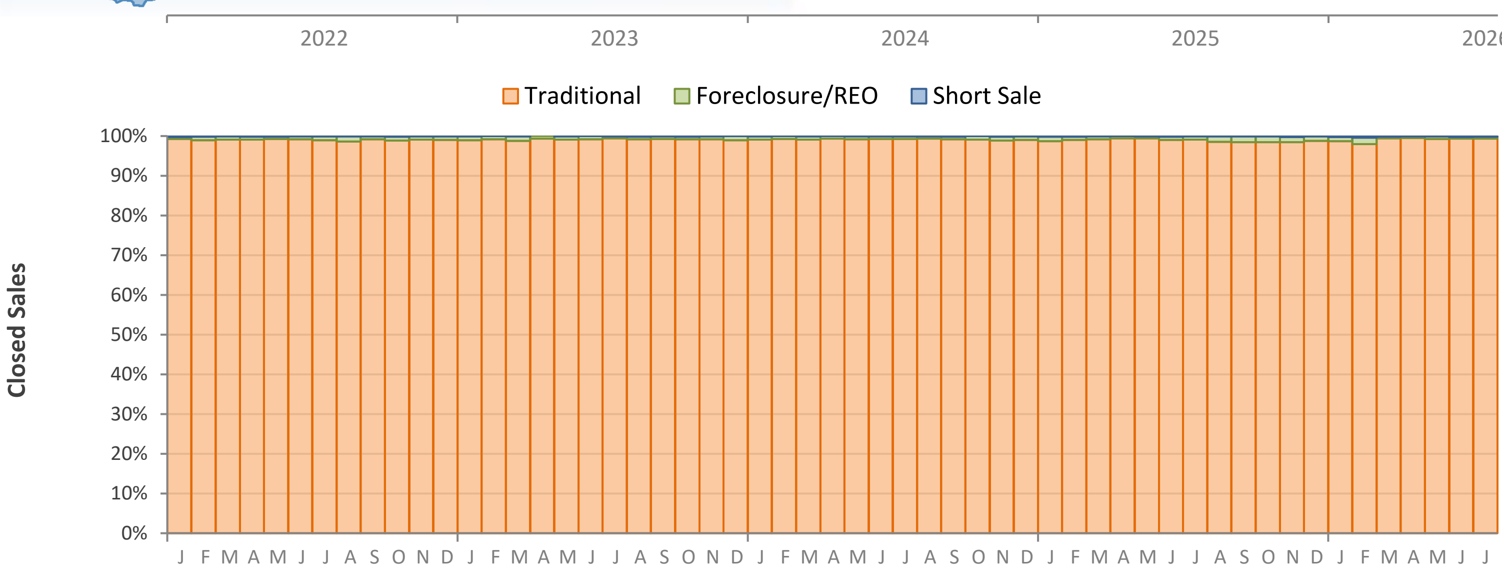
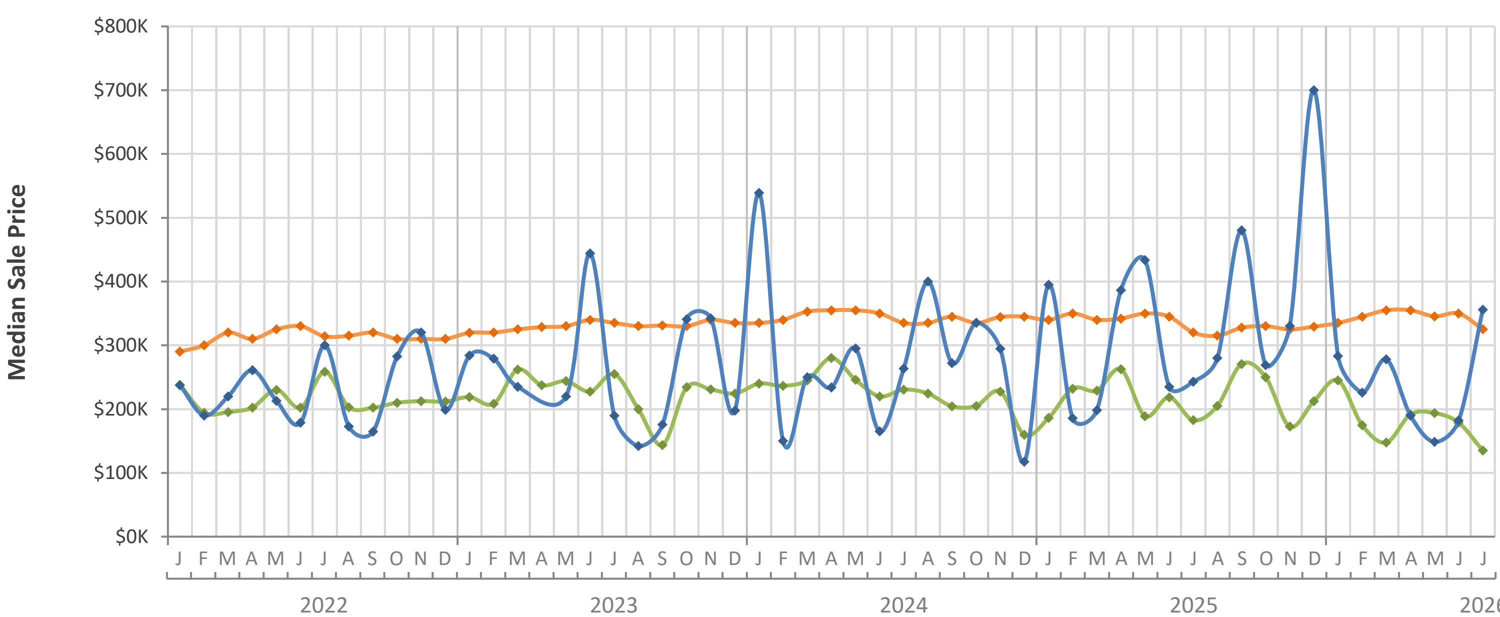


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,939	2,714	8.3%
	Median Sale Price	$325,000	$320,000	1.6%
Foreclosure/REO	Closed Sales	13	22	-40.9%
	Median Sale Price	$135,000	$182,500	-26.0%
Short Sale	Closed Sales	6	3	100.0%
	Median Sale Price	$356,000	$243,000	46.5%





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