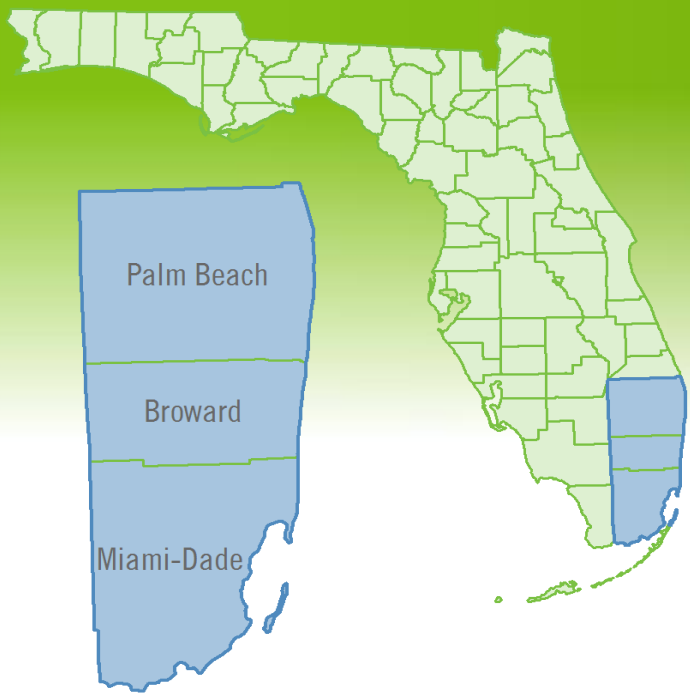
Monthly Market Detail - September 2026
Single-Family Homes
Miami-Fort Lauderdale-West Palm Beach MSA

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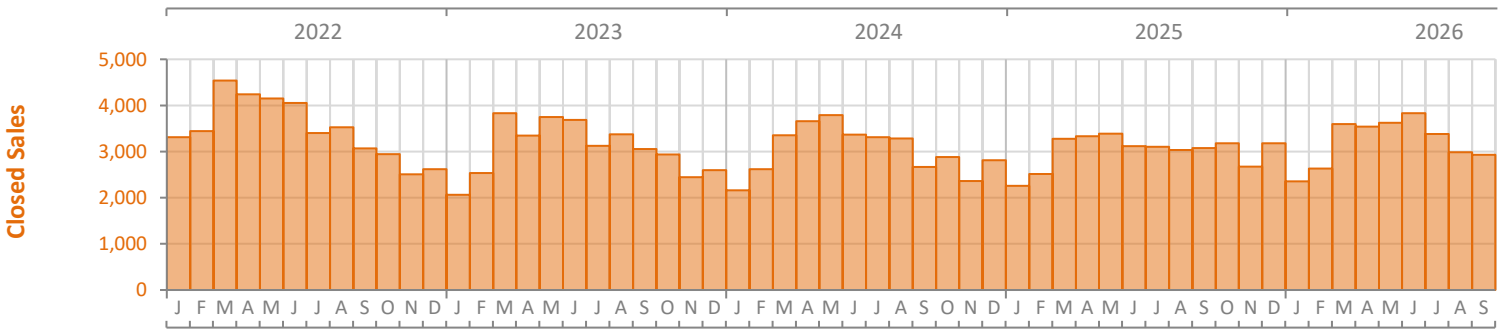
Summary Statistics	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	2,930	3,076	-4.7%
Paid in Cash	965	938	2.9%
Median Sale Price	$659,000	$640,000	3.0%
Average Sale Price	$1,165,208	$979,353	19.0%
Dollar Volume	$3.4 Billion	$3.0 Billion	13.3%
Median Percent of Original List Price Received	95.1%	94.2%	1.0%
Median Time to Contract	41 Days	50 Days	-18.0%
Median Time to Sale	80 Days	89 Days	-10.1%
New Pending Sales	2,798	3,234	-13.5%
New Listings	4,140	4,253	-2.7%
Pending Inventory	4,190	4,497	-6.8%
Inventory (Active Listings)	13,368	16,324	-18.1%
Months Supply of Inventory	4.2	5.6	-25.0%

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	28,878	6.6%
September 2026	**2,930**	**-4.7%**
August 2026	2,986	-1.6%
July 2026	3,384	9.1%
June 2026	3,829	22.9%
May 2026	3,625	7.0%
April 2026	3,542	6.3%
March 2026	3,594	9.6%
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%



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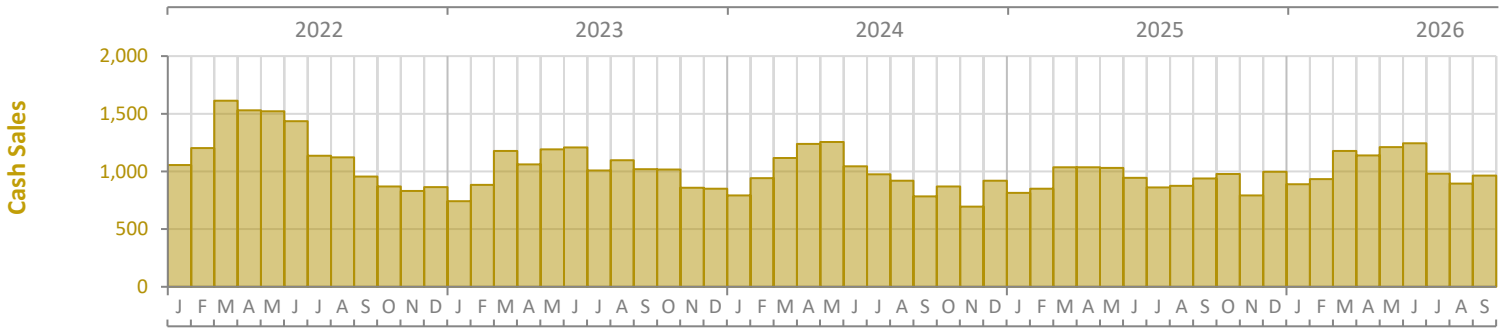
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Cash Sales

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	9,436	12.5%
September 2026	**965**	**2.9%**
August 2026	895	2.4%
July 2026	981	13.8%
June 2026	1,243	31.4%
May 2026	1,211	17.6%
April 2026	1,140	9.9%
March 2026	1,178	13.7%
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%

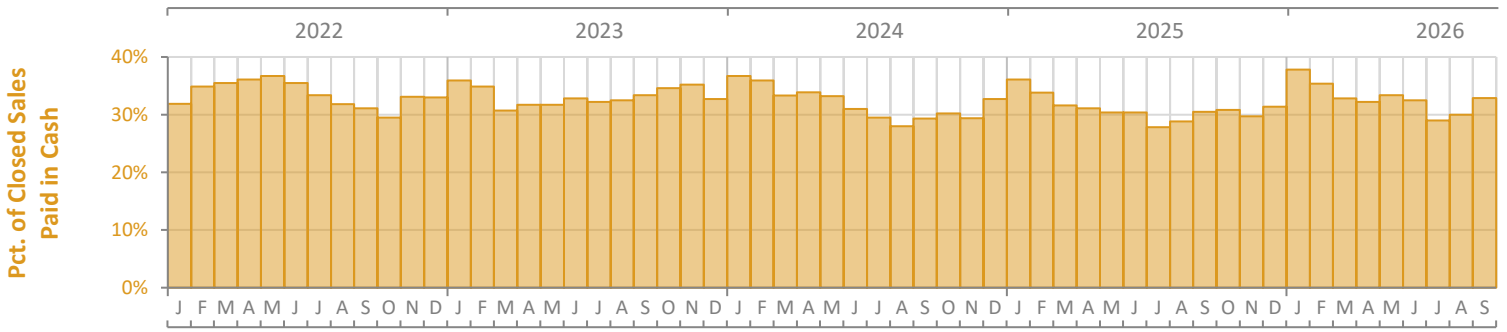


Cash Sales as a Percentage of Closed Sales

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	32.7%	5.5%
September 2026	**32.9%**	**7.9%**
August 2026	30.0%	4.2%
July 2026	29.0%	4.3%
June 2026	32.5%	6.9%
May 2026	33.4%	9.9%
April 2026	32.2%	3.5%
March 2026	32.8%	3.8%
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%



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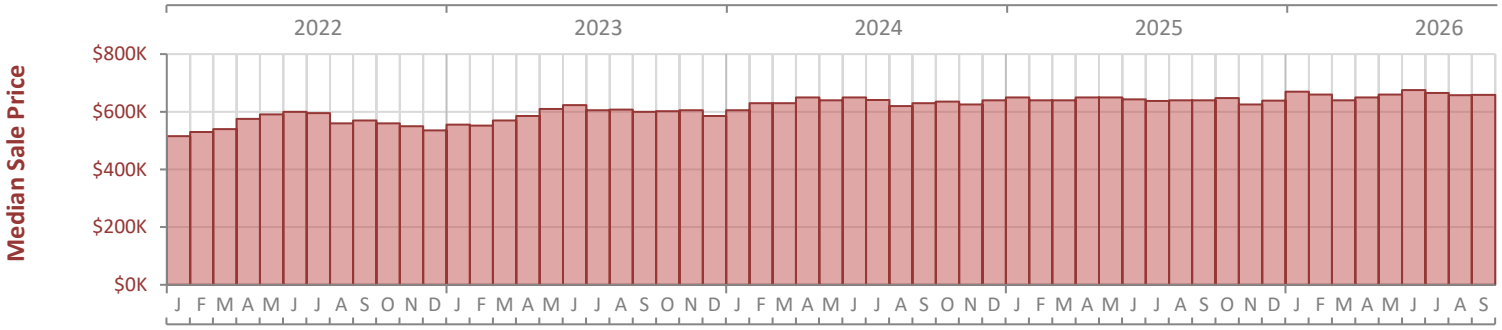
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Median Sale Price

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	$654,900	2.3%
September 2026	**$659,000**	**3.0%**
August 2026	$658,000	2.8%
July 2026	$665,000	4.3%
June 2026	$675,000	4.9%
May 2026	$660,000	1.5%
April 2026	$650,000	0.0%
March 2026	$640,000	0.0%
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%

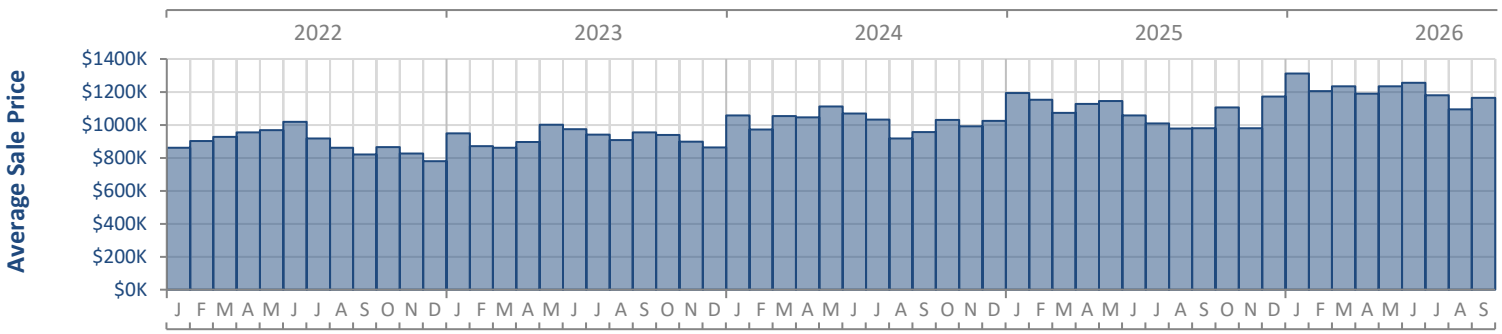


Average Sale Price

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	$1,207,241	12.2%
September 2026	**$1,165,208**	**19.0%**
August 2026	$1,094,491	11.9%
July 2026	$1,179,141	17.0%
June 2026	$1,255,060	18.6%
May 2026	$1,234,311	7.8%
April 2026	$1,189,271	5.6%
March 2026	$1,234,224	15.1%
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%



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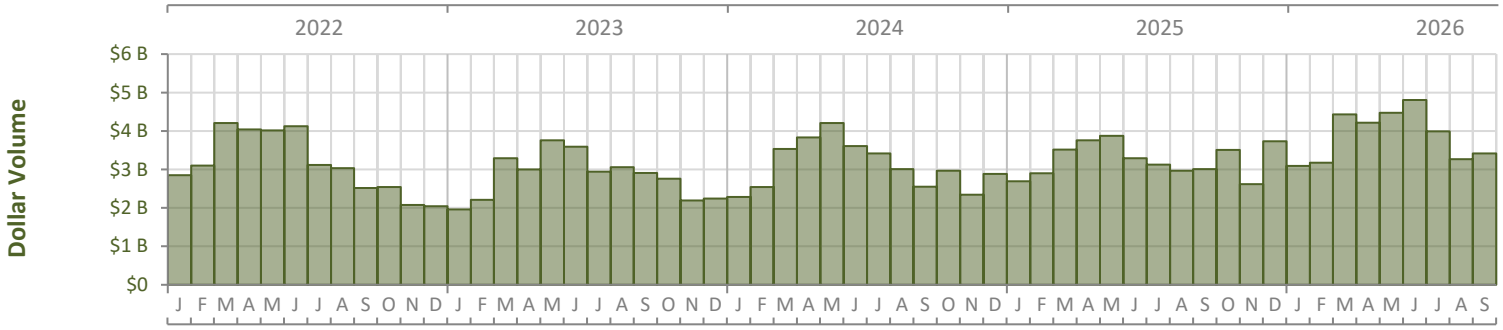
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Dollar Volume

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	$34.9 Billion	19.6%
September 2026	**$3.4 Billion**	**13.3%**
August 2026	$3.3 Billion	10.1%
July 2026	$4.0 Billion	27.6%
June 2026	$4.8 Billion	45.8%
May 2026	$4.5 Billion	15.4%
April 2026	$4.2 Billion	12.2%
March 2026	$4.4 Billion	26.2%
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%

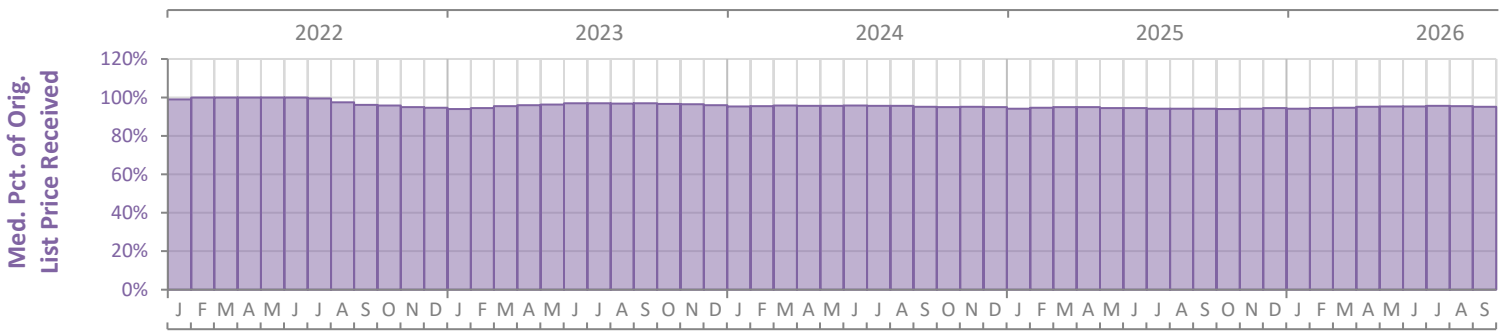


Median Percent of Original List Price Received

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	95.1%	0.6%
September 2026	**95.1%**	**1.0%**
August 2026	95.5%	1.5%
July 2026	95.6%	1.5%
June 2026	95.3%	0.8%
May 2026	95.3%	1.0%
April 2026	95.2%	0.3%
March 2026	94.7%	-0.2%
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%



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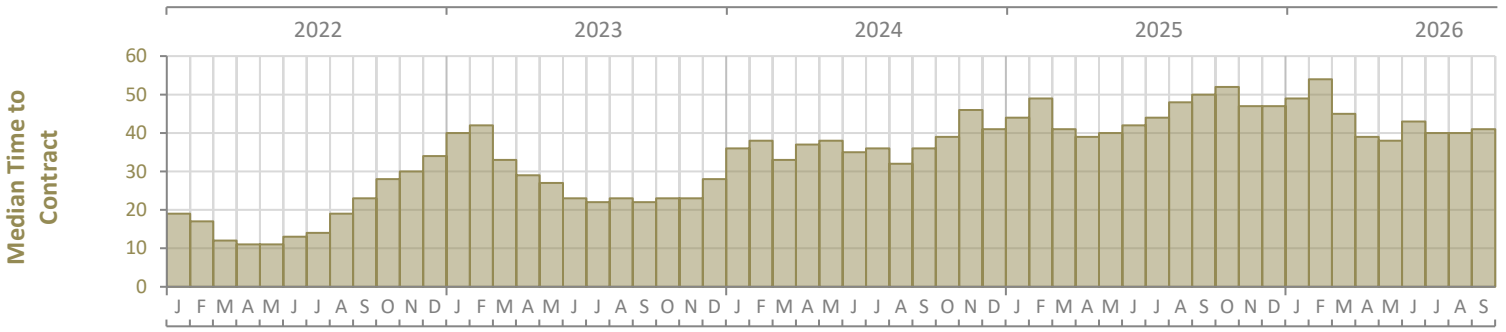
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Median Time to Contract

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	44 Days	-13.7%
September 2026	**41 Days**	**-18.0%**
August 2026	40 Days	-16.7%
July 2026	40 Days	-9.1%
June 2026	43 Days	2.4%
May 2026	38 Days	-5.0%
April 2026	39 Days	0.0%
March 2026	45 Days	9.8%
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%

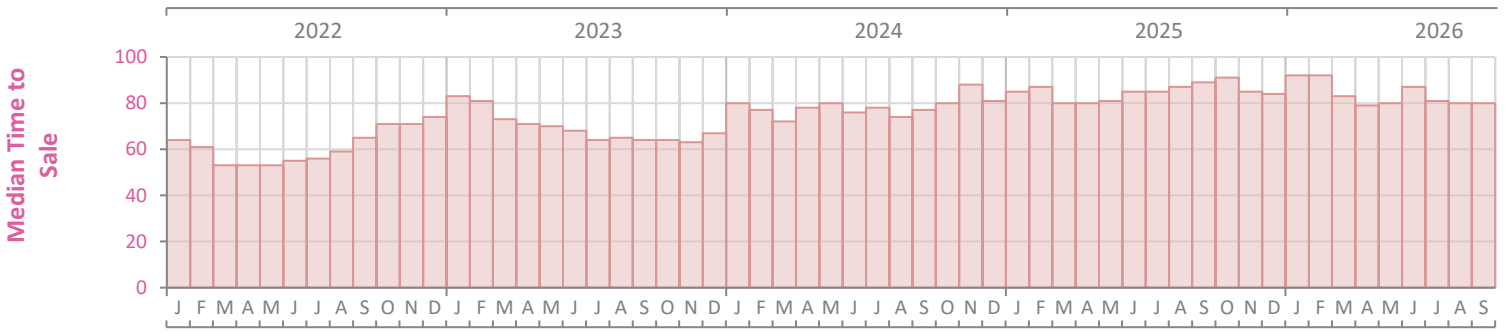


Median Time to Sale

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	85 Days	-6.6%
September 2026	**80 Days**	**-10.1%**
August 2026	80 Days	-8.0%
July 2026	81 Days	-4.7%
June 2026	87 Days	2.4%
May 2026	80 Days	-1.2%
April 2026	79 Days	-1.3%
March 2026	83 Days	3.8%
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%



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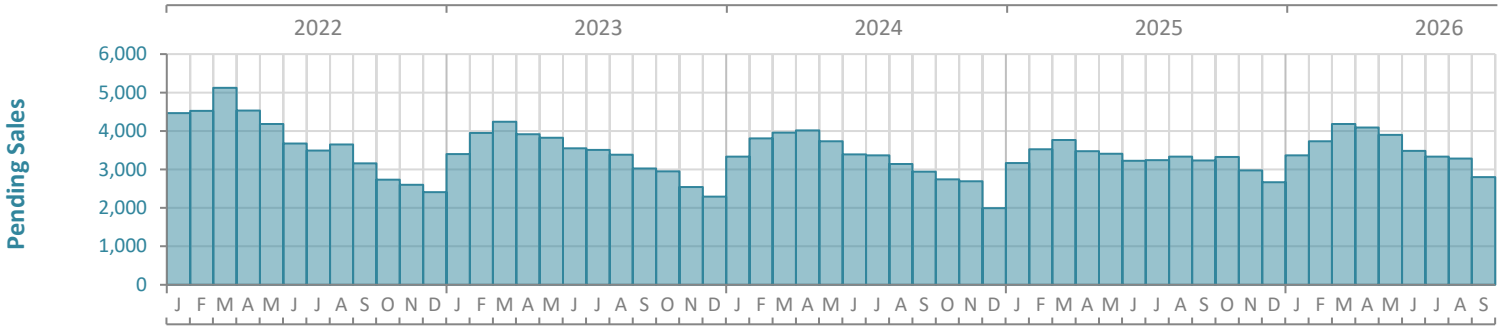
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New Pending Sales

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	32,176	5.9%
September 2026	**2,798**	**-13.5%**
August 2026	3,285	-1.4%
July 2026	3,332	2.7%
June 2026	3,481	8.0%
May 2026	3,901	14.4%
April 2026	4,092	17.8%
March 2026	4,186	11.2%
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%

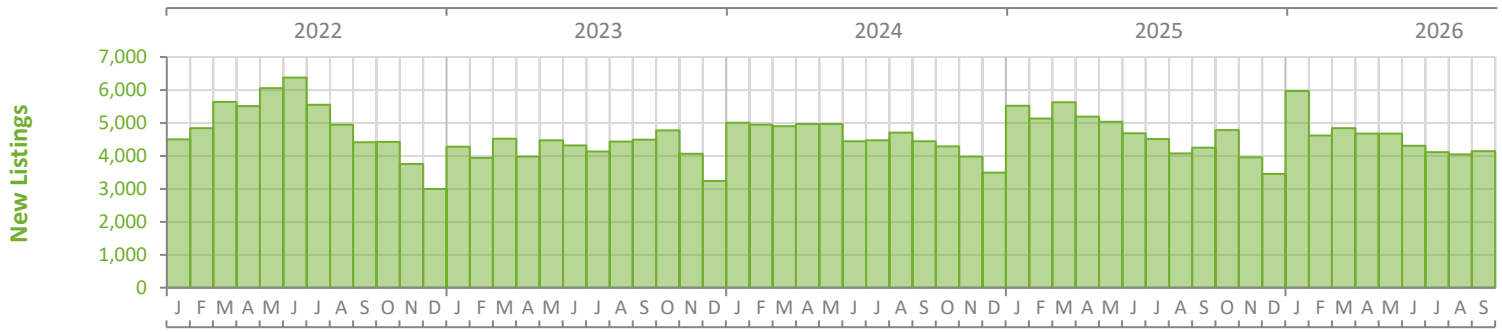


New Listings

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	41,388	-6.0%
September 2026	**4,140**	**-2.7%**
August 2026	4,041	-0.7%
July 2026	4,109	-8.9%
June 2026	4,308	-8.0%
May 2026	4,680	-7.1%
April 2026	4,679	-9.8%
March 2026	4,842	-13.9%
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%



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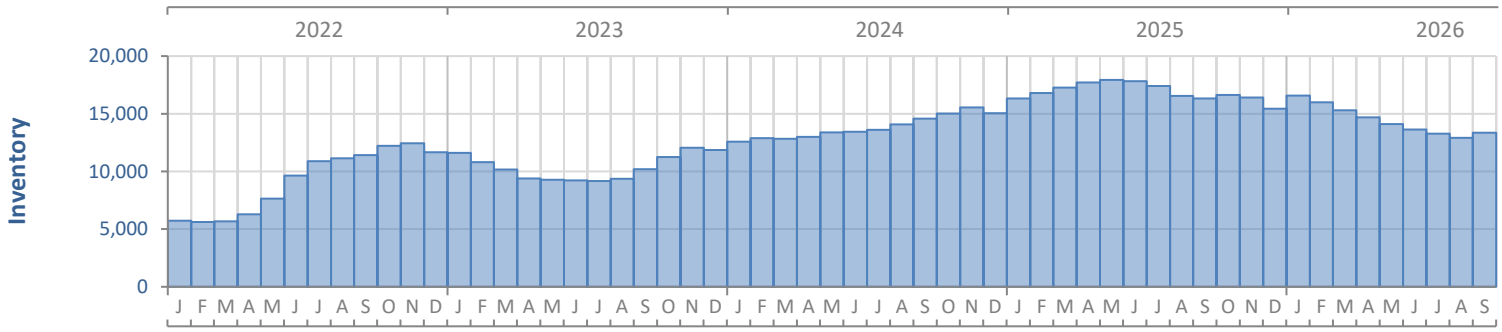
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Inventory (Active Listings)

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)	14,430	-15.8%
September 2026	**13,368**	**-18.1%**
August 2026	12,927	-21.9%
July 2026	13,281	-23.7%
June 2026	13,627	-23.6%
May 2026	14,105	-21.4%
April 2026	14,679	-17.2%
March 2026	15,302	-11.4%
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%

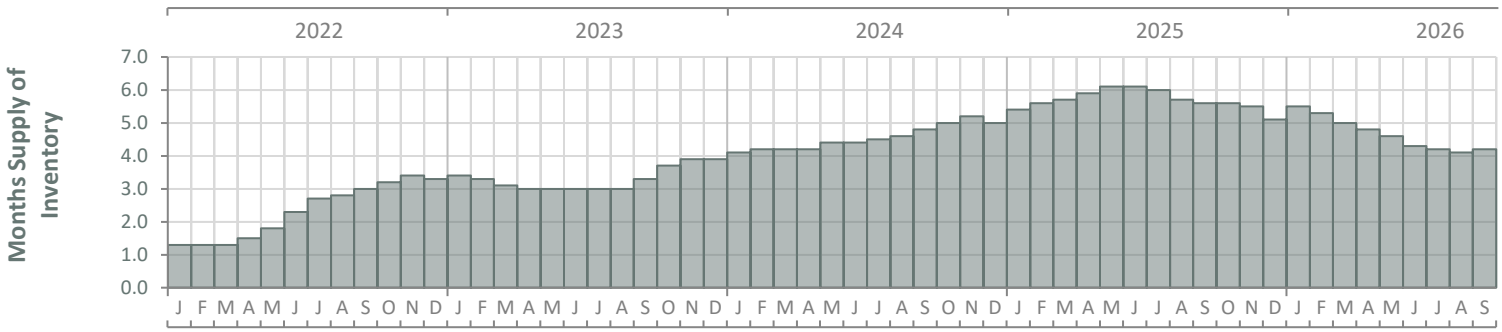


Months Supply of Inventory

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)	4.7	-19.0%
September 2026	**4.2**	**-25.0%**
August 2026	4.1	-28.1%
July 2026	4.2	-30.0%
June 2026	4.3	-29.5%
May 2026	4.6	-24.6%
April 2026	4.8	-18.6%
March 2026	5.0	-12.3%
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%



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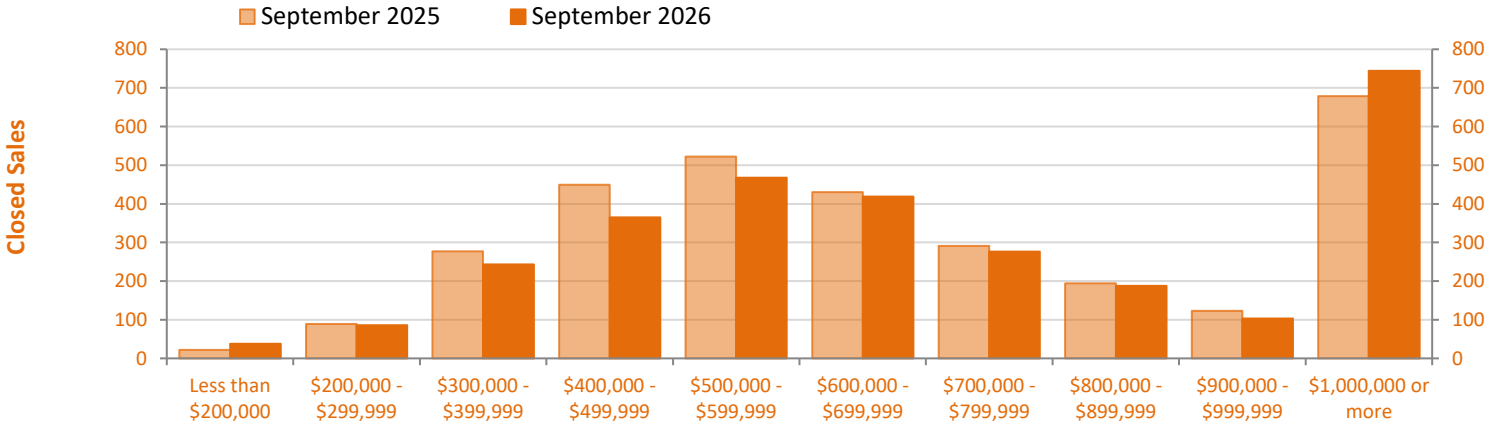
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Closed Sales by Sale Price

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.

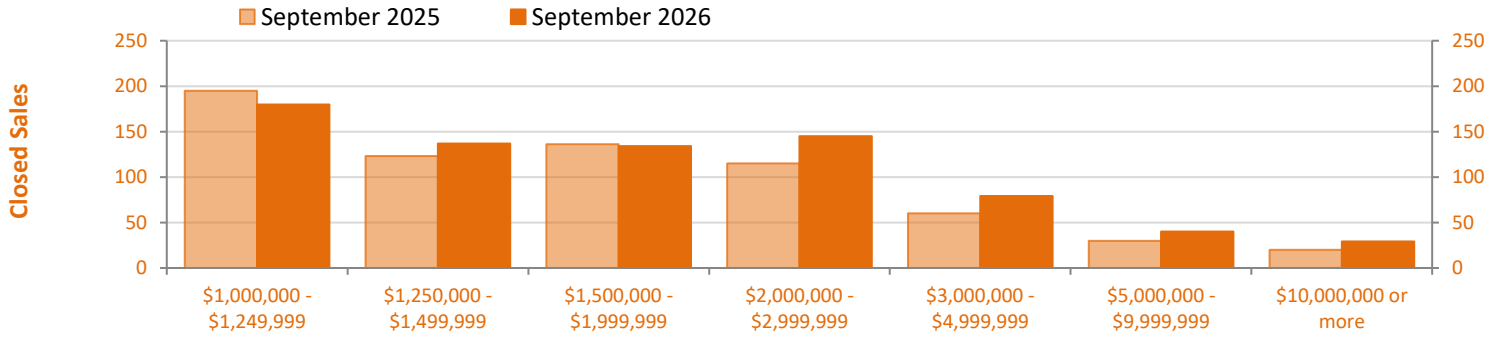
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	38	72.7%
$200,000 - $299,999	86	-3.4%
$300,000 - $399,999	243	-12.3%
$400,000 - $499,999	365	-18.7%
$500,000 - $599,999	468	-10.3%
$600,000 - $699,999	419	-2.6%
$700,000 - $799,999	276	-5.2%
$800,000 - $899,999	188	-3.1%
$900,000 - $999,999	103	-16.3%
$1,000,000 or more	744	9.6%



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	180	-7.7%
$1,250,000 - $1,499,999	137	11.4%
$1,500,000 - $1,999,999	134	-1.5%
$2,000,000 - $2,999,999	145	26.1%
$3,000,000 - $4,999,999	79	31.7%
$5,000,000 - $9,999,999	40	33.3%
$10,000,000 or more	29	45.0%



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Monthly Market Detail - September 2026
Single-Family Homes
Miami-Fort Lauderdale-West Palm Beach MSA

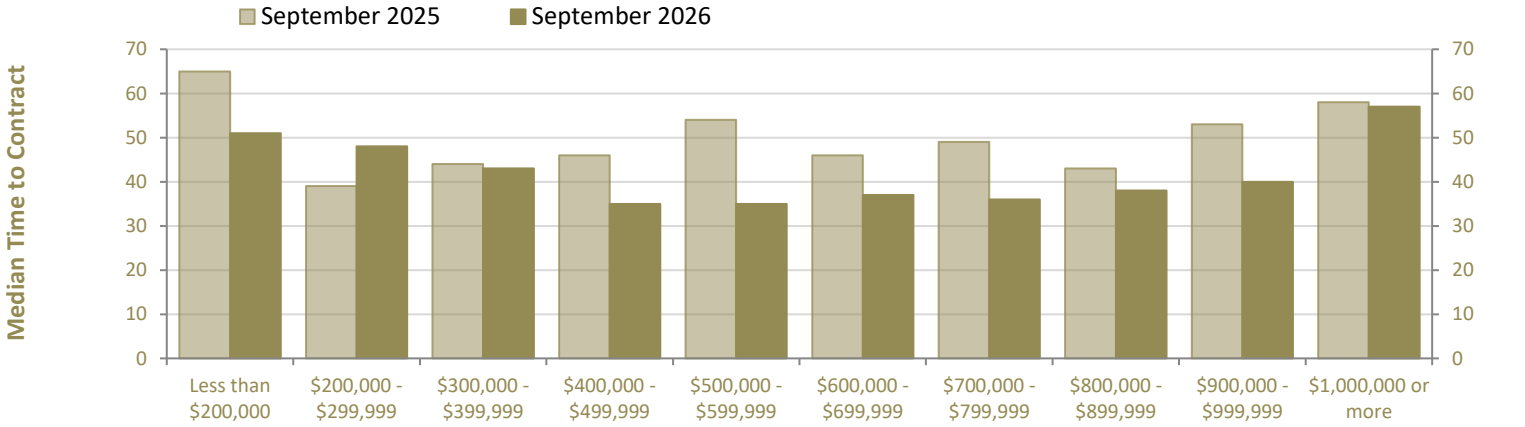
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Median Time to Contract by Sale Price

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.

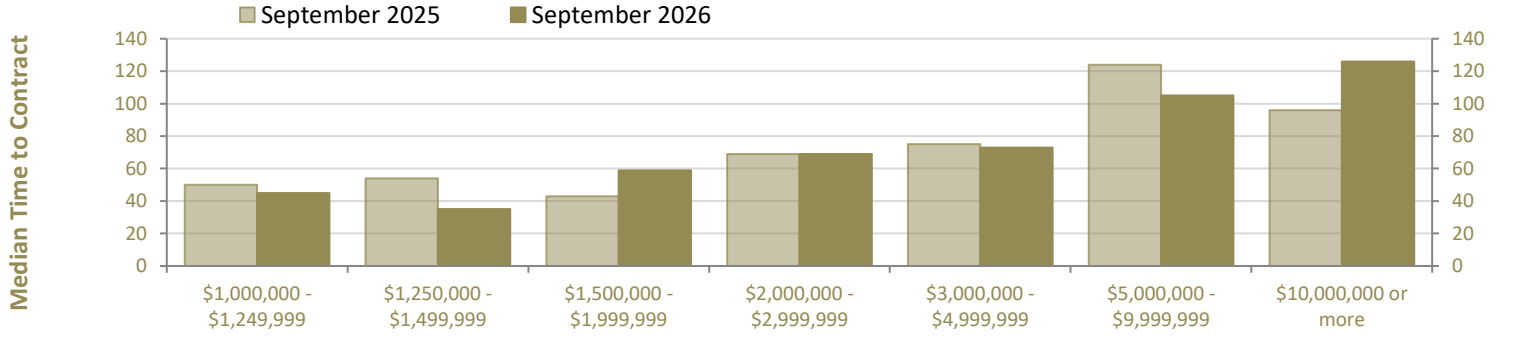
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	51 Days	-21.5%
$200,000 - $299,999	48 Days	23.1%
$300,000 - $399,999	43 Days	-2.3%
$400,000 - $499,999	35 Days	-23.9%
$500,000 - $599,999	35 Days	-35.2%
$600,000 - $699,999	37 Days	-19.6%
$700,000 - $799,999	36 Days	-26.5%
$800,000 - $899,999	38 Days	-11.6%
$900,000 - $999,999	40 Days	-24.5%
$1,000,000 or more	57 Days	-1.7%



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	45 Days	-10.0%
$1,250,000 - $1,499,999	35 Days	-35.2%
$1,500,000 - $1,999,999	59 Days	37.2%
$2,000,000 - $2,999,999	69 Days	0.0%
$3,000,000 - $4,999,999	73 Days	-2.7%
$5,000,000 - $9,999,999	105 Days	-15.3%
$10,000,000 or more	126 Days	31.3%



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Monthly Market Detail - September 2026
Single-Family Homes
Miami-Fort Lauderdale-West Palm Beach MSA

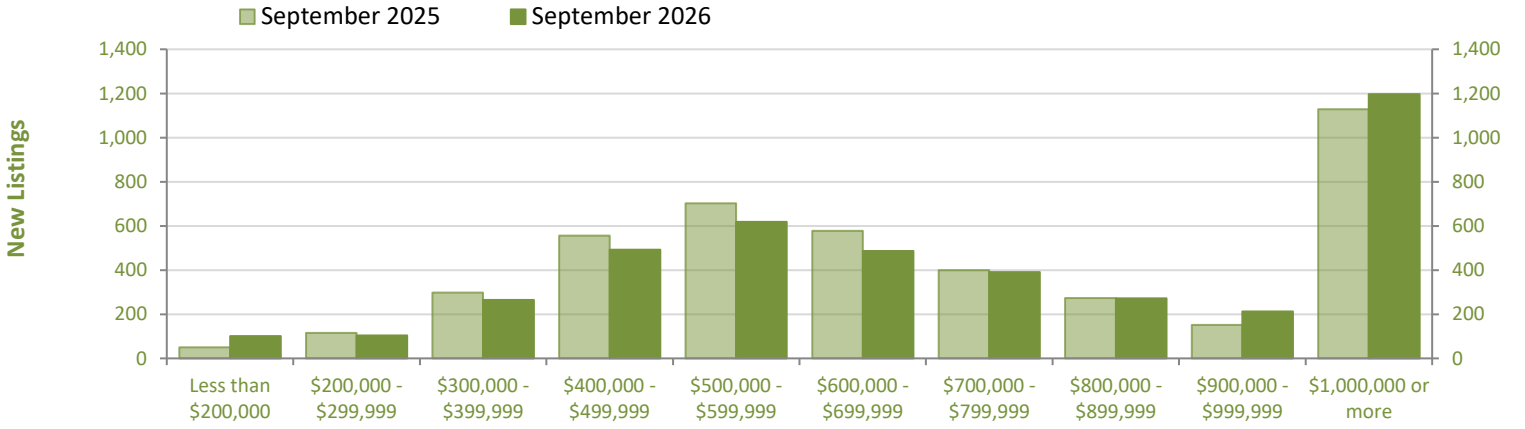
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New Listings by Initial Listing Price

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.

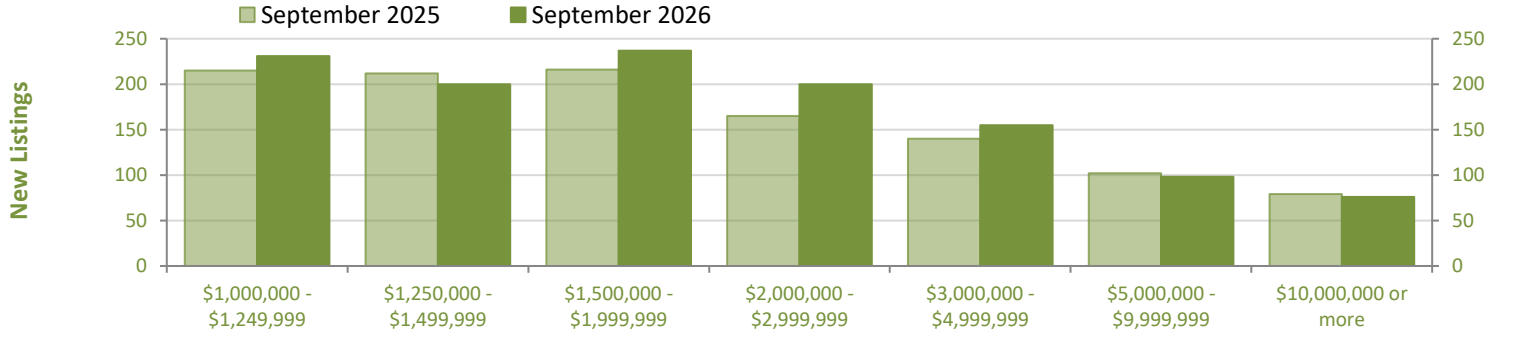
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	101	102.0%
$200,000 - $299,999	104	-10.3%
$300,000 - $399,999	265	-11.1%
$400,000 - $499,999	492	-11.5%
$500,000 - $599,999	618	-12.1%
$600,000 - $699,999	487	-15.6%
$700,000 - $799,999	391	-2.3%
$800,000 - $899,999	272	-0.4%
$900,000 - $999,999	213	41.1%
$1,000,000 or more	1,197	6.0%



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	231	7.4%
$1,250,000 - $1,499,999	200	-5.7%
$1,500,000 - $1,999,999	237	9.7%
$2,000,000 - $2,999,999	200	21.2%
$3,000,000 - $4,999,999	155	10.7%
$5,000,000 - $9,999,999	98	-3.9%
$10,000,000 or more	76	-3.8%



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Monthly Market Detail - September 2026
Single-Family Homes
Miami-Fort Lauderdale-West Palm Beach MSA

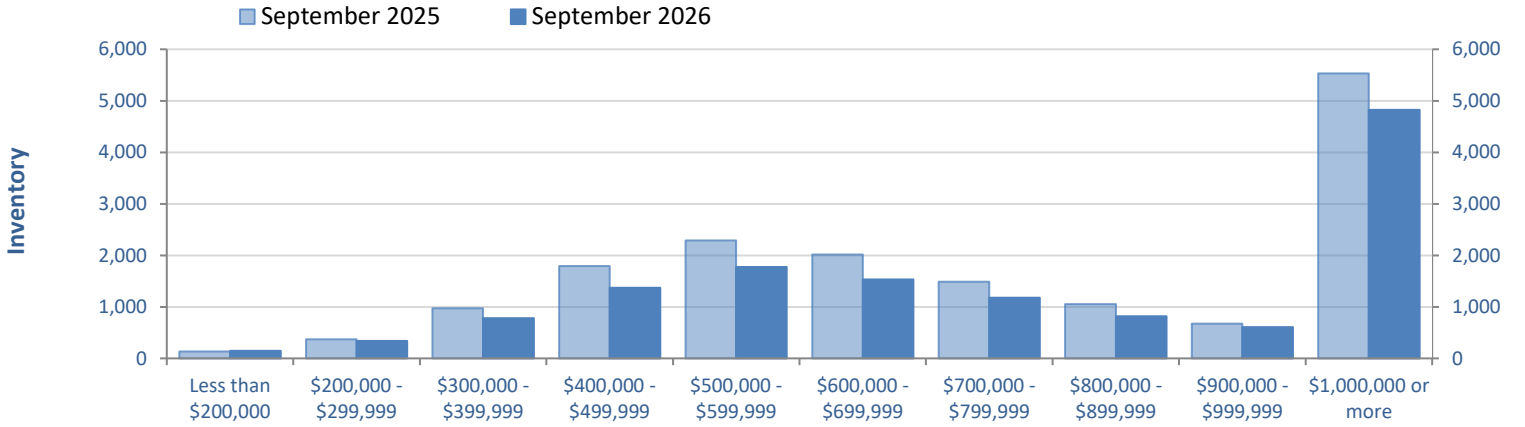
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Inventory by Current Listing Price

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.

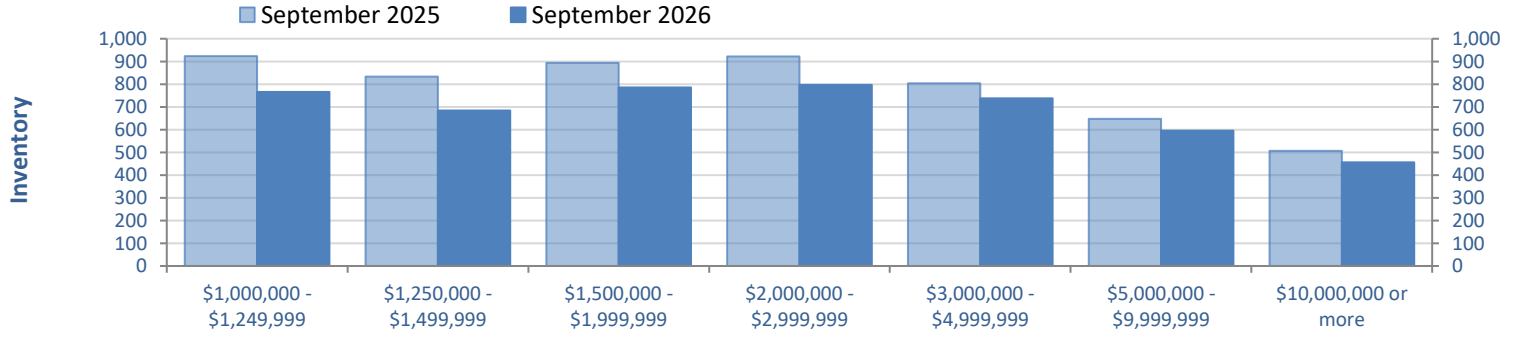
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	147	8.9%
$200,000 - $299,999	341	-7.3%
$300,000 - $399,999	780	-20.0%
$400,000 - $499,999	1,371	-23.5%
$500,000 - $599,999	1,773	-22.5%
$600,000 - $699,999	1,532	-24.1%
$700,000 - $799,999	1,175	-21.0%
$800,000 - $899,999	819	-22.3%
$900,000 - $999,999	609	-9.9%
$1,000,000 or more	4,821	-12.8%



Million Dollar Spotlight

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

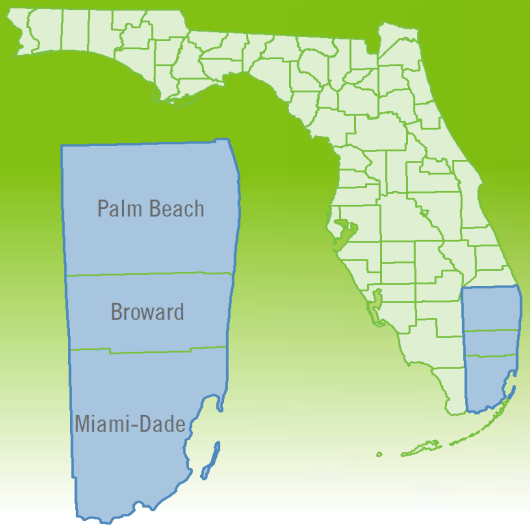
Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	766	-17.1%
$1,250,000 - $1,499,999	684	-18.0%
$1,500,000 - $1,999,999	785	-12.2%
$2,000,000 - $2,999,999	797	-13.6%
$3,000,000 - $4,999,999	738	-8.2%
$5,000,000 - $9,999,999	595	-8.0%
$10,000,000 or more	456	-9.9%



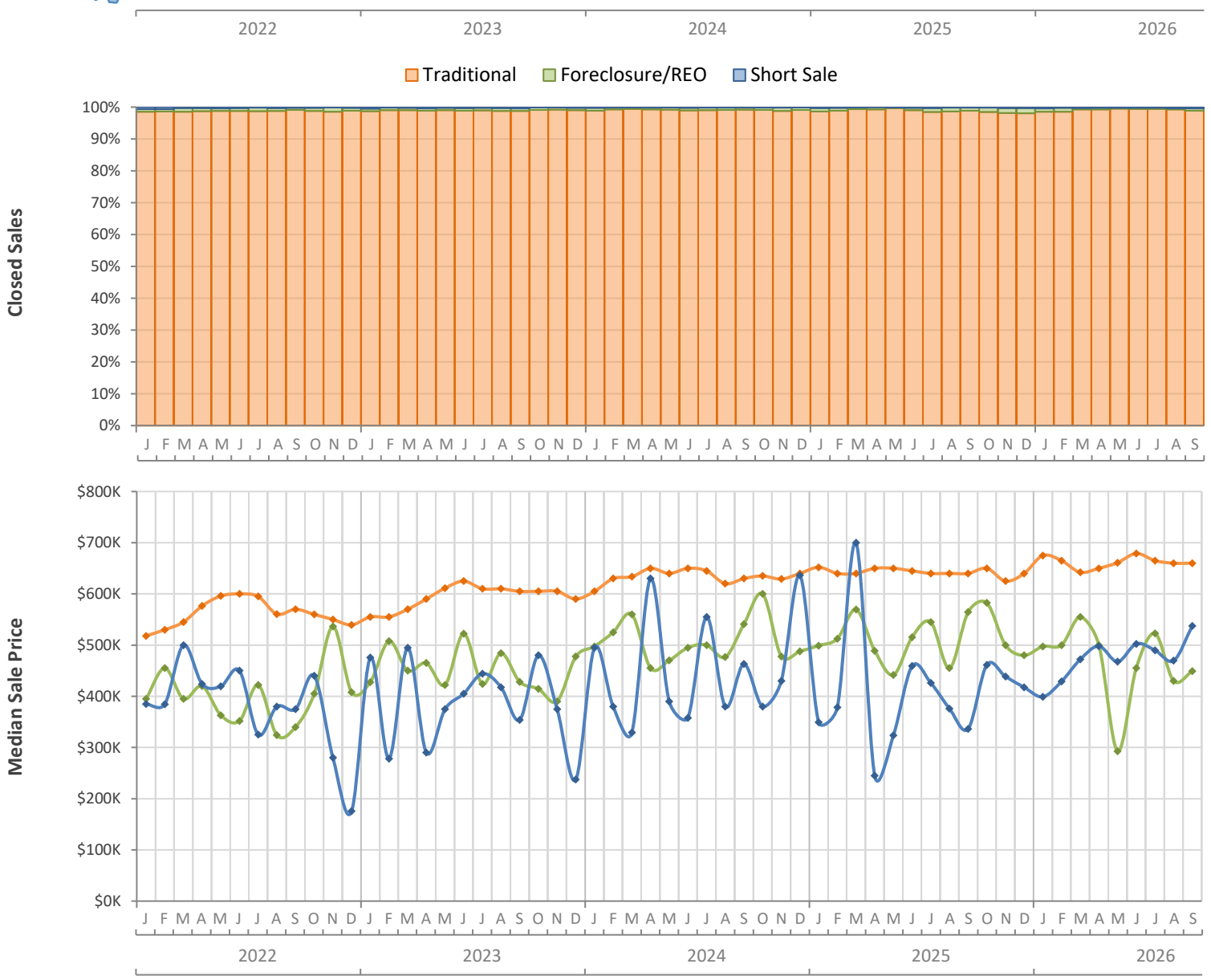
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Monthly Distressed Market - September 2026
Single-Family Homes
Miami-Fort Lauderdale-West Palm Beach MSA

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		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,897	3,042	-4.8%
	Median Sale Price	$660,000	$640,000	3.1%
Foreclosure/REO	Closed Sales	21	29	-27.6%
	Median Sale Price	$449,000	$564,375	-20.4%
Short Sale	Closed Sales	12	5	140.0%
	Median Sale Price	$537,500	$336,300	59.8%



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