Quarterly Market Detail - Q2 2026
Townhouses and Condos
Florida

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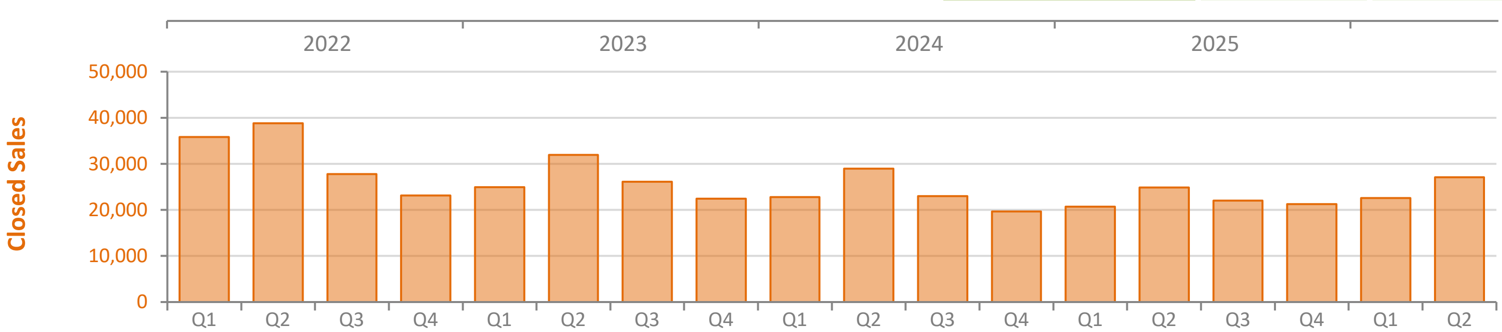
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	27,106	24,864	9.0%
Paid in Cash	14,282	12,804	11.5%
Median Sale Price	$310,000	$310,000	0.0%
Average Sale Price	$495,981	$470,842	5.3%
Dollar Volume	$13.4 Billion	$11.7 Billion	14.8%
Median Percent of Original List Price Received	93.0%	92.7%	0.3%
Median Time to Contract	69 Days	65 Days	6.2%
Median Time to Sale	107 Days	102 Days	4.9%
New Pending Sales	27,552	24,758	11.3%
New Listings	38,345	40,826	-6.1%
Pending Inventory	11,664	10,686	9.2%
Inventory (Active Listings)	62,772	73,225	-14.3%
Months Supply of Inventory	8.1	10.0	-19.0%

Closed Sales

The number of sales transactions which closed during the quarter

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

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	49,673	9.0%
Q2 2026	**27,106**	**9.0%**
Q1 2026	22,567	9.0%
Q4 2025	21,233	8.0%
Q3 2025	21,992	-4.3%
Q2 2025	24,864	-14.1%
Q1 2025	20,704	-9.2%
Q4 2024	19,660	-12.3%
Q3 2024	22,975	-12.1%
Q2 2024	28,953	-9.3%
Q1 2024	22,811	-8.5%
Q4 2023	22,425	-3.0%
Q3 2023	26,129	-5.8%
Q2 2023	31,926	-17.7%



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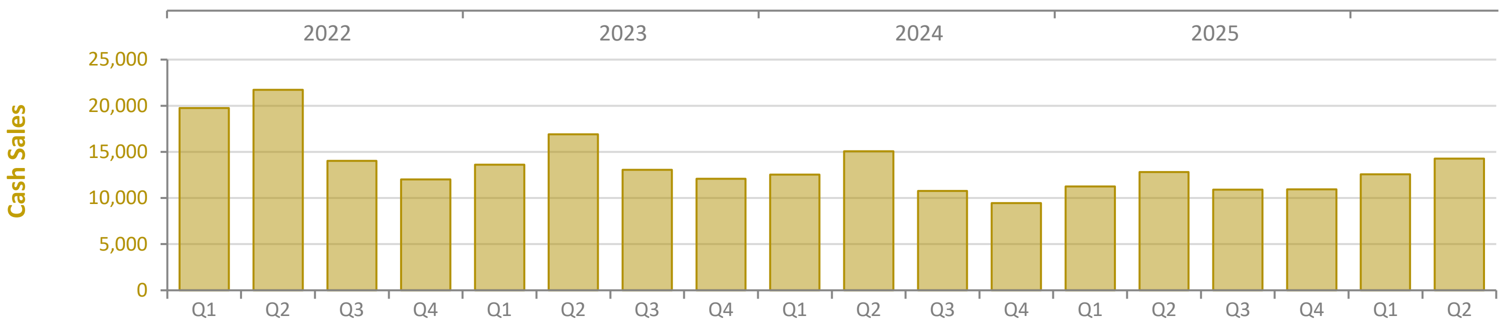
Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	26,842	11.5%
Q2 2026	**14,282**	**11.5%**
Q1 2026	12,560	11.5%
Q4 2025	10,958	15.9%
Q3 2025	10,919	1.5%
Q2 2025	12,804	-15.1%
Q1 2025	11,265	-10.1%
Q4 2024	9,454	-21.9%
Q3 2024	10,753	-17.7%
Q2 2024	15,085	-10.7%
Q1 2024	12,524	-8.0%
Q4 2023	12,100	0.8%
Q3 2023	13,066	-6.8%
Q2 2023	16,899	-22.2%

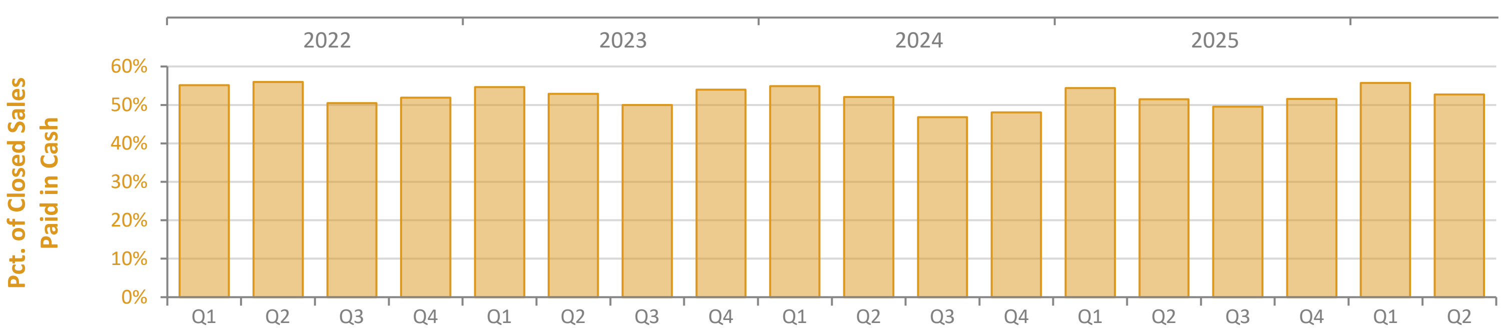


Cash Sales as a Percentage of Closed Sales

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

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	54.0%	2.3%
Q2 2026	**52.7%**	**2.3%**
Q1 2026	55.7%	2.4%
Q4 2025	51.6%	7.3%
Q3 2025	49.6%	6.0%
Q2 2025	51.5%	-1.2%
Q1 2025	54.4%	-0.9%
Q4 2024	48.1%	-10.9%
Q3 2024	46.8%	-6.4%
Q2 2024	52.1%	-1.5%
Q1 2024	54.9%	0.5%
Q4 2023	54.0%	4.0%
Q3 2023	50.0%	-1.0%
Q2 2023	52.9%	-5.5%



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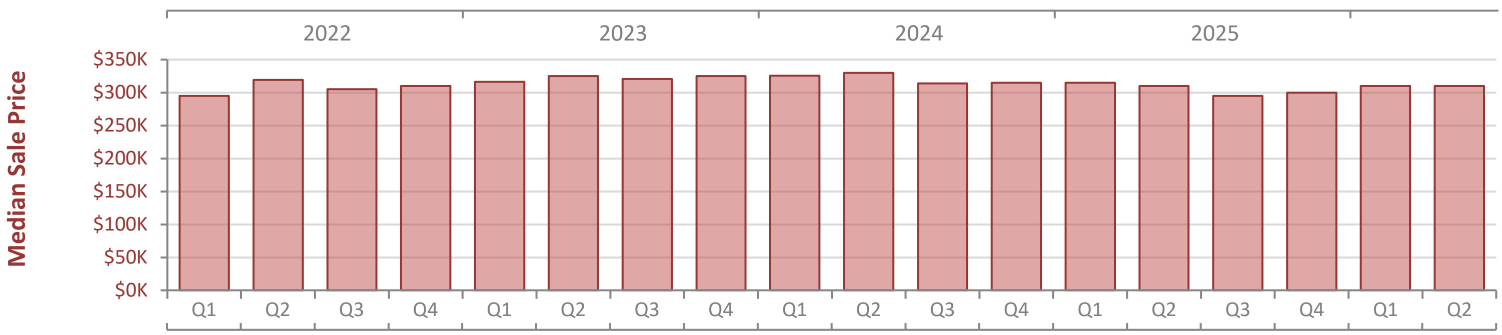
Median Sale Price

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

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$310,000	-0.8%
Q2 2026	**$310,000**	**0.0%**
Q1 2026	$310,000	-1.6%
Q4 2025	$300,000	-4.8%
Q3 2025	$295,000	-6.1%
Q2 2025	$310,000	-6.1%
Q1 2025	$315,000	-3.2%
Q4 2024	$315,000	-3.1%
Q3 2024	$314,000	-2.0%
Q2 2024	$330,000	1.5%
Q1 2024	$325,500	2.8%
Q4 2023	$325,173	4.9%
Q3 2023	$320,545	5.1%
Q2 2023	$325,000	1.9%

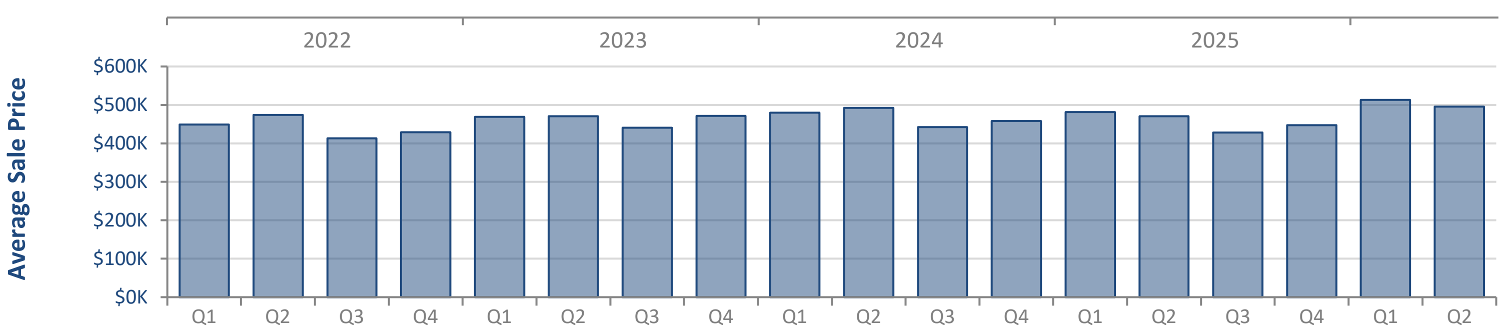


Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$503,930	5.9%
Q2 2026	**$495,981**	**5.3%**
Q1 2026	$513,478	6.6%
Q4 2025	$447,382	-2.4%
Q3 2025	$427,914	-3.2%
Q2 2025	$470,842	-4.4%
Q1 2025	$481,499	0.3%
Q4 2024	$458,239	-2.9%
Q3 2024	$442,021	0.4%
Q2 2024	$492,394	4.7%
Q1 2024	$479,976	2.3%
Q4 2023	$471,902	10.0%
Q3 2023	$440,296	6.6%
Q2 2023	$470,312	-0.9%



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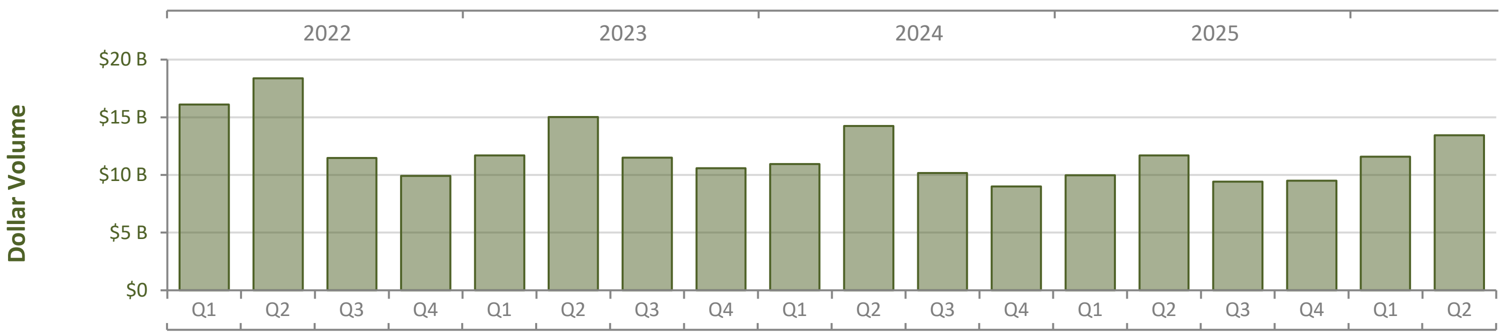
Dollar Volume

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

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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$25.0 Billion	15.5%
Q2 2026	**$13.4 Billion**	**14.8%**
Q1 2026	$11.6 Billion	16.2%
Q4 2025	$9.5 Billion	5.4%
Q3 2025	$9.4 Billion	-7.3%
Q2 2025	$11.7 Billion	-17.9%
Q1 2025	$10.0 Billion	-8.9%
Q4 2024	$9.0 Billion	-14.9%
Q3 2024	$10.2 Billion	-11.7%
Q2 2024	$14.3 Billion	-5.1%
Q1 2024	$10.9 Billion	-6.4%
Q4 2023	$10.6 Billion	6.7%
Q3 2023	$11.5 Billion	0.4%
Q2 2023	$15.0 Billion	-18.4%

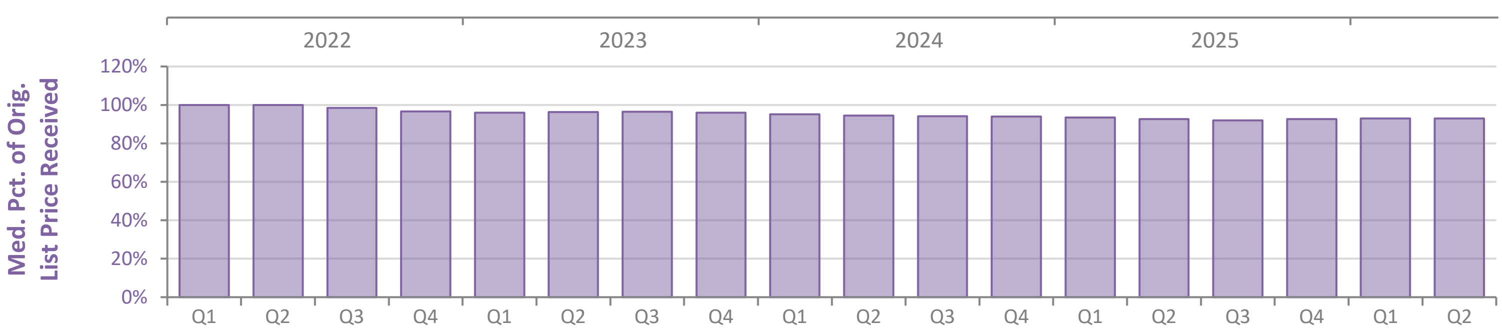


Median Percent of Original List Price Received

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

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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.0%	0.0%
Q2 2026	**93.0%**	**0.3%**
Q1 2026	93.0%	-0.4%
Q4 2025	92.6%	-1.4%
Q3 2025	92.0%	-2.2%
Q2 2025	92.7%	-1.9%
Q1 2025	93.4%	-1.8%
Q4 2024	93.9%	-2.2%
Q3 2024	94.1%	-2.5%
Q2 2024	94.5%	-1.9%
Q1 2024	95.1%	-0.9%
Q4 2023	96.0%	-0.6%
Q3 2023	96.5%	-1.9%
Q2 2023	96.3%	-3.7%



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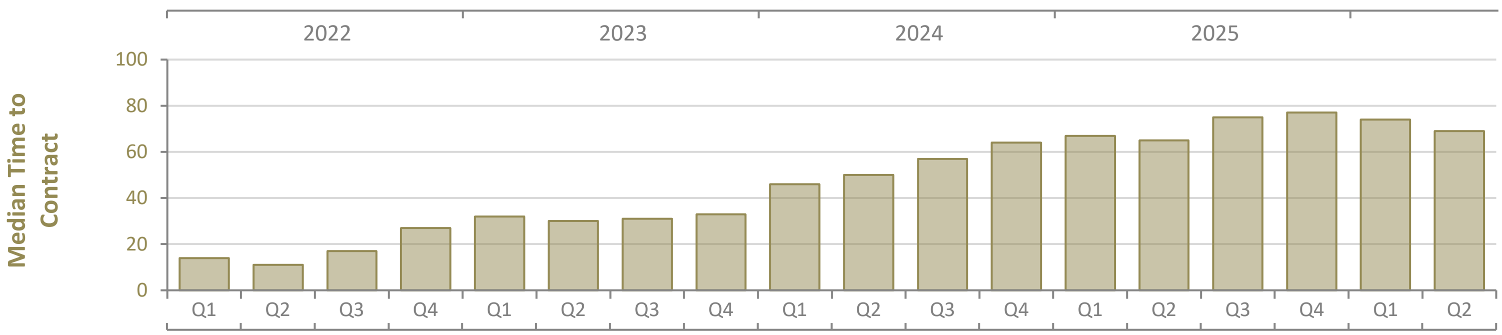
Median Time to Contract

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

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	72 Days	5.9%
Q2 2026	**69 Days**	**6.2%**
Q1 2026	74 Days	10.4%
Q4 2025	77 Days	20.3%
Q3 2025	75 Days	31.6%
Q2 2025	65 Days	30.0%
Q1 2025	67 Days	45.7%
Q4 2024	64 Days	93.9%
Q3 2024	57 Days	83.9%
Q2 2024	50 Days	66.7%
Q1 2024	46 Days	43.8%
Q4 2023	33 Days	22.2%
Q3 2023	31 Days	82.4%
Q2 2023	30 Days	172.7%

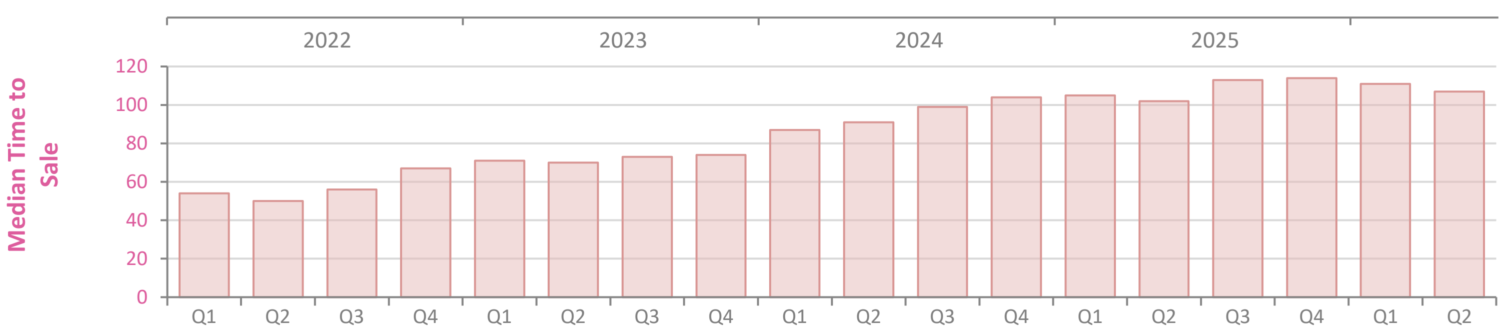


Median Time to Sale

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

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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	110 Days	3.8%
Q2 2026	**107 Days**	**4.9%**
Q1 2026	111 Days	5.7%
Q4 2025	114 Days	9.6%
Q3 2025	113 Days	14.1%
Q2 2025	102 Days	12.1%
Q1 2025	105 Days	20.7%
Q4 2024	104 Days	40.5%
Q3 2024	99 Days	35.6%
Q2 2024	91 Days	30.0%
Q1 2024	87 Days	22.5%
Q4 2023	74 Days	10.4%
Q3 2023	73 Days	30.4%
Q2 2023	70 Days	40.0%



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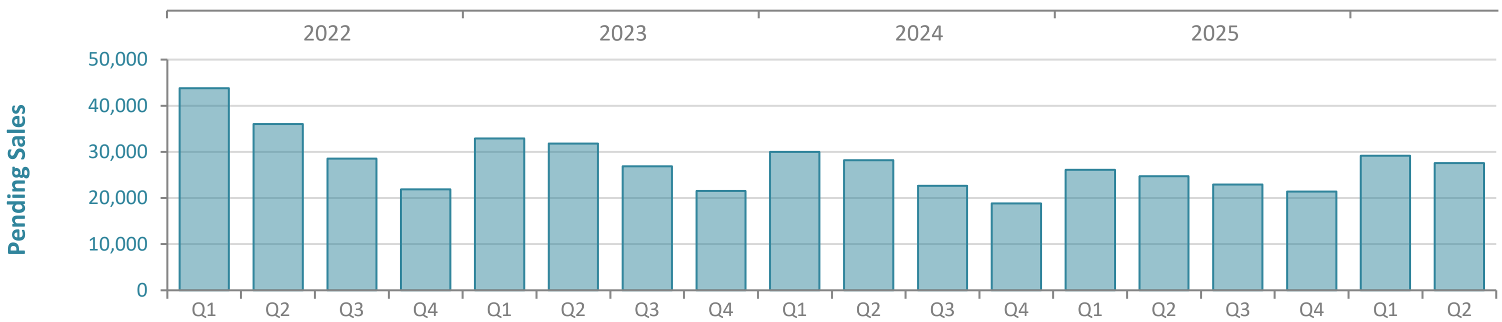
New Pending Sales

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

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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	56,700	11.4%
Q2 2026	**27,552**	**11.3%**
Q1 2026	29,148	11.6%
Q4 2025	21,416	13.6%
Q3 2025	22,933	1.4%
Q2 2025	24,758	-12.2%
Q1 2025	26,126	-13.0%
Q4 2024	18,855	-12.3%
Q3 2024	22,622	-15.8%
Q2 2024	28,202	-11.2%
Q1 2024	30,029	-8.8%
Q4 2023	21,511	-1.6%
Q3 2023	26,863	-5.9%
Q2 2023	31,773	-11.8%

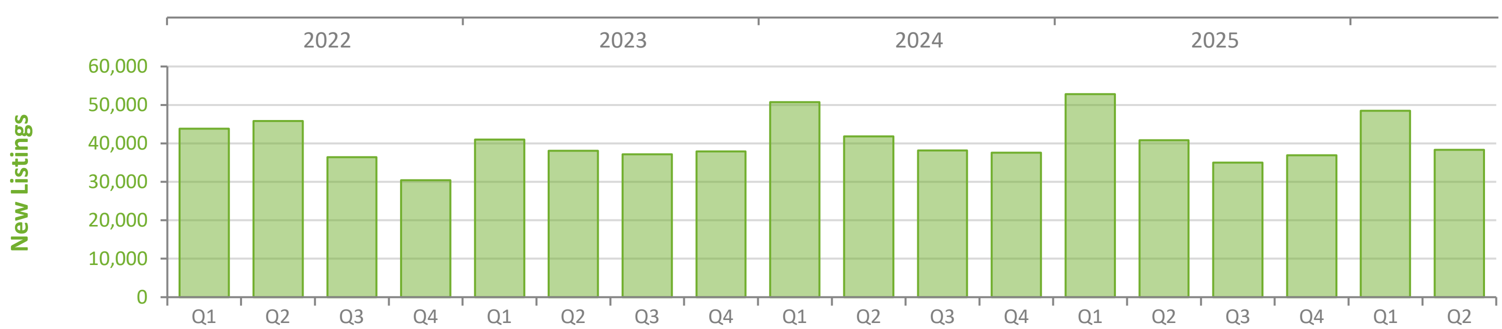


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	86,833	-7.3%
Q2 2026	**38,345**	**-6.1%**
Q1 2026	48,488	-8.2%
Q4 2025	36,890	-1.8%
Q3 2025	35,034	-8.2%
Q2 2025	40,826	-2.4%
Q1 2025	52,811	4.1%
Q4 2024	37,560	-0.8%
Q3 2024	38,158	2.8%
Q2 2024	41,830	9.9%
Q1 2024	50,755	23.8%
Q4 2023	37,870	24.5%
Q3 2023	37,121	2.0%
Q2 2023	38,066	-16.9%



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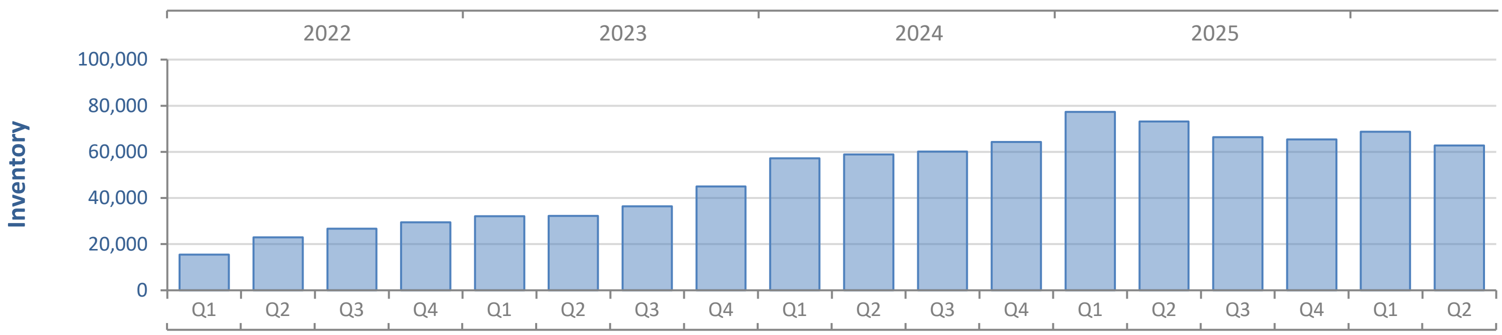
Inventory (Active Listings)

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

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

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	67,710	-10.0%
Q2 2026	**62,772**	**-14.3%**
Q1 2026	68,757	-11.1%
Q4 2025	65,462	1.8%
Q3 2025	66,341	10.3%
Q2 2025	73,225	24.3%
Q1 2025	77,300	35.2%
Q4 2024	64,283	42.8%
Q3 2024	60,132	65.3%
Q2 2024	58,928	82.3%
Q1 2024	57,188	77.9%
Q4 2023	45,002	52.6%
Q3 2023	36,387	36.4%
Q2 2023	32,322	40.5%

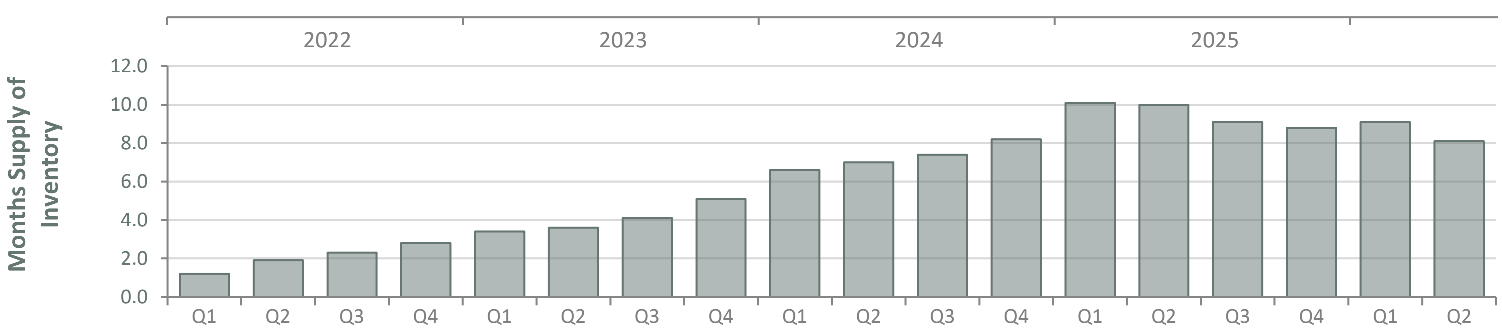


Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	9.0	-9.1%
Q2 2026	**8.1**	**-19.0%**
Q1 2026	9.1	-9.9%
Q4 2025	8.8	7.3%
Q3 2025	9.1	23.0%
Q2 2025	10.0	42.9%
Q1 2025	10.1	53.0%
Q4 2024	8.2	60.8%
Q3 2024	7.4	80.5%
Q2 2024	7.0	94.4%
Q1 2024	6.6	94.1%
Q4 2023	5.1	82.1%
Q3 2023	4.1	78.3%
Q2 2023	3.6	89.5%



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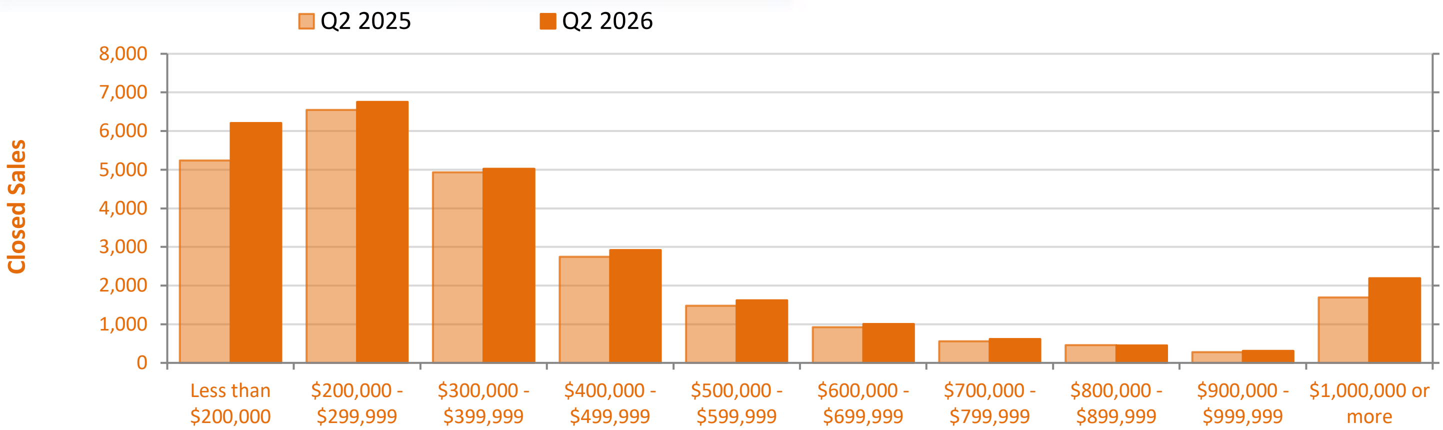
Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

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

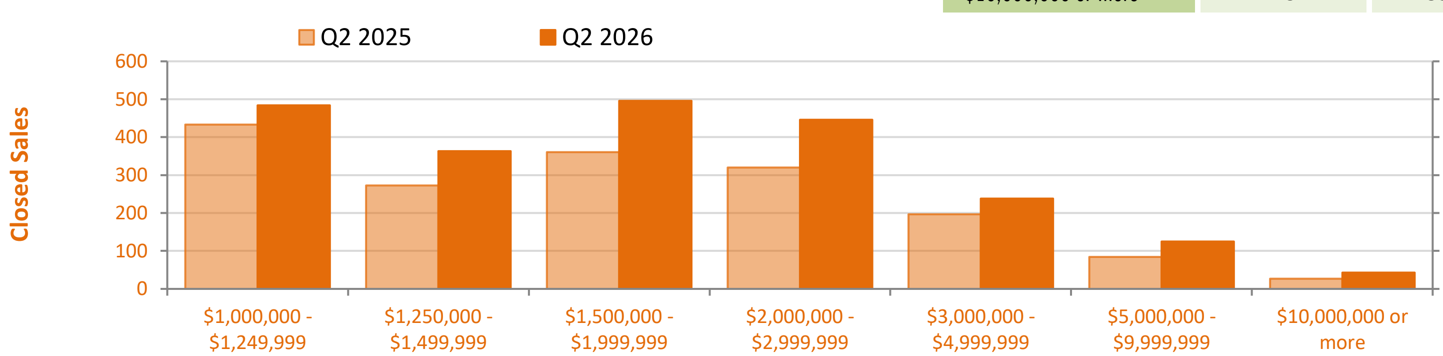
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	6,205	18.4%
$200,000 - $299,999	6,757	3.2%
$300,000 - $399,999	5,020	1.8%
$400,000 - $499,999	2,918	6.3%
$500,000 - $599,999	1,624	9.7%
$600,000 - $699,999	1,005	9.0%
$700,000 - $799,999	619	10.3%
$800,000 - $899,999	448	-3.2%
$900,000 - $999,999	315	15.0%
$1,000,000 or more	2,195	29.5%



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	484	11.8%
$1,250,000 - $1,499,999	363	33.0%
$1,500,000 - $1,999,999	496	37.4%
$2,000,000 - $2,999,999	446	39.4%
$3,000,000 - $4,999,999	238	20.8%
$5,000,000 - $9,999,999	125	48.8%
$10,000,000 or more	43	59.3%



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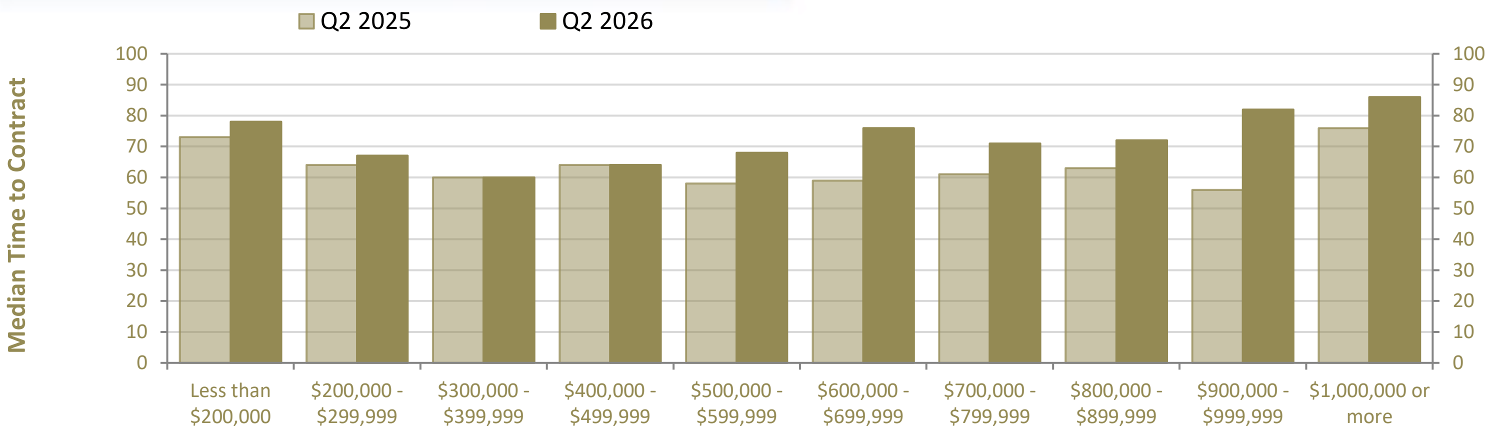
Median Time to Contract by Sale Price

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

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 quarter. 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.

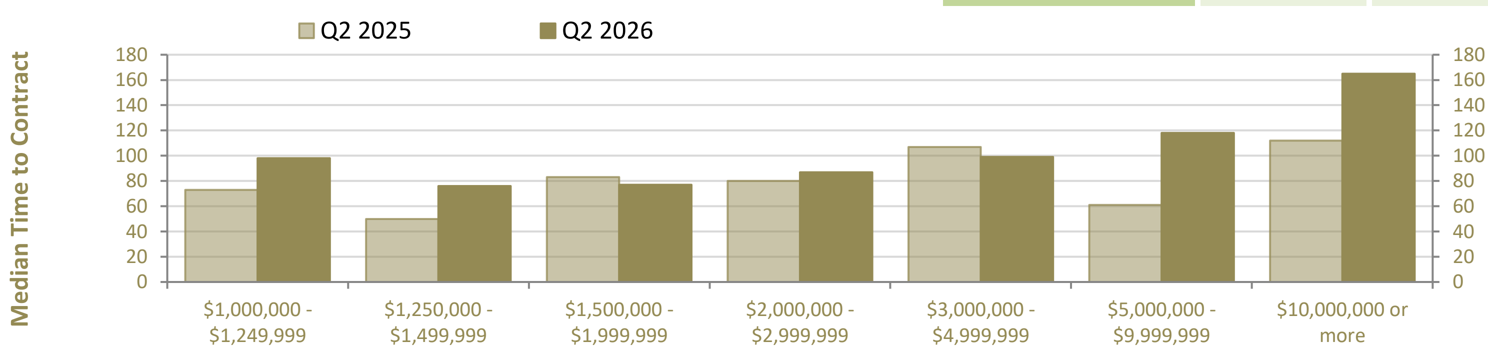
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	78 Days	6.8%
$200,000 - $299,999	67 Days	4.7%
$300,000 - $399,999	60 Days	0.0%
$400,000 - $499,999	64 Days	0.0%
$500,000 - $599,999	68 Days	17.2%
$600,000 - $699,999	76 Days	28.8%
$700,000 - $799,999	71 Days	16.4%
$800,000 - $899,999	72 Days	14.3%
$900,000 - $999,999	82 Days	46.4%
$1,000,000 or more	86 Days	13.2%



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	98 Days	34.2%
$1,250,000 - $1,499,999	76 Days	52.0%
$1,500,000 - $1,999,999	77 Days	-7.2%
$2,000,000 - $2,999,999	87 Days	8.8%
$3,000,000 - $4,999,999	99 Days	-7.5%
$5,000,000 - $9,999,999	118 Days	93.4%
$10,000,000 or more	165 Days	47.3%



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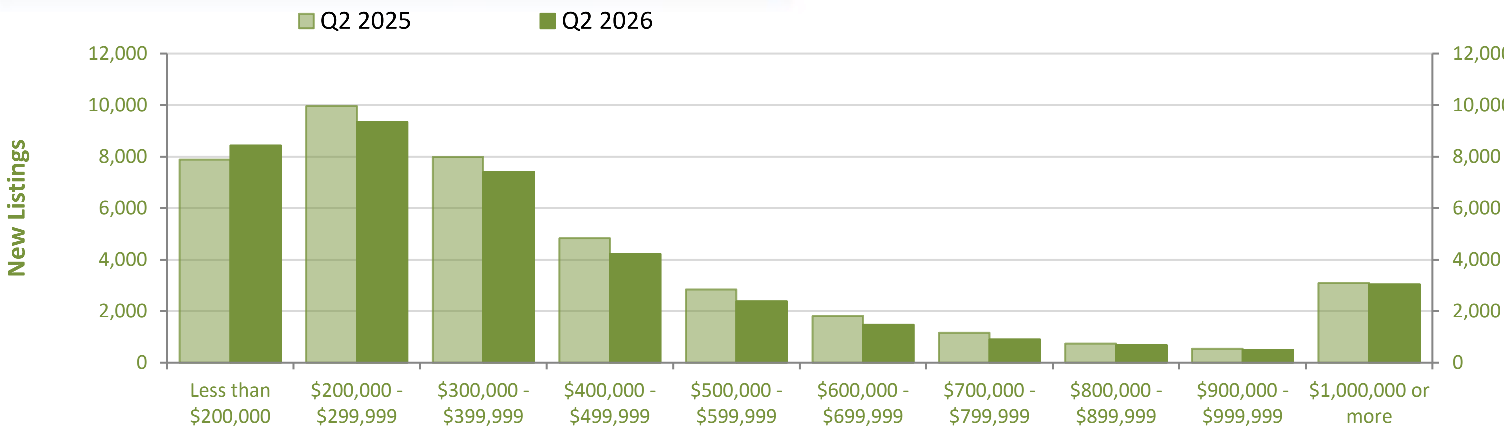
New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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.

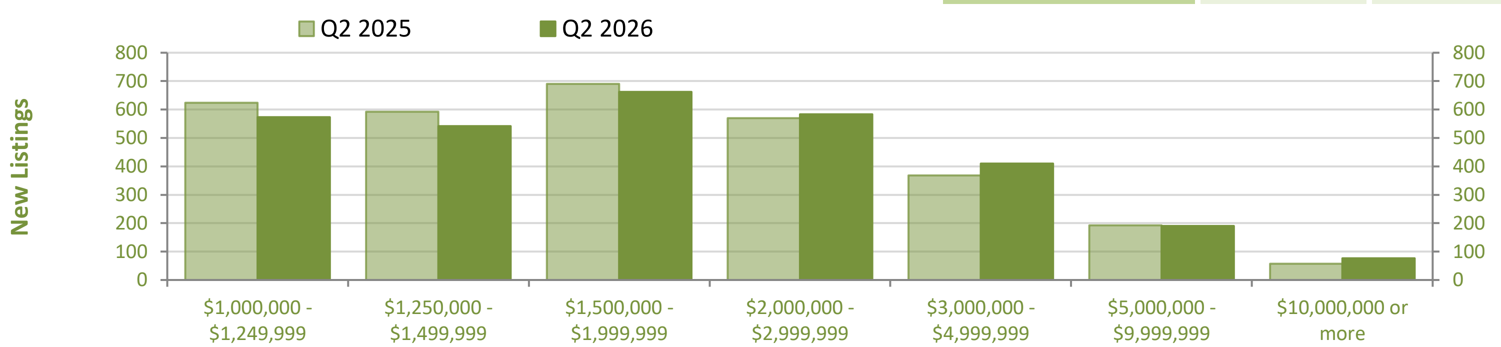
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	8,425	6.9%
$200,000 - $299,999	9,352	-6.1%
$300,000 - $399,999	7,401	-7.3%
$400,000 - $499,999	4,216	-12.6%
$500,000 - $599,999	2,375	-16.2%
$600,000 - $699,999	1,477	-18.2%
$700,000 - $799,999	898	-22.5%
$800,000 - $899,999	673	-9.5%
$900,000 - $999,999	492	-9.4%
$1,000,000 or more	3,036	-1.9%



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	573	-8.2%
$1,250,000 - $1,499,999	542	-8.4%
$1,500,000 - $1,999,999	662	-4.1%
$2,000,000 - $2,999,999	583	2.3%
$3,000,000 - $4,999,999	410	11.4%
$5,000,000 - $9,999,999	190	-1.6%
$10,000,000 or more	76	33.3%



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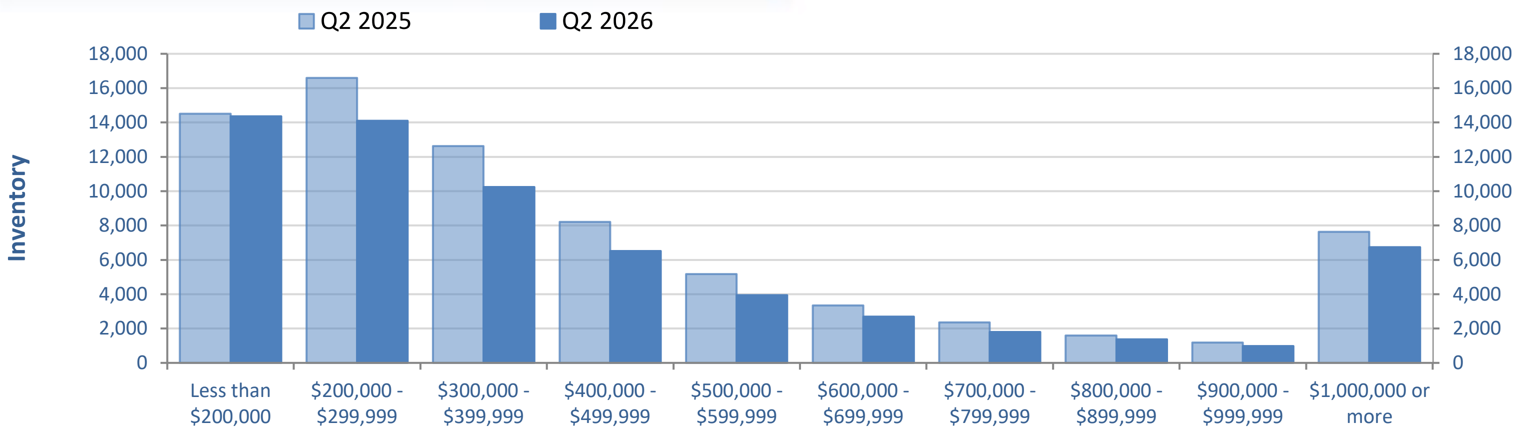
Inventory by Current Listing Price

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

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

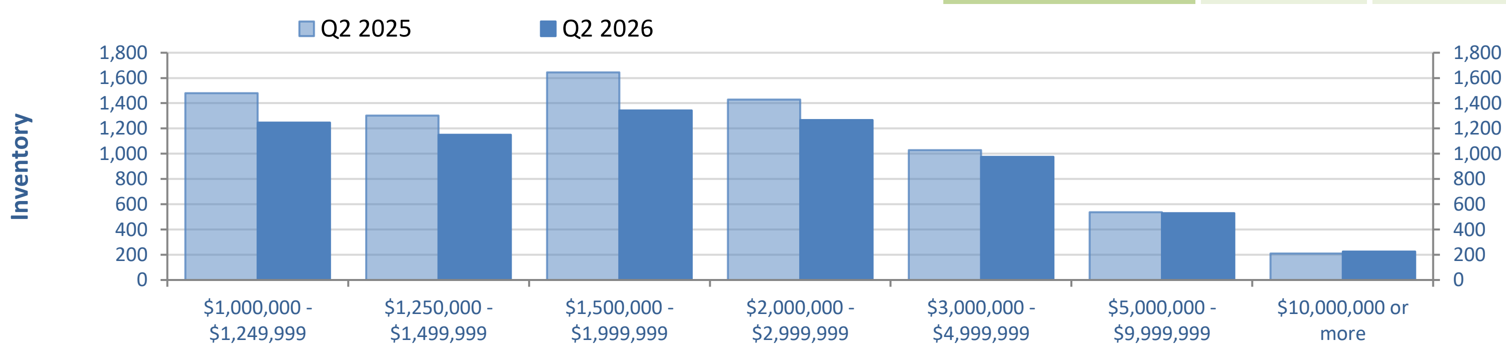
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	14,356	-1.0%
$200,000 - $299,999	14,104	-15.0%
$300,000 - $399,999	10,250	-18.8%
$400,000 - $499,999	6,522	-20.5%
$500,000 - $599,999	3,945	-23.8%
$600,000 - $699,999	2,701	-19.3%
$700,000 - $799,999	1,798	-24.1%
$800,000 - $899,999	1,372	-14.4%
$900,000 - $999,999	986	-16.7%
$1,000,000 or more	6,738	-11.7%



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	1,247	-15.7%
$1,250,000 - $1,499,999	1,150	-11.7%
$1,500,000 - $1,999,999	1,344	-18.2%
$2,000,000 - $2,999,999	1,267	-11.3%
$3,000,000 - $4,999,999	975	-5.2%
$5,000,000 - $9,999,999	529	-1.7%
$10,000,000 or more	226	8.1%



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Quarterly Distressed Market - Q2 2026
Townhouses and Condos
Florida

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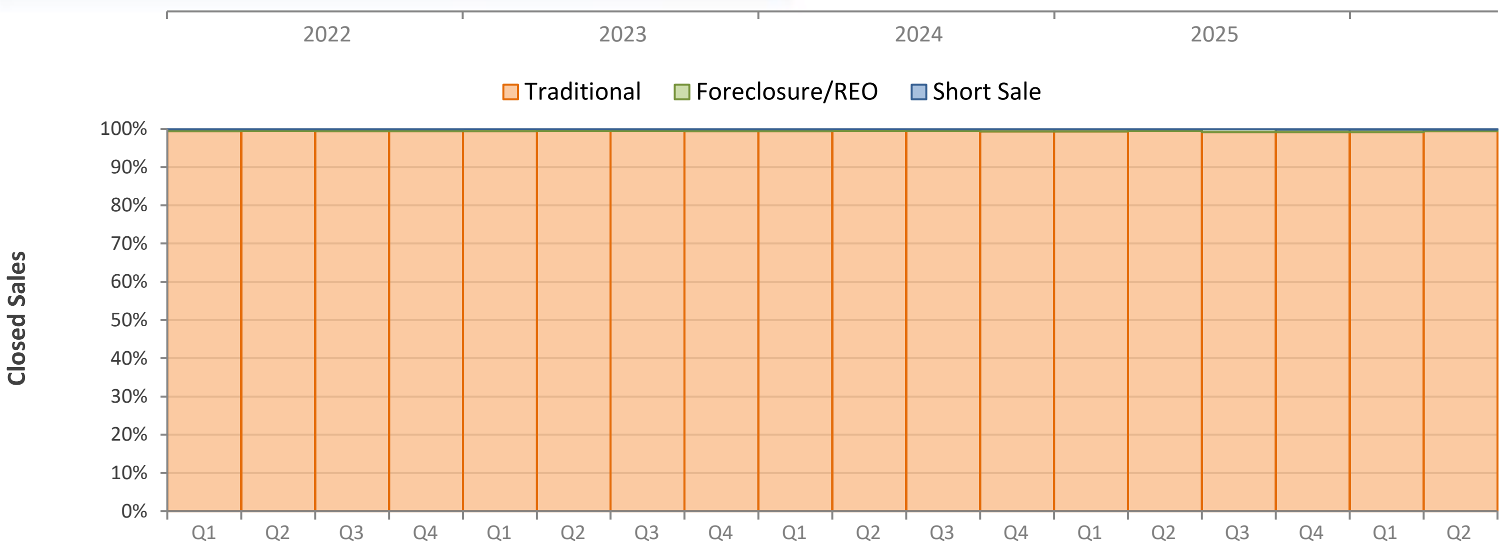
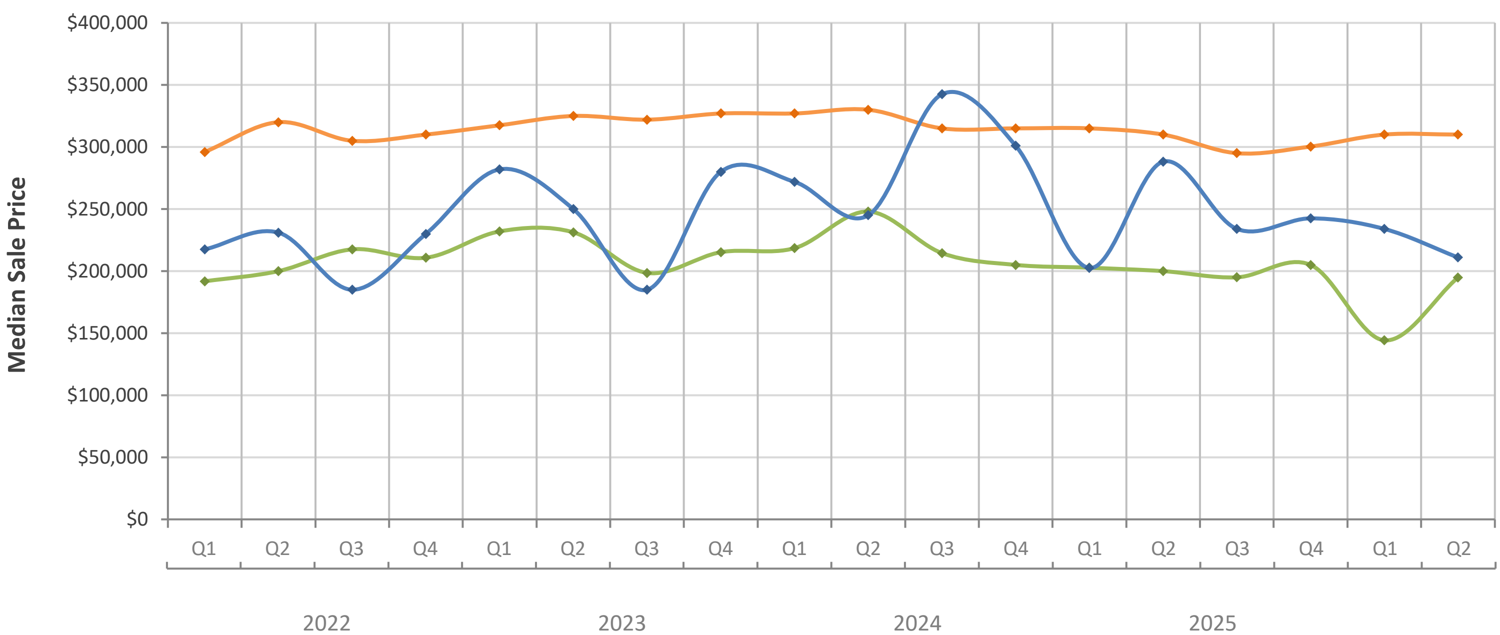
		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	26,939	24,737	8.9%
	Median Sale Price	$310,000	$310,000	0.0%
Foreclosure/REO	Closed Sales	119	109	9.2%
	Median Sale Price	$194,900	$200,000	-2.6%
Short Sale	Closed Sales	48	18	166.7%
	Median Sale Price	$211,000	$288,195	-26.8%





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