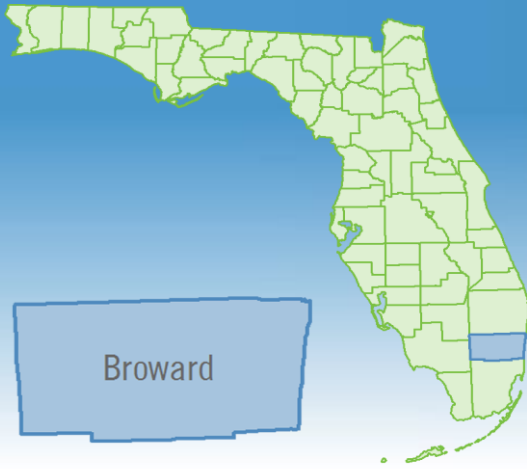


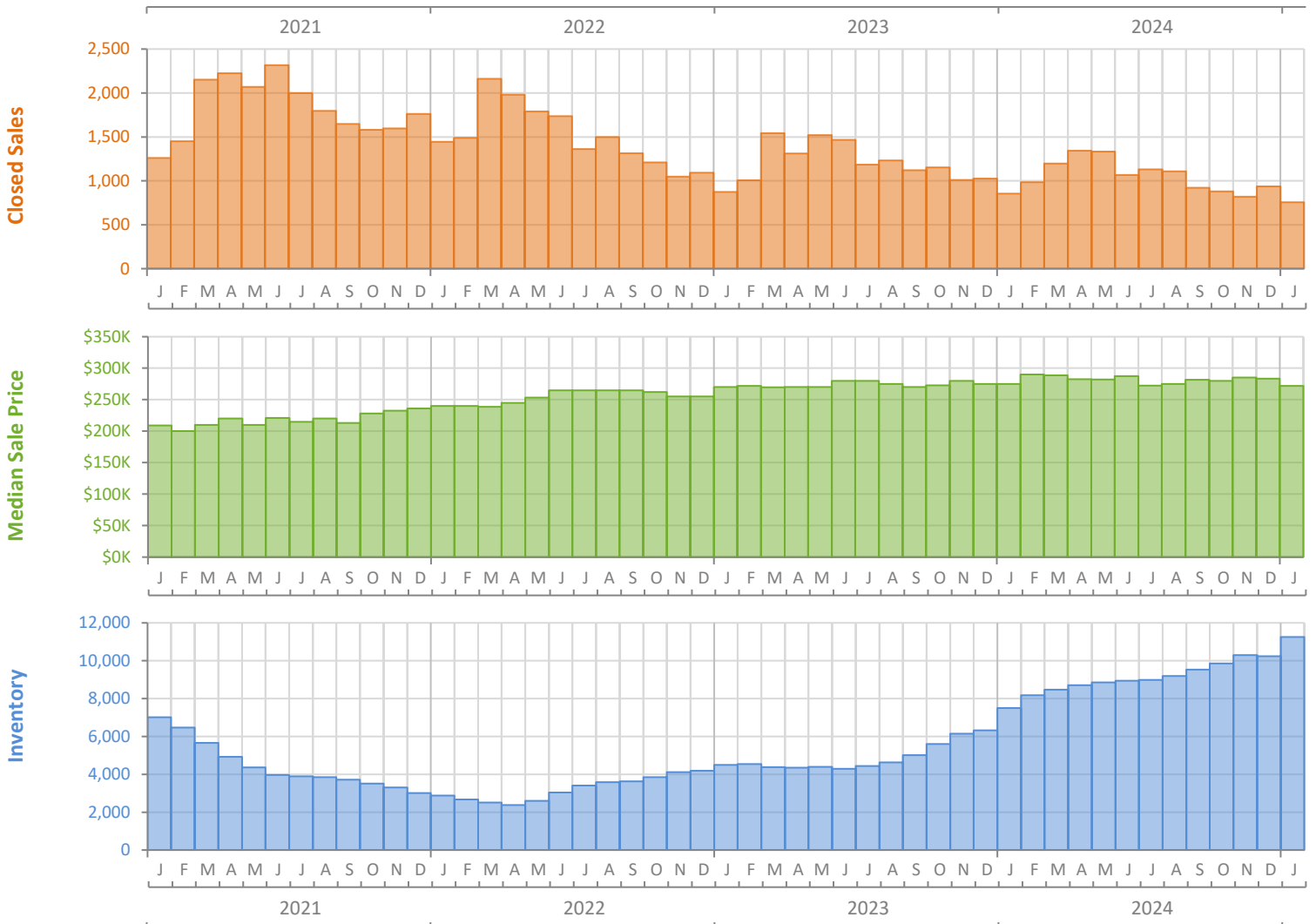
Monthly Market Summary - January 2025

Townhouses and Condos

Broward County



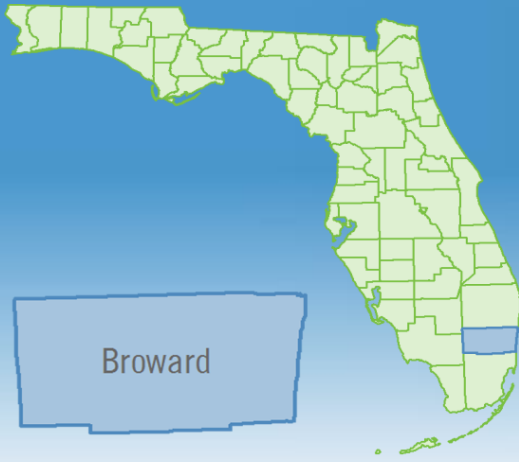
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	756	855	-11.6%
Paid in Cash	403	497	-18.9%
Median Sale Price	\$272,000	\$275,000	-1.1%
Average Sale Price	\$369,719	\$355,515	4.0%
Dollar Volume	\$279.5 Million	\$304.0 Million	-8.0%
Med. Pct. of Orig. List Price Received	92.2%	95.0%	-2.9%
Median Time to Contract	68 Days	42 Days	61.9%
Median Time to Sale	108 Days	80 Days	35.0%
New Pending Sales	998	1,236	-19.3%
New Listings	2,706	2,744	-1.4%
Pending Inventory	1,373	1,743	-21.2%
Inventory (Active Listings)	11,261	7,494	50.3%
Months Supply of Inventory	10.8	6.2	74.2%



Monthly Distressed Market - January 2025

Townhouses and Condos

Broward County



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	744	847	-12.2%
	Median Sale Price	\$275,000	\$278,000	-1.1%
Foreclosure/REO	Closed Sales	10	8	25.0%
	Median Sale Price	\$150,625	\$222,500	-32.3%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$674,000	(No Sales)	N/A

