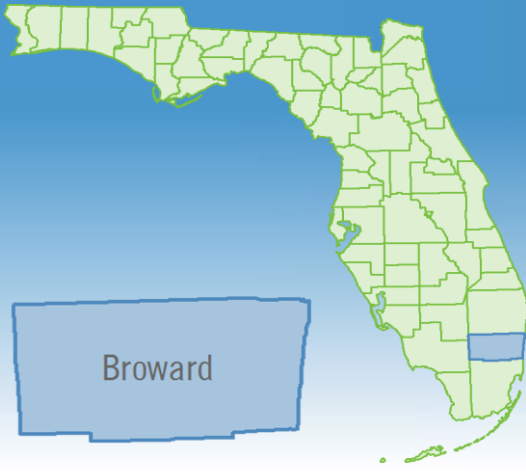


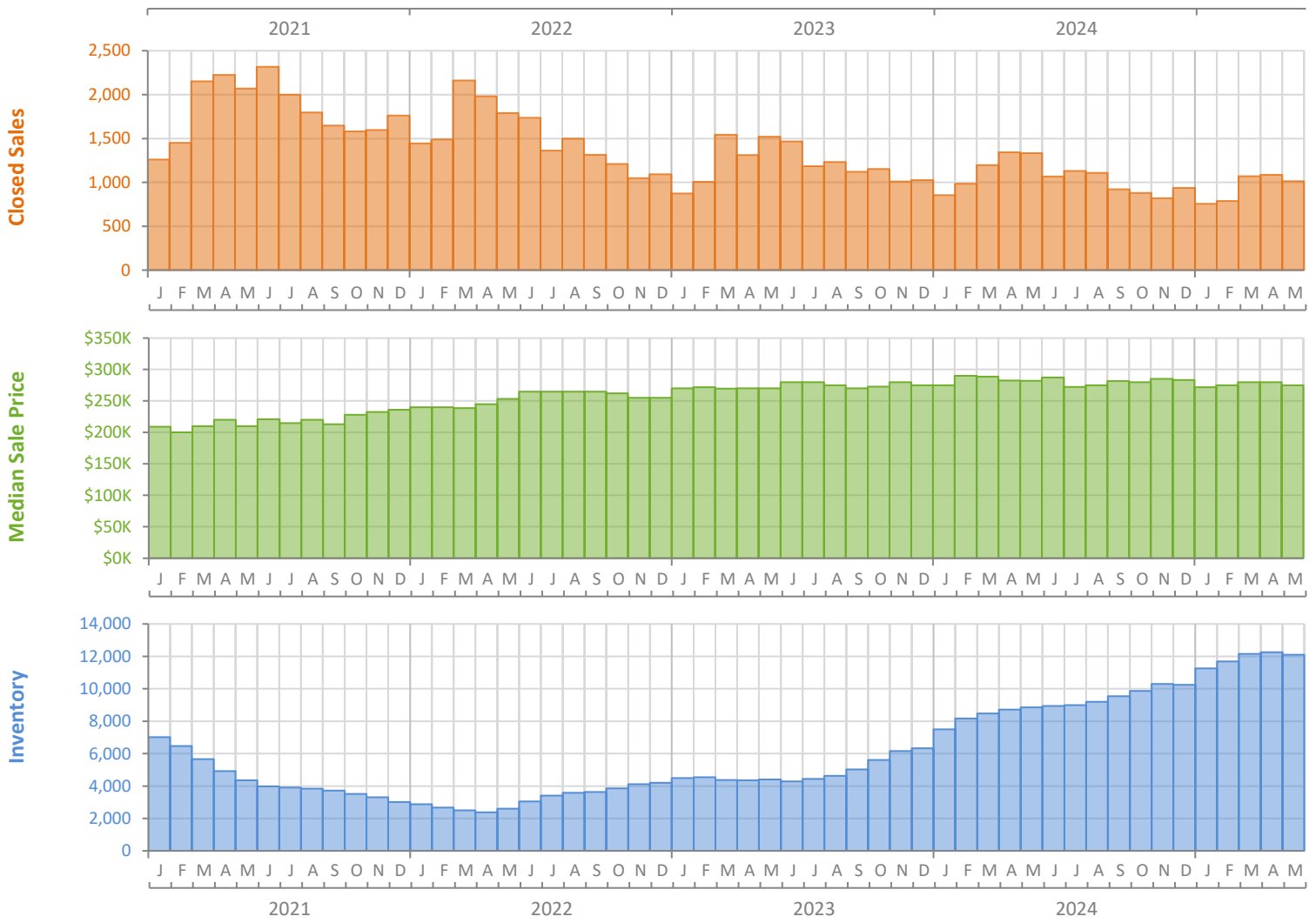
Monthly Market Summary - May 2025

Townhouses and Condos

Broward County



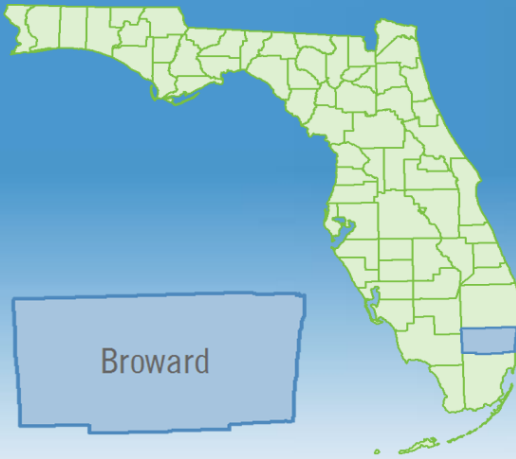
	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	1,014	1,334	-24.0%
Paid in Cash	507	704	-28.0%
Median Sale Price	\$275,000	\$282,000	-2.5%
Average Sale Price	\$364,058	\$375,176	-3.0%
Dollar Volume	\$369.2 Million	\$500.5 Million	-26.2%
Med. Pct. of Orig. List Price Received	91.8%	93.7%	-2.0%
Median Time to Contract	65 Days	45 Days	44.4%
Median Time to Sale	100 Days	84 Days	19.0%
New Pending Sales	1,058	1,313	-19.4%
New Listings	1,932	2,106	-8.3%
Pending Inventory	1,466	1,864	-21.4%
Inventory (Active Listings)	12,097	8,860	36.5%
Months Supply of Inventory	12.5	7.6	64.5%



Monthly Distressed Market - May 2025

Townhouses and Condos

Broward County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,004	1,316	-23.7%
	Median Sale Price	\$275,000	\$283,750	-3.1%
Foreclosure/REO	Closed Sales	9	16	-43.8%
	Median Sale Price	\$209,000	\$203,500	2.7%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$287,000	\$330,000	-13.0%

