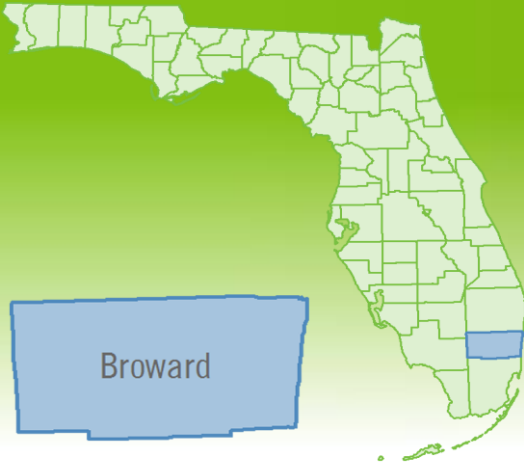


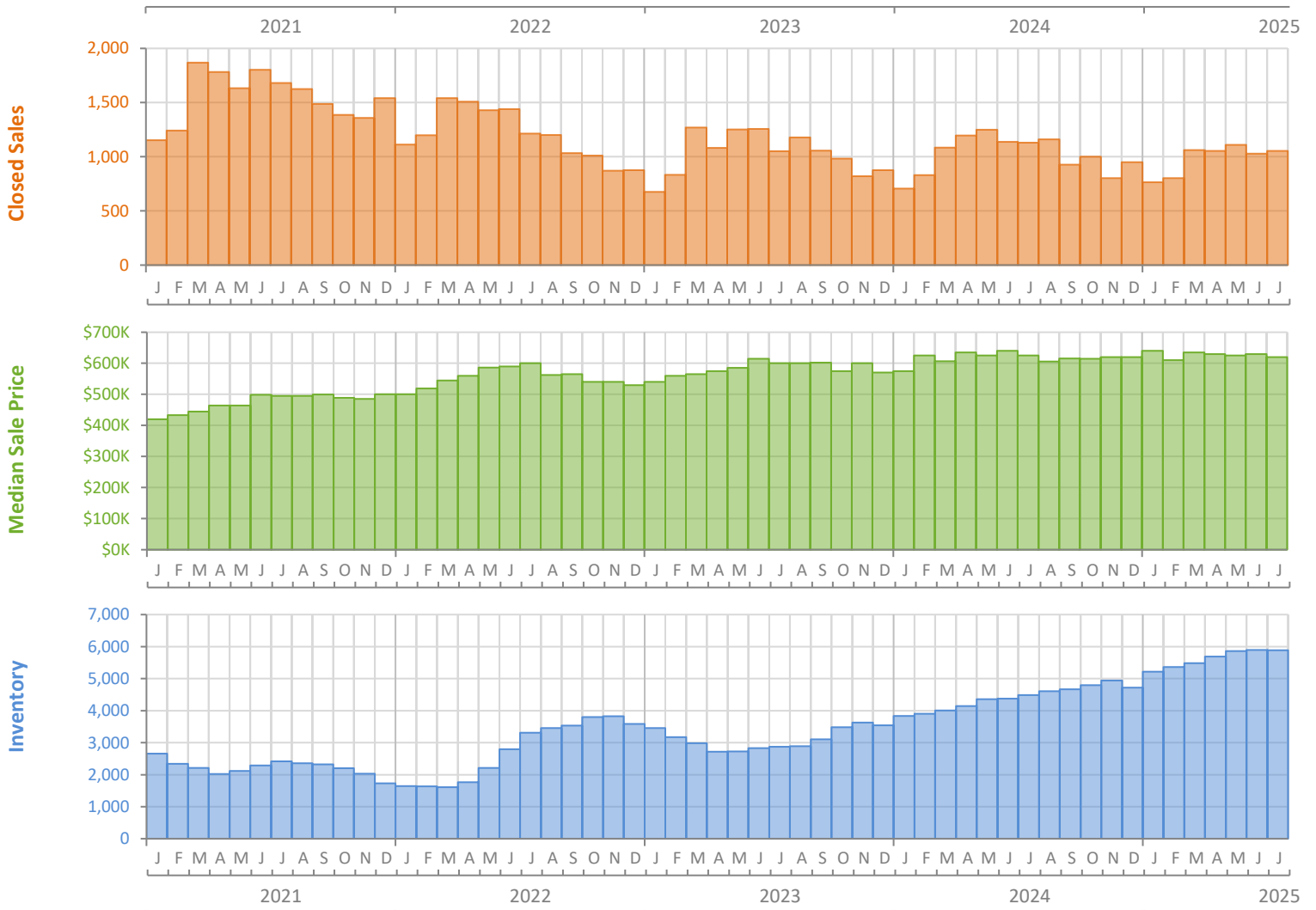
Monthly Market Summary - July 2025

Single-Family Homes

Broward County



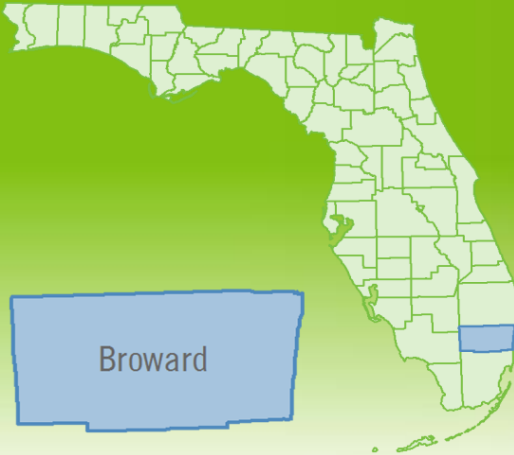
	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	1,055	1,131	-6.7%
Paid in Cash	206	264	-22.0%
Median Sale Price	\$620,000	\$625,000	-0.8%
Average Sale Price	\$823,986	\$818,342	0.7%
Dollar Volume	\$869.3 Million	\$925.5 Million	-6.1%
Med. Pct. of Orig. List Price Received	95.0%	96.3%	-1.3%
Median Time to Contract	43 Days	30 Days	43.3%
Median Time to Sale	81 Days	69 Days	17.4%
New Pending Sales	1,097	1,210	-9.3%
New Listings	1,605	1,578	1.7%
Pending Inventory	1,456	1,669	-12.8%
Inventory (Active Listings)	5,884	4,483	31.3%
Months Supply of Inventory	6.0	4.4	36.4%



Monthly Distressed Market - July 2025

Single-Family Homes

Broward County



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,040	1,121	-7.2%
	Median Sale Price	\$625,000	\$625,000	0.0%
Foreclosure/REO	Closed Sales	11	6	83.3%
	Median Sale Price	\$503,000	\$480,384	4.7%
Short Sale	Closed Sales	4	4	0.0%
	Median Sale Price	\$380,650	\$776,250	-51.0%

