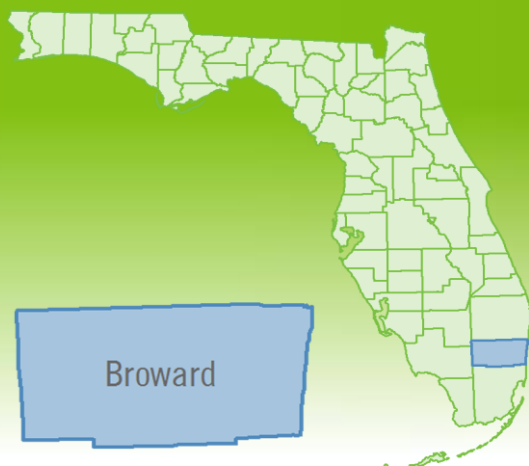


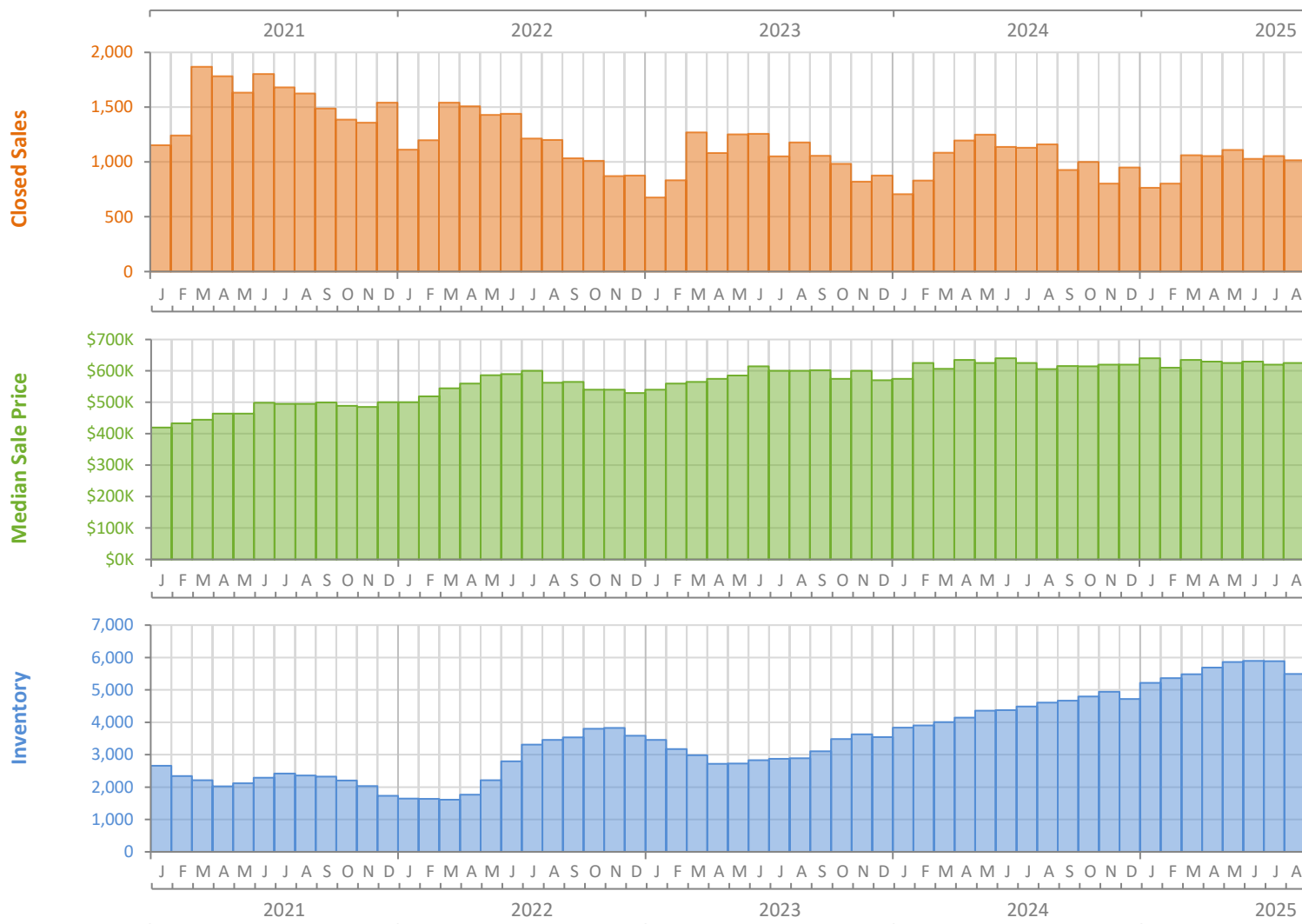
Monthly Market Summary - August 2025

Single-Family Homes

Broward County



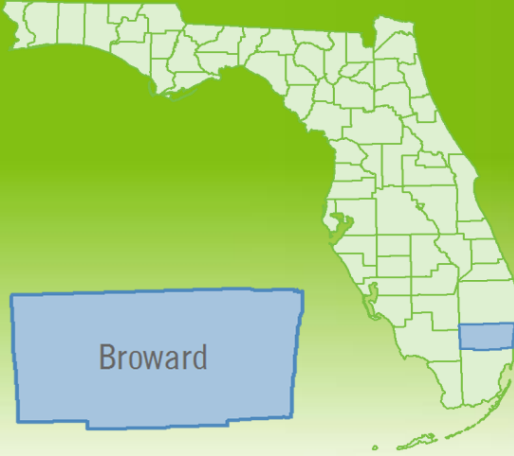
	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	1,015	1,161	-12.6%
Paid in Cash	233	245	-4.9%
Median Sale Price	\$625,000	\$606,000	3.1%
Average Sale Price	\$847,114	\$770,063	10.0%
Dollar Volume	\$859.8 Million	\$894.0 Million	-3.8%
Med. Pct. of Orig. List Price Received	94.7%	95.9%	-1.3%
Median Time to Contract	47 Days	32 Days	46.9%
Median Time to Sale	83 Days	73 Days	13.7%
New Pending Sales	1,179	1,116	5.6%
New Listings	1,283	1,625	-21.0%
Pending Inventory	1,539	1,519	1.3%
Inventory (Active Listings)	5,489	4,604	19.2%
Months Supply of Inventory	5.7	4.5	26.7%



Monthly Distressed Market - August 2025

Single-Family Homes

Broward County



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	996	1,152	-13.5%
	Median Sale Price	\$625,500	\$607,000	3.0%
Foreclosure/REO	Closed Sales	16	8	100.0%
	Median Sale Price	\$411,500	\$580,501	-29.1%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$372,000	\$475,000	-21.7%

