

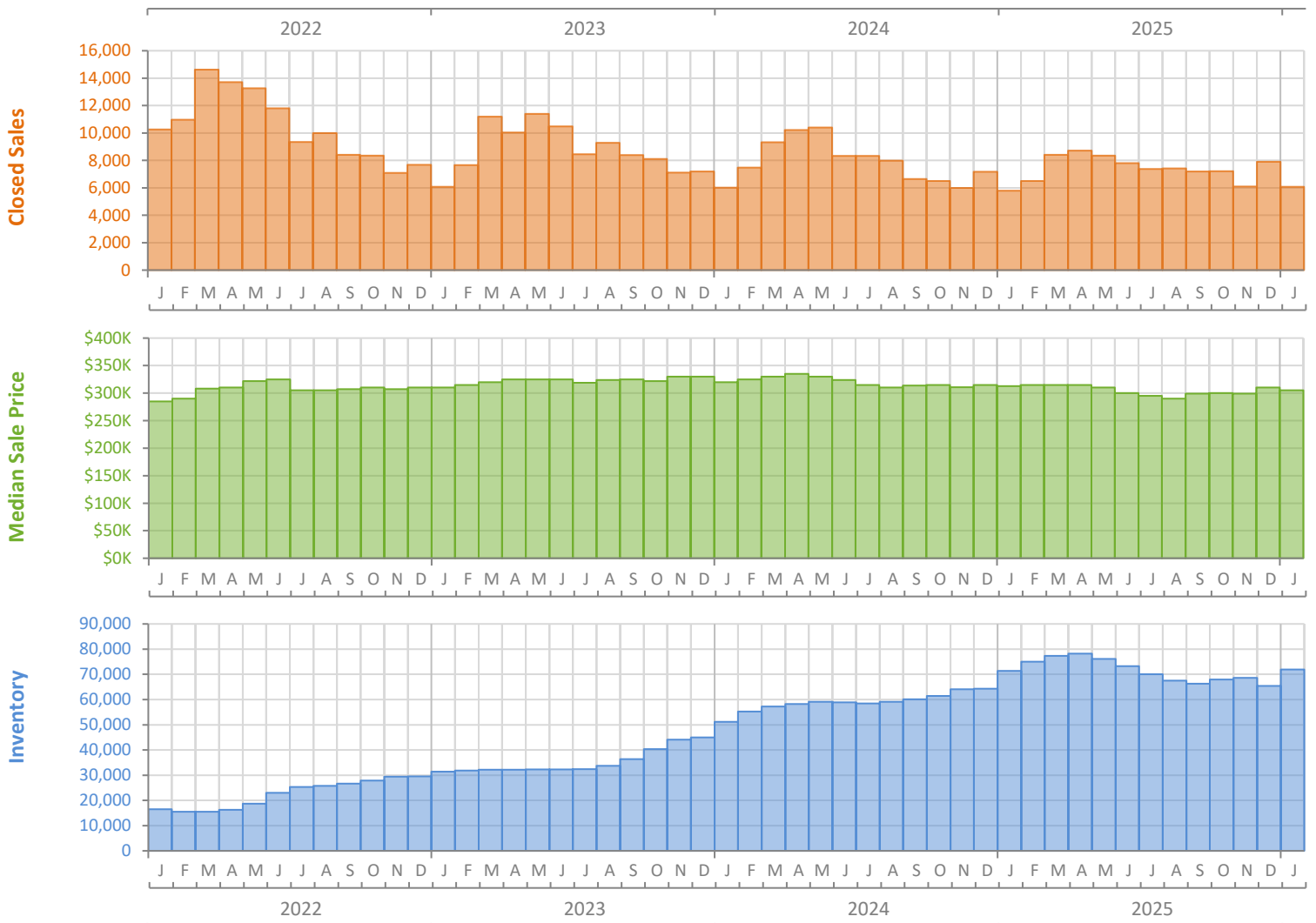
# Monthly Market Summary - January 2026

## Townhouses and Condos

### Florida



	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	6,084	5,787	5.1%
Paid in Cash	3,419	3,141	8.9%
Median Sale Price	\$305,000	\$312,500	-2.4%
Average Sale Price	\$517,574	\$491,822	5.2%
Dollar Volume	\$3.1 Billion	\$2.8 Billion	10.6%
Med. Pct. of Orig. List Price Received	92.8%	93.3%	-0.5%
Median Time to Contract	66 Days	63 Days	4.8%
Median Time to Sale	105 Days	104 Days	1.0%
New Pending Sales	9,008	7,703	16.9%
New Listings	19,381	18,865	2.7%
Pending Inventory	11,323	10,048	12.7%
Inventory (Active Listings)	71,885	71,329	0.8%
Months Supply of Inventory	9.7	9.1	6.6%



# Monthly Distressed Market - January 2026

## Townhouses and Condos

### Florida



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	6,022	5,734	5.0%
	Median Sale Price	\$305,000	\$314,900	-3.1%
Foreclosure/REO	Closed Sales	50	42	19.0%
	Median Sale Price	\$170,000	\$180,000	-5.6%
Short Sale	Closed Sales	12	11	9.1%
	Median Sale Price	\$214,500	\$235,000	-8.7%

