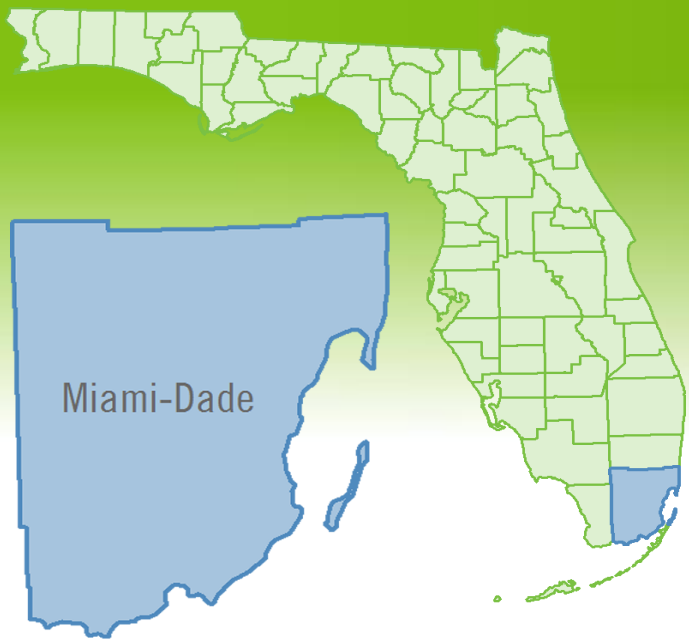
Monthly Market Detail - October 2026
Single-Family Homes
Miami-Dade County



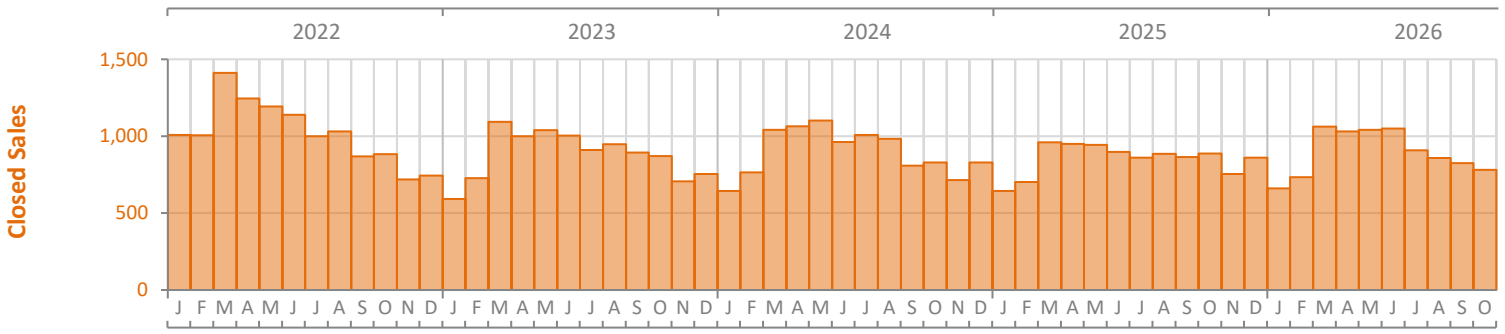
Summary Statistics	October 2026	October 2025	Percent Change Year-over-Year
Closed Sales	782	887	-11.8%
Paid in Cash	202	224	-9.8%
Median Sale Price	$706,000	$682,000	3.5%
Average Sale Price	$1,300,663	$1,375,629	-5.4%
Dollar Volume	$1.0 Billion	$1.2 Billion	-16.6%
Median Percent of Original List Price Received	95.5%	94.1%	1.5%
Median Time to Contract	42 Days	50 Days	-16.0%
Median Time to Sale	81 Days	89 Days	-9.0%
New Pending Sales	766	987	-22.4%
New Listings	1,323	1,479	-10.5%
Pending Inventory	1,118	1,342	-16.7%
Inventory (Active Listings)	4,739	5,498	-13.8%
Months Supply of Inventory	5.4	6.5	-16.9%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	8,953	4.2%
October 2026	**782**	**-11.8%**
September 2026	824	-4.7%
August 2026	858	-3.1%
July 2026	909	5.6%
June 2026	1,049	16.8%
May 2026	1,042	10.5%
April 2026	1,032	8.6%
March 2026	1,063	10.6%
February 2026	733	4.3%
January 2026	661	2.8%
December 2025	860	3.7%
November 2025	754	5.5%
October 2025	887	6.9%



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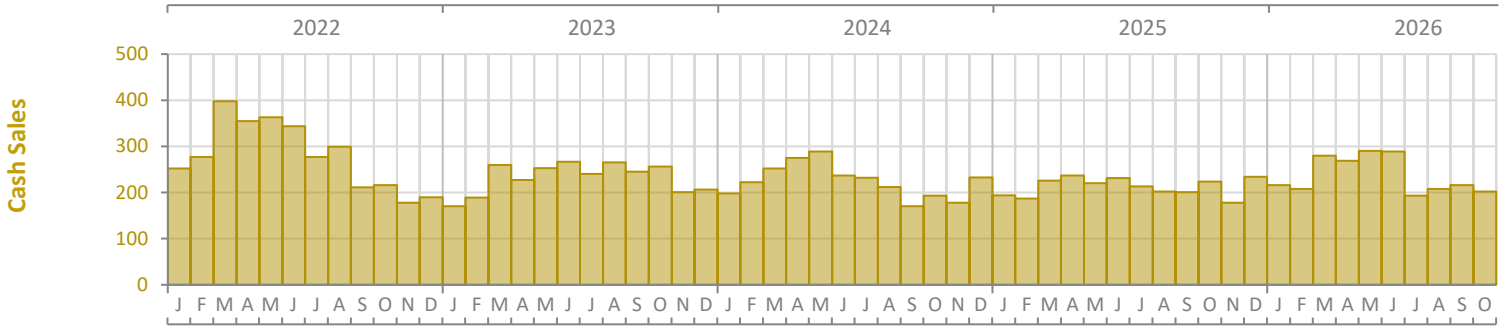
Monthly Market Detail - October 2026
Single-Family Homes
Miami-Dade County

Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note : Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	2,371	11.1%
October 2026	**202**	**-9.8%**
September 2026	216	7.5%
August 2026	208	3.0%
July 2026	193	-9.4%
June 2026	289	25.1%
May 2026	290	31.8%
April 2026	269	13.5%
March 2026	280	23.9%
February 2026	208	11.2%
January 2026	216	11.3%
December 2025	234	0.4%
November 2025	178	0.0%
October 2025	224	16.1%

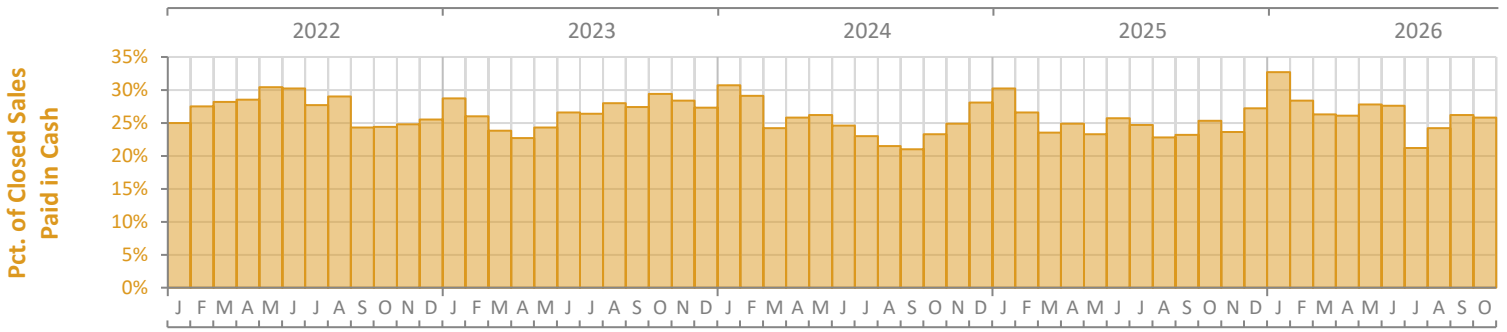


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	26.5%	6.9%
October 2026	**25.8%**	**2.0%**
September 2026	26.2%	12.9%
August 2026	24.2%	6.1%
July 2026	21.2%	-14.2%
June 2026	27.6%	7.4%
May 2026	27.8%	19.3%
April 2026	26.1%	4.8%
March 2026	26.3%	11.9%
February 2026	28.4%	6.8%
January 2026	32.7%	8.3%
December 2025	27.2%	-3.2%
November 2025	23.6%	-5.2%
October 2025	25.3%	8.6%



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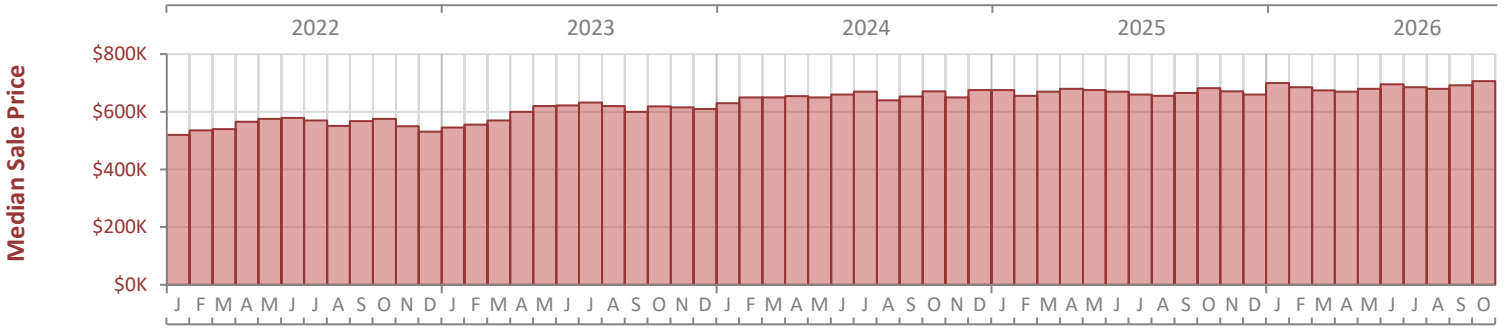
Monthly Market Detail - October 2026
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$680,000	1.8%
October 2026	**$706,000**	**3.5%**
September 2026	$692,000	4.1%
August 2026	$680,000	3.8%
July 2026	$685,000	3.8%
June 2026	$695,000	3.7%
May 2026	$680,000	0.7%
April 2026	$670,000	-1.5%
March 2026	$674,000	0.6%
February 2026	$685,000	4.6%
January 2026	$699,990	3.7%
December 2025	$660,000	-2.2%
November 2025	$671,250	3.3%
October 2025	$682,000	1.7%

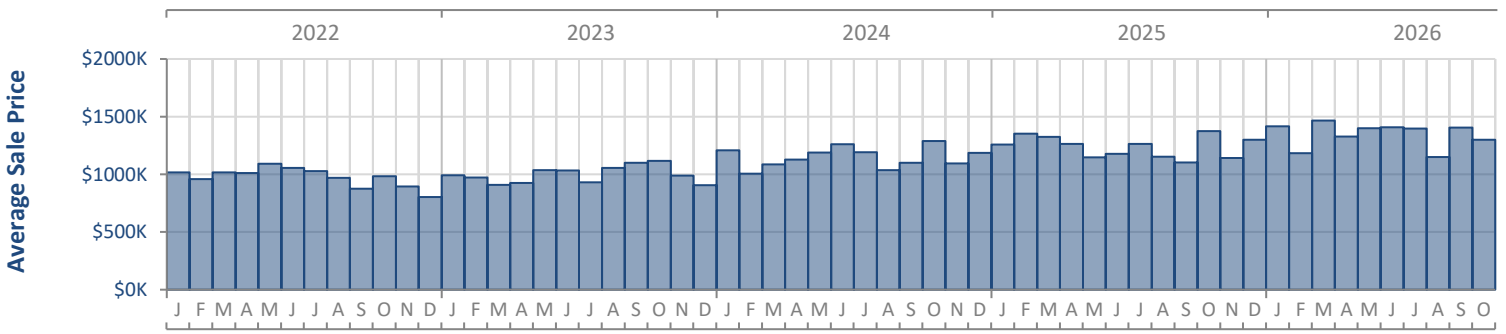


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note : Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$1,351,563	9.0%
October 2026	**$1,300,663**	**-5.4%**
September 2026	$1,404,636	27.3%
August 2026	$1,148,857	-0.4%
July 2026	$1,396,322	10.4%
June 2026	$1,408,238	19.7%
May 2026	$1,400,654	22.1%
April 2026	$1,327,877	5.0%
March 2026	$1,467,560	10.9%
February 2026	$1,183,978	-12.5%
January 2026	$1,416,138	12.5%
December 2025	$1,299,183	9.6%
November 2025	$1,142,131	4.4%
October 2025	$1,375,629	6.7%



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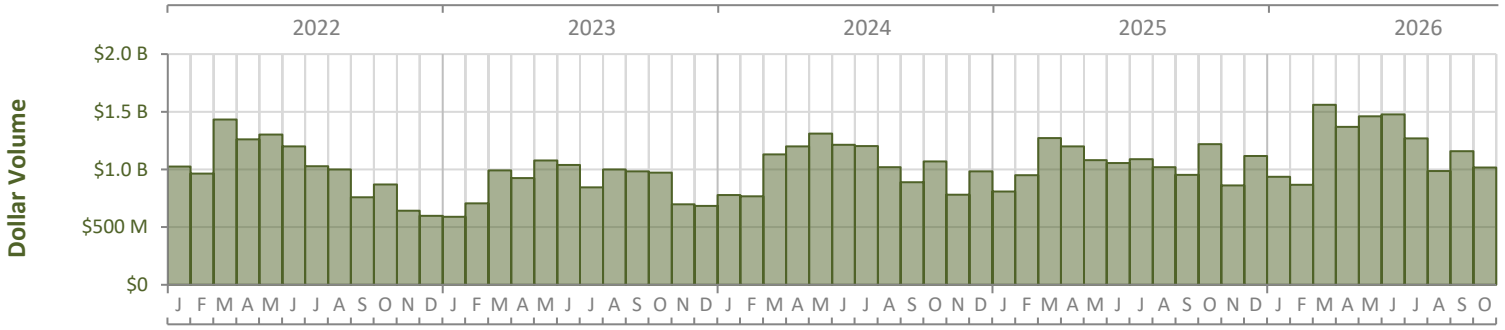
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$12.1 Billion	13.5%
October 2026	**$1.0 Billion**	**-16.6%**
September 2026	$1.2 Billion	21.3%
August 2026	$985.7 Million	-3.4%
July 2026	$1.3 Billion	16.5%
June 2026	$1.5 Billion	39.8%
May 2026	$1.5 Billion	34.9%
April 2026	$1.4 Billion	14.1%
March 2026	$1.6 Billion	22.6%
February 2026	$867.9 Million	-8.8%
January 2026	$936.1 Million	15.6%
December 2025	$1.1 Billion	13.7%
November 2025	$861.2 Million	10.1%
October 2025	$1.2 Billion	14.0%

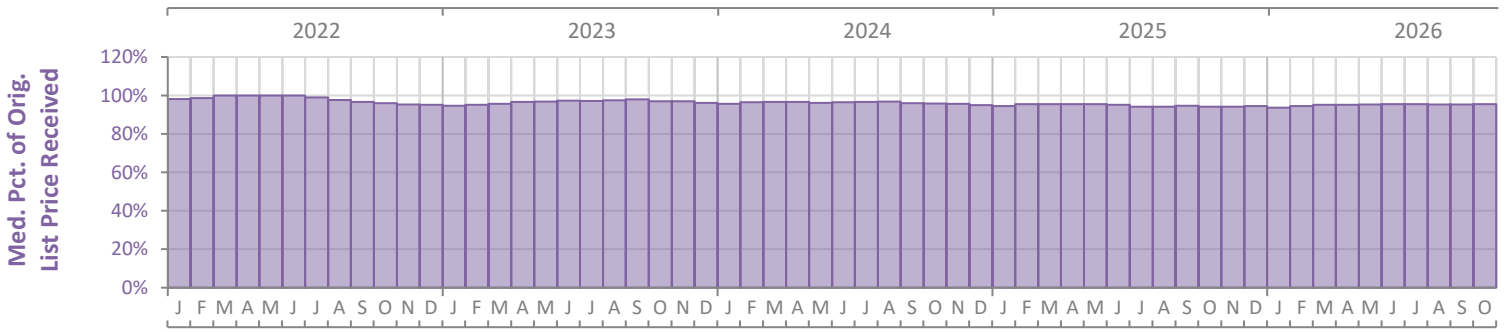


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.2%	0.3%
October 2026	**95.5%**	**1.5%**
September 2026	95.3%	0.6%
August 2026	95.3%	1.3%
July 2026	95.5%	1.5%
June 2026	95.4%	0.2%
May 2026	95.3%	-0.1%
April 2026	95.2%	-0.3%
March 2026	95.2%	-0.3%
February 2026	94.4%	-1.0%
January 2026	93.7%	-0.7%
December 2025	94.5%	-0.5%
November 2025	94.2%	-1.5%
October 2025	94.1%	-1.8%



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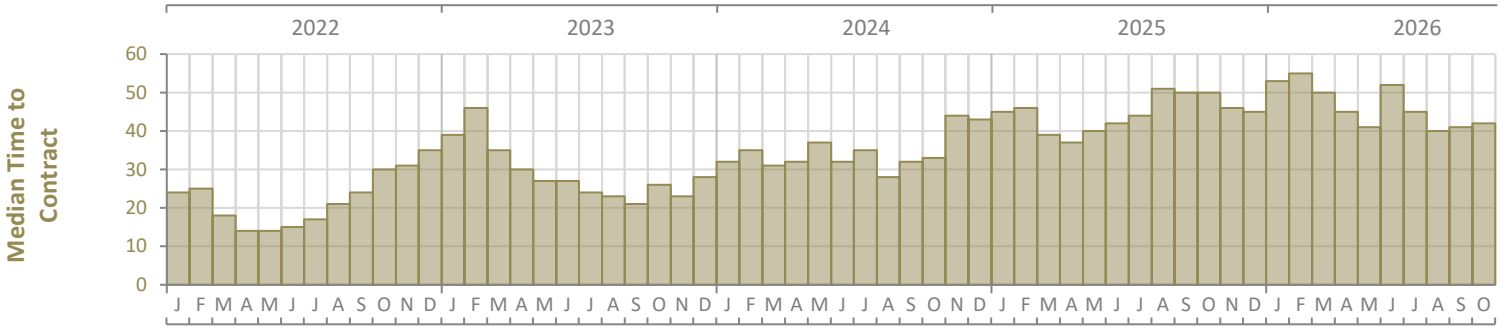
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	47 Days	-11.3%
October 2026	**42 Days**	**-16.0%**
September 2026	41 Days	-18.0%
August 2026	40 Days	-21.6%
July 2026	45 Days	2.3%
June 2026	52 Days	23.8%
May 2026	41 Days	2.5%
April 2026	45 Days	21.6%
March 2026	50 Days	28.2%
February 2026	55 Days	19.6%
January 2026	53 Days	17.8%
December 2025	45 Days	4.7%
November 2025	46 Days	4.5%
October 2025	50 Days	51.5%

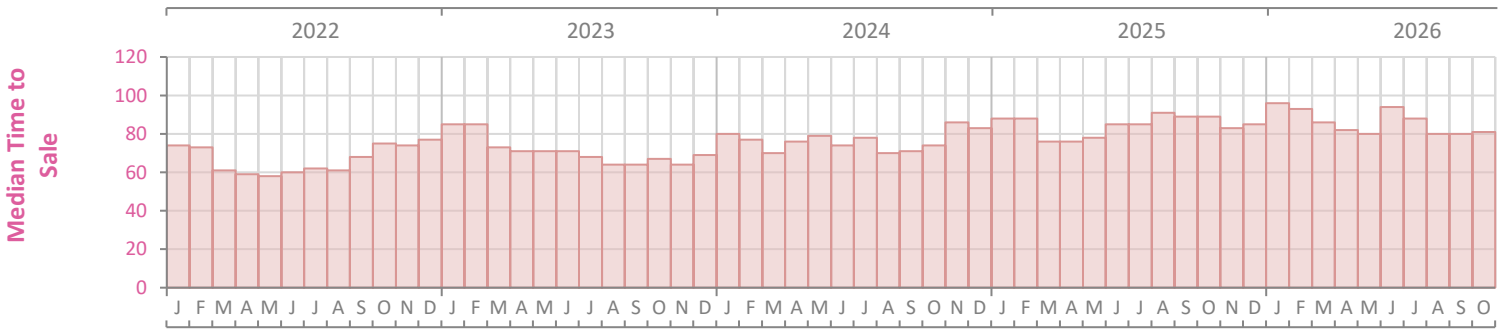


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note : Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	87 Days	-6.5%
October 2026	**81 Days**	**-9.0%**
September 2026	80 Days	-10.1%
August 2026	80 Days	-12.1%
July 2026	88 Days	3.5%
June 2026	94 Days	10.6%
May 2026	80 Days	2.6%
April 2026	82 Days	7.9%
March 2026	86 Days	13.2%
February 2026	93 Days	5.7%
January 2026	96 Days	9.1%
December 2025	85 Days	2.4%
November 2025	83 Days	-3.5%
October 2025	89 Days	20.3%



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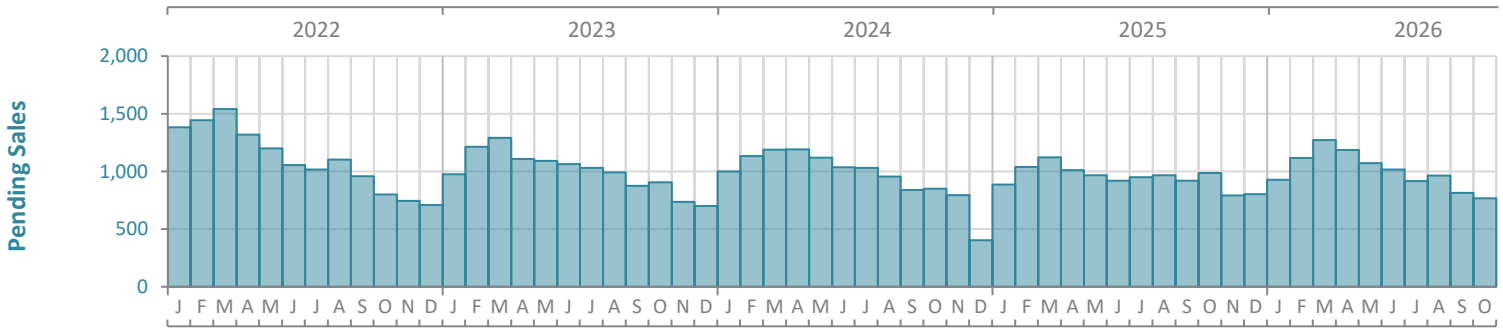
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New Pending Sales

The number of listed properties that went under contract during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	10,053	2.9%
October 2026	**766**	**-22.4%**
September 2026	814	-11.6%
August 2026	964	-0.2%
July 2026	916	-3.5%
June 2026	1,018	10.7%
May 2026	1,073	11.0%
April 2026	1,185	17.1%
March 2026	1,272	13.4%
February 2026	1,118	7.7%
January 2026	927	4.6%
December 2025	802	98.5%
November 2025	792	-0.5%
October 2025	987	16.3%

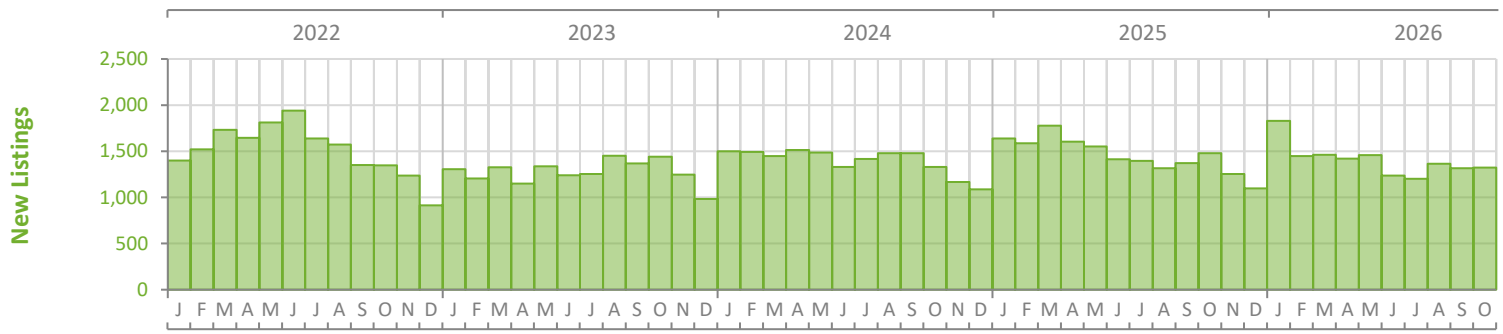


New Listings

The number of properties put onto the market during the month

Economists' note : New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	14,062	-7.1%
October 2026	**1,323**	**-10.5%**
September 2026	1,316	-4.2%
August 2026	1,365	3.6%
July 2026	1,203	-13.8%
June 2026	1,238	-12.4%
May 2026	1,460	-6.0%
April 2026	1,419	-11.6%
March 2026	1,461	-17.8%
February 2026	1,448	-8.8%
January 2026	1,829	11.6%
December 2025	1,097	1.0%
November 2025	1,253	7.5%
October 2025	1,479	11.1%



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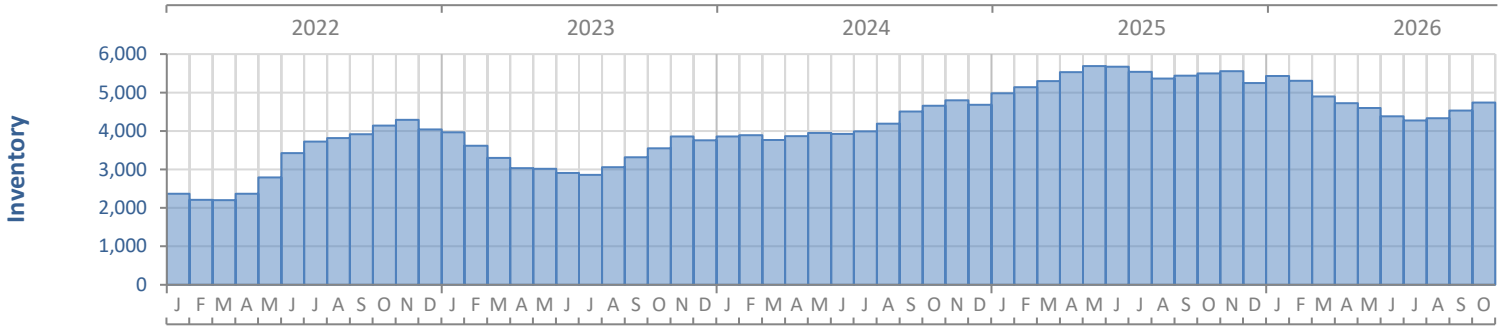
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Single-Family Homes
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,723	-12.8%
October 2026	**4,739**	**-13.8%**
September 2026	4,536	-16.6%
August 2026	4,330	-19.2%
July 2026	4,275	-22.8%
June 2026	4,380	-22.7%
May 2026	4,599	-19.1%
April 2026	4,723	-14.5%
March 2026	4,902	-7.4%
February 2026	5,310	3.3%
January 2026	5,433	9.0%
December 2025	5,251	12.1%
November 2025	5,554	15.8%
October 2025	5,498	18.0%

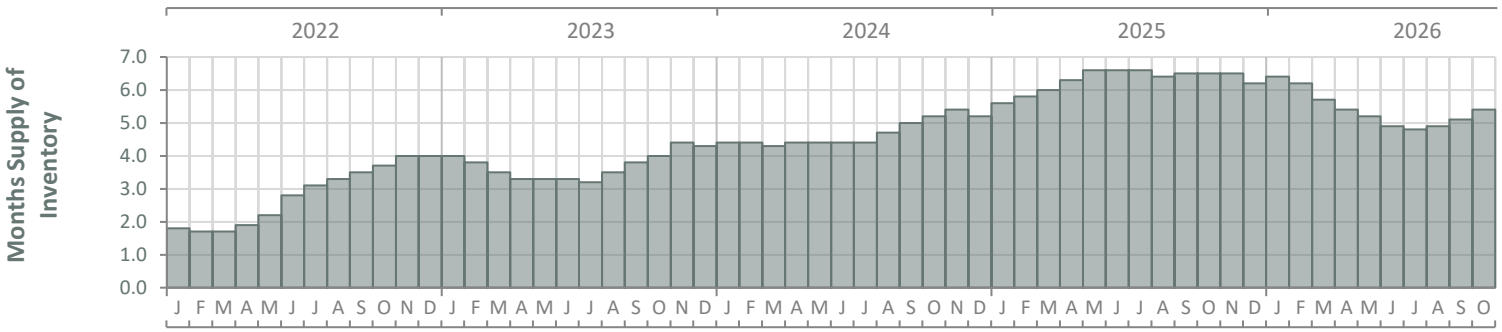


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.4	-14.3%
October 2026	**5.4**	**-16.9%**
September 2026	5.1	-21.5%
August 2026	4.9	-23.4%
July 2026	4.8	-27.3%
June 2026	4.9	-25.8%
May 2026	5.2	-21.2%
April 2026	5.4	-14.3%
March 2026	5.7	-5.0%
February 2026	6.2	6.9%
January 2026	6.4	14.3%
December 2025	6.2	19.2%
November 2025	6.5	20.4%
October 2025	6.5	25.0%



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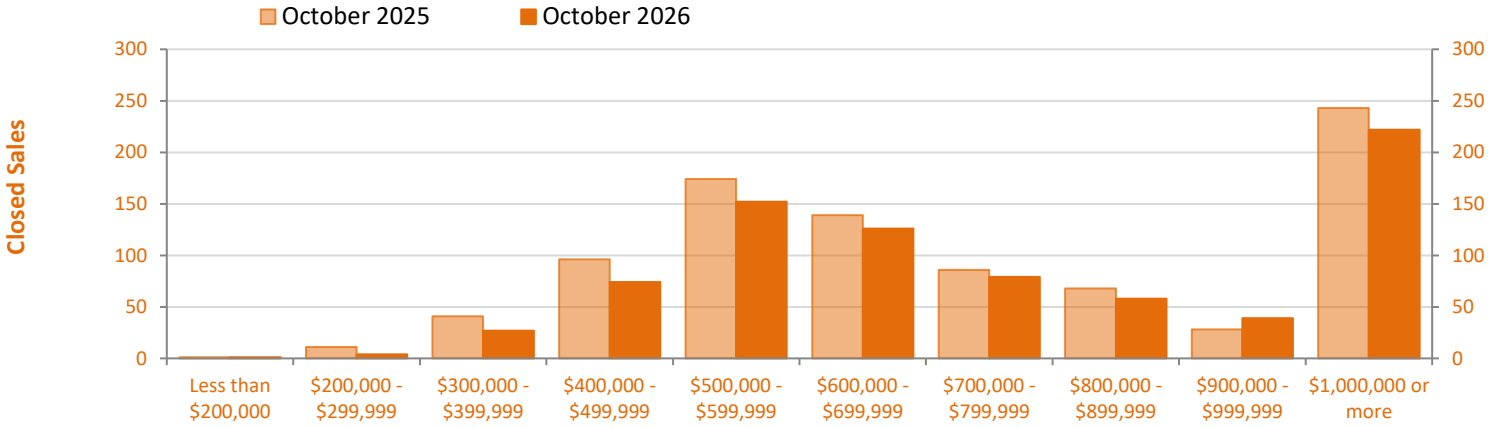
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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

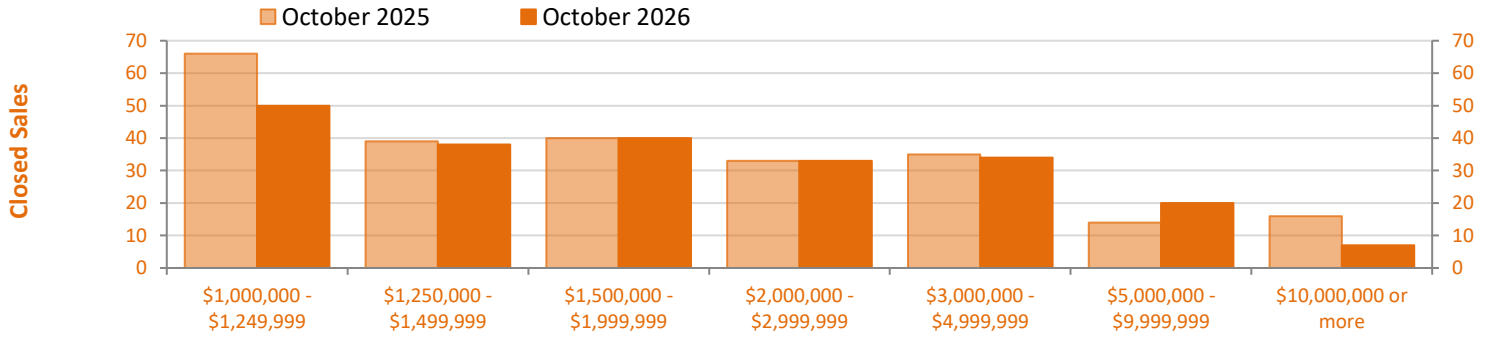
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	1	0.0%
$200,000 - $299,999	4	-63.6%
$300,000 - $399,999	27	-34.1%
$400,000 - $499,999	74	-22.9%
$500,000 - $599,999	152	-12.6%
$600,000 - $699,999	126	-9.4%
$700,000 - $799,999	79	-8.1%
$800,000 - $899,999	58	-14.7%
$900,000 - $999,999	39	39.3%
$1,000,000 or more	222	-8.6%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for $1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	50	-24.2%
$1,250,000 - $1,499,999	38	-2.6%
$1,500,000 - $1,999,999	40	0.0%
$2,000,000 - $2,999,999	33	0.0%
$3,000,000 - $4,999,999	34	-2.9%
$5,000,000 - $9,999,999	20	42.9%
$10,000,000 or more	7	-56.3%



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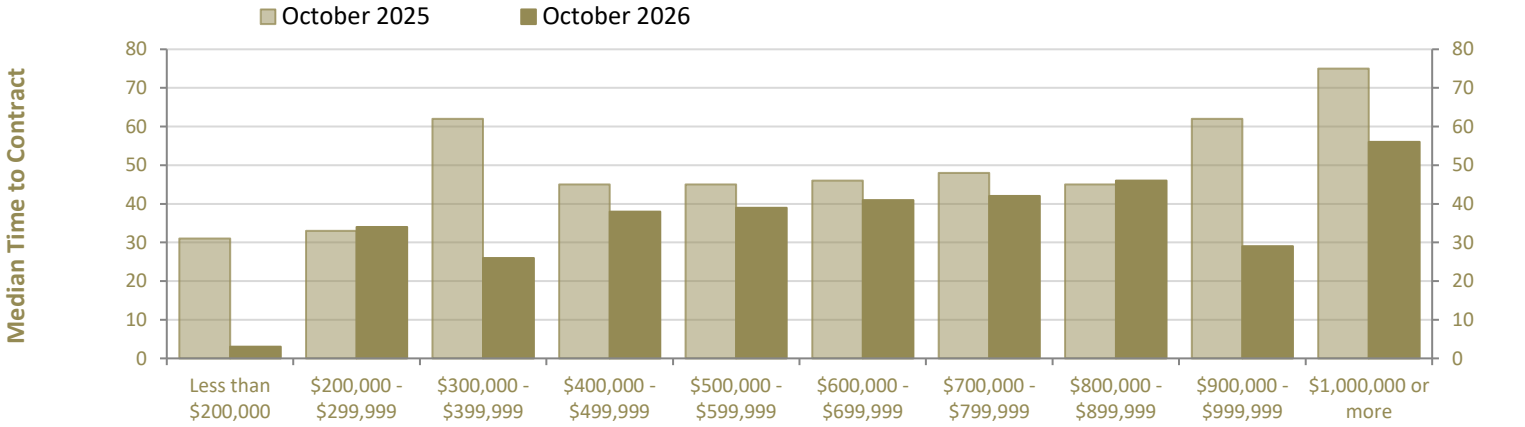
Monthly Market Detail - October 2026
Single-Family Homes
Miami-Dade County

Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

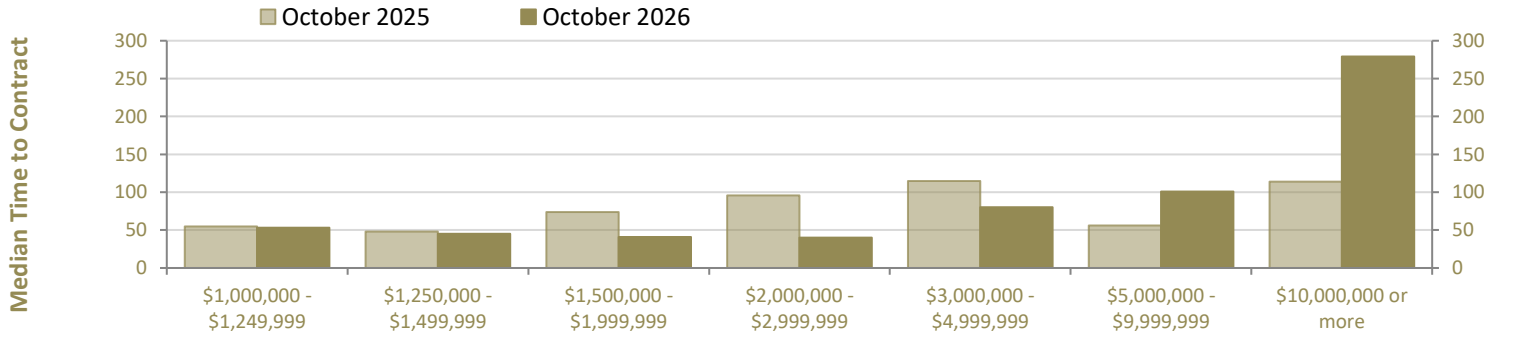
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	3 Days	-90.3%
$200,000 - $299,999	34 Days	3.0%
$300,000 - $399,999	26 Days	-58.1%
$400,000 - $499,999	38 Days	-15.6%
$500,000 - $599,999	39 Days	-13.3%
$600,000 - $699,999	41 Days	-10.9%
$700,000 - $799,999	42 Days	-12.5%
$800,000 - $899,999	46 Days	2.2%
$900,000 - $999,999	29 Days	-53.2%
$1,000,000 or more	56 Days	-25.3%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for $1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	53 Days	-3.6%
$1,250,000 - $1,499,999	45 Days	-6.3%
$1,500,000 - $1,999,999	41 Days	-44.6%
$2,000,000 - $2,999,999	40 Days	-58.3%
$3,000,000 - $4,999,999	80 Days	-30.4%
$5,000,000 - $9,999,999	101 Days	80.4%
$10,000,000 or more	279 Days	144.7%



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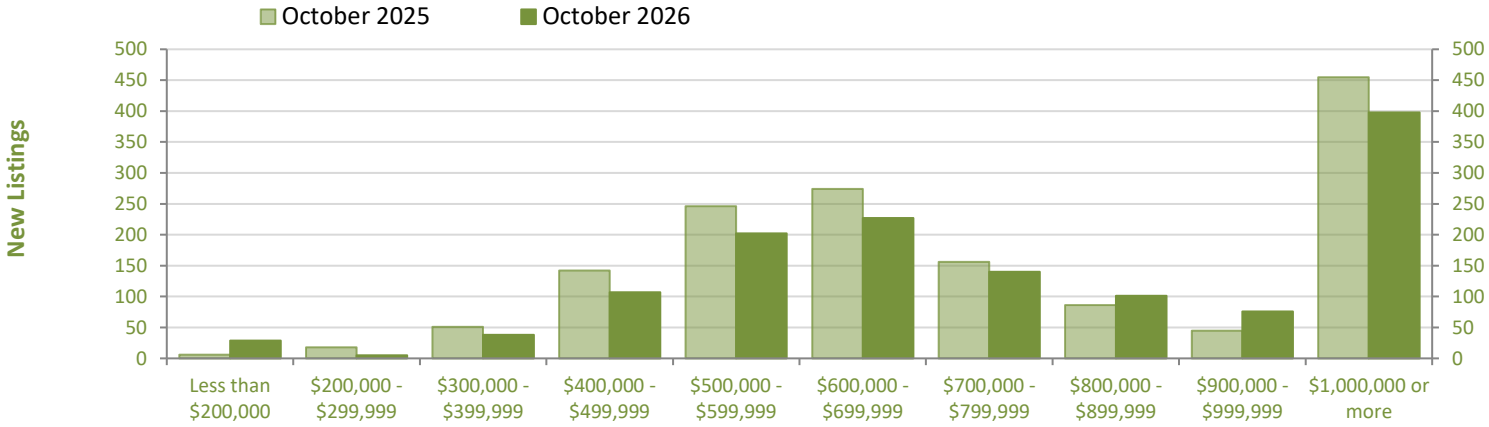
Monthly Market Detail - October 2026
Single-Family Homes
Miami-Dade County

New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

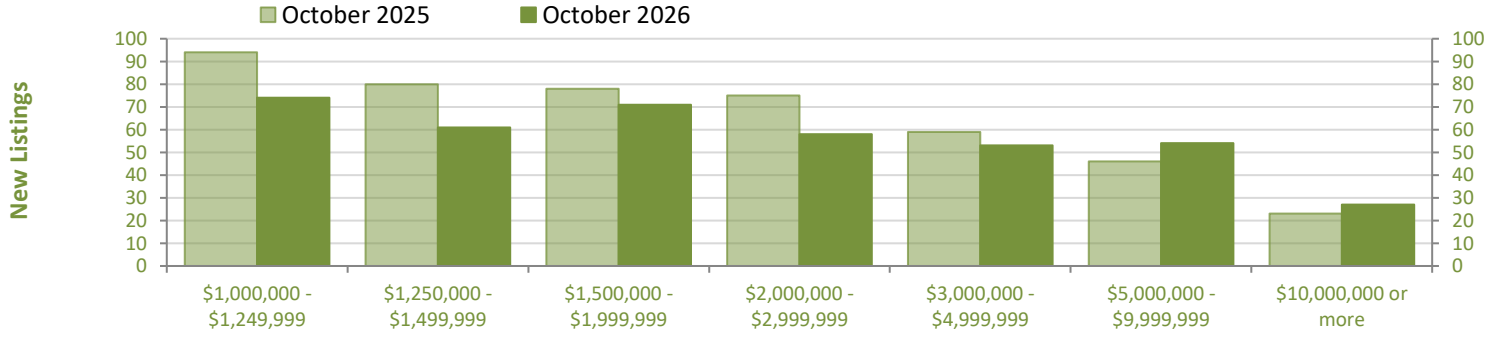
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	29	383.3%
$200,000 - $299,999	5	-72.2%
$300,000 - $399,999	38	-25.5%
$400,000 - $499,999	107	-24.6%
$500,000 - $599,999	202	-17.9%
$600,000 - $699,999	227	-17.2%
$700,000 - $799,999	140	-10.3%
$800,000 - $899,999	101	17.4%
$900,000 - $999,999	76	68.9%
$1,000,000 or more	398	-12.5%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for $1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	74	-21.3%
$1,250,000 - $1,499,999	61	-23.8%
$1,500,000 - $1,999,999	71	-9.0%
$2,000,000 - $2,999,999	58	-22.7%
$3,000,000 - $4,999,999	53	-10.2%
$5,000,000 - $9,999,999	54	17.4%
$10,000,000 or more	27	17.4%



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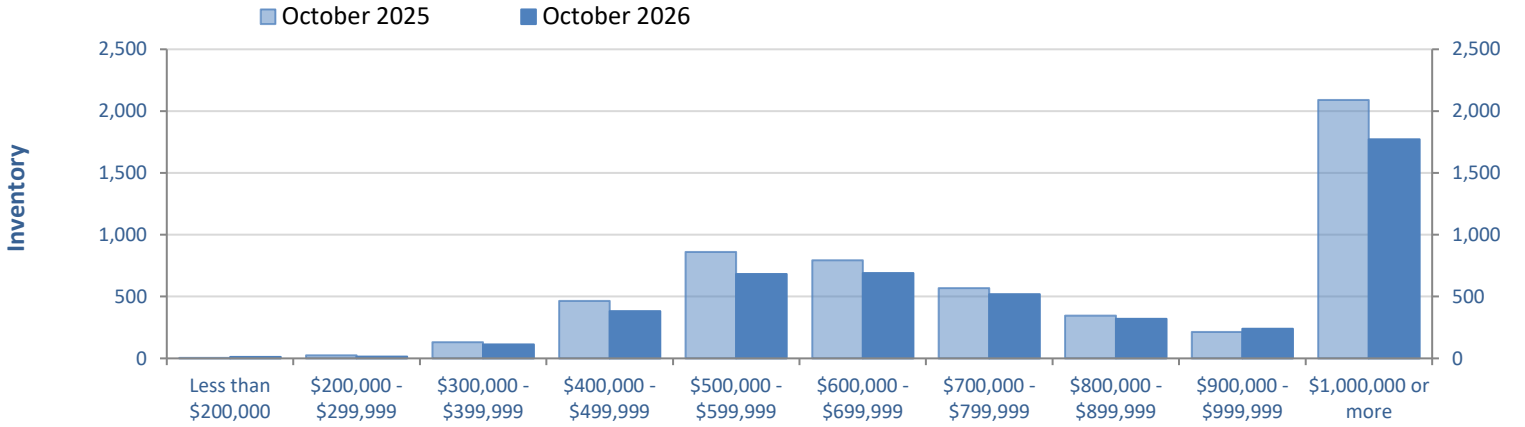
Monthly Market Detail - October 2026
Single-Family Homes
Miami-Dade County

Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

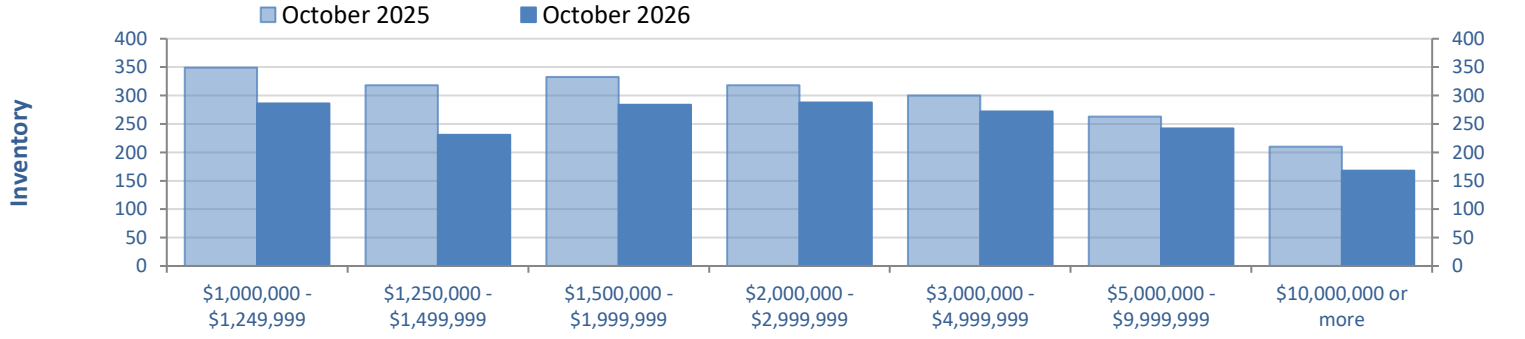
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	11	266.7%
$200,000 - $299,999	14	-44.0%
$300,000 - $399,999	112	-13.8%
$400,000 - $499,999	381	-18.1%
$500,000 - $599,999	682	-20.9%
$600,000 - $699,999	689	-13.2%
$700,000 - $799,999	519	-8.6%
$800,000 - $899,999	321	-7.0%
$900,000 - $999,999	239	11.2%
$1,000,000 or more	1,771	-15.3%



Million Dollar Spotlight

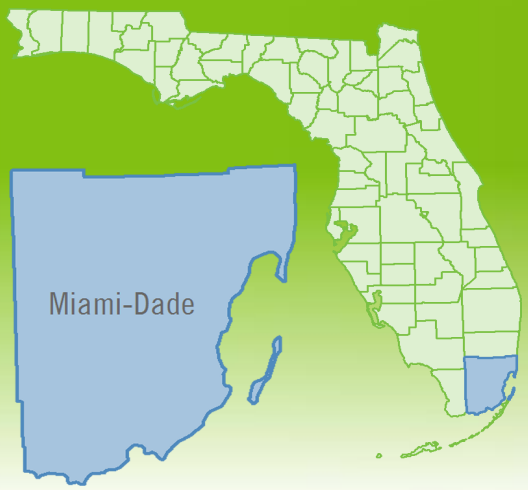
Inventory by Current Listing Price for properties listed for $1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	286	-18.1%
$1,250,000 - $1,499,999	231	-27.4%
$1,500,000 - $1,999,999	284	-14.7%
$2,000,000 - $2,999,999	288	-9.4%
$3,000,000 - $4,999,999	272	-9.3%
$5,000,000 - $9,999,999	242	-8.0%
$10,000,000 or more	168	-20.0%

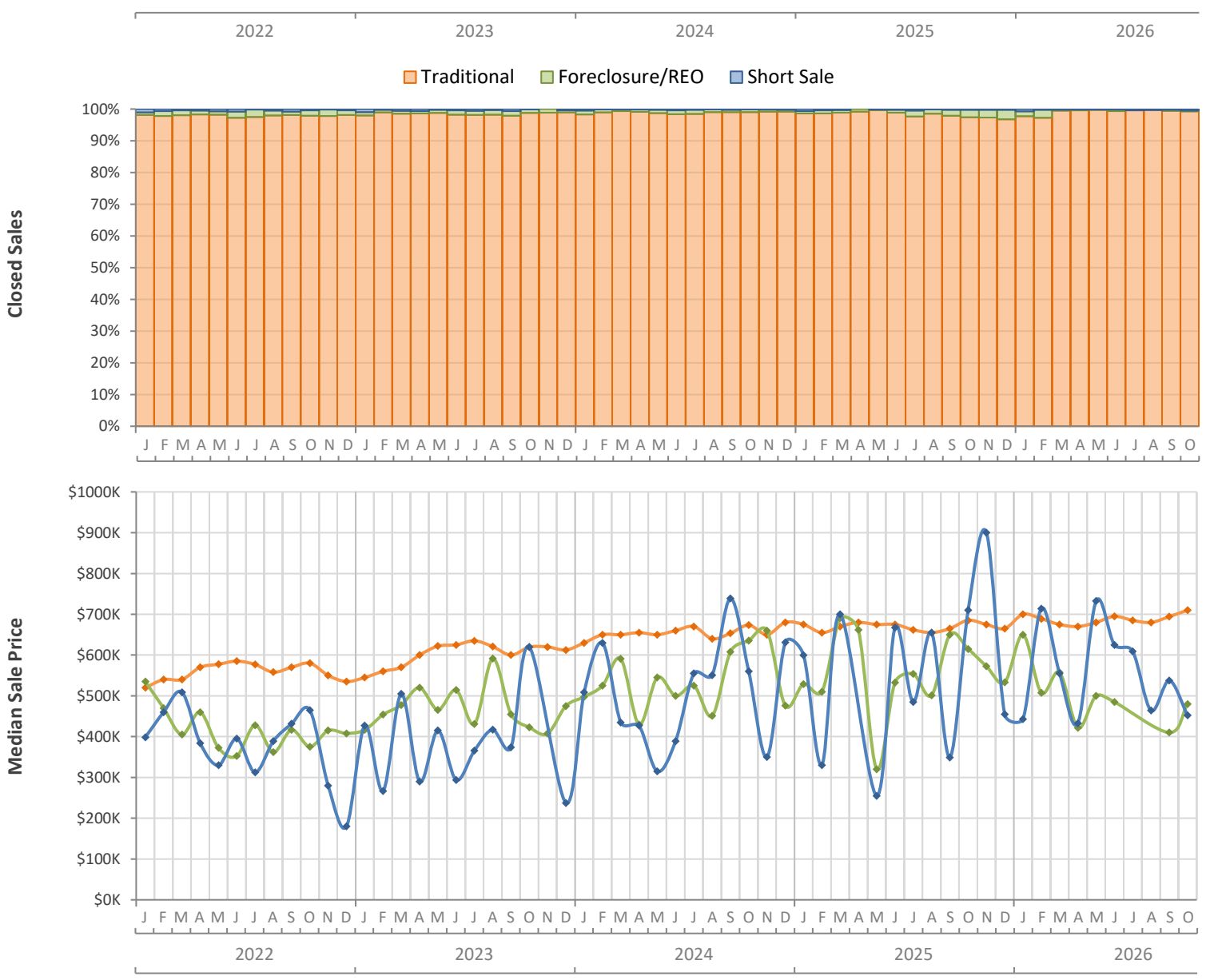


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Monthly Distressed Market - October 2026
Single-Family Homes
Miami-Dade County



		October 2026	October 2025	Percent Change Year-over-Year
Traditional	Closed Sales	776	864	-10.2%
	Median Sale Price	$710,000	$685,125	3.6%
Foreclosure/REO	Closed Sales	2	21	-90.5%
	Median Sale Price	$479,750	$615,000	-22.0%
Short Sale	Closed Sales	4	2	100.0%
	Median Sale Price	$452,500	$710,000	-36.3%



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