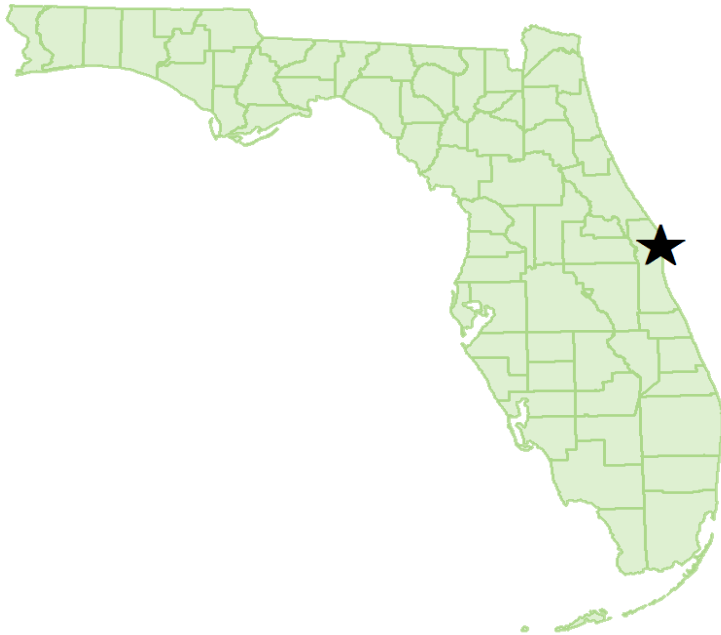


Quarterly Market Detail - Q3 2026

Townhouses and Condos

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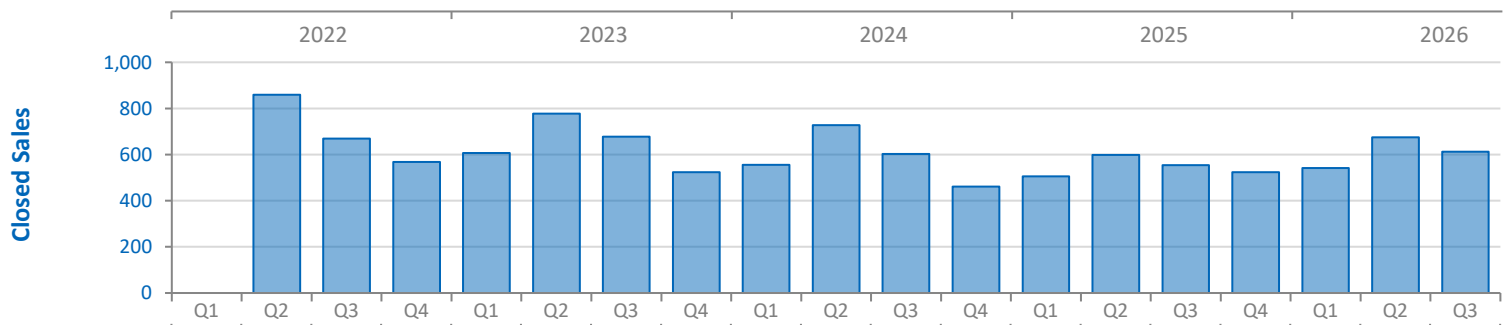
Summary Statistics	Q3 2026	Q3 2025	Percent Change Year-over-Year
Closed Sales	613	554	10.6%
Paid in Cash	339	308	10.1%
Median Sale Price	\$280,000	\$265,000	5.7%
Average Sale Price	\$333,063	\$320,780	3.8%
Dollar Volume	\$204.2 Million	\$177.7 Million	14.9%
Median Percent of Original List Price Received	93.6%	92.4%	1.3%
Median Time to Contract	67 Days	76 Days	-11.8%
Median Time to Sale	99 Days	104 Days	-4.8%
New Pending Sales	645	576	12.0%
New Listings	927	928	-0.1%
Pending Inventory	229	223	2.7%
Inventory (Active Listings)	1,160	1,338	-13.3%
Months Supply of Inventory	5.9	7.6	-22.4%

Closed Sales

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,830	10.3%
Q3 2026	613	10.6%
Q2 2026	675	12.7%
Q1 2026	542	7.1%
Q4 2025	524	13.7%
Q3 2025	554	-8.1%
Q2 2025	599	-17.6%
Q1 2025	506	-8.8%
Q4 2024	461	-12.0%
Q3 2024	603	-11.1%
Q2 2024	727	-6.6%
Q1 2024	555	-8.6%
Q4 2023	524	-7.7%
Q3 2023	678	1.3%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Friday, October 16, 2026. Next data release is TBD.

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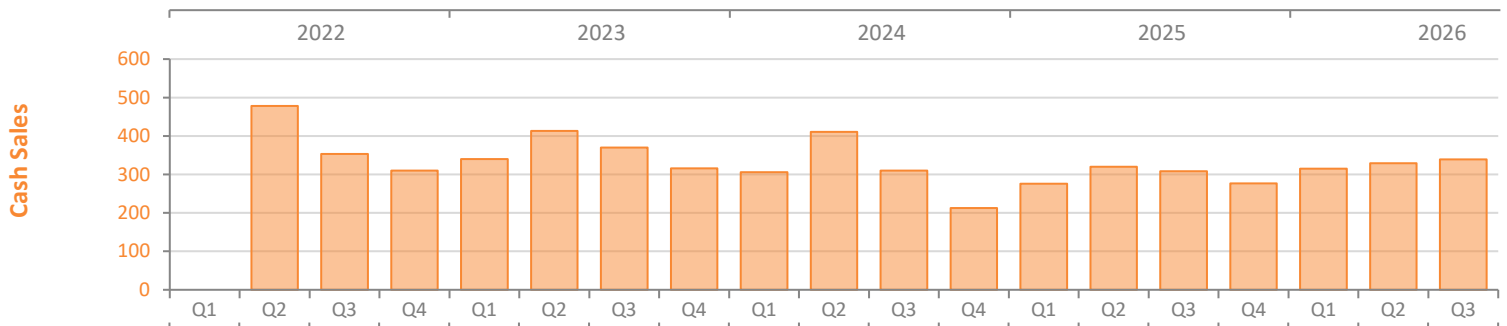


Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	983	8.7%
Q3 2026	339	10.1%
Q2 2026	329	2.8%
Q1 2026	315	14.1%
Q4 2025	277	30.0%
Q3 2025	308	-0.6%
Q2 2025	320	-22.1%
Q1 2025	276	-9.8%
Q4 2024	213	-32.6%
Q3 2024	310	-16.2%
Q2 2024	411	-0.5%
Q1 2024	306	-10.0%
Q4 2023	316	1.9%
Q3 2023	370	4.8%

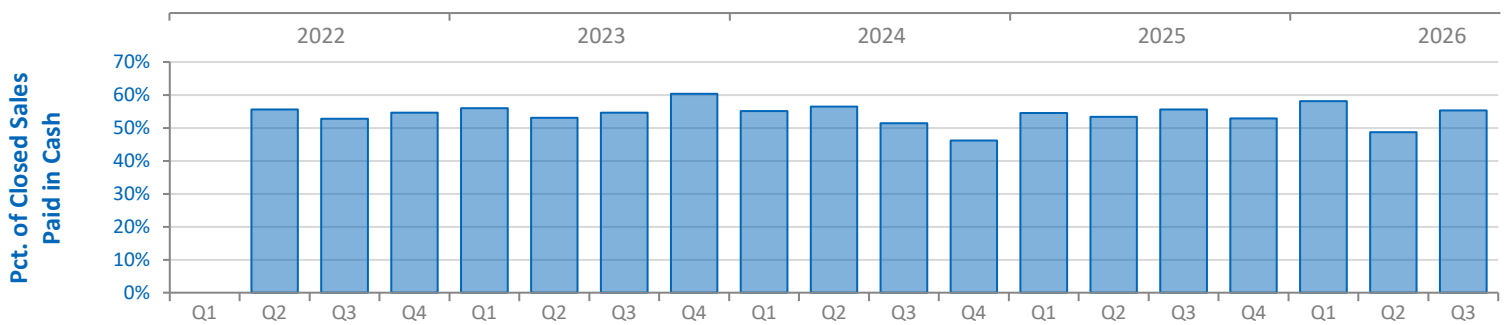


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	53.7%	-1.5%
Q3 2026	55.3%	-0.5%
Q2 2026	48.7%	-8.8%
Q1 2026	58.1%	6.6%
Q4 2025	52.9%	14.5%
Q3 2025	55.6%	8.2%
Q2 2025	53.4%	-5.5%
Q1 2025	54.5%	-1.1%
Q4 2024	46.2%	-23.4%
Q3 2024	51.4%	-5.9%
Q2 2024	56.5%	6.4%
Q1 2024	55.1%	-1.6%
Q4 2023	60.3%	10.4%
Q3 2023	54.6%	3.4%



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Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$275,000	-1.8%
Q3 2026	\$280,000	5.7%
Q2 2026	\$275,000	0.0%
Q1 2026	\$270,000	-8.5%
Q4 2025	\$285,000	-3.4%
Q3 2025	\$265,000	-7.8%
Q2 2025	\$275,000	-8.3%
Q1 2025	\$295,000	-1.7%
Q4 2024	\$294,900	0.0%
Q3 2024	\$287,500	-6.0%
Q2 2024	\$300,000	0.0%
Q1 2024	\$299,990	1.7%
Q4 2023	\$295,000	-3.6%
Q3 2023	\$306,000	5.5%

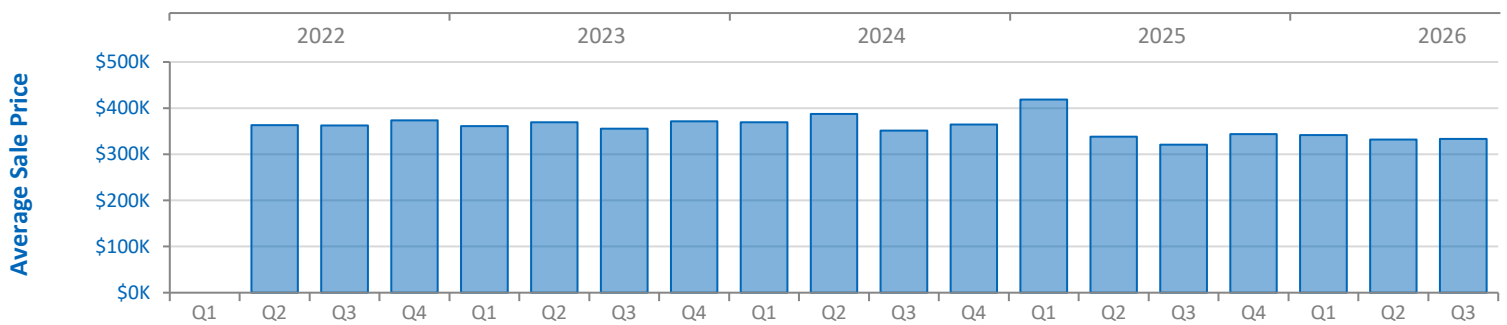


Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$335,157	-6.1%
Q3 2026	\$333,063	3.8%
Q2 2026	\$331,926	-1.9%
Q1 2026	\$341,548	-18.4%
Q4 2025	\$343,991	-5.6%
Q3 2025	\$320,780	-8.7%
Q2 2025	\$338,345	-12.7%
Q1 2025	\$418,699	13.4%
Q4 2024	\$364,378	-1.9%
Q3 2024	\$351,364	-1.1%
Q2 2024	\$387,381	4.8%
Q1 2024	\$369,363	2.3%
Q4 2023	\$371,317	-0.7%
Q3 2023	\$355,346	-1.9%



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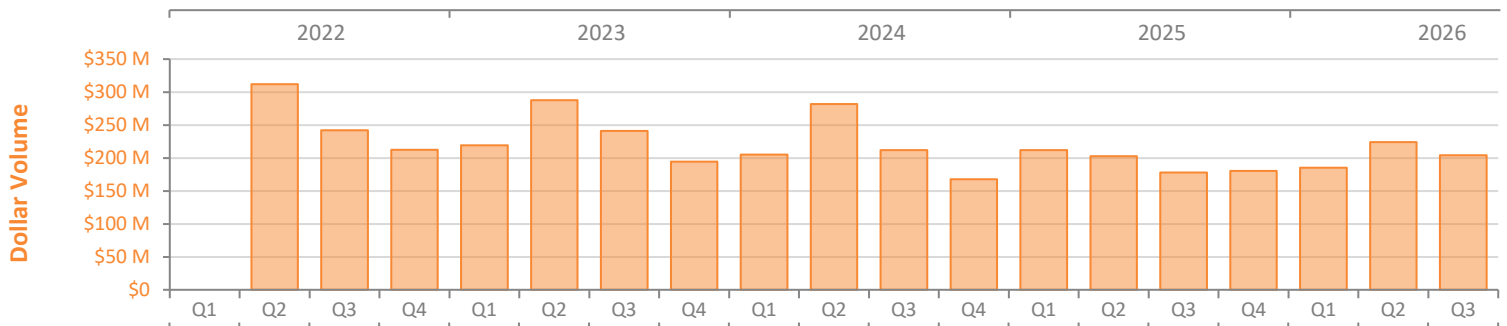


Dollar Volume

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

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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$613.3 Million	3.6%
Q3 2026	\$204.2 Million	14.9%
Q2 2026	\$224.1 Million	10.5%
Q1 2026	\$185.1 Million	-12.6%
Q4 2025	\$180.3 Million	7.3%
Q3 2025	\$177.7 Million	-16.1%
Q2 2025	\$202.7 Million	-28.0%
Q1 2025	\$211.9 Million	3.3%
Q4 2024	\$168.0 Million	-13.7%
Q3 2024	\$211.9 Million	-12.1%
Q2 2024	\$281.6 Million	-2.1%
Q1 2024	\$205.0 Million	-6.5%
Q4 2023	\$194.6 Million	-8.3%
Q3 2023	\$240.9 Million	-0.5%

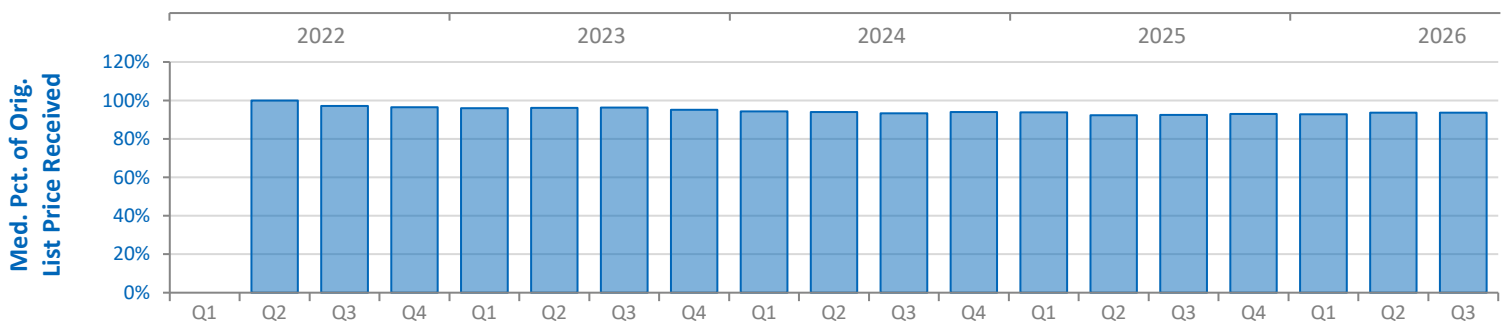


Median Percent of Original List Price Received

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

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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.4%	0.8%
Q3 2026	93.6%	1.3%
Q2 2026	93.7%	1.5%
Q1 2026	92.8%	-1.1%
Q4 2025	93.0%	-1.1%
Q3 2025	92.4%	-1.0%
Q2 2025	92.3%	-1.8%
Q1 2025	93.8%	-0.5%
Q4 2024	94.0%	-1.3%
Q3 2024	93.3%	-3.1%
Q2 2024	94.0%	-2.2%
Q1 2024	94.3%	-1.7%
Q4 2023	95.2%	-1.2%
Q3 2023	96.3%	-0.8%



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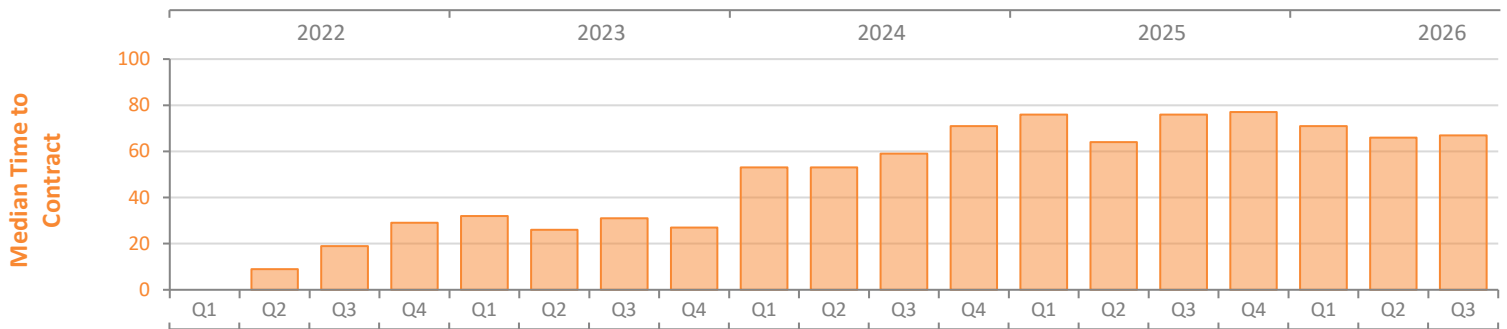


Median Time to Contract

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

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	71 Days	-5.3%
Q3 2026	67 Days	-11.8%
Q2 2026	66 Days	3.1%
Q1 2026	71 Days	-6.6%
Q4 2025	77 Days	8.5%
Q3 2025	76 Days	28.8%
Q2 2025	64 Days	20.8%
Q1 2025	76 Days	43.4%
Q4 2024	71 Days	163.0%
Q3 2024	59 Days	90.3%
Q2 2024	53 Days	103.8%
Q1 2024	53 Days	65.6%
Q4 2023	27 Days	-6.9%
Q3 2023	31 Days	63.2%

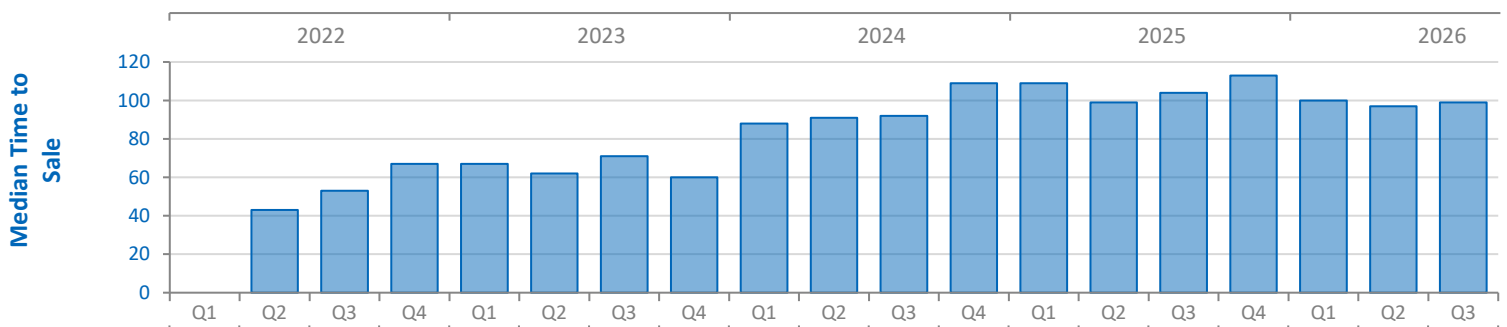


Median Time to Sale

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

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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	101 Days	-3.8%
Q3 2026	99 Days	-4.8%
Q2 2026	97 Days	-2.0%
Q1 2026	100 Days	-8.3%
Q4 2025	113 Days	3.7%
Q3 2025	104 Days	13.0%
Q2 2025	99 Days	8.8%
Q1 2025	109 Days	23.9%
Q4 2024	109 Days	81.7%
Q3 2024	92 Days	29.6%
Q2 2024	91 Days	46.8%
Q1 2024	88 Days	31.3%
Q4 2023	60 Days	-10.4%
Q3 2023	71 Days	34.0%



Quarterly Market Detail - Q3 2026

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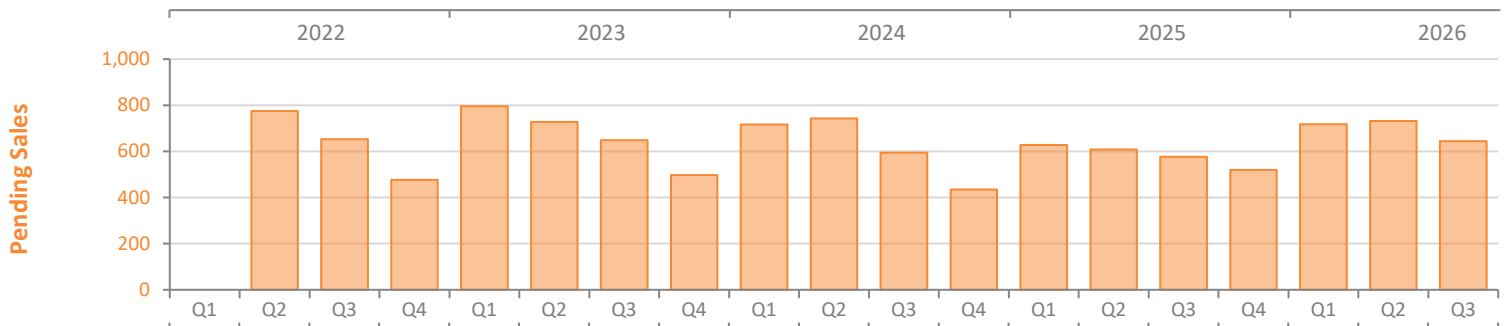


New Pending Sales

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

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.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,095	15.6%
Q3 2026	645	12.0%
Q2 2026	732	20.4%
Q1 2026	718	14.3%
Q4 2025	519	19.3%
Q3 2025	576	-3.0%
Q2 2025	608	-18.2%
Q1 2025	628	-12.3%
Q4 2024	435	-12.5%
Q3 2024	594	-8.5%
Q2 2024	743	2.1%
Q1 2024	716	-9.9%
Q4 2023	497	4.2%
Q3 2023	649	-0.6%

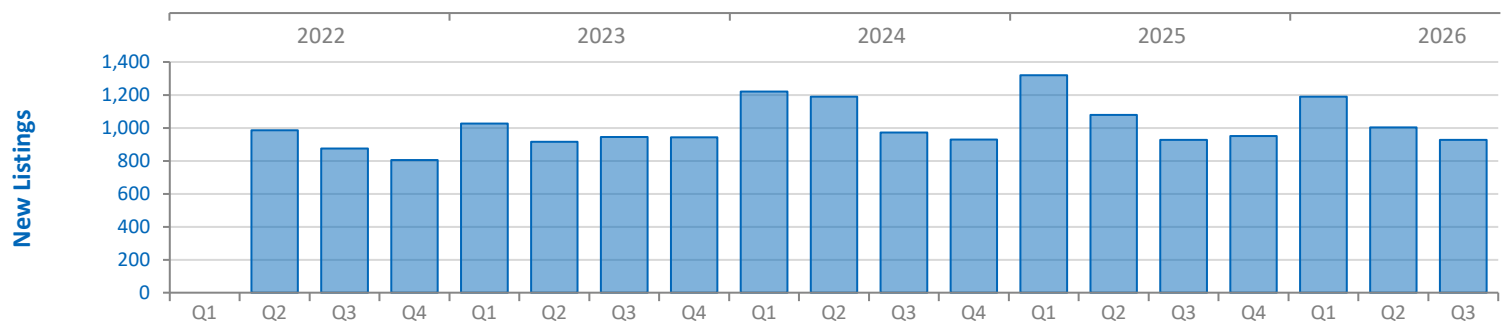


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	3,119	-6.2%
Q3 2026	927	-0.1%
Q2 2026	1,003	-7.0%
Q1 2026	1,189	-9.9%
Q4 2025	950	2.3%
Q3 2025	928	-4.5%
Q2 2025	1,078	-9.3%
Q1 2025	1,319	8.1%
Q4 2024	929	-1.5%
Q3 2024	972	3.0%
Q2 2024	1,189	29.9%
Q1 2024	1,220	18.9%
Q4 2023	943	17.1%
Q3 2023	944	7.9%



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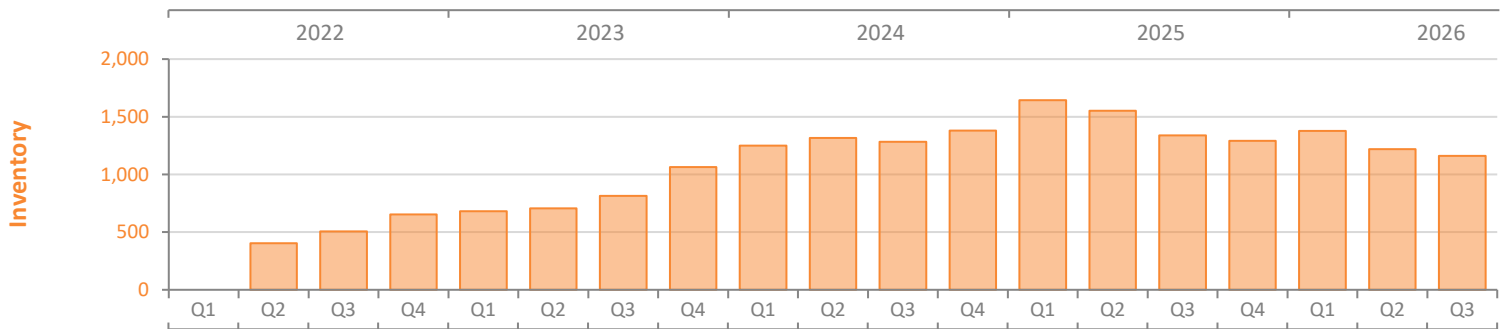


Inventory (Active Listings)

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

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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	1,279	-16.9%
Q3 2026	1,160	-13.3%
Q2 2026	1,220	-21.4%
Q1 2026	1,377	-16.3%
Q4 2025	1,291	-6.4%
Q3 2025	1,338	4.3%
Q2 2025	1,552	17.8%
Q1 2025	1,645	31.5%
Q4 2024	1,379	29.7%
Q3 2024	1,283	57.6%
Q2 2024	1,317	86.3%
Q1 2024	1,251	83.7%
Q4 2023	1,063	63.0%
Q3 2023	814	60.9%

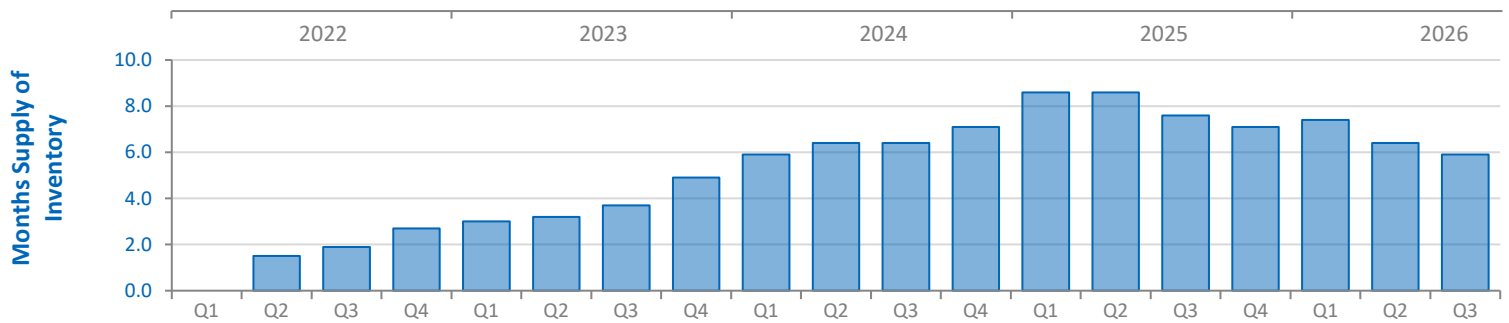


Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.8	-18.1%
Q3 2026	5.9	-22.4%
Q2 2026	6.4	-25.6%
Q1 2026	7.4	-14.0%
Q4 2025	7.1	0.0%
Q3 2025	7.6	18.8%
Q2 2025	8.6	34.4%
Q1 2025	8.6	45.8%
Q4 2024	7.1	44.9%
Q3 2024	6.4	73.0%
Q2 2024	6.4	100.0%
Q1 2024	5.9	96.7%
Q4 2023	4.9	81.5%
Q3 2023	3.7	94.7%



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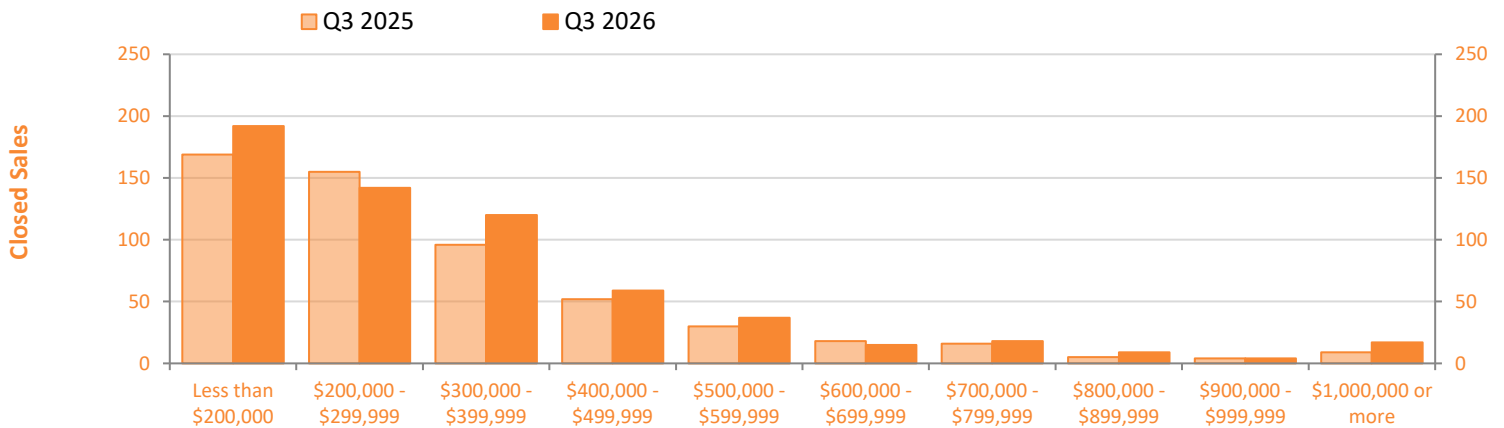


Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

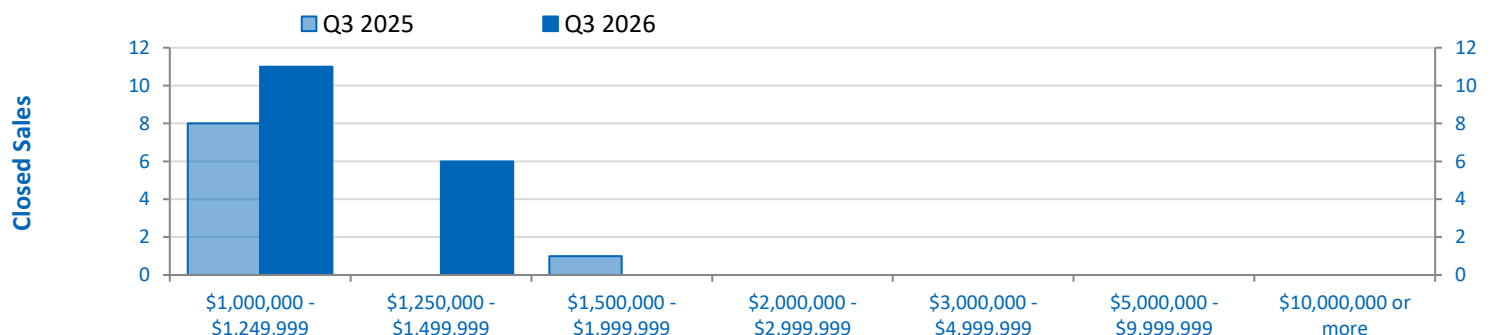
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	192	13.6%
\$200,000 - \$299,999	142	-8.4%
\$300,000 - \$399,999	120	25.0%
\$400,000 - \$499,999	59	13.5%
\$500,000 - \$599,999	37	23.3%
\$600,000 - \$699,999	15	-16.7%
\$700,000 - \$799,999	18	12.5%
\$800,000 - \$899,999	9	80.0%
\$900,000 - \$999,999	4	0.0%
\$1,000,000 or more	17	88.9%



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	11	37.5%
\$1,250,000 - \$1,499,999	6	N/A
\$1,500,000 - \$1,999,999	0	-100.0%
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



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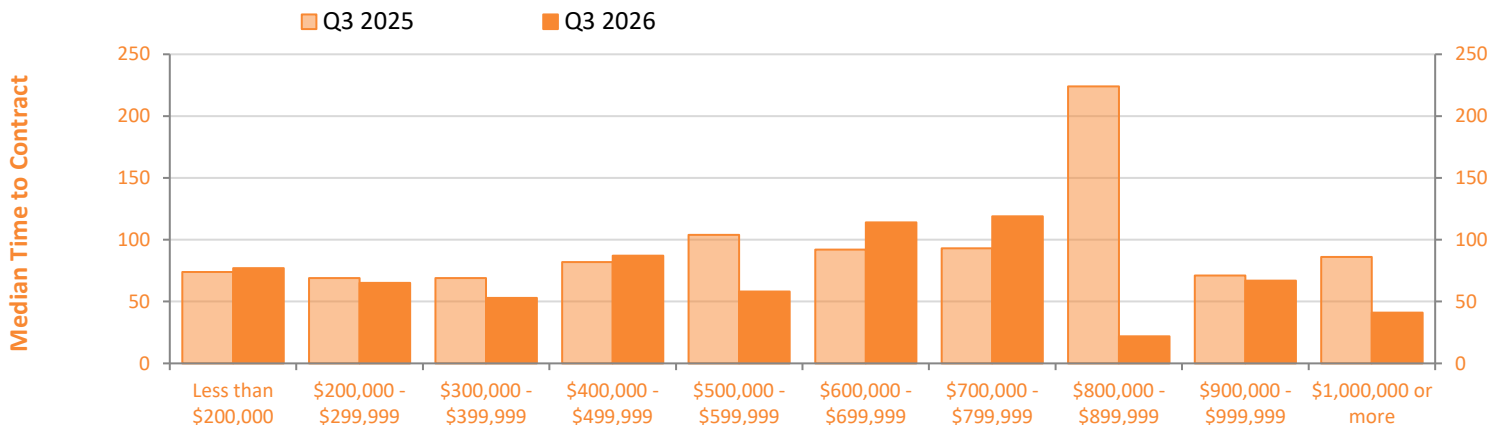


Median Time to Contract by Sale Price

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

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 quarter. 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.

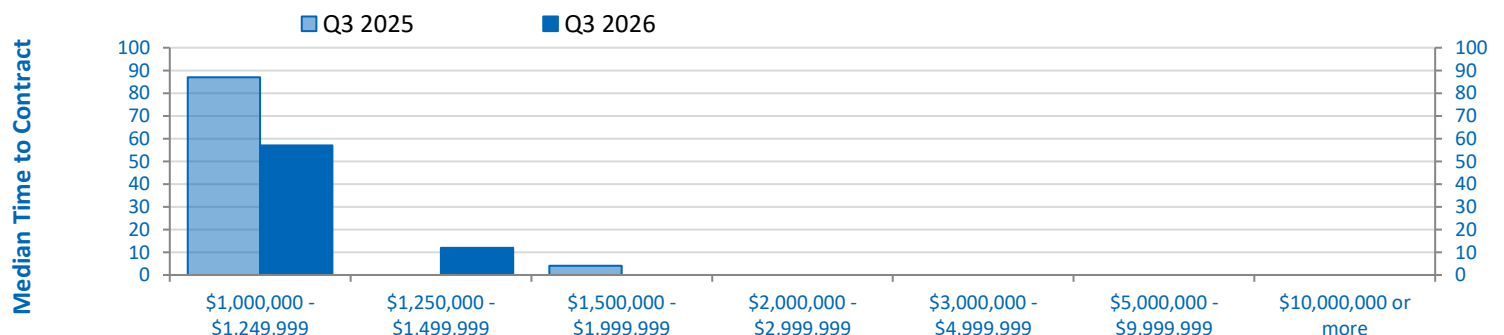
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	77 Days	4.1%
\$200,000 - \$299,999	65 Days	-5.8%
\$300,000 - \$399,999	53 Days	-23.2%
\$400,000 - \$499,999	87 Days	6.1%
\$500,000 - \$599,999	58 Days	-44.2%
\$600,000 - \$699,999	114 Days	23.9%
\$700,000 - \$799,999	119 Days	28.0%
\$800,000 - \$899,999	22 Days	-90.2%
\$900,000 - \$999,999	67 Days	-5.6%
\$1,000,000 or more	41 Days	-52.3%



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	57 Days	-34.5%
\$1,250,000 - \$1,499,999	12 Days	N/A
\$1,500,000 - \$1,999,999	(No Sales)	N/A
\$2,000,000 - \$2,999,999	(No Sales)	N/A
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



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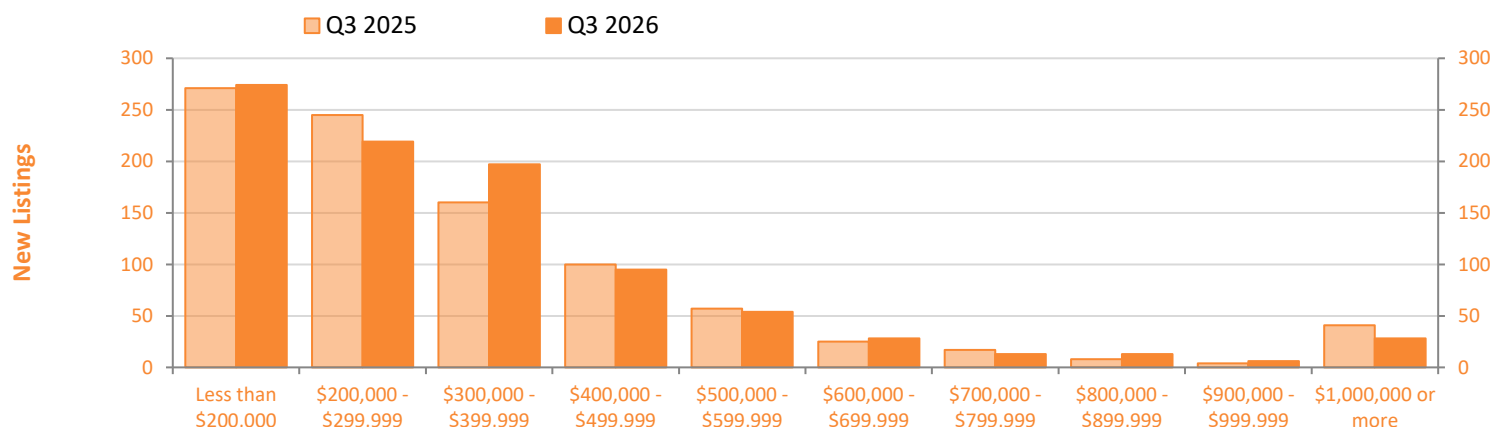


New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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.

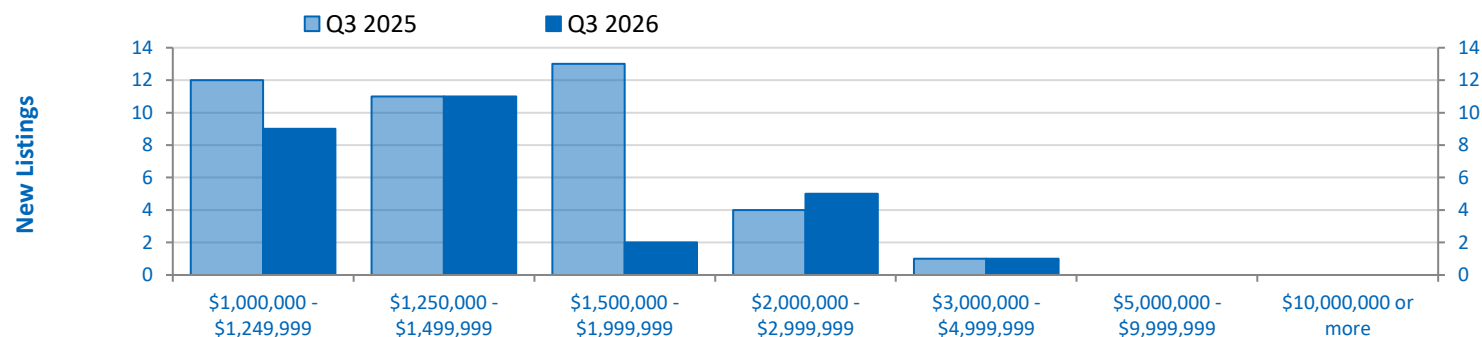
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	274	1.1%
\$200,000 - \$299,999	219	-10.6%
\$300,000 - \$399,999	197	23.1%
\$400,000 - \$499,999	95	-5.0%
\$500,000 - \$599,999	54	-5.3%
\$600,000 - \$699,999	28	12.0%
\$700,000 - \$799,999	13	-23.5%
\$800,000 - \$899,999	13	62.5%
\$900,000 - \$999,999	6	50.0%
\$1,000,000 or more	28	-31.7%



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	9	-25.0%
\$1,250,000 - \$1,499,999	11	0.0%
\$1,500,000 - \$1,999,999	2	-84.6%
\$2,000,000 - \$2,999,999	5	25.0%
\$3,000,000 - \$4,999,999	1	0.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Quarterly Market Detail - Q3 2026

Townhouses and Condos

Space Coast REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.

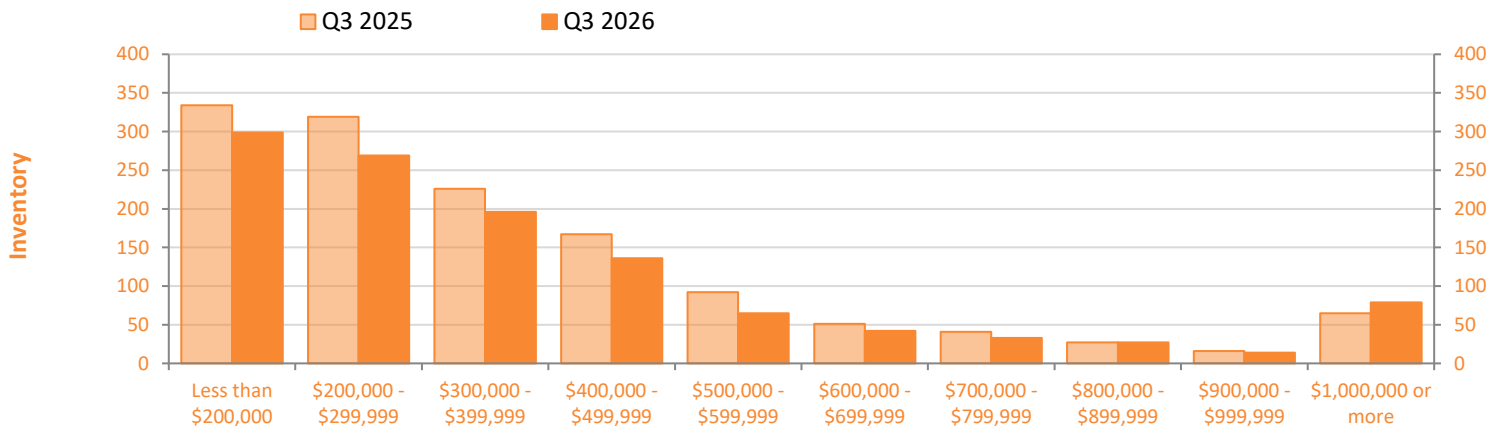


Inventory by Current Listing Price

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

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 quarter, and hold this number to compare with the same quarter 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.

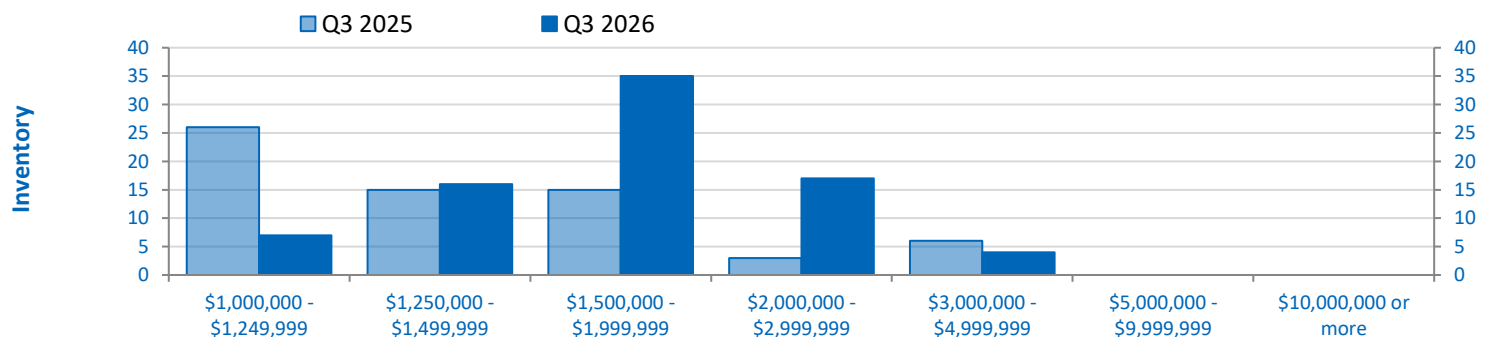
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	299	-10.5%
\$200,000 - \$299,999	269	-15.7%
\$300,000 - \$399,999	196	-13.3%
\$400,000 - \$499,999	136	-18.6%
\$500,000 - \$599,999	65	-29.3%
\$600,000 - \$699,999	42	-17.6%
\$700,000 - \$799,999	33	-19.5%
\$800,000 - \$899,999	27	0.0%
\$900,000 - \$999,999	14	-12.5%
\$1,000,000 or more	79	21.5%



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	7	-73.1%
\$1,250,000 - \$1,499,999	16	6.7%
\$1,500,000 - \$1,999,999	35	133.3%
\$2,000,000 - \$2,999,999	17	466.7%
\$3,000,000 - \$4,999,999	4	-33.3%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

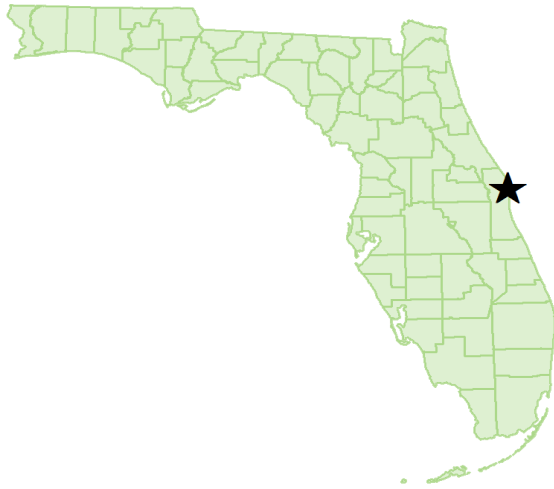


Quarterly Distressed Market - Q3 2026

Townhouses and Condos

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		Q3 2026	Q3 2025	Percent Change Year-over-Year
Traditional	Closed Sales	599	550	8.9%
	Median Sale Price	\$280,000	\$265,000	5.7%
Foreclosure/REO	Closed Sales	10	2	400.0%
	Median Sale Price	\$189,000	\$110,500	71.0%
Short Sale	Closed Sales	4	2	100.0%
	Median Sale Price	\$363,968	\$210,000	73.3%

