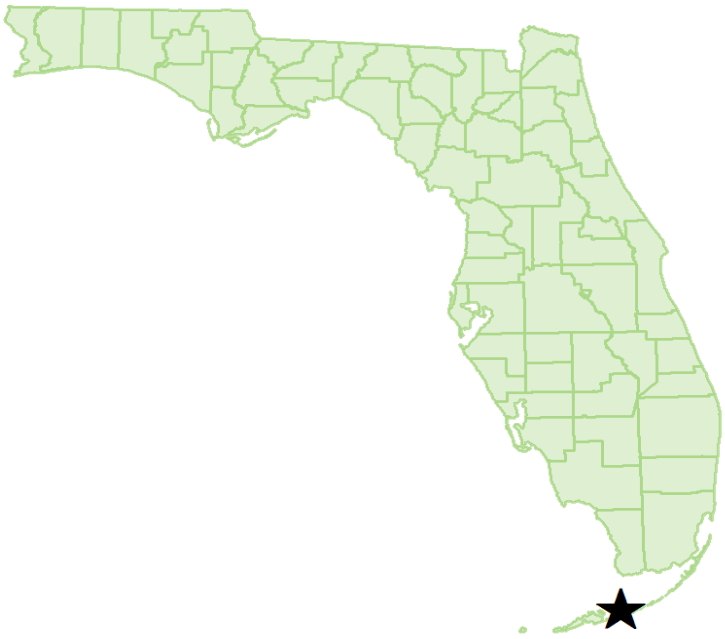
Quarterly Market Detail - Q2 2026

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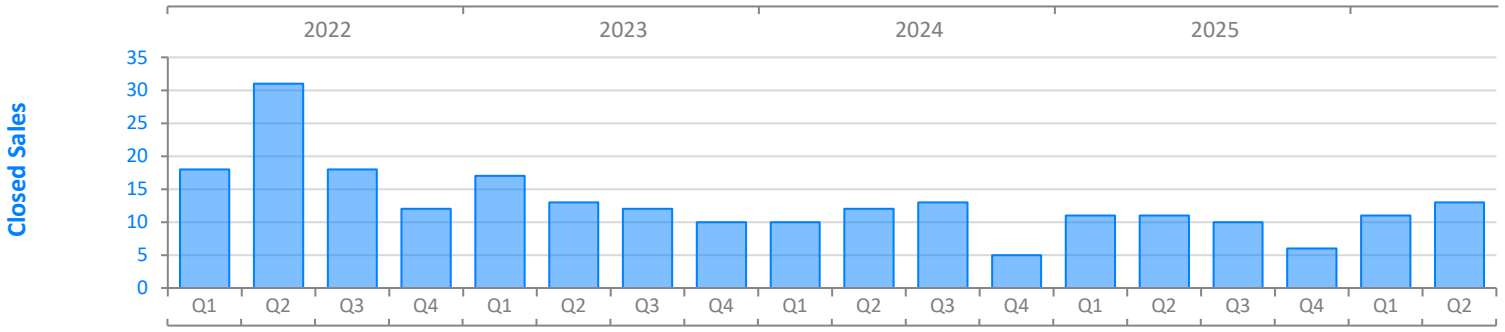
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	13	11	18.2%
Paid in Cash	6	4	50.0%
Median Sale Price	$381,500	$510,000	-25.2%
Average Sale Price	$402,462	$517,300	-22.2%
Dollar Volume	$5.2 Million	$5.7 Million	-8.1%
Median Percent of Original List Price Received	85.6%	91.8%	-6.8%
Median Time to Contract	234 Days	68 Days	244.1%
Median Time to Sale	248 Days	91 Days	172.5%
New Pending Sales	9	11	-18.2%
New Listings	11	16	-31.3%
Pending Inventory	4	4	0.0%
Inventory (Active Listings)	36	37	-2.7%
Months Supply of Inventory	10.8	11.1	-2.7%

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	24	9.1%
Q2 2026	**13**	**18.2%**
Q1 2026	11	0.0%
Q4 2025	6	20.0%
Q3 2025	10	-23.1%
Q2 2025	11	-8.3%
Q1 2025	11	10.0%
Q4 2024	5	-50.0%
Q3 2024	13	8.3%
Q2 2024	12	-7.7%
Q1 2024	10	-41.2%
Q4 2023	10	-16.7%
Q3 2023	12	-33.3%
Q2 2023	13	-58.1%



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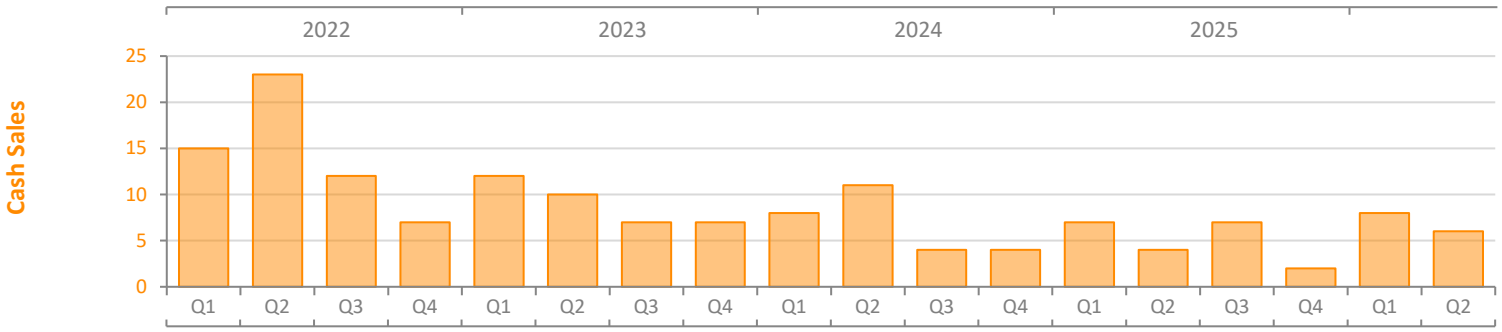
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Cash Sales

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	14	27.3%
Q2 2026	**6**	**50.0%**
Q1 2026	8	14.3%
Q4 2025	2	-50.0%
Q3 2025	7	75.0%
Q2 2025	4	-63.6%
Q1 2025	7	-12.5%
Q4 2024	4	-42.9%
Q3 2024	4	-42.9%
Q2 2024	11	10.0%
Q1 2024	8	-33.3%
Q4 2023	7	0.0%
Q3 2023	7	-41.7%
Q2 2023	10	-56.5%

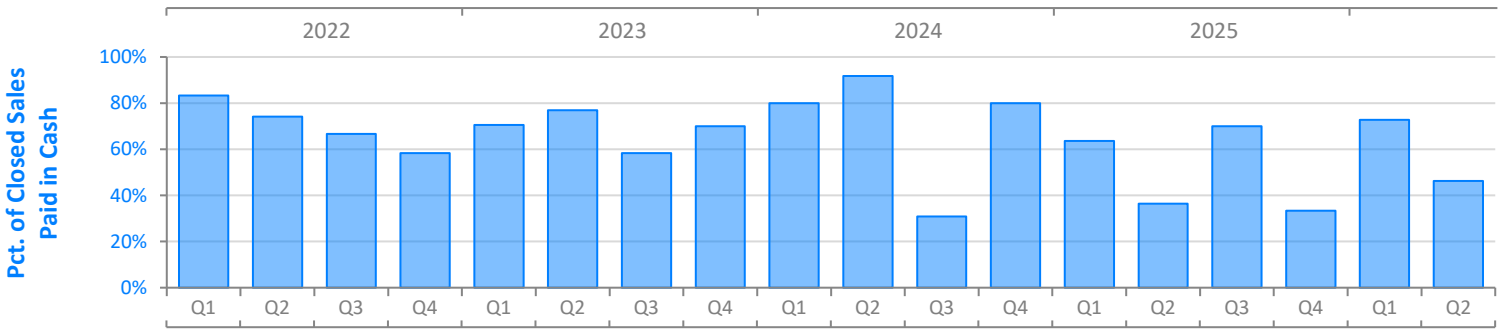


Cash Sales as a Percentage of Closed Sales

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	58.3%	16.6%
Q2 2026	**46.2%**	**26.9%**
Q1 2026	72.7%	14.3%
Q4 2025	33.3%	-58.4%
Q3 2025	70.0%	127.3%
Q2 2025	36.4%	-60.3%
Q1 2025	63.6%	-20.5%
Q4 2024	80.0%	14.3%
Q3 2024	30.8%	-47.2%
Q2 2024	91.7%	19.2%
Q1 2024	80.0%	13.3%
Q4 2023	70.0%	20.1%
Q3 2023	58.3%	-12.6%
Q2 2023	76.9%	3.6%



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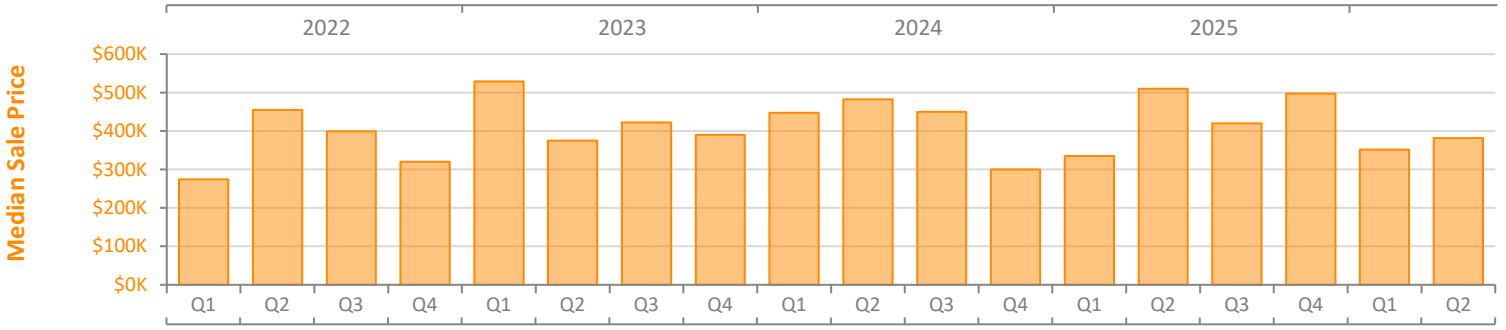
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Median Sale Price

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	$370,750	-11.7%
Q2 2026	**$381,500**	**-25.2%**
Q1 2026	$352,000	5.1%
Q4 2025	$497,500	65.8%
Q3 2025	$420,000	-6.7%
Q2 2025	$510,000	5.7%
Q1 2025	$335,000	-25.1%
Q4 2024	$300,000	-23.1%
Q3 2024	$450,000	6.5%
Q2 2024	$482,500	28.7%
Q1 2024	$447,500	-15.4%
Q4 2023	$390,000	21.9%
Q3 2023	$422,500	5.8%
Q2 2023	$375,000	-17.6%

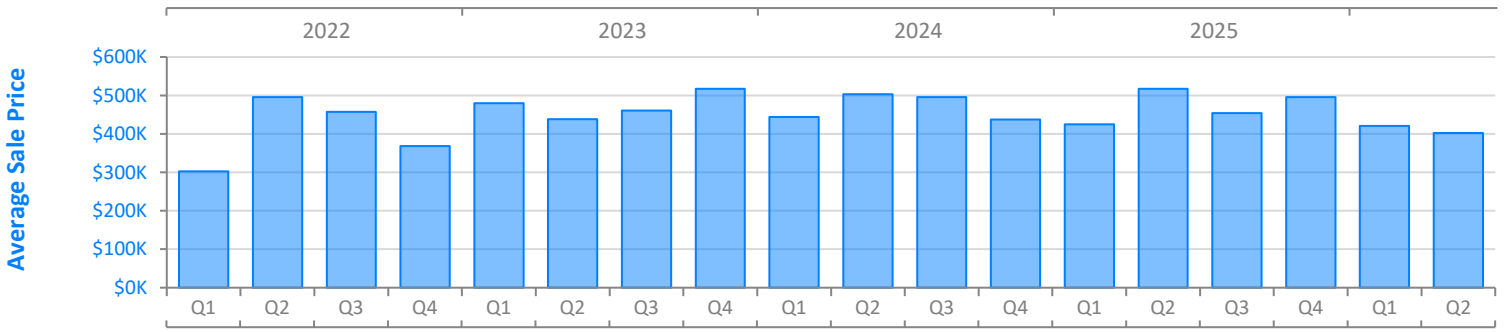


Average Sale Price

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	$410,988	-12.8%
Q2 2026	**$402,462**	**-22.2%**
Q1 2026	$421,064	-1.0%
Q4 2025	$495,667	13.3%
Q3 2025	$454,100	-8.3%
Q2 2025	$517,300	2.9%
Q1 2025	$425,127	-4.3%
Q4 2024	$437,400	-15.5%
Q3 2024	$495,442	7.5%
Q2 2024	$502,917	14.7%
Q1 2024	$444,000	-7.4%
Q4 2023	$517,400	40.5%
Q3 2023	$461,084	0.7%
Q2 2023	$438,538	-11.4%



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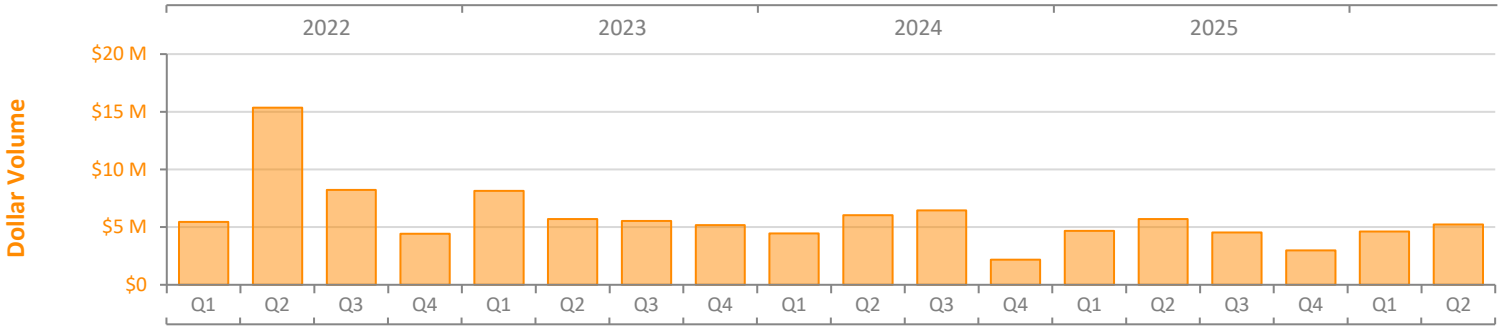
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Dollar Volume

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	$9.9 Million	-4.9%
Q2 2026	**$5.2 Million**	**-8.1%**
Q1 2026	$4.6 Million	-1.0%
Q4 2025	$3.0 Million	36.0%
Q3 2025	$4.5 Million	-29.5%
Q2 2025	$5.7 Million	-5.7%
Q1 2025	$4.7 Million	5.3%
Q4 2024	$2.2 Million	-57.7%
Q3 2024	$6.4 Million	16.4%
Q2 2024	$6.0 Million	5.9%
Q1 2024	$4.4 Million	-45.5%
Q4 2023	$5.2 Million	17.1%
Q3 2023	$5.5 Million	-32.8%
Q2 2023	$5.7 Million	-62.9%

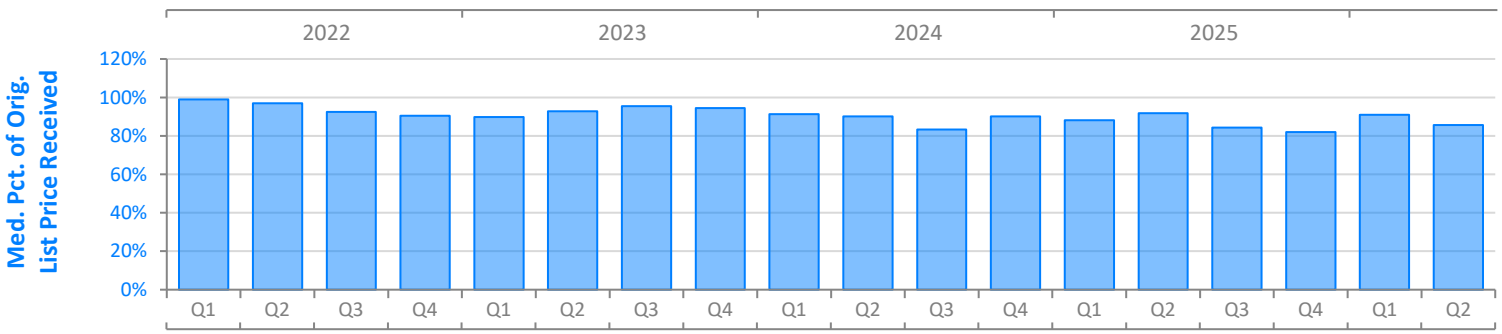


Median Percent of Original List Price Received

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	88.0%	-2.7%
Q2 2026	**85.6%**	**-6.8%**
Q1 2026	90.9%	3.2%
Q4 2025	81.9%	-9.1%
Q3 2025	84.3%	1.2%
Q2 2025	91.8%	1.8%
Q1 2025	88.1%	-3.5%
Q4 2024	90.1%	-4.7%
Q3 2024	83.3%	-12.7%
Q2 2024	90.2%	-2.8%
Q1 2024	91.3%	1.7%
Q4 2023	94.5%	4.5%
Q3 2023	95.4%	3.2%
Q2 2023	92.8%	-4.3%



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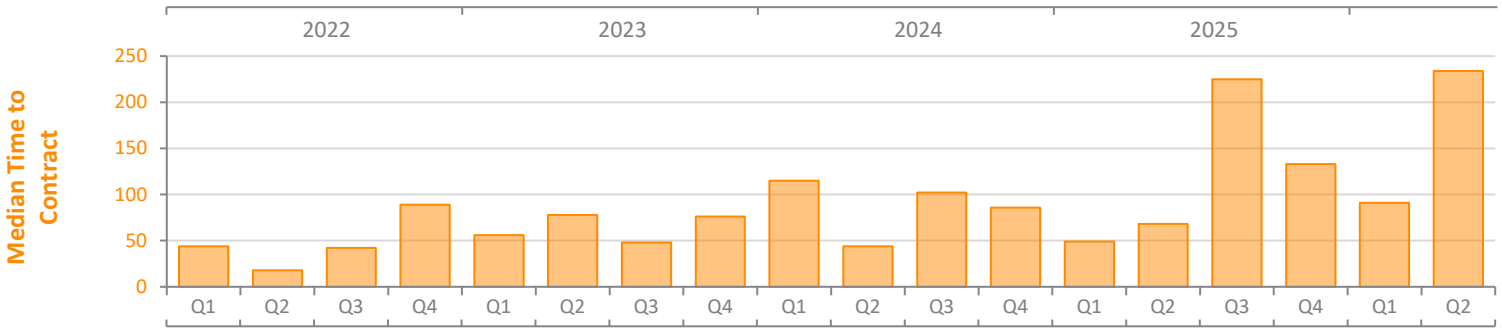
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the 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	220 Days	249.2%
Q2 2026	**234 Days**	**244.1%**
Q1 2026	91 Days	85.7%
Q4 2025	133 Days	54.7%
Q3 2025	225 Days	120.6%
Q2 2025	68 Days	54.5%
Q1 2025	49 Days	-57.4%
Q4 2024	86 Days	13.2%
Q3 2024	102 Days	112.5%
Q2 2024	44 Days	-43.6%
Q1 2024	115 Days	105.4%
Q4 2023	76 Days	-14.6%
Q3 2023	48 Days	14.3%
Q2 2023	78 Days	333.3%

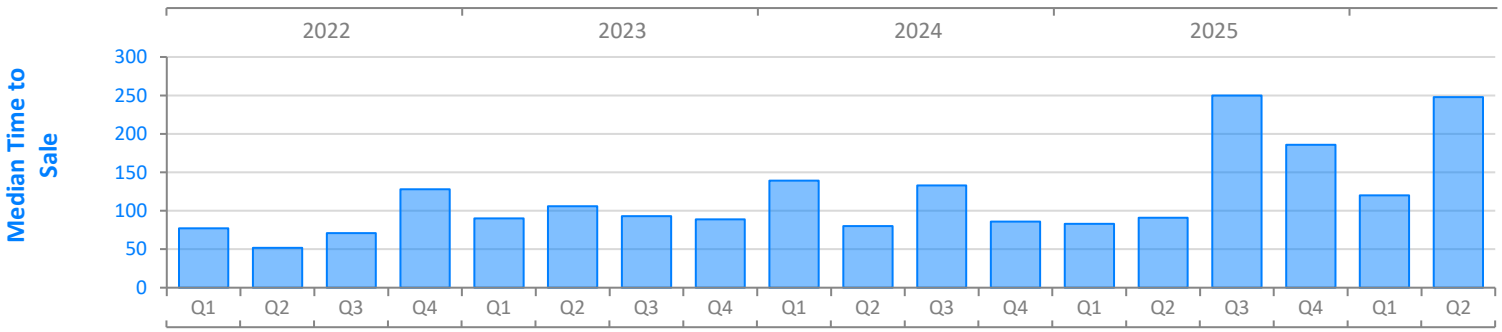


Median Time to Sale

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	237 Days	185.5%
Q2 2026	**248 Days**	**172.5%**
Q1 2026	120 Days	44.6%
Q4 2025	186 Days	116.3%
Q3 2025	250 Days	88.0%
Q2 2025	91 Days	13.8%
Q1 2025	83 Days	-40.3%
Q4 2024	86 Days	-3.4%
Q3 2024	133 Days	43.0%
Q2 2024	80 Days	-24.5%
Q1 2024	139 Days	54.4%
Q4 2023	89 Days	-30.5%
Q3 2023	93 Days	31.0%
Q2 2023	106 Days	103.8%



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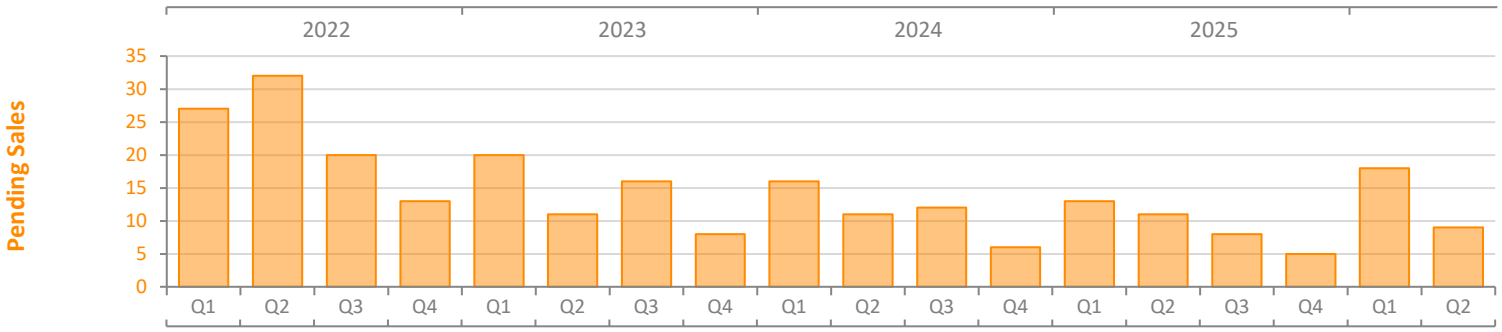
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New Pending Sales

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	27	12.5%
Q2 2026	**9**	**-18.2%**
Q1 2026	18	38.5%
Q4 2025	5	-16.7%
Q3 2025	8	-33.3%
Q2 2025	11	0.0%
Q1 2025	13	-18.8%
Q4 2024	6	-25.0%
Q3 2024	12	-25.0%
Q2 2024	11	0.0%
Q1 2024	16	-20.0%
Q4 2023	8	-38.5%
Q3 2023	16	-20.0%
Q2 2023	11	-65.6%

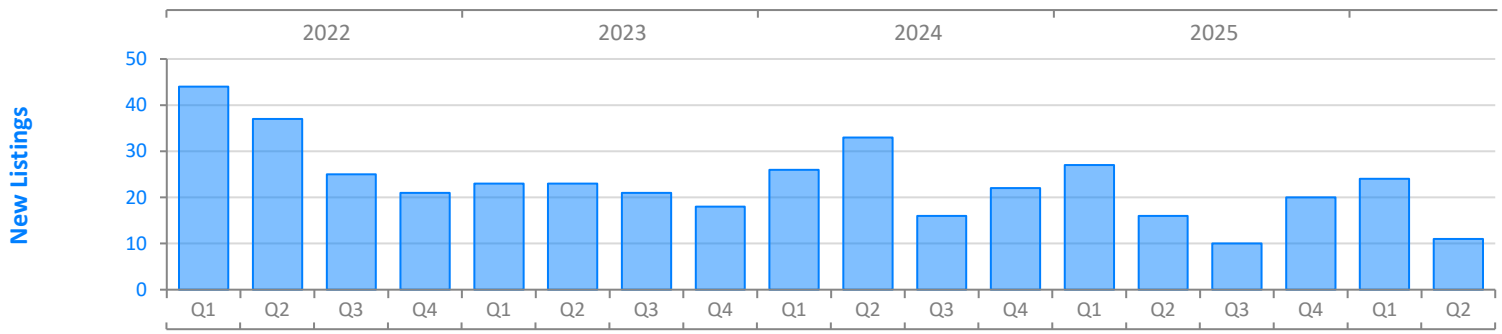


New Listings

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	35	-18.6%
Q2 2026	**11**	**-31.3%**
Q1 2026	24	-11.1%
Q4 2025	20	-9.1%
Q3 2025	10	-37.5%
Q2 2025	16	-51.5%
Q1 2025	27	3.8%
Q4 2024	22	22.2%
Q3 2024	16	-23.8%
Q2 2024	33	43.5%
Q1 2024	26	13.0%
Q4 2023	18	-14.3%
Q3 2023	21	-16.0%
Q2 2023	23	-37.8%



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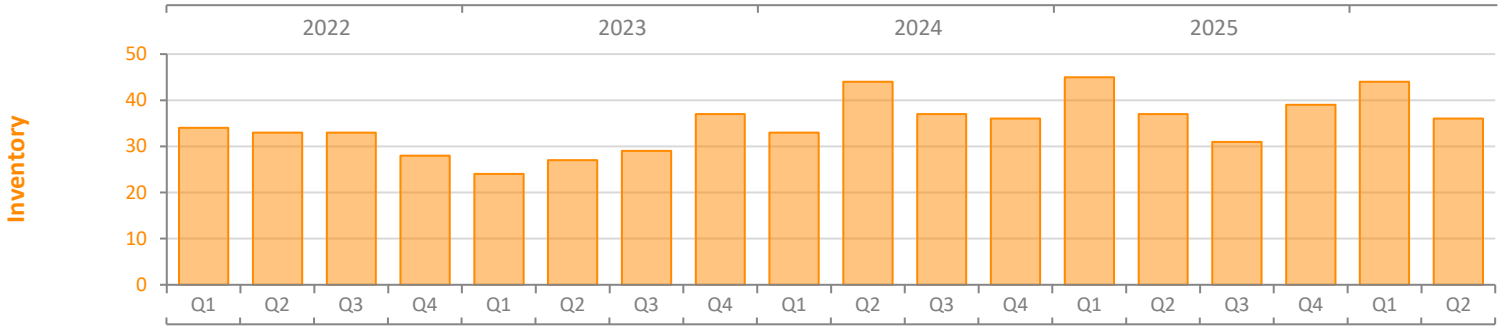
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Inventory (Active Listings)

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)	40	-1.2%
Q2 2026	**36**	**-2.7%**
Q1 2026	44	-2.2%
Q4 2025	39	8.3%
Q3 2025	31	-16.2%
Q2 2025	37	-15.9%
Q1 2025	45	36.4%
Q4 2024	36	-2.7%
Q3 2024	37	27.6%
Q2 2024	44	63.0%
Q1 2024	33	37.5%
Q4 2023	37	32.1%
Q3 2023	29	-12.1%
Q2 2023	27	-18.2%

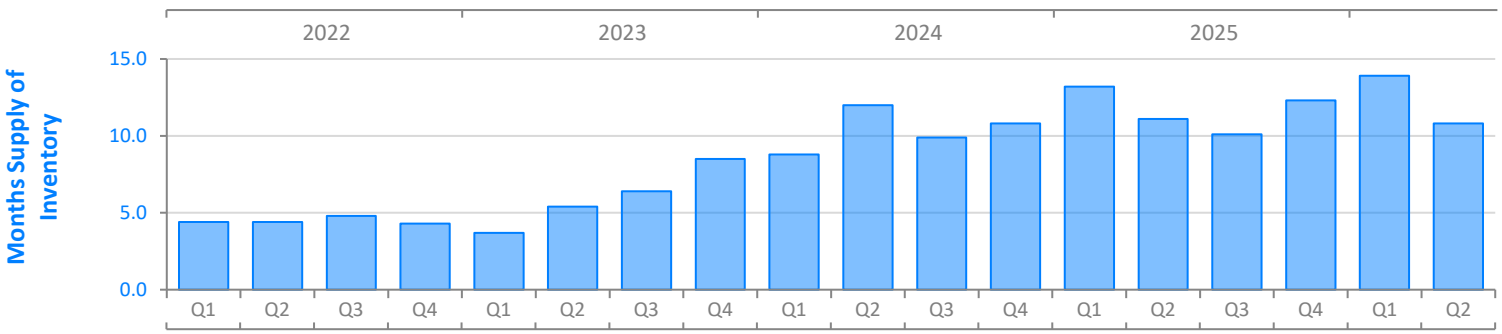


Months Supply of Inventory

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)	12.4	2.5%
Q2 2026	**10.8**	**-2.7%**
Q1 2026	13.9	5.3%
Q4 2025	12.3	13.9%
Q3 2025	10.1	2.0%
Q2 2025	11.1	-7.5%
Q1 2025	13.2	50.0%
Q4 2024	10.8	27.1%
Q3 2024	9.9	54.7%
Q2 2024	12.0	122.2%
Q1 2024	8.8	137.8%
Q4 2023	8.5	97.7%
Q3 2023	6.4	33.3%
Q2 2023	5.4	22.7%



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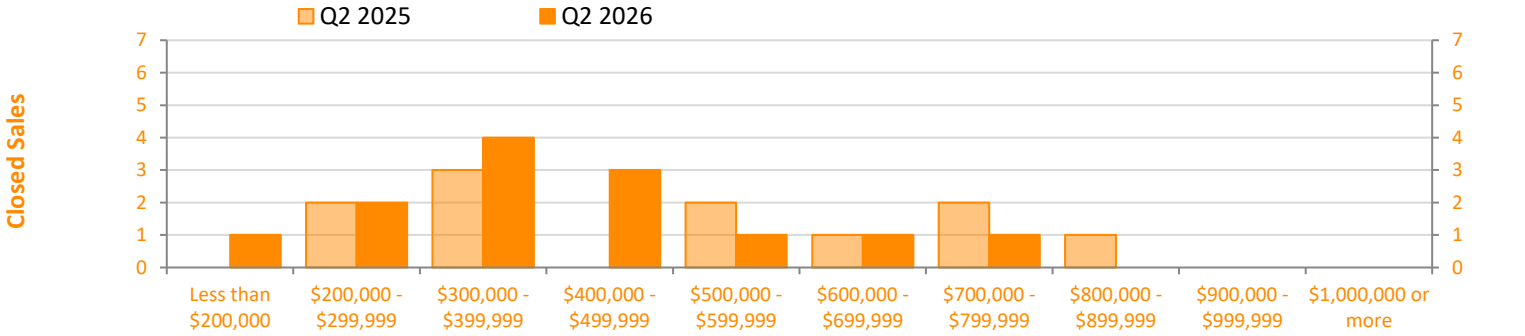
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Closed Sales by Sale Price

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	1	N/A
$200,000 - $299,999	2	0.0%
$300,000 - $399,999	4	33.3%
$400,000 - $499,999	3	N/A
$500,000 - $599,999	1	-50.0%
$600,000 - $699,999	1	0.0%
$700,000 - $799,999	1	-50.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A

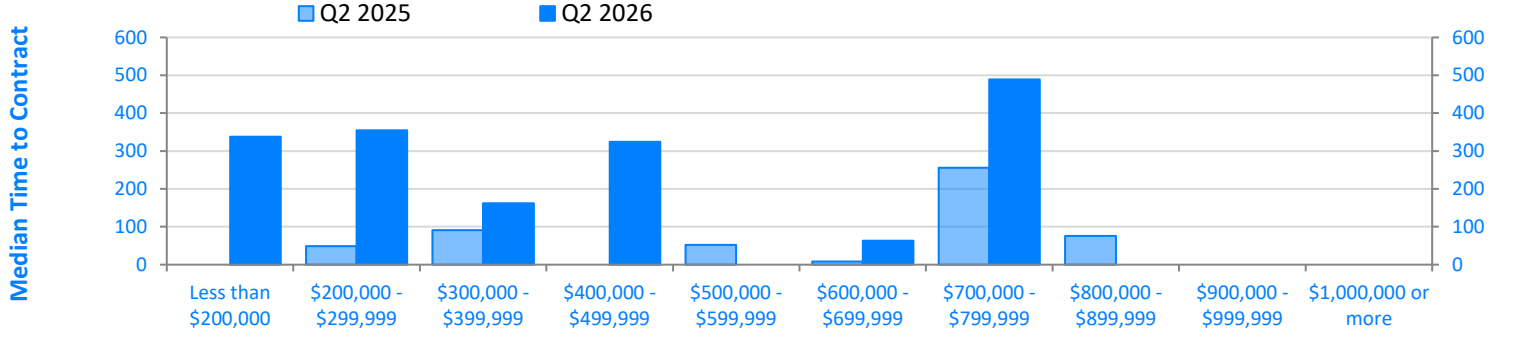


Median Time to Contract by Sale Price

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	338 Days	N/A
$200,000 - $299,999	355 Days	624.5%
$300,000 - $399,999	162 Days	78.0%
$400,000 - $499,999	324 Days	N/A
$500,000 - $599,999	0 Days	-100.0%
$600,000 - $699,999	63 Days	687.5%
$700,000 - $799,999	489 Days	91.0%
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	(No Sales)	N/A



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Quarterly Market Detail - Q2 2026

Manufactured Homes

Marathon & Lower Keys Association of REALTORS®

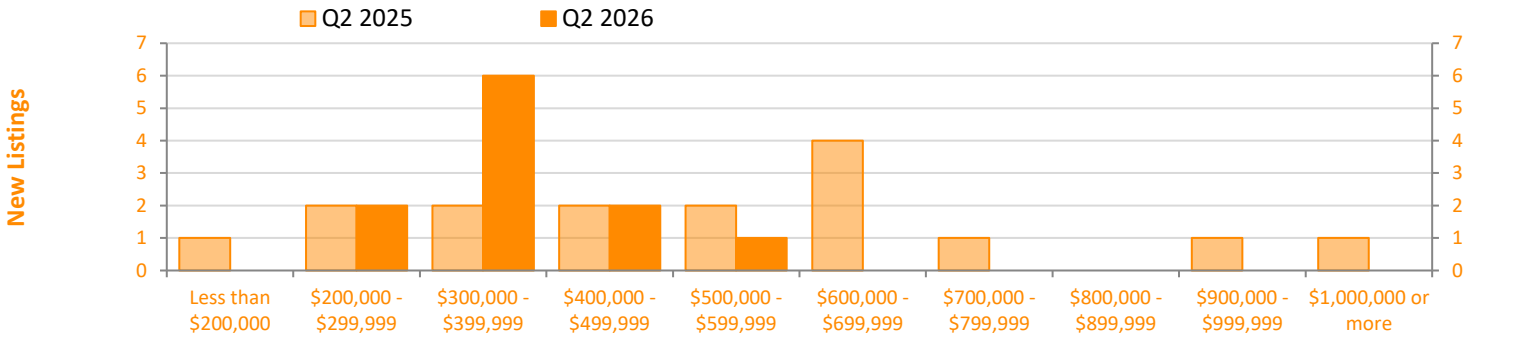
This report describes member activity for the association and is not confined to any specific geographic area.

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	0	-100.0%
$200,000 - $299,999	2	0.0%
$300,000 - $399,999	6	200.0%
$400,000 - $499,999	2	0.0%
$500,000 - $599,999	1	-50.0%
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	0	-100.0%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	-100.0%
$1,000,000 or more	0	-100.0%

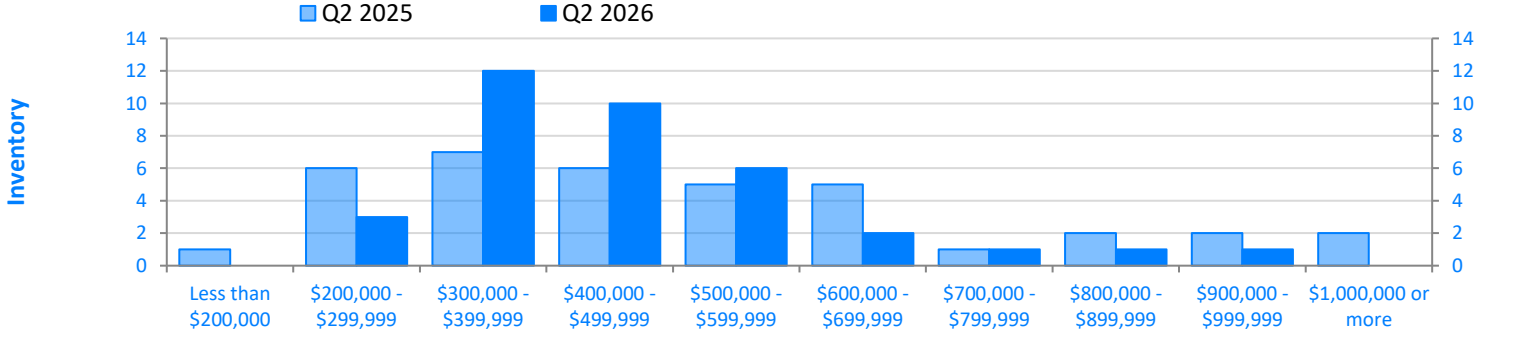


Inventory by Current Listing Price

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	0	-100.0%
$200,000 - $299,999	3	-50.0%
$300,000 - $399,999	12	71.4%
$400,000 - $499,999	10	66.7%
$500,000 - $599,999	6	20.0%
$600,000 - $699,999	2	-60.0%
$700,000 - $799,999	1	0.0%
$800,000 - $899,999	1	-50.0%
$900,000 - $999,999	1	-50.0%
$1,000,000 or more	0	-100.0%



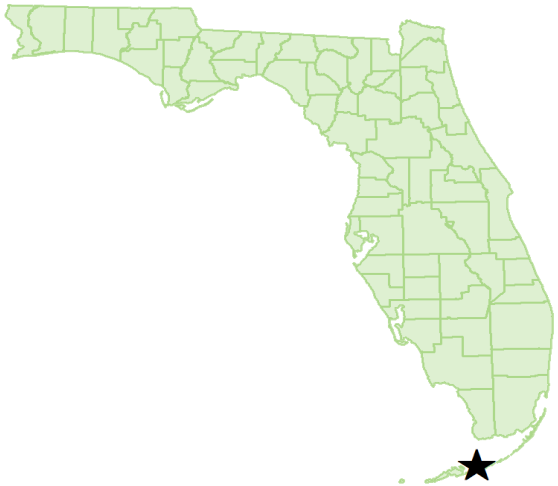
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Quarterly Distressed Market - Q2 2026

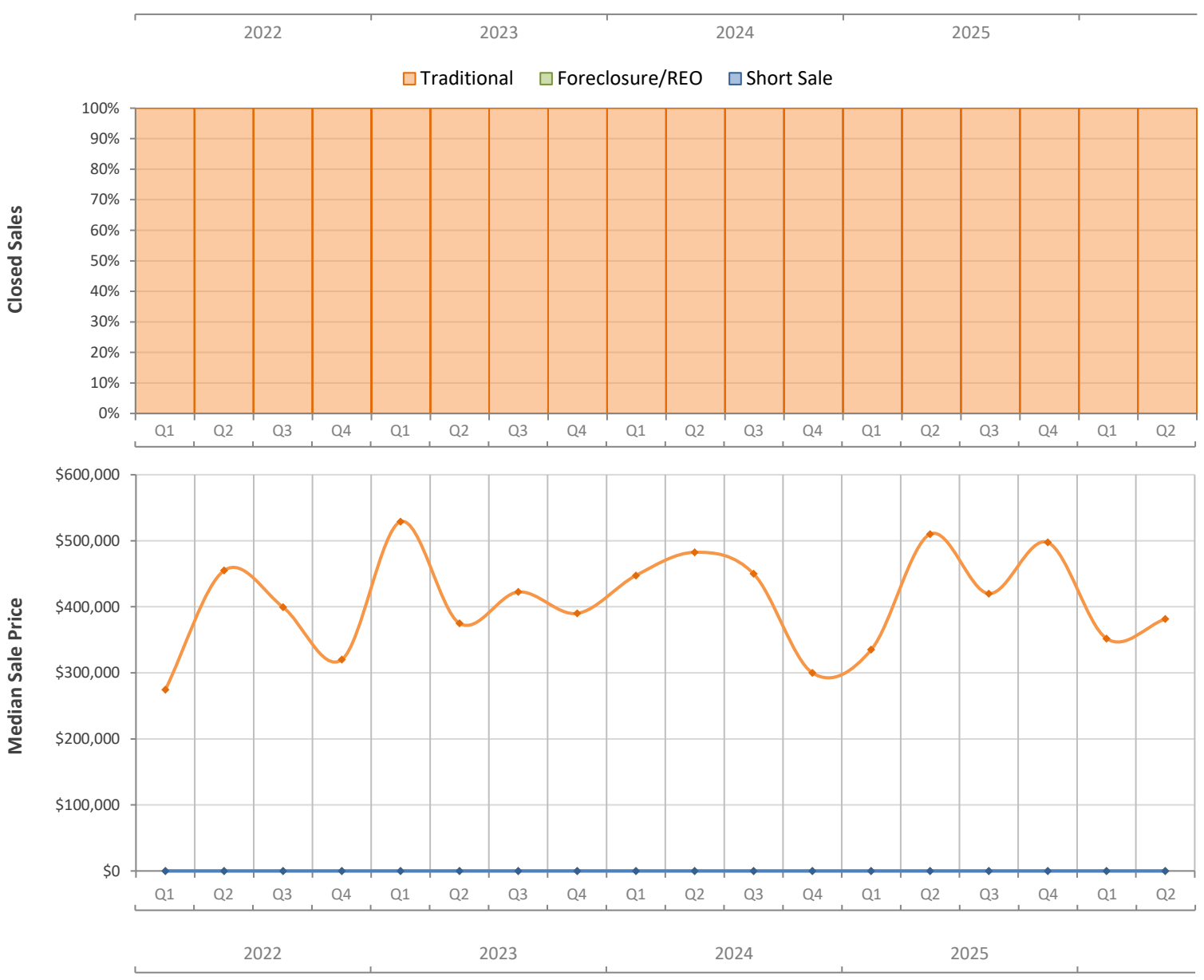
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		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	13	11	18.2%
	Median Sale Price	$381,500	$510,000	-25.2%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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