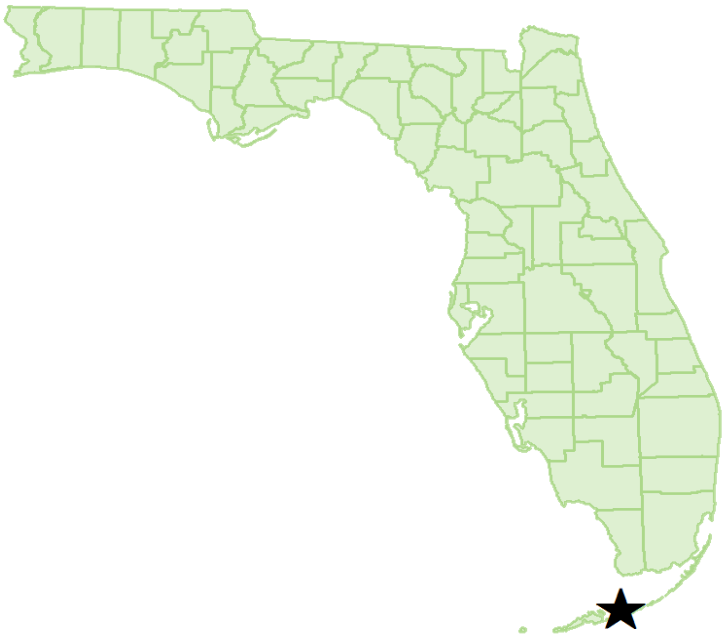
Quarterly Market Detail - Q2 2026

Townhouses and Condos

Marathon & Lower Keys Association of REALTORS®

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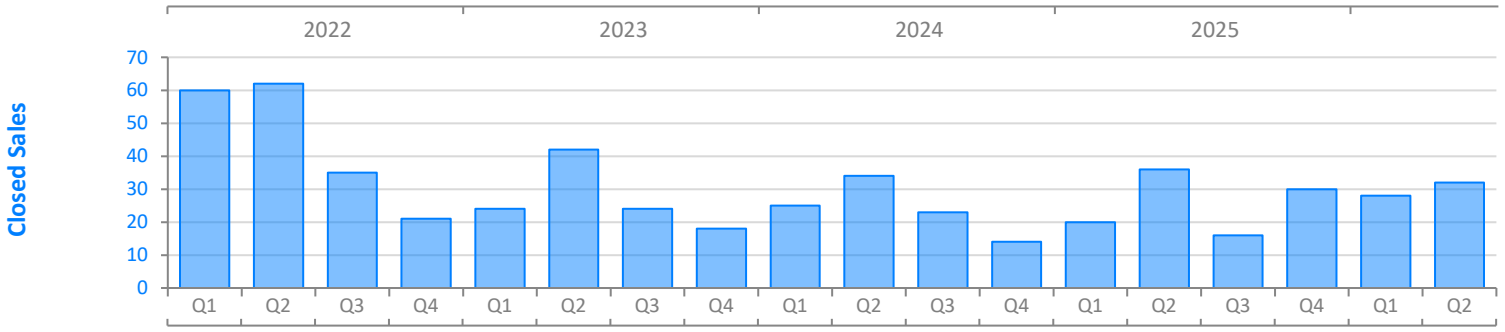
Summary Statistics	Q2 2026	Q2 2025	Percent Change Year-over-Year
Closed Sales	32	36	-11.1%
Paid in Cash	12	20	-40.0%
Median Sale Price	$568,500	$622,500	-8.7%
Average Sale Price	$667,484	$648,289	3.0%
Dollar Volume	$21.4 Million	$23.3 Million	-8.5%
Median Percent of Original List Price Received	93.8%	92.1%	1.8%
Median Time to Contract	65 Days	76 Days	-14.5%
Median Time to Sale	108 Days	119 Days	-9.2%
New Pending Sales	32	26	23.1%
New Listings	31	51	-39.2%
Pending Inventory	10	4	150.0%
Inventory (Active Listings)	79	104	-24.0%
Months Supply of Inventory	8.9	13.4	-33.6%

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	60	7.1%
Q2 2026	**32**	**-11.1%**
Q1 2026	28	40.0%
Q4 2025	30	114.3%
Q3 2025	16	-30.4%
Q2 2025	36	5.9%
Q1 2025	20	-20.0%
Q4 2024	14	-22.2%
Q3 2024	23	-4.2%
Q2 2024	34	-19.0%
Q1 2024	25	4.2%
Q4 2023	18	-14.3%
Q3 2023	24	-31.4%
Q2 2023	42	-32.3%



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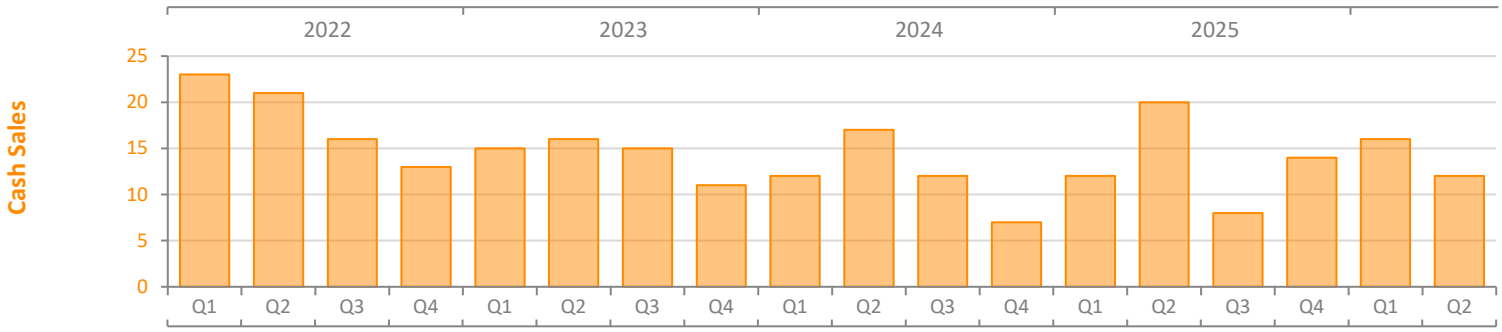
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Cash Sales

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	28	-12.5%
Q2 2026	**12**	**-40.0%**
Q1 2026	16	33.3%
Q4 2025	14	100.0%
Q3 2025	8	-33.3%
Q2 2025	20	17.6%
Q1 2025	12	0.0%
Q4 2024	7	-36.4%
Q3 2024	12	-20.0%
Q2 2024	17	6.3%
Q1 2024	12	-20.0%
Q4 2023	11	-15.4%
Q3 2023	15	-6.3%
Q2 2023	16	-23.8%

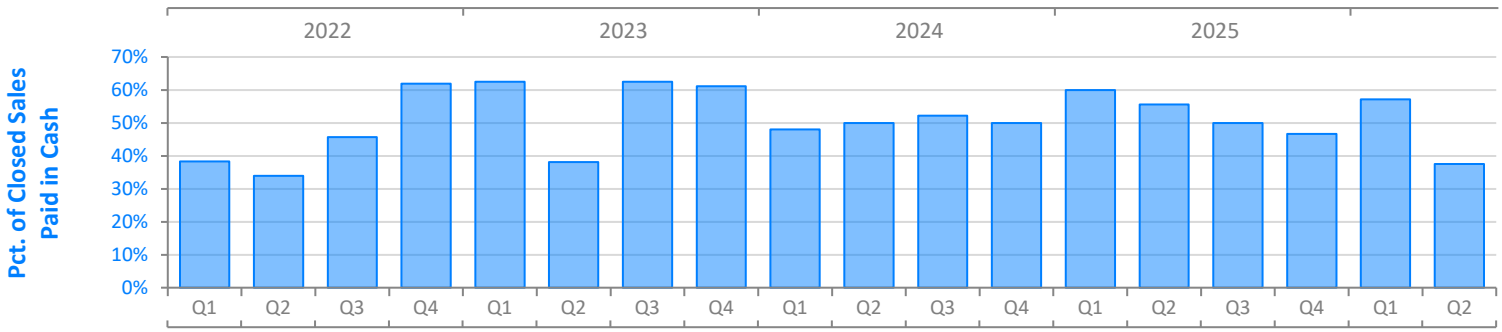


Cash Sales as a Percentage of Closed Sales

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	46.7%	-18.2%
Q2 2026	**37.5%**	**-32.6%**
Q1 2026	57.1%	-4.8%
Q4 2025	46.7%	-6.6%
Q3 2025	50.0%	-4.2%
Q2 2025	55.6%	11.2%
Q1 2025	60.0%	25.0%
Q4 2024	50.0%	-18.2%
Q3 2024	52.2%	-16.5%
Q2 2024	50.0%	31.2%
Q1 2024	48.0%	-23.2%
Q4 2023	61.1%	-1.3%
Q3 2023	62.5%	36.8%
Q2 2023	38.1%	12.4%



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Townhouses and Condos

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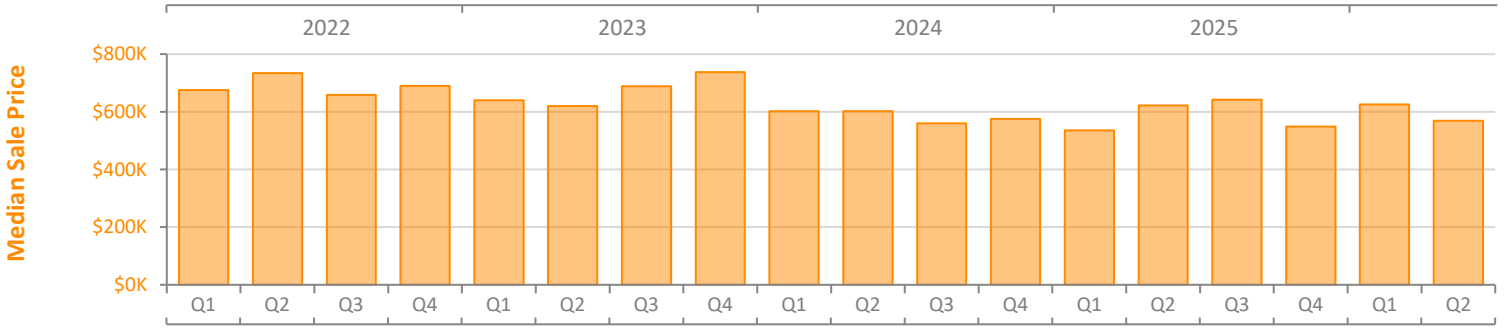
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Median Sale Price

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	$590,000	4.0%
Q2 2026	**$568,500**	**-8.7%**
Q1 2026	$625,000	16.8%
Q4 2025	$548,750	-4.6%
Q3 2025	$642,000	14.6%
Q2 2025	$622,500	3.3%
Q1 2025	$535,000	-11.2%
Q4 2024	$575,000	-22.0%
Q3 2024	$560,000	-18.7%
Q2 2024	$602,500	-2.8%
Q1 2024	$602,500	-5.9%
Q4 2023	$737,500	7.0%
Q3 2023	$689,000	4.6%
Q2 2023	$620,000	-15.6%

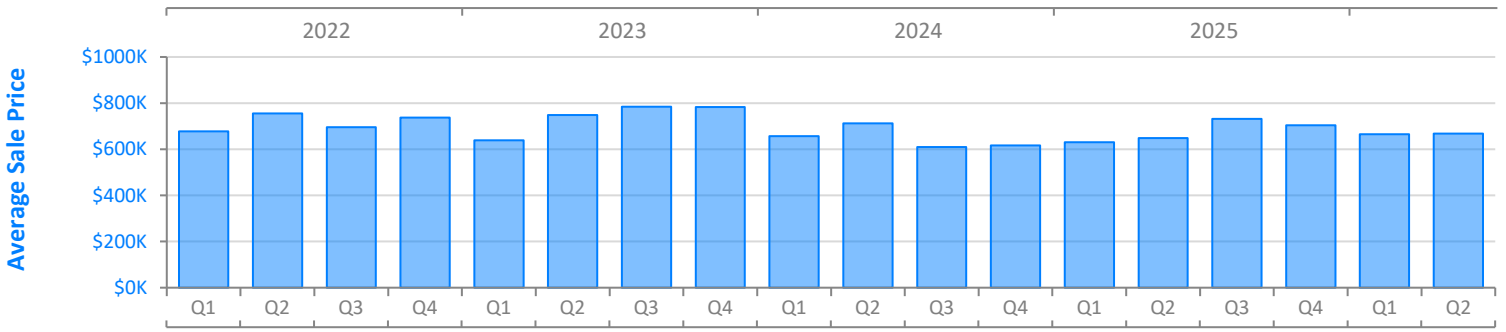


Average Sale Price

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	$666,362	3.8%
Q2 2026	**$667,484**	**3.0%**
Q1 2026	$665,079	5.5%
Q4 2025	$703,750	14.2%
Q3 2025	$731,969	20.0%
Q2 2025	$648,289	-8.9%
Q1 2025	$630,202	-4.0%
Q4 2024	$616,429	-21.2%
Q3 2024	$609,739	-22.2%
Q2 2024	$712,014	-4.9%
Q1 2024	$656,420	2.7%
Q4 2023	$782,411	6.1%
Q3 2023	$784,162	12.6%
Q2 2023	$748,964	-0.9%



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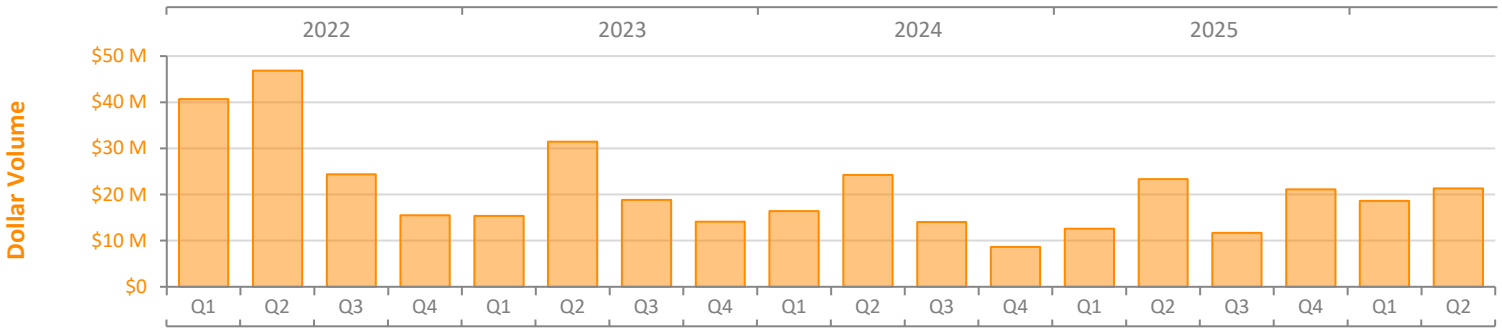
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Dollar Volume

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	$40.0 Million	11.2%
Q2 2026	**$21.4 Million**	**-8.5%**
Q1 2026	$18.6 Million	47.7%
Q4 2025	$21.1 Million	144.6%
Q3 2025	$11.7 Million	-16.5%
Q2 2025	$23.3 Million	-3.6%
Q1 2025	$12.6 Million	-23.2%
Q4 2024	$8.6 Million	-38.7%
Q3 2024	$14.0 Million	-25.5%
Q2 2024	$24.2 Million	-23.0%
Q1 2024	$16.4 Million	7.0%
Q4 2023	$14.1 Million	-9.1%
Q3 2023	$18.8 Million	-22.8%
Q2 2023	$31.5 Million	-32.9%

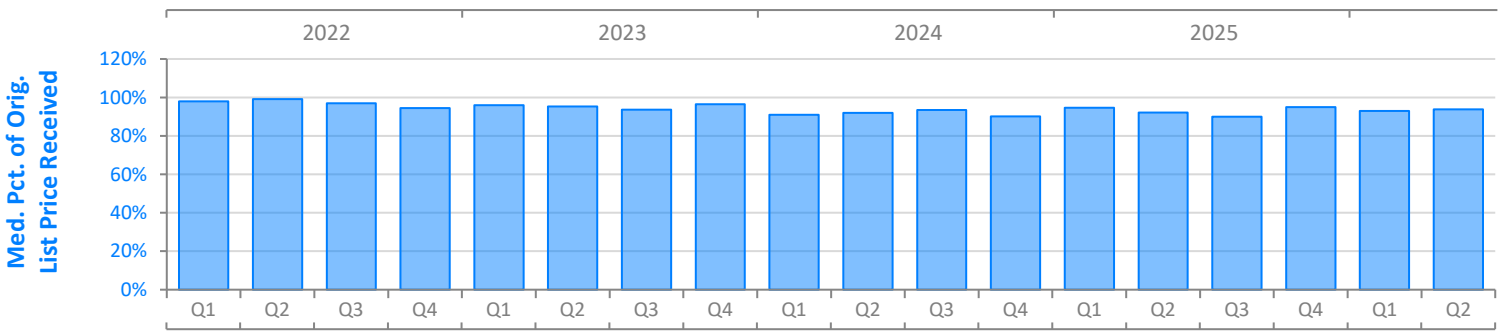


Median Percent of Original List Price Received

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	93.1%	0.1%
Q2 2026	**93.8%**	**1.8%**
Q1 2026	92.9%	-1.9%
Q4 2025	95.0%	5.3%
Q3 2025	90.0%	-3.7%
Q2 2025	92.1%	0.1%
Q1 2025	94.7%	4.1%
Q4 2024	90.2%	-6.4%
Q3 2024	93.5%	-0.2%
Q2 2024	92.0%	-3.5%
Q1 2024	91.0%	-5.1%
Q4 2023	96.4%	2.1%
Q3 2023	93.7%	-3.4%
Q2 2023	95.3%	-3.8%



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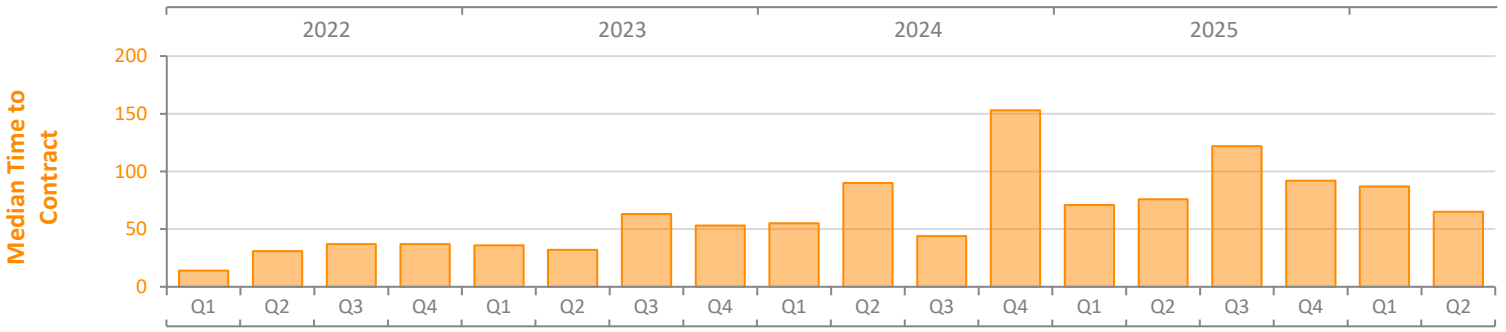
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the 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	88 Days	20.5%
Q2 2026	**65 Days**	**-14.5%**
Q1 2026	87 Days	22.5%
Q4 2025	92 Days	-39.9%
Q3 2025	122 Days	177.3%
Q2 2025	76 Days	-15.6%
Q1 2025	71 Days	29.1%
Q4 2024	153 Days	188.7%
Q3 2024	44 Days	-30.2%
Q2 2024	90 Days	181.3%
Q1 2024	55 Days	52.8%
Q4 2023	53 Days	43.2%
Q3 2023	63 Days	70.3%
Q2 2023	32 Days	3.2%

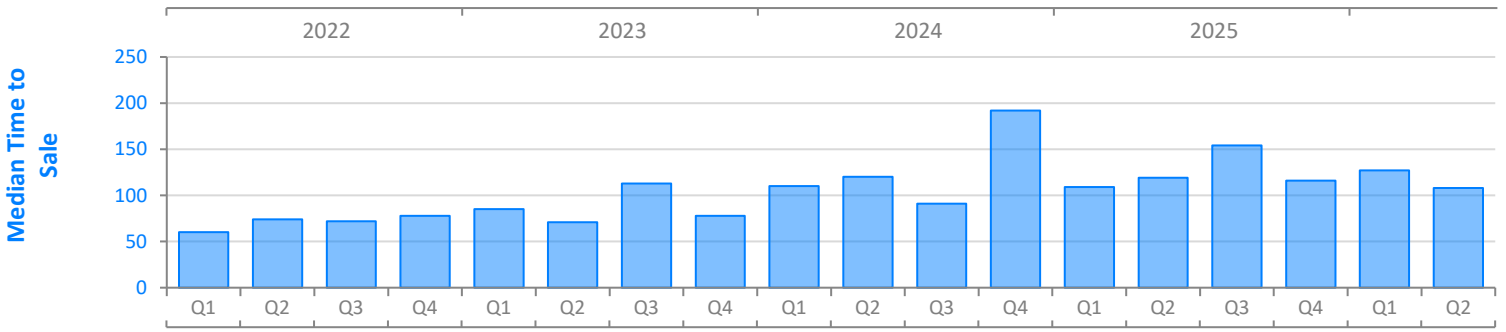


Median Time to Sale

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	108 Days	-4.4%
Q2 2026	**108 Days**	**-9.2%**
Q1 2026	127 Days	16.5%
Q4 2025	116 Days	-39.6%
Q3 2025	154 Days	69.2%
Q2 2025	119 Days	-0.8%
Q1 2025	109 Days	-0.9%
Q4 2024	192 Days	146.2%
Q3 2024	91 Days	-19.5%
Q2 2024	120 Days	69.0%
Q1 2024	110 Days	29.4%
Q4 2023	78 Days	0.0%
Q3 2023	113 Days	56.9%
Q2 2023	71 Days	-4.1%



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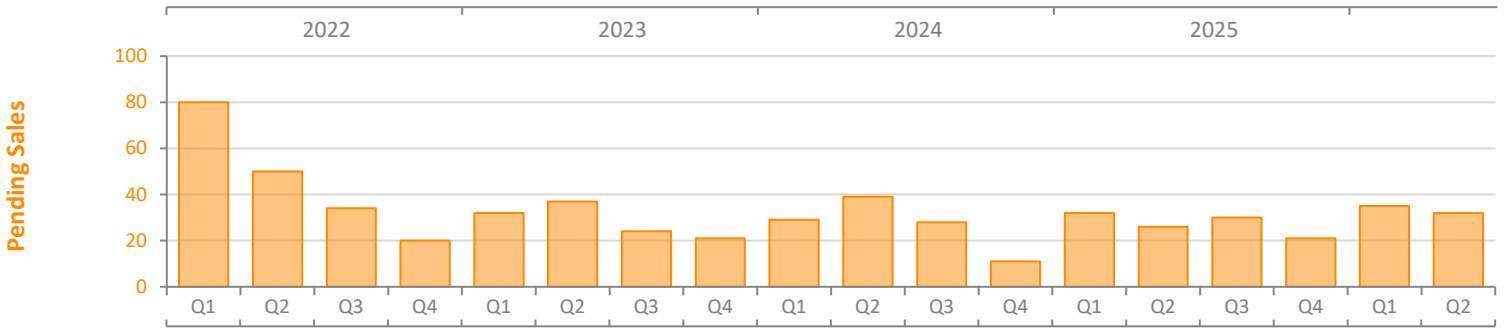
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New Pending Sales

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	67	15.5%
Q2 2026	**32**	**23.1%**
Q1 2026	35	9.4%
Q4 2025	21	90.9%
Q3 2025	30	7.1%
Q2 2025	26	-33.3%
Q1 2025	32	10.3%
Q4 2024	11	-47.6%
Q3 2024	28	16.7%
Q2 2024	39	5.4%
Q1 2024	29	-9.4%
Q4 2023	21	5.0%
Q3 2023	24	-29.4%
Q2 2023	37	-26.0%

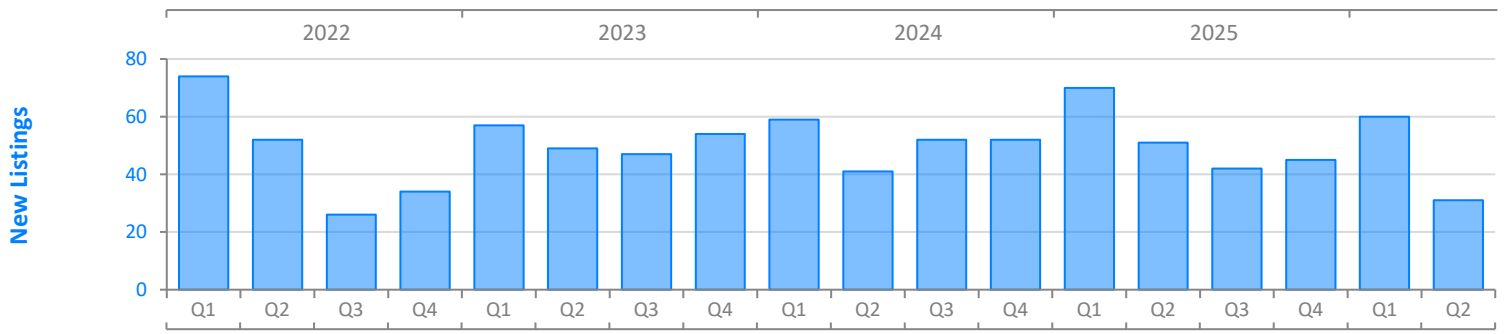


New Listings

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	91	-24.8%
Q2 2026	**31**	**-39.2%**
Q1 2026	60	-14.3%
Q4 2025	45	-13.5%
Q3 2025	42	-19.2%
Q2 2025	51	24.4%
Q1 2025	70	18.6%
Q4 2024	52	-3.7%
Q3 2024	52	10.6%
Q2 2024	41	-16.3%
Q1 2024	59	3.5%
Q4 2023	54	58.8%
Q3 2023	47	80.8%
Q2 2023	49	-5.8%



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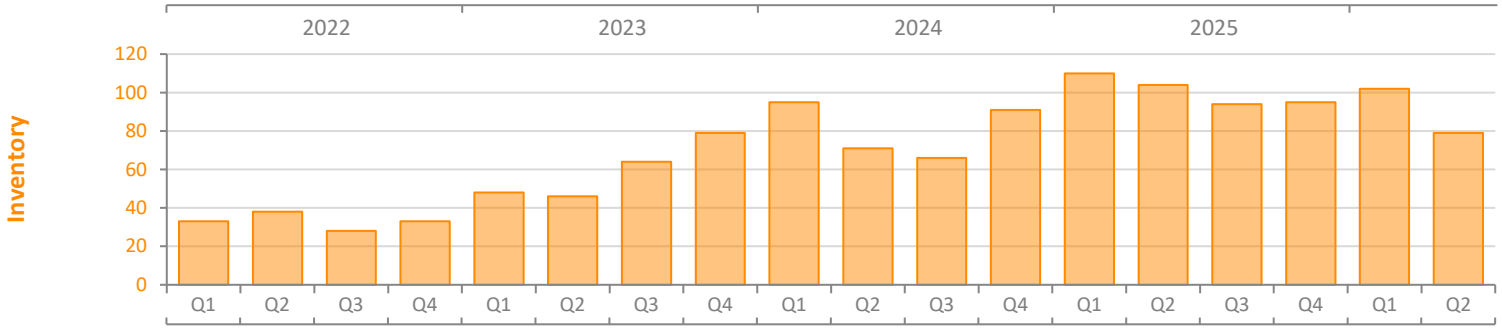
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Inventory (Active Listings)

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)	91	-14.5%
Q2 2026	**79**	**-24.0%**
Q1 2026	102	-7.3%
Q4 2025	95	4.4%
Q3 2025	94	42.4%
Q2 2025	104	46.5%
Q1 2025	110	15.8%
Q4 2024	91	15.2%
Q3 2024	66	3.1%
Q2 2024	71	54.3%
Q1 2024	95	97.9%
Q4 2023	79	139.4%
Q3 2023	64	128.6%
Q2 2023	46	21.1%

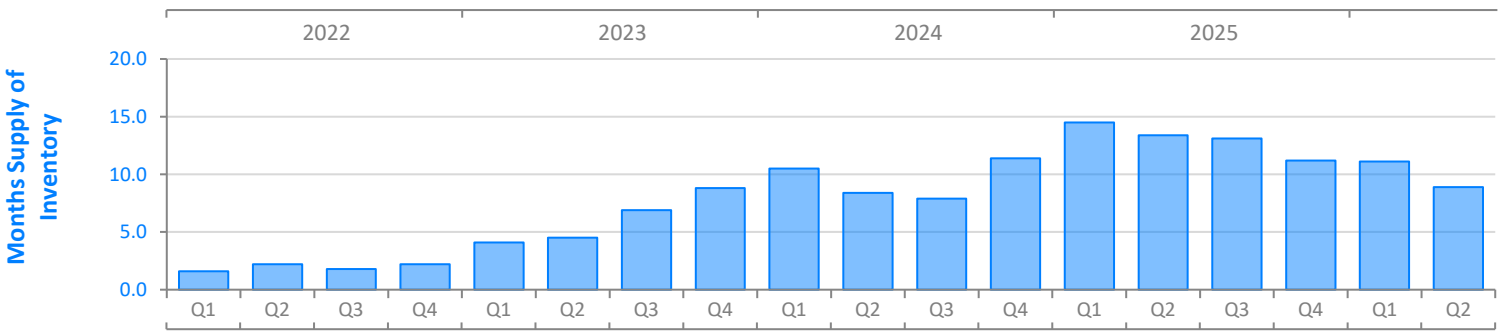


Months Supply of Inventory

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)	10.4	-24.1%
Q2 2026	**8.9**	**-33.6%**
Q1 2026	11.1	-23.4%
Q4 2025	11.2	-1.8%
Q3 2025	13.1	65.8%
Q2 2025	13.4	59.5%
Q1 2025	14.5	38.1%
Q4 2024	11.4	29.5%
Q3 2024	7.9	14.5%
Q2 2024	8.4	86.7%
Q1 2024	10.5	156.1%
Q4 2023	8.8	300.0%
Q3 2023	6.9	283.3%
Q2 2023	4.5	104.5%



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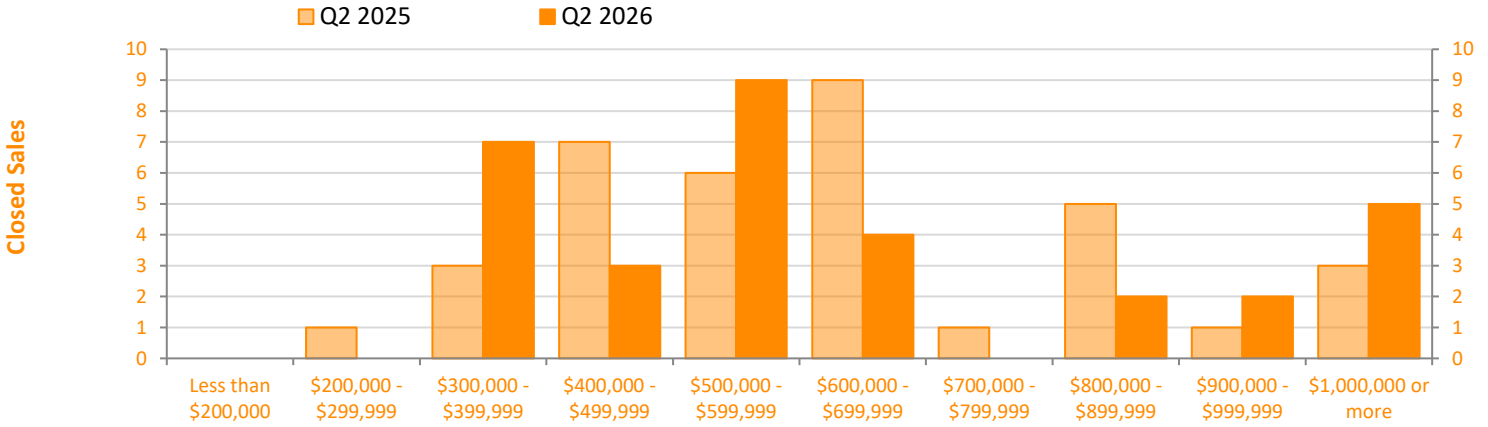
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Closed Sales by Sale Price

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.

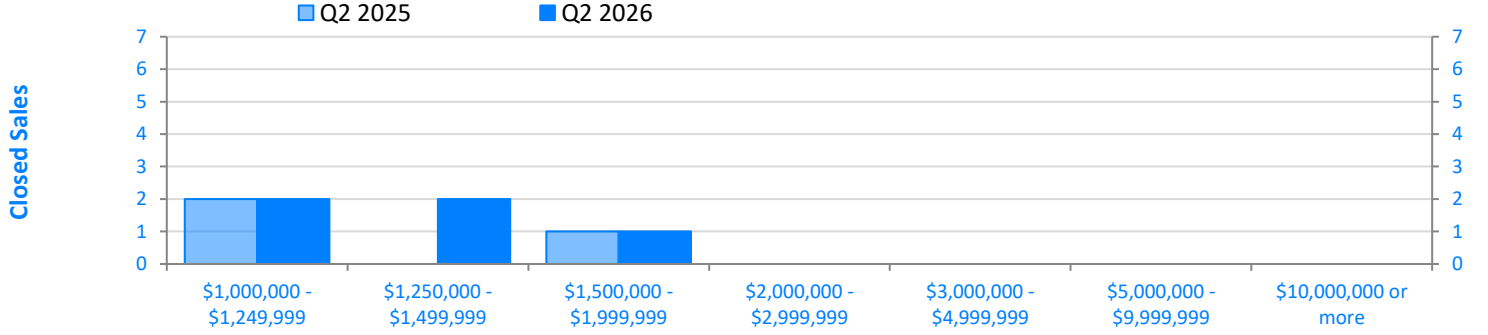
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	0	N/A
$200,000 - $299,999	0	-100.0%
$300,000 - $399,999	7	133.3%
$400,000 - $499,999	3	-57.1%
$500,000 - $599,999	9	50.0%
$600,000 - $699,999	4	-55.6%
$700,000 - $799,999	0	-100.0%
$800,000 - $899,999	2	-60.0%
$900,000 - $999,999	2	100.0%
$1,000,000 or more	5	66.7%



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	2	0.0%
$1,250,000 - $1,499,999	2	N/A
$1,500,000 - $1,999,999	1	0.0%
$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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Quarterly Market Detail - Q2 2026

Townhouses and Condos

Marathon & Lower Keys Association of REALTORS®

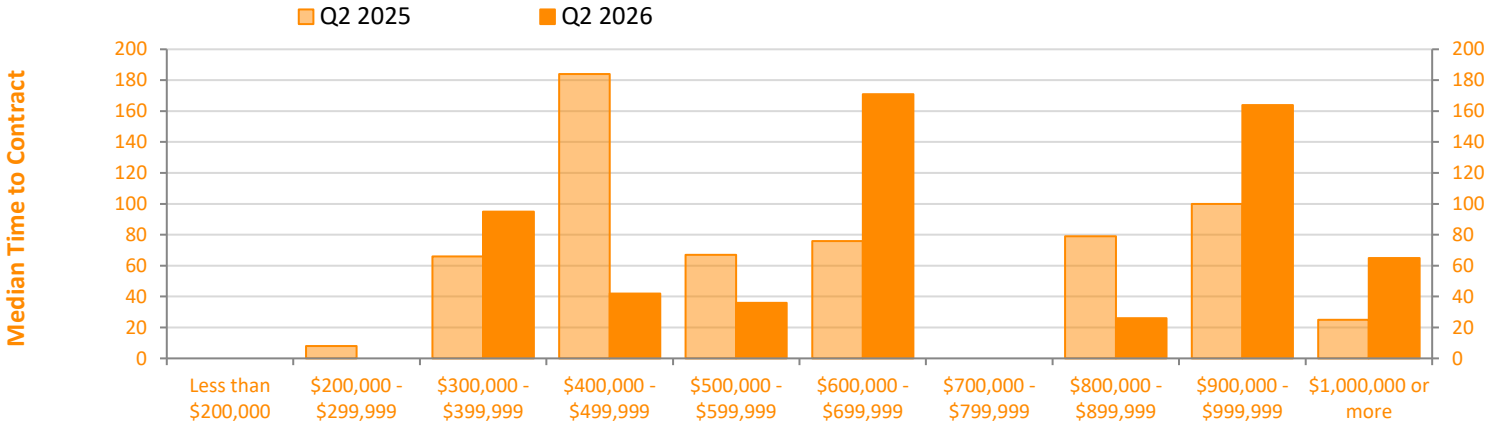
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Median Time to Contract by Sale Price

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.

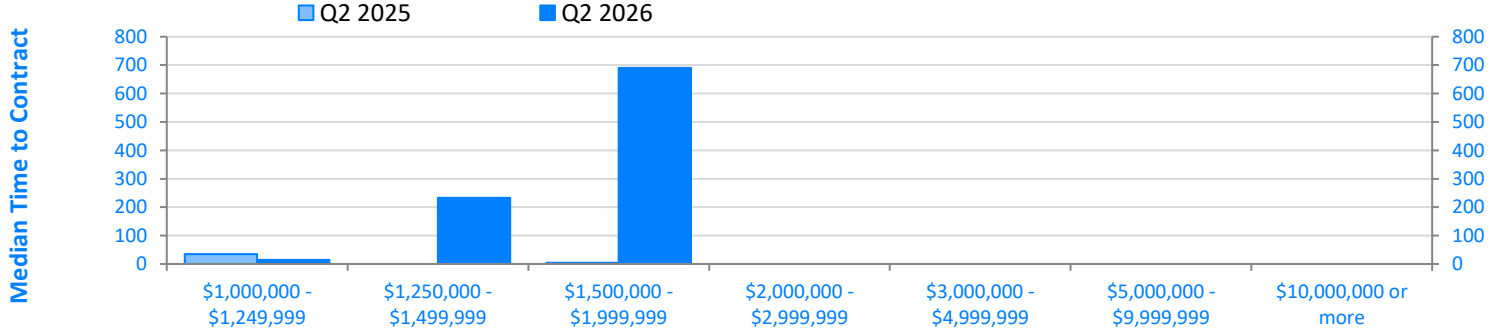
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	(No Sales)	N/A
$200,000 - $299,999	(No Sales)	N/A
$300,000 - $399,999	95 Days	43.9%
$400,000 - $499,999	42 Days	-77.2%
$500,000 - $599,999	36 Days	-46.3%
$600,000 - $699,999	171 Days	125.0%
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	26 Days	-67.1%
$900,000 - $999,999	164 Days	64.0%
$1,000,000 or more	65 Days	160.0%



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	15 Days	-57.1%
$1,250,000 - $1,499,999	233 Days	N/A
$1,500,000 - $1,999,999	690 Days	17150.0%
$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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Townhouses and Condos

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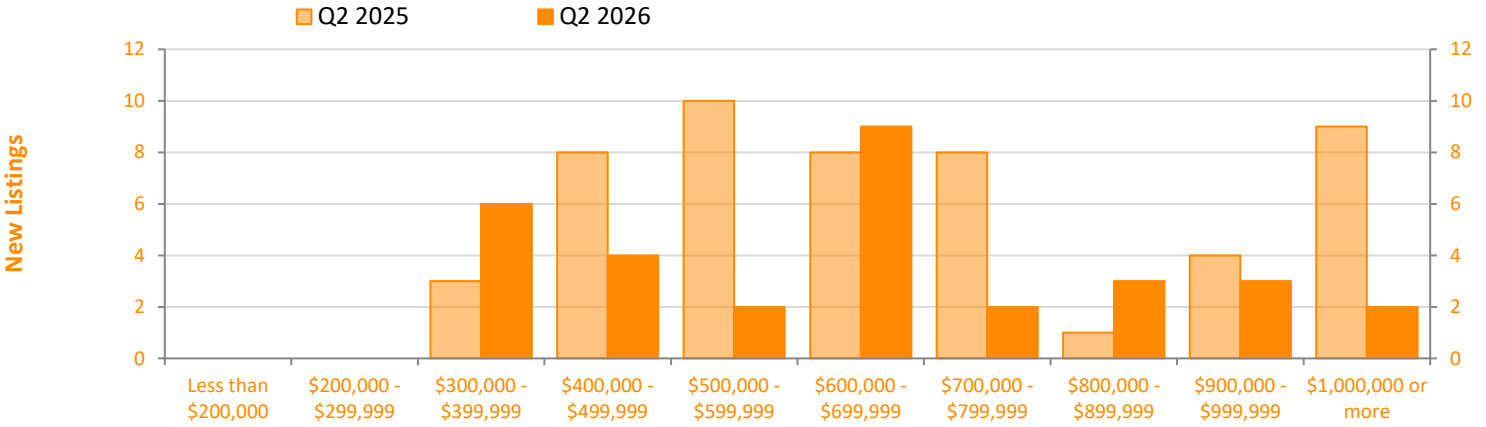
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New Listings by Initial Listing Price

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.

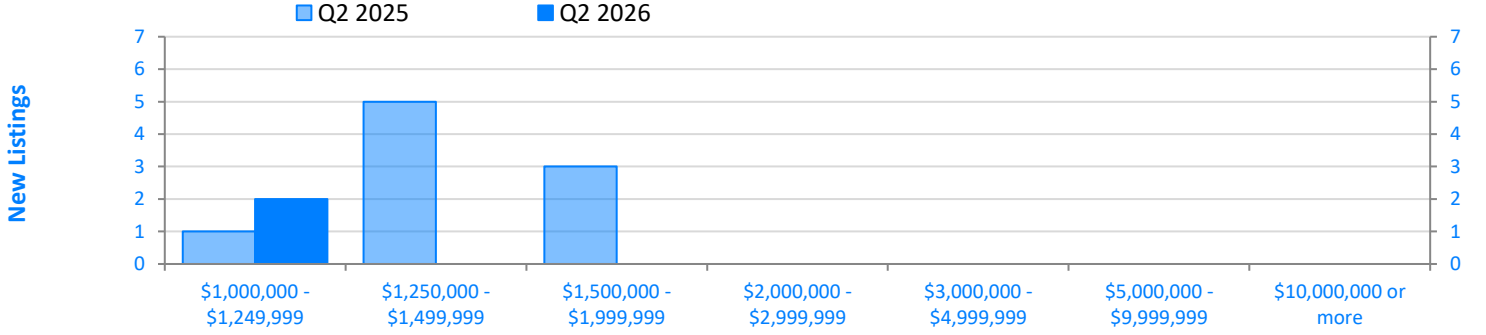
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	0	N/A
$200,000 - $299,999	0	N/A
$300,000 - $399,999	6	100.0%
$400,000 - $499,999	4	-50.0%
$500,000 - $599,999	2	-80.0%
$600,000 - $699,999	9	12.5%
$700,000 - $799,999	2	-75.0%
$800,000 - $899,999	3	200.0%
$900,000 - $999,999	3	-25.0%
$1,000,000 or more	2	-77.8%



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	2	100.0%
$1,250,000 - $1,499,999	0	-100.0%
$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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Quarterly Market Detail - Q2 2026

Townhouses and Condos

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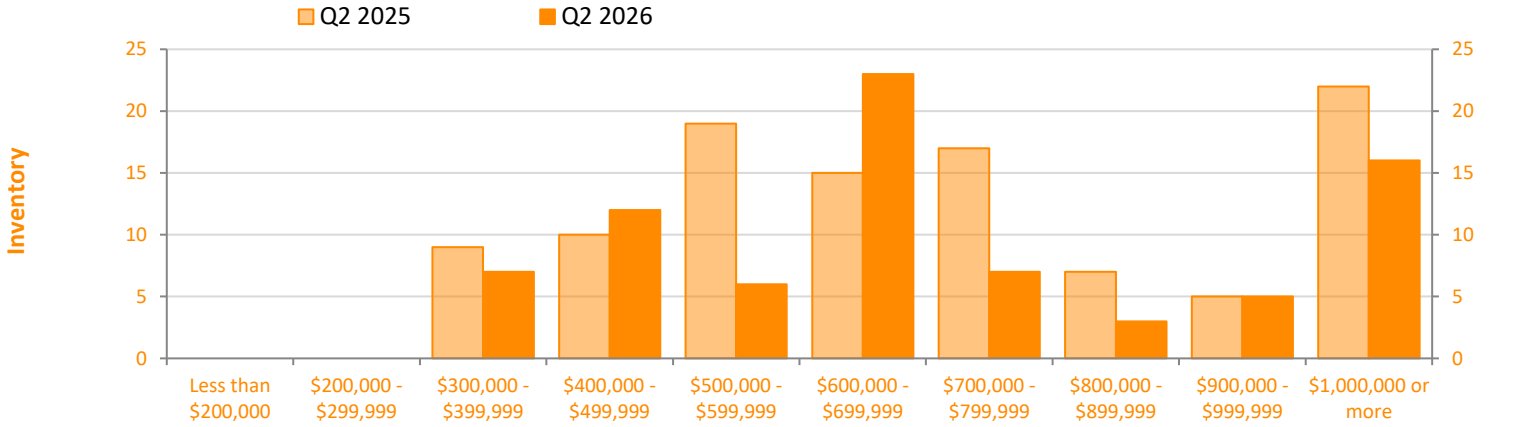
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Inventory by Current Listing Price

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.

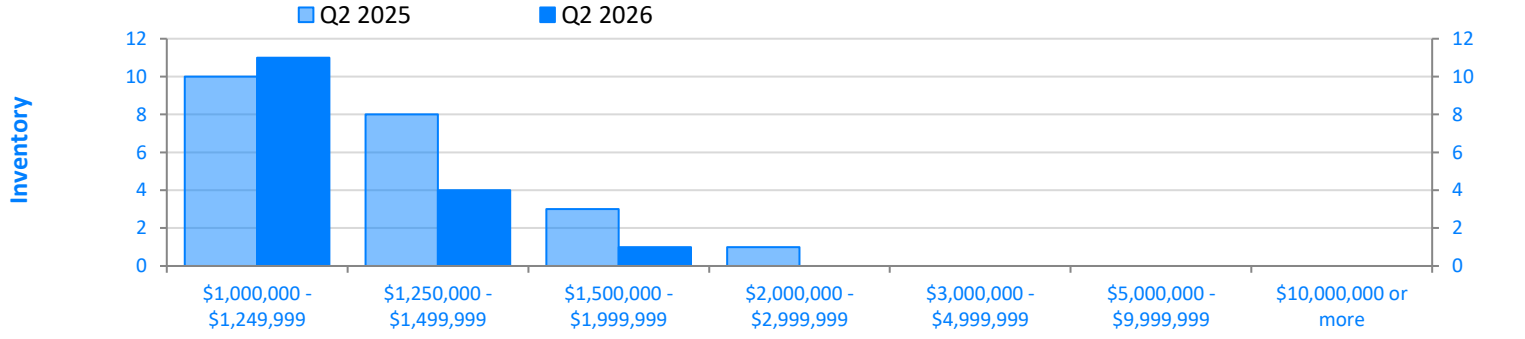
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	0	N/A
$200,000 - $299,999	0	N/A
$300,000 - $399,999	7	-22.2%
$400,000 - $499,999	12	20.0%
$500,000 - $599,999	6	-68.4%
$600,000 - $699,999	23	53.3%
$700,000 - $799,999	7	-58.8%
$800,000 - $899,999	3	-57.1%
$900,000 - $999,999	5	0.0%
$1,000,000 or more	16	-27.3%



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	11	10.0%
$1,250,000 - $1,499,999	4	-50.0%
$1,500,000 - $1,999,999	1	-66.7%
$2,000,000 - $2,999,999	0	-100.0%
$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



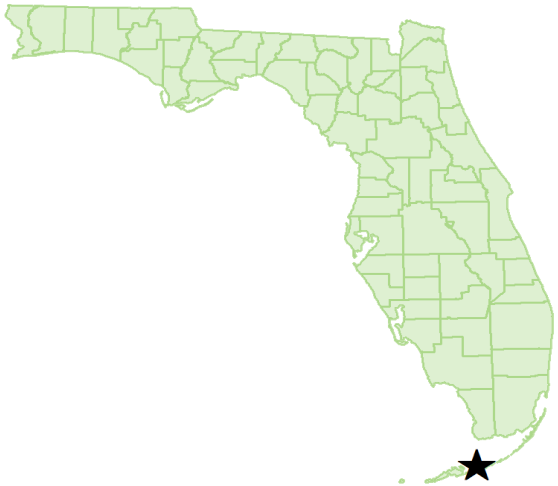
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Quarterly Distressed Market - Q2 2026

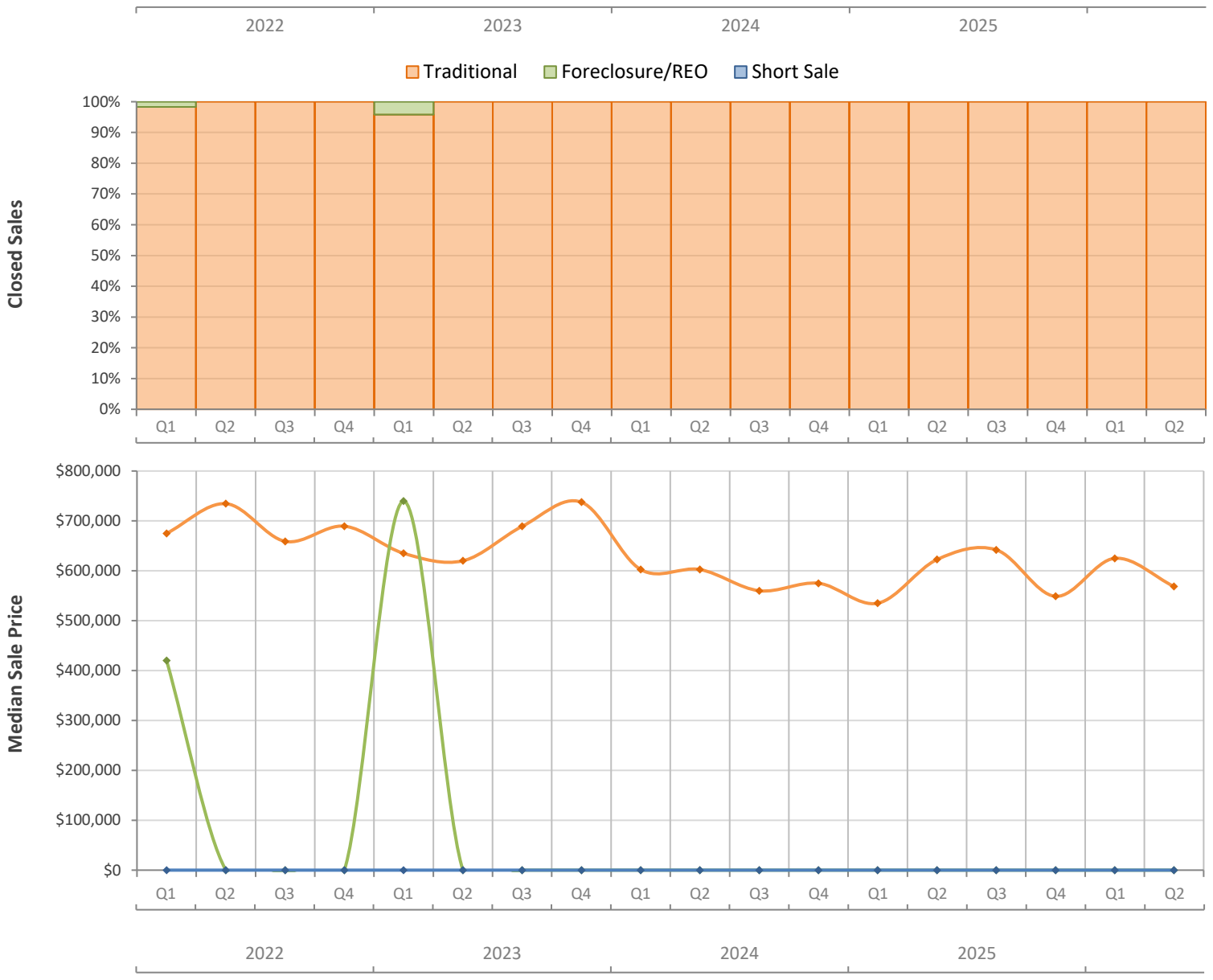
Townhouses and Condos

Marathon & Lower Keys Association of REALTORS®

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		Q2 2026	Q2 2025	Percent Change Year-over-Year
Traditional	Closed Sales	32	36	-11.1%
	Median Sale Price	$568,500	$622,500	-8.7%
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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