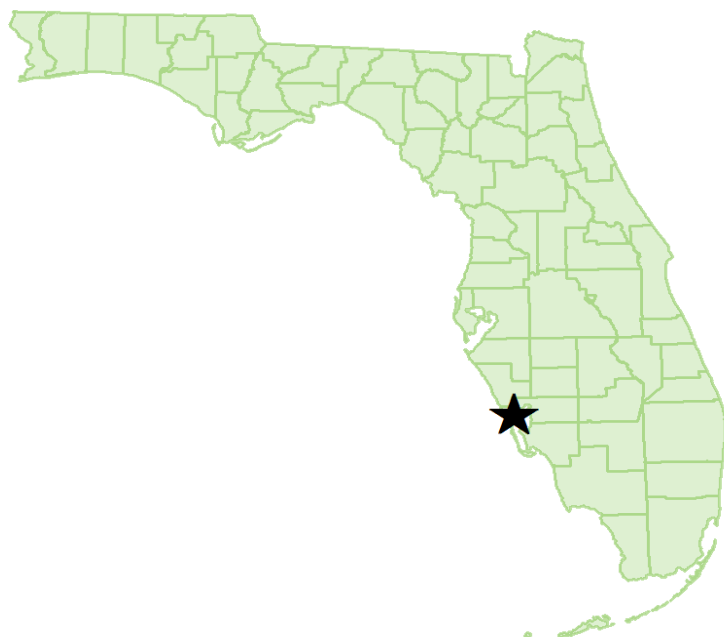


Monthly Market Detail - August 2026

Manufactured Homes

Englewood Area Board of REALTORS®

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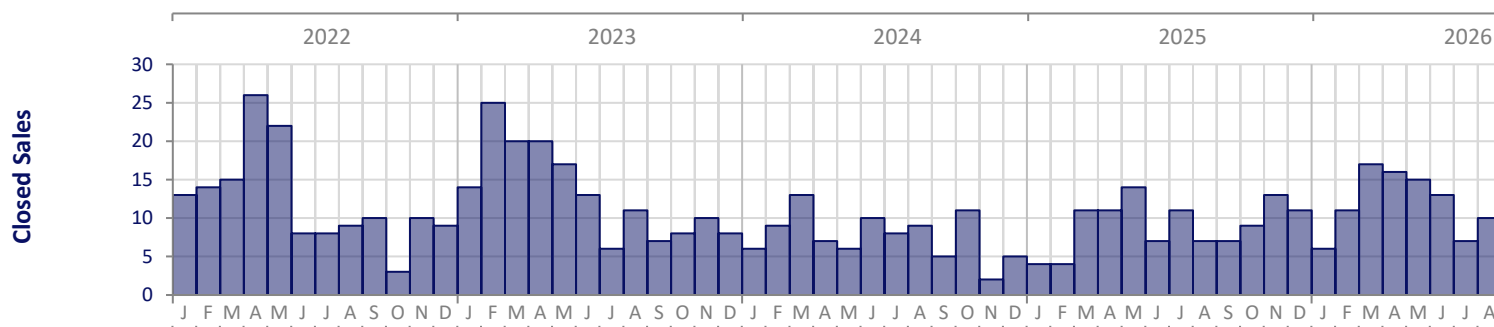
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	10	7	42.9%
Paid in Cash	9	6	50.0%
Median Sale Price	\$131,500	\$130,000	1.2%
Average Sale Price	\$136,840	\$136,643	0.1%
Dollar Volume	\$1.4 Million	\$956,501	43.1%
Median Percent of Original List Price Received	87.8%	72.3%	21.4%
Median Time to Contract	60 Days	269 Days	-77.7%
Median Time to Sale	81 Days	290 Days	-72.1%
New Pending Sales	14	6	133.3%
New Listings	14	10	40.0%
Pending Inventory	15	8	87.5%
Inventory (Active Listings)	73	108	-32.4%
Months Supply of Inventory	6.5	14.1	-53.9%

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	95	37.7%
August 2026	10	42.9%
July 2026	7	-36.4%
June 2026	13	85.7%
May 2026	15	7.1%
April 2026	16	45.5%
March 2026	17	54.5%
February 2026	11	175.0%
January 2026	6	50.0%
December 2025	11	120.0%
November 2025	13	550.0%
October 2025	9	-18.2%
September 2025	7	40.0%
August 2025	7	-22.2%



Monthly Market Detail - August 2026

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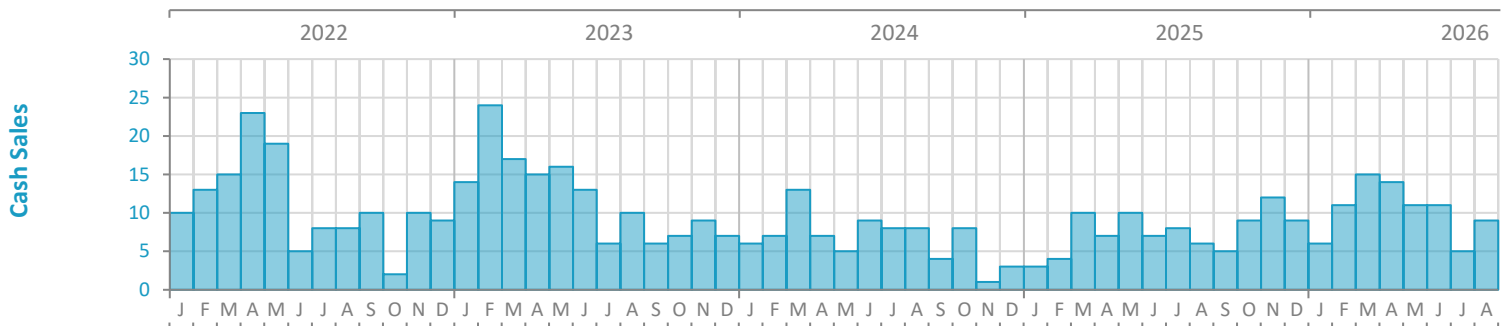


Cash Sales

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	82	49.1%
August 2026	9	50.0%
July 2026	5	-37.5%
June 2026	11	57.1%
May 2026	11	10.0%
April 2026	14	100.0%
March 2026	15	50.0%
February 2026	11	175.0%
January 2026	6	100.0%
December 2025	9	200.0%
November 2025	12	1100.0%
October 2025	9	12.5%
September 2025	5	25.0%
August 2025	6	-25.0%

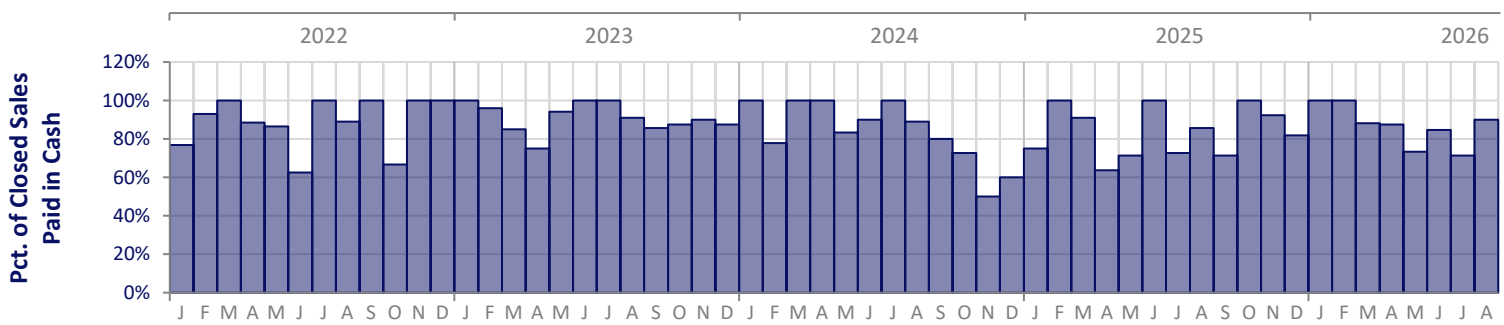


Cash Sales as a Percentage of Closed Sales

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	86.3%	8.3%
August 2026	90.0%	5.0%
July 2026	71.4%	-1.8%
June 2026	84.6%	-15.4%
May 2026	73.3%	2.7%
April 2026	87.5%	37.6%
March 2026	88.2%	-3.0%
February 2026	100.0%	0.0%
January 2026	100.0%	33.3%
December 2025	81.8%	36.3%
November 2025	92.3%	84.6%
October 2025	100.0%	37.6%
September 2025	71.4%	-10.8%
August 2025	85.7%	-3.6%



Monthly Market Detail - August 2026

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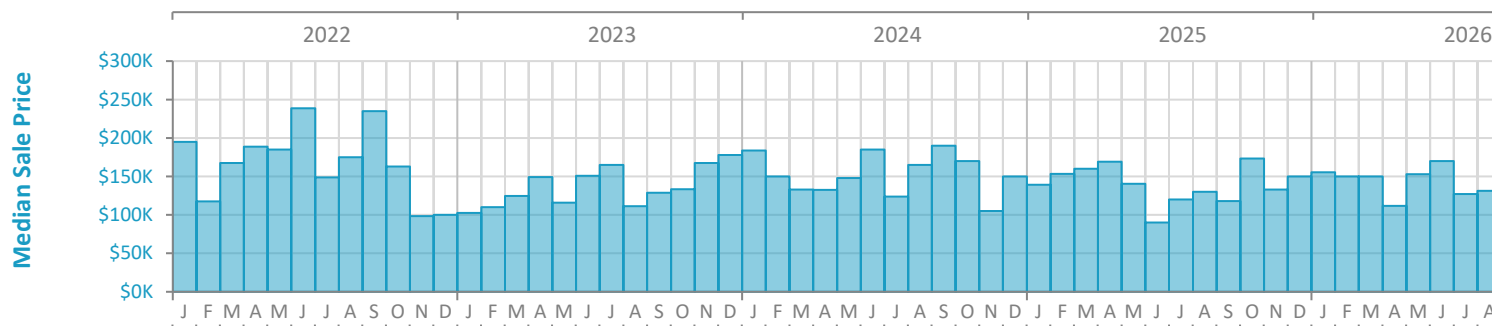


Median Sale Price

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	\$145,000	2.8%
August 2026	\$131,500	1.2%
July 2026	\$127,000	5.8%
June 2026	\$169,900	88.8%
May 2026	\$153,000	8.9%
April 2026	\$111,750	-33.9%
March 2026	\$150,000	-6.3%
February 2026	\$150,000	-2.3%
January 2026	\$155,500	11.9%
December 2025	\$150,000	0.0%
November 2025	\$132,900	26.6%
October 2025	\$173,500	2.1%
September 2025	\$118,000	-37.9%
August 2025	\$130,000	-21.2%

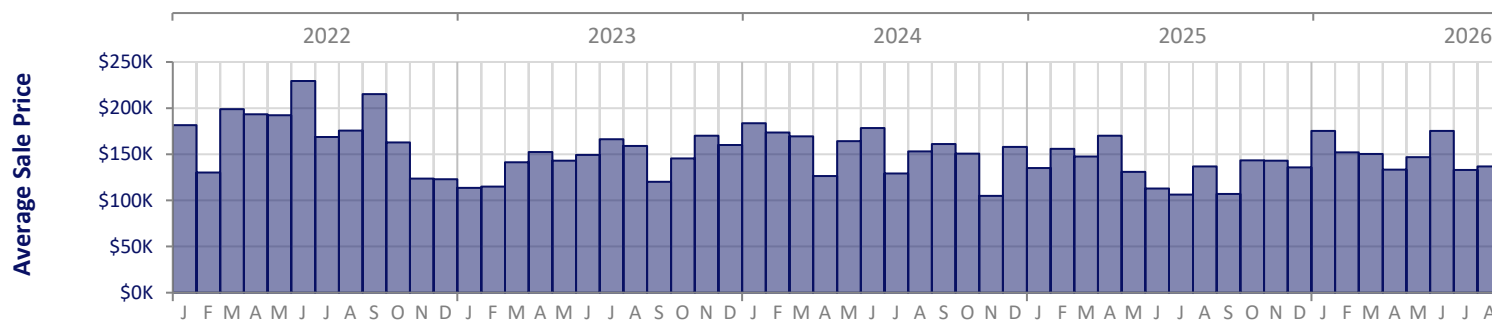


Average Sale Price

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	\$149,437	9.6%
August 2026	\$136,840	0.1%
July 2026	\$132,986	25.1%
June 2026	\$175,454	55.5%
May 2026	\$146,833	12.1%
April 2026	\$133,494	-21.6%
March 2026	\$150,353	1.9%
February 2026	\$151,909	-2.6%
January 2026	\$175,150	29.5%
December 2025	\$135,909	-14.0%
November 2025	\$143,069	36.3%
October 2025	\$143,278	-5.0%
September 2025	\$106,929	-33.6%
August 2025	\$136,643	-10.8%



Monthly Market Detail - August 2026

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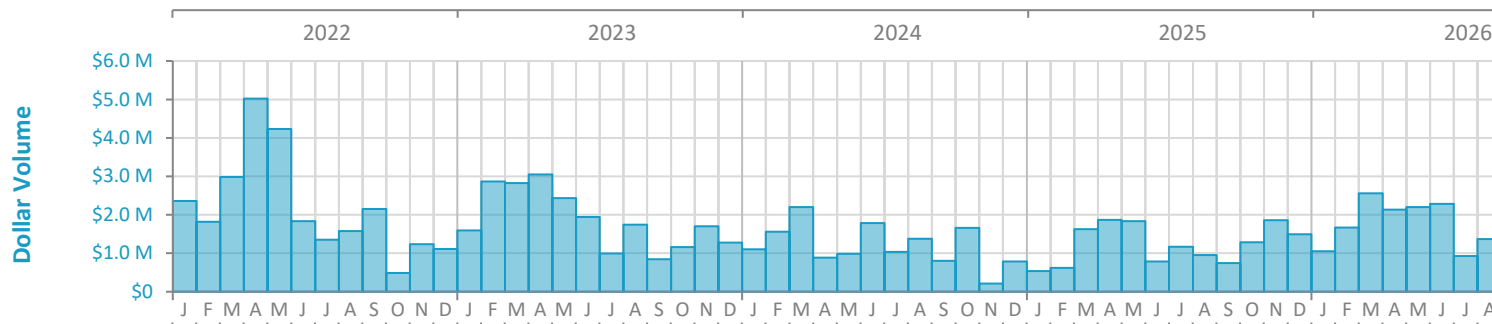


Dollar Volume

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	\$14.2 Million	50.9%
August 2026	\$1.4 Million	43.1%
July 2026	\$930,902	-20.4%
June 2026	\$2.3 Million	188.8%
May 2026	\$2.2 Million	20.2%
April 2026	\$2.1 Million	14.1%
March 2026	\$2.6 Million	57.4%
February 2026	\$1.7 Million	167.8%
January 2026	\$1.1 Million	94.3%
December 2025	\$1.5 Million	89.2%
November 2025	\$1.9 Million	786.1%
October 2025	\$1.3 Million	-22.2%
September 2025	\$748,503	-7.0%
August 2025	\$956,501	-30.6%

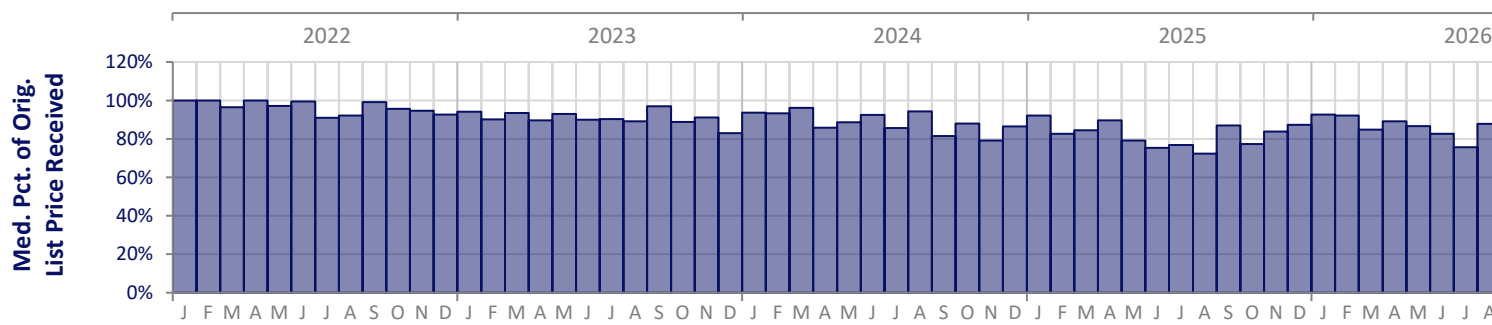


Median Percent of Original List Price Received

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	87.8%	8.0%
August 2026	87.8%	21.4%
July 2026	75.6%	-1.7%
June 2026	82.7%	9.7%
May 2026	86.7%	9.5%
April 2026	89.2%	-0.4%
March 2026	84.8%	0.4%
February 2026	92.2%	11.6%
January 2026	92.7%	0.7%
December 2025	87.3%	1.0%
November 2025	83.8%	5.8%
October 2025	77.4%	-11.9%
September 2025	86.9%	6.8%
August 2025	72.3%	-23.3%



Monthly Market Detail - August 2026

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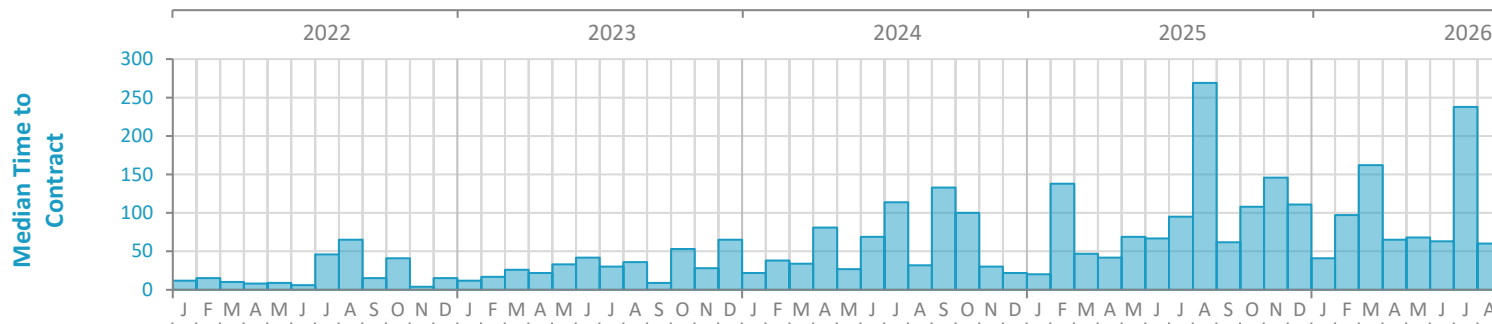


Median Time to Contract

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	87 Days	33.8%
August 2026	60 Days	-77.7%
July 2026	238 Days	150.5%
June 2026	63 Days	-6.0%
May 2026	68 Days	-1.4%
April 2026	65 Days	54.8%
March 2026	162 Days	244.7%
February 2026	97 Days	-29.7%
January 2026	41 Days	105.0%
December 2025	111 Days	404.5%
November 2025	146 Days	386.7%
October 2025	108 Days	8.0%
September 2025	62 Days	-53.4%
August 2025	269 Days	740.6%

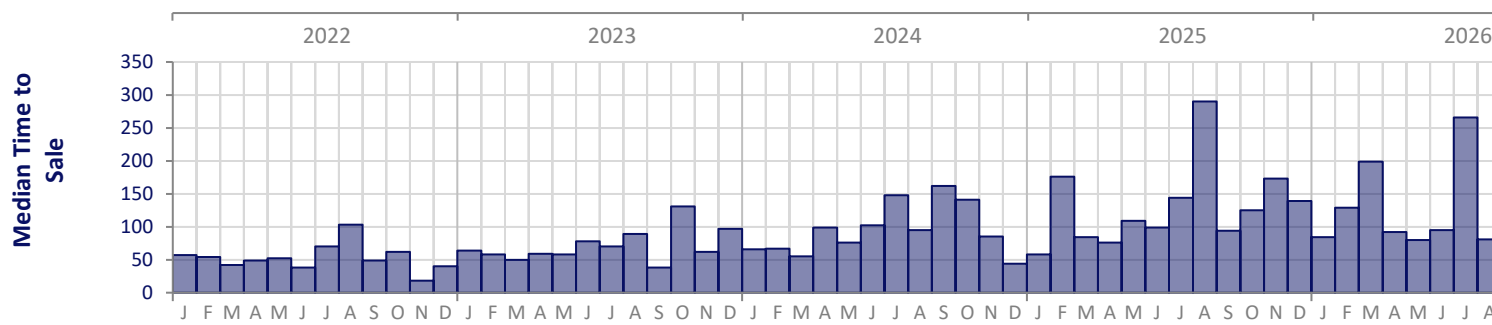


Median Time to Sale

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	105 Days	5.0%
August 2026	81 Days	-72.1%
July 2026	266 Days	84.7%
June 2026	95 Days	-4.0%
May 2026	80 Days	-26.6%
April 2026	92 Days	21.1%
March 2026	199 Days	136.9%
February 2026	129 Days	-26.7%
January 2026	84 Days	44.8%
December 2025	139 Days	215.9%
November 2025	173 Days	103.5%
October 2025	125 Days	-11.3%
September 2025	94 Days	-42.0%
August 2025	290 Days	205.3%



Monthly Market Detail - August 2026

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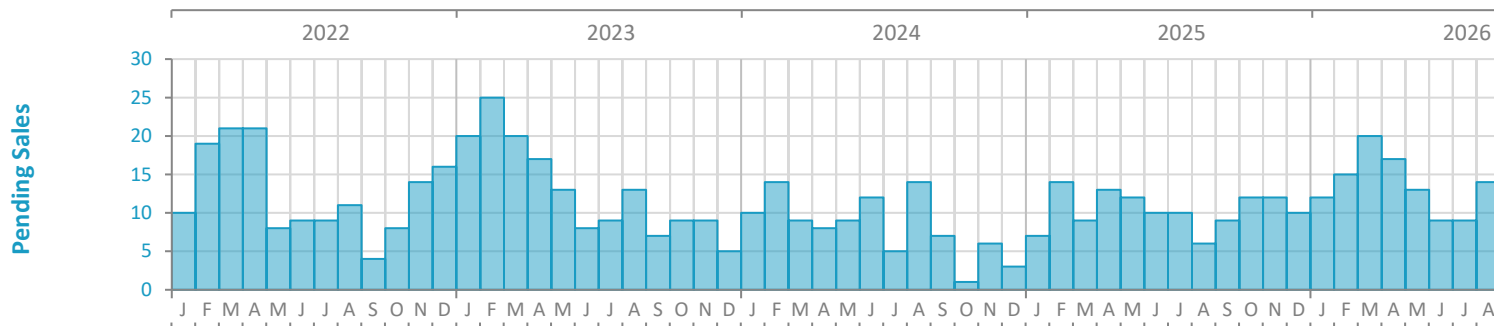


New Pending Sales

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	109	34.6%
August 2026	14	133.3%
July 2026	9	-10.0%
June 2026	9	-10.0%
May 2026	13	8.3%
April 2026	17	30.8%
March 2026	20	122.2%
February 2026	15	7.1%
January 2026	12	71.4%
December 2025	10	233.3%
November 2025	12	100.0%
October 2025	12	1100.0%
September 2025	9	28.6%
August 2025	6	-57.1%

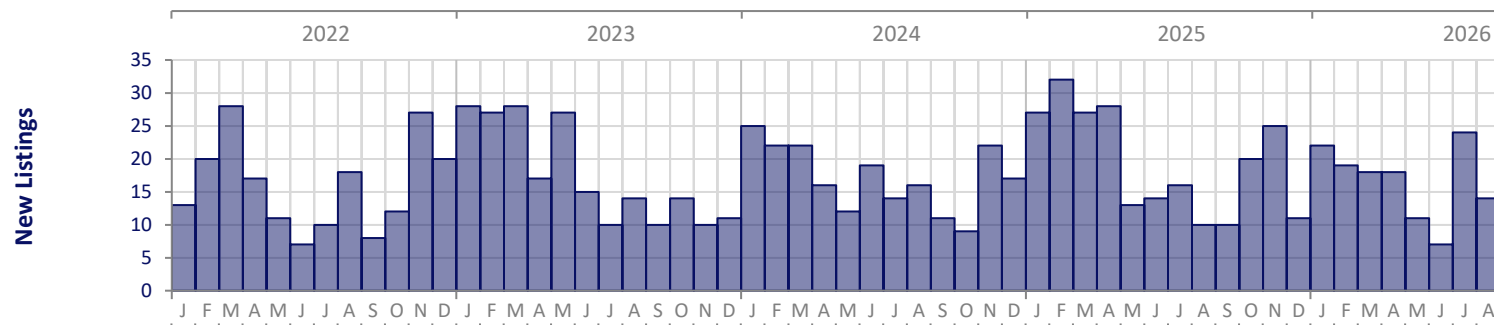


New Listings

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	133	-20.4%
August 2026	14	40.0%
July 2026	24	50.0%
June 2026	7	-50.0%
May 2026	11	-15.4%
April 2026	18	-35.7%
March 2026	18	-33.3%
February 2026	19	-40.6%
January 2026	22	-18.5%
December 2025	11	-35.3%
November 2025	25	13.6%
October 2025	20	122.2%
September 2025	10	-9.1%
August 2025	10	-37.5%



Monthly Market Detail - August 2026

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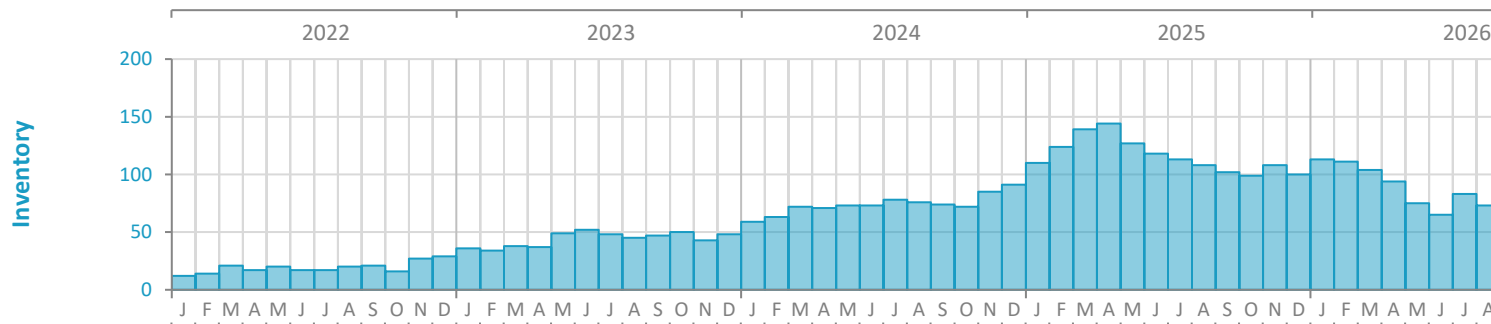


Inventory (Active Listings)

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)	90	-26.9%
August 2026	73	-32.4%
July 2026	83	-26.5%
June 2026	65	-44.9%
May 2026	75	-40.9%
April 2026	94	-34.7%
March 2026	104	-25.2%
February 2026	111	-10.5%
January 2026	113	2.7%
December 2025	100	9.9%
November 2025	108	27.1%
October 2025	99	37.5%
September 2025	102	37.8%
August 2025	108	42.1%

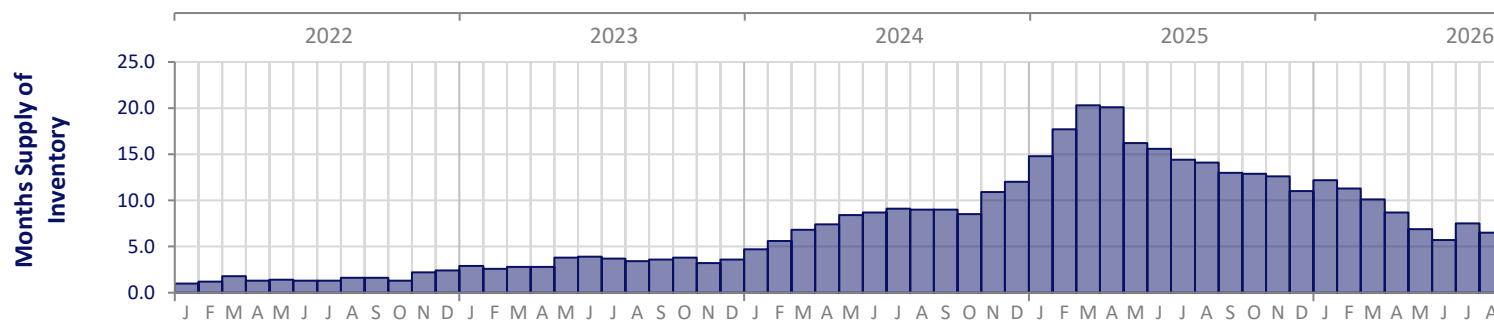


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	8.6	-48.5%
August 2026	6.5	-53.9%
July 2026	7.5	-47.9%
June 2026	5.7	-63.5%
May 2026	6.9	-57.4%
April 2026	8.7	-56.7%
March 2026	10.1	-50.2%
February 2026	11.3	-36.2%
January 2026	12.2	-17.6%
December 2025	11.0	-8.3%
November 2025	12.6	15.6%
October 2025	12.9	51.8%
September 2025	13.0	44.4%
August 2025	14.1	56.7%



Monthly Market Detail - August 2026

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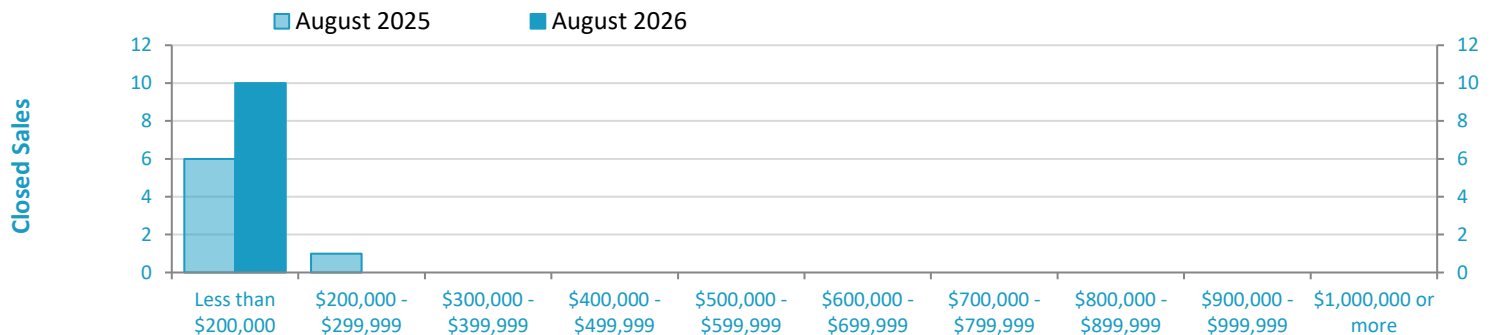
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Closed Sales by Sale Price

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	10	66.7%
\$200,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

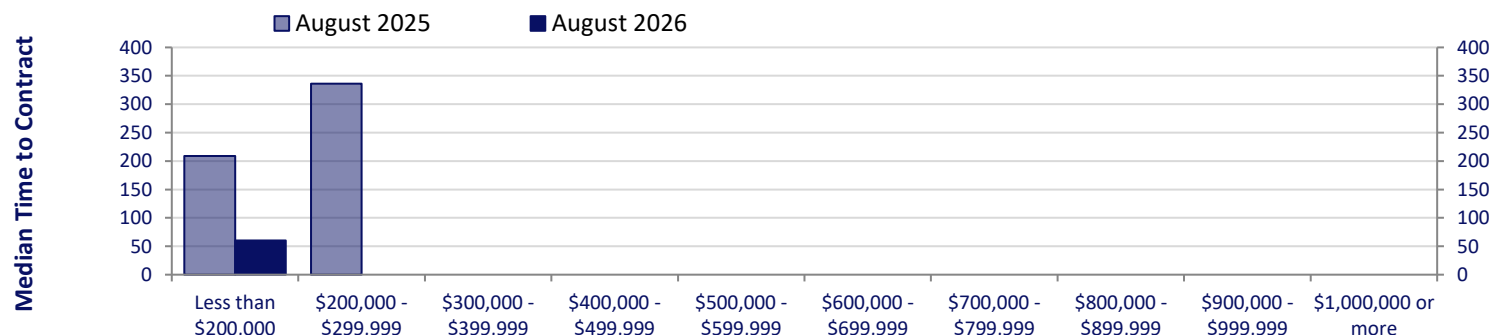


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the 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	60 Days	-71.3%
\$200,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$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



Monthly Market Detail - August 2026

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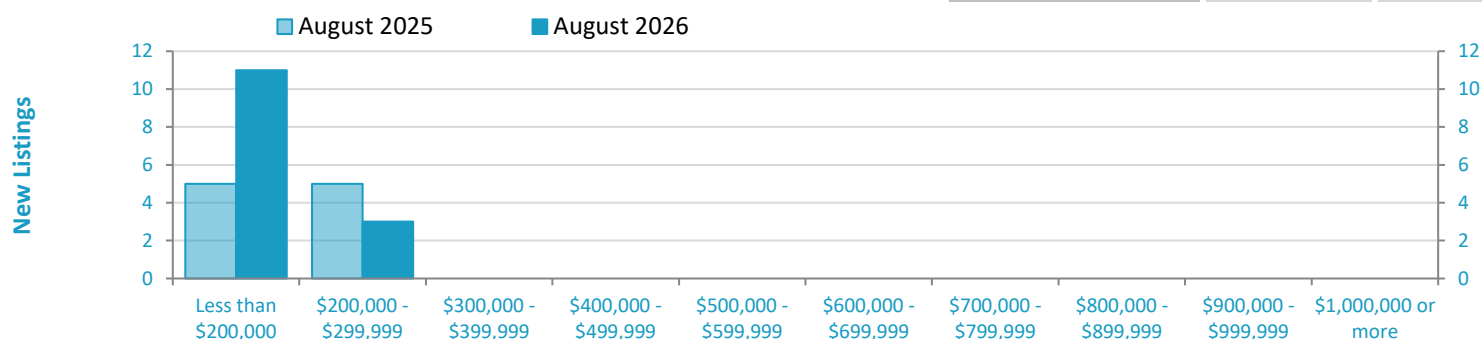
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New Listings by Initial Listing Price

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	11	120.0%
\$200,000 - \$299,999	3	-40.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

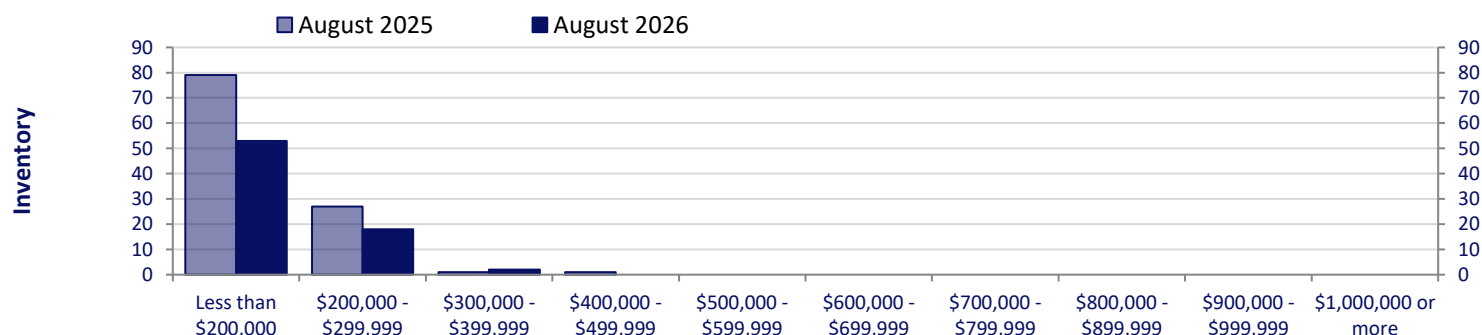


Inventory by Current Listing Price

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	53	-32.9%
\$200,000 - \$299,999	18	-33.3%
\$300,000 - \$399,999	2	100.0%
\$400,000 - \$499,999	0	-100.0%
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

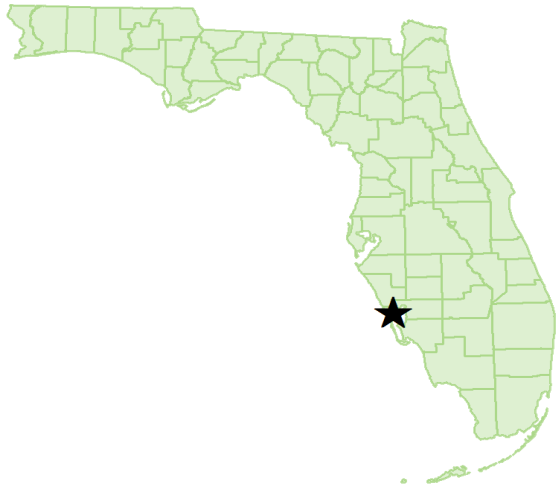


Monthly Distressed Market - August 2026

Manufactured Homes

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		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	10	7	42.9%
	Median Sale Price	\$131,500	\$130,000	1.2%
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

