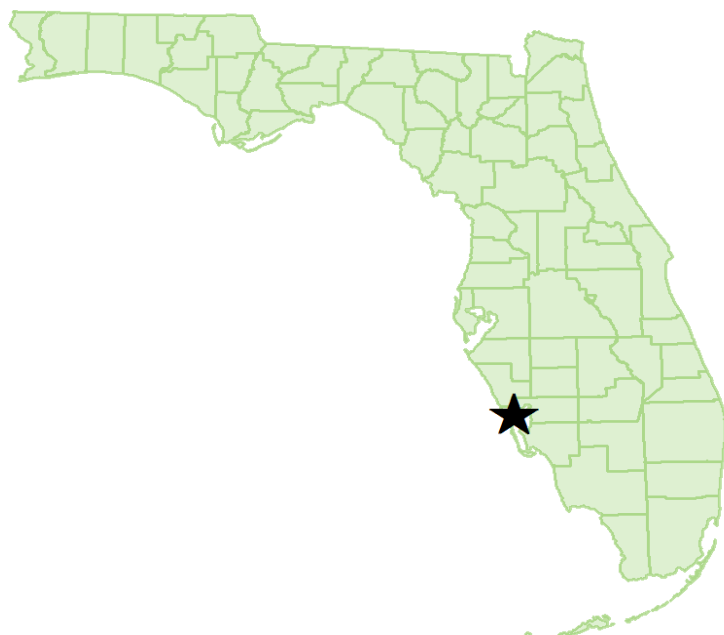


Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®

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



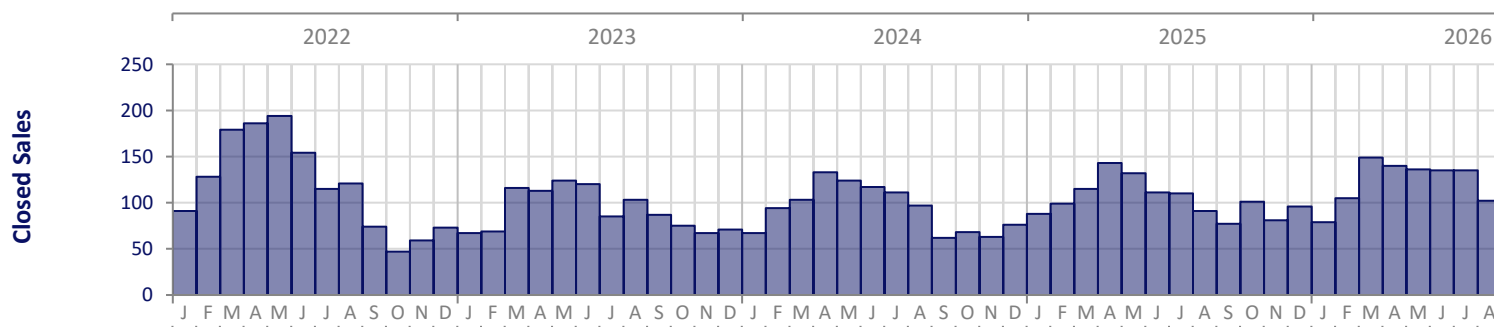
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	102	91	12.1%
Paid in Cash	40	29	37.9%
Median Sale Price	\$419,250	\$390,000	7.5%
Average Sale Price	\$483,736	\$579,964	-16.6%
Dollar Volume	\$49.3 Million	\$52.8 Million	-6.5%
Median Percent of Original List Price Received	93.1%	88.9%	4.7%
Median Time to Contract	63 Days	96 Days	-34.4%
Median Time to Sale	100 Days	134 Days	-25.4%
New Pending Sales	102	94	8.5%
New Listings	123	120	2.5%
Pending Inventory	127	115	10.4%
Inventory (Active Listings)	496	700	-29.1%
Months Supply of Inventory	4.5	7.3	-38.4%

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	981	10.3%
August 2026	102	12.1%
July 2026	135	22.7%
June 2026	135	21.6%
May 2026	136	3.0%
April 2026	140	-2.1%
March 2026	149	29.6%
February 2026	105	6.1%
January 2026	79	-10.2%
December 2025	96	26.3%
November 2025	81	28.6%
October 2025	101	48.5%
September 2025	77	24.2%
August 2025	91	-6.2%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



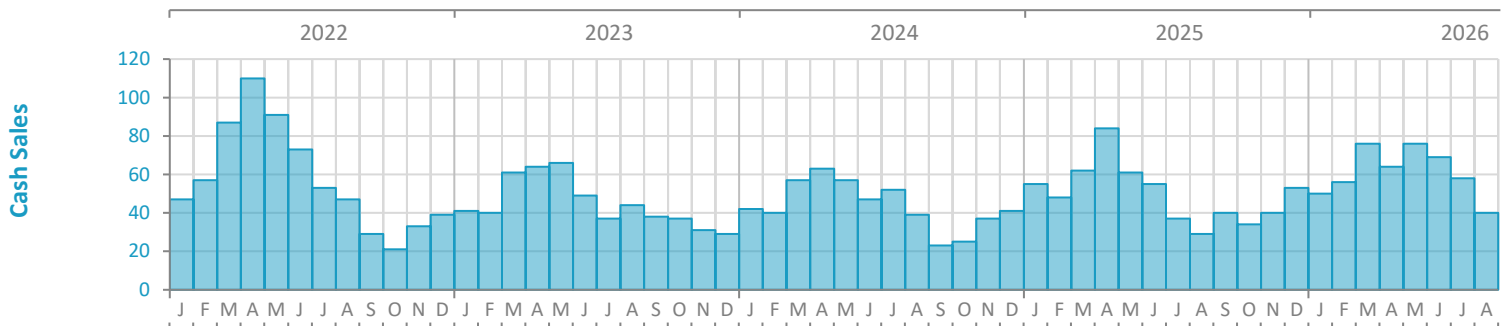
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Cash Sales

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	489	13.5%
August 2026	40	37.9%
July 2026	58	56.8%
June 2026	69	25.5%
May 2026	76	24.6%
April 2026	64	-23.8%
March 2026	76	22.6%
February 2026	56	16.7%
January 2026	50	-9.1%
December 2025	53	29.3%
November 2025	40	8.1%
October 2025	34	36.0%
September 2025	40	73.9%
August 2025	29	-25.6%

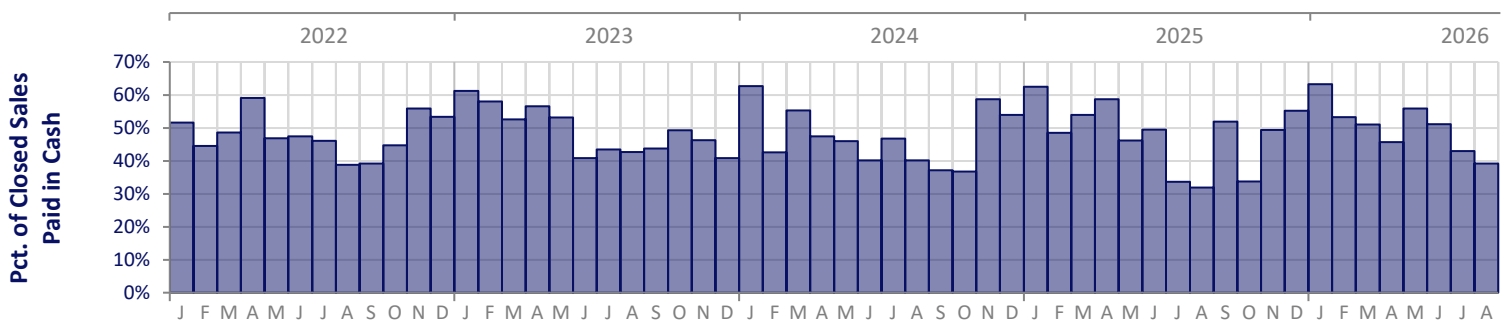


Cash Sales as a Percentage of Closed Sales

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	49.8%	2.7%
August 2026	39.2%	22.9%
July 2026	43.0%	28.0%
June 2026	51.1%	3.2%
May 2026	55.9%	21.0%
April 2026	45.7%	-22.1%
March 2026	51.0%	-5.4%
February 2026	53.3%	9.9%
January 2026	63.3%	1.3%
December 2025	55.2%	2.4%
November 2025	49.4%	-15.8%
October 2025	33.7%	-8.4%
September 2025	51.9%	39.9%
August 2025	31.9%	-20.6%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



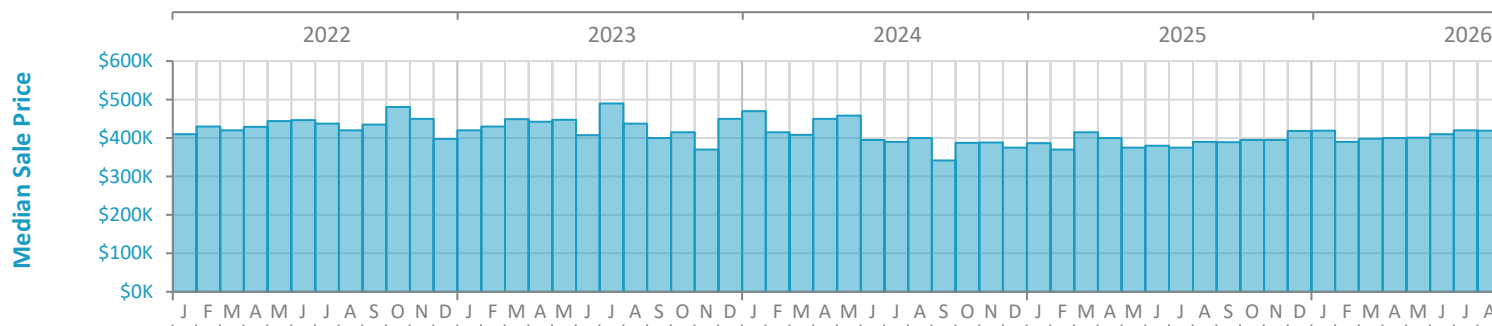
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Median Sale Price

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	\$405,000	5.2%
August 2026	\$419,250	7.5%
July 2026	\$420,000	12.0%
June 2026	\$410,000	7.9%
May 2026	\$400,500	6.8%
April 2026	\$400,000	0.0%
March 2026	\$398,000	-4.1%
February 2026	\$390,000	5.4%
January 2026	\$419,000	8.5%
December 2025	\$418,000	11.5%
November 2025	\$395,000	1.8%
October 2025	\$395,000	1.9%
September 2025	\$389,000	13.9%
August 2025	\$390,000	-2.5%

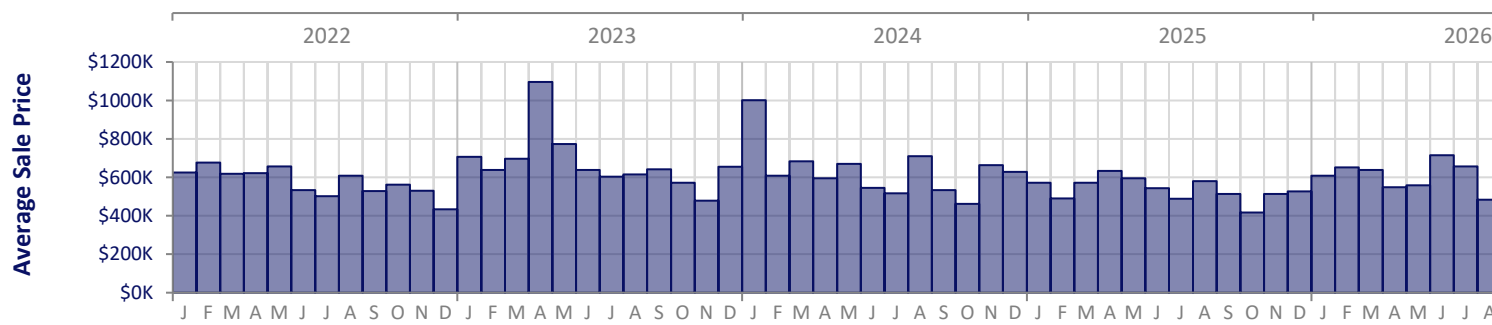


Average Sale Price

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	\$610,499	8.4%
August 2026	\$483,736	-16.6%
July 2026	\$656,939	34.7%
June 2026	\$714,432	31.5%
May 2026	\$558,693	-6.1%
April 2026	\$548,060	-13.5%
March 2026	\$638,308	11.7%
February 2026	\$652,202	32.9%
January 2026	\$609,157	6.6%
December 2025	\$527,647	-16.0%
November 2025	\$513,752	-22.6%
October 2025	\$417,408	-9.6%
September 2025	\$513,956	-3.7%
August 2025	\$579,964	-18.3%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



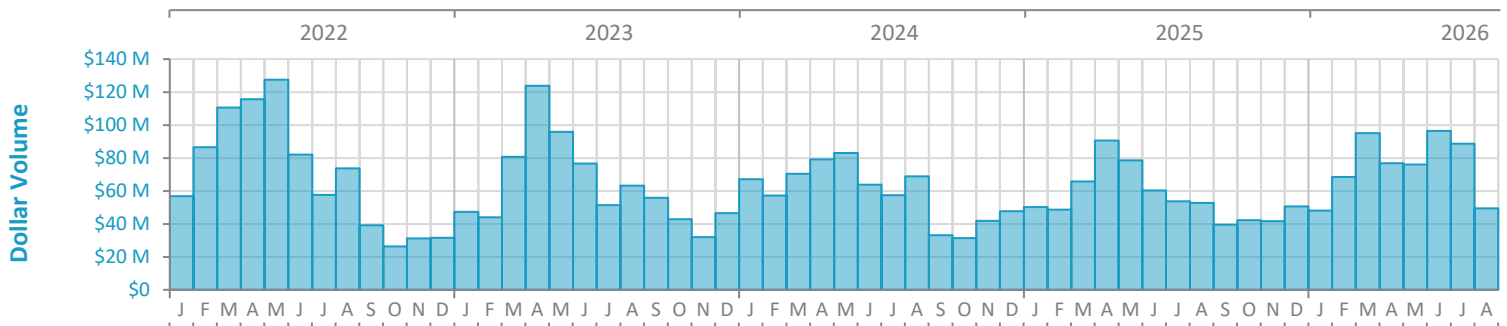
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Dollar Volume

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	\$598.9 Million	19.6%
August 2026	\$49.3 Million	-6.5%
July 2026	\$88.7 Million	65.3%
June 2026	\$96.4 Million	59.9%
May 2026	\$76.0 Million	-3.3%
April 2026	\$76.7 Million	-15.4%
March 2026	\$95.1 Million	44.8%
February 2026	\$68.5 Million	41.0%
January 2026	\$48.1 Million	-4.3%
December 2025	\$50.7 Million	6.1%
November 2025	\$41.6 Million	-0.5%
October 2025	\$42.2 Million	34.3%
September 2025	\$39.6 Million	19.6%
August 2025	\$52.8 Million	-23.4%

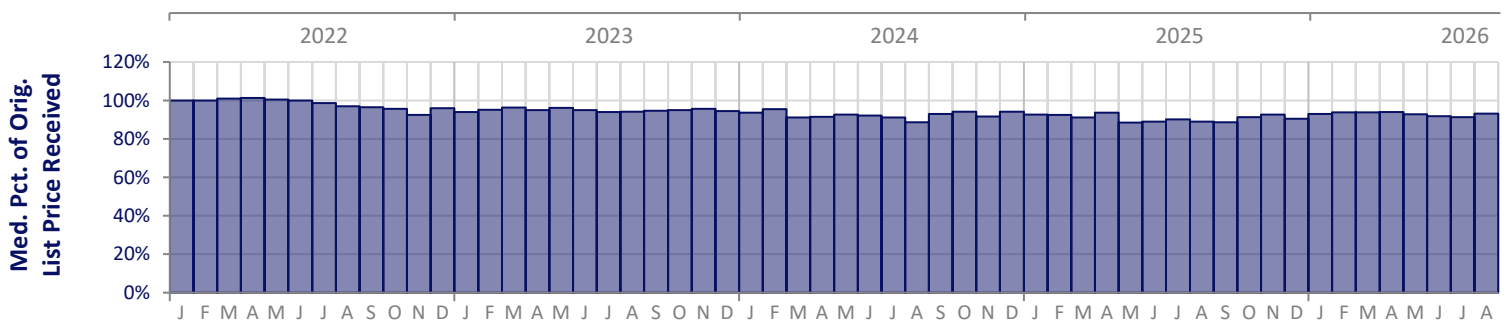


Median Percent of Original List Price Received

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	92.9%	2.1%
August 2026	93.1%	4.7%
July 2026	91.3%	1.3%
June 2026	91.8%	3.1%
May 2026	92.8%	4.9%
April 2026	93.9%	0.3%
March 2026	93.8%	3.0%
February 2026	93.8%	1.4%
January 2026	92.9%	0.2%
December 2025	90.4%	-3.9%
November 2025	92.6%	1.1%
October 2025	91.3%	-3.0%
September 2025	88.6%	-4.6%
August 2025	88.9%	0.2%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



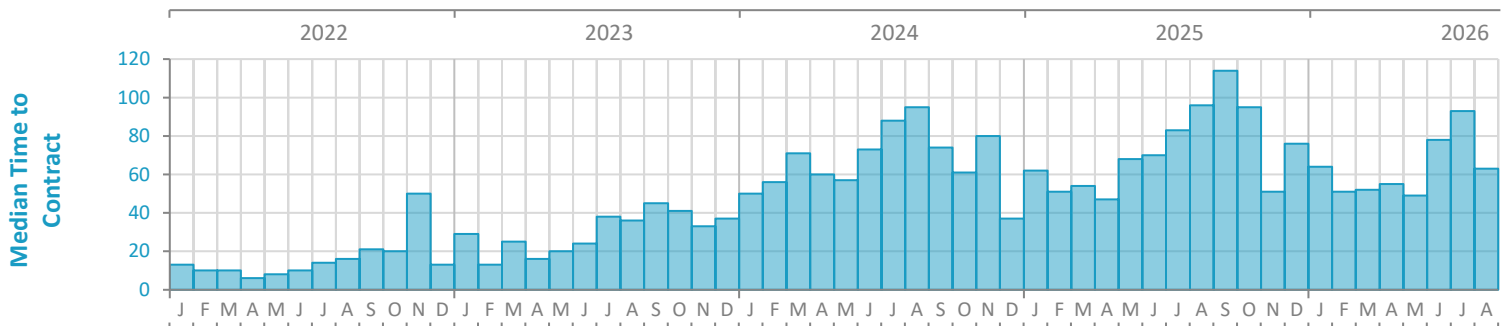
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Median Time to Contract

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	82 Days	20.6%
August 2026	63 Days	-34.4%
July 2026	93 Days	12.0%
June 2026	78 Days	11.4%
May 2026	49 Days	-27.9%
April 2026	55 Days	17.0%
March 2026	52 Days	-3.7%
February 2026	51 Days	0.0%
January 2026	64 Days	3.2%
December 2025	76 Days	105.4%
November 2025	51 Days	-36.3%
October 2025	95 Days	55.7%
September 2025	114 Days	54.1%
August 2025	96 Days	1.1%

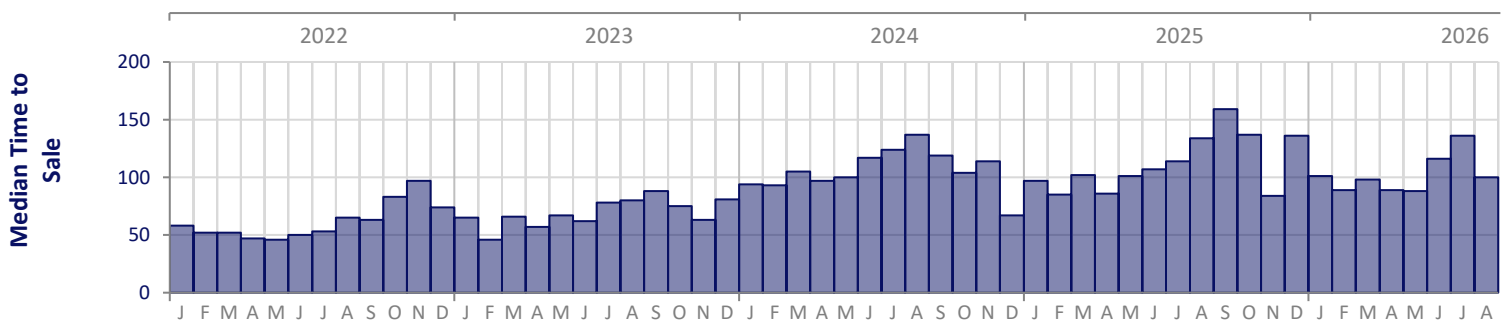


Median Time to Sale

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	116 Days	8.4%
August 2026	100 Days	-25.4%
July 2026	136 Days	19.3%
June 2026	116 Days	8.4%
May 2026	88 Days	-12.9%
April 2026	89 Days	3.5%
March 2026	98 Days	-3.9%
February 2026	89 Days	4.7%
January 2026	101 Days	4.1%
December 2025	136 Days	103.0%
November 2025	84 Days	-26.3%
October 2025	137 Days	31.7%
September 2025	159 Days	33.6%
August 2025	134 Days	-2.2%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



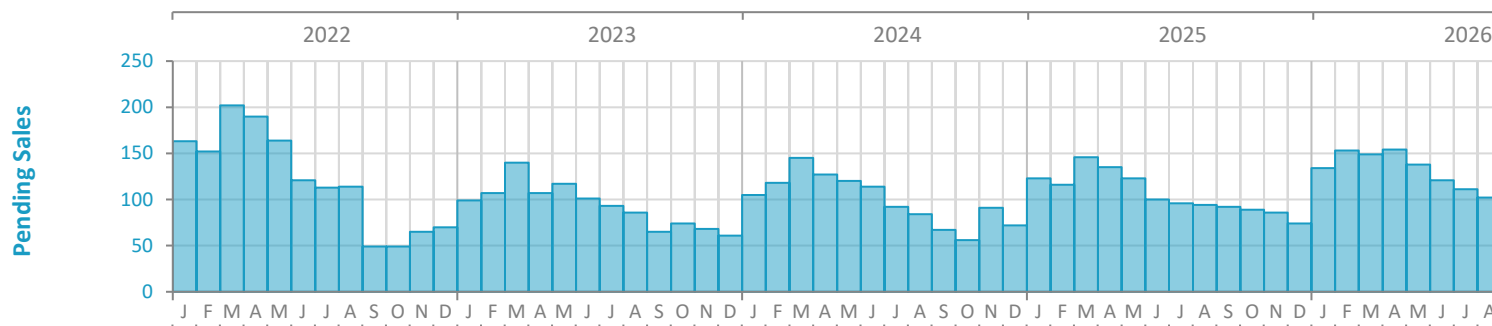
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New Pending Sales

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	1,062	13.8%
August 2026	102	8.5%
July 2026	111	15.6%
June 2026	121	21.0%
May 2026	138	12.2%
April 2026	154	14.1%
March 2026	149	2.1%
February 2026	153	31.9%
January 2026	134	8.9%
December 2025	74	2.8%
November 2025	86	-5.5%
October 2025	89	58.9%
September 2025	92	37.3%
August 2025	94	11.9%

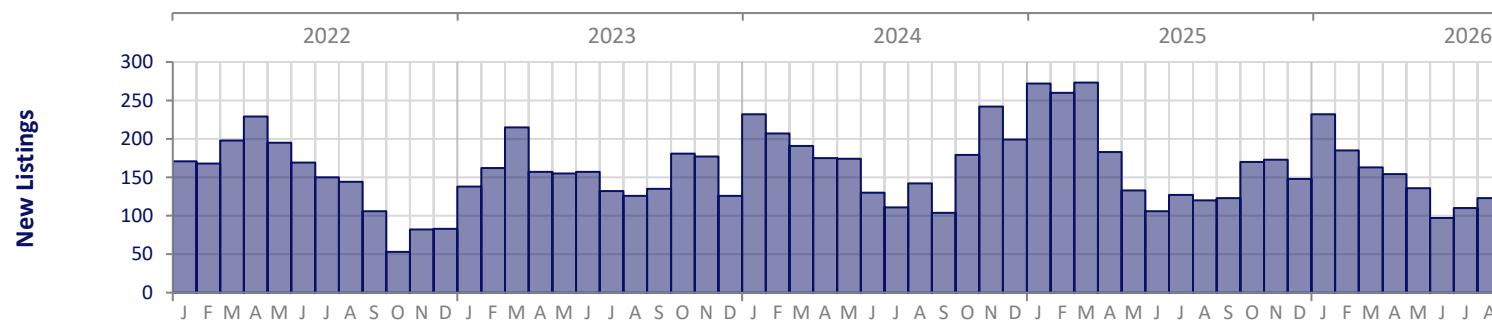


New Listings

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	1,200	-18.6%
August 2026	123	2.5%
July 2026	110	-13.4%
June 2026	97	-8.5%
May 2026	136	2.3%
April 2026	154	-15.8%
March 2026	163	-40.3%
February 2026	185	-28.8%
January 2026	232	-14.7%
December 2025	148	-25.6%
November 2025	173	-28.5%
October 2025	170	-5.0%
September 2025	123	18.3%
August 2025	120	-15.5%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®

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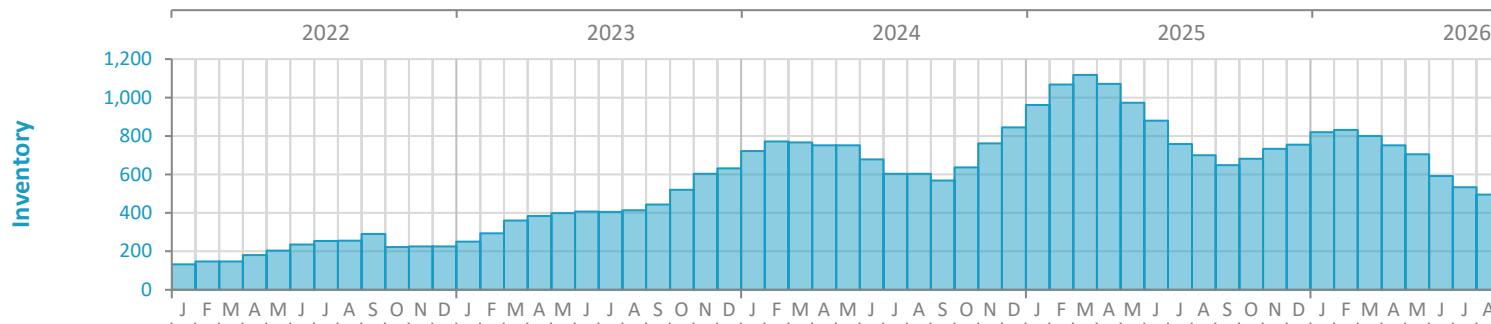


Inventory (Active Listings)

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)	691	-26.6%
August 2026	496	-29.1%
July 2026	534	-29.6%
June 2026	592	-32.7%
May 2026	705	-27.5%
April 2026	752	-29.8%
March 2026	800	-28.4%
February 2026	832	-22.1%
January 2026	819	-14.9%
December 2025	755	-10.5%
November 2025	734	-3.7%
October 2025	682	7.1%
September 2025	648	13.9%
August 2025	700	16.1%

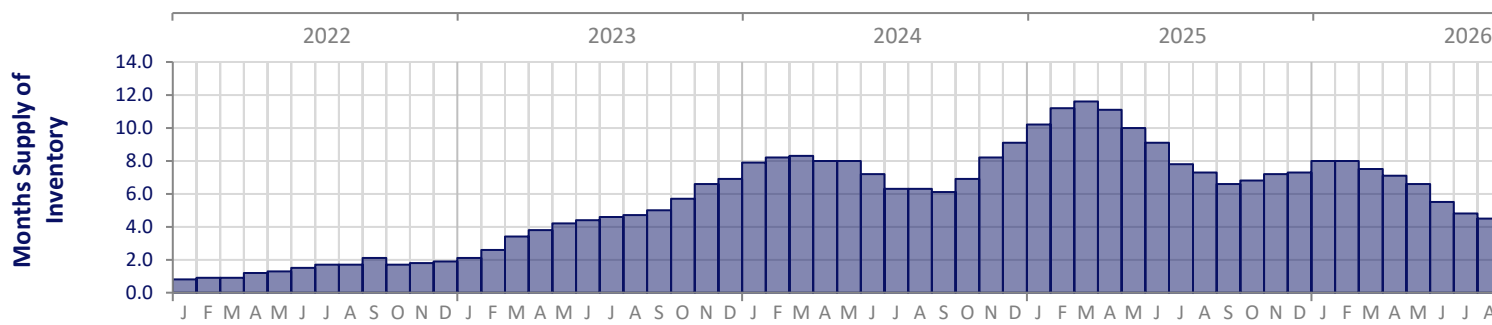


Months Supply of Inventory

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)	6.5	-33.7%
August 2026	4.5	-38.4%
July 2026	4.8	-38.5%
June 2026	5.5	-39.6%
May 2026	6.6	-34.0%
April 2026	7.1	-36.0%
March 2026	7.5	-35.3%
February 2026	8.0	-28.6%
January 2026	8.0	-21.6%
December 2025	7.3	-19.8%
November 2025	7.2	-12.2%
October 2025	6.8	-1.4%
September 2025	6.6	8.2%
August 2025	7.3	15.9%



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



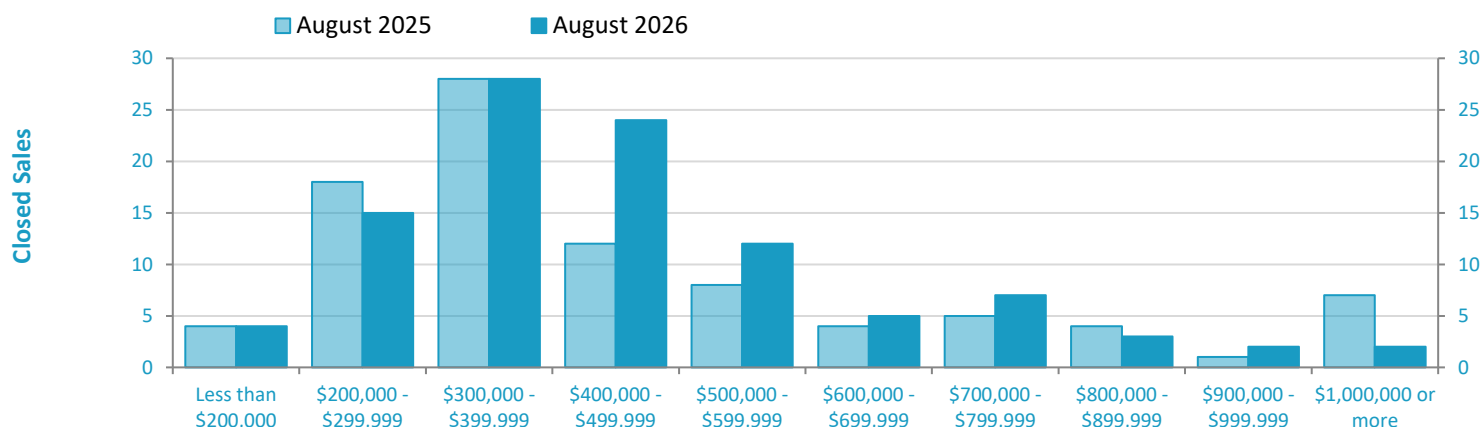
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Closed Sales by Sale Price

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.

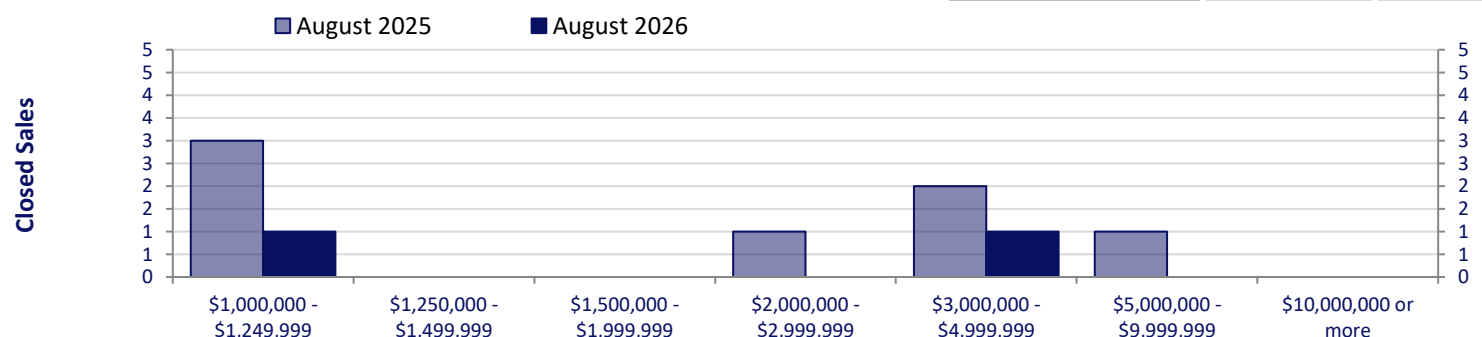
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	4	0.0%
\$200,000 - \$299,999	15	-16.7%
\$300,000 - \$399,999	28	0.0%
\$400,000 - \$499,999	24	100.0%
\$500,000 - \$599,999	12	50.0%
\$600,000 - \$699,999	5	25.0%
\$700,000 - \$799,999	7	40.0%
\$800,000 - \$899,999	3	-25.0%
\$900,000 - \$999,999	2	100.0%
\$1,000,000 or more	2	-71.4%



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	1	-66.7%
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	-100.0%
\$3,000,000 - \$4,999,999	1	-50.0%
\$5,000,000 - \$9,999,999	0	-100.0%
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Single-Family Homes

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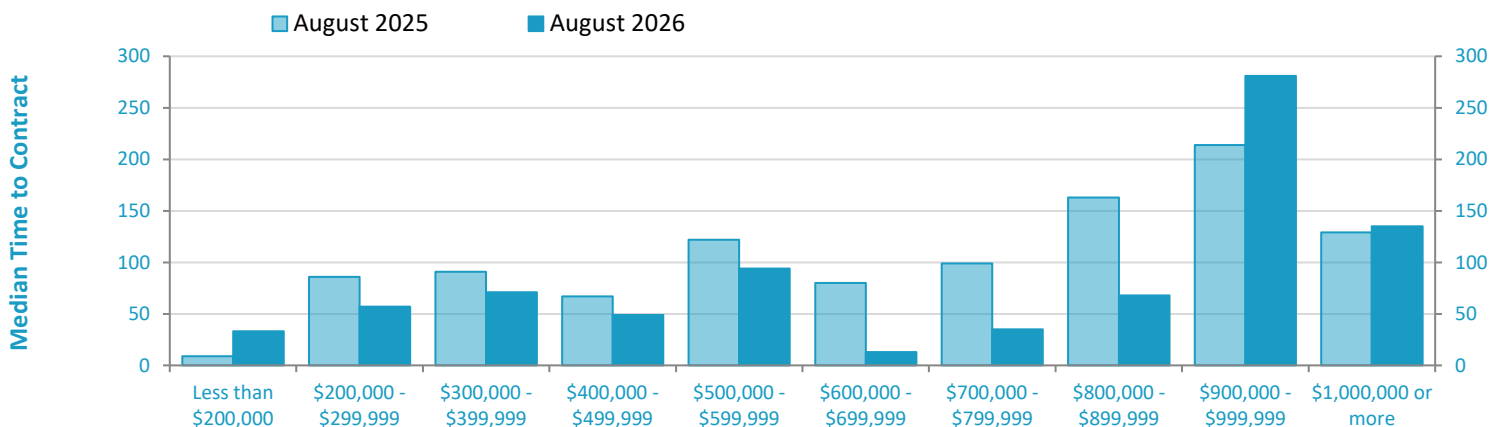
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Median Time to Contract by Sale Price

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

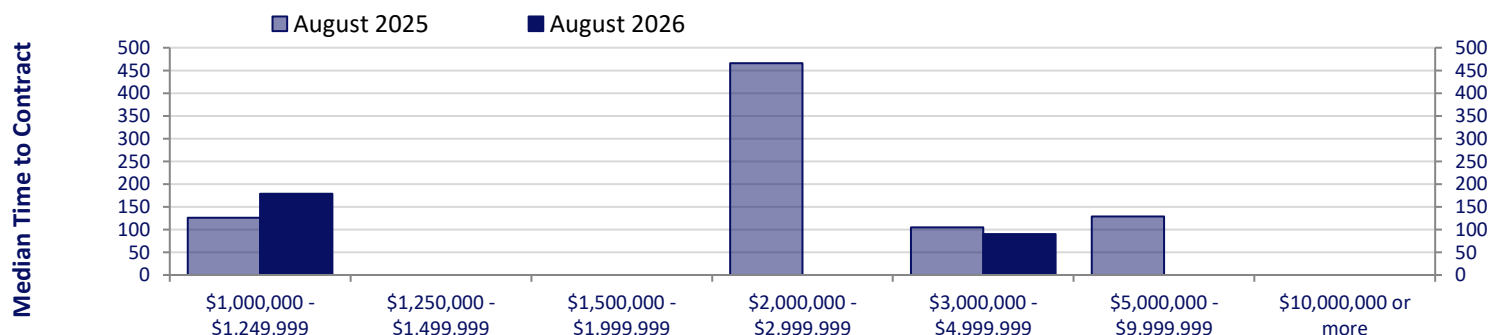
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	33 Days	266.7%
\$200,000 - \$299,999	57 Days	-33.7%
\$300,000 - \$399,999	71 Days	-22.0%
\$400,000 - \$499,999	49 Days	-26.9%
\$500,000 - \$599,999	94 Days	-23.0%
\$600,000 - \$699,999	13 Days	-83.8%
\$700,000 - \$799,999	35 Days	-64.6%
\$800,000 - \$899,999	68 Days	-58.3%
\$900,000 - \$999,999	281 Days	31.3%
\$1,000,000 or more	135 Days	4.7%



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	179 Days	42.1%
\$1,250,000 - \$1,499,999	(No Sales)	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	90 Days	-14.3%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - August 2026

Single-Family Homes

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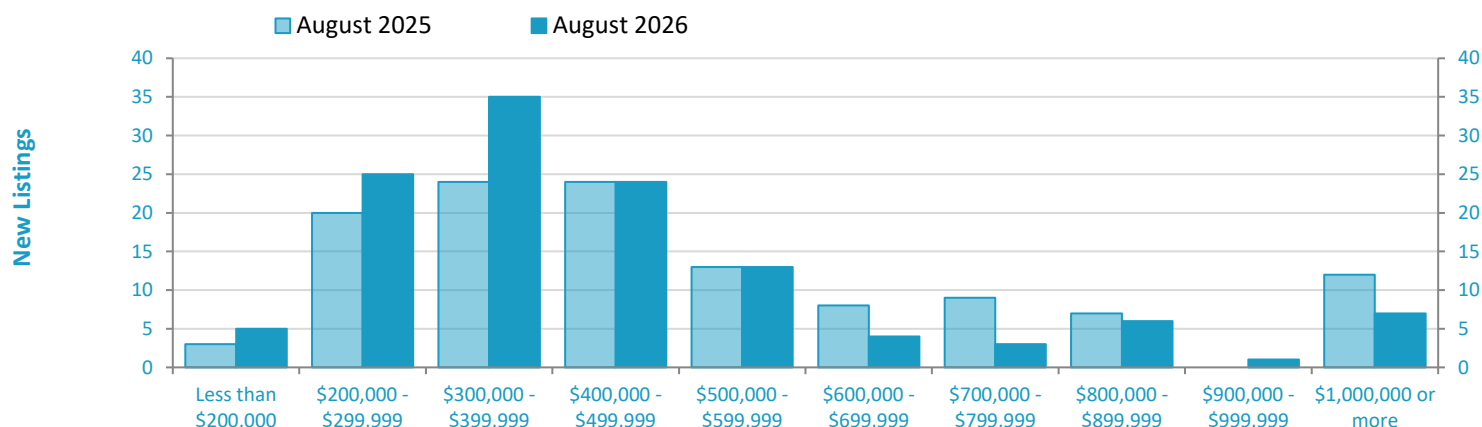
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New Listings by Initial Listing Price

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.

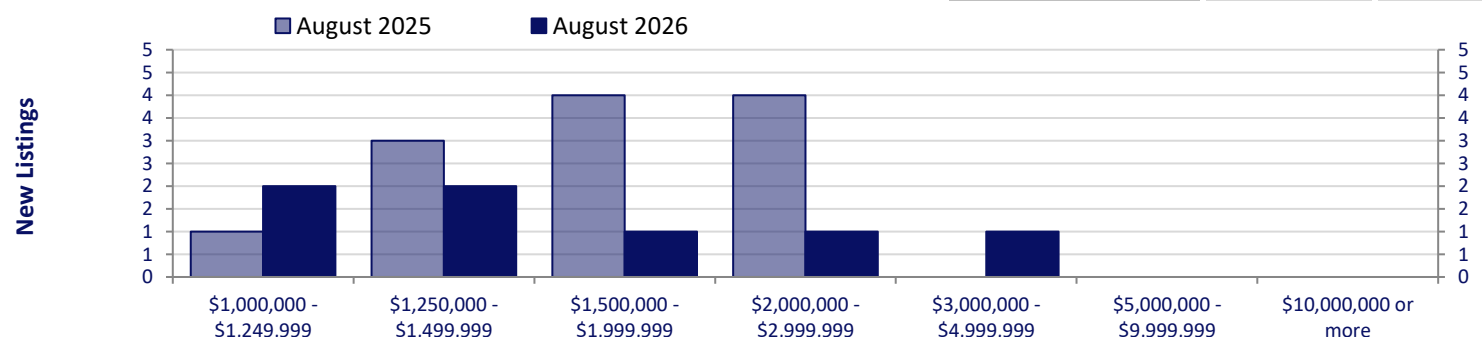
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	5	66.7%
\$200,000 - \$299,999	25	25.0%
\$300,000 - \$399,999	35	45.8%
\$400,000 - \$499,999	24	0.0%
\$500,000 - \$599,999	13	0.0%
\$600,000 - \$699,999	4	-50.0%
\$700,000 - \$799,999	3	-66.7%
\$800,000 - \$899,999	6	-14.3%
\$900,000 - \$999,999	1	N/A
\$1,000,000 or more	7	-41.7%



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	2	100.0%
\$1,250,000 - \$1,499,999	2	-33.3%
\$1,500,000 - \$1,999,999	1	-75.0%
\$2,000,000 - \$2,999,999	1	-75.0%
\$3,000,000 - \$4,999,999	1	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®



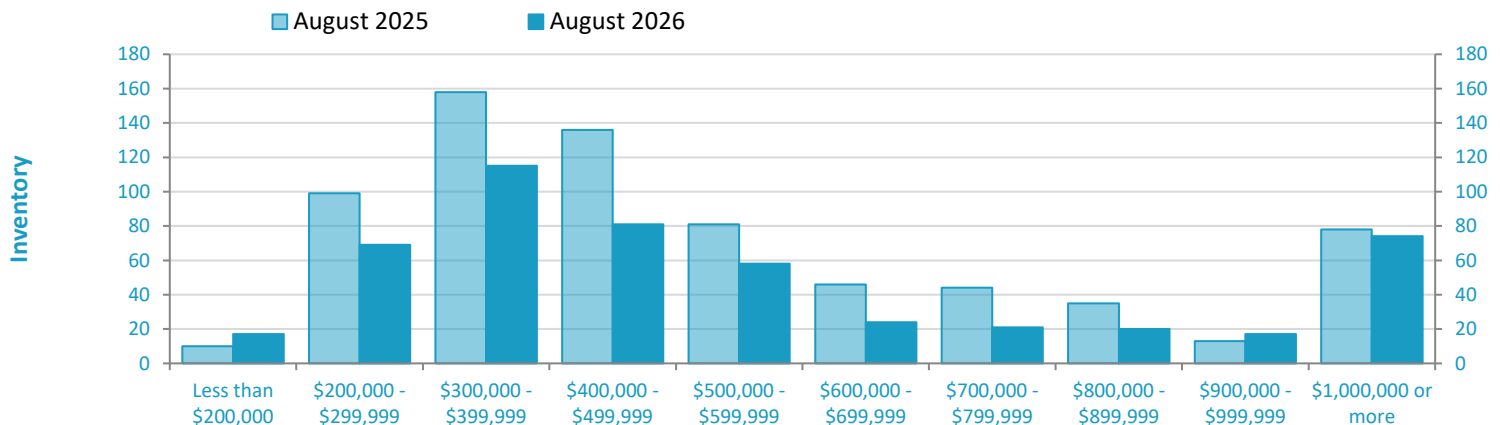
This report describes member activity for the association and is not confined to any specific geographic area.

Inventory by Current Listing Price

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

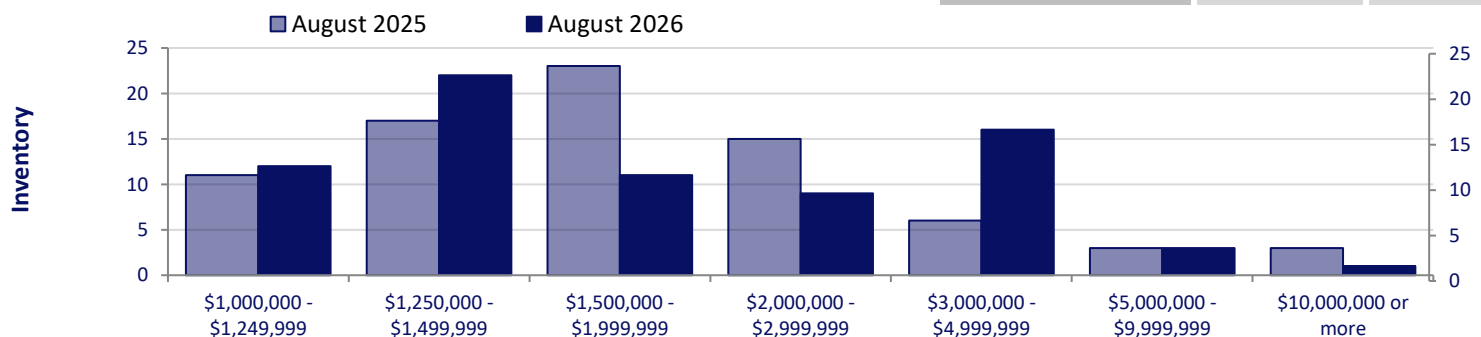
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	17	70.0%
\$200,000 - \$299,999	69	-30.3%
\$300,000 - \$399,999	115	-27.2%
\$400,000 - \$499,999	81	-40.4%
\$500,000 - \$599,999	58	-28.4%
\$600,000 - \$699,999	24	-47.8%
\$700,000 - \$799,999	21	-52.3%
\$800,000 - \$899,999	20	-42.9%
\$900,000 - \$999,999	17	30.8%
\$1,000,000 or more	74	-5.1%



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	12	9.1%
\$1,250,000 - \$1,499,999	22	29.4%
\$1,500,000 - \$1,999,999	11	-52.2%
\$2,000,000 - \$2,999,999	9	-40.0%
\$3,000,000 - \$4,999,999	16	166.7%
\$5,000,000 - \$9,999,999	3	0.0%
\$10,000,000 or more	1	-66.7%

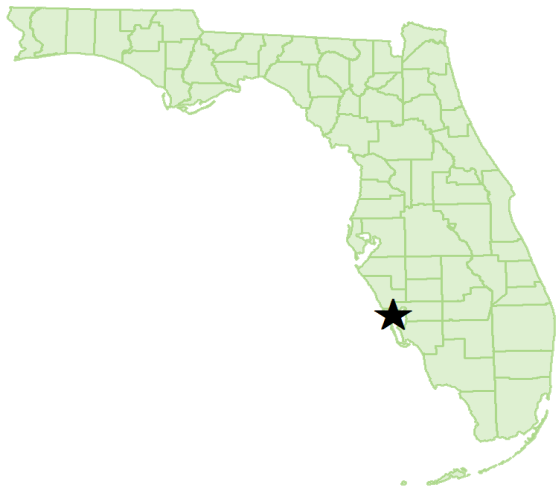


Monthly Distressed Market - August 2026

Single-Family Homes

Englewood Area Board of REALTORS®

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		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	101	91	11.0%
	Median Sale Price	\$420,000	\$390,000	7.7%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$360,000	(No Sales)	N/A

