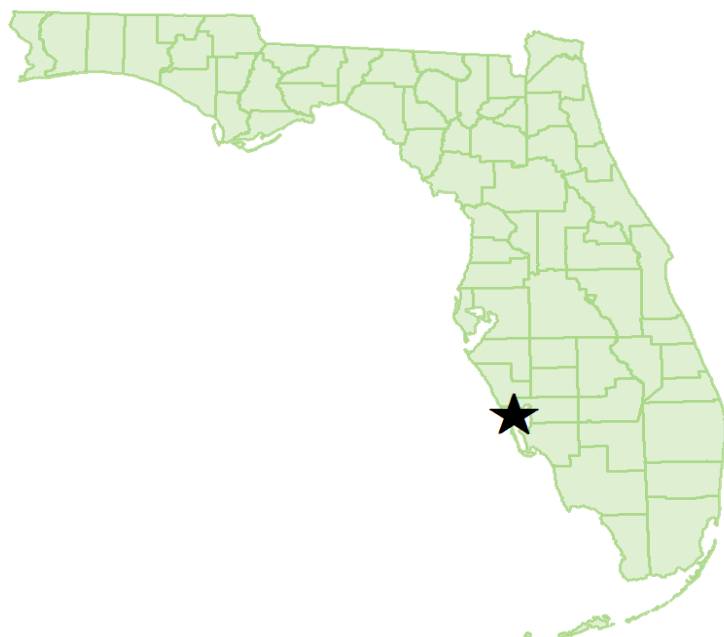


Monthly Market Detail - August 2026

Townhouses and Condos

Englewood Area Board of REALTORS®

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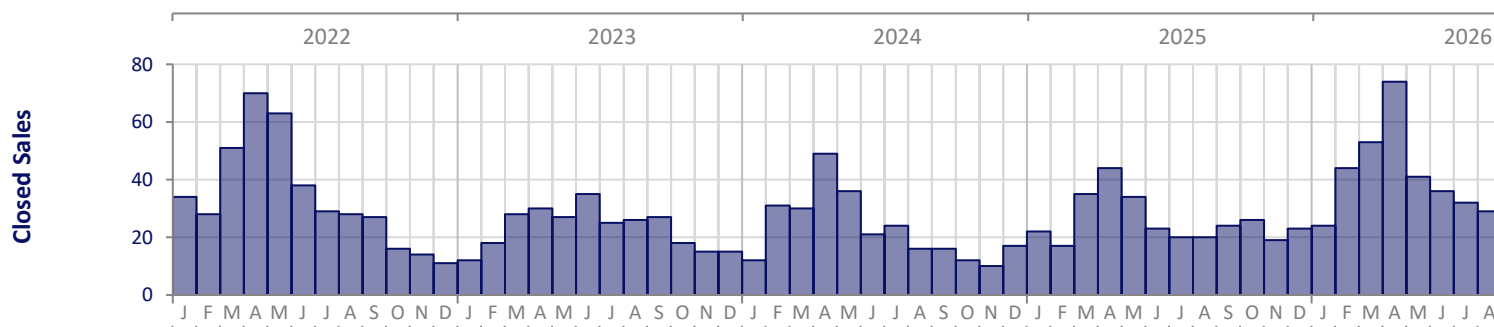
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	29	20	45.0%
Paid in Cash	23	17	35.3%
Median Sale Price	\$264,026	\$292,500	-9.7%
Average Sale Price	\$407,973	\$463,695	-12.0%
Dollar Volume	\$11.8 Million	\$9.3 Million	27.6%
Median Percent of Original List Price Received	87.5%	86.2%	1.5%
Median Time to Contract	161 Days	126 Days	27.8%
Median Time to Sale	196 Days	154 Days	27.3%
New Pending Sales	24	29	-17.2%
New Listings	29	34	-14.7%
Pending Inventory	28	26	7.7%
Inventory (Active Listings)	167	241	-30.7%
Months Supply of Inventory	4.7	10.7	-56.1%

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	333	54.9%
August 2026	29	45.0%
July 2026	32	60.0%
June 2026	36	56.5%
May 2026	41	20.6%
April 2026	74	68.2%
March 2026	53	51.4%
February 2026	44	158.8%
January 2026	24	9.1%
December 2025	23	35.3%
November 2025	19	90.0%
October 2025	26	116.7%
September 2025	24	50.0%
August 2025	20	25.0%



Monthly Market Detail - August 2026

Townhouses and Condos

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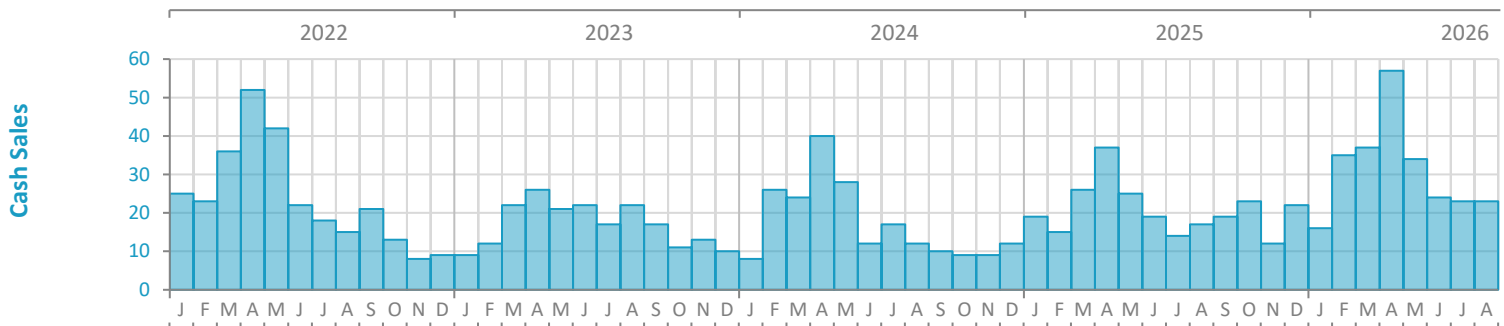


Cash Sales

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	249	44.8%
August 2026	23	35.3%
July 2026	23	64.3%
June 2026	24	26.3%
May 2026	34	36.0%
April 2026	57	54.1%
March 2026	37	42.3%
February 2026	35	133.3%
January 2026	16	-15.8%
December 2025	22	83.3%
November 2025	12	33.3%
October 2025	23	155.6%
September 2025	19	90.0%
August 2025	17	41.7%

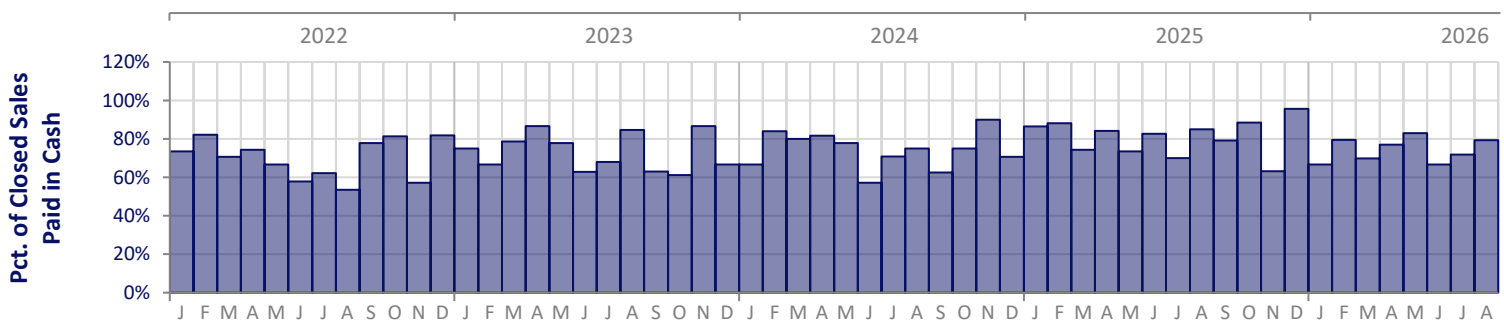


Cash Sales as a Percentage of Closed Sales

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	74.8%	-6.5%
August 2026	79.3%	-6.7%
July 2026	71.9%	2.7%
June 2026	66.7%	-19.2%
May 2026	82.9%	12.8%
April 2026	77.0%	-8.4%
March 2026	69.8%	-6.1%
February 2026	79.5%	-9.9%
January 2026	66.7%	-22.8%
December 2025	95.7%	35.6%
November 2025	63.2%	-29.8%
October 2025	88.5%	18.0%
September 2025	79.2%	26.7%
August 2025	85.0%	13.3%



Monthly Market Detail - August 2026

Townhouses and Condos

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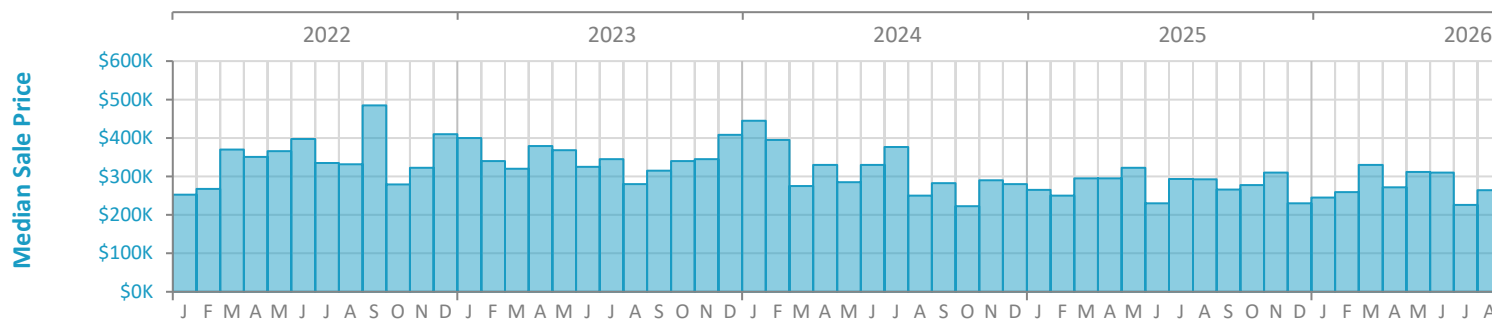


Median Sale Price

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	\$276,843	-4.5%
August 2026	\$264,026	-9.7%
July 2026	\$225,750	-23.1%
June 2026	\$310,000	34.8%
May 2026	\$312,000	-3.3%
April 2026	\$272,000	-7.8%
March 2026	\$330,000	11.9%
February 2026	\$259,500	3.8%
January 2026	\$245,000	-7.5%
December 2025	\$230,000	-17.9%
November 2025	\$310,000	6.9%
October 2025	\$277,500	24.4%
September 2025	\$266,000	-5.8%
August 2025	\$292,500	17.0%

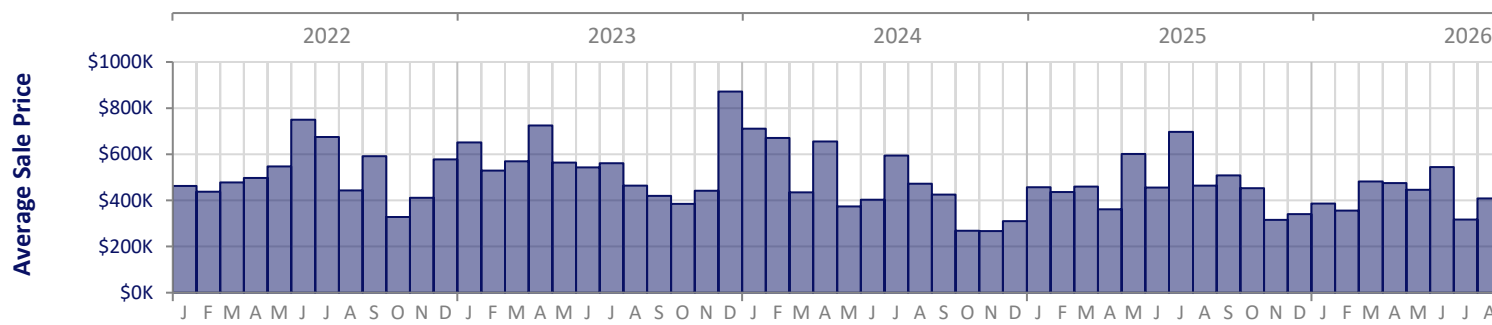


Average Sale Price

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	\$436,683	-9.4%
August 2026	\$407,973	-12.0%
July 2026	\$317,235	-54.5%
June 2026	\$544,314	19.4%
May 2026	\$446,172	-25.8%
April 2026	\$474,574	31.3%
March 2026	\$481,690	4.9%
February 2026	\$355,269	-18.7%
January 2026	\$386,023	-15.5%
December 2025	\$340,039	9.8%
November 2025	\$315,053	18.0%
October 2025	\$453,308	68.7%
September 2025	\$508,142	19.5%
August 2025	\$463,695	-1.9%



Monthly Market Detail - August 2026

Townhouses and Condos

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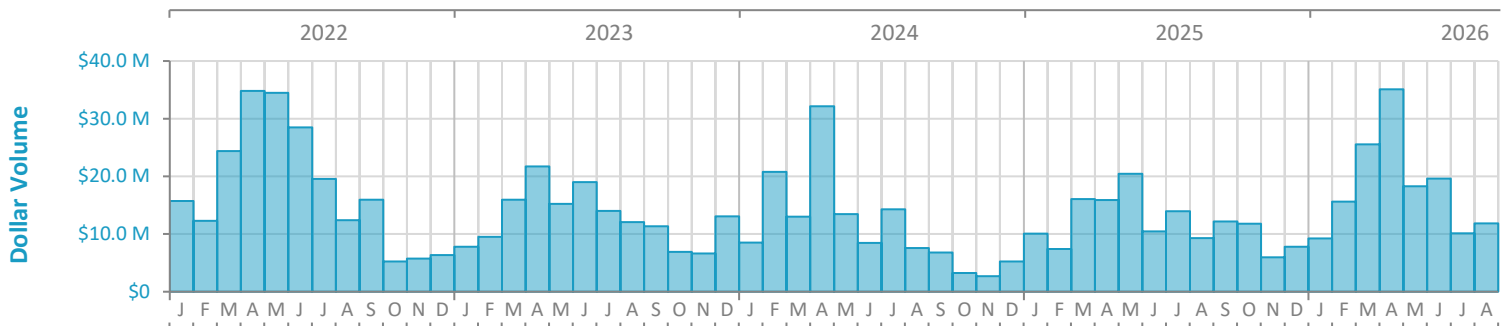


Dollar Volume

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	\$145.4 Million	40.4%
August 2026	\$11.8 Million	27.6%
July 2026	\$10.2 Million	-27.2%
June 2026	\$19.6 Million	87.0%
May 2026	\$18.3 Million	-10.5%
April 2026	\$35.1 Million	120.8%
March 2026	\$25.5 Million	58.9%
February 2026	\$15.6 Million	110.5%
January 2026	\$9.3 Million	-7.8%
December 2025	\$7.8 Million	48.6%
November 2025	\$6.0 Million	124.2%
October 2025	\$11.8 Million	265.5%
September 2025	\$12.2 Million	79.2%
August 2025	\$9.3 Million	22.6%

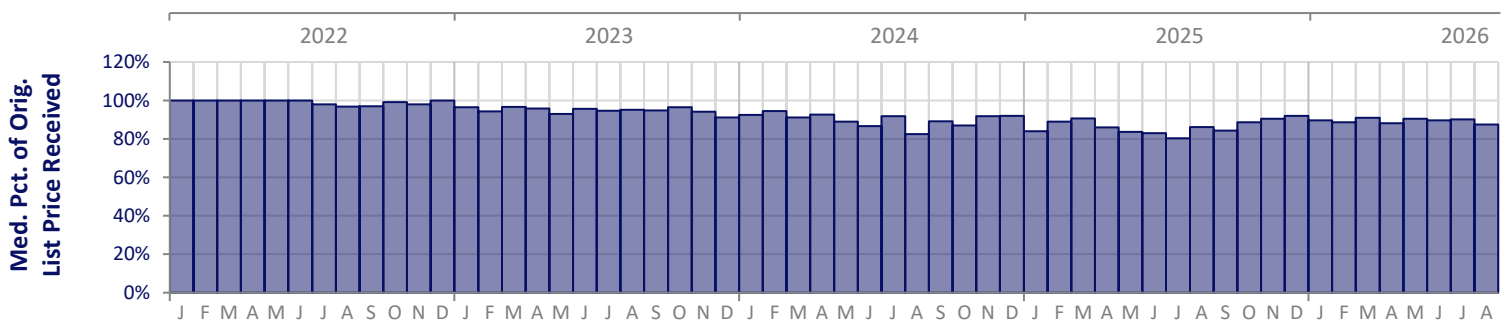


Median Percent of Original List Price Received

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	89.1%	3.4%
August 2026	87.5%	1.5%
July 2026	90.2%	12.2%
June 2026	89.6%	8.1%
May 2026	90.4%	8.1%
April 2026	88.2%	2.7%
March 2026	90.9%	0.2%
February 2026	88.6%	-0.4%
January 2026	89.7%	6.8%
December 2025	92.0%	0.0%
November 2025	90.4%	-1.5%
October 2025	88.6%	2.0%
September 2025	84.3%	-5.5%
August 2025	86.2%	4.5%



Monthly Market Detail - August 2026

Townhouses and Condos

Englewood Area Board of REALTORS®

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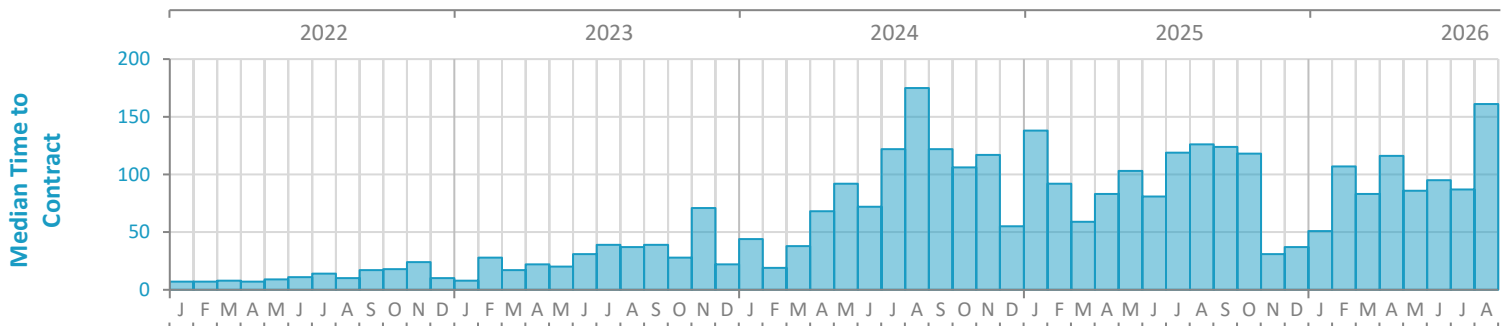


Median Time to Contract

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	91 Days	1.1%
August 2026	161 Days	27.8%
July 2026	87 Days	-26.9%
June 2026	95 Days	17.3%
May 2026	86 Days	-16.5%
April 2026	116 Days	39.8%
March 2026	83 Days	40.7%
February 2026	107 Days	16.3%
January 2026	51 Days	-63.0%
December 2025	37 Days	-32.7%
November 2025	31 Days	-73.5%
October 2025	118 Days	11.3%
September 2025	124 Days	1.6%
August 2025	126 Days	-28.0%

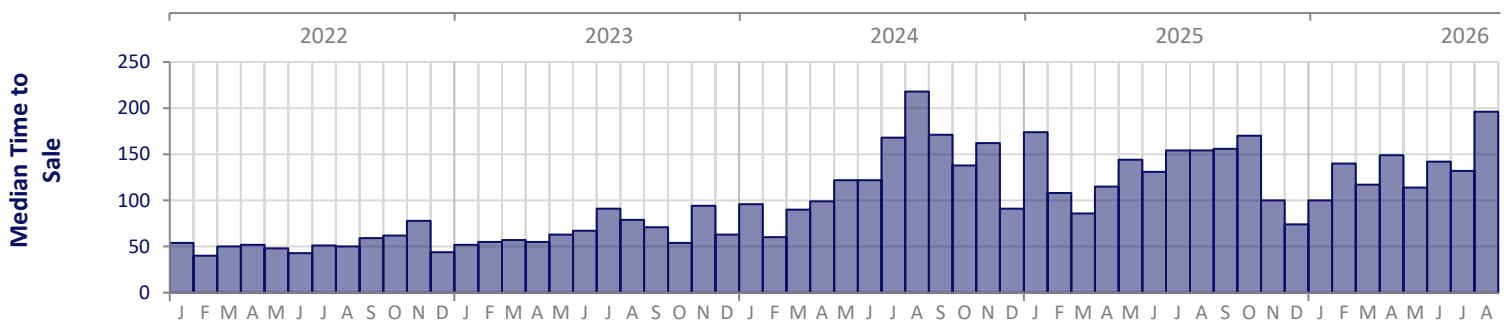


Median Time to Sale

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	142 Days	10.9%
August 2026	196 Days	27.3%
July 2026	132 Days	-14.3%
June 2026	142 Days	8.4%
May 2026	114 Days	-20.8%
April 2026	149 Days	29.6%
March 2026	117 Days	36.0%
February 2026	140 Days	29.6%
January 2026	100 Days	-42.5%
December 2025	74 Days	-18.7%
November 2025	100 Days	-38.3%
October 2025	170 Days	23.2%
September 2025	156 Days	-8.8%
August 2025	154 Days	-29.4%



Monthly Market Detail - August 2026

Townhouses and Condos

Englewood Area Board of REALTORS®



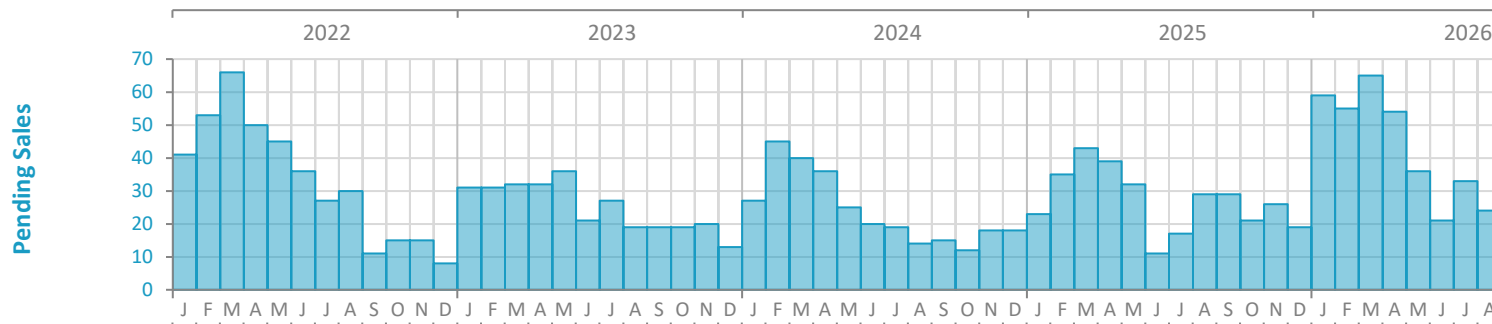
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New Pending Sales

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	347	51.5%
August 2026	24	-17.2%
July 2026	33	94.1%
June 2026	21	90.9%
May 2026	36	12.5%
April 2026	54	38.5%
March 2026	65	51.2%
February 2026	55	57.1%
January 2026	59	156.5%
December 2025	19	5.6%
November 2025	26	44.4%
October 2025	21	75.0%
September 2025	29	93.3%
August 2025	29	107.1%

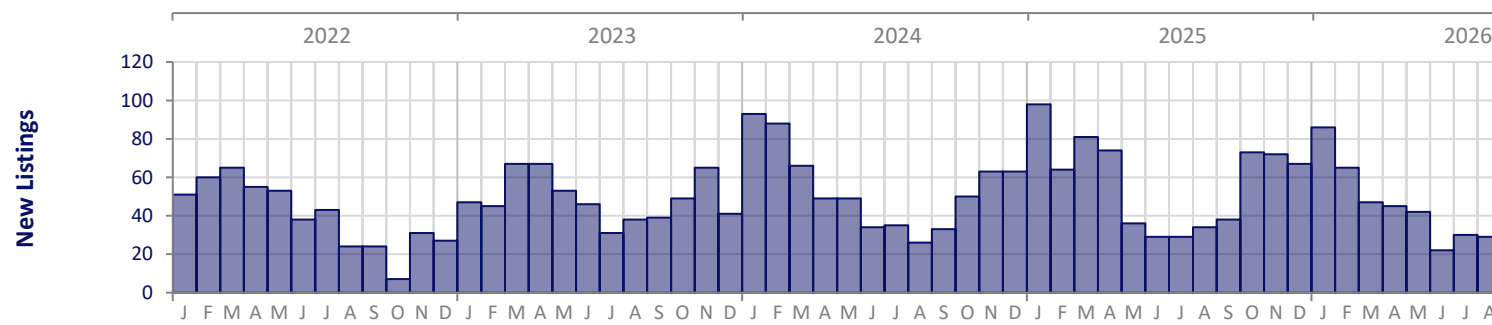


New Listings

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	366	-17.8%
August 2026	29	-14.7%
July 2026	30	3.4%
June 2026	22	-24.1%
May 2026	42	16.7%
April 2026	45	-39.2%
March 2026	47	-42.0%
February 2026	65	1.6%
January 2026	86	-12.2%
December 2025	67	6.3%
November 2025	72	14.3%
October 2025	73	46.0%
September 2025	38	15.2%
August 2025	34	30.8%



Monthly Market Detail - August 2026

Townhouses and Condos

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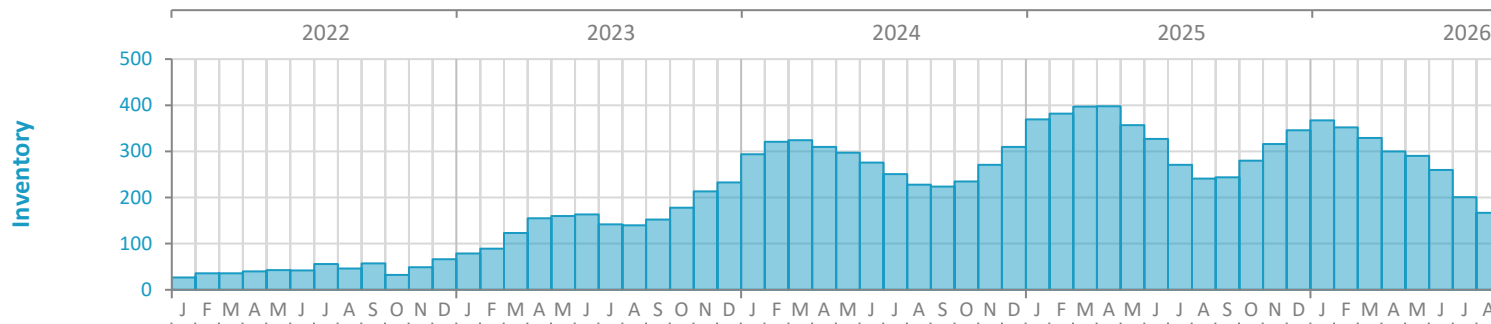


Inventory (Active Listings)

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)	283	-17.4%
August 2026	167	-30.7%
July 2026	201	-25.8%
June 2026	260	-20.5%
May 2026	290	-18.8%
April 2026	300	-24.6%
March 2026	329	-17.1%
February 2026	352	-7.9%
January 2026	367	-0.5%
December 2025	346	11.6%
November 2025	316	16.6%
October 2025	280	19.1%
September 2025	244	8.9%
August 2025	241	5.7%

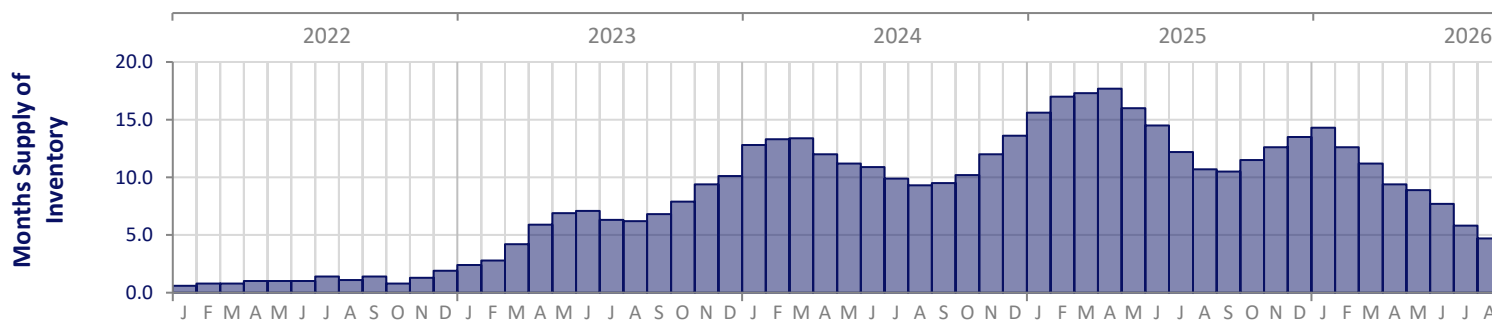


Months Supply of Inventory

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)	9.3	-38.4%
August 2026	4.7	-56.1%
July 2026	5.8	-52.5%
June 2026	7.7	-46.9%
May 2026	8.9	-44.4%
April 2026	9.4	-46.9%
March 2026	11.2	-35.3%
February 2026	12.6	-25.9%
January 2026	14.3	-8.3%
December 2025	13.5	-0.7%
November 2025	12.6	5.0%
October 2025	11.5	12.7%
September 2025	10.5	10.5%
August 2025	10.7	15.1%



Monthly Market Detail - August 2026

Townhouses and Condos

Englewood Area Board of REALTORS®



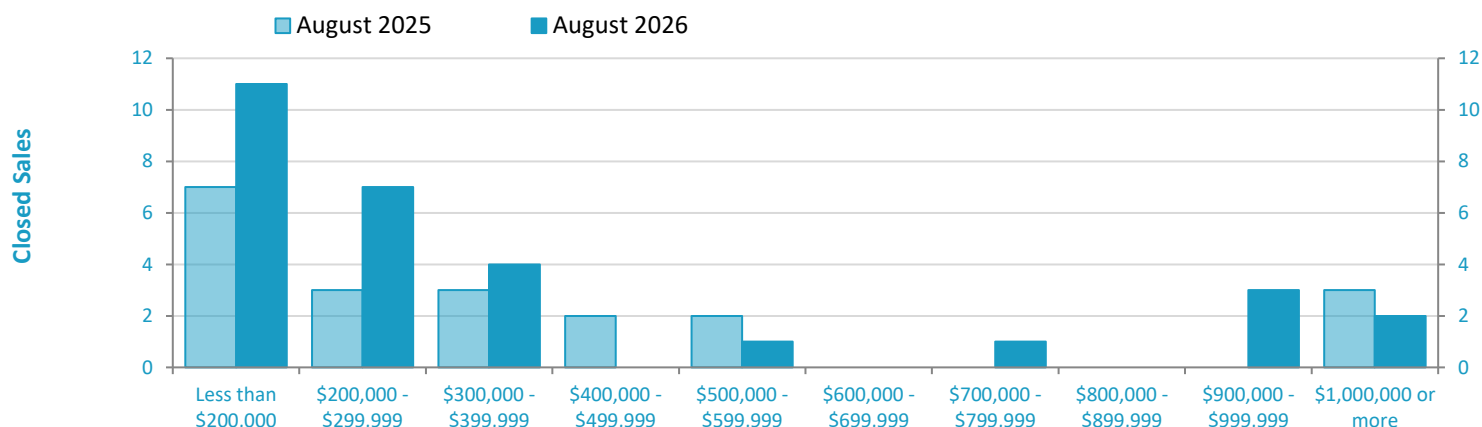
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Closed Sales by Sale Price

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.

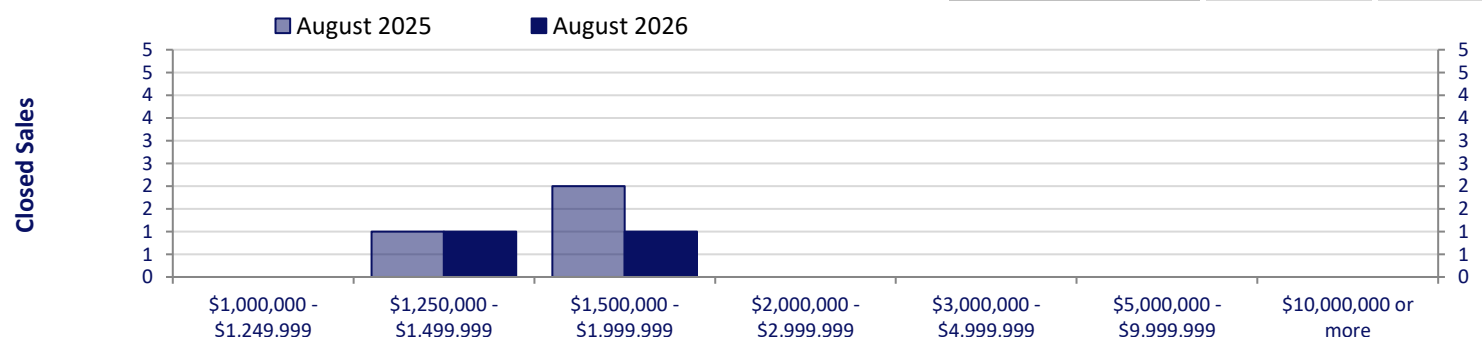
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	11	57.1%
\$200,000 - \$299,999	7	133.3%
\$300,000 - \$399,999	4	33.3%
\$400,000 - \$499,999	0	-100.0%
\$500,000 - \$599,999	1	-50.0%
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	1	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	3	N/A
\$1,000,000 or more	2	-33.3%



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	0	N/A
\$1,250,000 - \$1,499,999	1	0.0%
\$1,500,000 - \$1,999,999	1	-50.0%
\$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



Monthly Market Detail - August 2026

Townhouses and Condos

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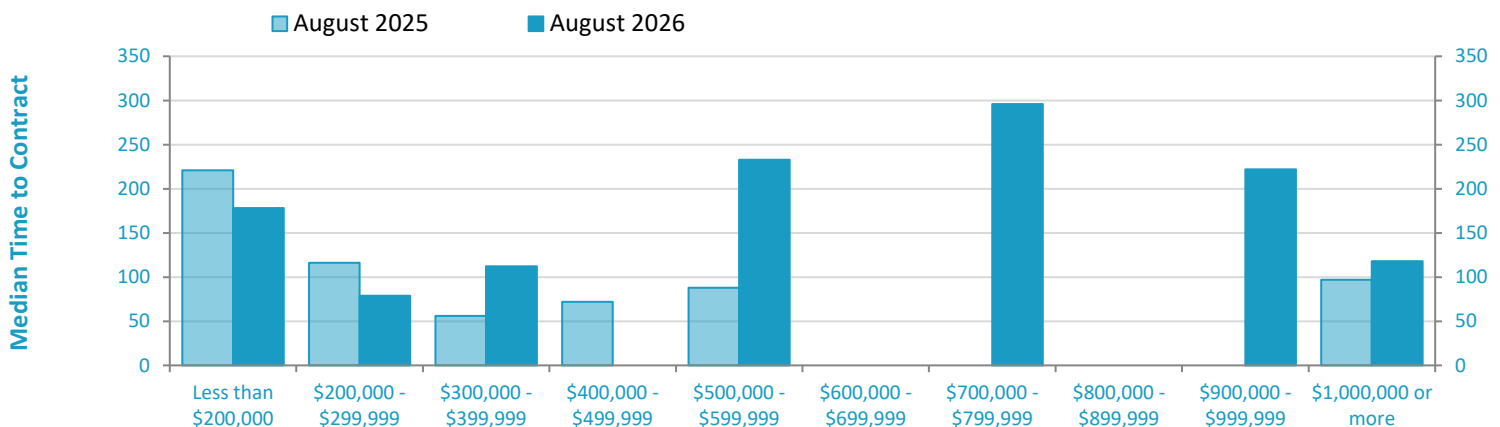
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Median Time to Contract by Sale Price

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.

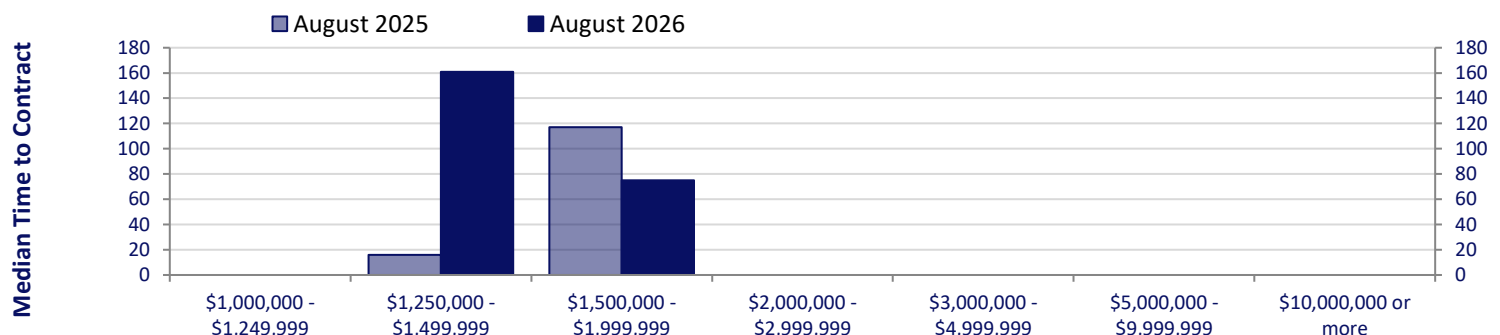
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	178 Days	-19.5%
\$200,000 - \$299,999	79 Days	-31.9%
\$300,000 - \$399,999	112 Days	100.0%
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	233 Days	164.8%
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	296 Days	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	222 Days	N/A
\$1,000,000 or more	118 Days	21.6%



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	(No Sales)	N/A
\$1,250,000 - \$1,499,999	161 Days	906.3%
\$1,500,000 - \$1,999,999	75 Days	-35.9%
\$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



Monthly Market Detail - August 2026

Townhouses and Condos

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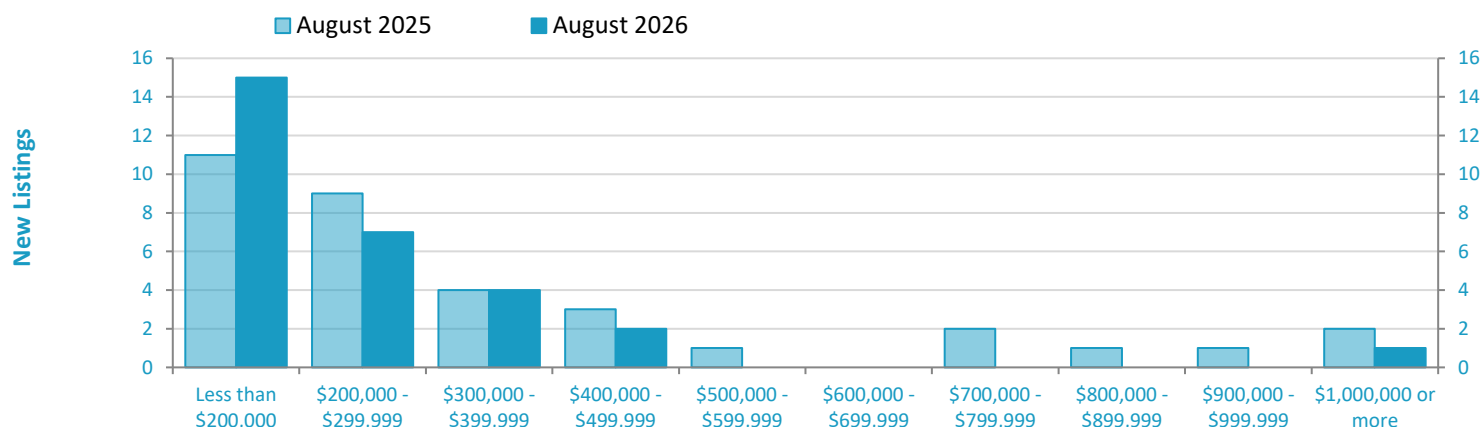
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New Listings by Initial Listing Price

The number of properties put onto the market during the 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.

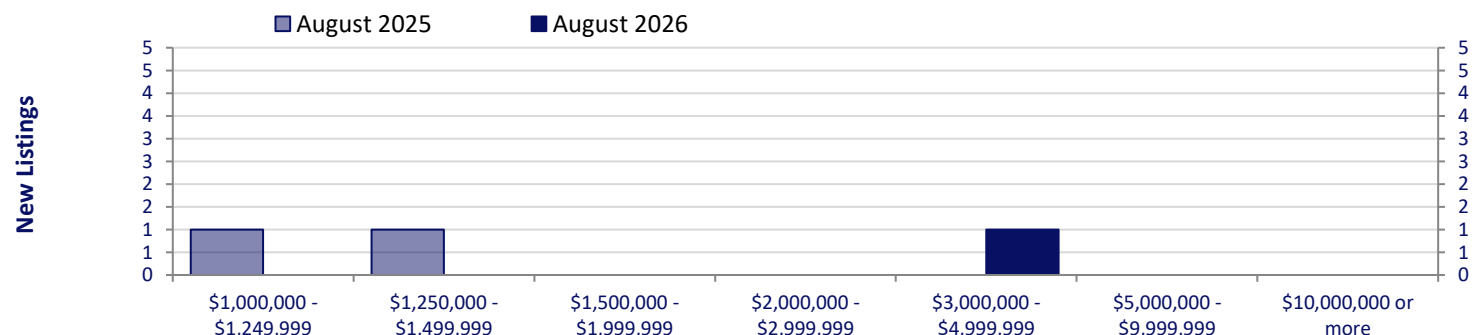
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	15	36.4%
\$200,000 - \$299,999	7	-22.2%
\$300,000 - \$399,999	4	0.0%
\$400,000 - \$499,999	2	-33.3%
\$500,000 - \$599,999	0	-100.0%
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	-100.0%
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	0	-100.0%
\$1,000,000 or more	1	-50.0%



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	0	-100.0%
\$1,250,000 - \$1,499,999	0	-100.0%
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$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

Townhouses and Condos

Englewood Area Board of REALTORS®



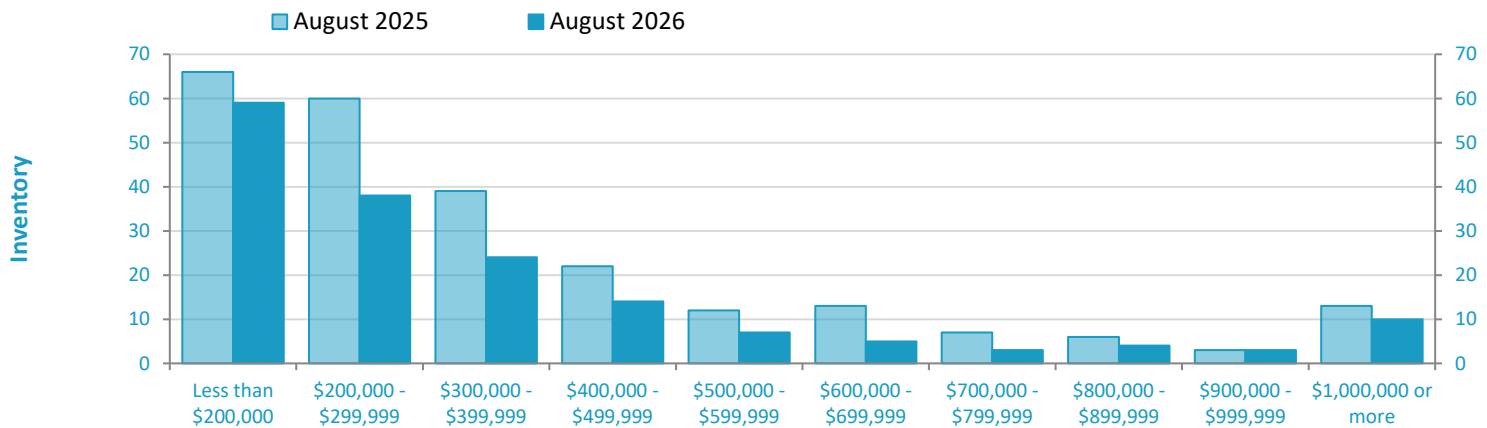
This report describes member activity for the association and is not confined to any specific geographic area.

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.

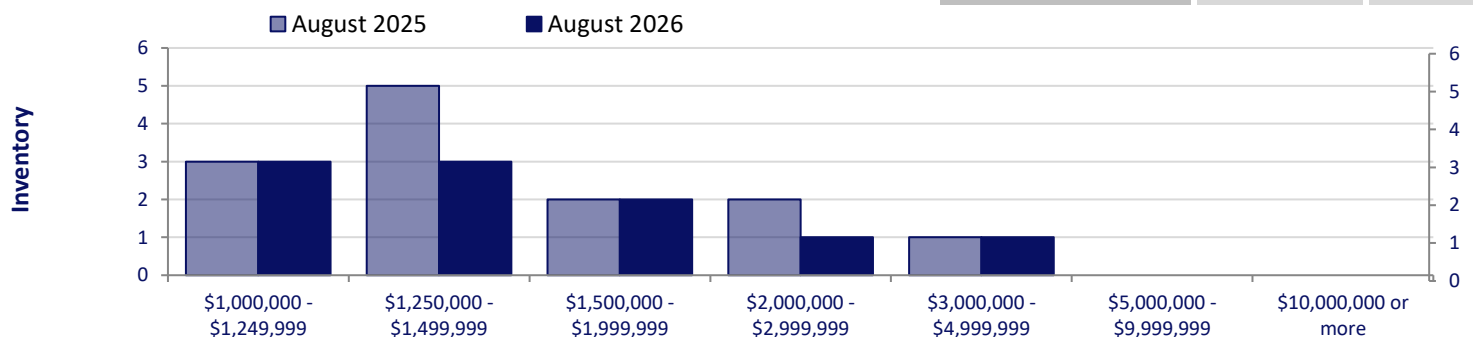
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	59	-10.6%
\$200,000 - \$299,999	38	-36.7%
\$300,000 - \$399,999	24	-38.5%
\$400,000 - \$499,999	14	-36.4%
\$500,000 - \$599,999	7	-41.7%
\$600,000 - \$699,999	5	-61.5%
\$700,000 - \$799,999	3	-57.1%
\$800,000 - \$899,999	4	-33.3%
\$900,000 - \$999,999	3	0.0%
\$1,000,000 or more	10	-23.1%



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	3	0.0%
\$1,250,000 - \$1,499,999	3	-40.0%
\$1,500,000 - \$1,999,999	2	0.0%
\$2,000,000 - \$2,999,999	1	-50.0%
\$3,000,000 - \$4,999,999	1	0.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

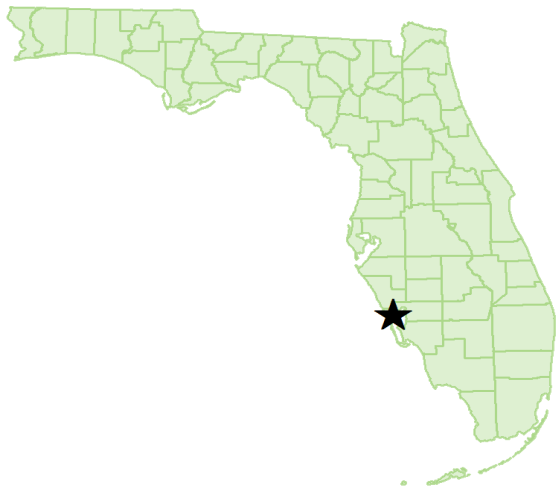


Monthly Distressed Market - August 2026

Townhouses and Condos

Englewood Area Board of REALTORS®

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		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	29	20	45.0%
	Median Sale Price	\$264,026	\$292,500	-9.7%
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

