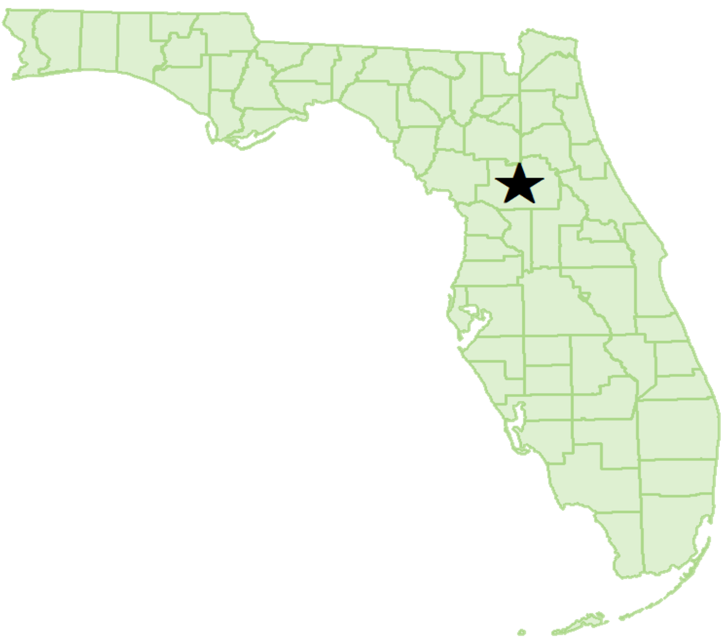
Monthly Market Detail - June 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

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



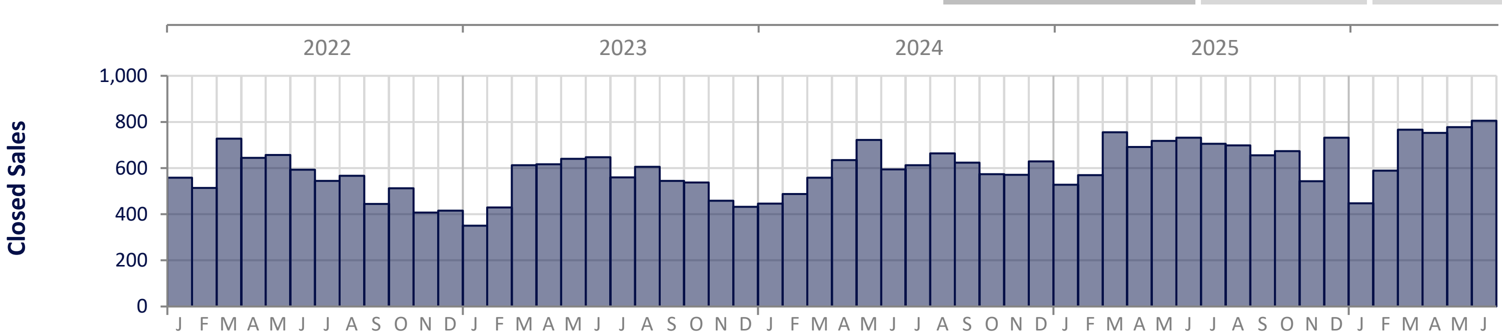
Summary Statistics	June 2026	June 2025	Percent Change Year-over-Year
Closed Sales	805	732	10.0%
Paid in Cash	237	230	3.0%
Median Sale Price	$293,000	$304,620	-3.8%
Average Sale Price	$349,235	$354,290	-1.4%
Dollar Volume	$281.1 Million	$259.3 Million	8.4%
Median Percent of Original List Price Received	96.2%	95.8%	0.4%
Median Time to Contract	58 Days	64 Days	-9.4%
Median Time to Sale	100 Days	102 Days	-2.0%
New Pending Sales	758	692	9.5%
New Listings	929	980	-5.2%
Pending Inventory	982	894	9.8%
Inventory (Active Listings)	3,232	3,774	-14.4%
Months Supply of Inventory	4.8	5.9	-18.6%

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	4,140	3.6%
June 2026	**805**	**10.0%**
May 2026	778	8.4%
April 2026	753	8.8%
March 2026	767	1.6%
February 2026	589	3.3%
January 2026	448	-15.2%
December 2025	732	16.4%
November 2025	543	-4.9%
October 2025	673	17.2%
September 2025	655	5.0%
August 2025	699	5.3%
July 2025	705	15.0%
June 2025	732	23.2%



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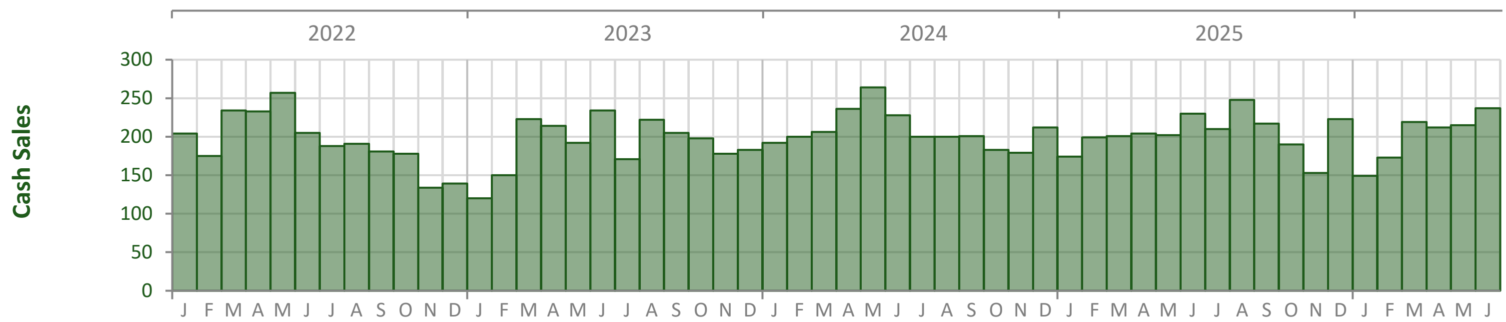
Cash Sales

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	1,205	-0.4%
June 2026	**237**	**3.0%**
May 2026	215	6.4%
April 2026	212	3.9%
March 2026	219	9.0%
February 2026	173	-13.1%
January 2026	149	-14.4%
December 2025	223	5.2%
November 2025	153	-14.5%
October 2025	190	3.8%
September 2025	217	8.0%
August 2025	248	24.0%
July 2025	210	5.0%
June 2025	230	0.9%

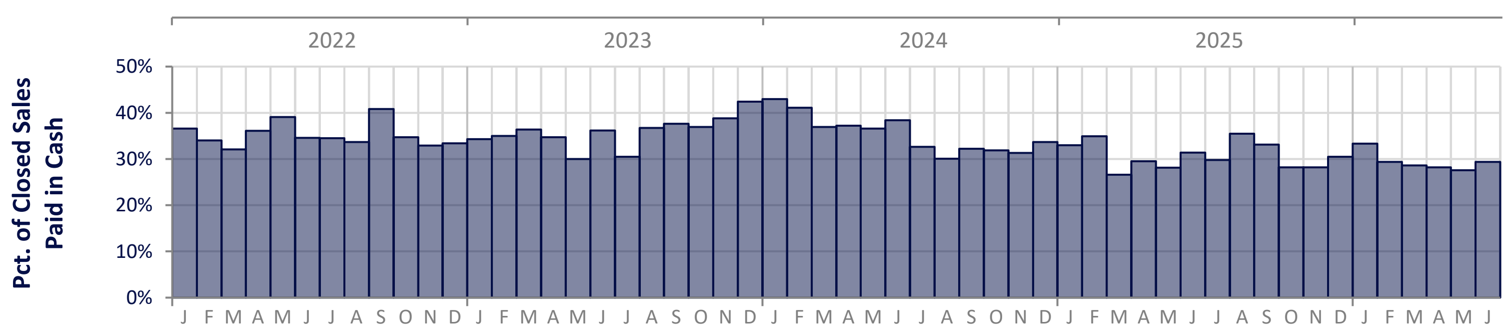


Cash Sales as a Percentage of Closed Sales

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	29.1%	-4.0%
June 2026	**29.4%**	**-6.4%**
May 2026	27.6%	-1.8%
April 2026	28.2%	-4.4%
March 2026	28.6%	7.5%
February 2026	29.4%	-15.8%
January 2026	33.3%	0.9%
December 2025	30.5%	-9.5%
November 2025	28.2%	-9.9%
October 2025	28.2%	-11.6%
September 2025	33.1%	2.8%
August 2025	35.5%	17.9%
July 2025	29.8%	-8.6%
June 2025	31.4%	-18.2%



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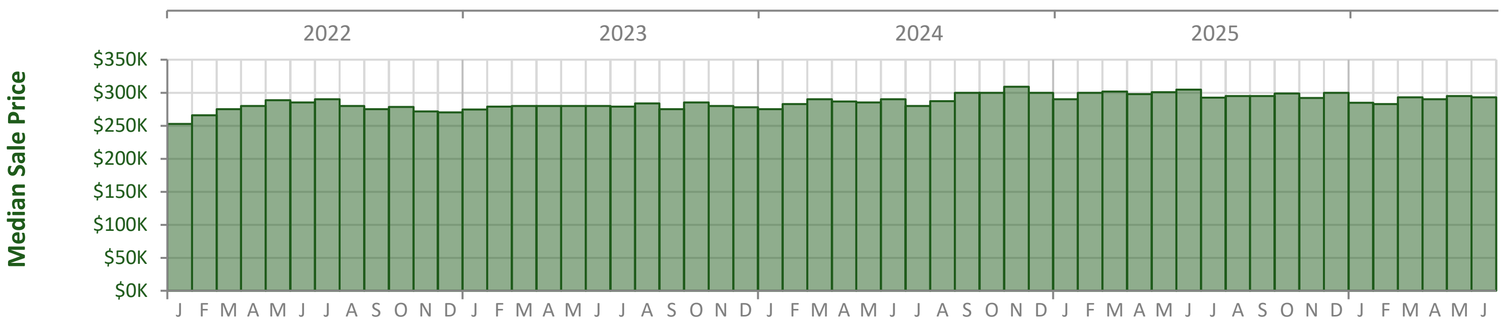
Median Sale Price

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	$290,000	-3.3%
June 2026	**$293,000**	**-3.8%**
May 2026	$295,000	-2.0%
April 2026	$290,000	-2.7%
March 2026	$293,000	-2.8%
February 2026	$282,945	-5.7%
January 2026	$284,990	-1.7%
December 2025	$299,995	0.0%
November 2025	$291,990	-5.5%
October 2025	$298,990	-0.3%
September 2025	$295,000	-1.7%
August 2025	$295,000	2.8%
July 2025	$292,445	4.4%
June 2025	$304,620	5.0%

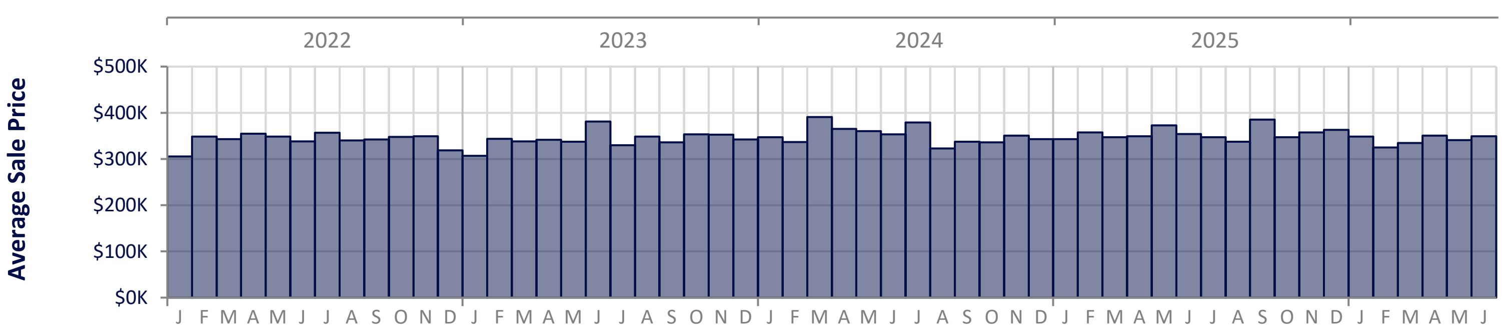


Average Sale Price

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	$341,700	-3.6%
June 2026	**$349,235**	**-1.4%**
May 2026	$341,211	-8.5%
April 2026	$350,447	0.4%
March 2026	$334,605	-3.6%
February 2026	$325,118	-9.1%
January 2026	$348,257	1.5%
December 2025	$363,026	5.8%
November 2025	$357,334	2.0%
October 2025	$347,249	3.4%
September 2025	$385,501	14.2%
August 2025	$337,292	4.5%
July 2025	$347,073	-8.4%
June 2025	$354,290	0.2%



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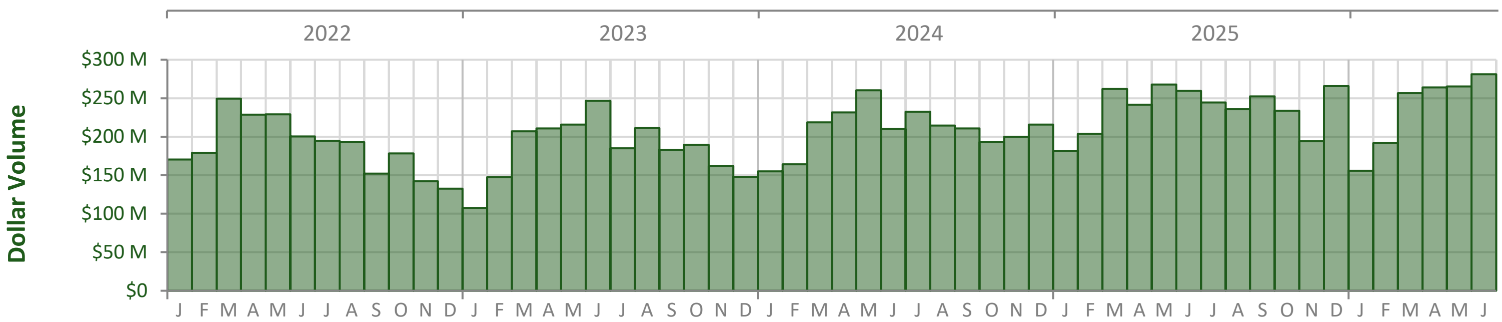
Dollar Volume

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	$1.4 Billion	-0.1%
June 2026	**$281.1 Million**	**8.4%**
May 2026	$265.5 Million	-0.9%
April 2026	$263.9 Million	9.2%
March 2026	$256.6 Million	-2.1%
February 2026	$191.5 Million	-6.0%
January 2026	$156.0 Million	-13.9%
December 2025	$265.7 Million	23.1%
November 2025	$194.0 Million	-3.0%
October 2025	$233.7 Million	21.3%
September 2025	$252.5 Million	19.9%
August 2025	$235.8 Million	10.0%
July 2025	$244.7 Million	5.3%
June 2025	$259.3 Million	23.5%

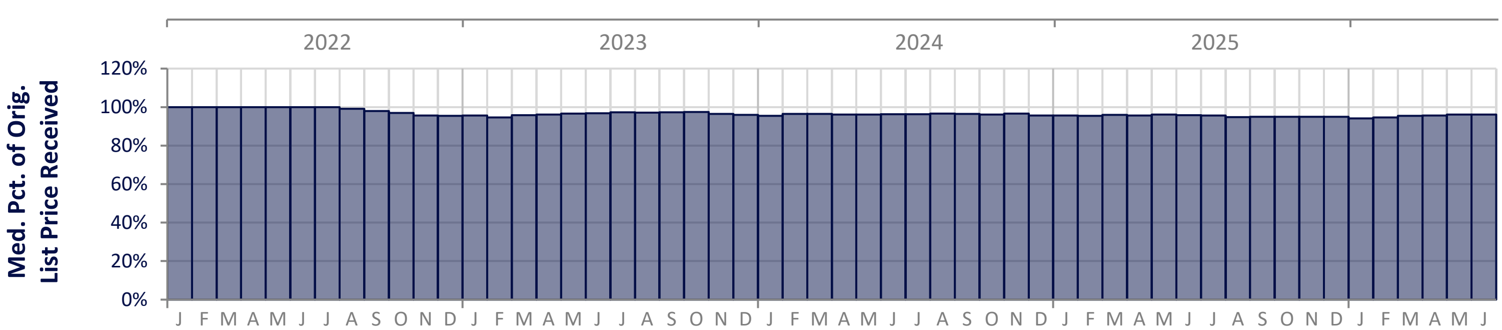


Median Percent of Original List Price Received

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	95.6%	-0.2%
June 2026	**96.2%**	**0.4%**
May 2026	96.2%	0.1%
April 2026	95.7%	0.1%
March 2026	95.4%	-0.5%
February 2026	94.7%	-0.7%
January 2026	94.1%	-1.6%
December 2025	94.9%	-0.7%
November 2025	95.0%	-1.8%
October 2025	95.0%	-1.2%
September 2025	94.9%	-1.7%
August 2025	94.8%	-2.0%
July 2025	95.6%	-0.7%
June 2025	95.8%	-0.5%



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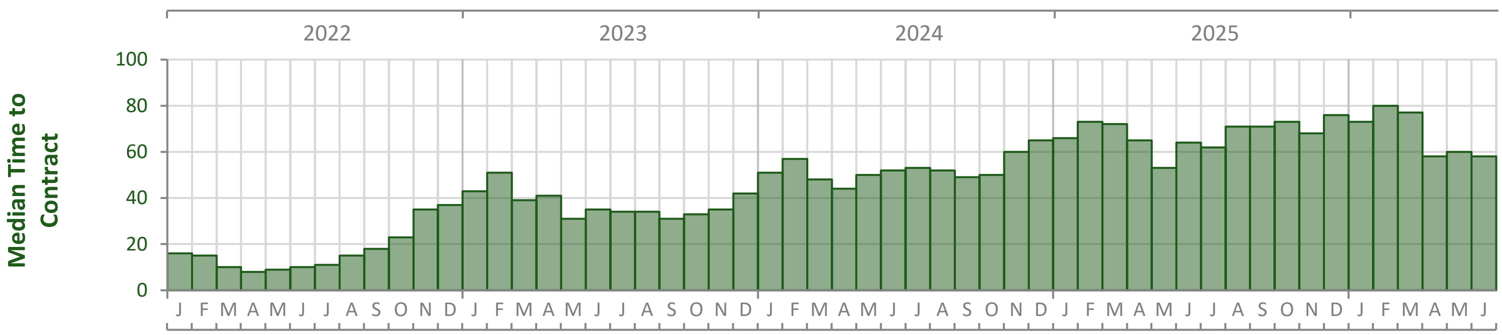
Median Time to Contract

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	63 Days	-7.4%
June 2026	**58 Days**	**-9.4%**
May 2026	60 Days	13.2%
April 2026	58 Days	-10.8%
March 2026	77 Days	6.9%
February 2026	80 Days	9.6%
January 2026	73 Days	10.6%
December 2025	76 Days	16.9%
November 2025	68 Days	13.3%
October 2025	73 Days	46.0%
September 2025	71 Days	44.9%
August 2025	71 Days	36.5%
July 2025	62 Days	17.0%
June 2025	64 Days	23.1%

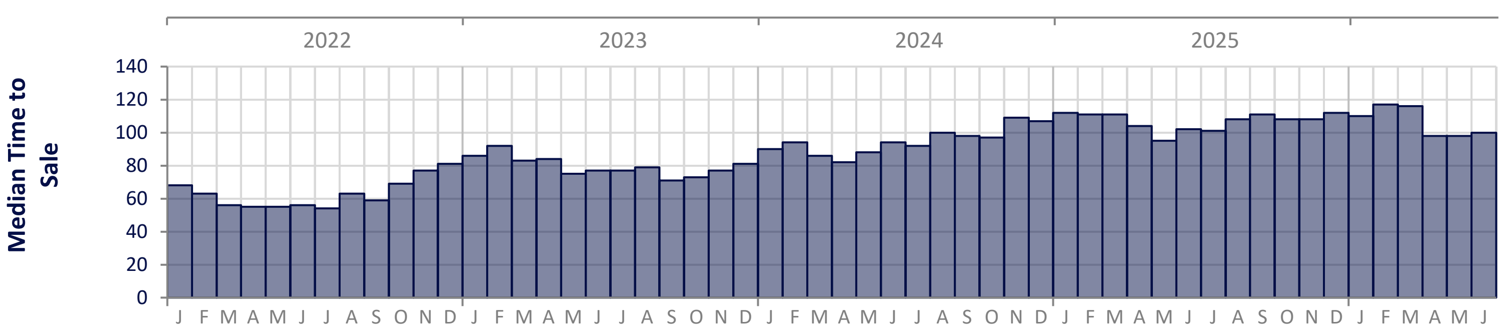


Median Time to Sale

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	103 Days	-4.6%
June 2026	**100 Days**	**-2.0%**
May 2026	98 Days	3.2%
April 2026	98 Days	-5.8%
March 2026	116 Days	4.5%
February 2026	117 Days	5.4%
January 2026	110 Days	-1.8%
December 2025	112 Days	4.7%
November 2025	108 Days	-0.9%
October 2025	108 Days	11.3%
September 2025	111 Days	13.3%
August 2025	108 Days	8.0%
July 2025	101 Days	9.8%
June 2025	102 Days	8.5%



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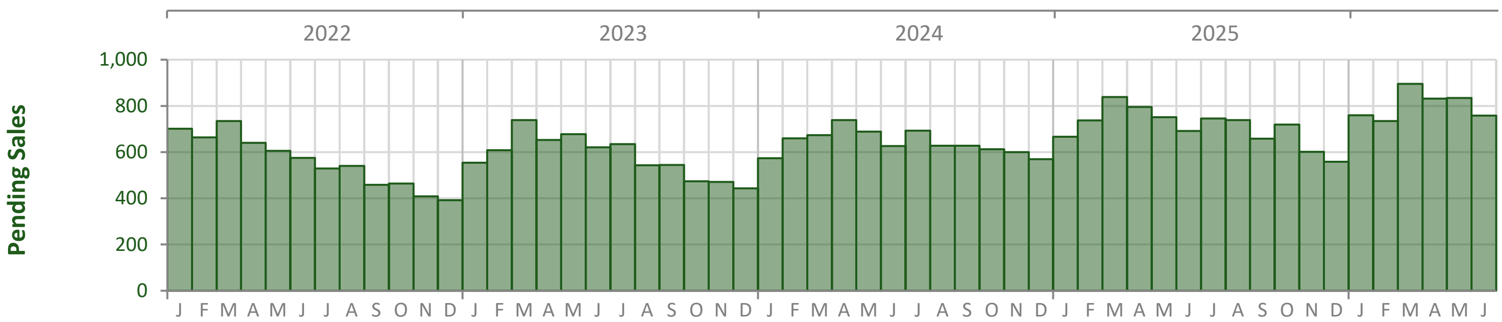
New Pending Sales

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	4,813	7.4%
June 2026	**758**	**9.5%**
May 2026	835	11.2%
April 2026	831	4.5%
March 2026	896	6.8%
February 2026	734	-0.4%
January 2026	759	13.8%
December 2025	559	-1.8%
November 2025	601	0.2%
October 2025	719	17.3%
September 2025	658	4.8%
August 2025	739	17.7%
July 2025	746	7.6%
June 2025	692	10.4%

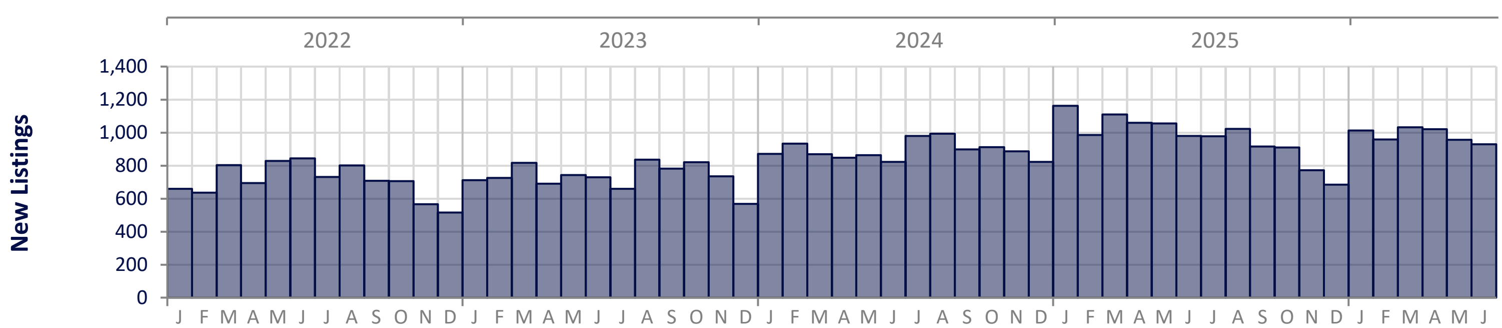


New Listings

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	5,911	-6.9%
June 2026	**929**	**-5.2%**
May 2026	957	-9.4%
April 2026	1,020	-3.7%
March 2026	1,033	-6.9%
February 2026	959	-2.6%
January 2026	1,013	-12.8%
December 2025	684	-16.8%
November 2025	771	-13.1%
October 2025	910	-0.1%
September 2025	915	1.9%
August 2025	1,022	2.9%
July 2025	978	-0.2%
June 2025	980	19.2%



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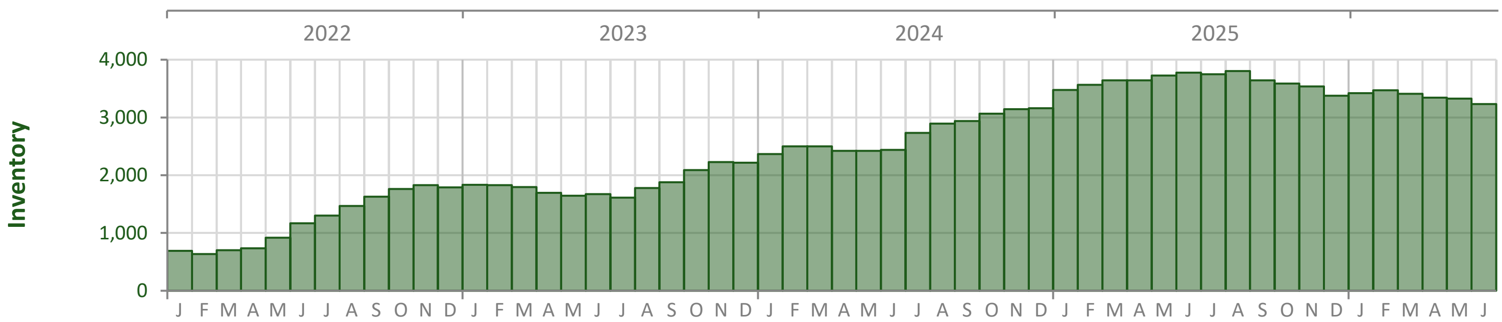
Inventory (Active Listings)

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)	3,367	-7.5%
June 2026	**3,232**	**-14.4%**
May 2026	3,325	-10.8%
April 2026	3,345	-8.2%
March 2026	3,408	-6.4%
February 2026	3,470	-2.7%
January 2026	3,419	-1.7%
December 2025	3,377	6.8%
November 2025	3,538	12.6%
October 2025	3,588	17.0%
September 2025	3,642	23.9%
August 2025	3,806	31.6%
July 2025	3,750	37.2%
June 2025	3,774	54.9%

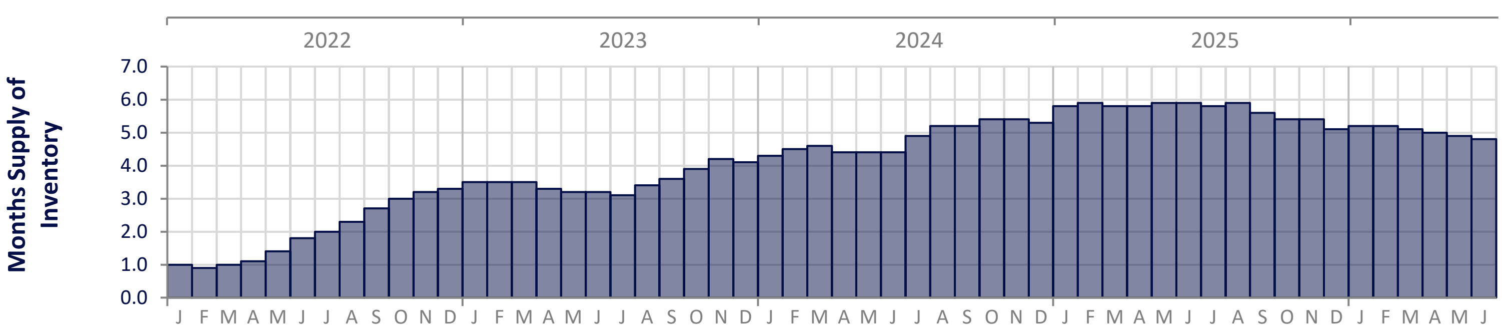


Months Supply of Inventory

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)	5.0	-15.3%
June 2026	**4.8**	**-18.6%**
May 2026	4.9	-16.9%
April 2026	5.0	-13.8%
March 2026	5.1	-12.1%
February 2026	5.2	-11.9%
January 2026	5.2	-10.3%
December 2025	5.1	-3.8%
November 2025	5.4	0.0%
October 2025	5.4	0.0%
September 2025	5.6	7.7%
August 2025	5.9	13.5%
July 2025	5.8	18.4%
June 2025	5.9	34.1%



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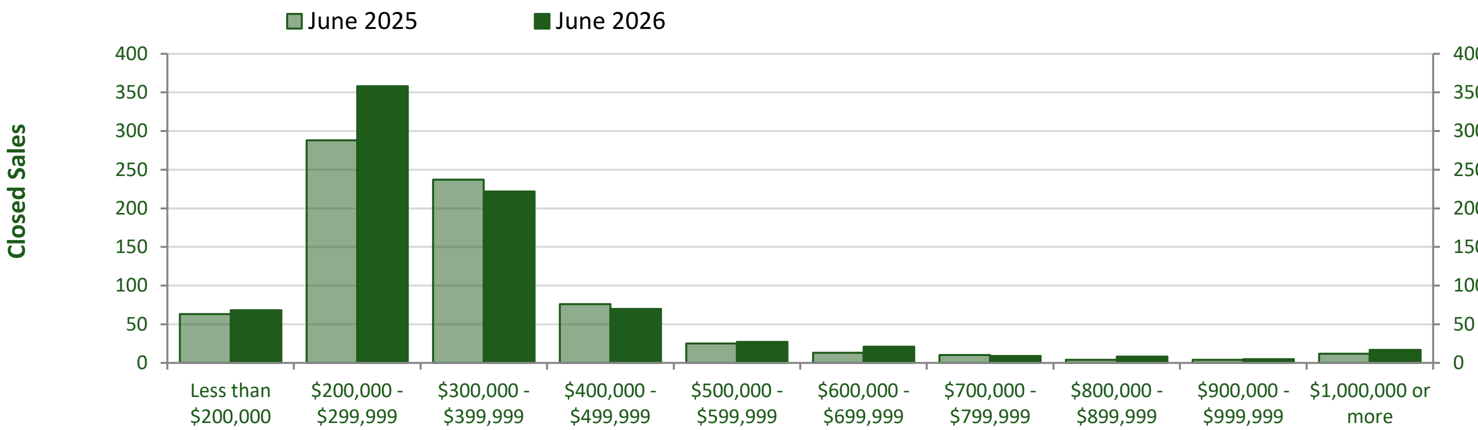
Closed Sales by Sale Price

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.

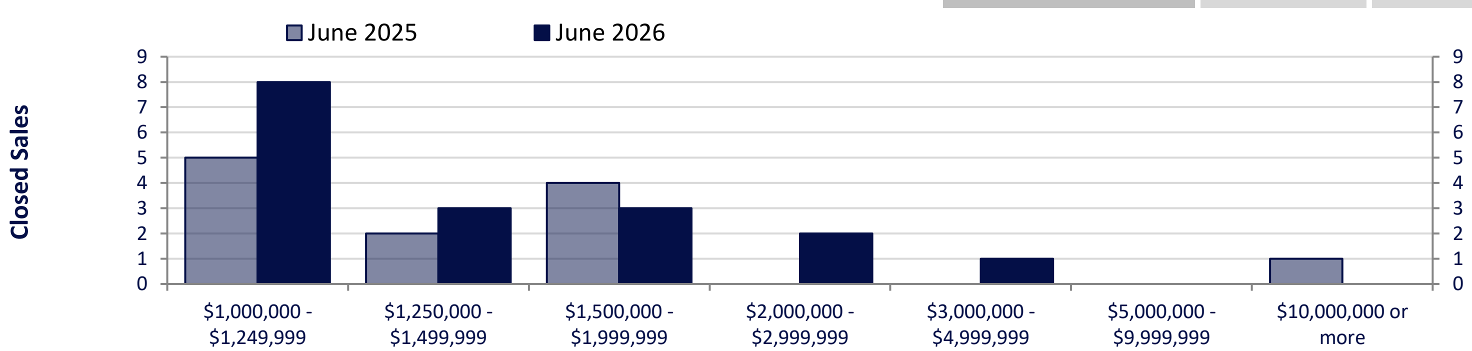
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	68	7.9%
$200,000 - $299,999	358	24.3%
$300,000 - $399,999	222	-6.3%
$400,000 - $499,999	70	-7.9%
$500,000 - $599,999	27	8.0%
$600,000 - $699,999	21	61.5%
$700,000 - $799,999	9	-10.0%
$800,000 - $899,999	8	100.0%
$900,000 - $999,999	5	25.0%
$1,000,000 or more	17	41.7%



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	8	60.0%
$1,250,000 - $1,499,999	3	50.0%
$1,500,000 - $1,999,999	3	-25.0%
$2,000,000 - $2,999,999	2	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	-100.0%



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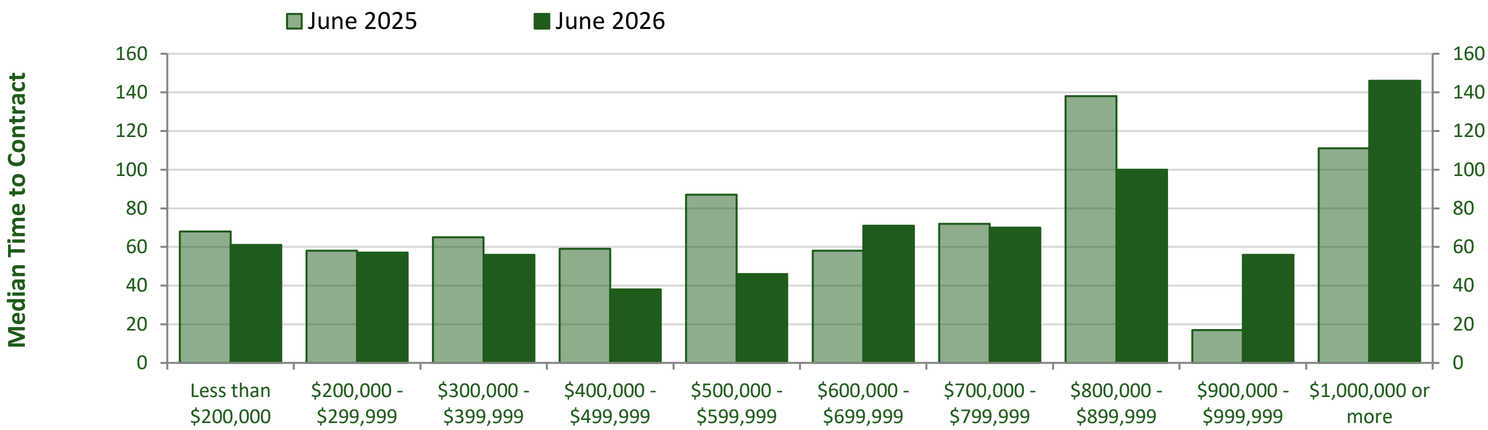
Median Time to Contract by Sale Price

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.

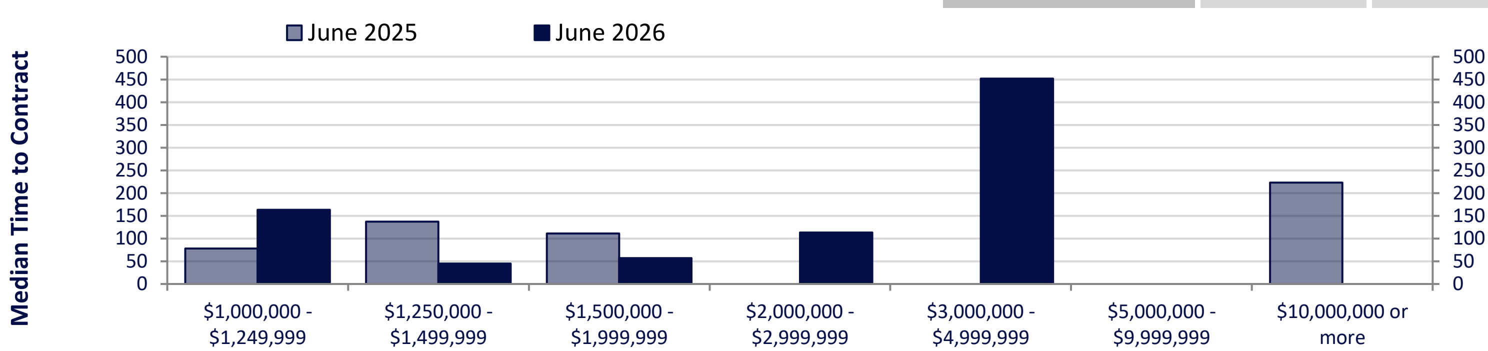
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	61 Days	-10.3%
$200,000 - $299,999	57 Days	-1.7%
$300,000 - $399,999	56 Days	-13.8%
$400,000 - $499,999	38 Days	-35.6%
$500,000 - $599,999	46 Days	-47.1%
$600,000 - $699,999	71 Days	22.4%
$700,000 - $799,999	70 Days	-2.8%
$800,000 - $899,999	100 Days	-27.5%
$900,000 - $999,999	56 Days	229.4%
$1,000,000 or more	146 Days	31.5%



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	163 Days	109.0%
$1,250,000 - $1,499,999	45 Days	-67.2%
$1,500,000 - $1,999,999	57 Days	-48.6%
$2,000,000 - $2,999,999	113 Days	N/A
$3,000,000 - $4,999,999	452 Days	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - June 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

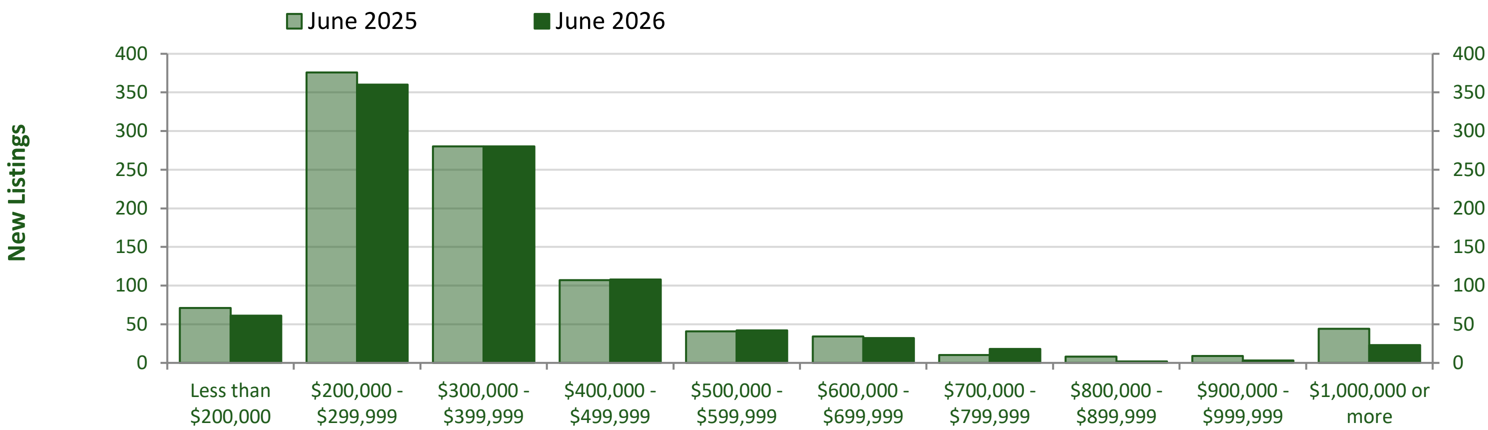
This report describes member activity for the association and is not confined to any specific geographic area.

New Listings by Initial Listing Price

The number of properties put onto the market during the 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.

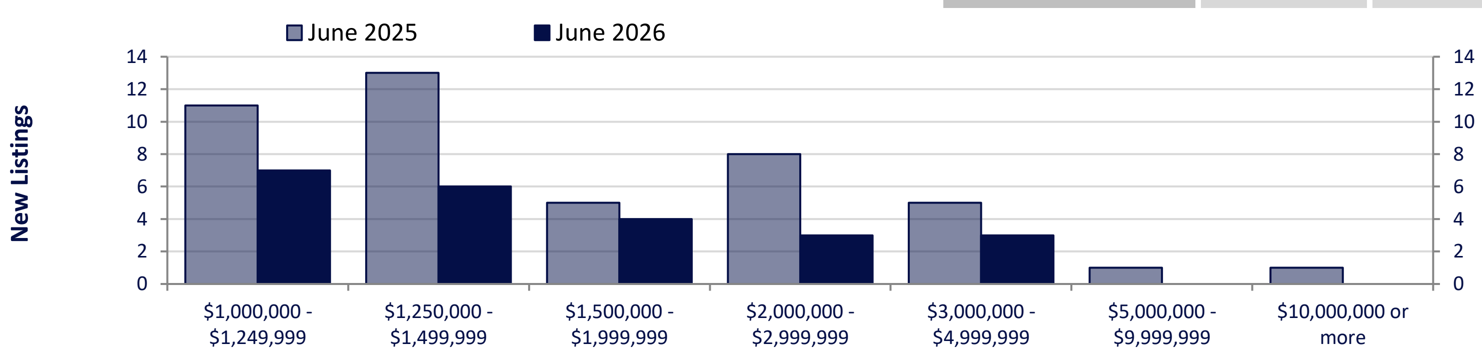
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	61	-14.1%
$200,000 - $299,999	360	-4.3%
$300,000 - $399,999	280	0.0%
$400,000 - $499,999	108	0.9%
$500,000 - $599,999	42	2.4%
$600,000 - $699,999	32	-5.9%
$700,000 - $799,999	18	80.0%
$800,000 - $899,999	2	-75.0%
$900,000 - $999,999	3	-66.7%
$1,000,000 or more	23	-47.7%



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	7	-36.4%
$1,250,000 - $1,499,999	6	-53.8%
$1,500,000 - $1,999,999	4	-20.0%
$2,000,000 - $2,999,999	3	-62.5%
$3,000,000 - $4,999,999	3	-40.0%
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	0	-100.0%



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Monthly Market Detail - June 2026
Single-Family Homes
Ocala/Marion County Association of REALTORS®
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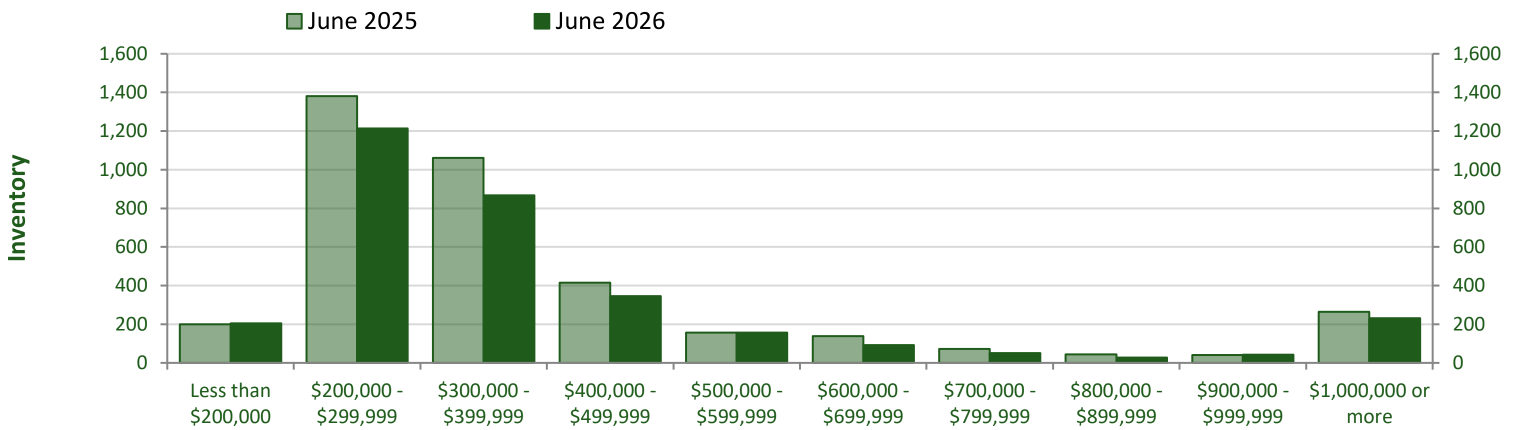
Inventory by Current Listing Price

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.

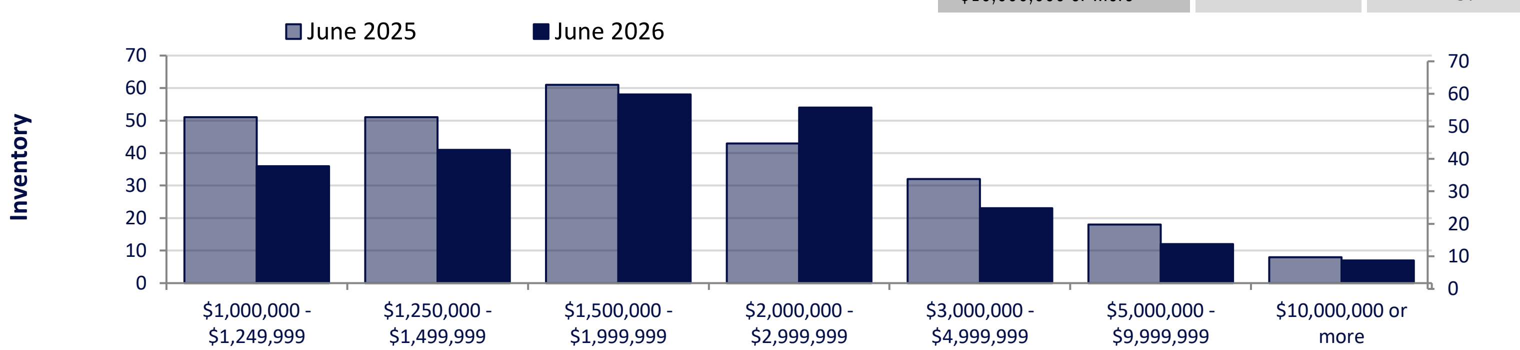
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	205	3.0%
$200,000 - $299,999	1,214	-12.1%
$300,000 - $399,999	867	-18.3%
$400,000 - $499,999	346	-16.6%
$500,000 - $599,999	156	-0.6%
$600,000 - $699,999	92	-33.8%
$700,000 - $799,999	50	-31.5%
$800,000 - $899,999	28	-36.4%
$900,000 - $999,999	43	4.9%
$1,000,000 or more	231	-12.5%



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	36	-29.4%
$1,250,000 - $1,499,999	41	-19.6%
$1,500,000 - $1,999,999	58	-4.9%
$2,000,000 - $2,999,999	54	25.6%
$3,000,000 - $4,999,999	23	-28.1%
$5,000,000 - $9,999,999	12	-33.3%
$10,000,000 or more	7	-12.5%



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Monthly Distressed Market - June 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

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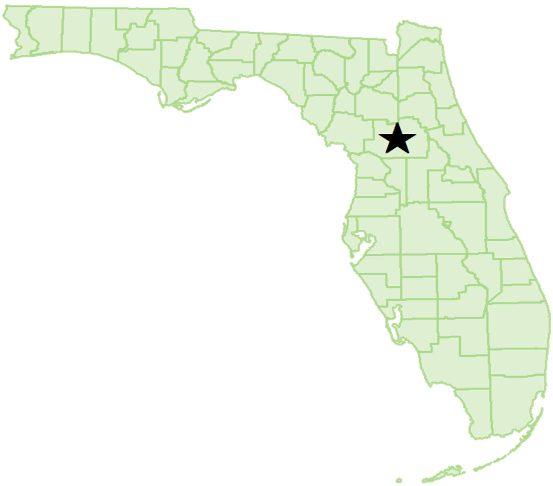
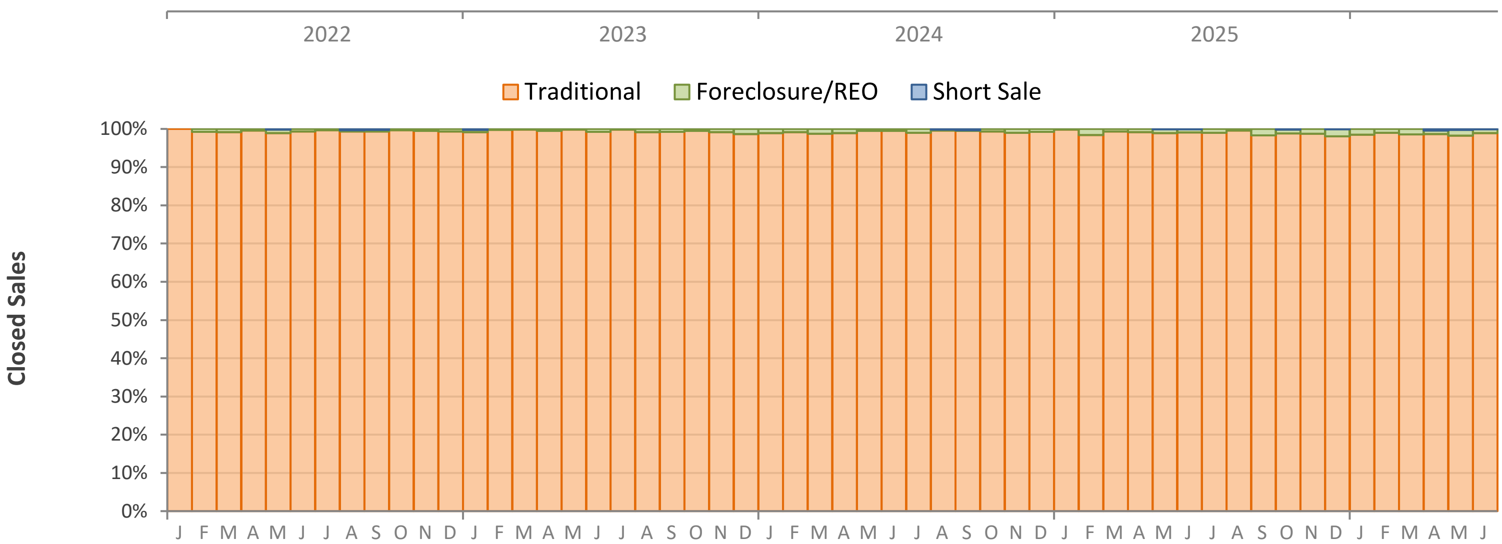
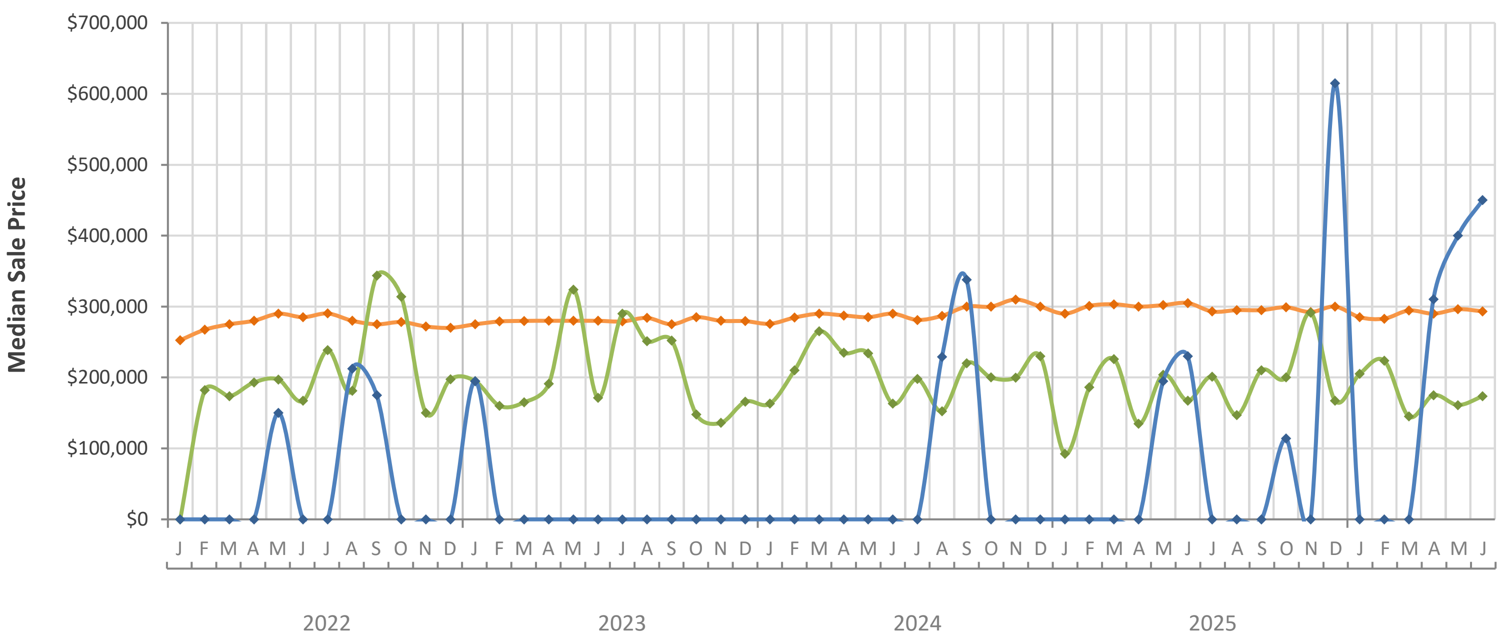


		June 2026	June 2025	Percent Change Year-over-Year
Traditional	Closed Sales	796	725	9.8%
	Median Sale Price	$293,350	$305,000	-3.8%
Foreclosure/REO	Closed Sales	8	6	33.3%
	Median Sale Price	$173,505	$167,450	3.6%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	$450,000	$230,000	95.7%





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Monthly Market Detail - June 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

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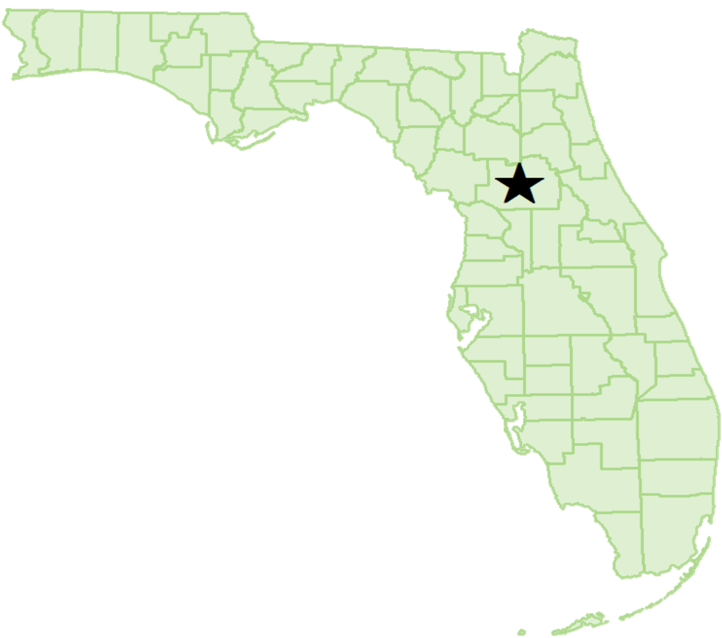


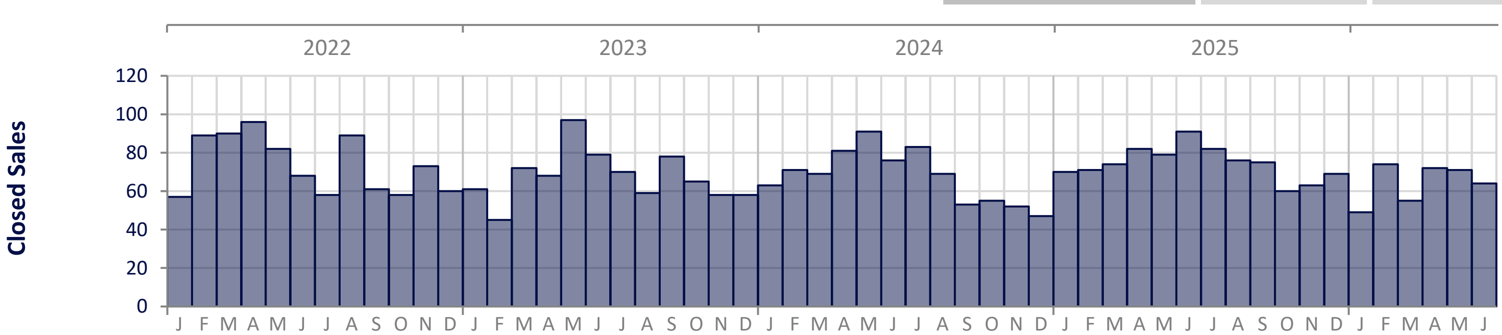
Summary Statistics	June 2026	June 2025	Percent Change Year-over-Year
Closed Sales	64	91	-29.7%
Paid in Cash	31	40	-22.5%
Median Sale Price	$159,500	$189,950	-16.0%
Average Sale Price	$186,314	$184,484	1.0%
Dollar Volume	$11.9 Million	$16.8 Million	-29.0%
Median Percent of Original List Price Received	94.3%	93.0%	1.4%
Median Time to Contract	65 Days	41 Days	58.5%
Median Time to Sale	109 Days	74 Days	47.3%
New Pending Sales	66	84	-21.4%
New Listings	92	99	-7.1%
Pending Inventory	77	105	-26.7%
Inventory (Active Listings)	308	376	-18.1%
Months Supply of Inventory	4.6	5.5	-16.4%

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	385	-17.6%
June 2026	**64**	**-29.7%**
May 2026	71	-10.1%
April 2026	72	-12.2%
March 2026	55	-25.7%
February 2026	74	4.2%
January 2026	49	-30.0%
December 2025	69	46.8%
November 2025	63	21.2%
October 2025	60	9.1%
September 2025	75	41.5%
August 2025	76	10.1%
July 2025	82	-1.2%
June 2025	91	19.7%



Monthly Market Detail - June 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

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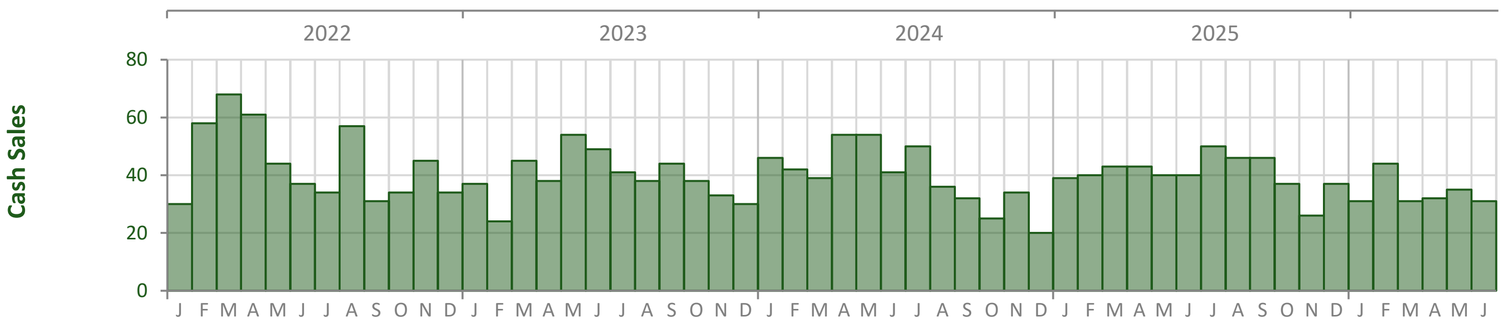
Cash Sales

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	204	-16.7%
June 2026	**31**	**-22.5%**
May 2026	35	-12.5%
April 2026	32	-25.6%
March 2026	31	-27.9%
February 2026	44	10.0%
January 2026	31	-20.5%
December 2025	37	85.0%
November 2025	26	-23.5%
October 2025	37	48.0%
September 2025	46	43.8%
August 2025	46	27.8%
July 2025	50	0.0%
June 2025	40	-2.4%

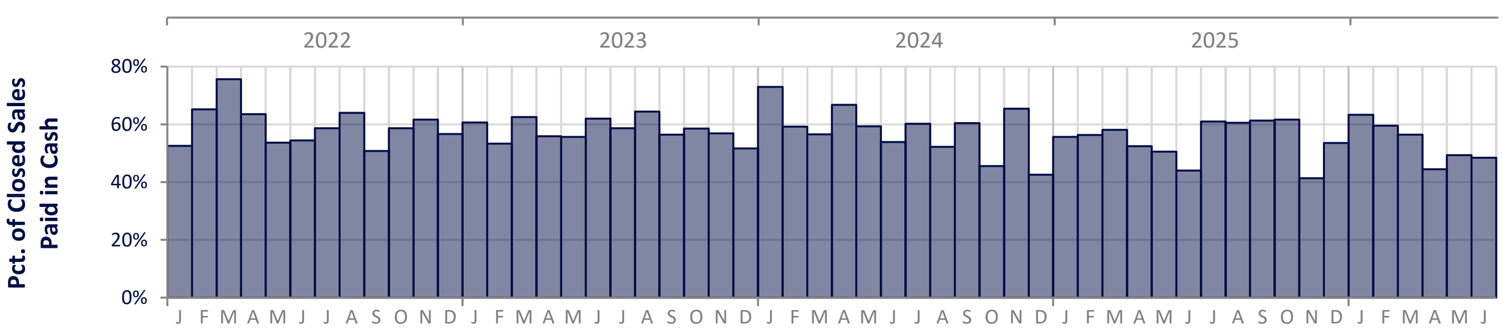


Cash Sales as a Percentage of Closed Sales

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	53.0%	1.0%
June 2026	**48.4%**	**10.0%**
May 2026	49.3%	-2.6%
April 2026	44.4%	-15.3%
March 2026	56.4%	-2.9%
February 2026	59.5%	5.7%
January 2026	63.3%	13.6%
December 2025	53.6%	25.8%
November 2025	41.3%	-36.9%
October 2025	61.7%	35.6%
September 2025	61.3%	1.5%
August 2025	60.5%	15.9%
July 2025	61.0%	1.3%
June 2025	44.0%	-18.4%



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Manufactured Homes

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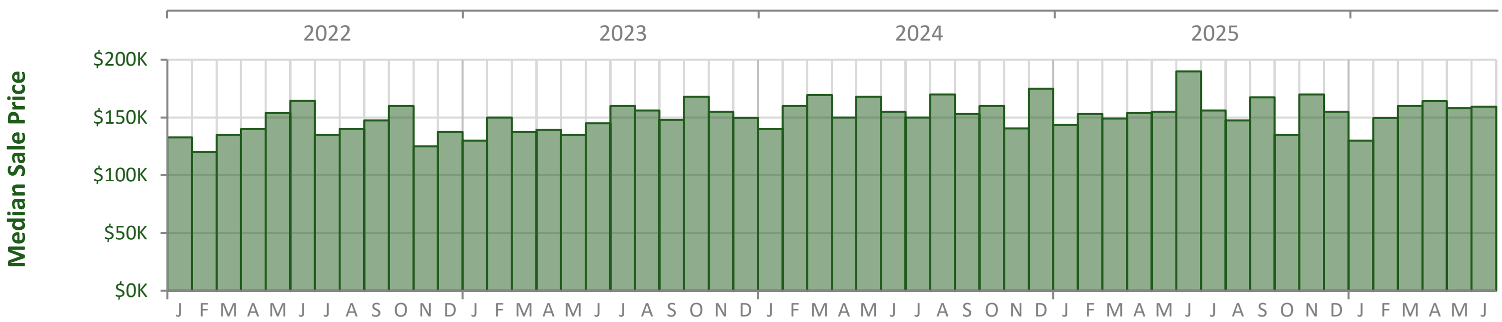
Median Sale Price

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	$159,700	3.0%
June 2026	**$159,500**	**-16.0%**
May 2026	$158,000	2.0%
April 2026	$164,200	6.8%
March 2026	$159,900	7.1%
February 2026	$149,500	-2.3%
January 2026	$130,000	-9.4%
December 2025	$155,000	-11.4%
November 2025	$170,000	21.0%
October 2025	$135,000	-15.6%
September 2025	$167,450	9.4%
August 2025	$147,450	-13.3%
July 2025	$156,000	4.0%
June 2025	$189,950	22.6%

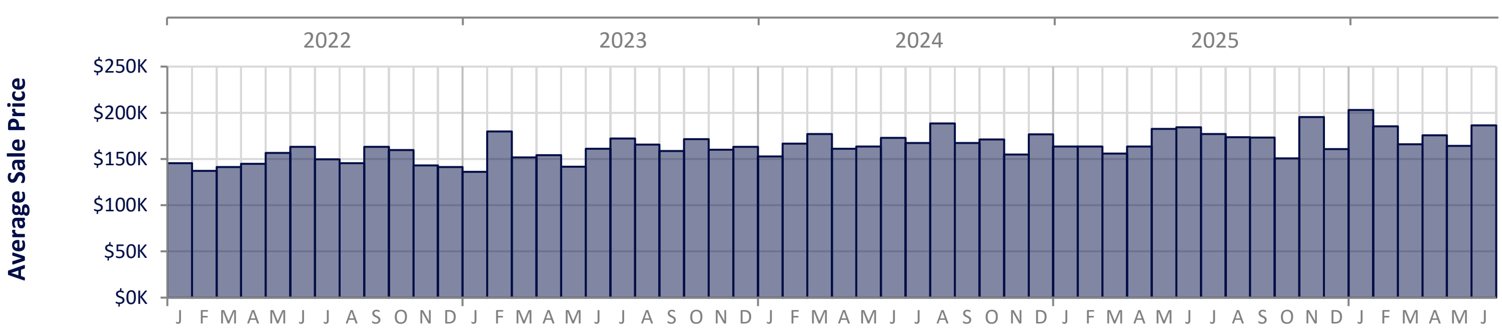


Average Sale Price

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	$179,273	5.7%
June 2026	**$186,314**	**1.0%**
May 2026	$164,141	-10.2%
April 2026	$175,601	7.4%
March 2026	$165,926	6.5%
February 2026	$185,532	13.3%
January 2026	$202,925	24.2%
December 2025	$160,708	-9.1%
November 2025	$195,281	26.1%
October 2025	$150,810	-11.9%
September 2025	$173,363	3.6%
August 2025	$173,445	-7.9%
July 2025	$177,208	6.0%
June 2025	$184,484	6.6%



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Manufactured Homes

Ocala/Marion County Association of REALTORS®

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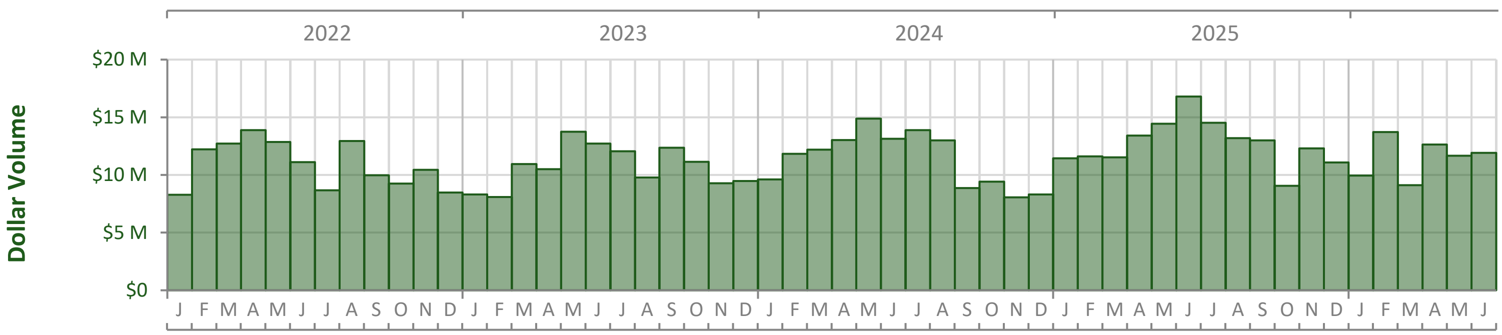
Dollar Volume

The sum of the sale prices for all sales which closed during the month

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$69.0 Million	-12.9%
June 2026	**$11.9 Million**	**-29.0%**
May 2026	$11.7 Million	-19.3%
April 2026	$12.6 Million	-5.7%
March 2026	$9.1 Million	-20.9%
February 2026	$13.7 Million	18.1%
January 2026	$9.9 Million	-13.1%
December 2025	$11.1 Million	33.4%
November 2025	$12.3 Million	52.8%
October 2025	$9.0 Million	-3.9%
September 2025	$13.0 Million	46.6%
August 2025	$13.2 Million	1.4%
July 2025	$14.5 Million	4.7%
June 2025	$16.8 Million	27.7%

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.

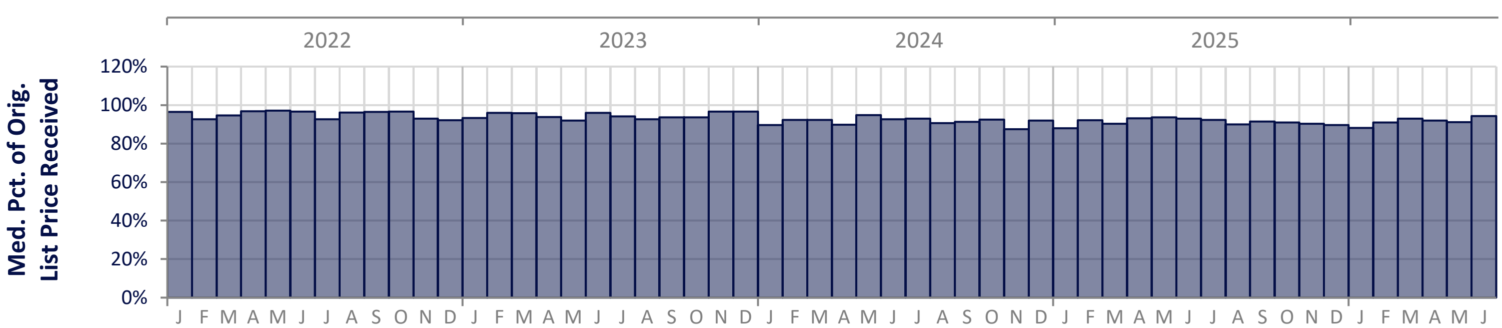


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	91.4%	-1.0%
June 2026	**94.3%**	**1.4%**
May 2026	91.1%	-2.7%
April 2026	91.9%	-1.3%
March 2026	92.9%	2.9%
February 2026	90.9%	-1.4%
January 2026	88.2%	0.3%
December 2025	89.6%	-2.6%
November 2025	90.3%	3.3%
October 2025	90.9%	-1.7%
September 2025	91.5%	0.2%
August 2025	90.0%	-0.8%
July 2025	92.3%	-0.8%
June 2025	93.0%	0.4%

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.



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Manufactured Homes

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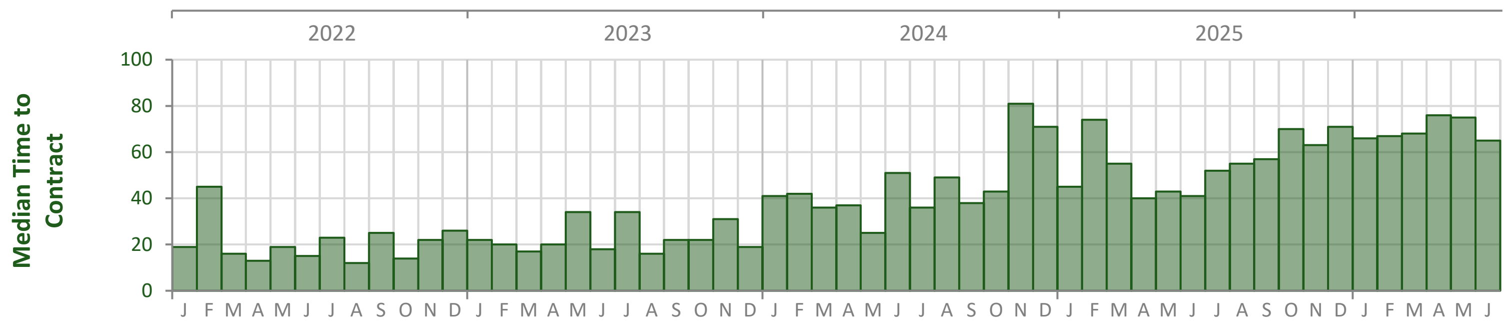
Median Time to Contract

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	75 Days	66.7%
June 2026	**65 Days**	**58.5%**
May 2026	75 Days	74.4%
April 2026	76 Days	90.0%
March 2026	68 Days	23.6%
February 2026	67 Days	-9.5%
January 2026	66 Days	46.7%
December 2025	71 Days	0.0%
November 2025	63 Days	-22.2%
October 2025	70 Days	62.8%
September 2025	57 Days	50.0%
August 2025	55 Days	12.2%
July 2025	52 Days	44.4%
June 2025	41 Days	-19.6%

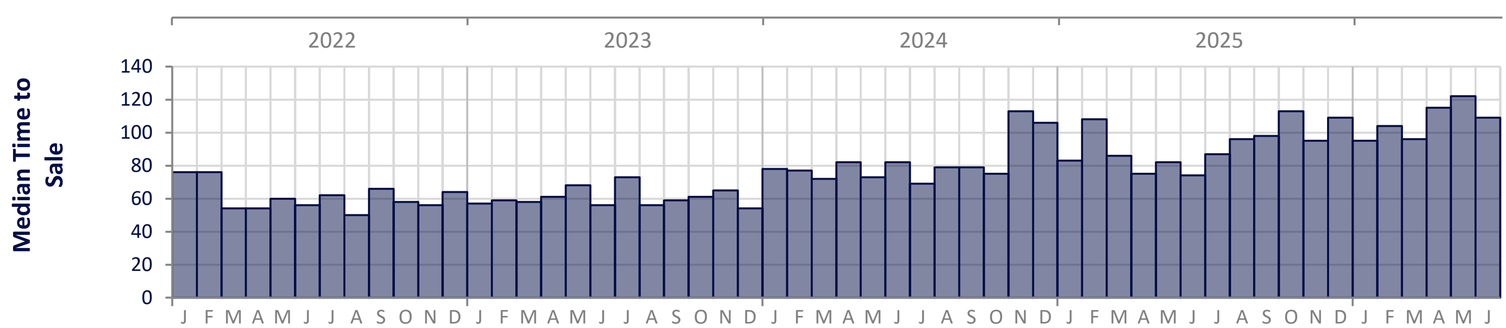


Median Time to Sale

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	121 Days	42.4%
June 2026	**109 Days**	**47.3%**
May 2026	122 Days	48.8%
April 2026	115 Days	53.3%
March 2026	96 Days	11.6%
February 2026	104 Days	-3.7%
January 2026	95 Days	14.5%
December 2025	109 Days	2.8%
November 2025	95 Days	-15.9%
October 2025	113 Days	50.7%
September 2025	98 Days	24.1%
August 2025	96 Days	21.5%
July 2025	87 Days	26.1%
June 2025	74 Days	-9.8%



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Manufactured Homes

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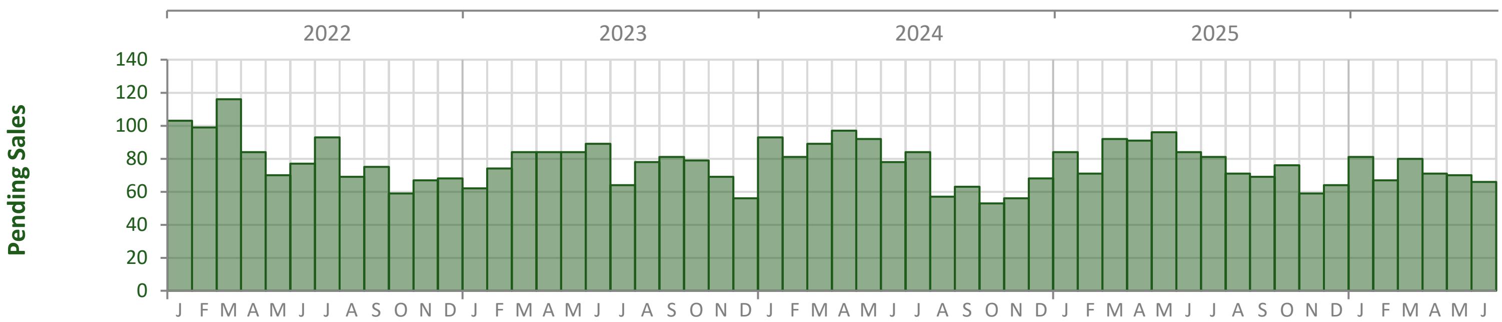
New Pending Sales

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	435	-16.0%
June 2026	**66**	**-21.4%**
May 2026	70	-27.1%
April 2026	71	-22.0%
March 2026	80	-13.0%
February 2026	67	-5.6%
January 2026	81	-3.6%
December 2025	64	-5.9%
November 2025	59	5.4%
October 2025	76	43.4%
September 2025	69	9.5%
August 2025	71	24.6%
July 2025	81	-3.6%
June 2025	84	7.7%

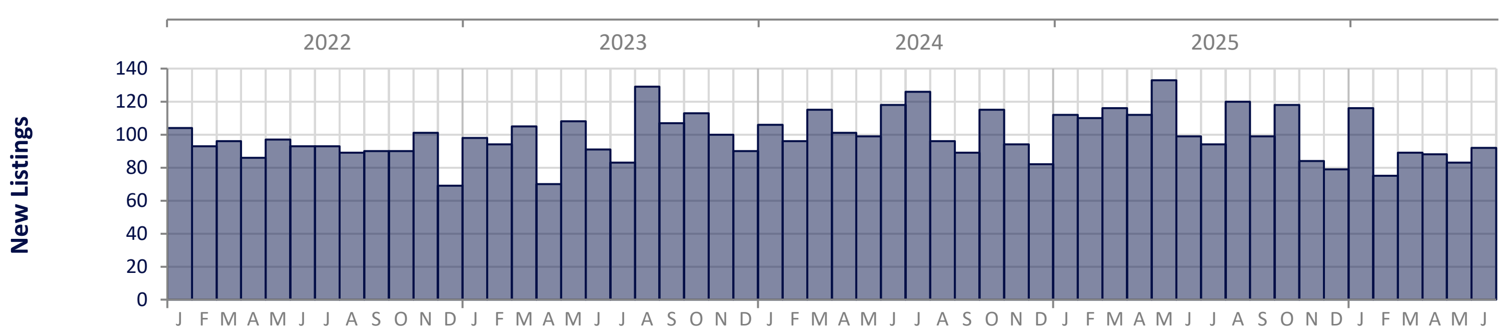


New Listings

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	543	-20.4%
June 2026	**92**	**-7.1%**
May 2026	83	-37.6%
April 2026	88	-21.4%
March 2026	89	-23.3%
February 2026	75	-31.8%
January 2026	116	3.6%
December 2025	79	-3.7%
November 2025	84	-10.6%
October 2025	118	2.6%
September 2025	99	11.2%
August 2025	120	25.0%
July 2025	94	-25.4%
June 2025	99	-16.1%



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Data released on Friday, July 17, 2026. Next data release is Monday, August 17, 2026.

Monthly Market Detail - June 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

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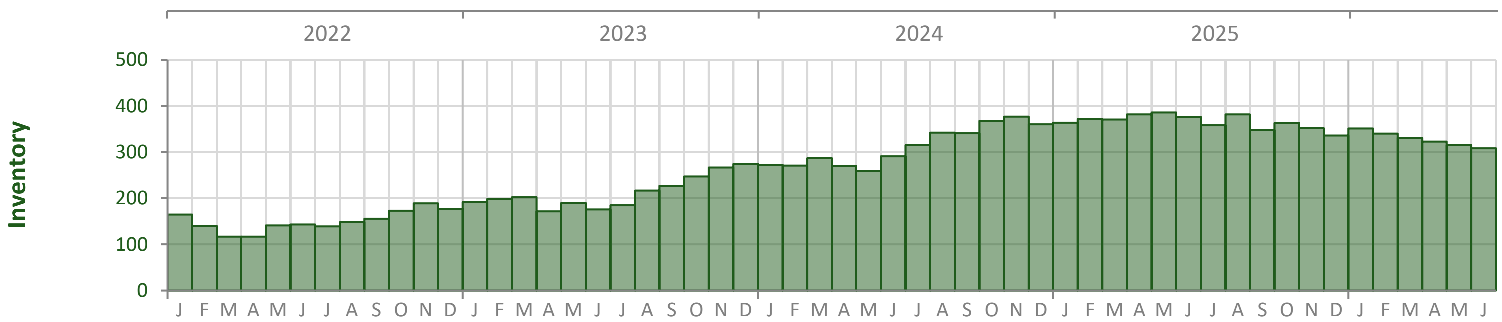
Inventory (Active Listings)

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)	328	-12.6%
June 2026	**308**	**-18.1%**
May 2026	315	-18.4%
April 2026	323	-15.4%
March 2026	331	-10.8%
February 2026	340	-8.6%
January 2026	351	-3.6%
December 2025	336	-6.7%
November 2025	352	-6.6%
October 2025	363	-1.4%
September 2025	348	2.1%
August 2025	382	11.7%
July 2025	358	13.7%
June 2025	376	29.2%

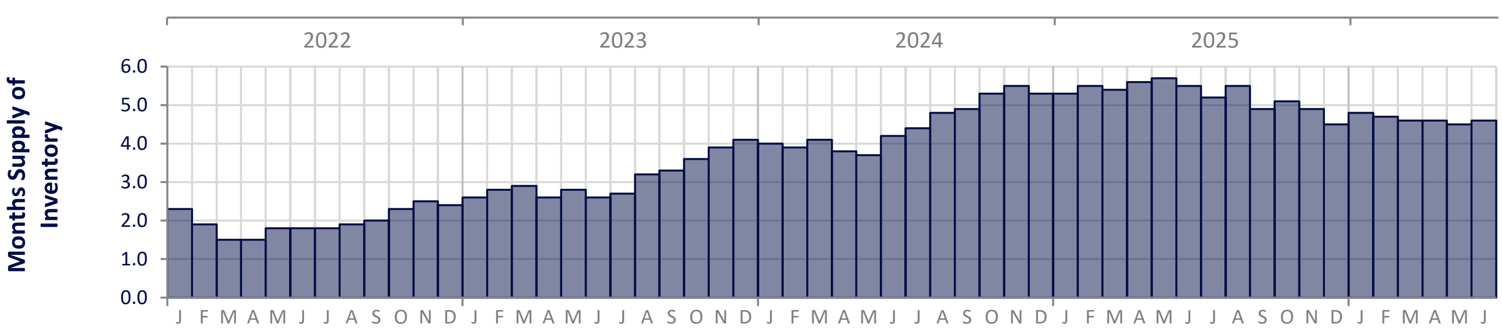


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.6	-16.4%
June 2026	**4.6**	**-16.4%**
May 2026	4.5	-21.1%
April 2026	4.6	-17.9%
March 2026	4.6	-14.8%
February 2026	4.7	-14.5%
January 2026	4.8	-9.4%
December 2025	4.5	-15.1%
November 2025	4.9	-10.9%
October 2025	5.1	-3.8%
September 2025	4.9	0.0%
August 2025	5.5	14.6%
July 2025	5.2	18.2%
June 2025	5.5	31.0%



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Monthly Market Detail - June 2026
Manufactured Homes
Ocala/Marion County Association of REALTORS®

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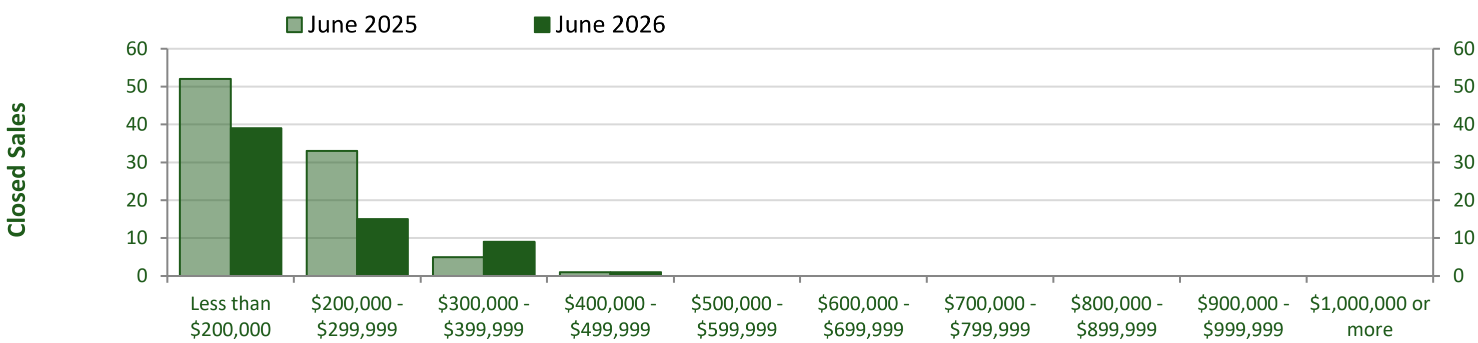
Closed Sales by Sale Price

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	39	-25.0%
$200,000 - $299,999	15	-54.5%
$300,000 - $399,999	9	80.0%
$400,000 - $499,999	1	0.0%
$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

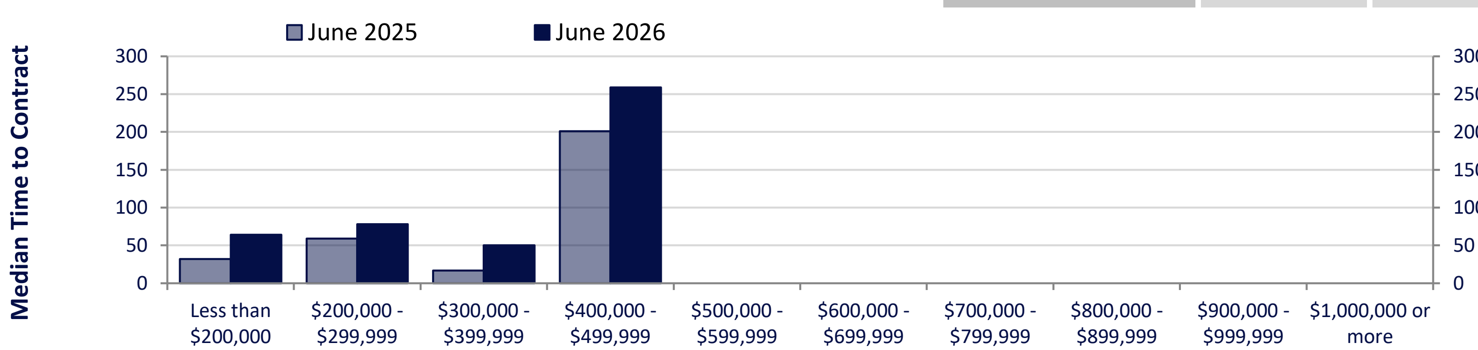


Median Time to Contract by Sale Price

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	64 Days	100.0%
$200,000 - $299,999	78 Days	32.2%
$300,000 - $399,999	50 Days	194.1%
$400,000 - $499,999	259 Days	28.9%
$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



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Monthly Market Detail - June 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

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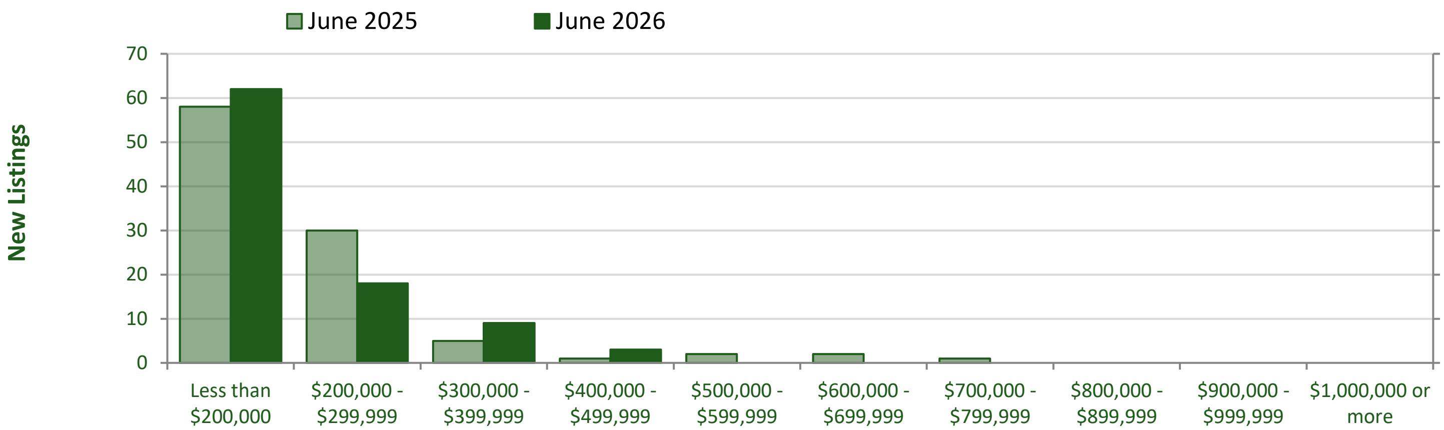
New Listings by Initial Listing Price

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.

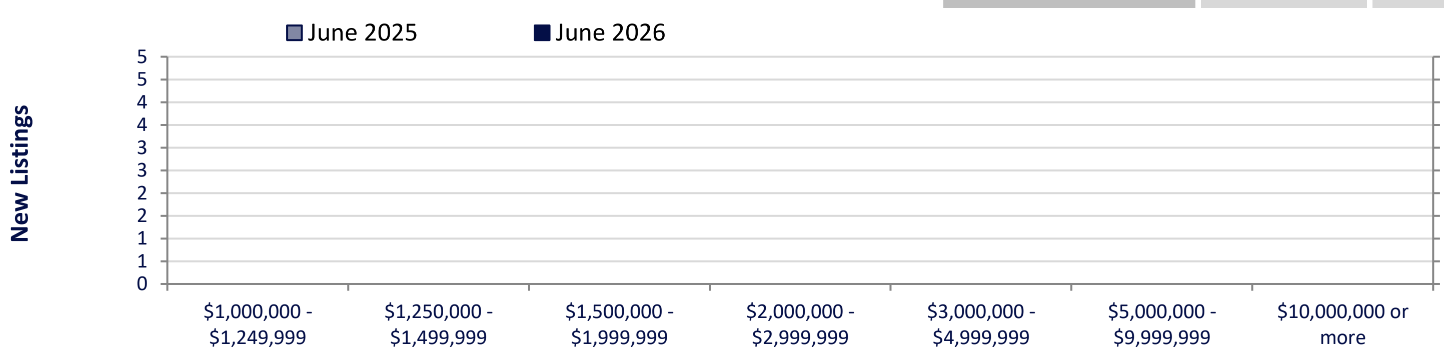
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	62	6.9%
$200,000 - $299,999	18	-40.0%
$300,000 - $399,999	9	80.0%
$400,000 - $499,999	3	200.0%
$500,000 - $599,999	0	-100.0%
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	0	-100.0%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A



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	N/A
$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	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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Monthly Market Detail - June 2026

Manufactured Homes

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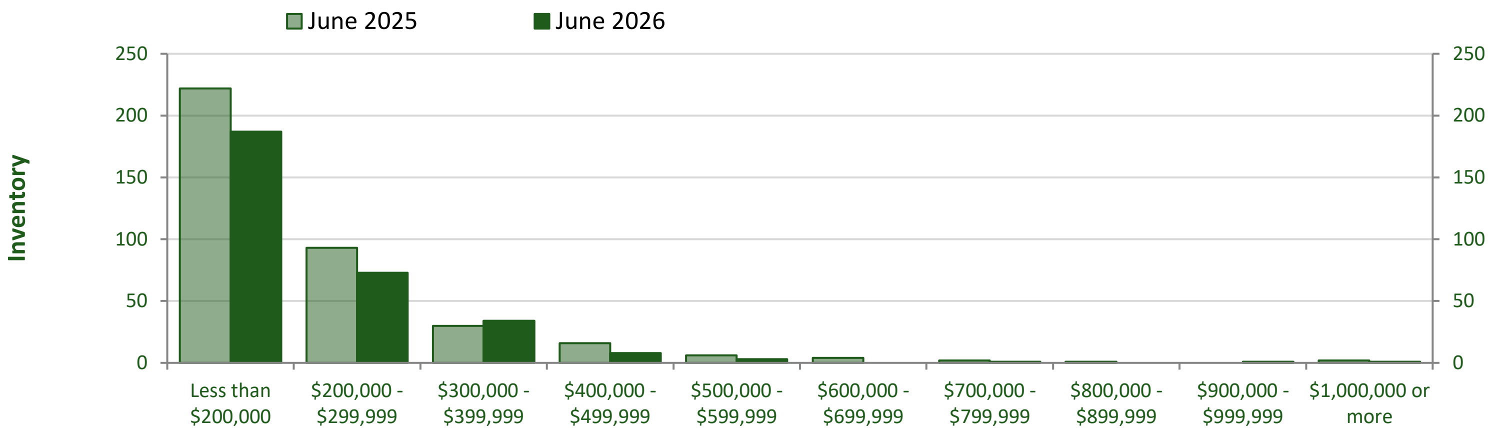
Inventory by Current Listing Price

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.

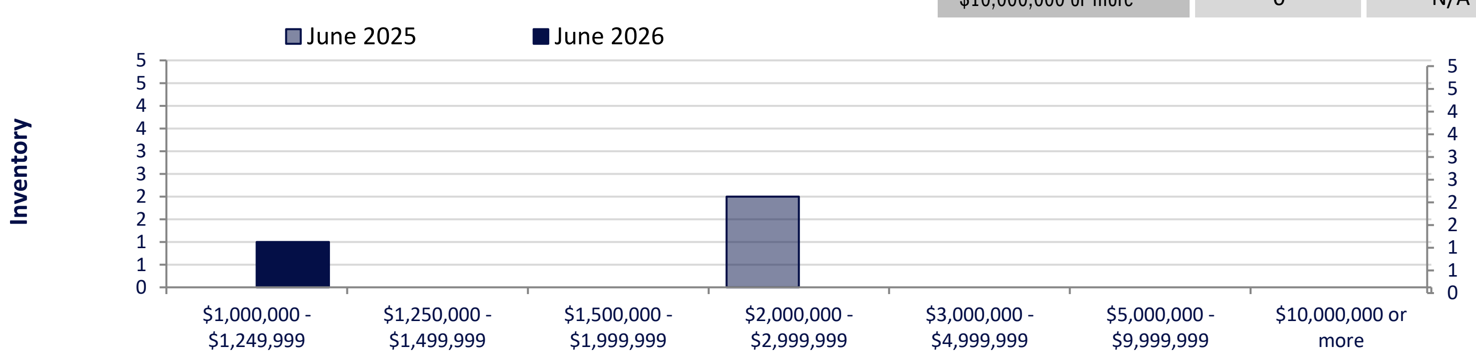
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	187	-15.8%
$200,000 - $299,999	73	-21.5%
$300,000 - $399,999	34	13.3%
$400,000 - $499,999	8	-50.0%
$500,000 - $599,999	3	-50.0%
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	1	-50.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	1	N/A
$1,000,000 or more	1	-50.0%



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	1	N/A
$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	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Distressed Market - June 2026

Manufactured Homes

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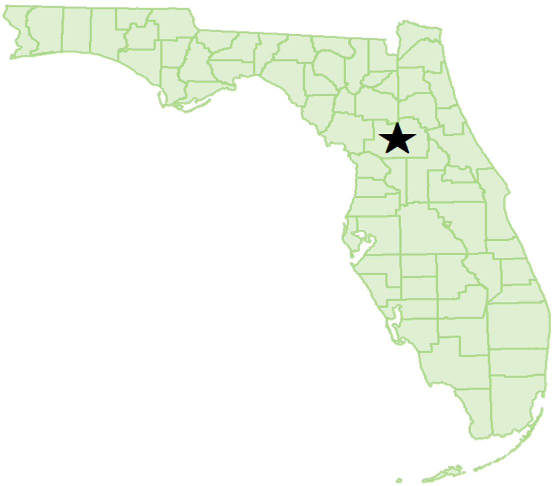
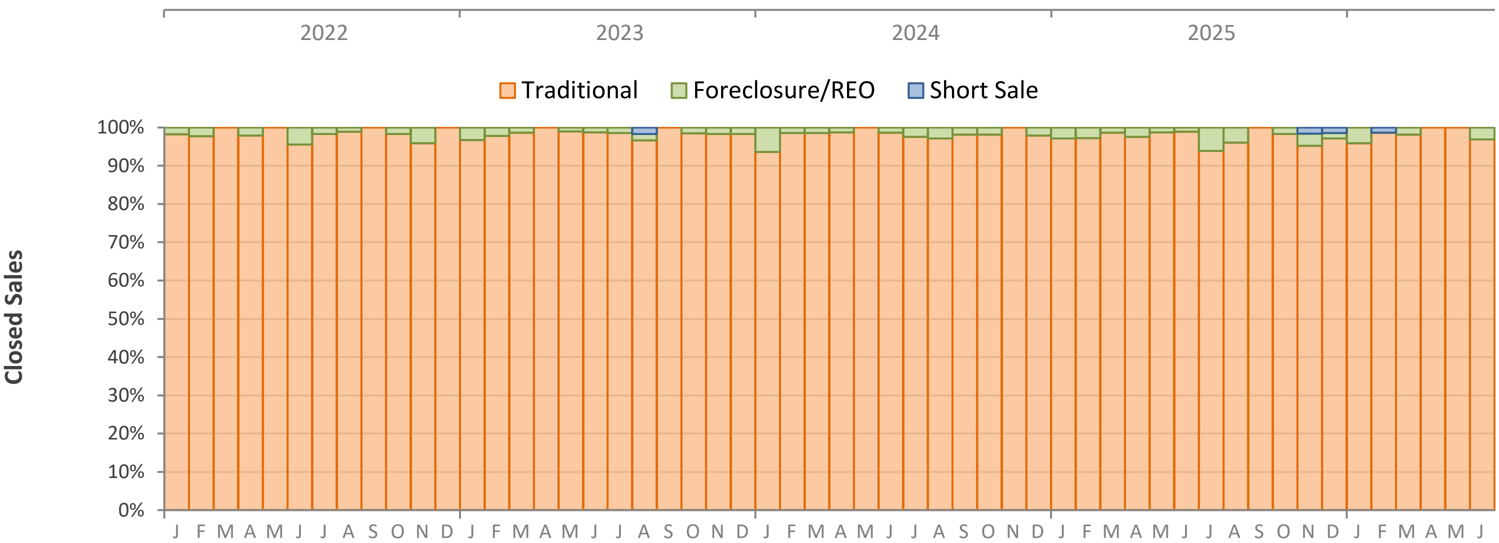
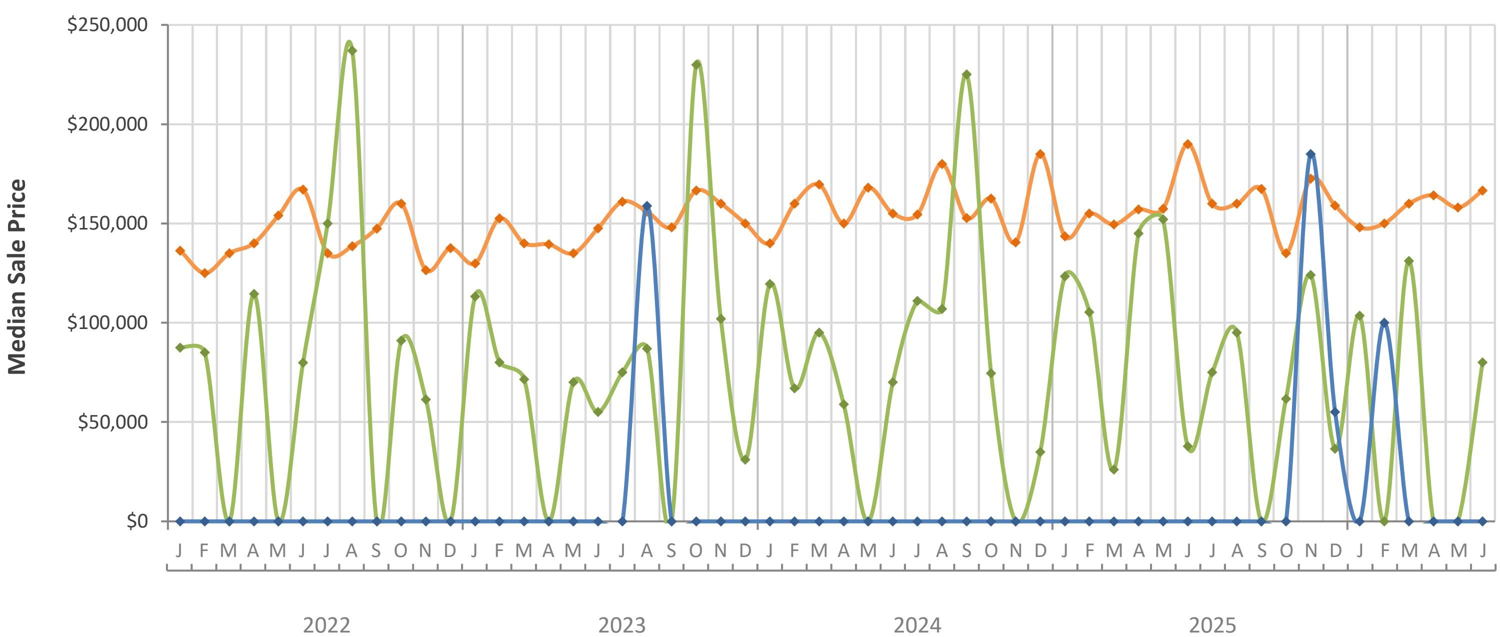


		June 2026	June 2025	Percent Change Year-over-Year
Traditional	Closed Sales	62	90	-31.1%
	Median Sale Price	$166,500	$190,000	-12.4%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	$80,000	$37,777	111.8%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





Monthly Market Detail - June 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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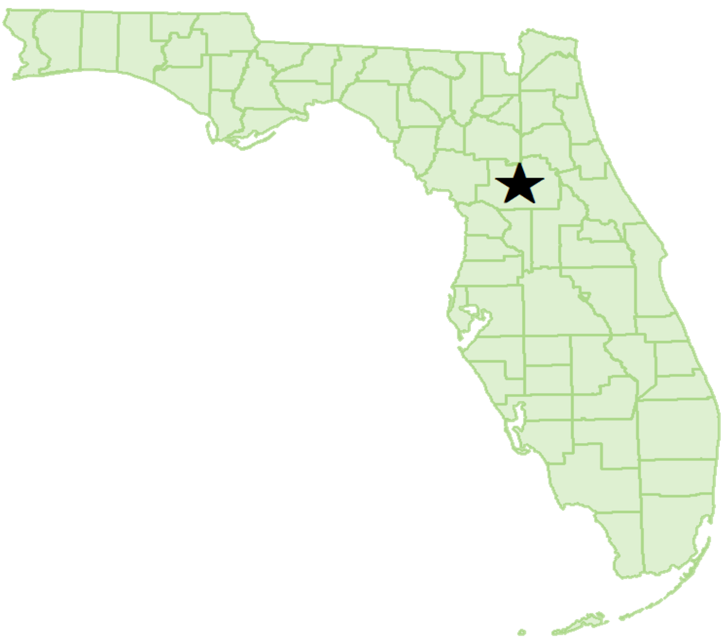


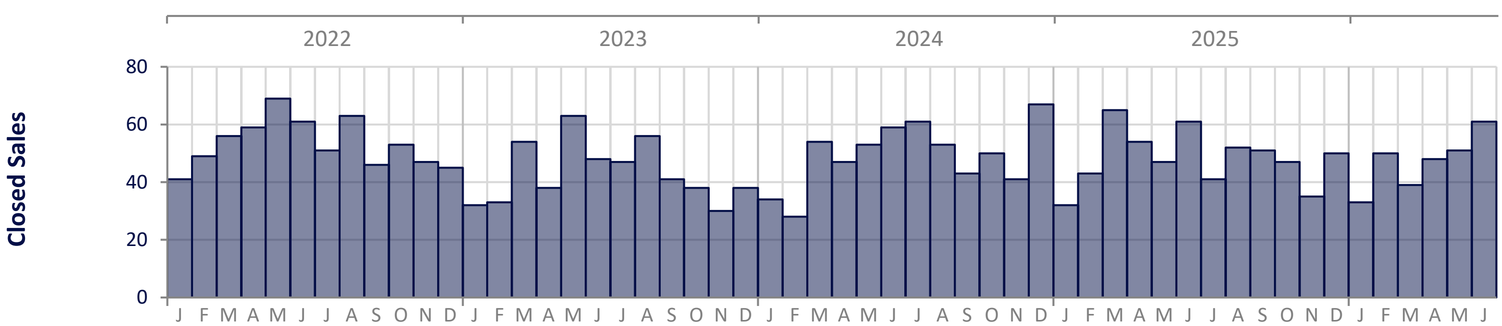
Summary Statistics	June 2026	June 2025	Percent Change Year-over-Year
Closed Sales	61	61	0.0%
Paid in Cash	34	32	6.3%
Median Sale Price	$190,000	$192,000	-1.0%
Average Sale Price	$197,820	$193,077	2.5%
Dollar Volume	$12.1 Million	$11.8 Million	2.5%
Median Percent of Original List Price Received	90.4%	91.6%	-1.3%
Median Time to Contract	84 Days	84 Days	0.0%
Median Time to Sale	117 Days	119 Days	-1.7%
New Pending Sales	59	43	37.2%
New Listings	66	67	-1.5%
Pending Inventory	69	60	15.0%
Inventory (Active Listings)	377	345	9.3%
Months Supply of Inventory	8.1	6.7	20.9%

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	282	-6.6%
June 2026	**61**	**0.0%**
May 2026	51	8.5%
April 2026	48	-11.1%
March 2026	39	-40.0%
February 2026	50	16.3%
January 2026	33	3.1%
December 2025	50	-25.4%
November 2025	35	-14.6%
October 2025	47	-6.0%
September 2025	51	18.6%
August 2025	52	-1.9%
July 2025	41	-32.8%
June 2025	61	3.4%



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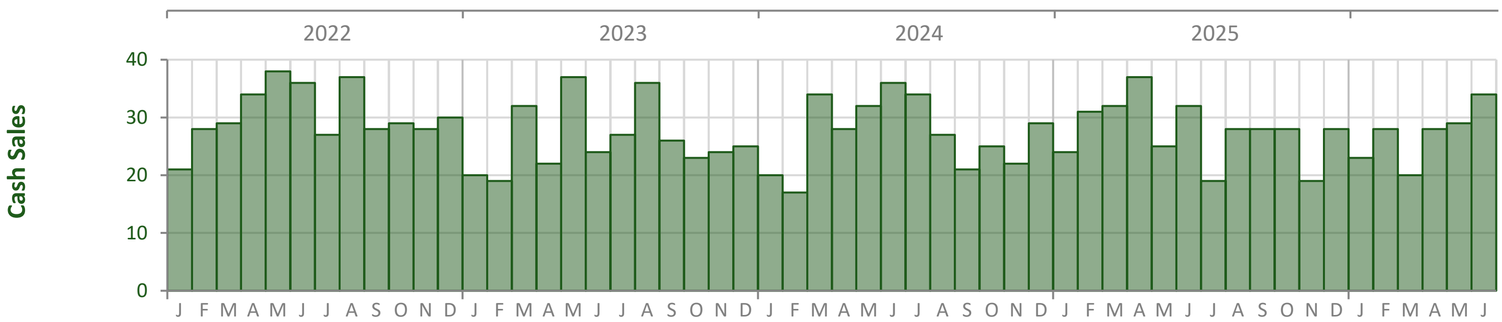
Cash Sales

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	162	-10.5%
June 2026	**34**	**6.3%**
May 2026	29	16.0%
April 2026	28	-24.3%
March 2026	20	-37.5%
February 2026	28	-9.7%
January 2026	23	-4.2%
December 2025	28	-3.4%
November 2025	19	-13.6%
October 2025	28	12.0%
September 2025	28	33.3%
August 2025	28	3.7%
July 2025	19	-44.1%
June 2025	32	-11.1%

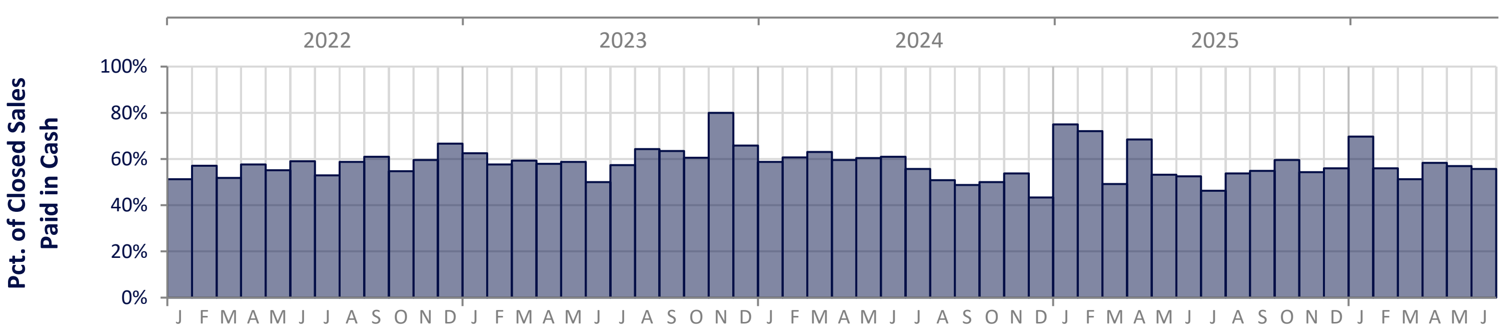


Cash Sales as a Percentage of Closed Sales

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	57.4%	-4.2%
June 2026	**55.7%**	**6.1%**
May 2026	56.9%	7.0%
April 2026	58.3%	-14.9%
March 2026	51.3%	4.3%
February 2026	56.0%	-22.3%
January 2026	69.7%	-7.1%
December 2025	56.0%	29.3%
November 2025	54.3%	1.1%
October 2025	59.6%	19.2%
September 2025	54.9%	12.5%
August 2025	53.8%	5.7%
July 2025	46.3%	-16.9%
June 2025	52.5%	-13.9%



Monthly Market Detail - June 2026
Townhouses and Condos
Ocala/Marion County Association of REALTORS®

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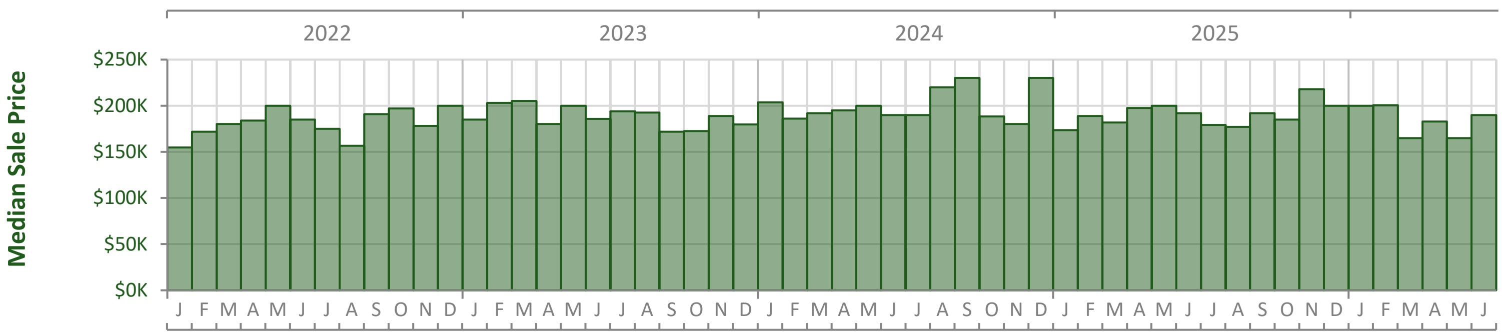
Median Sale Price

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	$184,750	-2.8%
June 2026	**$190,000**	**-1.0%**
May 2026	$165,000	-17.5%
April 2026	$183,000	-7.3%
March 2026	$165,000	-9.3%
February 2026	$200,675	6.2%
January 2026	$200,000	15.3%
December 2025	$200,000	-13.0%
November 2025	$218,000	21.1%
October 2025	$185,000	-1.9%
September 2025	$192,000	-16.5%
August 2025	$177,000	-19.5%
July 2025	$179,000	-5.8%
June 2025	$192,000	1.1%

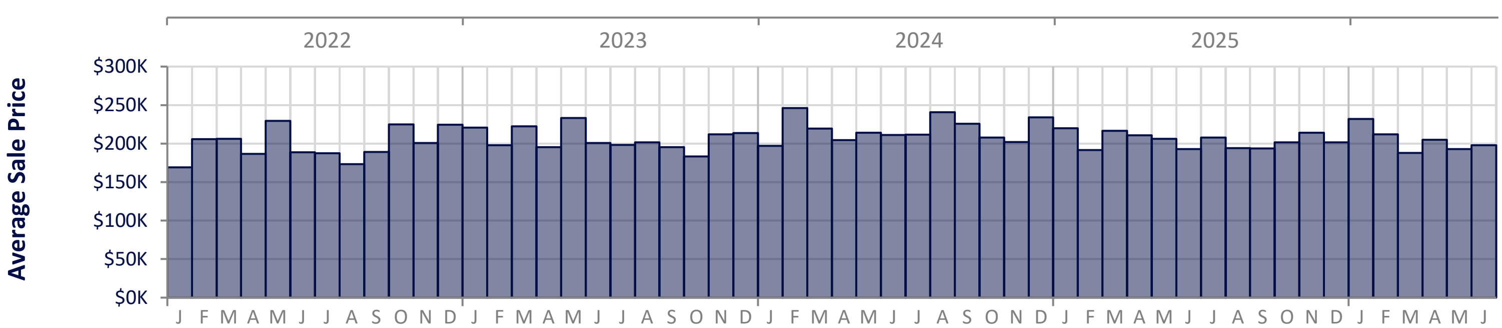


Average Sale Price

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	$203,316	-1.3%
June 2026	**$197,820**	**2.5%**
May 2026	$192,983	-6.5%
April 2026	$205,151	-2.6%
March 2026	$187,766	-13.4%
February 2026	$211,962	10.7%
January 2026	$232,053	5.6%
December 2025	$201,427	-13.9%
November 2025	$213,924	5.8%
October 2025	$201,642	-2.9%
September 2025	$193,741	-14.2%
August 2025	$193,989	-19.4%
July 2025	$207,716	-1.9%
June 2025	$193,077	-8.6%



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Monthly Market Detail - June 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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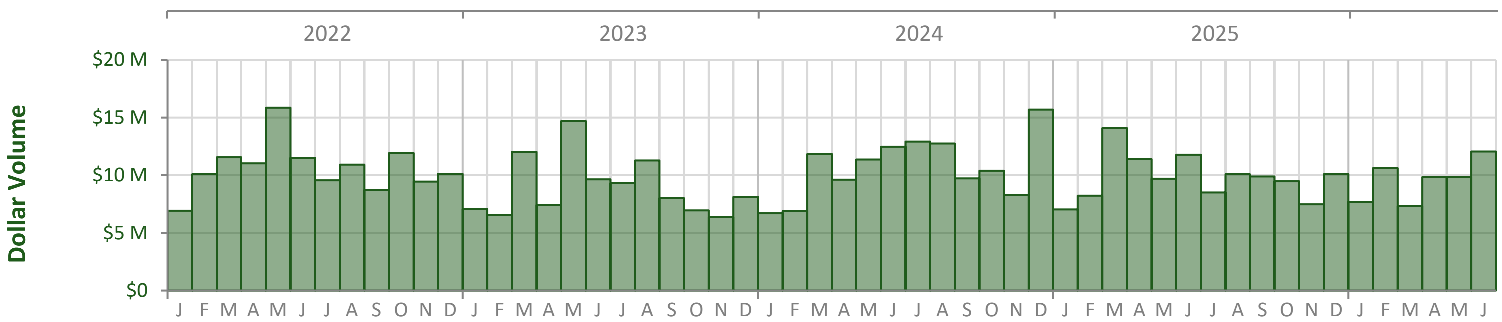
Dollar Volume

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	$57.3 Million	-7.8%
June 2026	**$12.1 Million**	**2.5%**
May 2026	$9.8 Million	1.5%
April 2026	$9.8 Million	-13.4%
March 2026	$7.3 Million	-48.0%
February 2026	$10.6 Million	28.7%
January 2026	$7.7 Million	8.9%
December 2025	$10.1 Million	-35.8%
November 2025	$7.5 Million	-9.7%
October 2025	$9.5 Million	-8.7%
September 2025	$9.9 Million	1.7%
August 2025	$10.1 Million	-20.9%
July 2025	$8.5 Million	-34.1%
June 2025	$11.8 Million	-5.5%

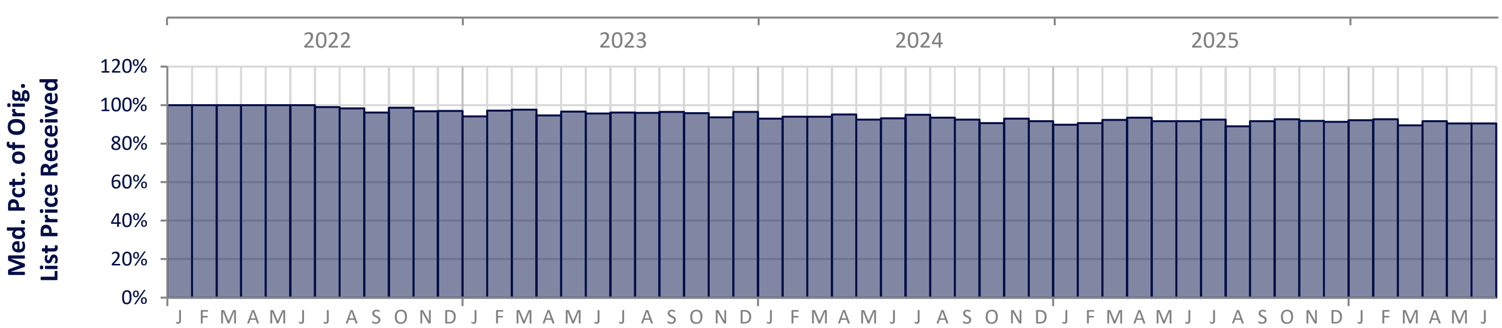


Median Percent of Original List Price Received

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	91.3%	-0.3%
June 2026	**90.4%**	**-1.3%**
May 2026	90.4%	-1.3%
April 2026	91.7%	-1.8%
March 2026	89.4%	-3.1%
February 2026	92.7%	2.2%
January 2026	92.2%	2.7%
December 2025	91.3%	-0.3%
November 2025	91.8%	-1.3%
October 2025	92.7%	2.2%
September 2025	91.7%	-0.9%
August 2025	88.9%	-4.8%
July 2025	92.4%	-2.6%
June 2025	91.6%	-1.6%



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Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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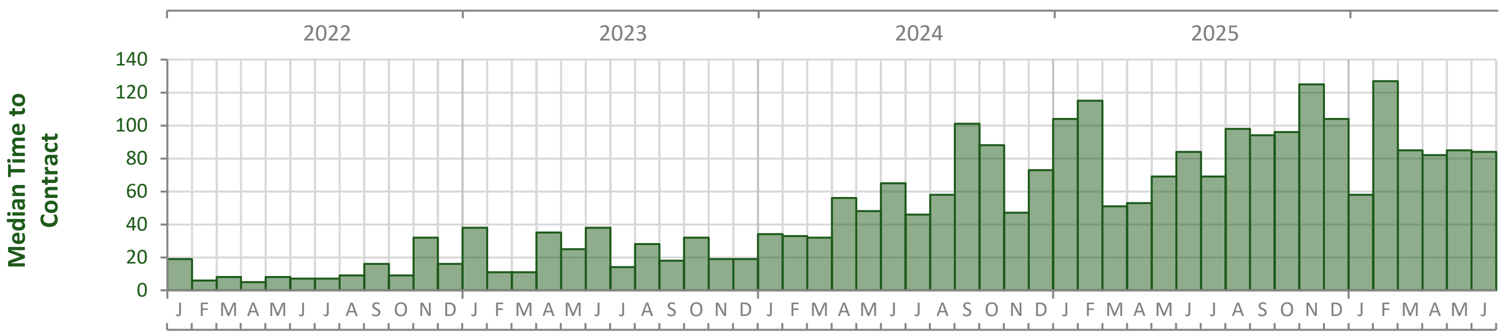
Median Time to Contract

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	87 Days	4.8%
June 2026	**84 Days**	**0.0%**
May 2026	85 Days	23.2%
April 2026	82 Days	54.7%
March 2026	85 Days	66.7%
February 2026	127 Days	10.4%
January 2026	58 Days	-44.2%
December 2025	104 Days	42.5%
November 2025	125 Days	166.0%
October 2025	96 Days	9.1%
September 2025	94 Days	-6.9%
August 2025	98 Days	69.0%
July 2025	69 Days	50.0%
June 2025	84 Days	29.2%

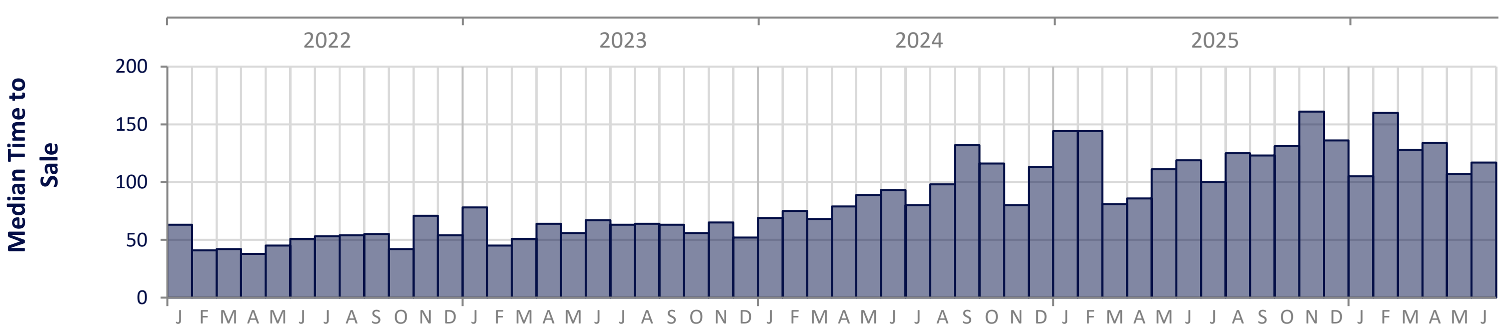


Median Time to Sale

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	118 Days	1.7%
June 2026	**117 Days**	**-1.7%**
May 2026	107 Days	-3.6%
April 2026	134 Days	55.8%
March 2026	128 Days	58.0%
February 2026	160 Days	11.1%
January 2026	105 Days	-27.1%
December 2025	136 Days	20.4%
November 2025	161 Days	101.3%
October 2025	131 Days	12.9%
September 2025	123 Days	-6.8%
August 2025	125 Days	27.6%
July 2025	100 Days	25.0%
June 2025	119 Days	28.0%



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Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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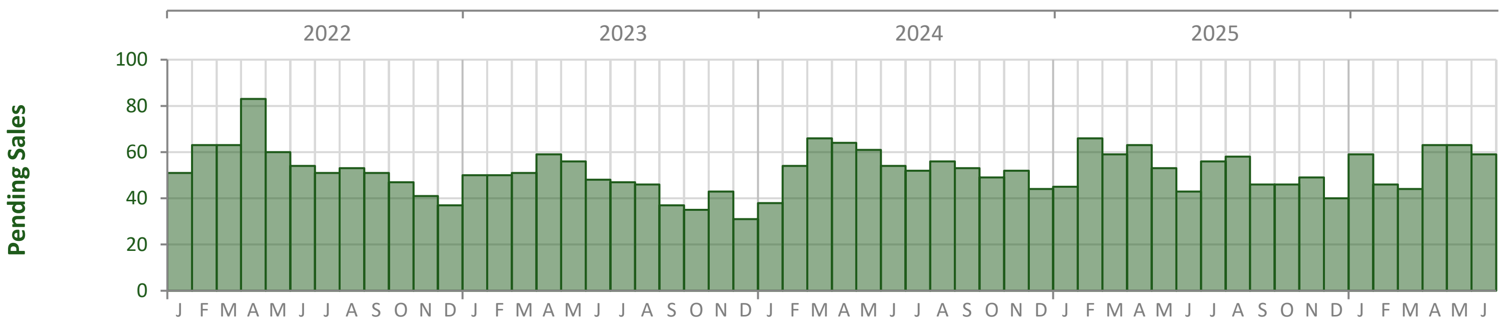
New Pending Sales

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	334	1.5%
June 2026	**59**	**37.2%**
May 2026	63	18.9%
April 2026	63	0.0%
March 2026	44	-25.4%
February 2026	46	-30.3%
January 2026	59	31.1%
December 2025	40	-9.1%
November 2025	49	-5.8%
October 2025	46	-6.1%
September 2025	46	-13.2%
August 2025	58	3.6%
July 2025	56	7.7%
June 2025	43	-20.4%

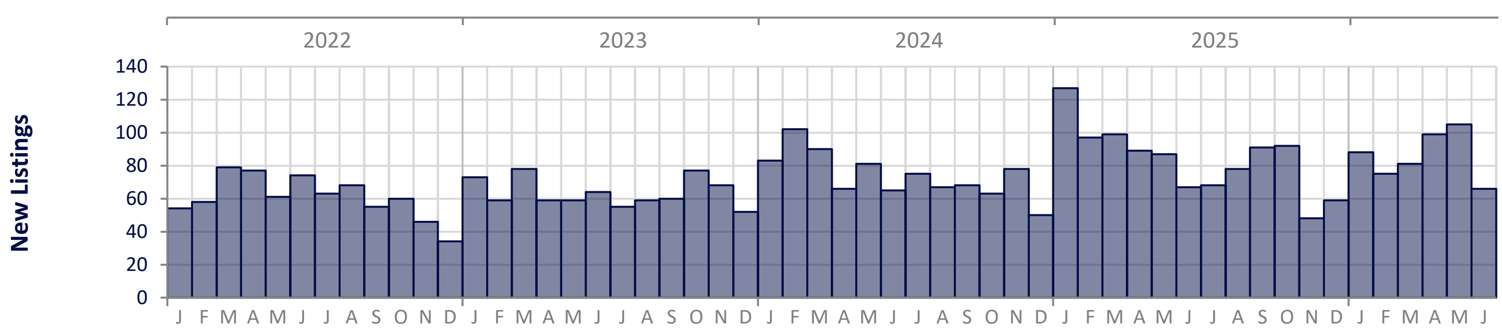


New Listings

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	514	-9.2%
June 2026	**66**	**-1.5%**
May 2026	105	20.7%
April 2026	99	11.2%
March 2026	81	-18.2%
February 2026	75	-22.7%
January 2026	88	-30.7%
December 2025	59	18.0%
November 2025	48	-38.5%
October 2025	92	46.0%
September 2025	91	33.8%
August 2025	78	16.4%
July 2025	68	-9.3%
June 2025	67	3.1%



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Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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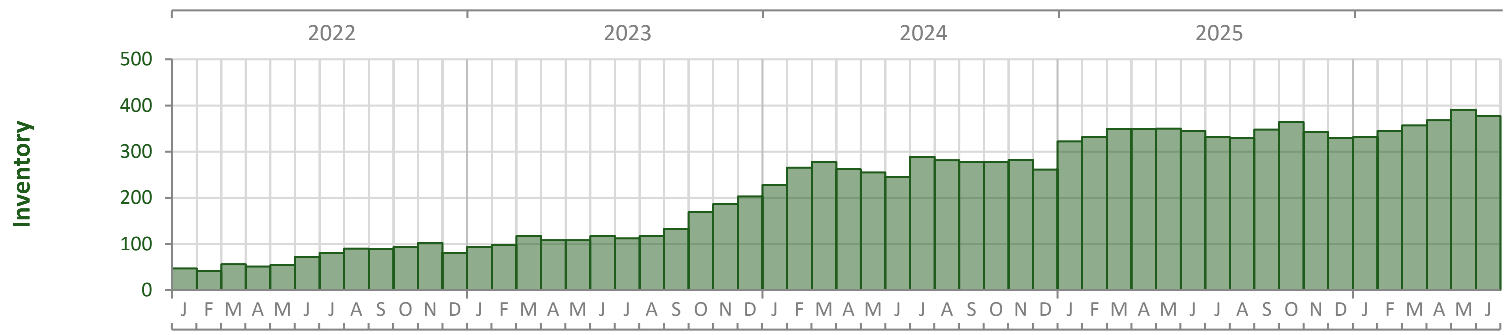
Inventory (Active Listings)

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)	362	5.9%
June 2026	**377**	**9.3%**
May 2026	391	11.7%
April 2026	368	5.4%
March 2026	357	2.3%
February 2026	345	3.9%
January 2026	331	2.8%
December 2025	329	26.1%
November 2025	342	21.3%
October 2025	364	30.9%
September 2025	348	25.2%
August 2025	329	17.1%
July 2025	331	14.5%
June 2025	345	40.8%

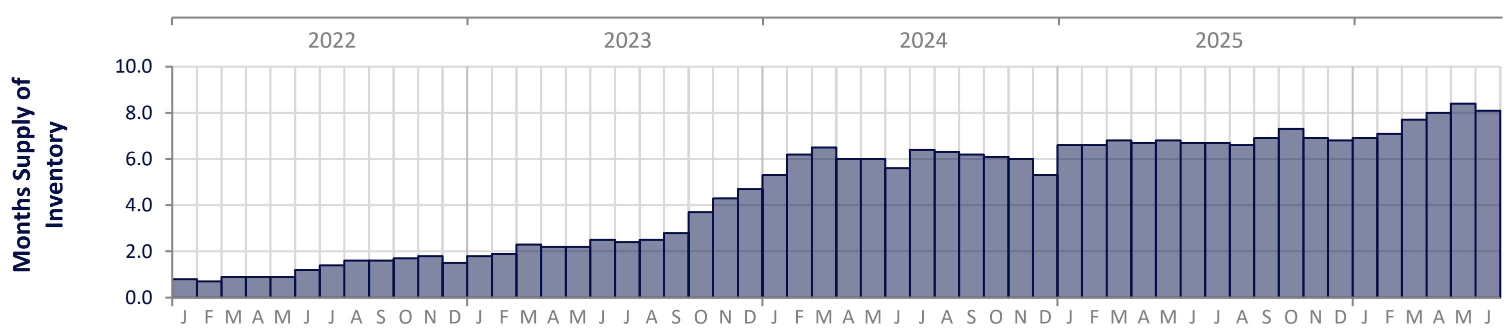


Months Supply of Inventory

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)	7.7	14.9%
June 2026	**8.1**	**20.9%**
May 2026	8.4	23.5%
April 2026	8.0	19.4%
March 2026	7.7	13.2%
February 2026	7.1	7.6%
January 2026	6.9	4.5%
December 2025	6.8	28.3%
November 2025	6.9	15.0%
October 2025	7.3	19.7%
September 2025	6.9	11.3%
August 2025	6.6	4.8%
July 2025	6.7	4.7%
June 2025	6.7	19.6%



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Townhouses and Condos

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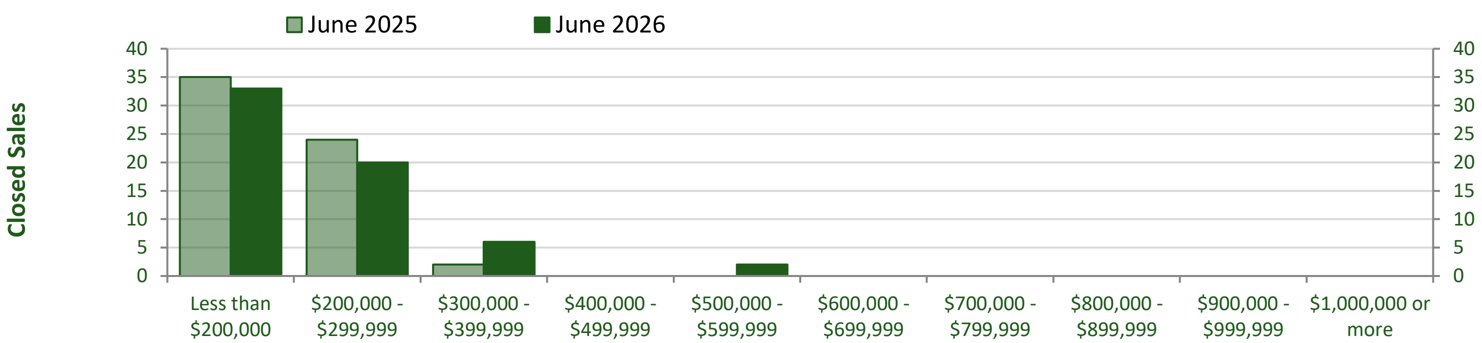
Closed Sales by Sale Price

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	33	-5.7%
$200,000 - $299,999	20	-16.7%
$300,000 - $399,999	6	200.0%
$400,000 - $499,999	0	N/A
$500,000 - $599,999	2	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

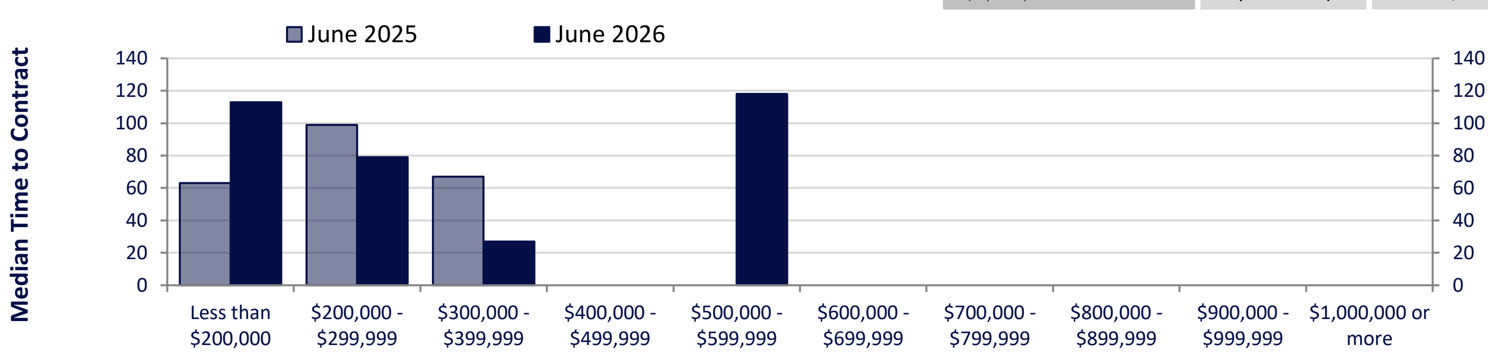


Median Time to Contract by Sale Price

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	113 Days	79.4%
$200,000 - $299,999	79 Days	-20.2%
$300,000 - $399,999	27 Days	-59.7%
$400,000 - $499,999	(No Sales)	N/A
$500,000 - $599,999	118 Days	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



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Monthly Market Detail - June 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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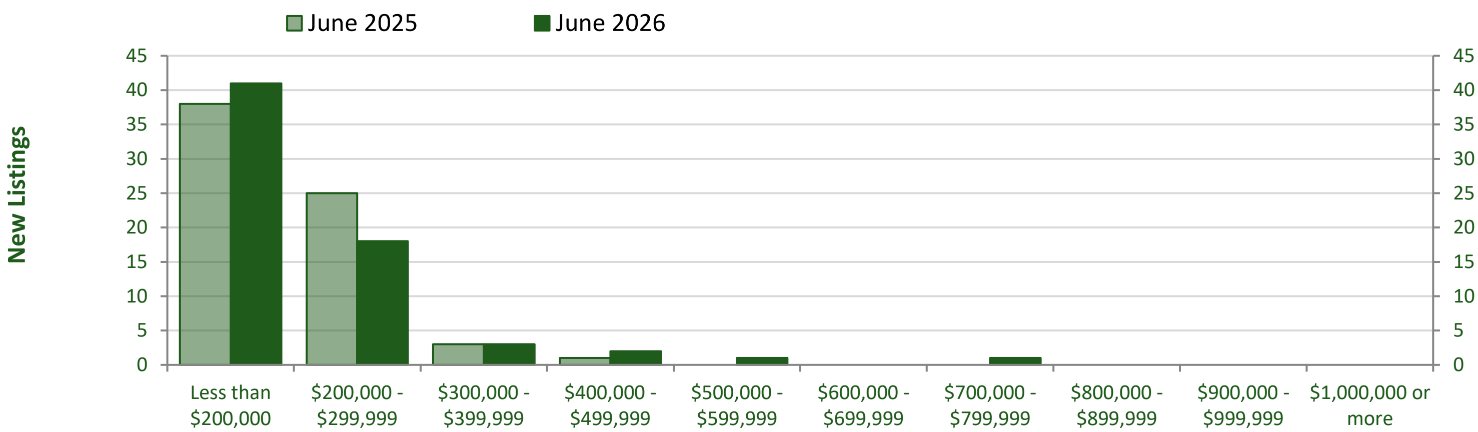
New Listings by Initial Listing Price

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.

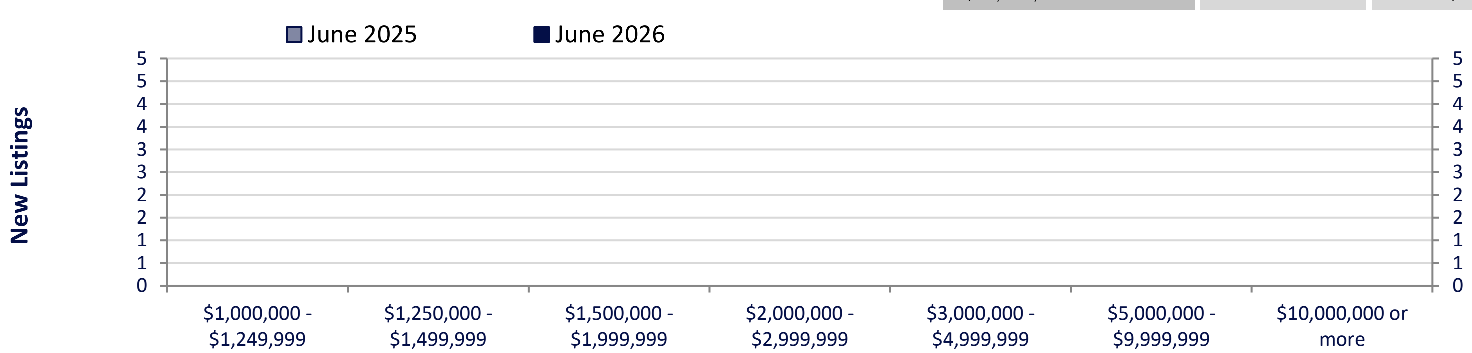
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	41	7.9%
$200,000 - $299,999	18	-28.0%
$300,000 - $399,999	3	0.0%
$400,000 - $499,999	2	100.0%
$500,000 - $599,999	1	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	1	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A



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	N/A
$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	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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Townhouses and Condos

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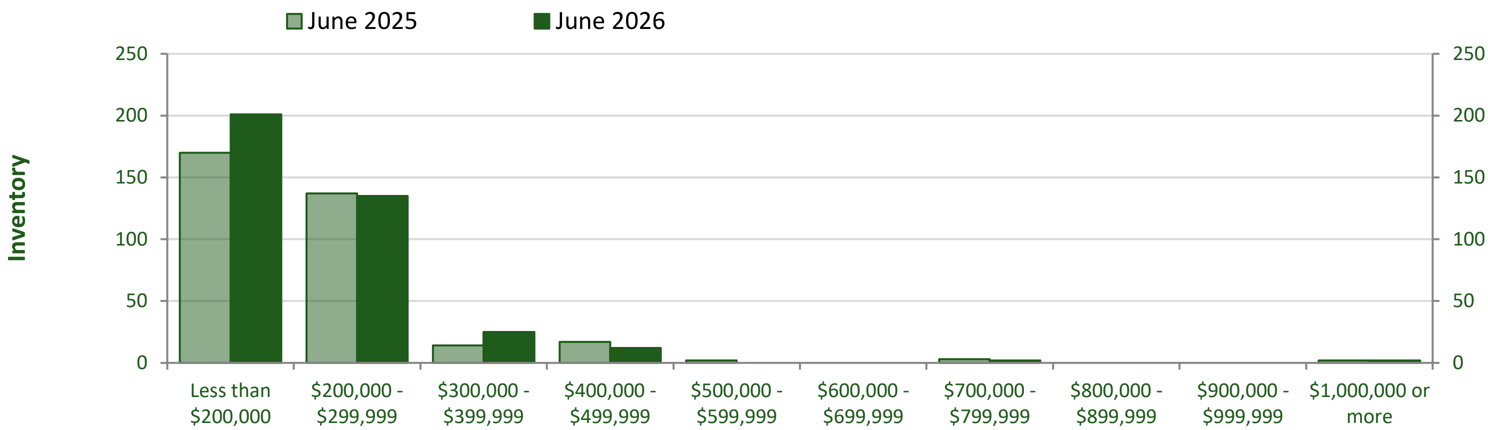
Inventory by Current Listing Price

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.

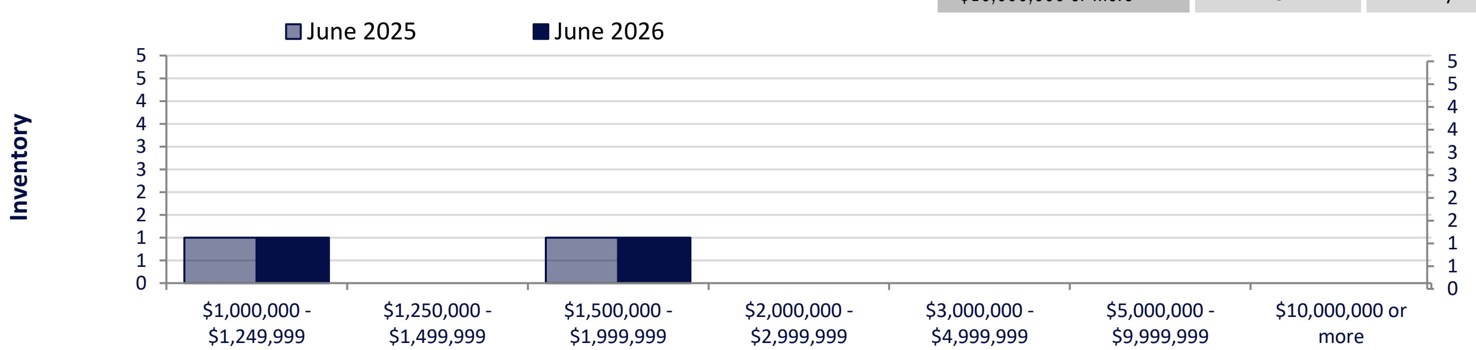
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	201	18.2%
$200,000 - $299,999	135	-1.5%
$300,000 - $399,999	25	78.6%
$400,000 - $499,999	12	-29.4%
$500,000 - $599,999	0	-100.0%
$600,000 - $699,999	0	N/A
$700,000 - $799,999	2	-33.3%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	2	0.0%



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	1	0.0%
$1,250,000 - $1,499,999	0	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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Monthly Distressed Market - June 2026

Townhouses and Condos

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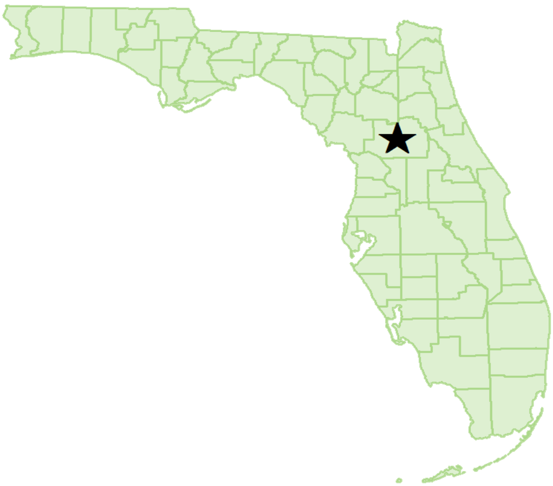

		June 2026	June 2025	Percent Change Year-over-Year
Traditional	Closed Sales	61	60	1.7%
	Median Sale Price	$190,000	$191,000	-0.5%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	$210,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A