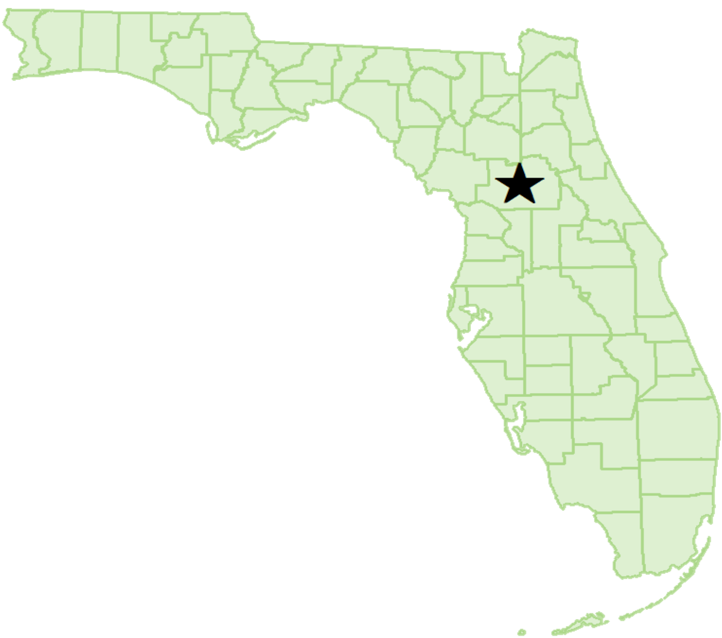
Monthly Market Detail - August 2026

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.



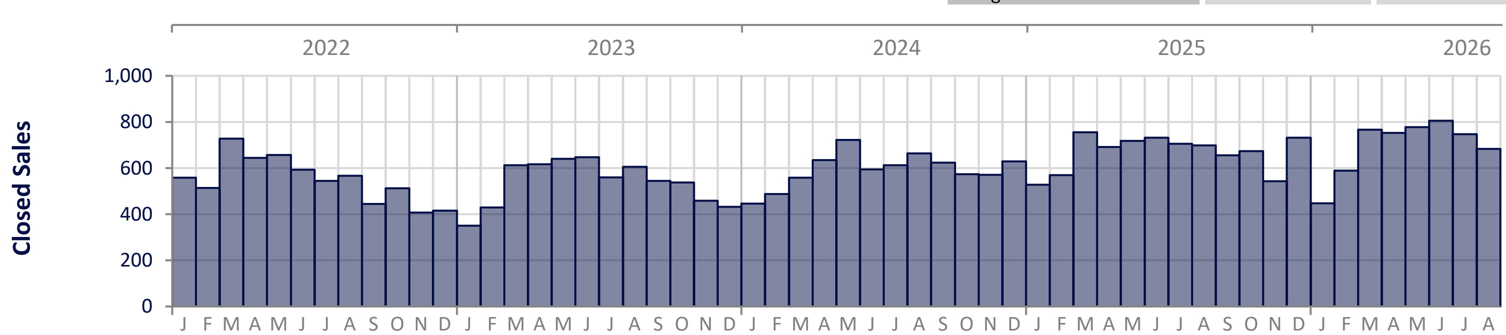
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	683	699	-2.3%
Paid in Cash	174	248	-29.8%
Median Sale Price	$290,000	$295,000	-1.7%
Average Sale Price	$345,807	$337,292	2.5%
Dollar Volume	$236.2 Million	$235.8 Million	0.2%
Median Percent of Original List Price Received	95.9%	94.8%	1.2%
Median Time to Contract	61 Days	71 Days	-14.1%
Median Time to Sale	108 Days	108 Days	0.0%
New Pending Sales	682	739	-7.7%
New Listings	815	1,022	-20.3%
Pending Inventory	870	889	-2.1%
Inventory (Active Listings)	3,244	3,806	-14.8%
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	5,570	3.2%
August 2026	**683**	**-2.3%**
July 2026	747	6.0%
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%



Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

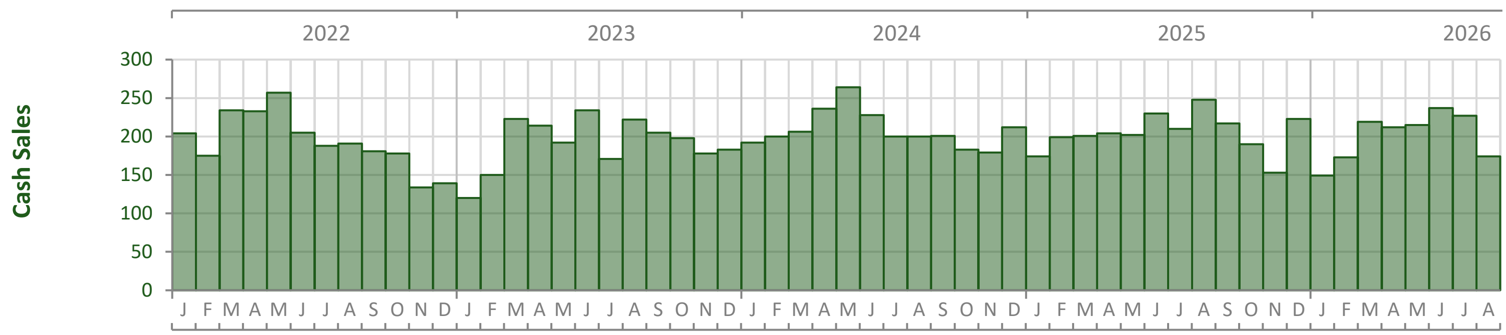
This report describes member activity for the association and is not confined to any specific geographic area.

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	1,606	-3.7%
August 2026	**174**	**-29.8%**
July 2026	227	8.1%
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%

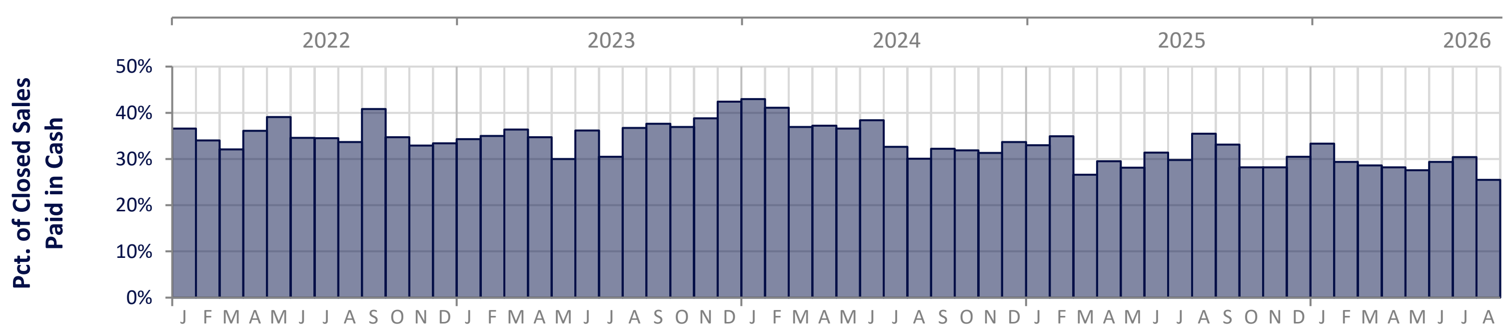


Cash Sales as a Percentage of Closed Sales

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	28.8%	-6.8%
August 2026	**25.5%**	**-28.2%**
July 2026	30.4%	2.0%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026
Single-Family Homes
Ocala/Marion County Association of REALTORS®

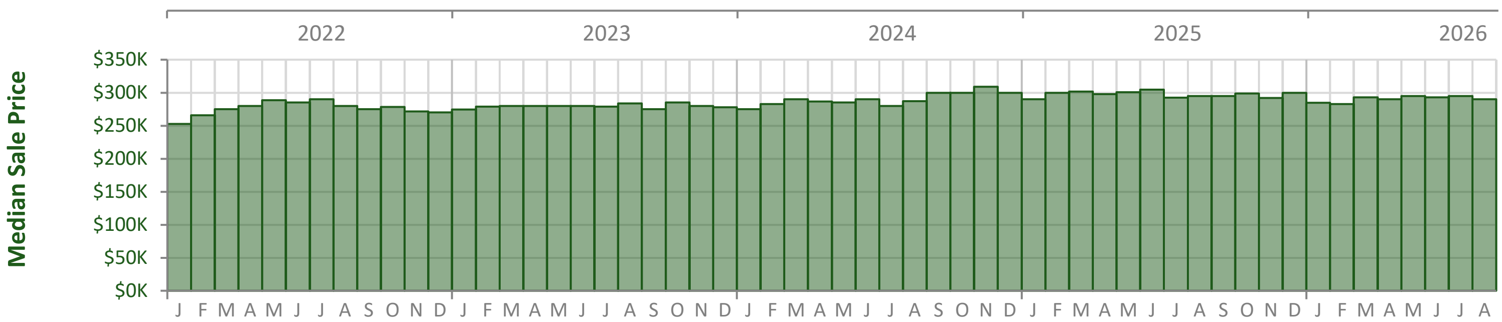
This report describes member activity for the association and is not confined to any specific geographic area.

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%
August 2026	**$290,000**	**-1.7%**
July 2026	$295,000	0.9%
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%

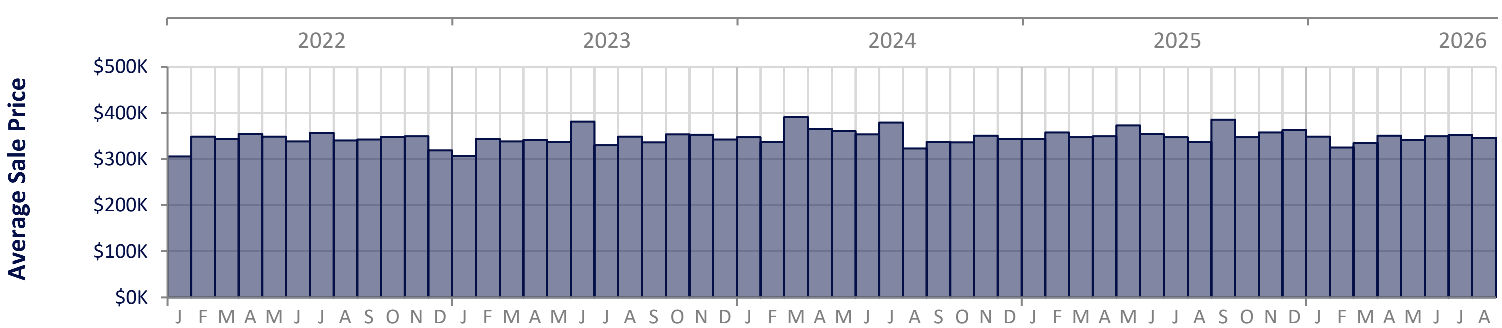


Average Sale Price

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	$343,602	-2.2%
August 2026	**$345,807**	**2.5%**
July 2026	$352,129	1.5%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

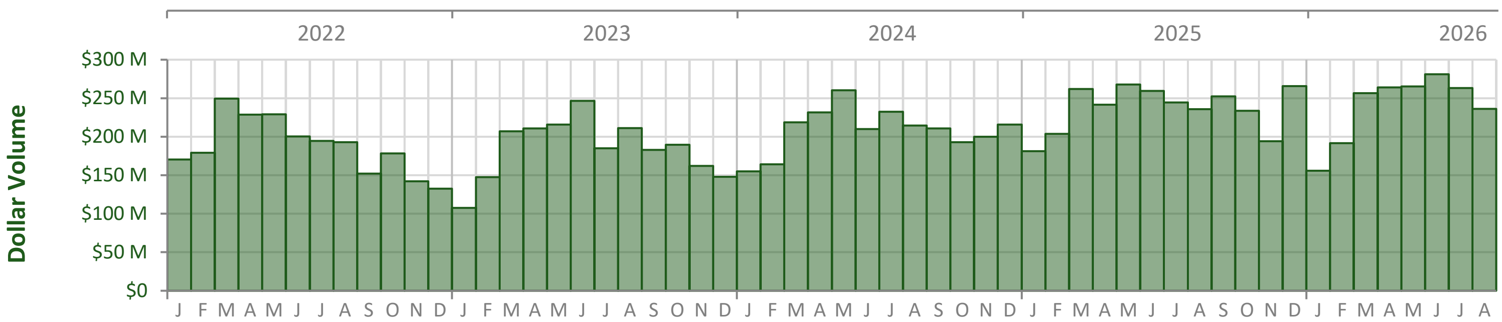
This report describes member activity for the association and is not confined to any specific geographic area.

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	$1.9 Billion	0.9%
August 2026	**$236.2 Million**	**0.2%**
July 2026	$263.0 Million	7.5%
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%

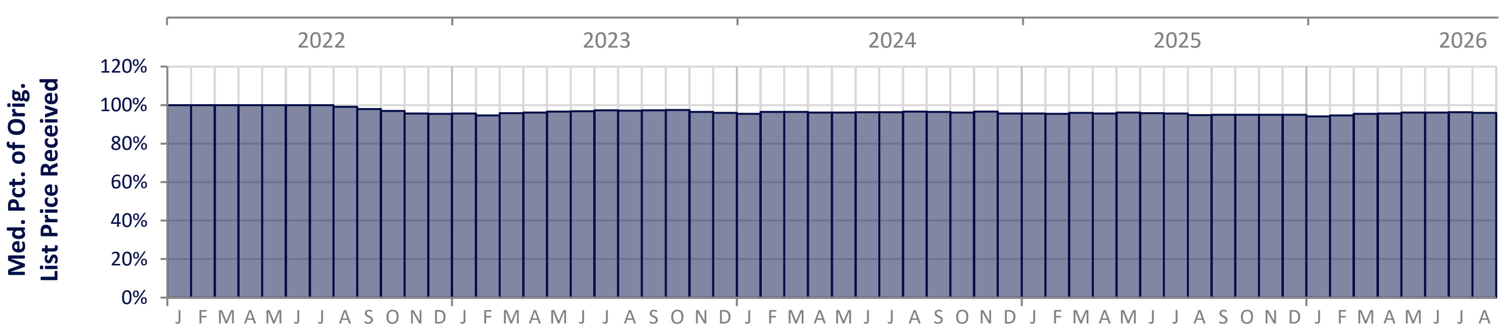


Median Percent of Original List Price Received

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	95.8%	0.1%
August 2026	**95.9%**	**1.2%**
July 2026	96.3%	0.7%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026
Single-Family Homes
Ocala/Marion County Association of REALTORS®

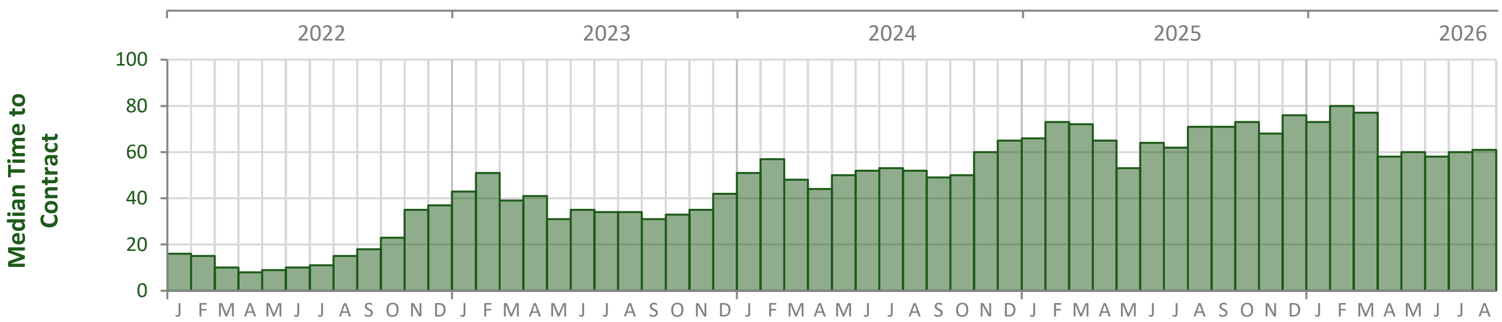
This report describes member activity for the association and is not confined to any specific geographic area.

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	61 Days	-10.3%
August 2026	**61 Days**	**-14.1%**
July 2026	60 Days	-3.2%
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%

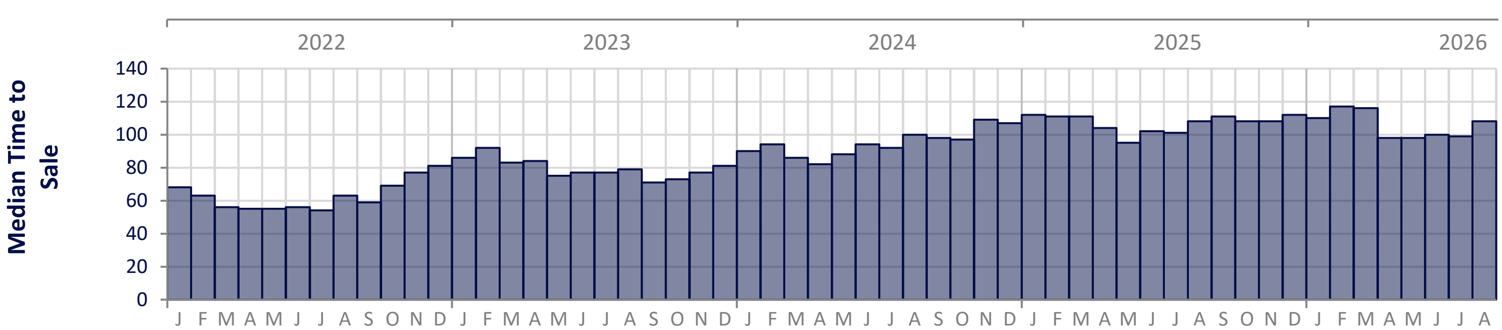


Median Time to Sale

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	-5.5%
August 2026	**108 Days**	**0.0%**
July 2026	99 Days	-2.0%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026
Single-Family Homes
Ocala/Marion County Association of REALTORS®

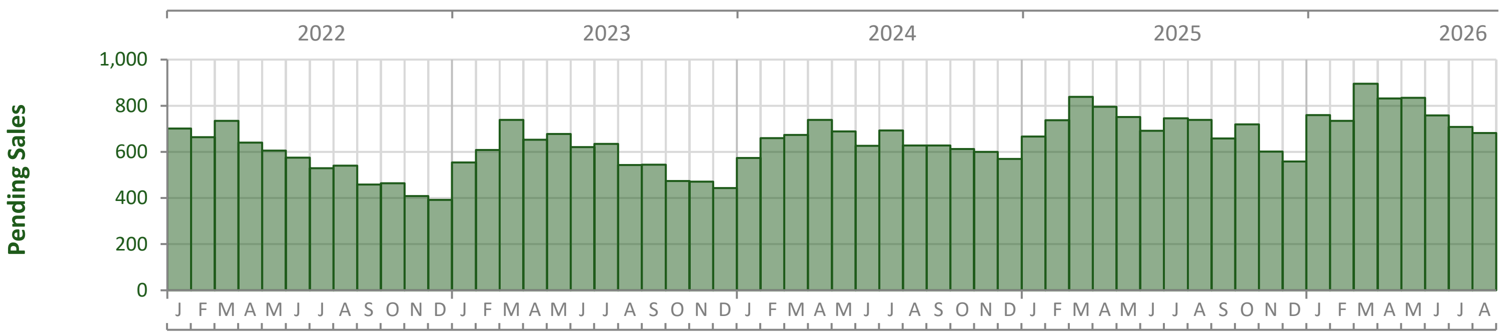
This report describes member activity for the association and is not confined to any specific geographic area.

New 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	6,203	4.0%
August 2026	**682**	**-7.7%**
July 2026	708	-5.1%
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%

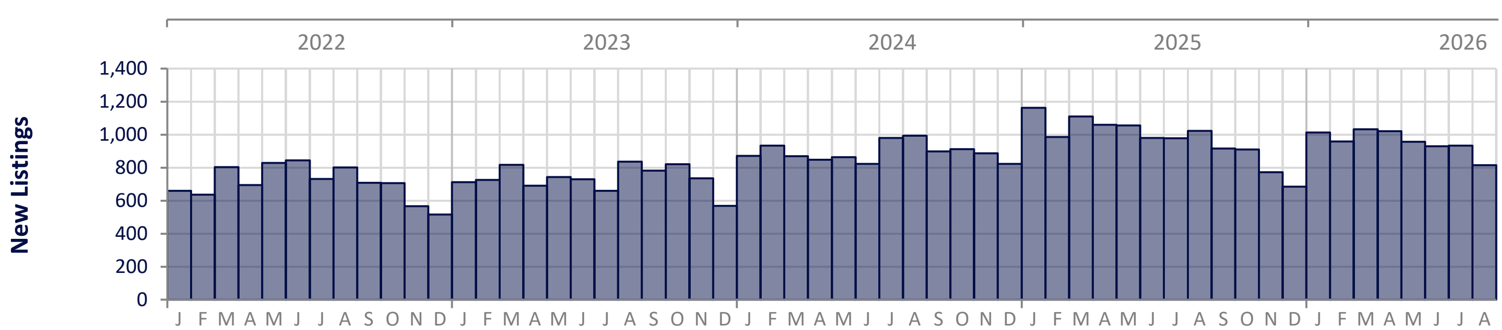


New Listings

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	7,660	-8.3%
August 2026	**815**	**-20.3%**
July 2026	934	-4.5%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026
Single-Family Homes
Ocala/Marion County Association of REALTORS®

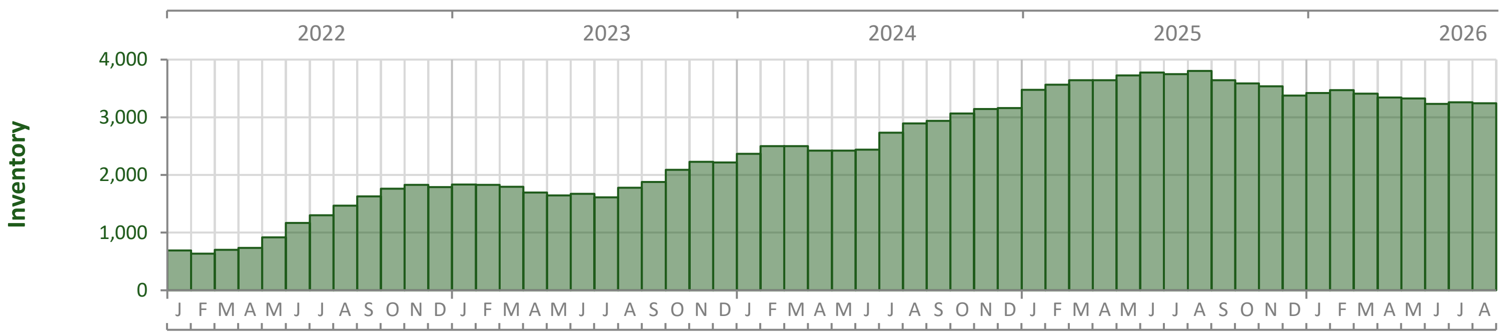
This report describes member activity for the association and is not confined to any specific geographic area.

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)	3,338	-9.1%
August 2026	**3,244**	**-14.8%**
July 2026	3,260	-13.1%
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%

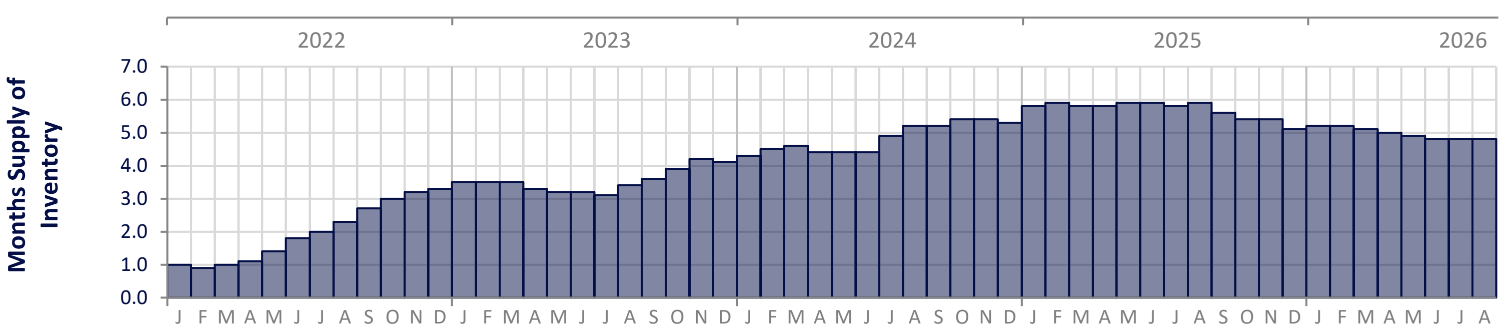


Months Supply of Inventory

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%
August 2026	**4.8**	**-18.6%**
July 2026	4.8	-17.2%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

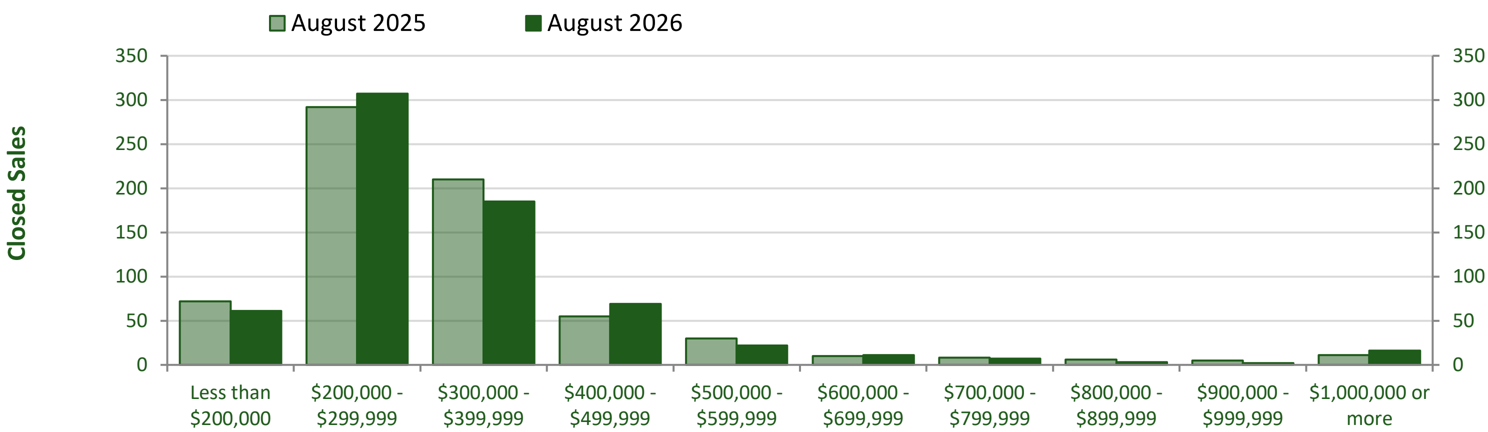
This report describes member activity for the association and is not confined to any specific geographic area.

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.

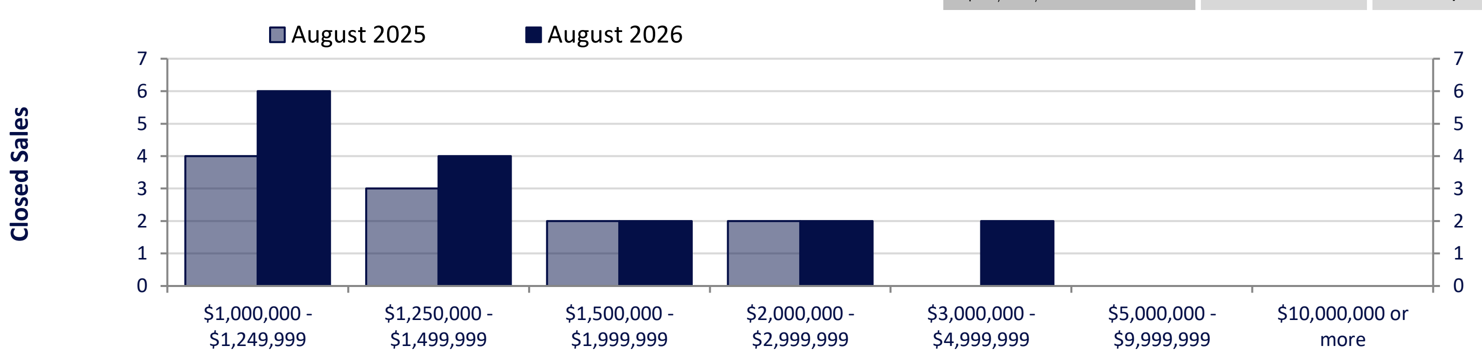
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	61	-15.3%
$200,000 - $299,999	307	5.1%
$300,000 - $399,999	185	-11.9%
$400,000 - $499,999	69	25.5%
$500,000 - $599,999	22	-26.7%
$600,000 - $699,999	11	10.0%
$700,000 - $799,999	7	-12.5%
$800,000 - $899,999	3	-50.0%
$900,000 - $999,999	2	-60.0%
$1,000,000 or more	16	45.5%



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	6	50.0%
$1,250,000 - $1,499,999	4	33.3%
$1,500,000 - $1,999,999	2	0.0%
$2,000,000 - $2,999,999	2	0.0%
$3,000,000 - $4,999,999	2	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

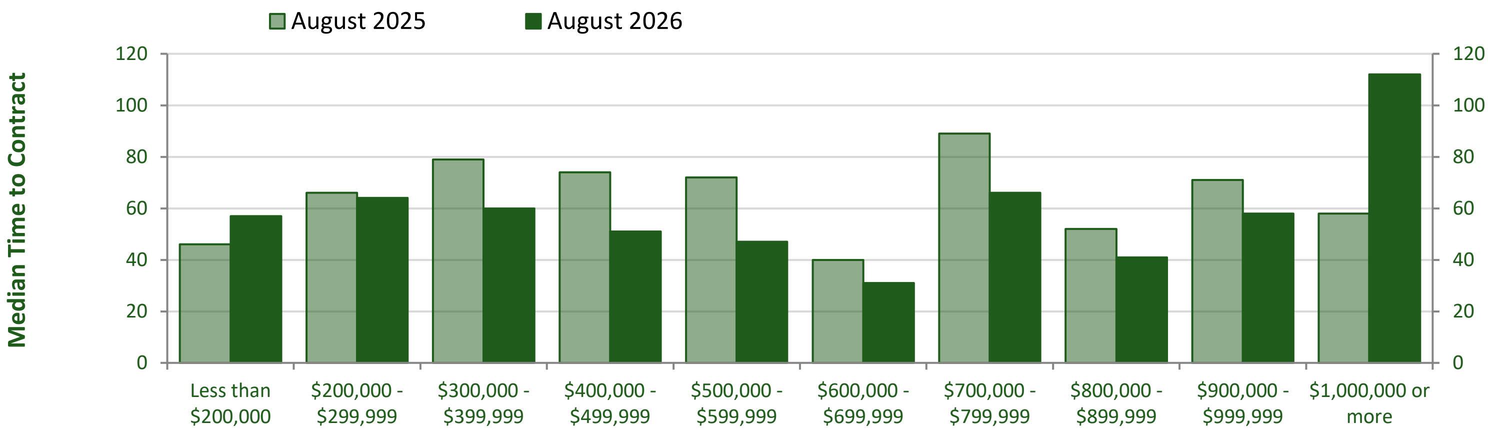
This report describes member activity for the association and is not confined to any specific geographic area.

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.

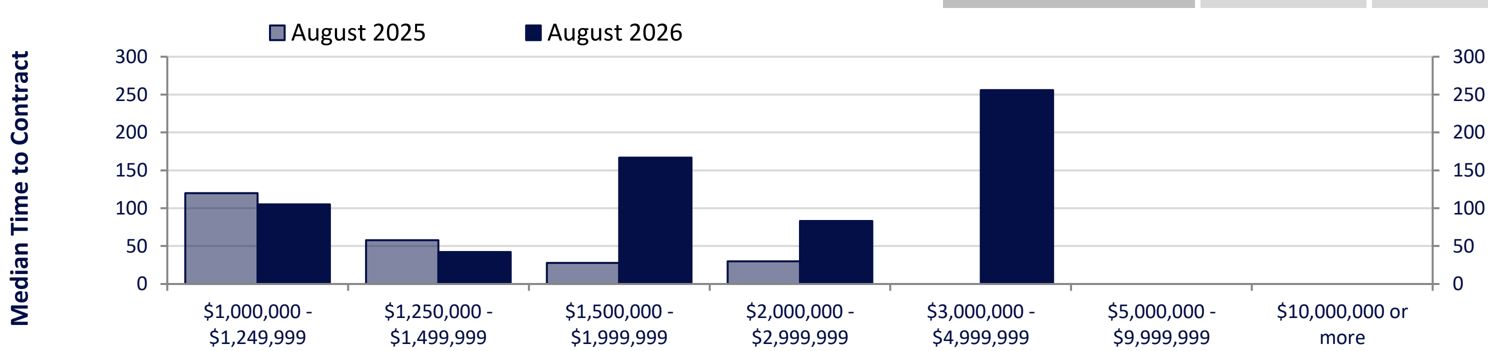
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	57 Days	23.9%
$200,000 - $299,999	64 Days	-3.0%
$300,000 - $399,999	60 Days	-24.1%
$400,000 - $499,999	51 Days	-31.1%
$500,000 - $599,999	47 Days	-34.7%
$600,000 - $699,999	31 Days	-22.5%
$700,000 - $799,999	66 Days	-25.8%
$800,000 - $899,999	41 Days	-21.2%
$900,000 - $999,999	58 Days	-18.3%
$1,000,000 or more	112 Days	93.1%



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	105 Days	-12.5%
$1,250,000 - $1,499,999	42 Days	-27.6%
$1,500,000 - $1,999,999	167 Days	496.4%
$2,000,000 - $2,999,999	83 Days	176.7%
$3,000,000 - $4,999,999	256 Days	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

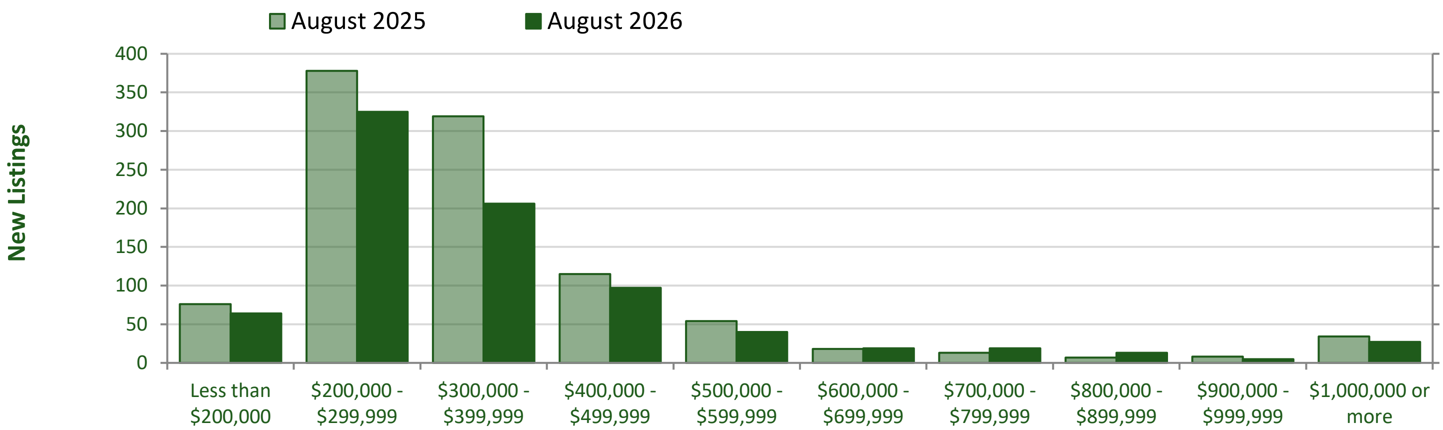
This report describes member activity for the association and is not confined to any specific geographic area.

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.

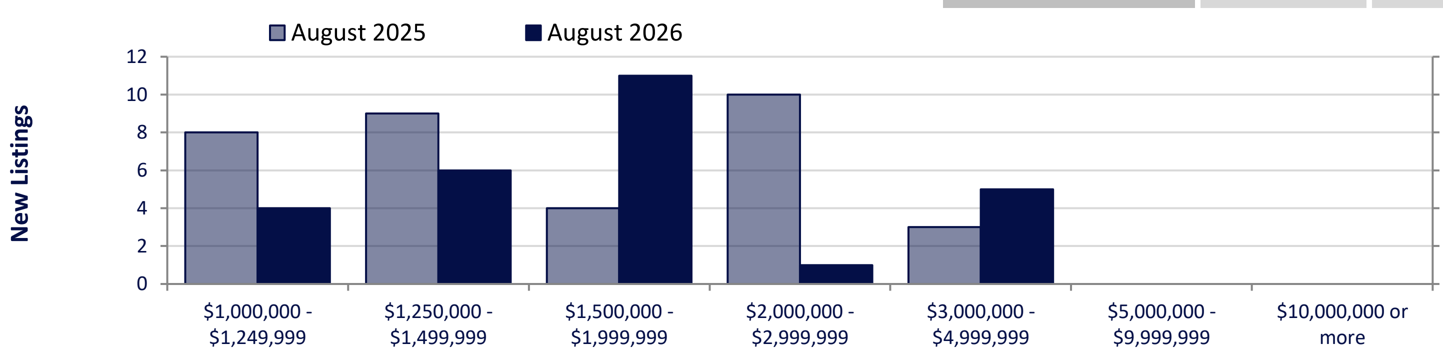
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	64	-15.8%
$200,000 - $299,999	325	-14.0%
$300,000 - $399,999	206	-35.4%
$400,000 - $499,999	97	-15.7%
$500,000 - $599,999	40	-25.9%
$600,000 - $699,999	19	5.6%
$700,000 - $799,999	19	46.2%
$800,000 - $899,999	13	85.7%
$900,000 - $999,999	5	-37.5%
$1,000,000 or more	27	-20.6%



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	4	-50.0%
$1,250,000 - $1,499,999	6	-33.3%
$1,500,000 - $1,999,999	11	175.0%
$2,000,000 - $2,999,999	1	-90.0%
$3,000,000 - $4,999,999	5	66.7%
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Single-Family Homes

Ocala/Marion County Association of REALTORS®

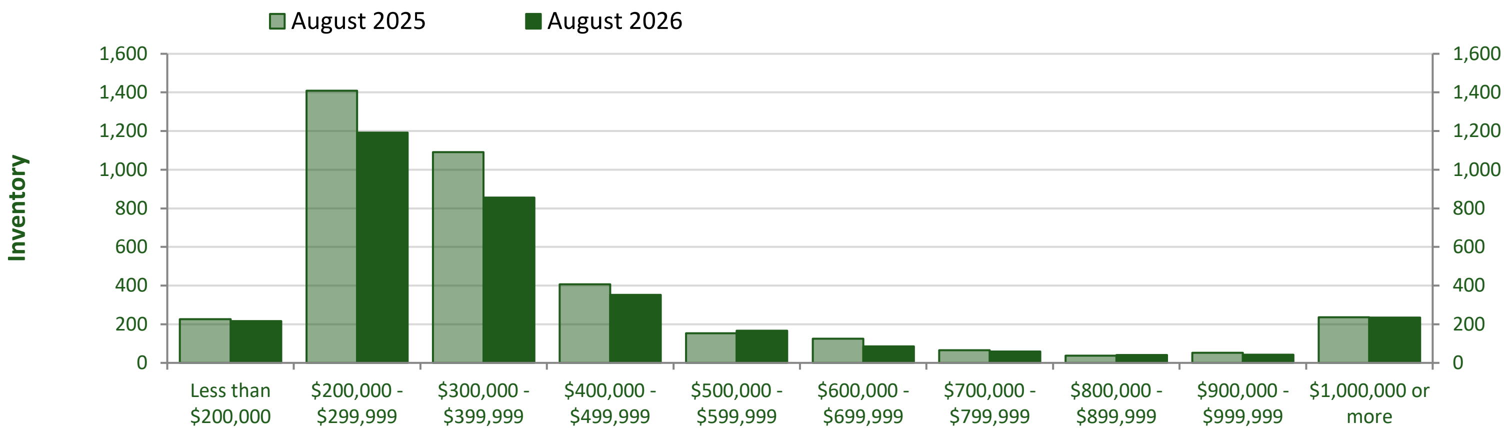
This report describes member activity for the association and is not confined to any specific geographic area.

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.

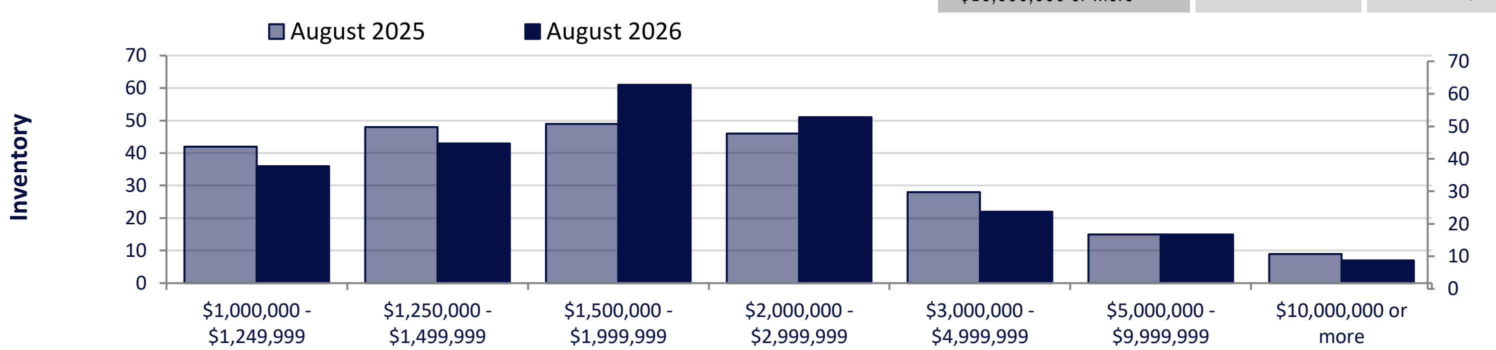
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	217	-4.4%
$200,000 - $299,999	1,192	-15.4%
$300,000 - $399,999	855	-21.6%
$400,000 - $499,999	352	-13.3%
$500,000 - $599,999	167	8.4%
$600,000 - $699,999	85	-32.5%
$700,000 - $799,999	59	-10.6%
$800,000 - $899,999	40	5.3%
$900,000 - $999,999	42	-19.2%
$1,000,000 or more	235	-0.8%



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	-14.3%
$1,250,000 - $1,499,999	43	-10.4%
$1,500,000 - $1,999,999	61	24.5%
$2,000,000 - $2,999,999	51	10.9%
$3,000,000 - $4,999,999	22	-21.4%
$5,000,000 - $9,999,999	15	0.0%
$10,000,000 or more	7	-22.2%

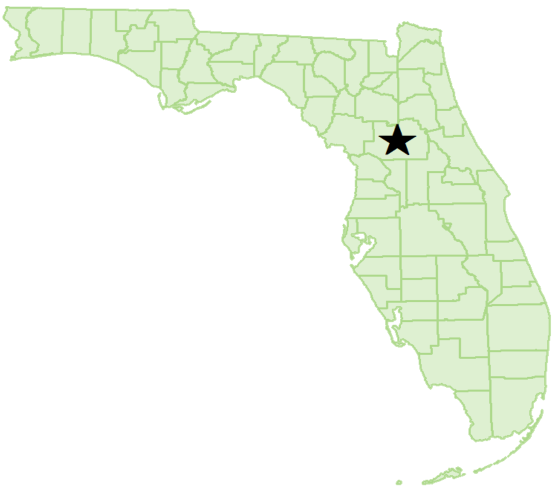


Monthly Distressed Market - August 2026

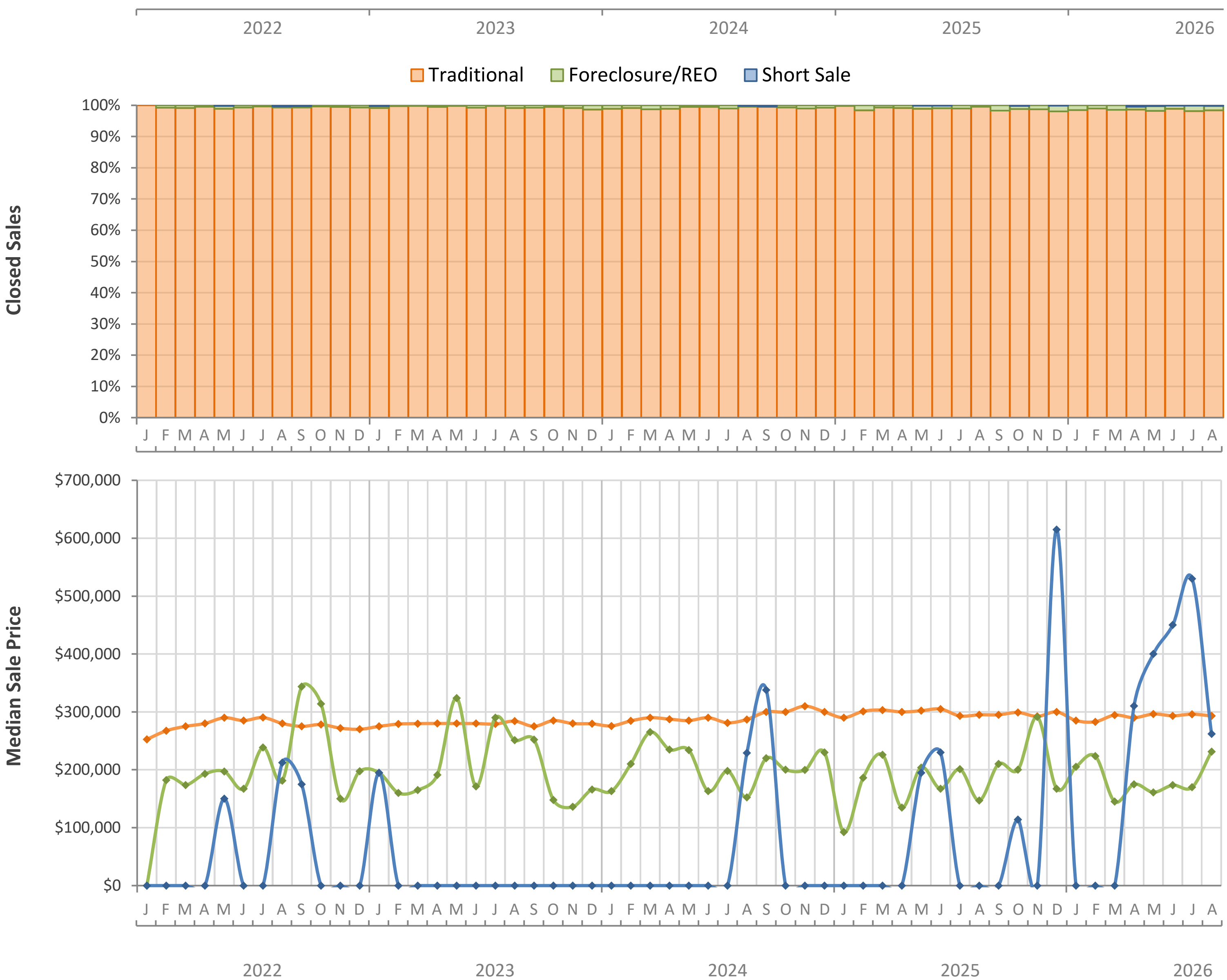
Single-Family Homes

Ocala/Marion County Association of REALTORS®

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



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	672	696	-3.4%
	Median Sale Price	$293,125	$295,000	-0.6%
Foreclosure/REO	Closed Sales	10	3	233.3%
	Median Sale Price	$231,500	$147,000	57.5%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	$262,000	(No Sales)	N/A



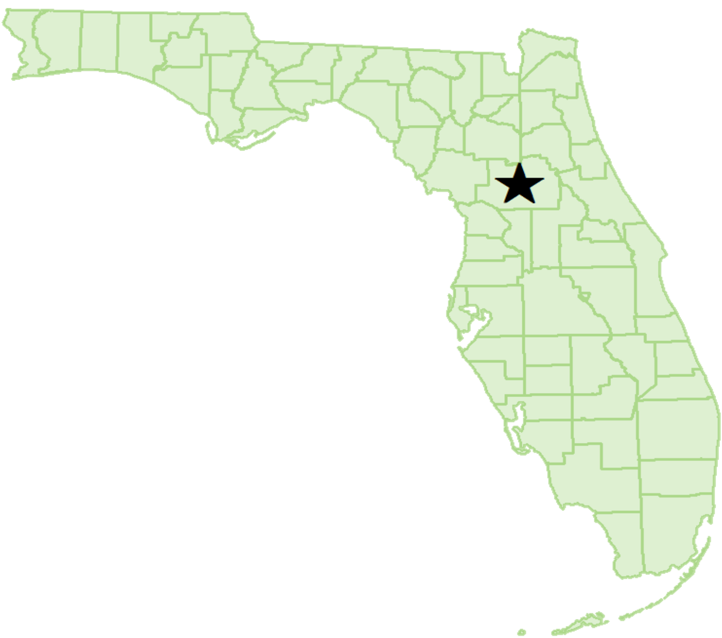
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

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



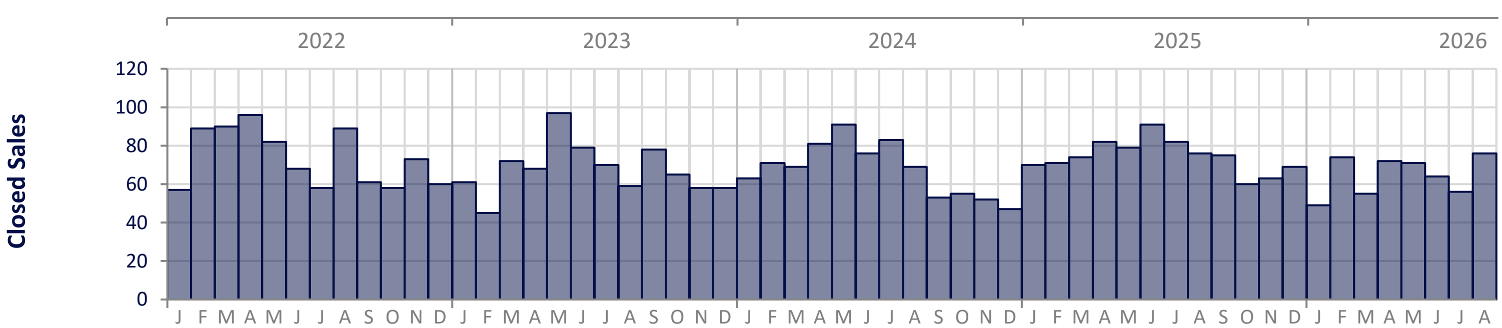
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	76	76	0.0%
Paid in Cash	39	46	-15.2%
Median Sale Price	$155,500	$147,450	5.5%
Average Sale Price	$174,429	$173,445	0.6%
Dollar Volume	$13.3 Million	$13.2 Million	0.6%
Median Percent of Original List Price Received	93.0%	90.0%	3.3%
Median Time to Contract	66 Days	55 Days	20.0%
Median Time to Sale	98 Days	96 Days	2.1%
New Pending Sales	63	71	-11.3%
New Listings	95	120	-20.8%
Pending Inventory	82	85	-3.5%
Inventory (Active Listings)	337	382	-11.8%
Months Supply of Inventory	5.2	5.5	-5.5%

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	517	-17.3%
August 2026	**76**	**0.0%**
July 2026	56	-31.7%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

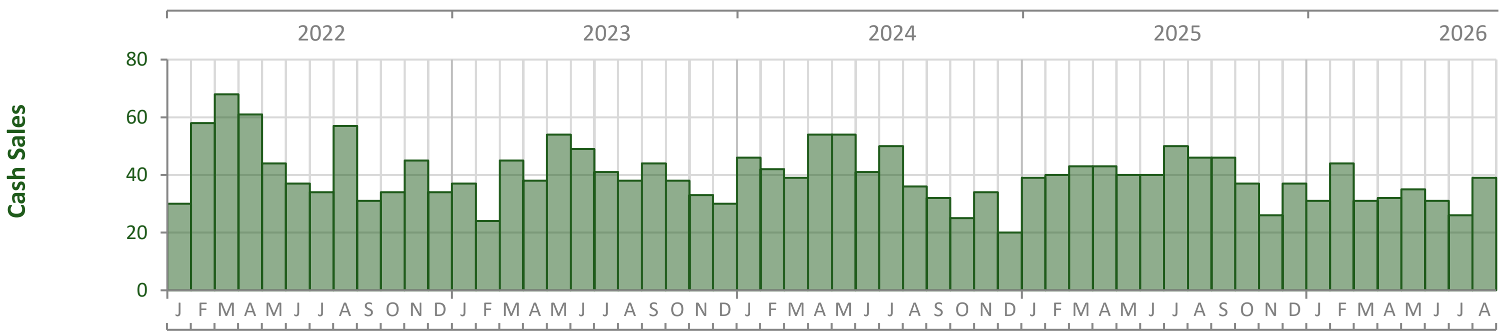
This report describes member activity for the association and is not confined to any specific geographic area.

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	269	-21.1%
August 2026	**39**	**-15.2%**
July 2026	26	-48.0%
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%

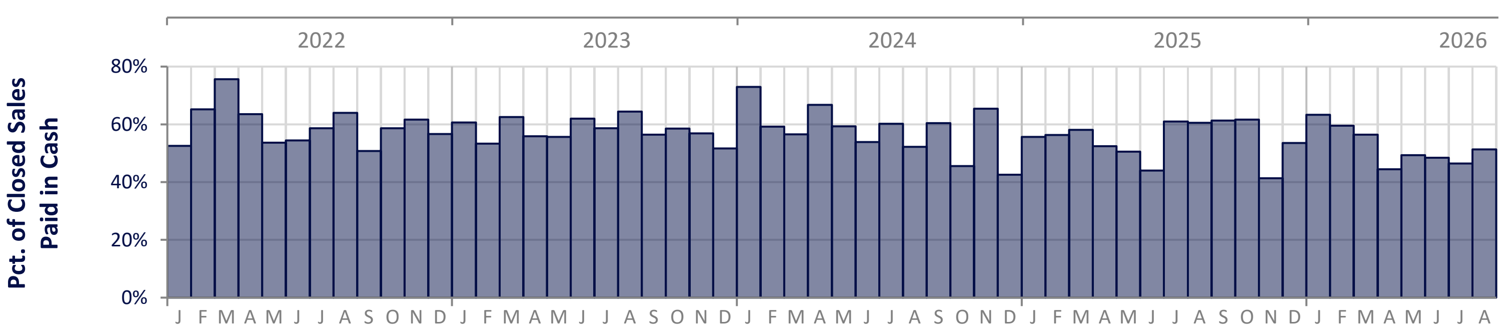


Cash Sales as a Percentage of Closed Sales

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	52.0%	-4.8%
August 2026	**51.3%**	**-15.2%**
July 2026	46.4%	-23.9%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

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

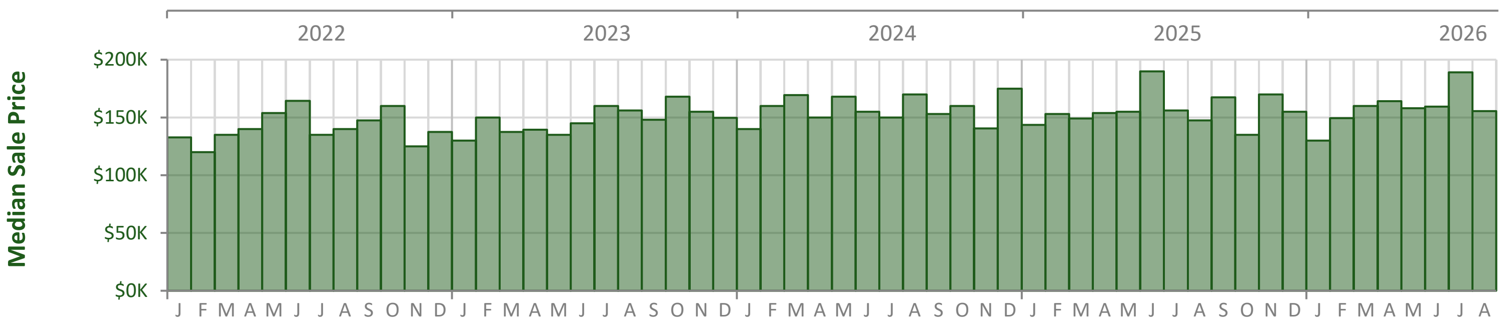
This report describes member activity for the association and is not confined to any specific geographic area.

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	$160,500	3.5%
August 2026	**$155,500**	**5.5%**
July 2026	$189,000	21.2%
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%

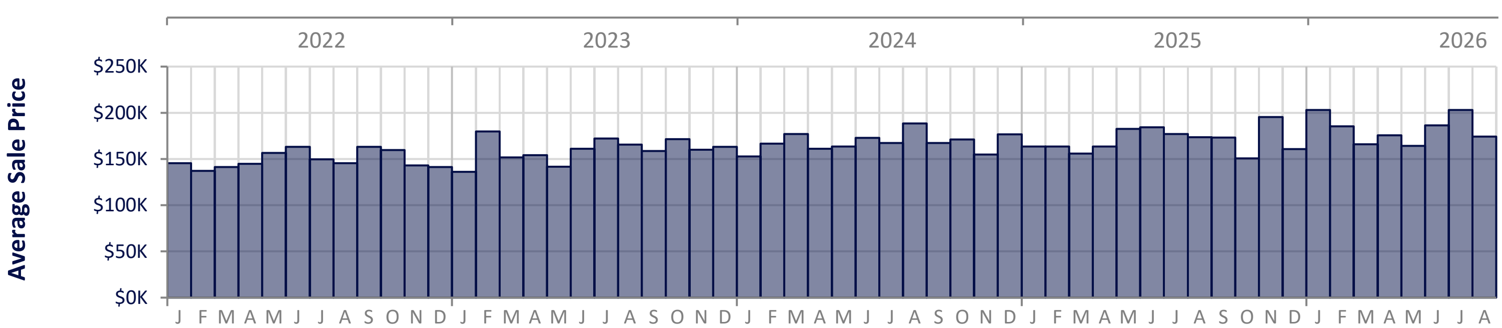


Average Sale Price

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	$181,149	5.9%
August 2026	**$174,429**	**0.6%**
July 2026	$203,167	14.6%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

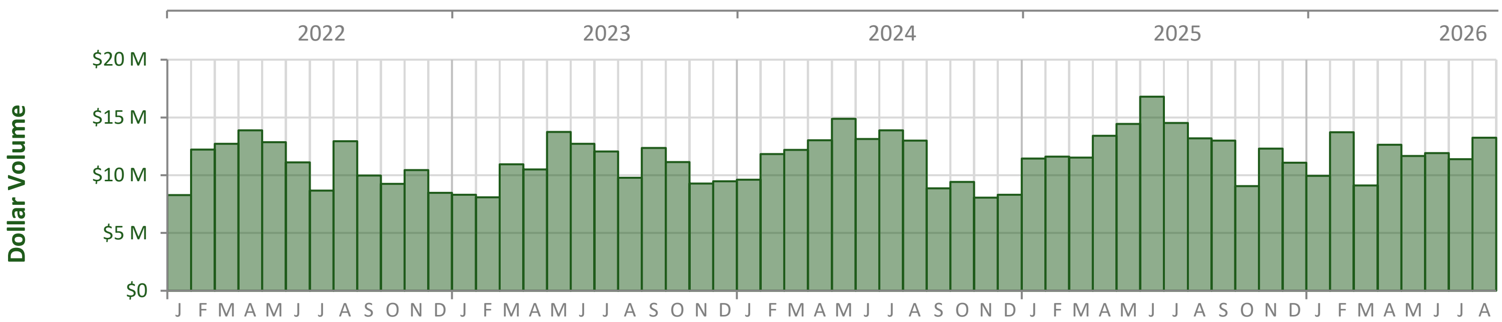
This report describes member activity for the association and is not confined to any specific geographic area.

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	$93.7 Million	-12.4%
August 2026	**$13.3 Million**	**0.6%**
July 2026	$11.4 Million	-21.7%
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%

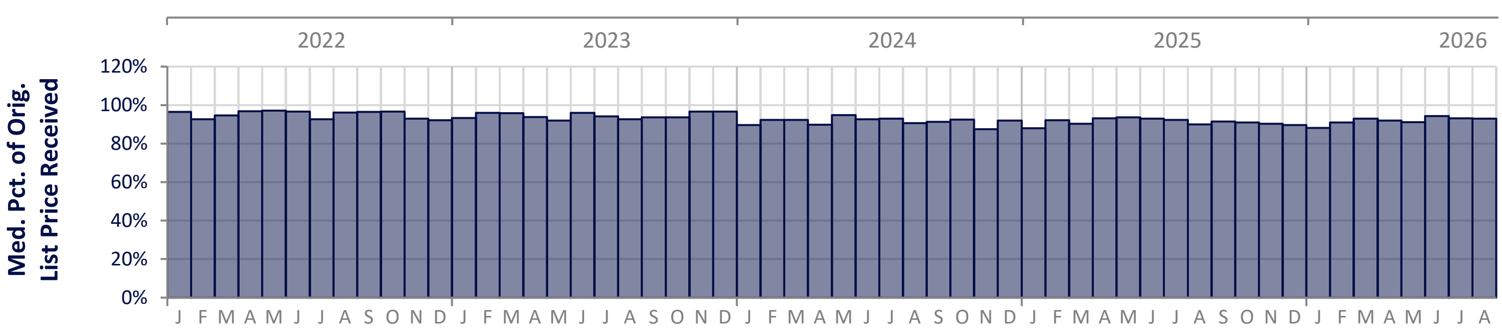


Median Percent of Original List Price Received

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

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.3%	0.0%
August 2026	**93.0%**	**3.3%**
July 2026	93.2%	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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

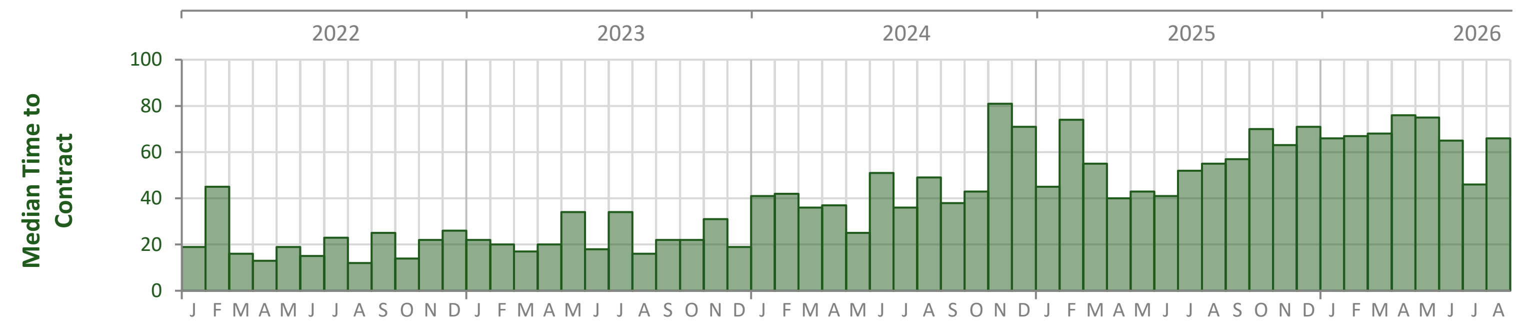
This report describes member activity for the association and is not confined to any specific geographic area.

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	62 Days	19.2%
August 2026	**66 Days**	**20.0%**
July 2026	46 Days	-11.5%
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%

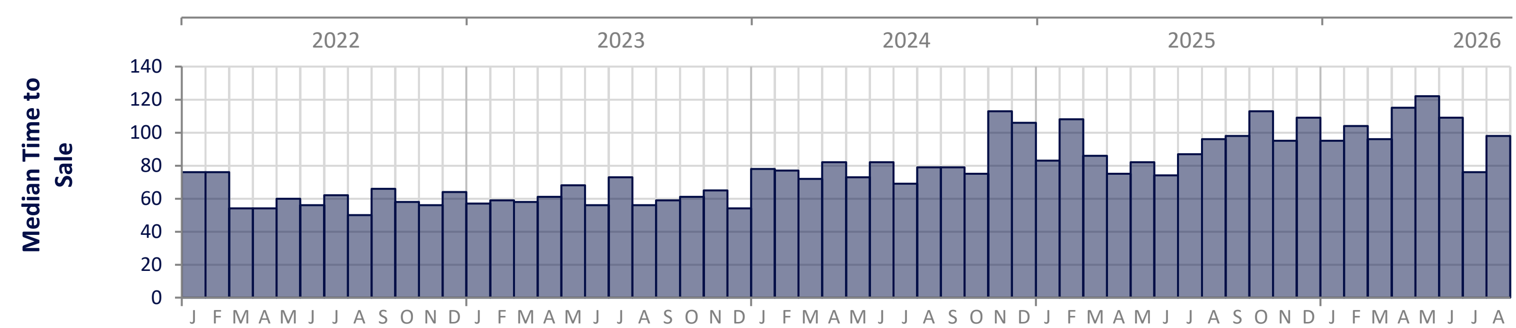


Median Time to Sale

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	97 Days	11.5%
August 2026	**98 Days**	**2.1%**
July 2026	76 Days	-12.6%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

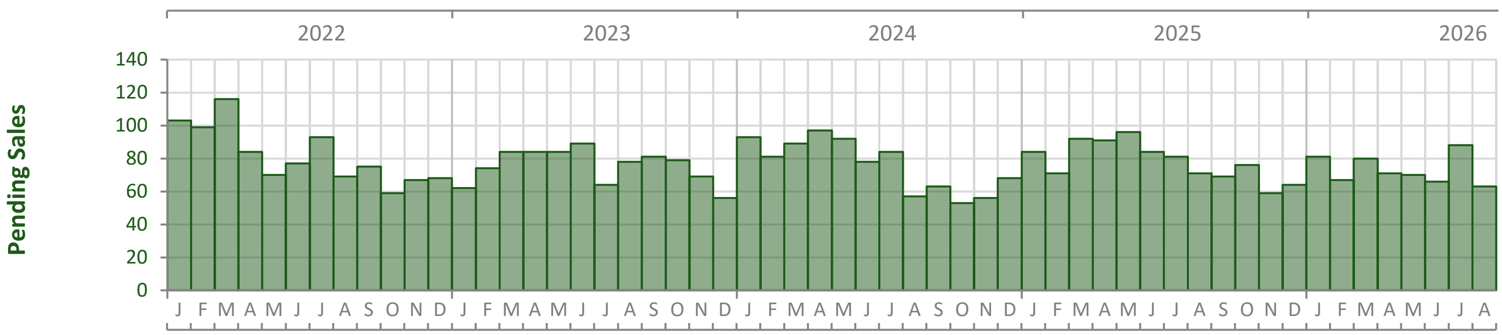
This report describes member activity for the association and is not confined to any specific geographic area.

New 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	586	-12.5%
August 2026	**63**	**-11.3%**
July 2026	88	8.6%
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%

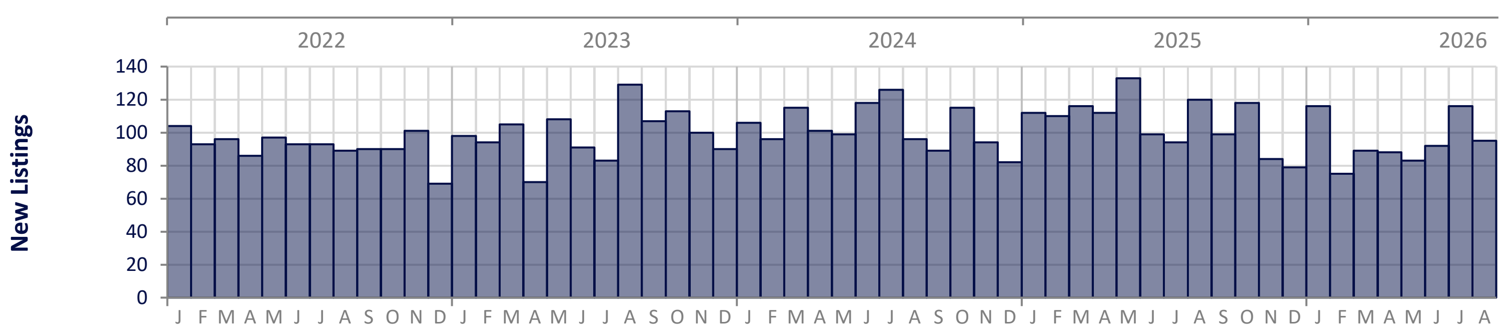


New Listings

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	754	-15.8%
August 2026	**95**	**-20.8%**
July 2026	116	23.4%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

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

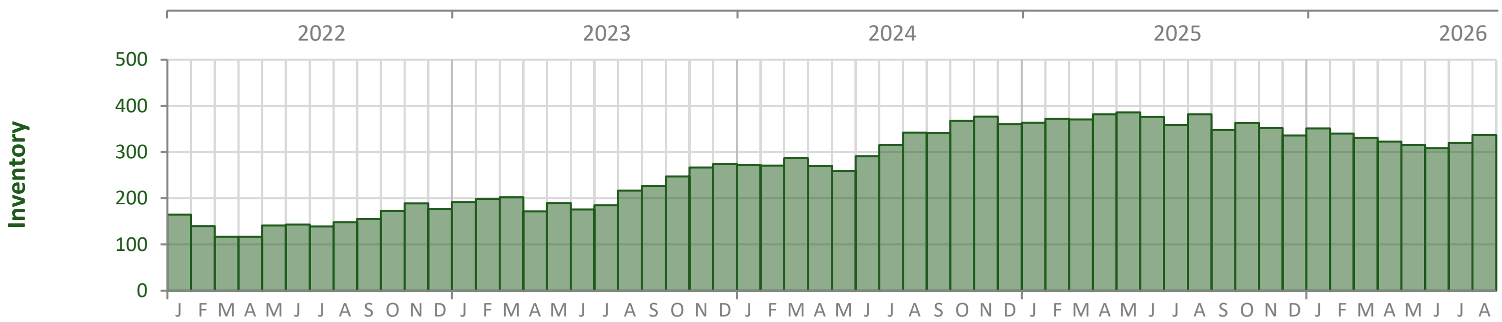
This report describes member activity for the association and is not confined to any specific geographic area.

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	-12.2%
August 2026	**337**	**-11.8%**
July 2026	320	-10.6%
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%

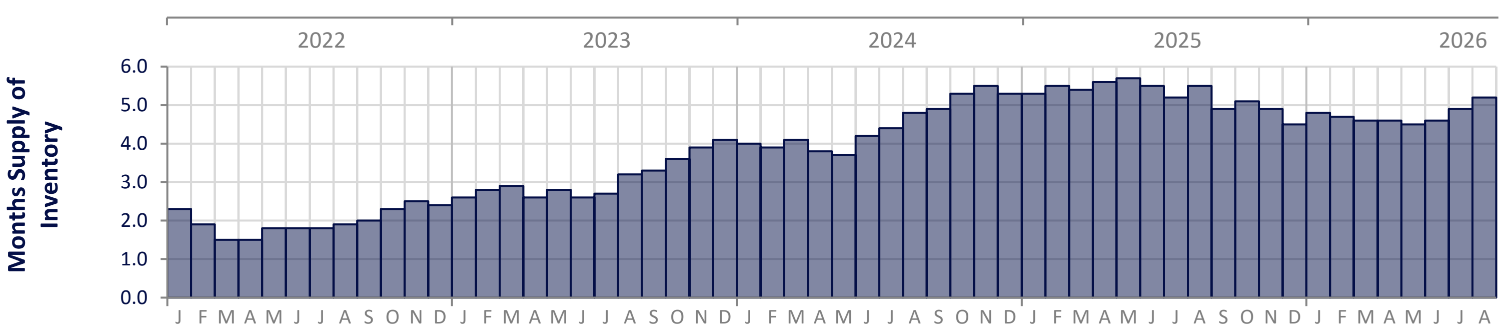


Months Supply of Inventory

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)	4.7	-14.5%
August 2026	**5.2**	**-5.5%**
July 2026	4.9	-5.8%
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%



Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

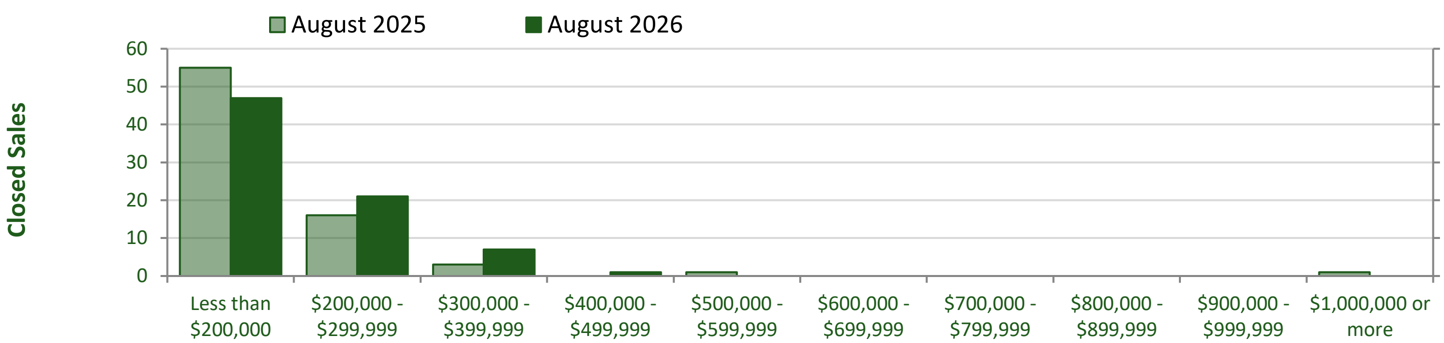
This report describes member activity for the association and is not confined to any specific geographic area.

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	47	-14.5%
$200,000 - $299,999	21	31.3%
$300,000 - $399,999	7	133.3%
$400,000 - $499,999	1	N/A
$500,000 - $599,999	0	-100.0%
$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	-100.0%

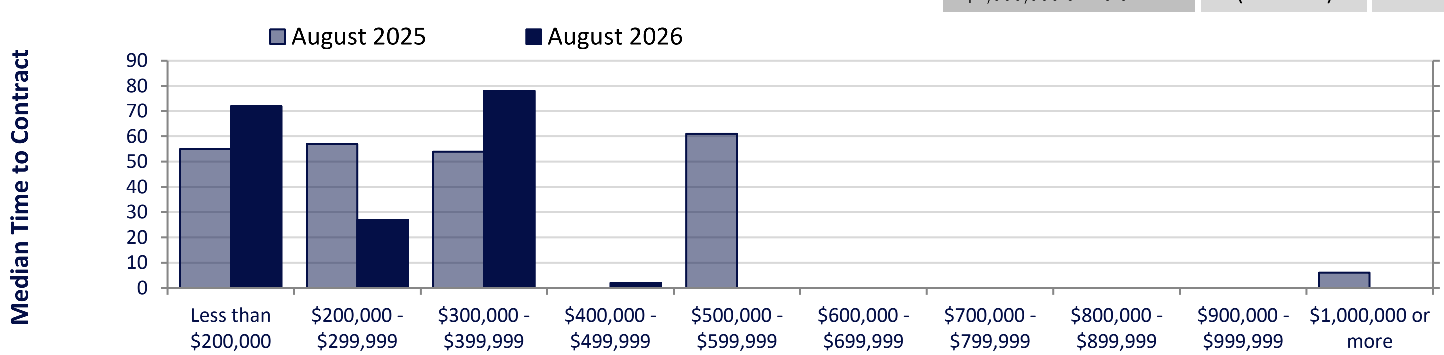


Median Time to Contract by Sale Price

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	72 Days	30.9%
$200,000 - $299,999	27 Days	-52.6%
$300,000 - $399,999	78 Days	44.4%
$400,000 - $499,999	2 Days	N/A
$500,000 - $599,999	(No Sales)	N/A
$600,000 - $699,999	(No Sales)	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Manufactured Homes

Ocala/Marion County Association of REALTORS®

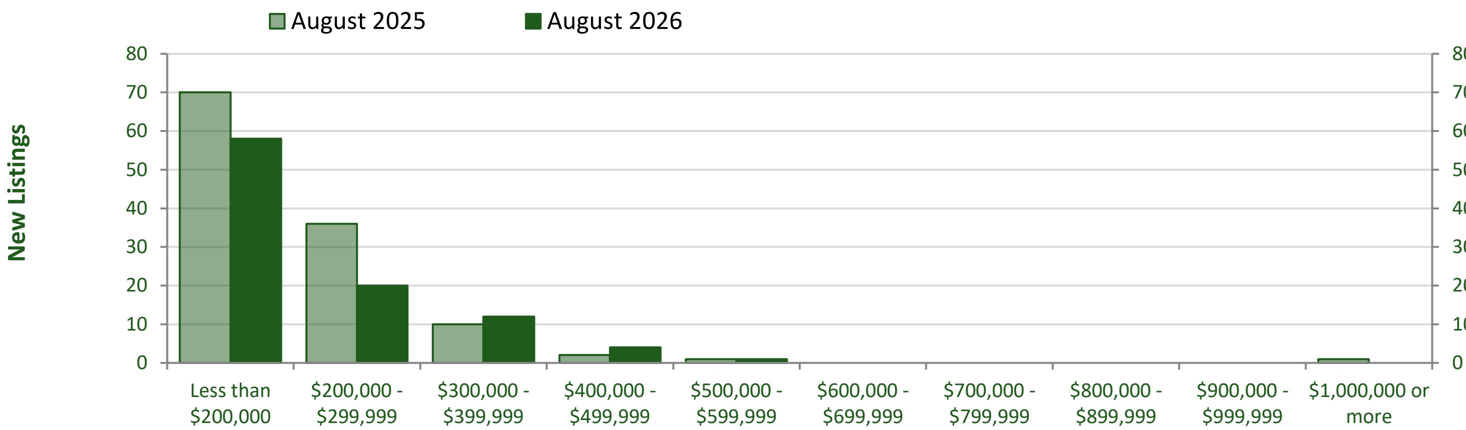
This report describes member activity for the association and is not confined to any specific geographic area.

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.

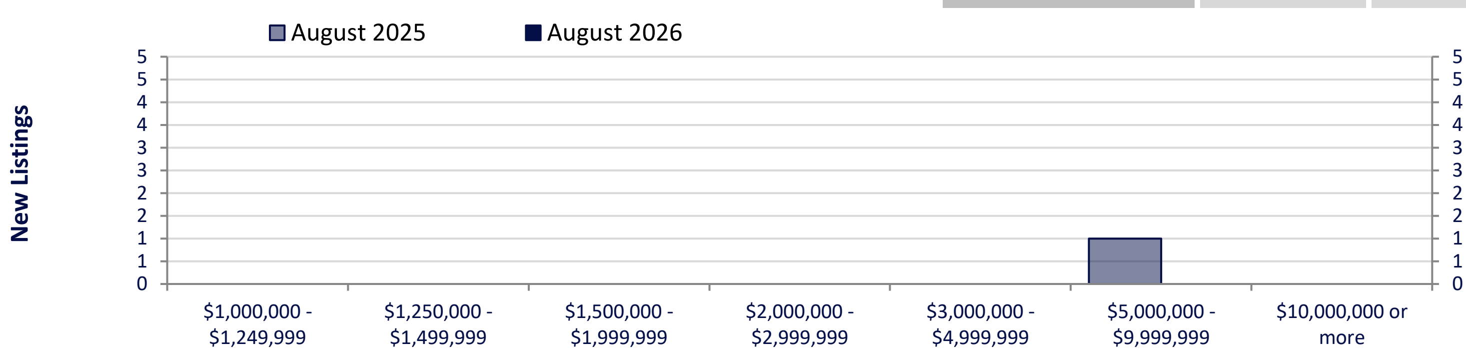
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	58	-17.1%
$200,000 - $299,999	20	-44.4%
$300,000 - $399,999	12	20.0%
$400,000 - $499,999	4	100.0%
$500,000 - $599,999	1	0.0%
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	-100.0%



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	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	-100.0%
$10,000,000 or more	0	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

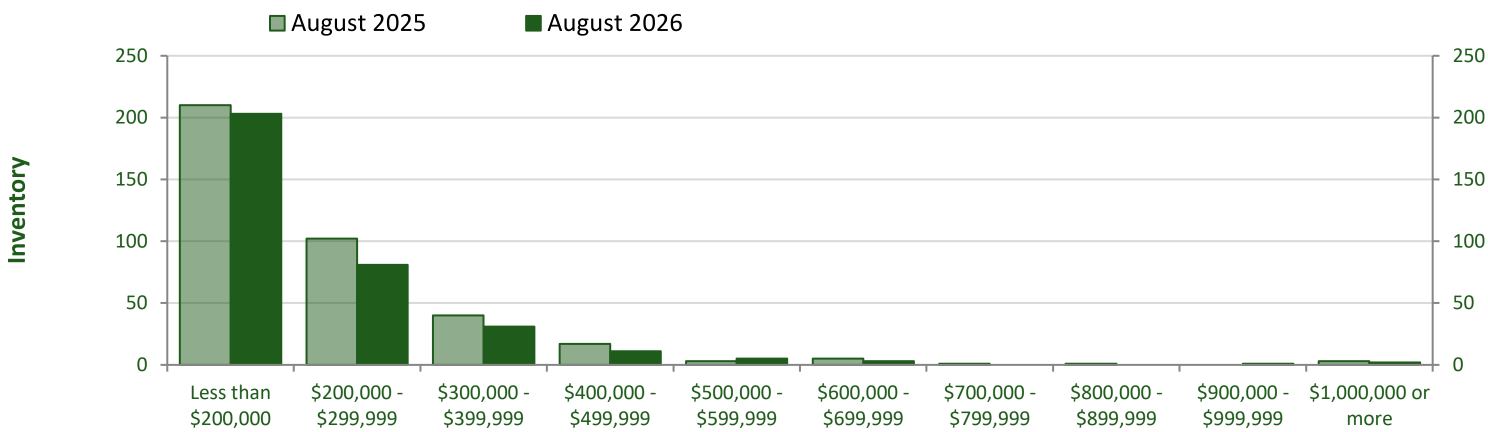
This report describes member activity for the association and is not confined to any specific geographic area.

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.

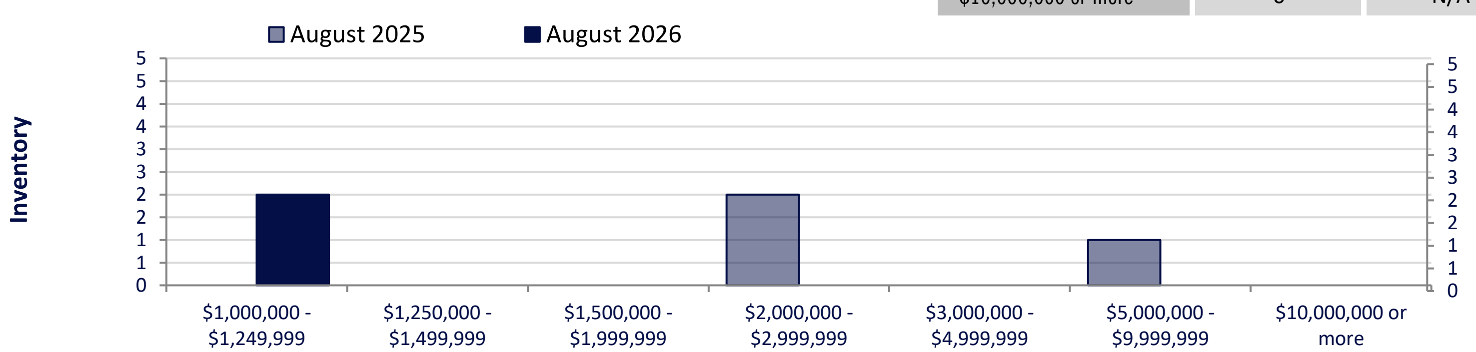
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	203	-3.3%
$200,000 - $299,999	81	-20.6%
$300,000 - $399,999	31	-22.5%
$400,000 - $499,999	11	-35.3%
$500,000 - $599,999	5	66.7%
$600,000 - $699,999	3	-40.0%
$700,000 - $799,999	0	-100.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	1	N/A
$1,000,000 or more	2	-33.3%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for $1,000,000 or more

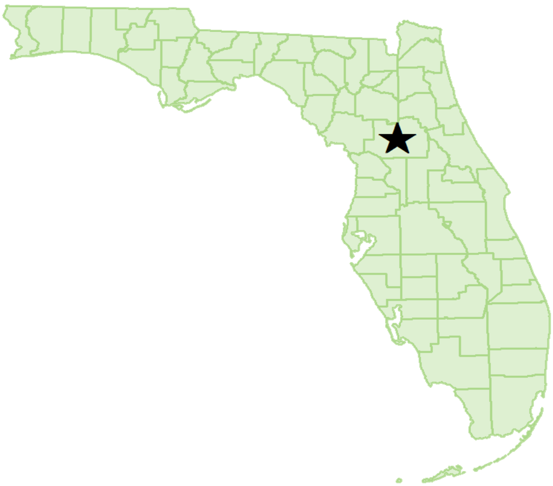
Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	2	N/A
$1,250,000 - $1,499,999	0	N/A
$1,500,000 - $1,999,999	0	N/A
$2,000,000 - $2,999,999	0	-100.0%
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	0	N/A



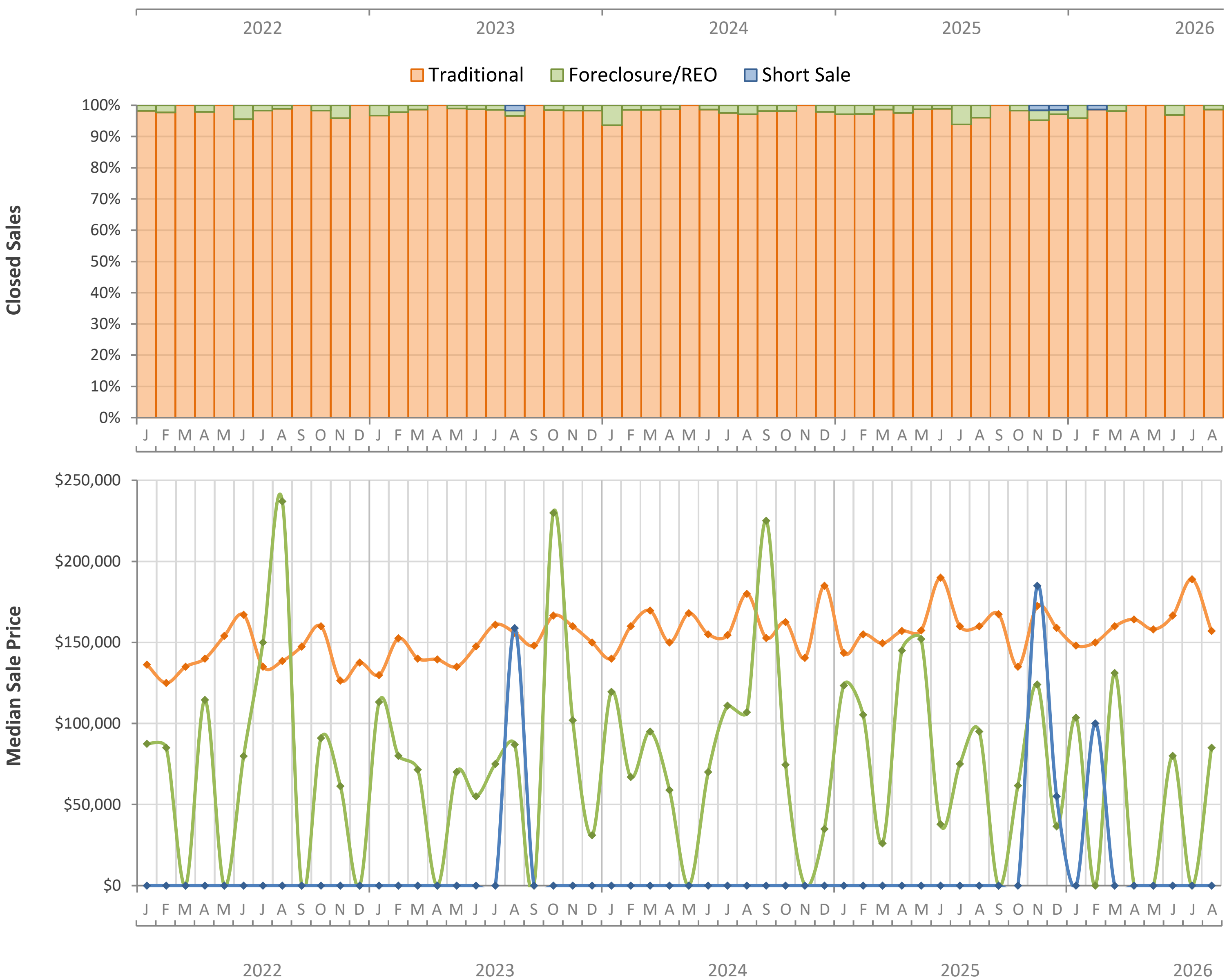
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Distressed Market - August 2026
Manufactured Homes
Ocala/Marion County Association of REALTORS®

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



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	75	73	2.7%
	Median Sale Price	$157,000	$159,900	-1.8%
Foreclosure/REO	Closed Sales	1	3	-66.7%
	Median Sale Price	$85,000	$95,000	-10.5%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



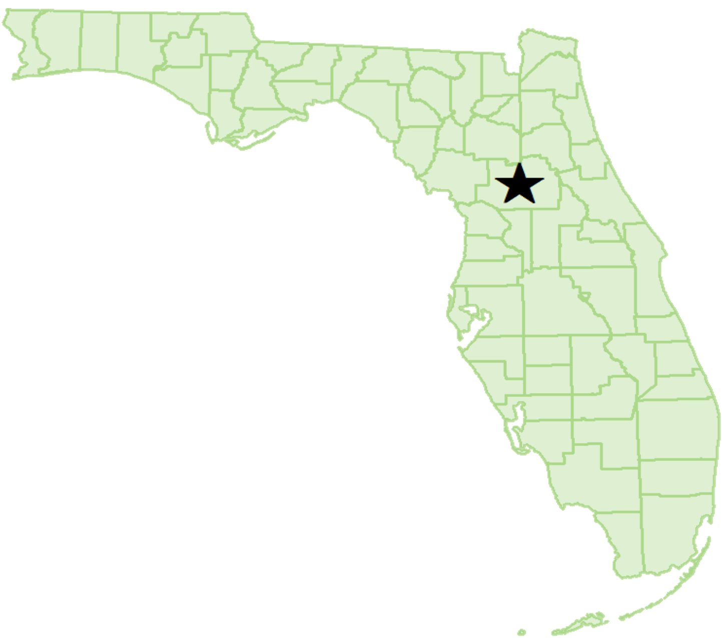
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

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



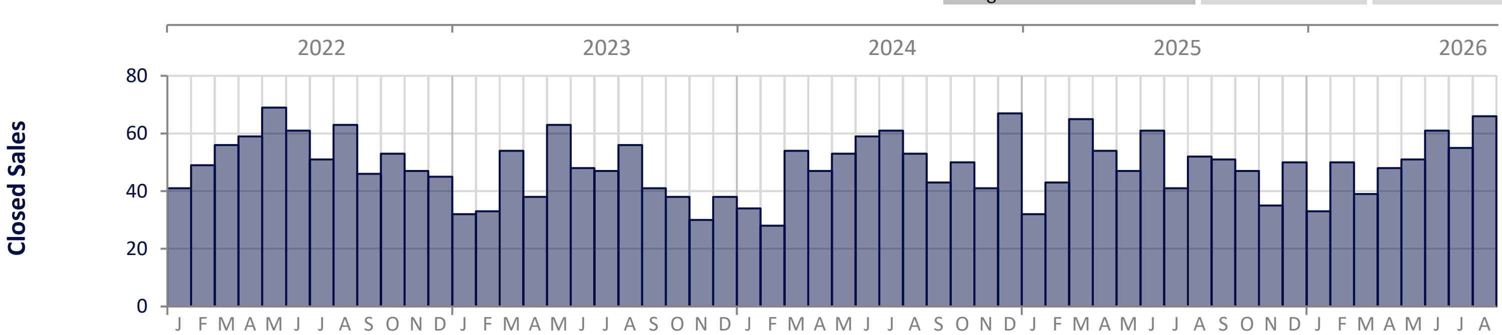
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	66	52	26.9%
Paid in Cash	36	28	28.6%
Median Sale Price	$186,000	$177,000	5.1%
Average Sale Price	$193,437	$193,989	-0.3%
Dollar Volume	$12.8 Million	$10.1 Million	26.6%
Median Percent of Original List Price Received	92.7%	88.9%	4.3%
Median Time to Contract	96 Days	98 Days	-2.0%
Median Time to Sale	132 Days	125 Days	5.6%
New Pending Sales	73	58	25.9%
New Listings	74	78	-5.1%
Pending Inventory	80	68	17.6%
Inventory (Active Listings)	338	329	2.7%
Months Supply of Inventory	6.9	6.6	4.5%

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	403	2.0%
August 2026	**66**	**26.9%**
July 2026	55	34.1%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

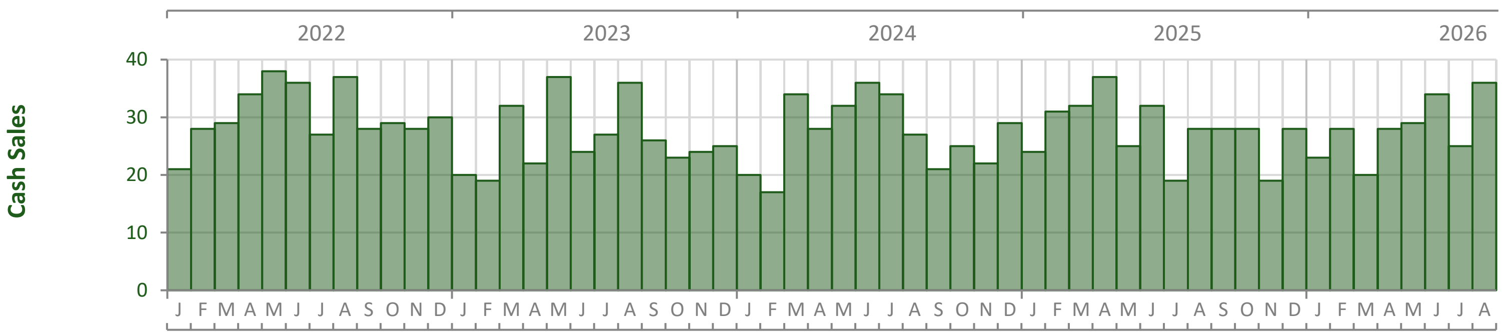
This report describes member activity for the association and is not confined to any specific geographic area.

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	223	-2.2%
August 2026	**36**	**28.6%**
July 2026	25	31.6%
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%

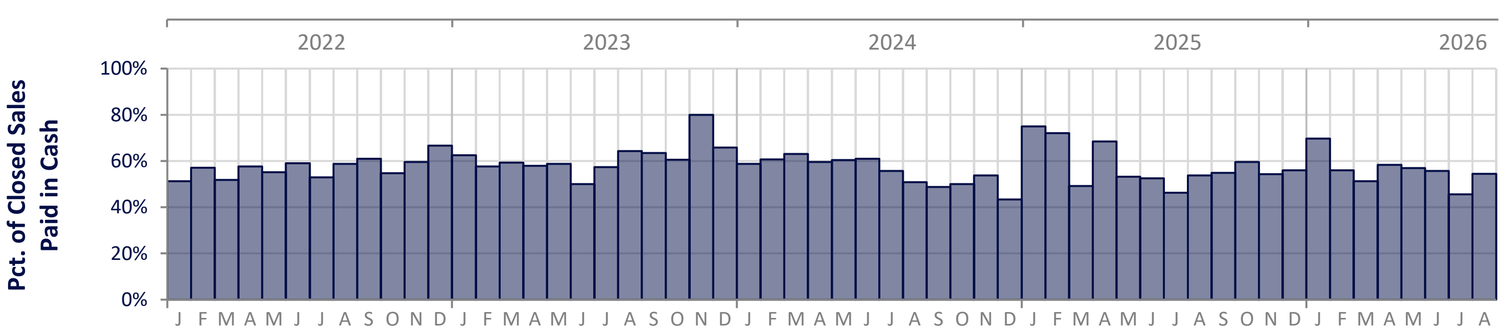


Cash Sales as a Percentage of Closed Sales

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	55.3%	-4.2%
August 2026	**54.5%**	**1.3%**
July 2026	45.5%	-1.7%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

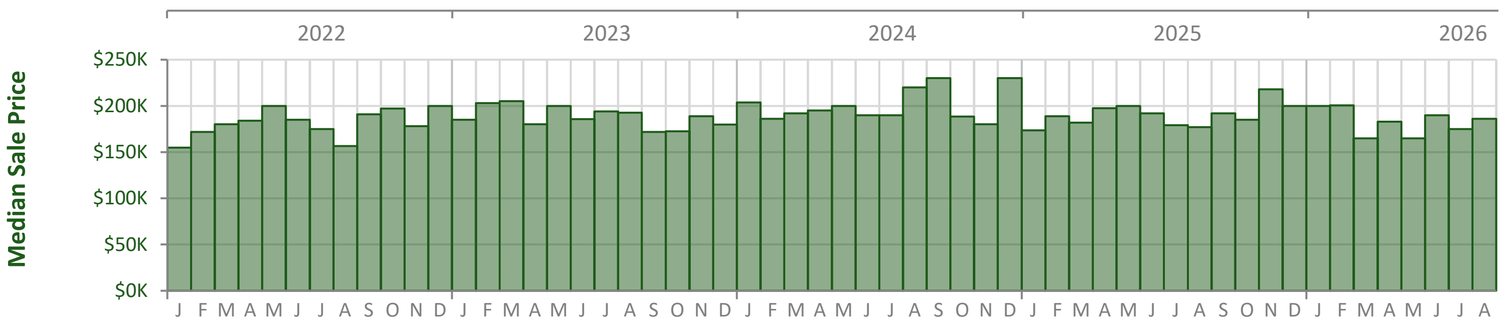
This report describes member activity for the association and is not confined to any specific geographic area.

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	$184,500	-2.9%
August 2026	**$186,000**	**5.1%**
July 2026	$175,000	-2.2%
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%

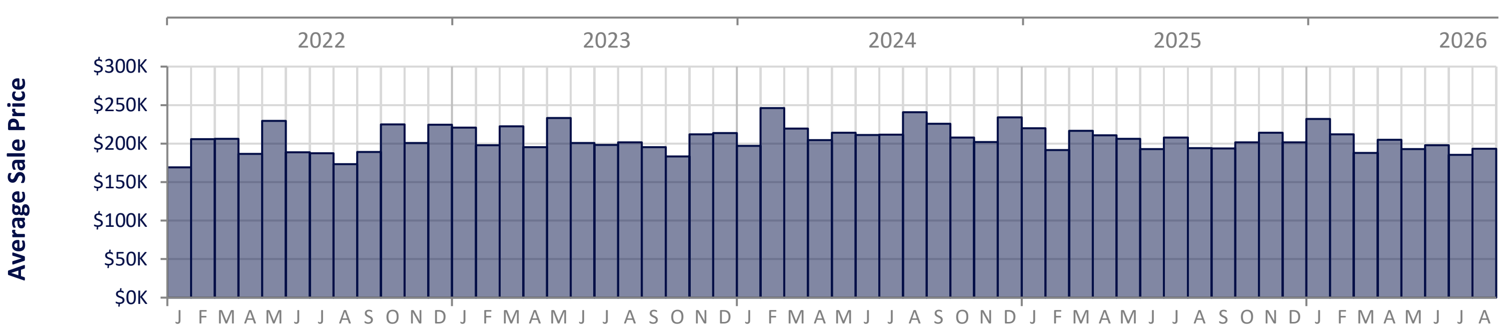


Average Sale Price

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	$199,259	-2.6%
August 2026	**$193,437**	**-0.3%**
July 2026	$185,441	-10.7%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

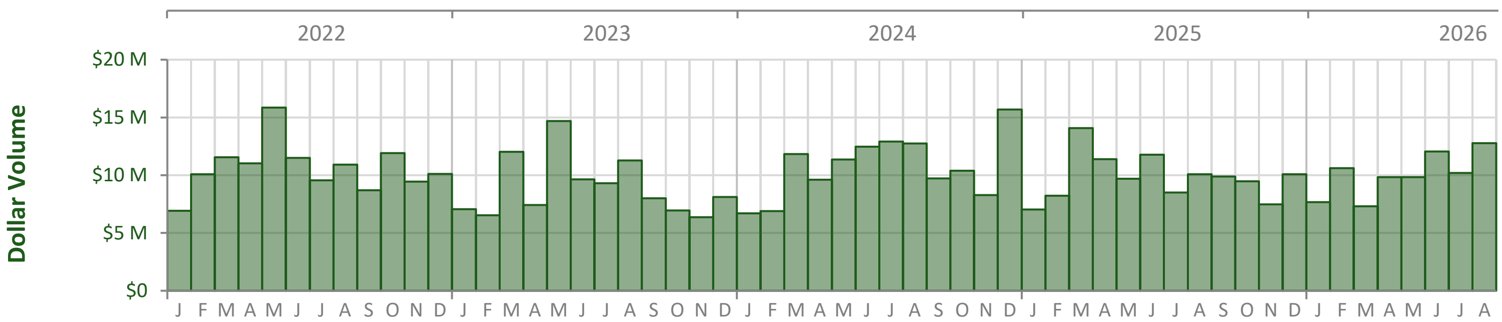
This report describes member activity for the association and is not confined to any specific geographic area.

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	$80.3 Million	-0.6%
August 2026	**$12.8 Million**	**26.6%**
July 2026	$10.2 Million	19.8%
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%

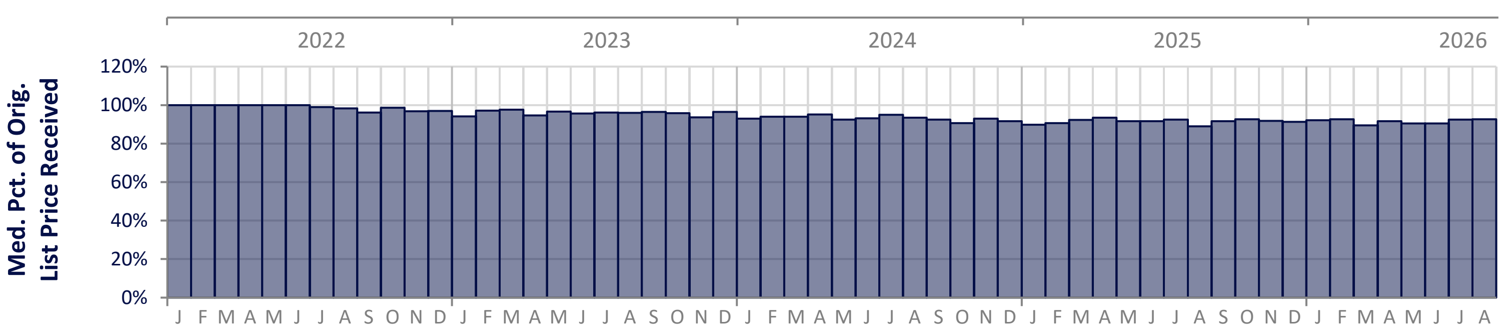


Median Percent of Original List Price Received

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	91.8%	0.4%
August 2026	**92.7%**	**4.3%**
July 2026	92.5%	0.1%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

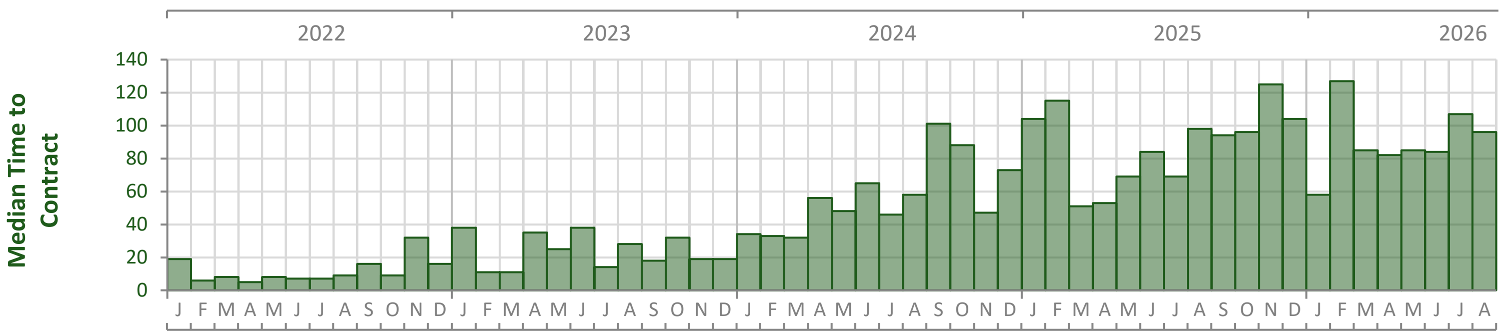
This report describes member activity for the association and is not confined to any specific geographic area.

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	97 Days	15.5%
August 2026	**96 Days**	**-2.0%**
July 2026	107 Days	55.1%
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%

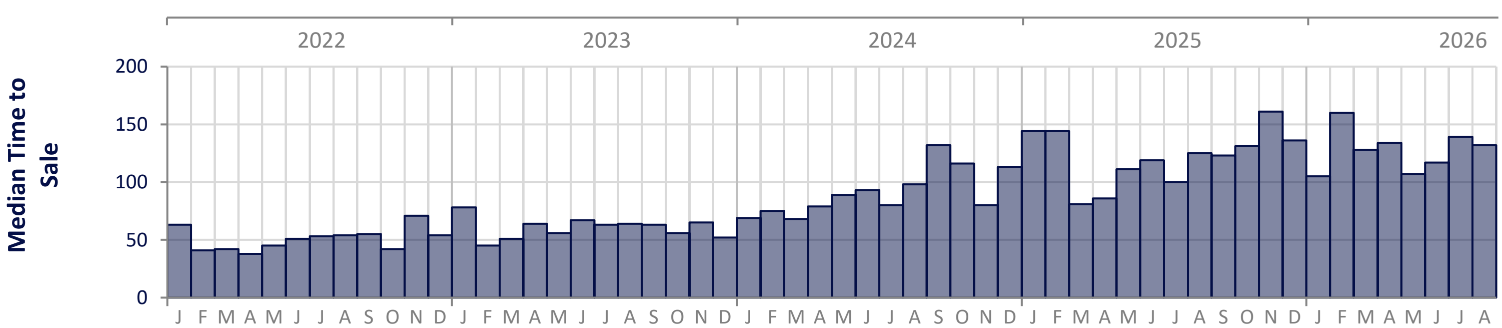


Median Time to Sale

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	131 Days	11.0%
August 2026	**132 Days**	**5.6%**
July 2026	139 Days	39.0%
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%



Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

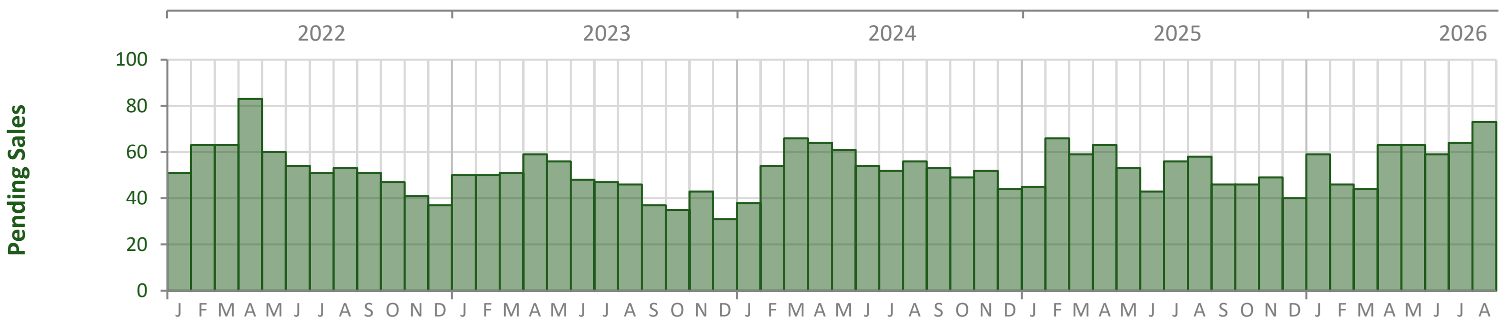
This report describes member activity for the association and is not confined to any specific geographic area.

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	471	6.3%
August 2026	**73**	**25.9%**
July 2026	64	14.3%
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%

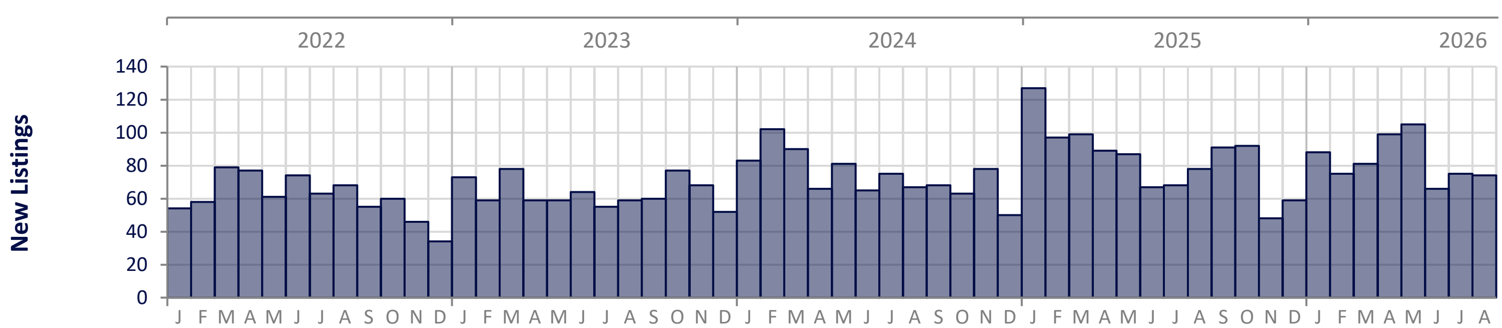


New Listings

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	663	-6.9%
August 2026	**74**	**-5.1%**
July 2026	75	10.3%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

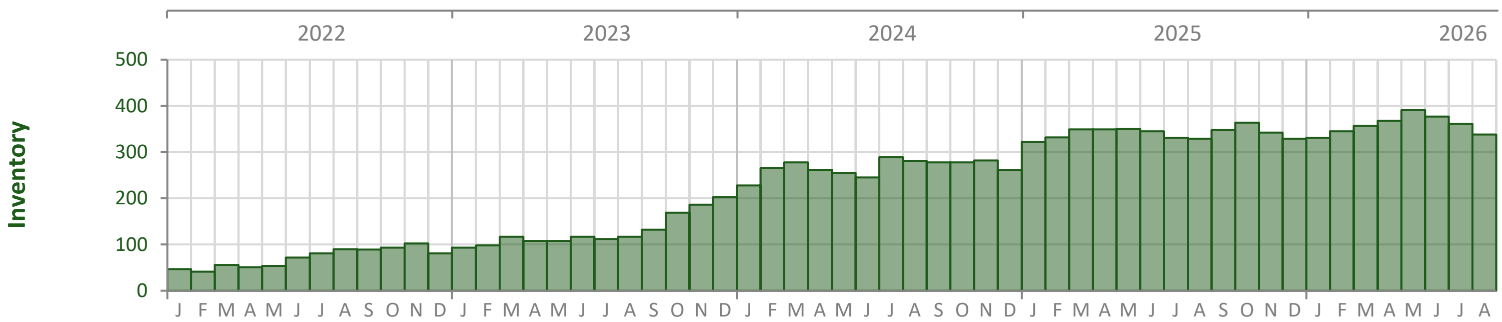
This report describes member activity for the association and is not confined to any specific geographic area.

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)	359	5.9%
August 2026	**338**	**2.7%**
July 2026	361	9.1%
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%

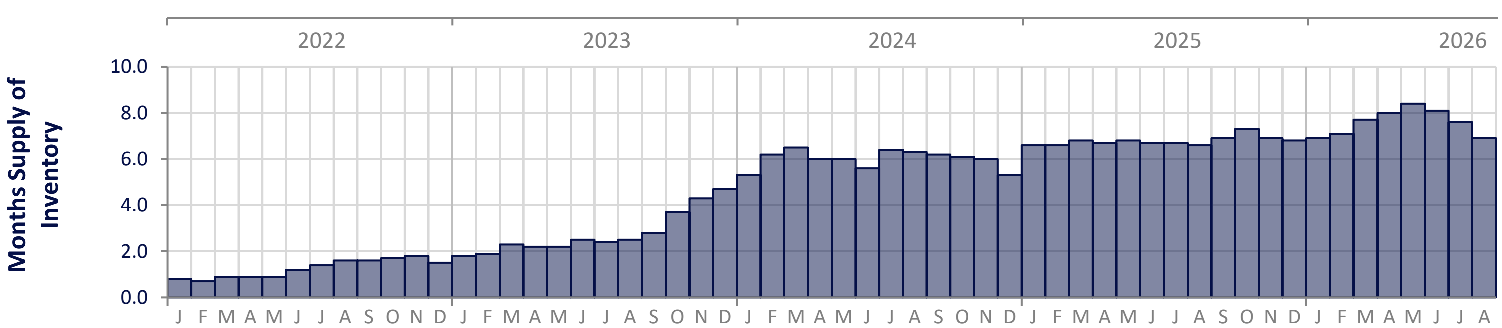


Months Supply of Inventory

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)	7.6	13.4%
August 2026	**6.9**	**4.5%**
July 2026	7.6	13.4%
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%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

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

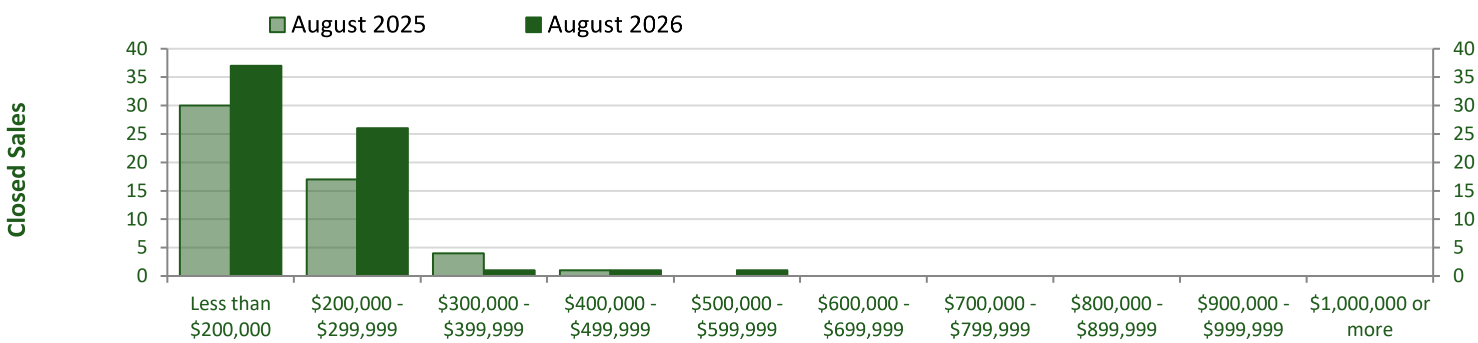
This report describes member activity for the association and is not confined to any specific geographic area.

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	37	23.3%
$200,000 - $299,999	26	52.9%
$300,000 - $399,999	1	-75.0%
$400,000 - $499,999	1	0.0%
$500,000 - $599,999	1	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

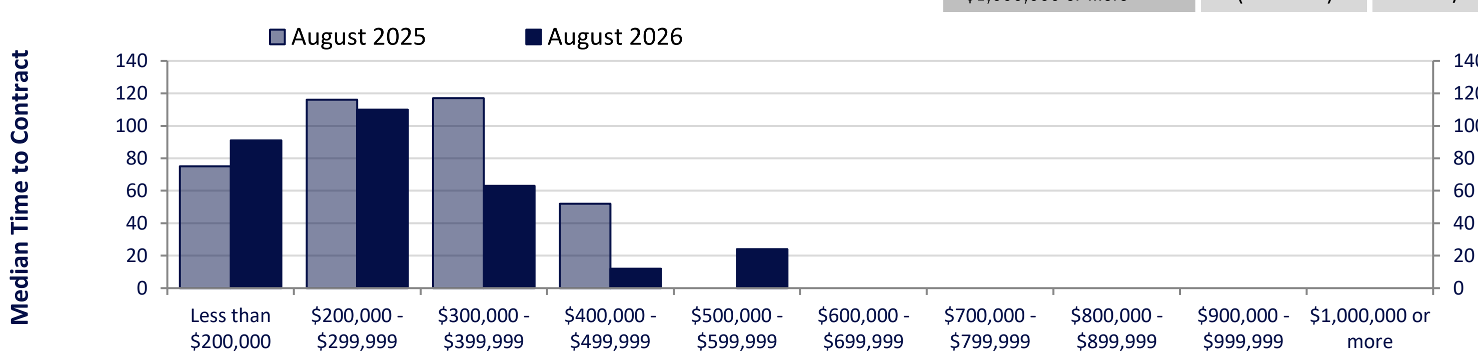


Median Time to Contract by Sale Price

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	91 Days	21.3%
$200,000 - $299,999	110 Days	-5.2%
$300,000 - $399,999	63 Days	-46.2%
$400,000 - $499,999	12 Days	-76.9%
$500,000 - $599,999	24 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



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

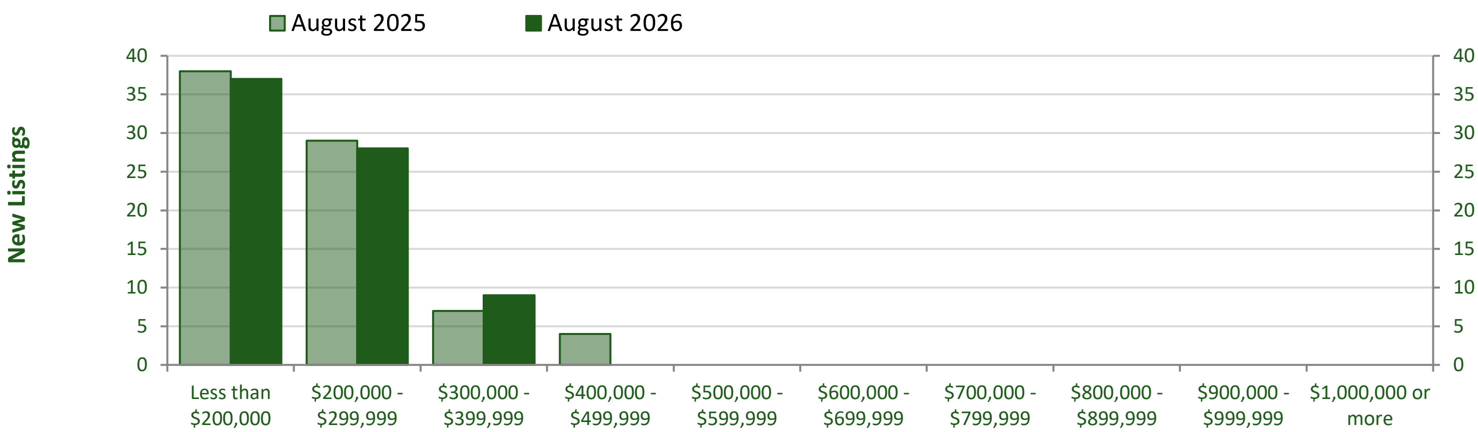
This report describes member activity for the association and is not confined to any specific geographic area.

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.

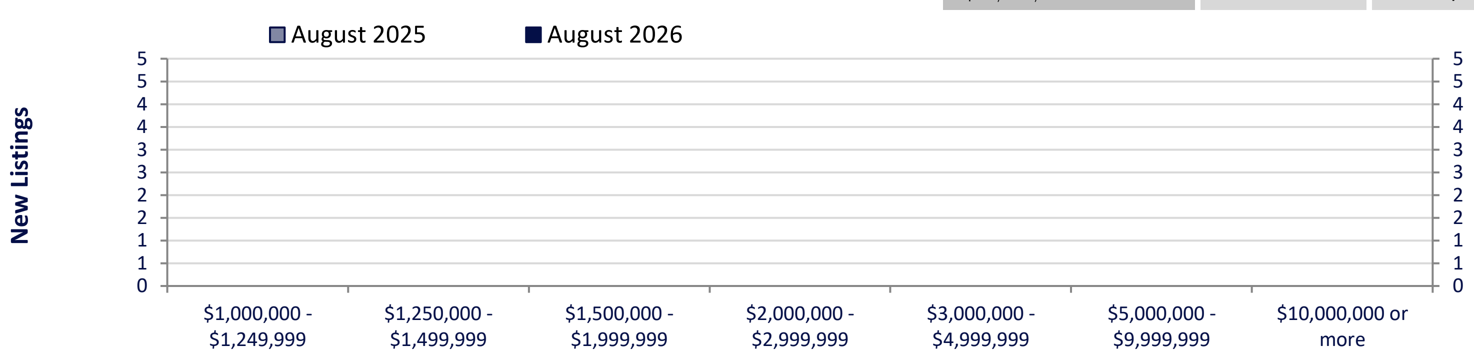
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	37	-2.6%
$200,000 - $299,999	28	-3.4%
$300,000 - $399,999	9	28.6%
$400,000 - $499,999	0	-100.0%
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A



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



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Market Detail - August 2026

Townhouses and Condos

Ocala/Marion County Association of REALTORS®

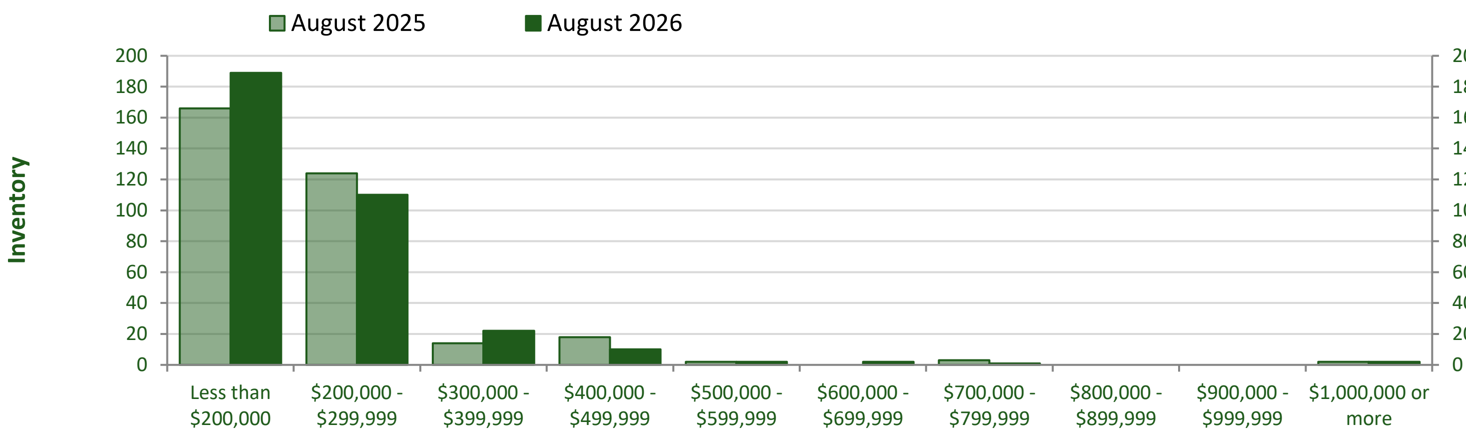
This report describes member activity for the association and is not confined to any specific geographic area.

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.

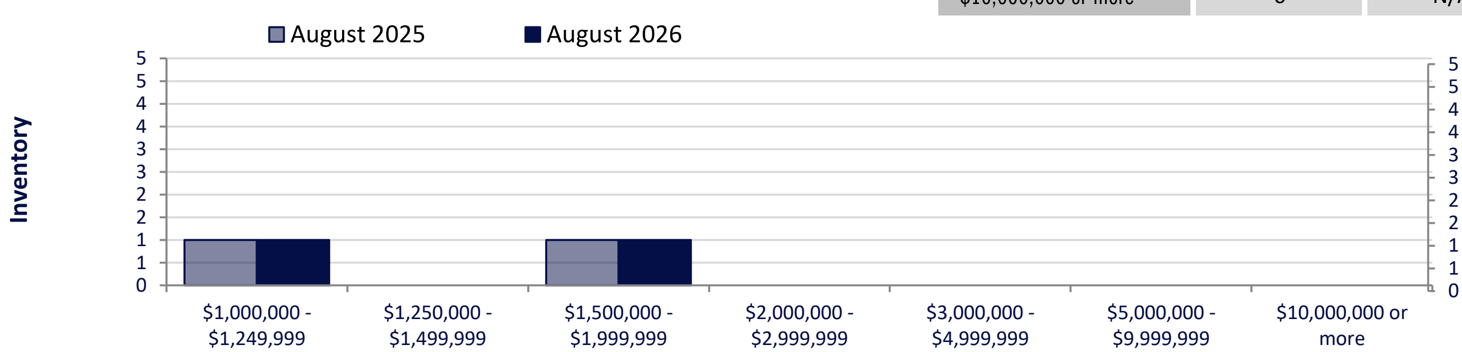
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	189	13.9%
$200,000 - $299,999	110	-11.3%
$300,000 - $399,999	22	57.1%
$400,000 - $499,999	10	-44.4%
$500,000 - $599,999	2	0.0%
$600,000 - $699,999	2	N/A
$700,000 - $799,999	1	-66.7%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	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



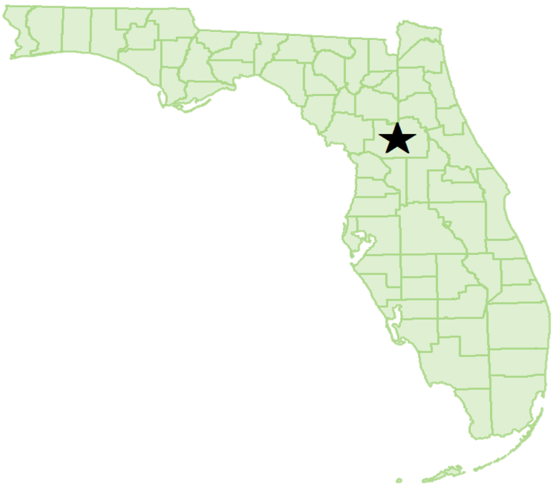
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

Monthly Distressed Market - August 2026

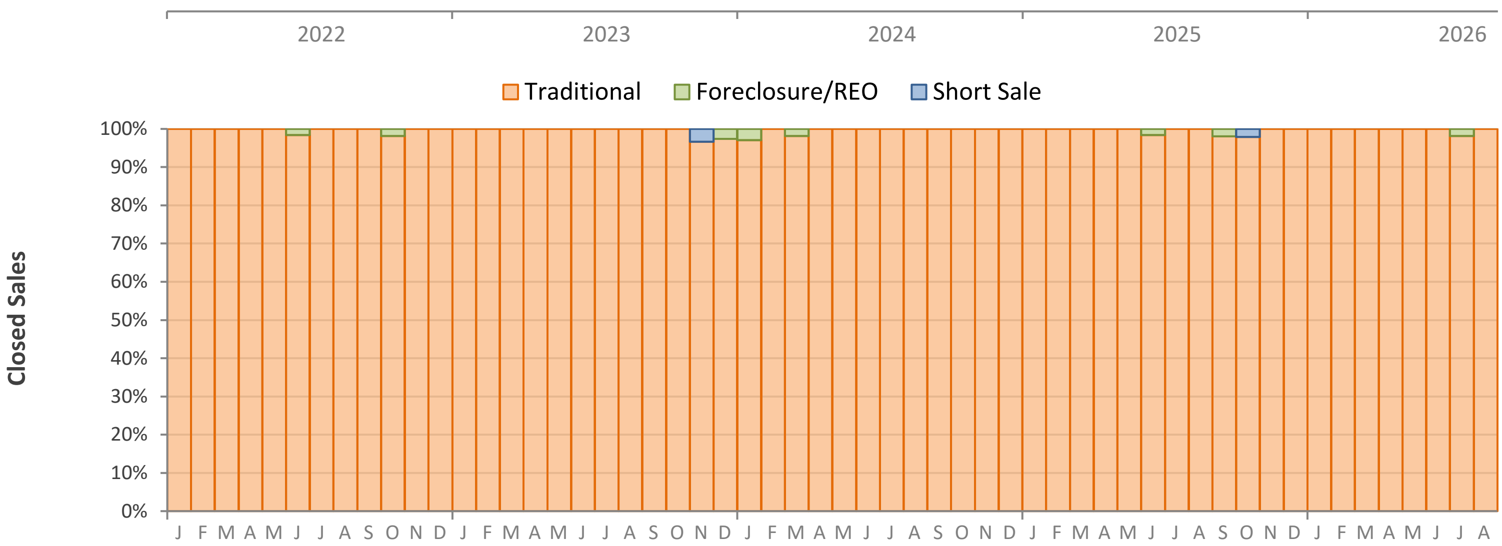
Townhouses and Condos

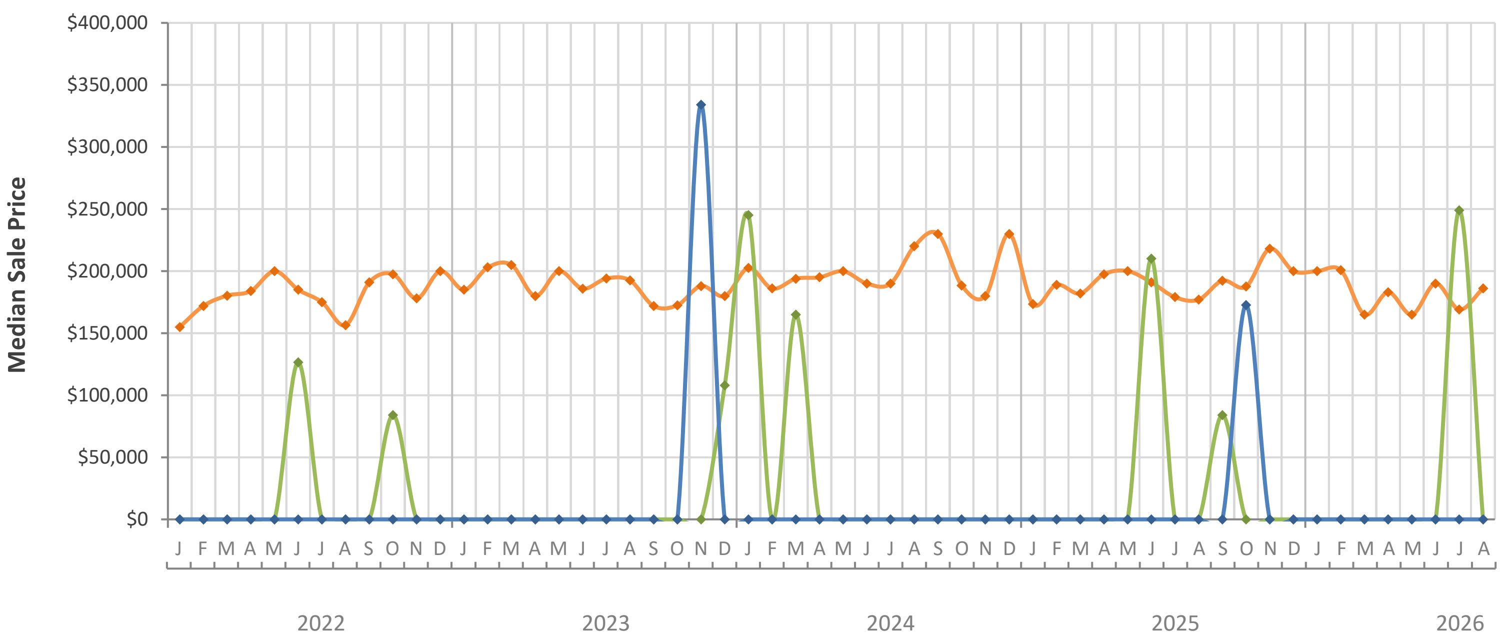
Ocala/Marion County Association of REALTORS®

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



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	66	52	26.9%
	Median Sale Price	$186,000	$177,000	5.1%
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





Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.