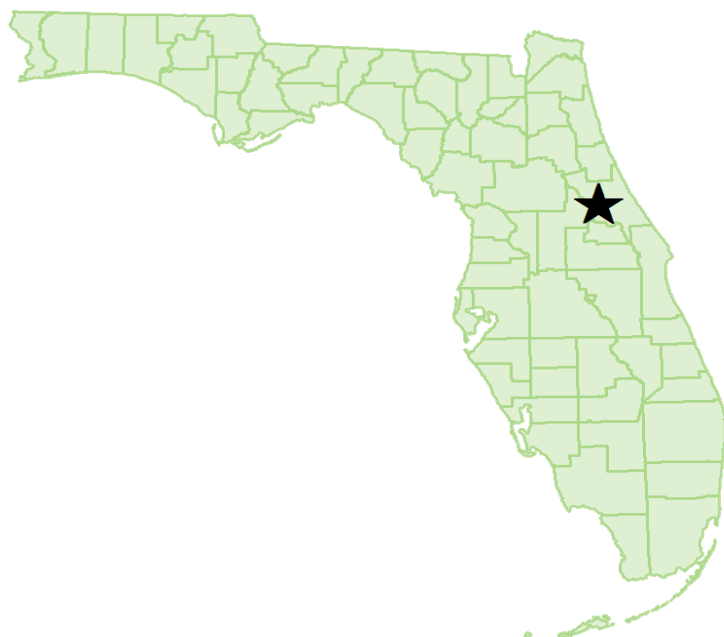


Monthly Market Detail - May 2026

Single-Family Homes

West Volusia Association of REALTORS®

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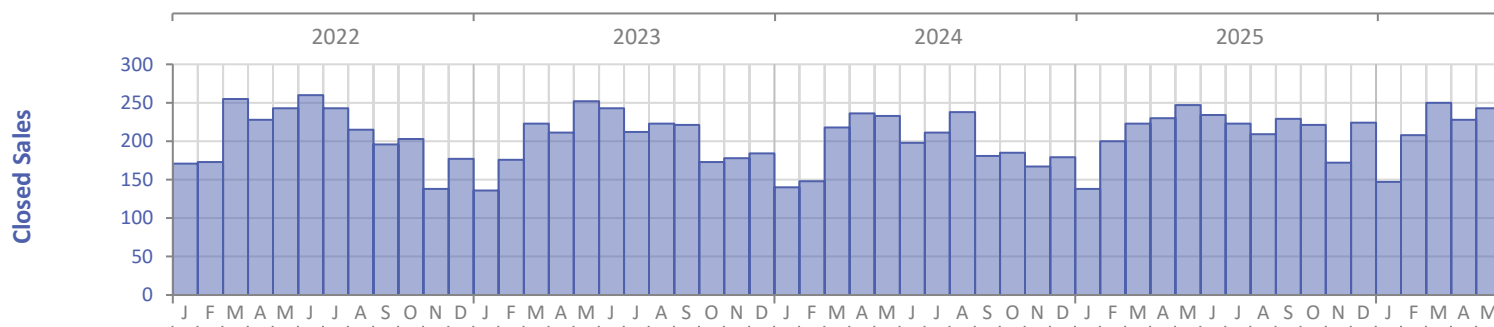
Summary Statistics	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	243	247	-1.6%
Paid in Cash	63	63	0.0%
Median Sale Price	\$359,000	\$322,250	11.4%
Average Sale Price	\$411,754	\$370,450	11.1%
Dollar Volume	\$100.1 Million	\$91.5 Million	9.3%
Median Percent of Original List Price Received	96.5%	95.9%	0.6%
Median Time to Contract	35 Days	37 Days	-5.4%
Median Time to Sale	70 Days	72 Days	-2.8%
New Pending Sales	284	232	22.4%
New Listings	314	331	-5.1%
Pending Inventory	344	280	22.9%
Inventory (Active Listings)	859	979	-12.3%
Months Supply of Inventory	4.0	4.9	-18.4%

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	1,076	3.7%
May 2026	243	-1.6%
April 2026	228	-0.9%
March 2026	250	12.1%
February 2026	208	4.0%
January 2026	147	6.5%
December 2025	224	25.1%
November 2025	172	3.0%
October 2025	221	19.5%
September 2025	229	26.5%
August 2025	209	-12.2%
July 2025	223	5.7%
June 2025	234	18.2%
May 2025	247	6.0%



Monthly Market Detail - May 2026

Single-Family Homes

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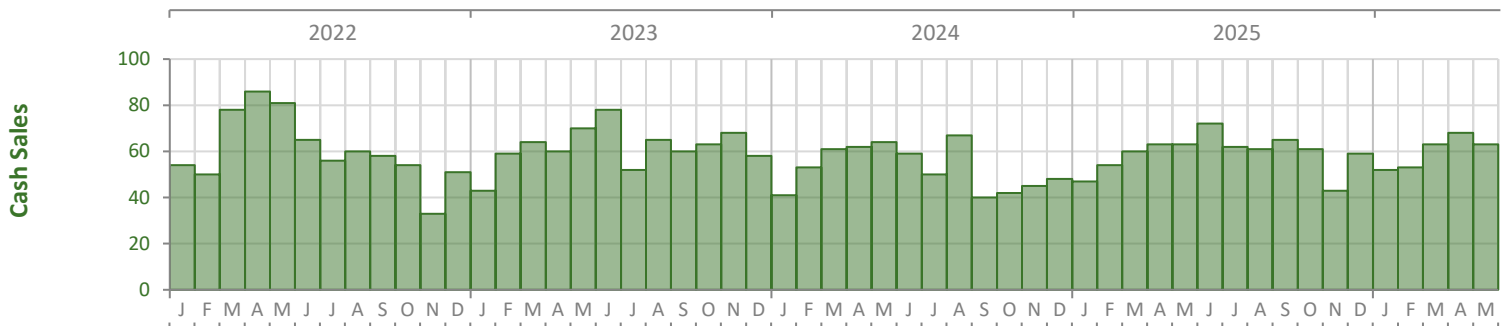


Cash Sales

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	299	4.2%
May 2026	63	0.0%
April 2026	68	7.9%
March 2026	63	5.0%
February 2026	53	-1.9%
January 2026	52	10.6%
December 2025	59	22.9%
November 2025	43	-4.4%
October 2025	61	45.2%
September 2025	65	62.5%
August 2025	61	-9.0%
July 2025	62	24.0%
June 2025	72	22.0%
May 2025	63	-1.6%

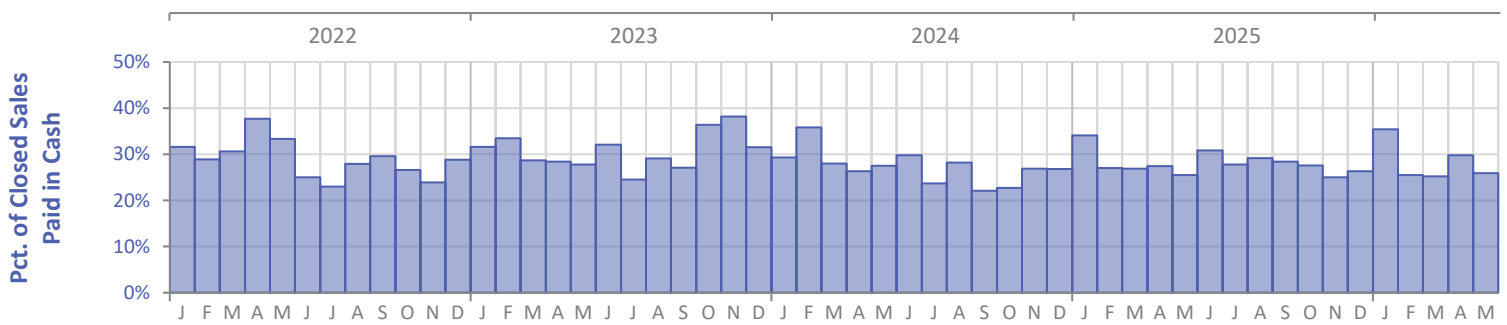


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	27.8%	0.7%
May 2026	25.9%	1.6%
April 2026	29.8%	8.8%
March 2026	25.2%	-6.3%
February 2026	25.5%	-5.6%
January 2026	35.4%	3.8%
December 2025	26.3%	-1.9%
November 2025	25.0%	-7.1%
October 2025	27.6%	21.6%
September 2025	28.4%	28.5%
August 2025	29.2%	3.5%
July 2025	27.8%	17.3%
June 2025	30.8%	3.4%
May 2025	25.5%	-7.3%



Monthly Market Detail - May 2026

Single-Family Homes

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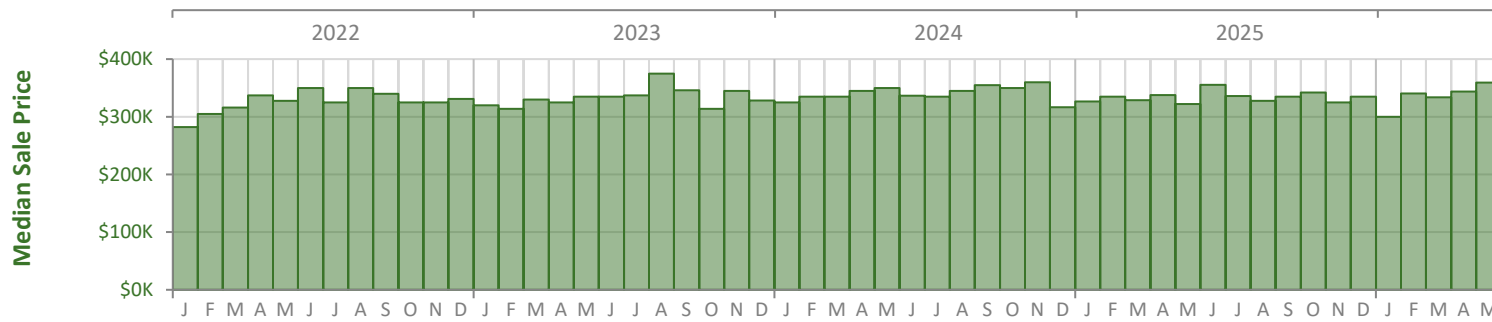


Median Sale Price

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	\$337,500	2.3%
May 2026	\$359,000	11.4%
April 2026	\$344,000	1.9%
March 2026	\$334,000	1.6%
February 2026	\$340,500	1.6%
January 2026	\$300,000	-8.1%
December 2025	\$334,950	5.8%
November 2025	\$325,000	-9.7%
October 2025	\$342,000	-2.3%
September 2025	\$335,000	-5.6%
August 2025	\$327,500	-5.1%
July 2025	\$336,000	0.3%
June 2025	\$355,500	5.7%
May 2025	\$322,250	-7.9%

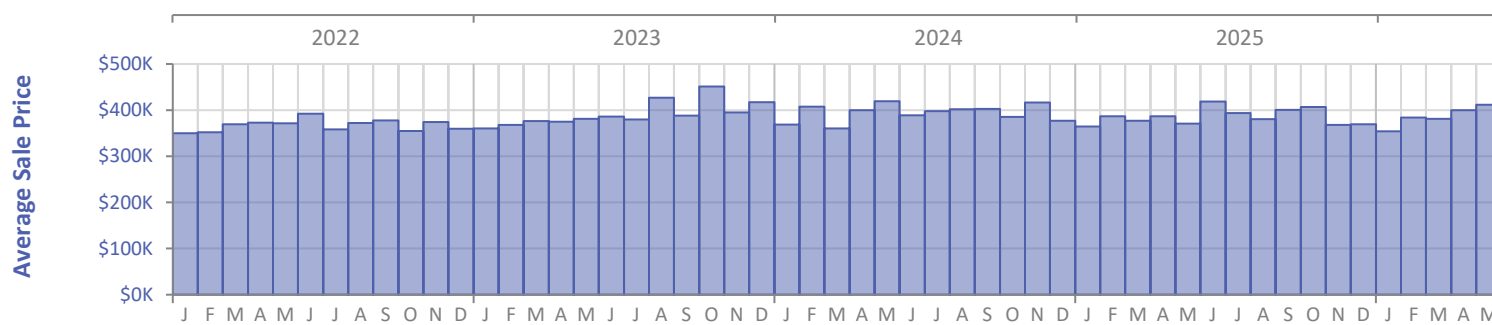


Average Sale Price

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	\$388,832	2.9%
May 2026	\$411,754	11.1%
April 2026	\$400,104	3.4%
March 2026	\$381,064	1.1%
February 2026	\$383,576	-0.9%
January 2026	\$354,104	-2.8%
December 2025	\$369,149	-2.2%
November 2025	\$368,125	-11.6%
October 2025	\$406,443	5.5%
September 2025	\$400,881	-0.5%
August 2025	\$380,087	-5.5%
July 2025	\$393,529	-1.0%
June 2025	\$418,330	7.6%
May 2025	\$370,450	-11.7%



Monthly Market Detail - May 2026

Single-Family Homes

West Volusia Association of REALTORS®



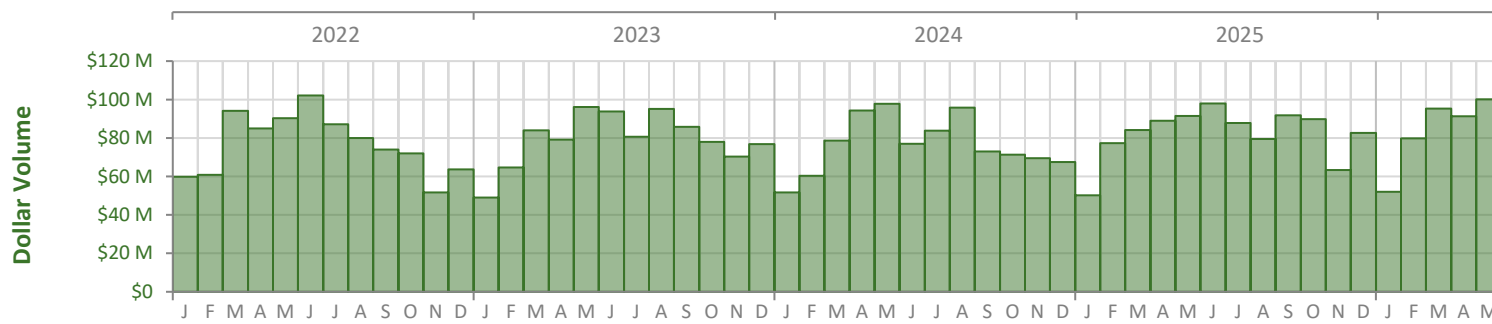
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Dollar Volume

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	\$418.4 Million	6.7%
May 2026	\$100.1 Million	9.3%
April 2026	\$91.2 Million	2.5%
March 2026	\$95.3 Million	13.3%
February 2026	\$79.8 Million	3.1%
January 2026	\$52.1 Million	3.6%
December 2025	\$82.7 Million	22.4%
November 2025	\$63.3 Million	-9.0%
October 2025	\$89.8 Million	26.1%
September 2025	\$91.8 Million	25.9%
August 2025	\$79.4 Million	-17.0%
July 2025	\$87.8 Million	4.6%
June 2025	\$97.9 Million	27.1%
May 2025	\$91.5 Million	-6.4%

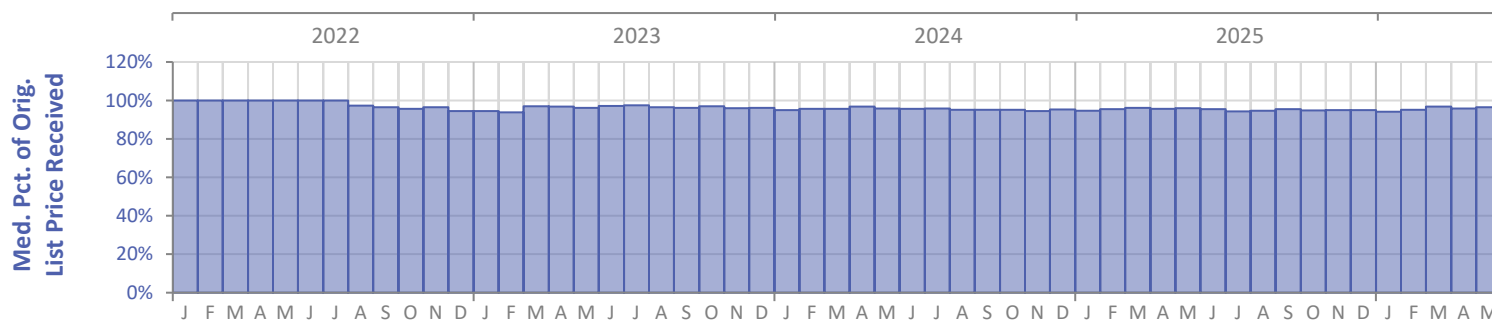


Median Percent of Original List Price Received

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	95.7%	0.0%
May 2026	96.5%	0.6%
April 2026	95.8%	0.2%
March 2026	96.8%	0.6%
February 2026	95.1%	-0.3%
January 2026	94.2%	-0.4%
December 2025	95.0%	-0.3%
November 2025	95.0%	0.6%
October 2025	94.8%	-0.4%
September 2025	95.4%	0.2%
August 2025	94.7%	-0.4%
July 2025	94.3%	-1.6%
June 2025	95.5%	-0.1%
May 2025	95.9%	0.1%



Monthly Market Detail - May 2026

Single-Family Homes

West Volusia Association of REALTORS®

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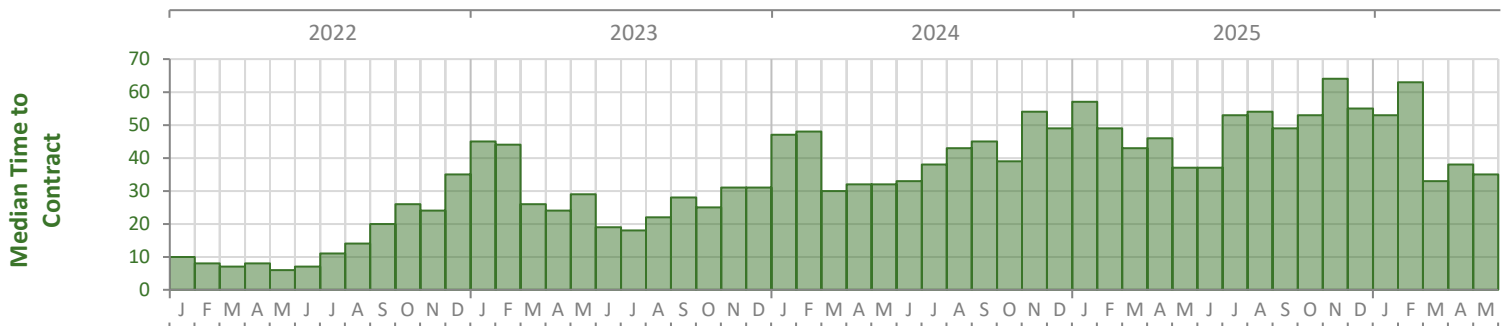


Median Time to Contract

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	37 Days	-24.5%
May 2026	35 Days	-5.4%
April 2026	38 Days	-17.4%
March 2026	33 Days	-23.3%
February 2026	63 Days	28.6%
January 2026	53 Days	-7.0%
December 2025	55 Days	12.2%
November 2025	64 Days	18.5%
October 2025	53 Days	35.9%
September 2025	49 Days	8.9%
August 2025	54 Days	25.6%
July 2025	53 Days	39.5%
June 2025	37 Days	12.1%
May 2025	37 Days	15.6%

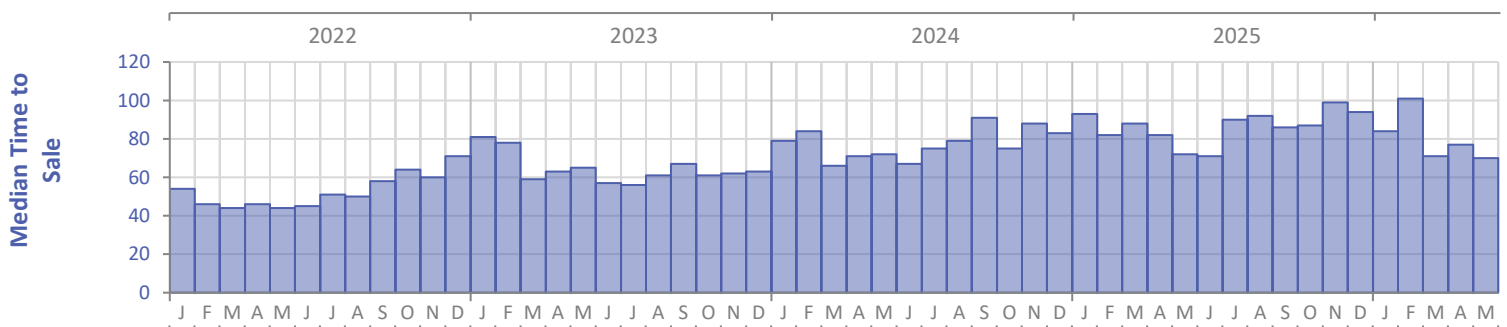


Median Time to Sale

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	73 Days	-13.1%
May 2026	70 Days	-2.8%
April 2026	77 Days	-6.1%
March 2026	71 Days	-19.3%
February 2026	101 Days	23.2%
January 2026	84 Days	-9.7%
December 2025	94 Days	13.3%
November 2025	99 Days	12.5%
October 2025	87 Days	16.0%
September 2025	86 Days	-5.5%
August 2025	92 Days	16.5%
July 2025	90 Days	20.0%
June 2025	71 Days	6.0%
May 2025	72 Days	0.0%



Monthly Market Detail - May 2026

Single-Family Homes

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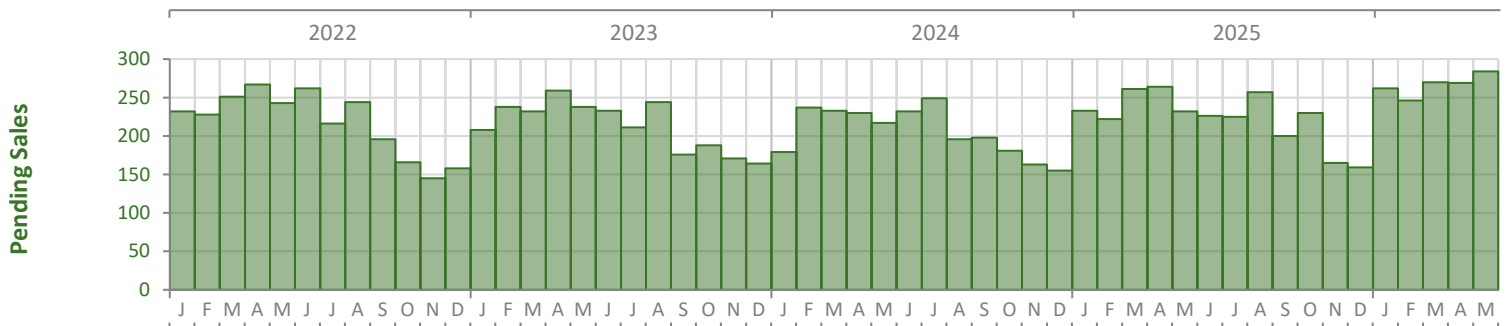


New Pending Sales

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	1,331	9.8%
May 2026	284	22.4%
April 2026	269	1.9%
March 2026	270	3.4%
February 2026	246	10.8%
January 2026	262	12.4%
December 2025	159	2.6%
November 2025	165	1.2%
October 2025	230	27.1%
September 2025	200	1.0%
August 2025	257	31.1%
July 2025	225	-9.6%
June 2025	226	-2.6%
May 2025	232	6.9%

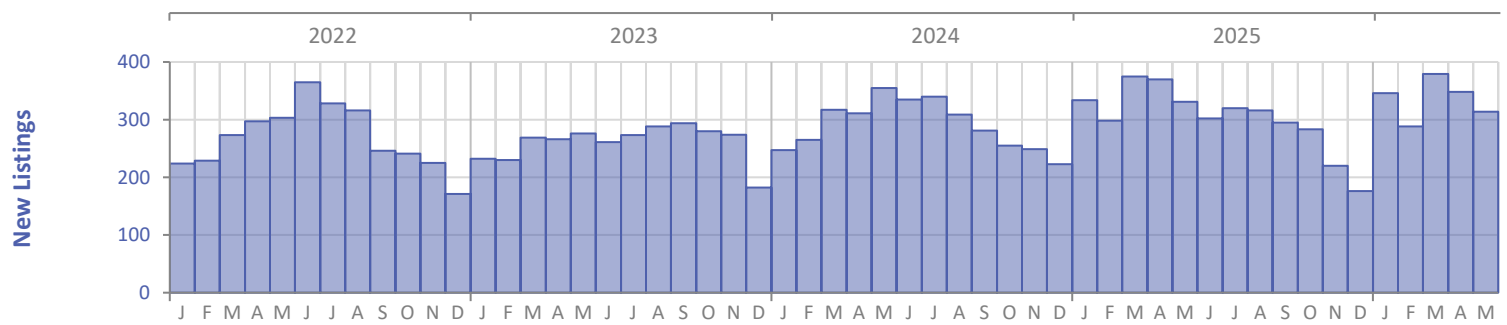


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,675	-1.9%
May 2026	314	-5.1%
April 2026	348	-5.9%
March 2026	379	1.1%
February 2026	288	-3.4%
January 2026	346	3.6%
December 2025	176	-21.1%
November 2025	220	-11.6%
October 2025	283	11.0%
September 2025	295	5.0%
August 2025	316	2.3%
July 2025	320	-5.9%
June 2025	302	-9.9%
May 2025	331	-6.8%



Monthly Market Detail - May 2026

Single-Family Homes

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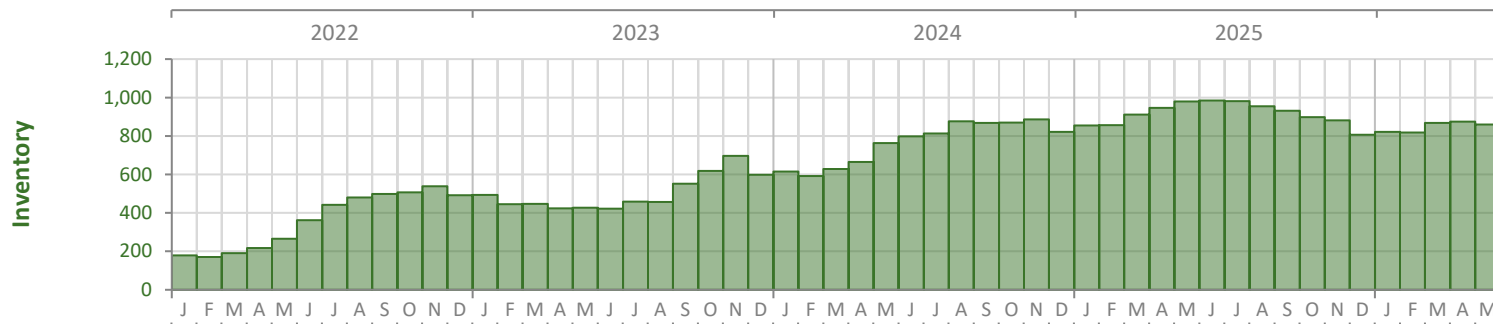


Inventory (Active Listings)

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)	848	-6.7%
May 2026	859	-12.3%
April 2026	875	-7.6%
March 2026	868	-4.8%
February 2026	818	-4.6%
January 2026	822	-3.7%
December 2025	806	-1.8%
November 2025	882	-0.6%
October 2025	898	3.3%
September 2025	932	7.4%
August 2025	955	9.0%
July 2025	982	20.8%
June 2025	984	23.2%
May 2025	979	28.3%

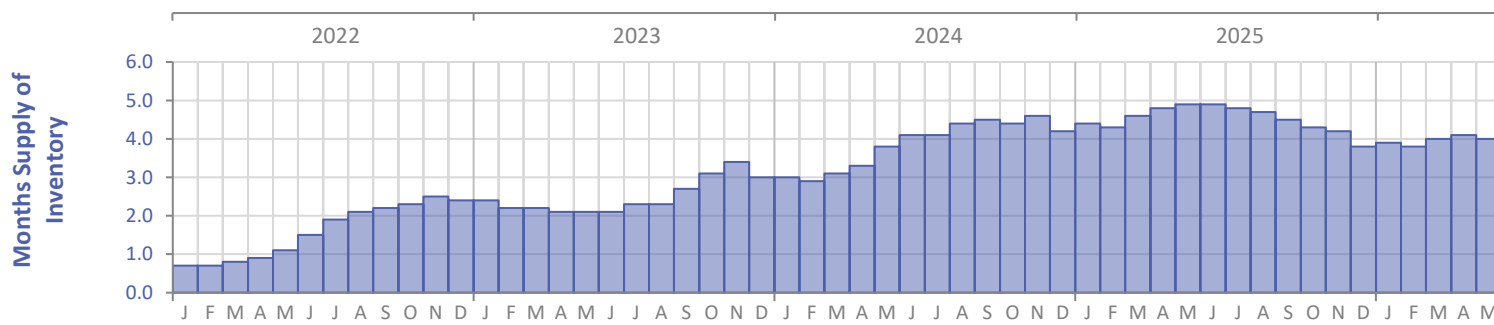


Months Supply of Inventory

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)	4.0	-13.0%
May 2026	4.0	-18.4%
April 2026	4.1	-14.6%
March 2026	4.0	-13.0%
February 2026	3.8	-11.6%
January 2026	3.9	-11.4%
December 2025	3.8	-9.5%
November 2025	4.2	-8.7%
October 2025	4.3	-2.3%
September 2025	4.5	0.0%
August 2025	4.7	6.8%
July 2025	4.8	17.1%
June 2025	4.9	19.5%
May 2025	4.9	28.9%



Monthly Market Detail - May 2026

Single-Family Homes

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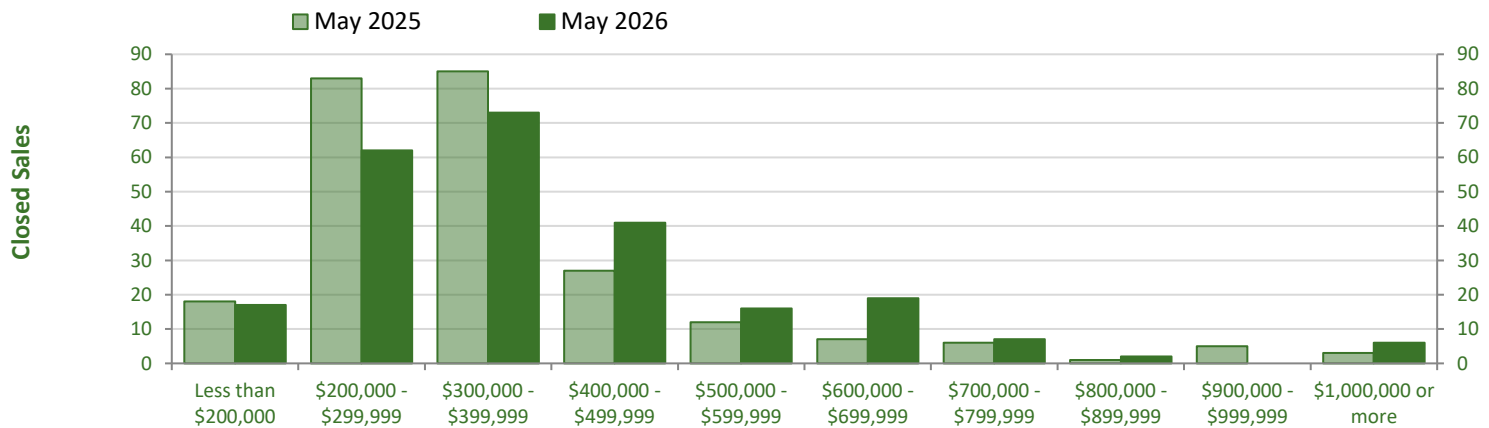
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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

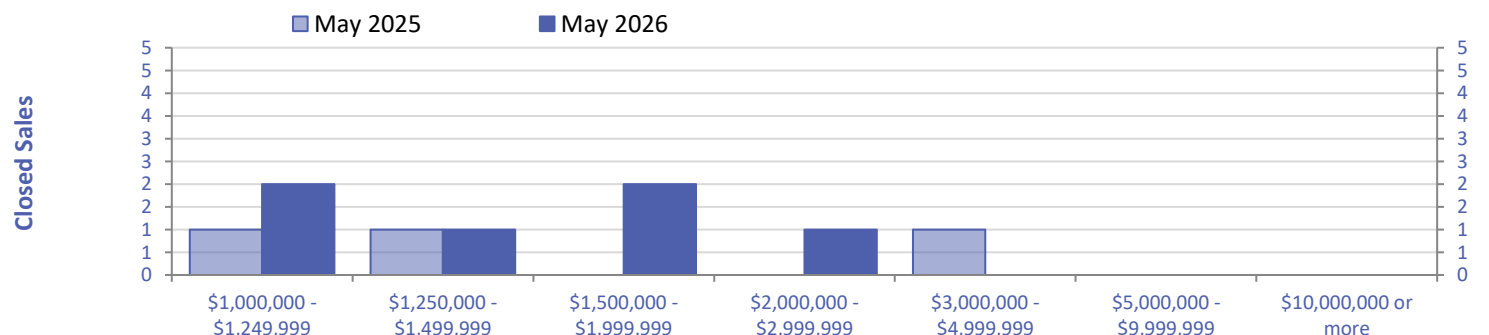
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	17	-5.6%
\$200,000 - \$299,999	62	-25.3%
\$300,000 - \$399,999	73	-14.1%
\$400,000 - \$499,999	41	51.9%
\$500,000 - \$599,999	16	33.3%
\$600,000 - \$699,999	19	171.4%
\$700,000 - \$799,999	7	16.7%
\$800,000 - \$899,999	2	100.0%
\$900,000 - \$999,999	0	-100.0%
\$1,000,000 or more	6	100.0%



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	2	100.0%
\$1,250,000 - \$1,499,999	1	0.0%
\$1,500,000 - \$1,999,999	2	N/A
\$2,000,000 - \$2,999,999	1	N/A
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - May 2026

Single-Family Homes

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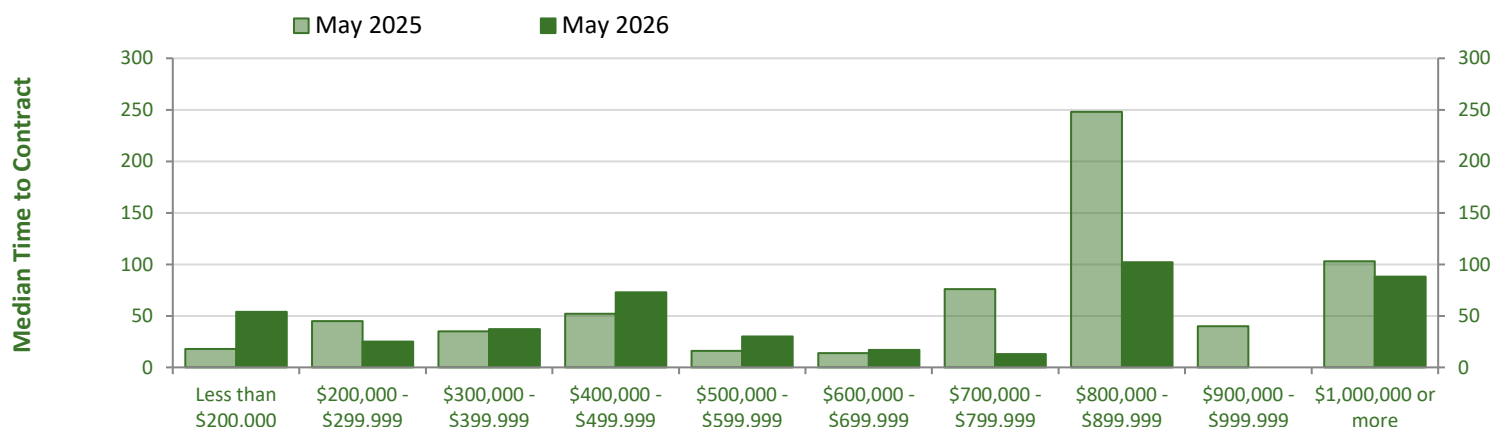
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Median Time to Contract by Sale Price

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

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

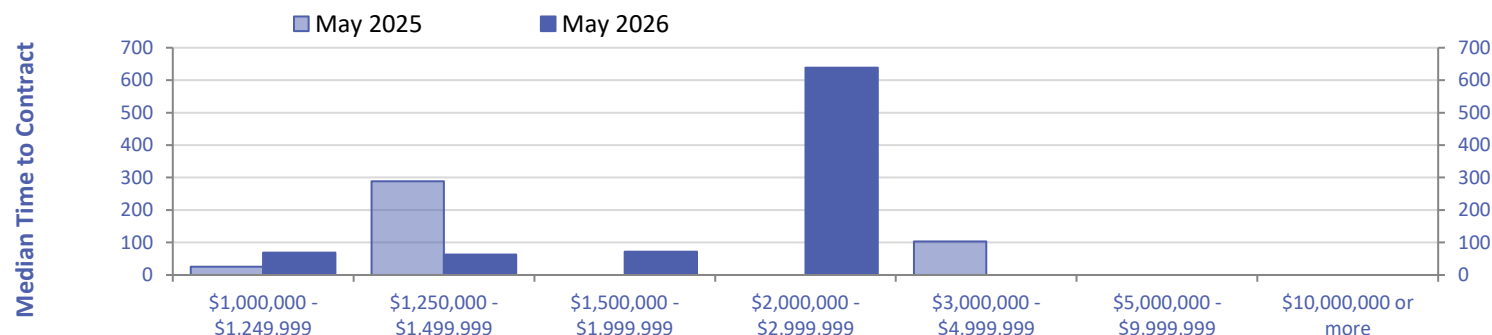
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	54 Days	200.0%
\$200,000 - \$299,999	25 Days	-44.4%
\$300,000 - \$399,999	37 Days	5.7%
\$400,000 - \$499,999	73 Days	40.4%
\$500,000 - \$599,999	30 Days	87.5%
\$600,000 - \$699,999	17 Days	21.4%
\$700,000 - \$799,999	13 Days	-82.9%
\$800,000 - \$899,999	102 Days	-58.9%
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	88 Days	-14.6%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	69 Days	176.0%
\$1,250,000 - \$1,499,999	63 Days	-78.2%
\$1,500,000 - \$1,999,999	72 Days	N/A
\$2,000,000 - \$2,999,999	639 Days	N/A
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - May 2026

Single-Family Homes

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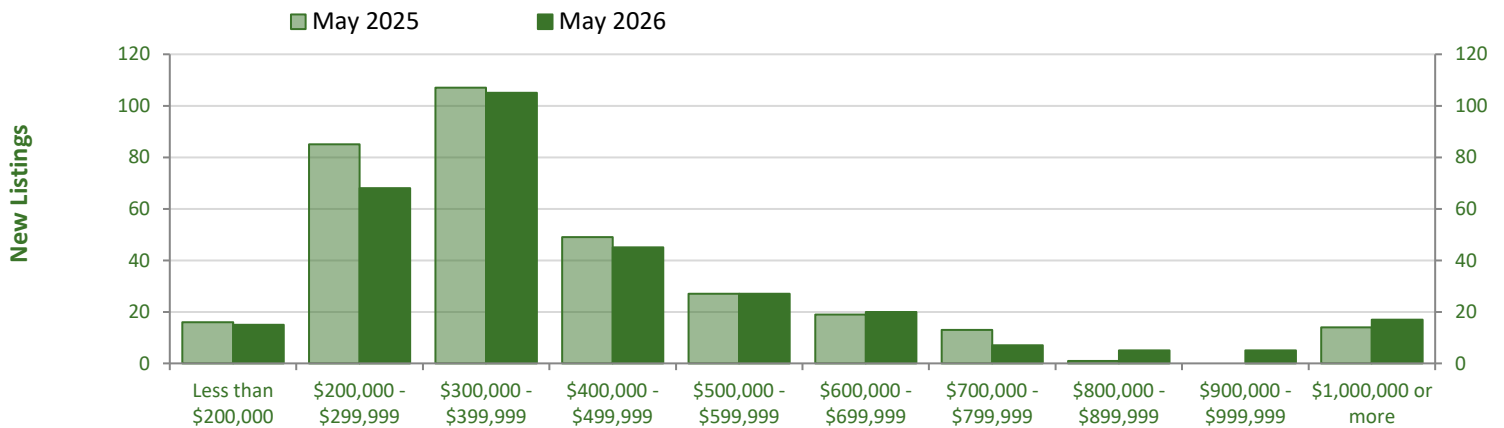
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New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

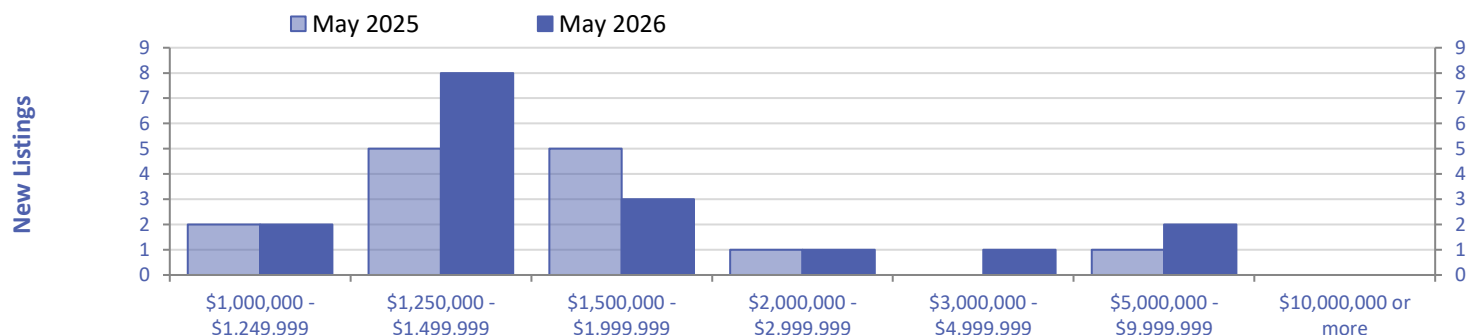
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	15	-6.3%
\$200,000 - \$299,999	68	-20.0%
\$300,000 - \$399,999	105	-1.9%
\$400,000 - \$499,999	45	-8.2%
\$500,000 - \$599,999	27	0.0%
\$600,000 - \$699,999	20	5.3%
\$700,000 - \$799,999	7	-46.2%
\$800,000 - \$899,999	5	400.0%
\$900,000 - \$999,999	5	N/A
\$1,000,000 or more	17	21.4%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	2	0.0%
\$1,250,000 - \$1,499,999	8	60.0%
\$1,500,000 - \$1,999,999	3	-40.0%
\$2,000,000 - \$2,999,999	1	0.0%
\$3,000,000 - \$4,999,999	1	N/A
\$5,000,000 - \$9,999,999	2	100.0%
\$10,000,000 or more	0	N/A



Monthly Market Detail - May 2026

Single-Family Homes

West Volusia Association of REALTORS®

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

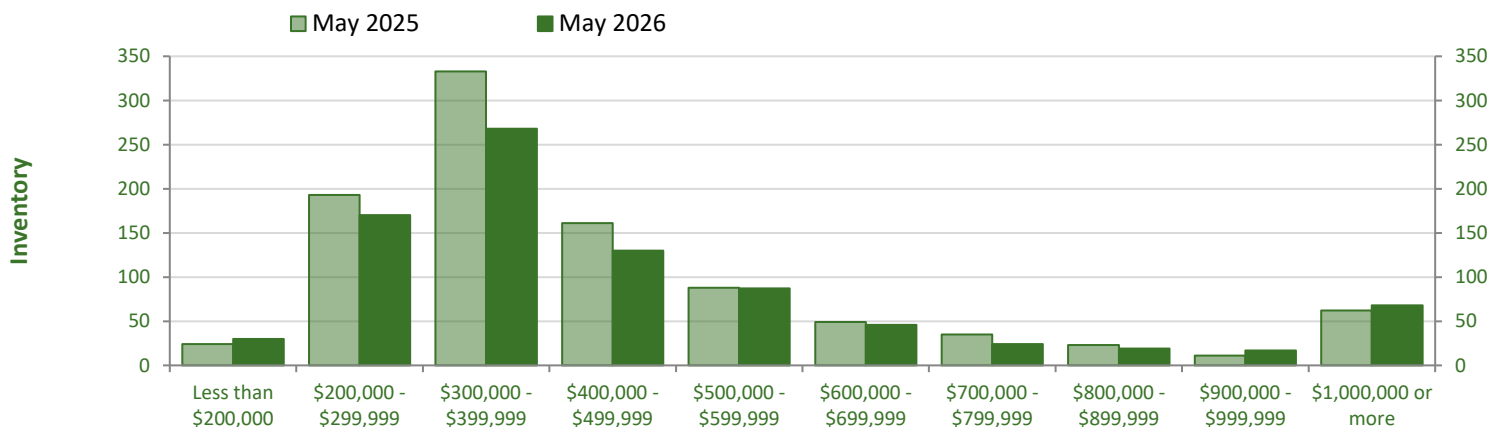


Inventory by Current Listing Price

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.

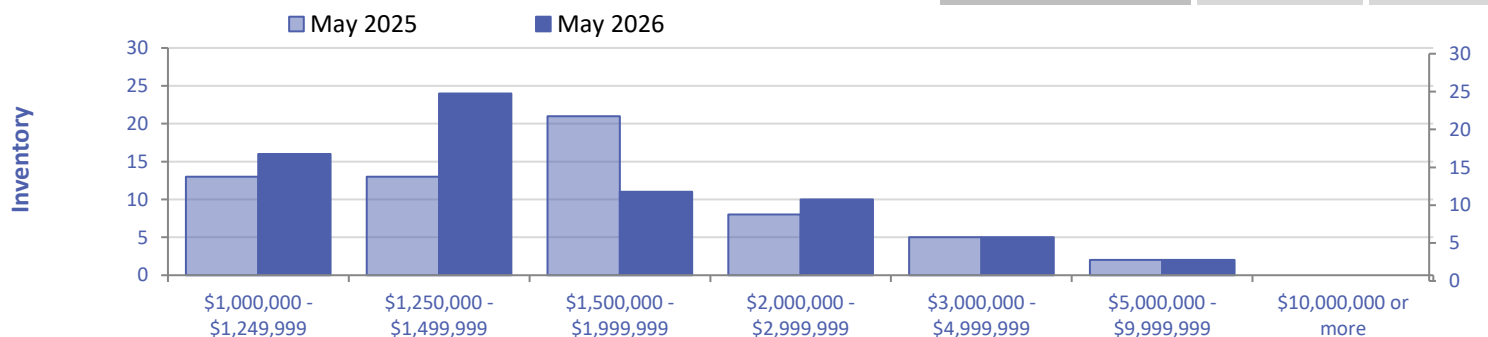
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	30	25.0%
\$200,000 - \$299,999	170	-11.9%
\$300,000 - \$399,999	268	-19.5%
\$400,000 - \$499,999	130	-19.3%
\$500,000 - \$599,999	87	-1.1%
\$600,000 - \$699,999	46	-6.1%
\$700,000 - \$799,999	24	-31.4%
\$800,000 - \$899,999	19	-17.4%
\$900,000 - \$999,999	17	54.5%
\$1,000,000 or more	68	9.7%



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	16	23.1%
\$1,250,000 - \$1,499,999	24	84.6%
\$1,500,000 - \$1,999,999	11	-47.6%
\$2,000,000 - \$2,999,999	10	25.0%
\$3,000,000 - \$4,999,999	5	0.0%
\$5,000,000 - \$9,999,999	2	0.0%
\$10,000,000 or more	0	N/A

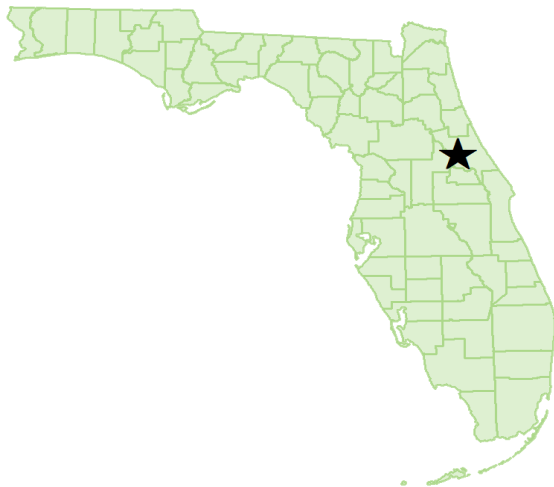


Monthly Distressed Market - May 2026

Single-Family Homes

West Volusia Association of REALTORS®

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		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	237	240	-1.3%
	Median Sale Price	\$360,000	\$325,000	10.8%
Foreclosure/REO	Closed Sales	5	7	-28.6%
	Median Sale Price	\$185,000	\$239,900	-22.9%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$298,000	(No Sales)	N/A

