Monthly Market Detail - June 2026
Townhouses and Condos
West Volusia Association of REALTORS®

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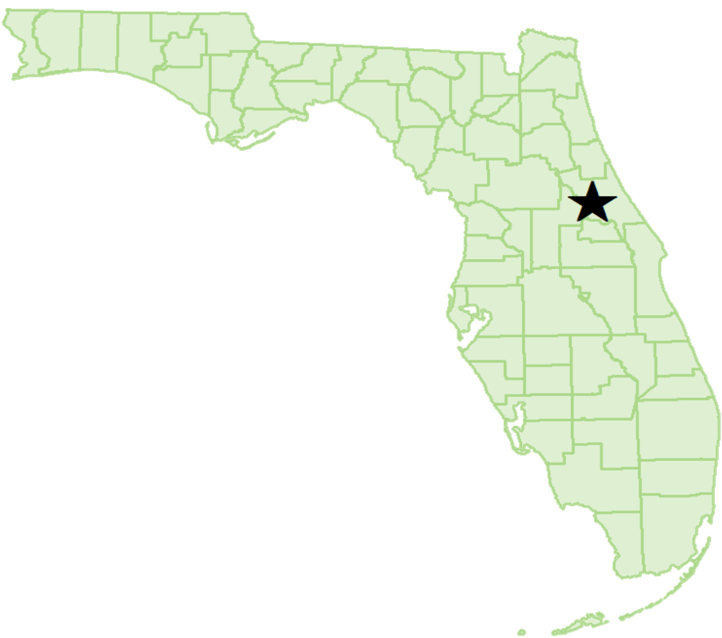


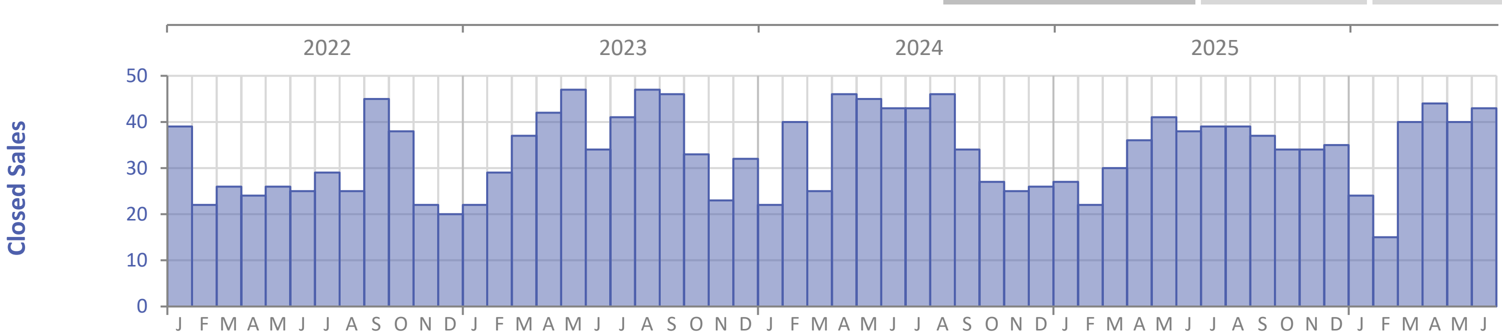
Summary Statistics	June 2026	June 2025	Percent Change Year-over-Year
Closed Sales	43	38	13.2%
Paid in Cash	22	23	-4.3%
Median Sale Price	$245,000	$226,500	8.2%
Average Sale Price	$263,102	$258,314	1.9%
Dollar Volume	$11.3 Million	$9.8 Million	15.3%
Median Percent of Original List Price Received	91.7%	88.2%	4.0%
Median Time to Contract	80 Days	84 Days	-4.8%
Median Time to Sale	105 Days	117 Days	-10.3%
New Pending Sales	51	32	59.4%
New Listings	60	58	3.4%
Pending Inventory	50	31	61.3%
Inventory (Active Listings)	310	349	-11.2%
Months Supply of Inventory	8.8	10.6	-17.0%

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	206	6.2%
June 2026	**43**	**13.2%**
May 2026	40	-2.4%
April 2026	44	22.2%
March 2026	40	33.3%
February 2026	15	-31.8%
January 2026	24	-11.1%
December 2025	35	34.6%
November 2025	34	36.0%
October 2025	34	25.9%
September 2025	37	8.8%
August 2025	39	-15.2%
July 2025	39	-9.3%
June 2025	38	-11.6%



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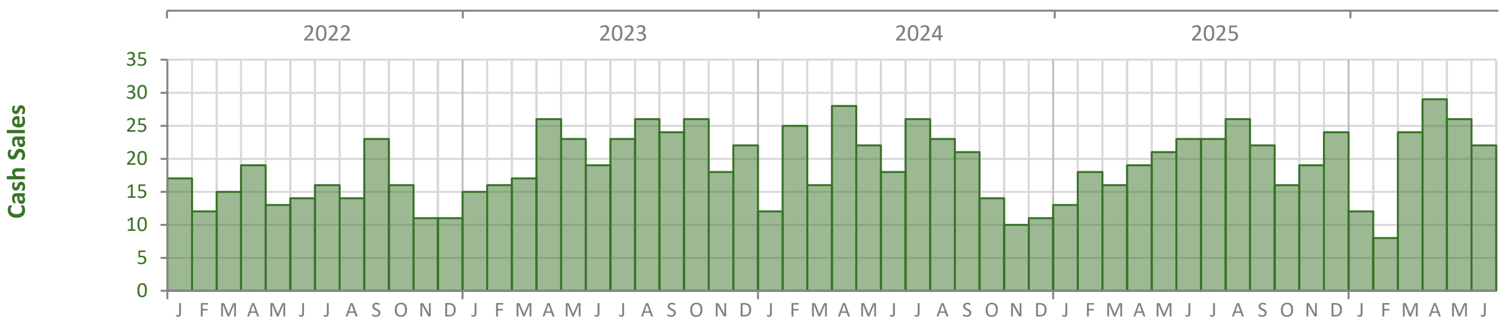
Cash Sales

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	121	10.0%
June 2026	**22**	**-4.3%**
May 2026	26	23.8%
April 2026	29	52.6%
March 2026	24	50.0%
February 2026	8	-55.6%
January 2026	12	-7.7%
December 2025	24	118.2%
November 2025	19	90.0%
October 2025	16	14.3%
September 2025	22	4.8%
August 2025	26	13.0%
July 2025	23	-11.5%
June 2025	23	27.8%

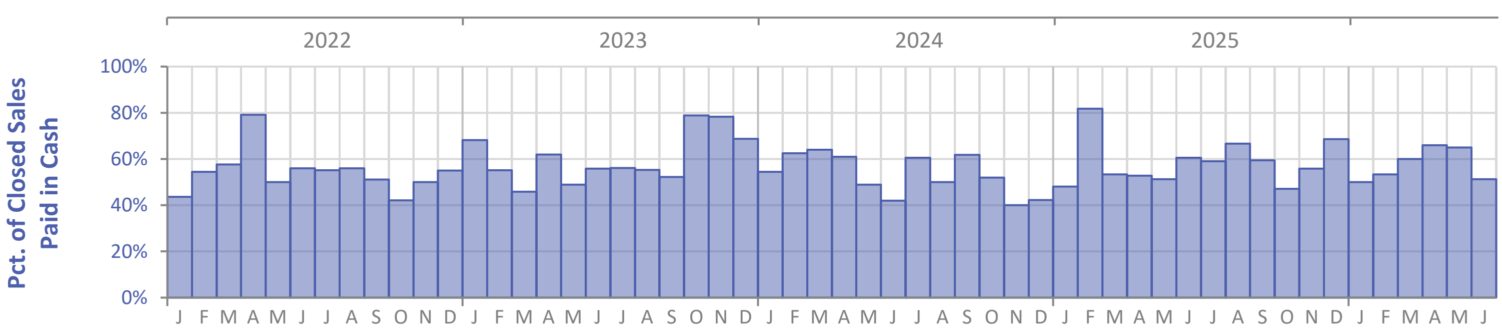


Cash Sales as a Percentage of Closed Sales

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	58.7%	3.5%
June 2026	**51.2%**	**-15.4%**
May 2026	65.0%	27.0%
April 2026	65.9%	24.8%
March 2026	60.0%	12.6%
February 2026	53.3%	-34.8%
January 2026	50.0%	4.0%
December 2025	68.6%	62.2%
November 2025	55.9%	39.8%
October 2025	47.1%	-9.2%
September 2025	59.5%	-3.7%
August 2025	66.7%	33.4%
July 2025	59.0%	-2.5%
June 2025	60.5%	44.4%



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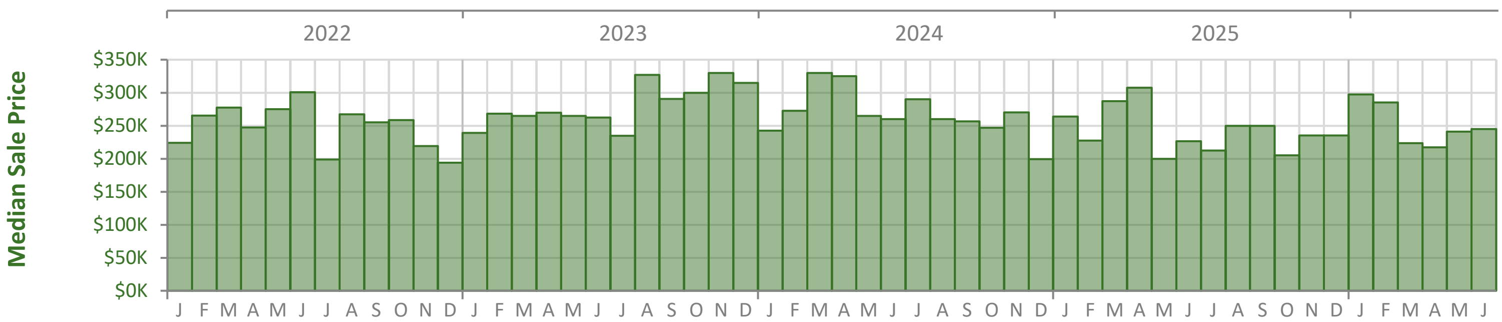
Median Sale Price

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	$247,000	2.9%
June 2026	**$245,000**	**8.2%**
May 2026	$241,000	20.5%
April 2026	$217,500	-29.3%
March 2026	$223,750	-22.0%
February 2026	$285,000	25.3%
January 2026	$297,500	12.7%
December 2025	$235,000	17.9%
November 2025	$235,000	-13.0%
October 2025	$205,000	-17.0%
September 2025	$250,000	-2.5%
August 2025	$250,000	-3.8%
July 2025	$212,500	-26.7%
June 2025	$226,500	-12.9%

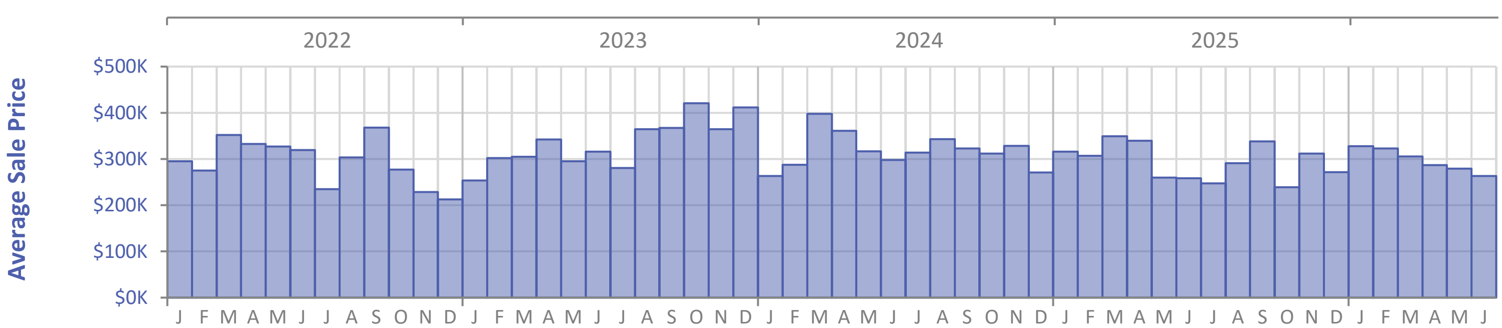


Average Sale Price

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	$291,441	-3.2%
June 2026	**$263,102**	**1.9%**
May 2026	$279,388	7.6%
April 2026	$286,859	-15.4%
March 2026	$305,635	-12.5%
February 2026	$322,567	5.2%
January 2026	$327,590	3.8%
December 2025	$271,657	0.2%
November 2025	$311,938	-5.1%
October 2025	$239,253	-23.3%
September 2025	$338,041	4.7%
August 2025	$290,654	-15.3%
July 2025	$247,406	-21.2%
June 2025	$258,314	-13.4%



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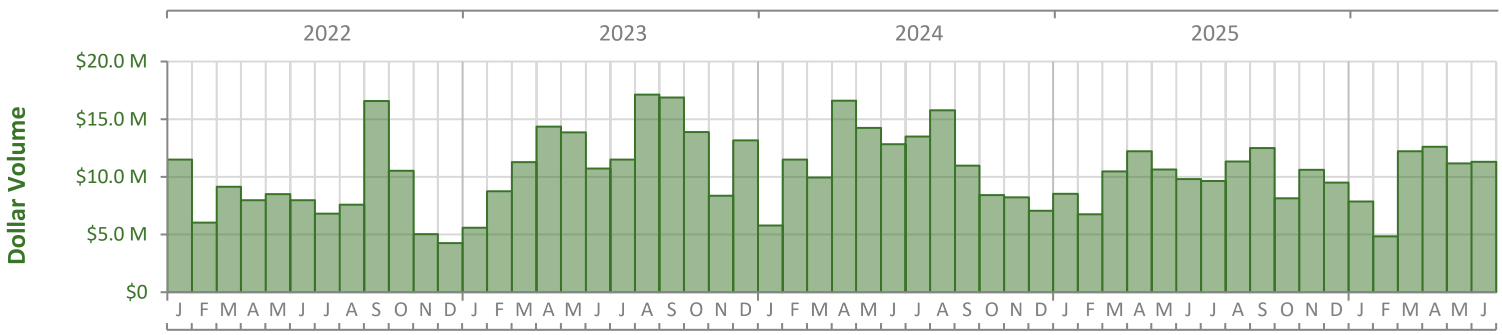
Dollar Volume

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	$60.0 Million	2.7%
June 2026	**$11.3 Million**	**15.3%**
May 2026	$11.2 Million	4.9%
April 2026	$12.6 Million	3.4%
March 2026	$12.2 Million	16.6%
February 2026	$4.8 Million	-28.3%
January 2026	$7.9 Million	-7.8%
December 2025	$9.5 Million	34.9%
November 2025	$10.6 Million	29.1%
October 2025	$8.1 Million	-3.4%
September 2025	$12.5 Million	13.9%
August 2025	$11.3 Million	-28.2%
July 2025	$9.6 Million	-28.5%
June 2025	$9.8 Million	-23.4%

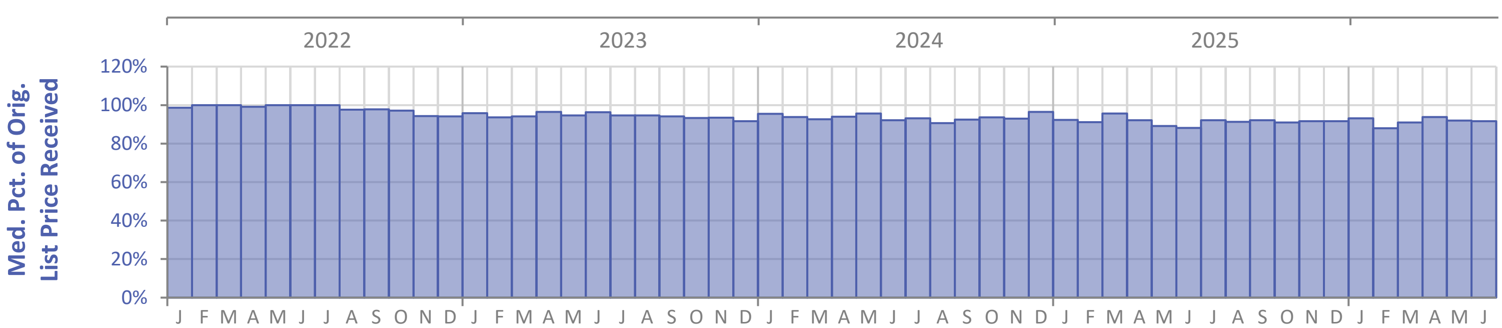


Median Percent of Original List Price Received

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

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

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.6%	1.5%
June 2026	**91.7%**	**4.0%**
May 2026	91.9%	3.1%
April 2026	93.8%	1.8%
March 2026	91.0%	-4.9%
February 2026	87.9%	-3.5%
January 2026	93.2%	1.0%
December 2025	91.7%	-5.0%
November 2025	91.7%	-1.4%
October 2025	91.0%	-2.9%
September 2025	92.1%	-0.3%
August 2025	91.3%	0.8%
July 2025	92.1%	-1.2%
June 2025	88.2%	-4.3%



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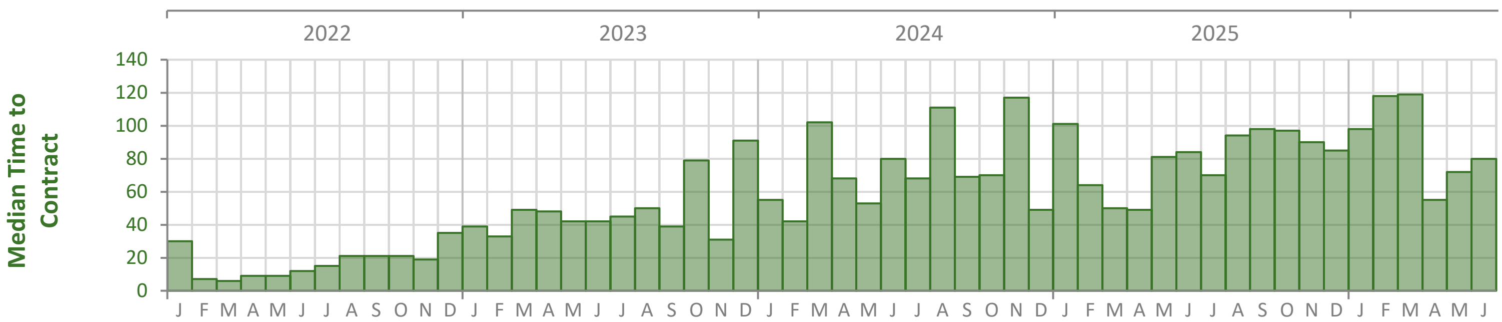
Median Time to Contract

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	77 Days	5.5%
June 2026	**80 Days**	**-4.8%**
May 2026	72 Days	-11.1%
April 2026	55 Days	12.2%
March 2026	119 Days	138.0%
February 2026	118 Days	84.4%
January 2026	98 Days	-3.0%
December 2025	85 Days	73.5%
November 2025	90 Days	-23.1%
October 2025	97 Days	38.6%
September 2025	98 Days	42.0%
August 2025	94 Days	-15.3%
July 2025	70 Days	2.9%
June 2025	84 Days	5.0%

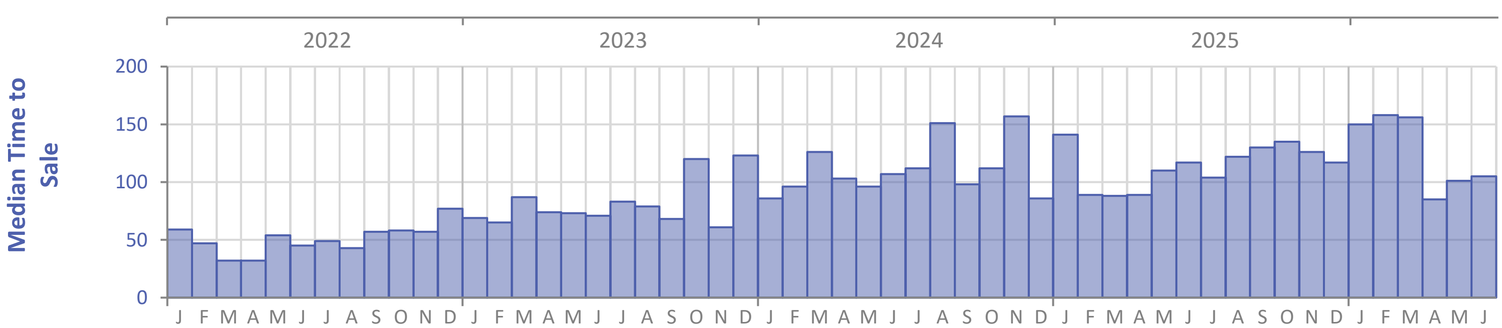


Median Time to Sale

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	102 Days	2.0%
June 2026	**105 Days**	**-10.3%**
May 2026	101 Days	-8.2%
April 2026	85 Days	-4.5%
March 2026	156 Days	77.3%
February 2026	158 Days	77.5%
January 2026	150 Days	6.4%
December 2025	117 Days	36.0%
November 2025	126 Days	-19.7%
October 2025	135 Days	20.5%
September 2025	130 Days	32.7%
August 2025	122 Days	-19.2%
July 2025	104 Days	-7.1%
June 2025	117 Days	9.3%



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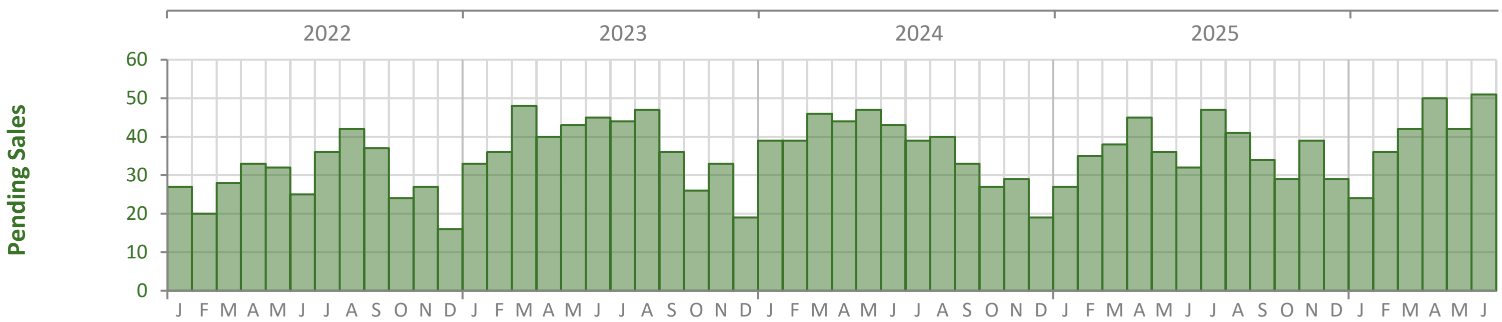
New Pending Sales

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	245	15.0%
June 2026	**51**	**59.4%**
May 2026	42	16.7%
April 2026	50	11.1%
March 2026	42	10.5%
February 2026	36	2.9%
January 2026	24	-11.1%
December 2025	29	52.6%
November 2025	39	34.5%
October 2025	29	7.4%
September 2025	34	3.0%
August 2025	41	2.5%
July 2025	47	20.5%
June 2025	32	-25.6%

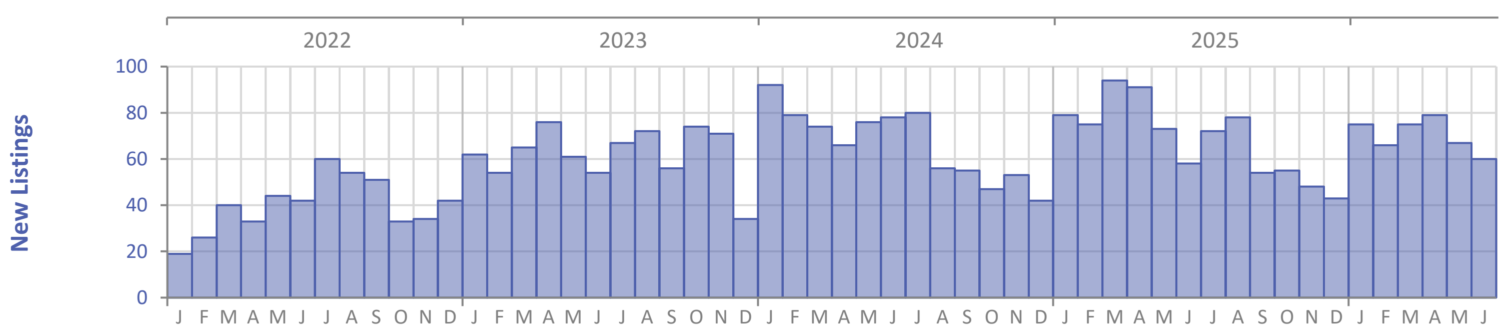


New Listings

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	422	-10.2%
June 2026	**60**	**3.4%**
May 2026	67	-8.2%
April 2026	79	-13.2%
March 2026	75	-20.2%
February 2026	66	-12.0%
January 2026	75	-5.1%
December 2025	43	2.4%
November 2025	48	-9.4%
October 2025	55	17.0%
September 2025	54	-1.8%
August 2025	78	39.3%
July 2025	72	-10.0%
June 2025	58	-25.6%



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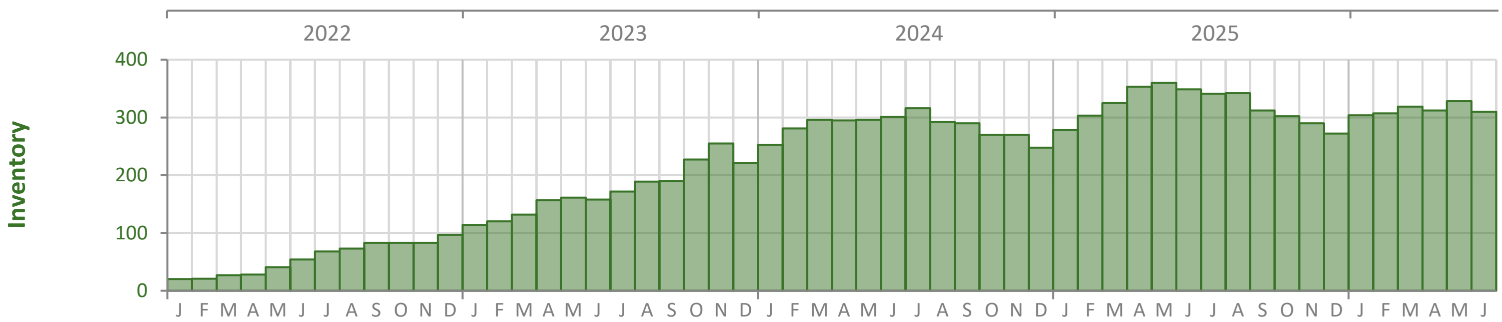
Inventory (Active Listings)

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)	313	-4.5%
June 2026	**310**	**-11.2%**
May 2026	328	-8.9%
April 2026	312	-11.6%
March 2026	319	-1.8%
February 2026	307	1.3%
January 2026	304	9.4%
December 2025	272	9.7%
November 2025	290	7.4%
October 2025	302	11.9%
September 2025	312	7.6%
August 2025	342	17.1%
July 2025	341	7.9%
June 2025	349	15.9%

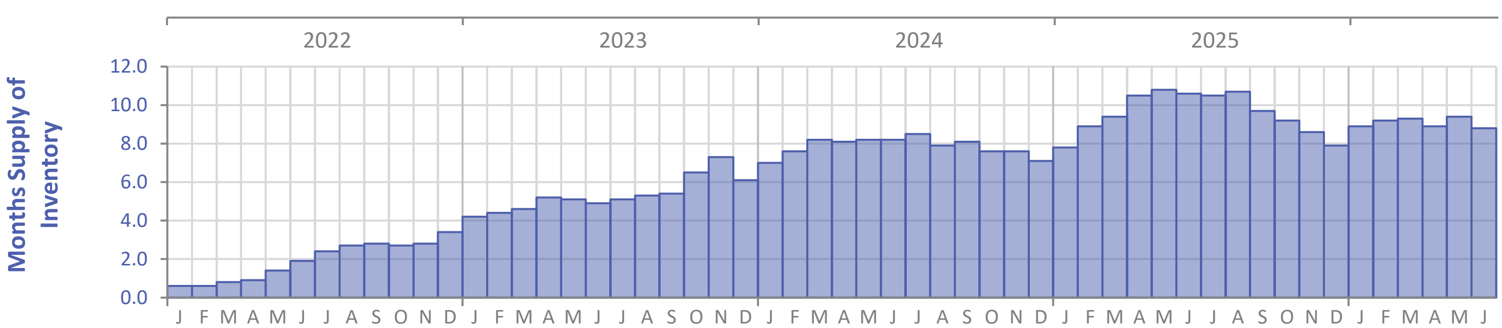


Months Supply of Inventory

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

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

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	9.1	-6.2%
June 2026	**8.8**	**-17.0%**
May 2026	9.4	-13.0%
April 2026	8.9	-15.2%
March 2026	9.3	-1.1%
February 2026	9.2	3.4%
January 2026	8.9	14.1%
December 2025	7.9	11.3%
November 2025	8.6	13.2%
October 2025	9.2	21.1%
September 2025	9.7	19.8%
August 2025	10.7	35.4%
July 2025	10.5	23.5%
June 2025	10.6	29.3%



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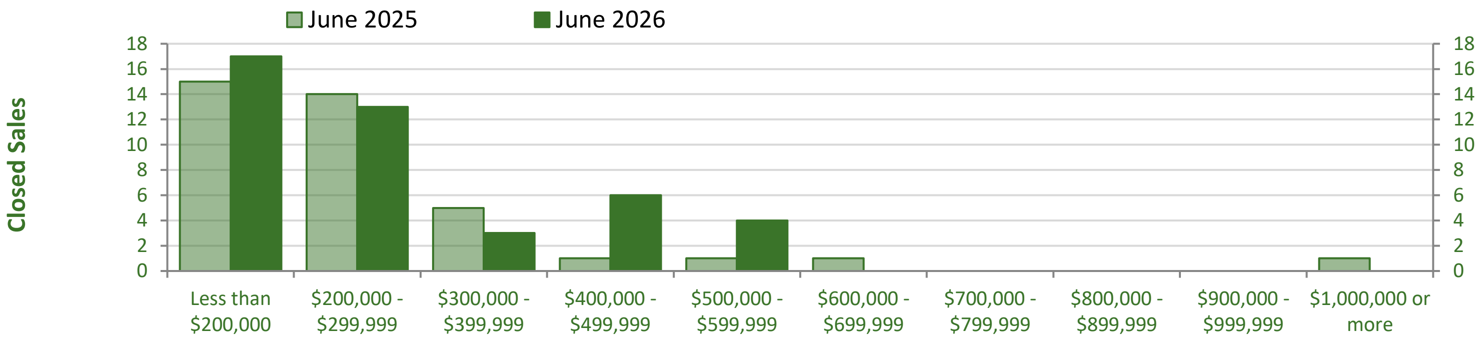
Closed Sales by Sale Price

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	13.3%
$200,000 - $299,999	13	-7.1%
$300,000 - $399,999	3	-40.0%
$400,000 - $499,999	6	500.0%
$500,000 - $599,999	4	300.0%
$600,000 - $699,999	0	-100.0%
$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%

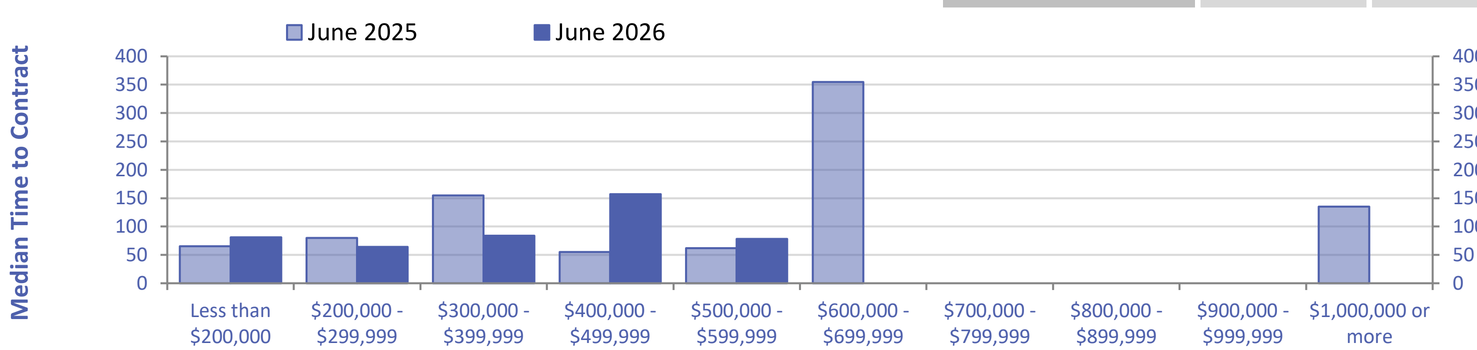


Median Time to Contract by Sale Price

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	81 Days	24.6%
$200,000 - $299,999	64 Days	-20.0%
$300,000 - $399,999	84 Days	-45.8%
$400,000 - $499,999	157 Days	185.5%
$500,000 - $599,999	78 Days	25.8%
$600,000 - $699,999	(No Sales)	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	(No Sales)	N/A



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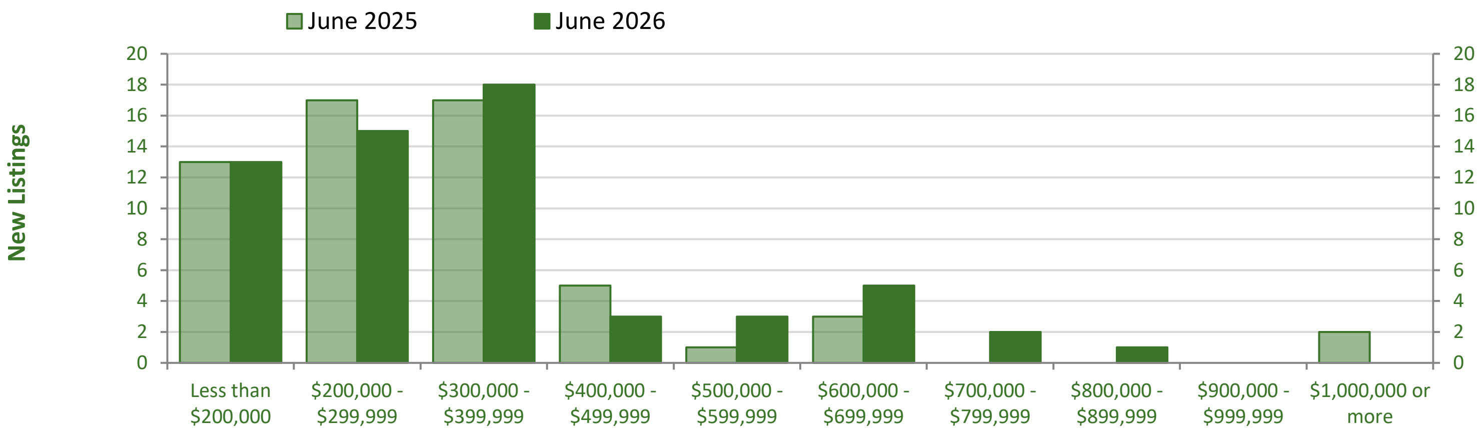
New Listings by Initial Listing Price

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.

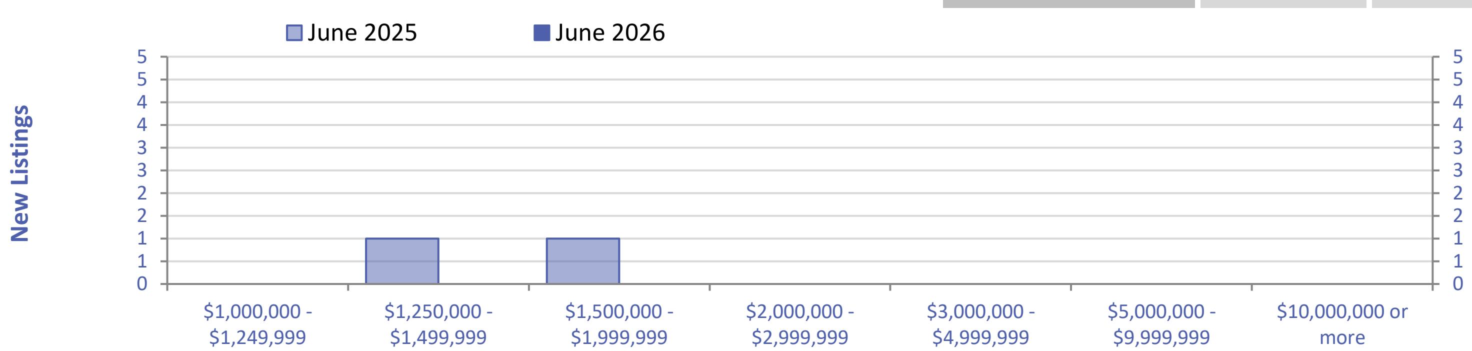
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	13	0.0%
$200,000 - $299,999	15	-11.8%
$300,000 - $399,999	18	5.9%
$400,000 - $499,999	3	-40.0%
$500,000 - $599,999	3	200.0%
$600,000 - $699,999	5	66.7%
$700,000 - $799,999	2	N/A
$800,000 - $899,999	1	N/A
$900,000 - $999,999	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	-100.0%
$1,500,000 - $1,999,999	0	-100.0%
$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



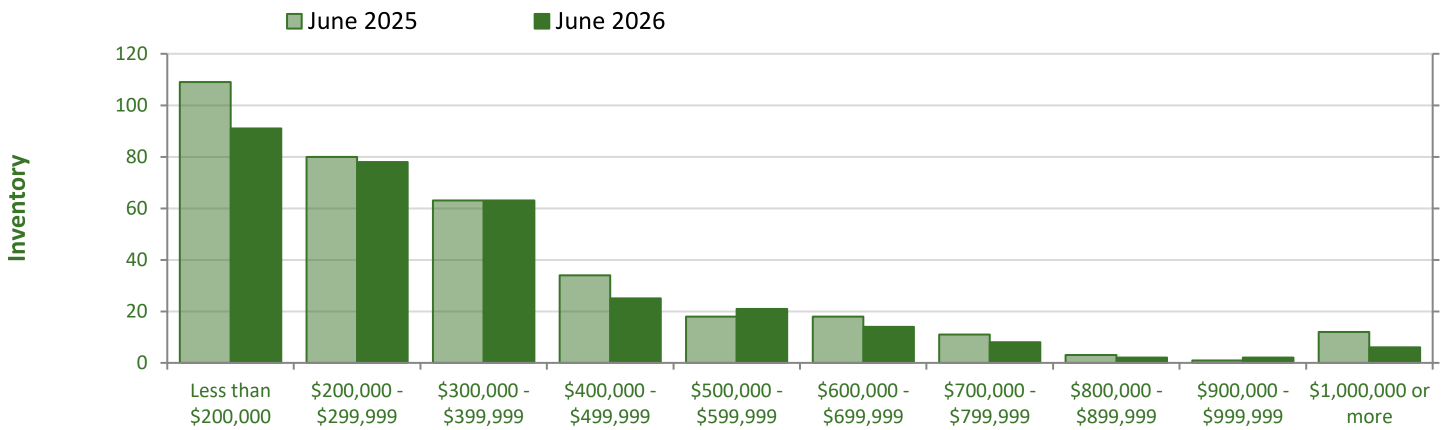
This report describes member activity for the association and is not confined to any specific geographic area.

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.

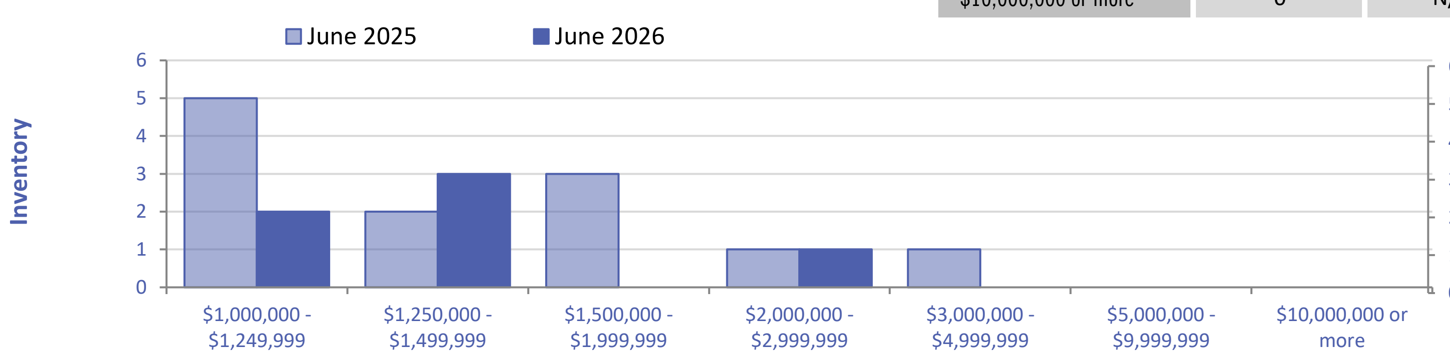
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	91	-16.5%
$200,000 - $299,999	78	-2.5%
$300,000 - $399,999	63	0.0%
$400,000 - $499,999	25	-26.5%
$500,000 - $599,999	21	16.7%
$600,000 - $699,999	14	-22.2%
$700,000 - $799,999	8	-27.3%
$800,000 - $899,999	2	-33.3%
$900,000 - $999,999	2	100.0%
$1,000,000 or more	6	-50.0%



Million Dollar Spotlight

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

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	2	-60.0%
$1,250,000 - $1,499,999	3	50.0%
$1,500,000 - $1,999,999	0	-100.0%
$2,000,000 - $2,999,999	1	0.0%
$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 Distressed Market - June 2026
Townhouses and Condos
West Volusia Association of REALTORS®

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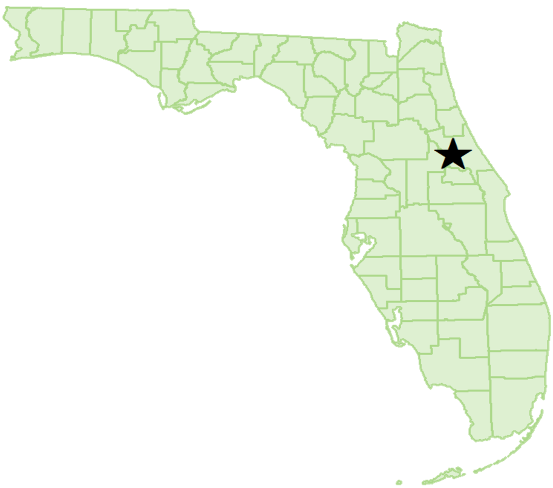
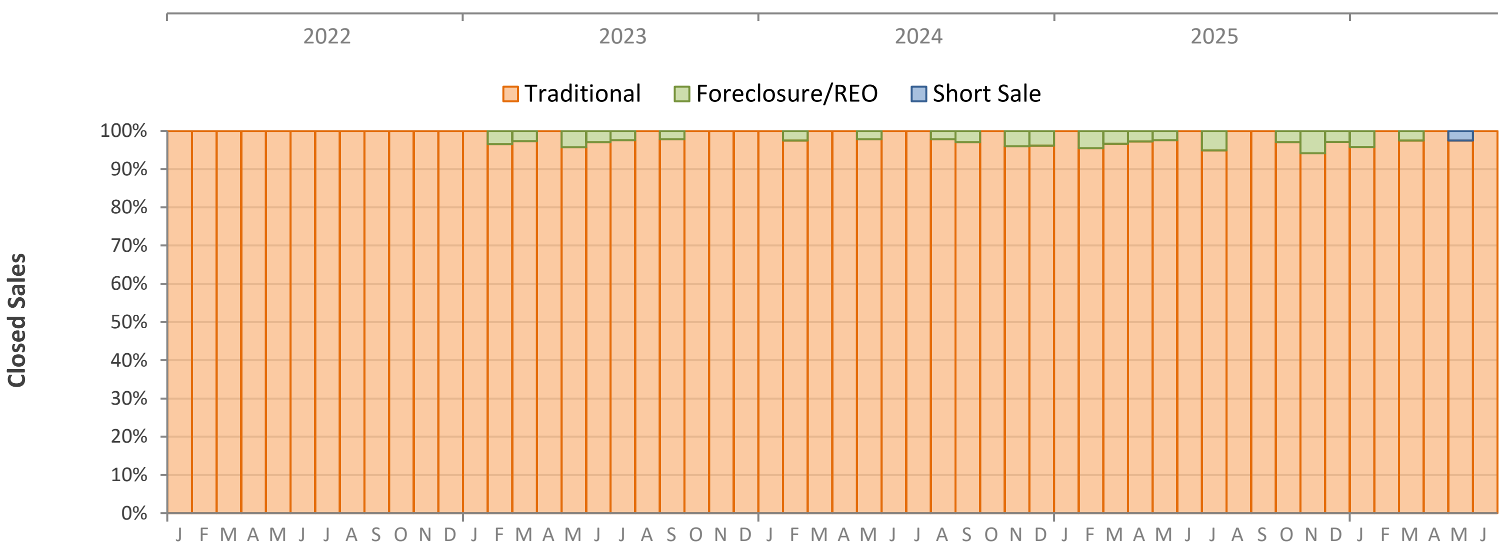
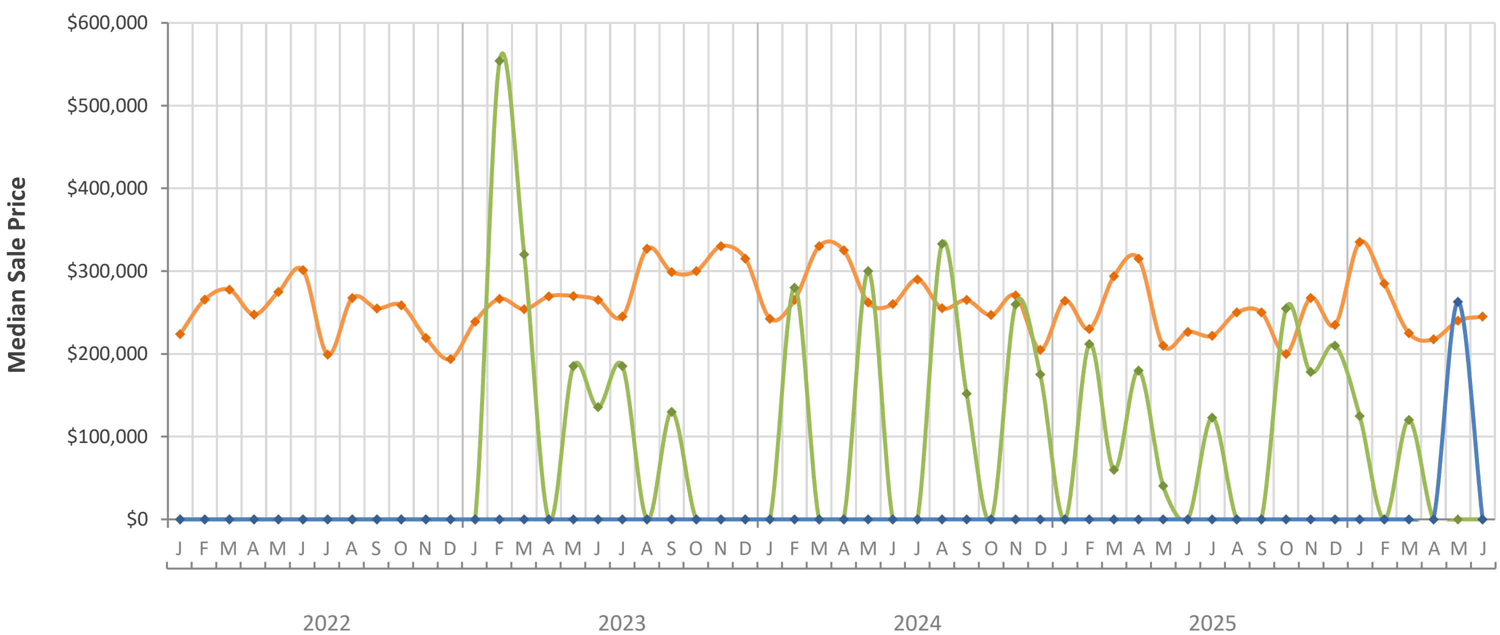


		June 2026	June 2025	Percent Change Year-over-Year
Traditional	Closed Sales	43	38	13.2%
	Median Sale Price	$245,000	$226,500	8.2%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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