



Market Trends *Report*



April 2025
www.usreop.com

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Anaheim/Santa Ana, CA</u>	Orange	Jennifer Blake
<u>Los Angeles, CA</u>	Los Angeles	Jeff Russell
<u>Riverside/San Bernardino, CA</u>	Riverside, San Bernardino	Monica Hill
<u>Sacramento, CA</u>	El Dorado, Placer, Sacramento, Yolo	Serina Lowden
<u>San Diego</u>	San Diego	Joe Gummerson
<u>San Francisco, CA</u>	Alameda, Contra Costa, Marin, San Francisco, San Mateo	Anh Pham
<u>Miami, FL</u> (Single Family-Detached)	Broward, Miami-Dade, Palm Beach (Single Family-Detached)	Eddie Blanco
<u>Miami, FL</u> (Townhomes/Condos)	Broward, Miami-Dade, Palm Beach (Townhomes/Condos)	Eddie Blanco
<u>Orlando, FL</u>	Lake, Orange, Osceola, Seminole	Joe Doher
<u>Tallahassee, FL</u>	Gadsden, Jefferson, Leon, Wakulla	Danielle Galvin

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Metro Atlanta, GA</u>	Cherokee, Clayton, Cobb, Coweta, Bartow, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Rockdale	John Sherwood
<u>Chicago, IL</u>	Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, Will	Kirby Pearson
<u>Baltimore, MD</u>	Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne's	Melanie Gamble
<u>So. Maryland, MD</u>	Prince George's, Montgomery, Charles, Calvert	Melanie Gamble
<u>Detroit, MI</u>	Lapeer, Livingston, Macomb, Oakland, St. Clair, Wayne	Sherri Saad
<u>Minneapolis, MN</u>	Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, Wright	Scott Rodman
<u>St. Louis, MO</u>	Crawford, Franklin, Jefferson, Lincoln, St. Charles, St. Louis, Warren	Cathy Davis
<u>Newark, NJ</u>	Essex, Hunterdon, Morris, Somerset, Sussex, Union	Nick Verdi
<u>New York, NY</u>	<u>Naussau, Suffolk, Queens</u> (presented in separate charts)	Todd Yovino

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Las Vegas, NV</u>	Clark	Brandy White Elk
<u>Philadelphia, PA</u>	Bucks, Chester, Delaware, Montgomery, Philadelphia	Mitchell Cohen
<u>South Central, PA</u>	Adams, Berks, Cumberland, Dauphin, Lancaster, Lebanon, York	Mark Rebert
<u>Lehigh Valley, PA</u>	Allentown, Bethlehem, Easton	Mark Rebert
<u>Dallas, TX</u>	Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Somervell, Tarrant, Wise	Sharon Bartlett
<u>Houston, TX</u>	Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller	Derek Montes
<u>Seattle/Tacoma, WA</u>	King, Pierce, Snohomish	Ed Laine
<u>Washington, DC</u>	District of Columbia	Melanie Gamble



MONTHLY MARKET TRENDS

USREO
PARTNERS

ANAHEIM/SANTA ANA, CALIFORNIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,961	↑	3,913
NEW LISTINGS	2,143	↑	1,616
AVERAGE LIST PRICE	\$1,328,000	↑	\$1,299,000
MONTHS SUPPLY	2.5	↔	2.5
LIST TO SALES PRICE	98%	↑	97%
MEDIAN SALES PRICE	\$1,175,000	↓	\$1,999,000
SALES CLOSED	3,258	↑	1,960
AVERAGE DAYS ON MARKET	62	↑	20

Additional Market Data: The Orange County Sales and Values remain fairly strong. More homes coming on the market, however, more homes are selling. 30% of homes reduced their prices. And, there was a 2% increase in prices. Properties are staying on the market longer. Many people are sitting back and taking a "wait and see what happens" approach. Due to uncertainty of the economy, as it relates to tariffs, jobs, interest rates, etc. I think the market will pick up in the coming months. Summer is almost here. Which is the high season for buying for most areas of Orange County CA.

Information provided for this market by **Jennifer Blake** at **LuXre Realty**.

Cell Phone: 949-463-0626 | Email: jblake4re@aol.com



MONTHLY MARKET TRENDS

**USREO
PARTNERS**

LOS ANGELES, CALIFORNIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	52,330	↑	51,461
NEW LISTINGS	6,902	↑	6,677
AVERAGE LIST PRICE	\$1,736,011	↓	\$1,889,480
MONTHS SUPPLY	12	↓	14
LIST TO SALES PRICE	77%	↑	69%
MEDIAN SALES PRICE	\$905,000	↓	\$910,000
SALES CLOSED	4,236	↑	3,613
AVERAGE DAYS ON MARKET	40	↓	43

Additional Market Data: In April 2025, the Los Angeles County real estate market demonstrated a balanced yet dynamic environment. Although the average "list price" in April was \$1,736,011, the median home price reached approximately \$905,000, indicating a 3.8% year-over-year increase. Inventory levels rose 7% from March, providing buyers with more options and slightly easing the competitive landscape. Sales activity remained robust, with 2,719 pending sales and 4,236 closed transactions, reflecting sustained buyer interest. Homes spent an average of 40 days on the market, suggesting a moderate pace that allows for thoughtful decision-making by both buyers and sellers. April also ended with 6,902 new listings for the month totaling 52,330, representing a 12-month supply of inventory. The rental market continued to experience pressure, with average rents in Los Angeles County reaching \$2,912 in March, a 4.5% increase from the previous year. This trend is partly attributed to recent wildfires that have displaced residents, intensifying demand for rental properties. Overall, the Los Angeles County housing market in April 2025 reflects a transition toward equilibrium, with increased inventory and steady sales activity. While affordability challenges persist, the market offers opportunities for both buyers and sellers to engage in transactions with greater confidence and clarity.

REO Default Stats: In April 2025, the REO inventory of properties listed in MLS totaled 61, while 18 were sold. A much higher number of 51 new REO trustee sales occurred, with an additional 31 trustee sales that third-party investors acquired.

Information provided for this market by **Jeff Russell** at **Russell Realty Group**.

Cell Phone: (949) 200-7055 | Email: rrg@russellrealtygrp.com



MONTHLY MARKET TRENDS

USREO
PARTNERS

RIVERSIDE/SAN BERNARDINO, CALIFORNIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	18,728	↓	20,577
NEW LISTINGS	816	↓	859
AVERAGE LIST PRICE	\$615,358	↑	\$614,451
MONTHS SUPPLY	6	↓	7
LIST TO SALES PRICE	97%	↔	97%
MEDIAN SALES PRICE	\$569,142	↓	\$598,018
SALES CLOSED	2,623	↑	2,416
AVERAGE DAYS ON MARKET	57	↑	55

Additional Market Data: In April 2025, the housing market in Riverside and San Bernardino counties showed signs of modest adjustment. Active listings declined by 2%, reflecting tighter inventory, though the average list and sales prices held steady. The market remains balanced with approximately a six-month supply of homes. Closed sales saw an uptick, indicating sustained buyer interest despite longer selling times, with average days on market rising to 57. In Riverside, cities like Corona and Eastvale maintained strong buyer demand, while in San Bernardino, areas such as Rancho Cucamonga and Redlands experienced increased market activity. Overall, the region remains stable, though buyers and sellers may need to adjust expectations as conditions evolve.



MONTHLY MARKET TRENDS SACRAMENTO, CALIFORNIA

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,814	↑	3,465
NEW LISTINGS	1,615	↑	1,094
AVERAGE LIST PRICE	\$628,291	↓	\$652,941
MONTHS SUPPLY	2.1	↑	1.95
LIST TO SALES PRICE	99.20%	↑	98%
MEDIAN SALES PRICE	\$617,813	↑	\$614,545
SALES CLOSED	1,640	↑	1,469
AVERAGE DAYS ON MARKET	37.2	↓	43

Additional Market Data: The current market across Sacramento, Placer, El Dorado, and Yolo counties is showing signs of gradual rebalancing. Months of supply are rising, with Sacramento at 2.8 months and El Dorado still tight at 1.5, indicating a slow shift from a strong seller's market. Median sales prices remain high, averaging around \$617,813 across the region, while homes are generally selling close to list price—ranging from 97.8% to 100%—showing solid demand despite higher interest rates. Contributing factors include increased inventory as more sellers enter the market, cautious buyers reacting to economic uncertainty and rates, and seasonality as spring boosts activity. While affordability remains a concern, the market is stabilizing, giving both buyers and sellers more room to negotiate.

Information provided for this market by **Serina Lowden** at **All City Homes**.

Cell Phone: 209-304-5841 | Email: serina@serinalowden.com



MONTHLY MARKET TRENDS SAN DIEGO, CALIFORNIA

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,820	↑	5,323
NEW LISTINGS	1,947	↑	1,889
AVERAGE LIST PRICE	\$1,172,396	↓	\$1,196,521
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	96%	↑	95%
MEDIAN SALES PRICE	\$1,050,332	↑	\$1,021,257
SALES CLOSED	1,525	↑	1,222
AVERAGE DAYS ON MARKET	25	↓	26

Additional Market Data: The Spring Selling Season has brought increased Inventory and Sales. With that said, the tone across the Real Estate Market is still subdued. Homes still remain unaffordable for most prospective homebuyers. The median price remains high, as the majority of transactions are taking place above \$1 million. San Diego has experienced notable layoffs recently, particularly in the biotech, life sciences, and federal sectors. Notice of Default volume has been steadily increasing, yet Foreclosures are still near record lows for in the County. Days On Market for Sold homes, still sits below 30 days. But, DOM for Active Listings has jumped to 46 days. This has caused the number of weekend Open Houses to spike over the last few weeks.



MONTHLY MARKET TRENDS

USREO
PARTNERS

SAN FRANCISCO, CALIFORNIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	7,203	↑	3,358
NEW LISTINGS	3,458	↑	1,619
AVERAGE LIST PRICE	\$1,874,954	↓	\$1,967,615
MONTHS SUPPLY	2.65	↑	1.43
LIST TO SALES PRICE	97.98%	↓	99.08%
MEDIAN SALES PRICE	\$1,405,000	↑	\$1,326,000
SALES CLOSED	2,722	↑	2,350
AVERAGE DAYS ON MARKET	47	↑	28

Additional Market Data: In April 2025, the San Francisco Bay Area housing market showed a continued seller's market, with a median home sales price of \$1,425,000 in San Francisco and \$1,405,000 across the Bay Area. While homes prices remained high, sales activity slightly softened. However, single-family homes continued to sell quickly, often with overbids, suggesting continued seller confidence. Inventory remained tight, especially for single-family homes, leading to strong overbids and a seller's advantage, especially in the Peninsula and Silicon Valley. Condos were selling at a slower pace than single-family homes, and their values continued to trend downward.



MONTHLY MARKET TRENDS MIAMI, FLORIDA (SINGLE FAMILY-DETACHED)

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	17,265	↑	16,793
NEW LISTINGS	5,623	↑	5,136
AVERAGE LIST PRICE	\$873,051	↓	\$943,150
MONTHS SUPPLY	5.7	↑	5.6
LIST TO SALES PRICE	94.9%	↑	94.7%
MEDIAN SALES PRICE	\$640,000	↔	\$640,000
SALES CLOSED	3,278	↑	2,514
AVERAGE DAYS ON MARKET	41	↓	87

Additional Market Data: The South Florida single-family market is showing clear signs of cooling. Inventory rose to 17,265 active listings, and months of supply reached 5.7—highlighting a shift toward a buyer's market. While new listings climbed to 5,623, closed sales increased modestly to 3,278. The median sales price held steady at \$640,000, but average days on market rose to 41, indicating slower absorption. Sellers are receiving 94.9% of asking price, suggesting growing pressure to negotiate. High interest rates and affordability concerns are impacting demand, particularly in mid-tier price points. However, well-priced homes continue to draw interest, especially from incoming buyers with higher incomes. Sellers must stay flexible, price strategically, and ensure their homes show well to remain competitive in this changing environment.

Information provided for this market by **Eddie Blanco** at **Stratwell**.
Cell Phone: 305-684-8733 | Email: eddie@stratwellrealestate.com



MONTHLY MARKET TRENDS MIAMI, FLORIDA (TOWNHOMES/CONDOS)

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	33,661	↑	32,522
NEW LISTINGS	6,955	↑	6,716
AVERAGE LIST PRICE	\$460,074	↑	\$455,732
MONTHS SUPPLY	11.9	↑	11.4
LIST TO SALES PRICE	92.7%	↔	92.7%
MEDIAN SALES PRICE	\$339,000	↓	\$345,000
SALES CLOSED	3,065	↑	2,211
AVERAGE DAYS ON MARKET	62	↓	105

Additional Market Data: The condo/townhome market across the Miami MSA (Dade, Broward, Palm Beach) remains under pressure as the effects of Senate Bill SB 4-D continue to unfold. Inventory has reached 33,661 active listings with 6,955 new listings in March, pushing supply to 11.9 months. Financing challenges persist for older buildings with deferred maintenance and underfunded reserves, while well-maintained communities remain more competitive. Median sales price declined slightly to \$339,000, and sellers are receiving just 92.7% of asking on average. Buyers now have more leverage, with average days on market rising to 62. Sellers must price aggressively and understand how building financials, insurance costs, and reserve studies are impacting buyer confidence and lender requirements.

Information provided for this market by **Eddie Blanco** at **Stratwell**.
Cell Phone: 305-684-8733 | Email: eddie@stratwellrealestate.com



MONTHLY MARKET TRENDS ORLANDO, FLORIDA

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	14,459	↑	12,411
NEW LISTINGS	3,521	↓	4,140
AVERAGE LIST PRICE	\$565,347	↑	\$486,064
MONTHS SUPPLY	4.7	↓	6.8
LIST TO SALES PRICE	95.30%	↑	95%
MEDIAN SALES PRICE	\$400,500	↑	\$385,000
SALES CLOSED	3,290	↑	1,837
AVERAGE DAYS ON MARKET	75	↓	76

Additional Market Data: The Orlando housing market is under pressure from rising insurance costs, economic uncertainty, and HB305 condo regulations. Florida's high premiums (\$3,000–\$6,000 annually) are making homeownership less affordable, slowing sales and raising inventory levels, despite population growth.

Investors are adjusting ROI calculations, responding to insurance hikes and building supply cost increases, leading to lower offers and reduced activity. Sellers are adapting pricing strategies to avoid extended market times, while HB305 mandates milestone inspections and fully funded reserves, causing special assessments and higher HOA fees, further impacting affordability. Successful sellers are proactively pricing listings and conducting pre-list inspections to ensure homes meet insurance requirements, as many insurers won't cover roofs older than 10 years.

Information provided for this market by **Joe Doher** at **Berkshire Hathaway HomeServices Results Realty**.

Cell Phone: 407-203-0007 | Email: Broker@JoeDoher.com



MONTHLY MARKET TRENDS TALLAHASSEE, FLORIDA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	1,055	↑	1,017
NEW LISTINGS	473	↑	409
AVERAGE LIST PRICE	\$449,533	↑	\$390,849
MONTHS SUPPLY	3.6	↑	3.4
LIST TO SALES PRICE	99%	↑	98.3%
MEDIAN SALES PRICE	\$340,000	↑	\$325,000
SALES CLOSED	294	↑	225
AVERAGE DAYS ON MARKET	65	↓	72

Additional Market Data: The market continues to experience an increase in inventory, prolonged days on market, but interestingly enough, also rising average sales prices. Sellers maintain high price expectations and are prepared to wait longer for their properties to sell. REOs currently represent 1% of the market. New construction has declined by 48%, largely attributed to interest rates and the overall rise in inventory. Many builders are offering substantial closing cost assistance and significant concessions to incentivize the sale of their existing inventory.



MONTHLY MARKET TRENDS ATLANTA METRO, GEORGIA

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	40,696	↓	41,689
NEW LISTINGS	391	↑	354
AVERAGE LIST PRICE	\$459,900	↓	\$486,131
MONTHS SUPPLY	4.4	↑	4.2
LIST TO SALES PRICE	81%	↓	86%
MEDIAN SALES PRICE	\$430,000	↓	\$464,031
SALES CLOSED	3,096	↑	2,984
AVERAGE DAYS ON MARKET	48	↓	57

Additional Market Data: We continue to see a slight decrease in DOM, but we had a huge influx of new listings this month. The list price to sales price ratio has decreased again this month.



MONTHLY MARKET TRENDS CHICAGO, ILLINOIS

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	12,677	↑	11,754
NEW LISTINGS	13,222	↑	12,095
AVERAGE LIST PRICE	\$465,345	↑	\$457,501
MONTHS SUPPLY	1.3	↑	1.2
LIST TO SALES PRICE	99.71%	↑	99.02%
MEDIAN SALES PRICE	\$366,995	↑	\$360,000
SALES CLOSED	8,178	↑	6,917
AVERAGE DAYS ON MARKET	42.88	↓	49.56

Additional Market Data: The Chicagoland market remained competitive in April 2025, with a continued imbalance between demand and supply. Active listings totaled 12,677 —while new listings (13,222) were quickly absorbed, keeping months of supply low at just 1.3. The median sales price rose to \$366,995, reflecting strong buyer demand and limited inventory. Homes sold quickly, averaging just 43 days on market, and the list-to-sale price ratio remained high at 99.71%, suggesting multiple-offer scenarios are still common. The tight inventory continues to put upward pressure on prices, especially in desirable areas.



MONTHLY MARKET TRENDS BALTIMORE, MARYLAND

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,983	↑	3,267
NEW LISTINGS	3,402	↑	2,947
AVERAGE LIST PRICE	\$697,995	↑	\$677,380
MONTHS SUPPLY	2.3	↔	2.3
LIST TO SALES PRICE	99%	↔	99%
MEDIAN SALES PRICE	\$450,000	↑	\$435,000
SALES CLOSED	2,078	↑	1,757
AVERAGE DAYS ON MARKET	28	↓	37

Additional Market Data: The Baltimore MSA housing market in April 2025 reflects rising home prices, increased inventory, and shifting buyer demand. Active listings jumped 29.3% year-over-year, the highest since June 2020. Closed sales dipped 1.0%, while median days on market held steady, signaling continued interest in well-priced homes. The Baltimore Home Demand Index rose to 88—still “Slow,” but improving. Fluctuating mortgage rates are affecting affordability and could shape buyer decisions ahead. Additionally, concerns about a potential economic downturn and possible federal job cuts may dampen enthusiasm in some areas. Despite these challenges, the market remains resilient, but caution is advised.



MONTHLY MARKET TRENDS SO. MARYLAND, MARYLAND

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	4,616	↑	3,844
NEW LISTINGS	3,272	↑	2,912
AVERAGE LIST PRICE	\$713,459	↑	\$703,359
MONTHS SUPPLY	2.9	↑	2.8
LIST TO SALES PRICE	98.7%	↓	100%
MEDIAN SALES PRICE	\$512,000	↑	\$485,545
SALES CLOSED	1,842	↑	1,562
AVERAGE DAYS ON MARKET	31	↓	38

Additional Market Data: As of April 2025, housing markets in Prince George's, Montgomery, Charles, and Calvert counties show varied but stabilizing trends driven by inventory growth and moderated price increases.

Prince George's County: Median sale price is \$400,000 (+4% YoY). Active listings rose 20%, reflecting a more balanced market. Proximity to D.C. and development projects draw buyers, though affordability remains a concern.

Montgomery County: Median sale price is \$550,000 (+2%). Inventory surged 25% YoY due to new construction and favorable selling conditions. Strong schools and job access maintain demand. Charles County: Median sale price is \$375,000 (+3%). Listings grew 15%, easing buyer competition. The area appeals to those seeking affordability near D.C. Calvert County: Median sale price is \$425,000 (+2%). A 10% inventory rise provides more options. Its scenic and rural appeal continues to attract buyers.

Overall, these counties show signs of balance, with rising inventory and slower price growth easing market pressure.

Information provided for this market by **Melanie Gamble** at **212 Degrees Realty**.

Cell Phone: 301-343-8538 | Email: melanie.gamble@212degreesrealtyllc.com



MONTHLY MARKET TRENDS DETROIT, MICHIGAN

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,239	↓	5,355
NEW LISTINGS	1,900	↓	2,488
AVERAGE LIST PRICE	\$267,000	↑	\$256,375
MONTHS SUPPLY	1.8	↓	2.2
LIST TO SALES PRICE	96%	↔	96%
MEDIAN SALES PRICE	\$255,000	↑	\$249,500
SALES CLOSED	2,939	↑	2,268
AVERAGE DAYS ON MARKET	30	↓	41

Additional Market Data: As of April 2025, the Southeast Michigan housing market is experiencing moderate growth amid evolving conditions. Home prices have appreciated between 3% and 5% year-over-year, supported by steady demand and constrained inventory. Mortgage rates have stabilized around 6.5% to 7.0%, encouraging more buyers to enter the market. Recent data indicates increased market activity, with new listings, closed sales, and pending sales all rising in April compared to March. However, the "lock-in" effect continues to limit inventory, as homeowners with low-rate mortgages are hesitant to sell. Overall, Southeast Michigan's real estate market remains resilient, characterized by modest price growth, stable interest rates, and a balanced environment for both buyers and sellers.

Information provided for this market by **Sherri Saad** at **RE/MAX Leading Edge**.
Cell Phone: 313-598-5322 | Email: sherri.saad@comcast.net



MONTHLY MARKET TRENDS MINNEAPOLIS, MINNESOTA

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	8,394	↑	7,708
NEW LISTINGS	6,468	↑	5,721
AVERAGE LIST PRICE	\$515,314	↑	\$512,068
MONTHS SUPPLY	2	↔	2
LIST TO SALES PRICE	100.70%	↑	100%
MEDIAN SALES PRICE	\$400,000	↑	\$380,000
SALES CLOSED	3,653	↑	3,088
AVERAGE DAYS ON MARKET	49	↑	48

Additional Market Data: In April, the Twin Cities area housing market saw an increase in active listings. The Spring market is here, and more people are out looking for homes. April also saw an increase in closings, and the DOM decreased. Buyers are still out looking, and if the home is priced accordingly, it will sell quickly. There is a two-month supply of homes, and the market is steady.



MONTHLY MARKET TRENDS ST. LOUIS, MISSOURI

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	4,260	↓	4,567
NEW LISTINGS	1,388	↑	1,362
AVERAGE LIST PRICE	\$393,855	↓	\$417,158
MONTHS SUPPLY	2.25	↔	2.25
LIST TO SALES PRICE	99.4%	↓	99.59%
MEDIAN SALES PRICE	\$299,000	↓	\$325,000
SALES CLOSED	2,254	↑	2,024
AVERAGE DAYS ON MARKET	33	↓	39

Additional Market Data: April ended up being a roller coaster ride. High peaks and low valleys. In the end, it averaged out. Buyers remain uncertain regarding their investments, their jobs, their buying potential but they have watched prices continue to remain strong and they're afraid of missing out or it reducing their options. DOM reduced slightly, new listings were fairly consistent along with months of inventory and list price vs sales price.



MONTHLY MARKET TRENDS NEWARK, NEW JERSEY

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,357	↓	2,387
NEW LISTINGS	1,170	↓	1,208
AVERAGE LIST PRICE	\$633,696	↑	\$590,913
MONTHS SUPPLY	1.75	↑	1.5
LIST TO SALES PRICE	102.7%	↓	102.9%
MEDIAN SALES PRICE	\$569,382	↓	\$577,234
SALES CLOSED	442	↓	515
AVERAGE DAYS ON MARKET	29.6	↓	52

Additional Market Data: In April 2025, the North-Central NJ housing market remained highly competitive. Inventory levels were critically low across all counties, with months' supply hovering between 1–2.5 months. Homes continued to sell quickly—many within 24–31 days—and often above asking price, with list-to-sale price ratios ranging from 100% to over 105%. Buyer demand remains strong, driven by limited new construction, steady job markets, and low resale inventory. Union, Essex, and Morris counties saw especially aggressive bidding, pushing median sale prices higher year-over-year. While higher interest rates have slightly tempered some buyer activity, the imbalance between supply and demand continues to support a strong seller's market.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – NASSAU

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,378	↑	2,140
NEW LISTINGS	1,357	↑	1,235
AVERAGE LIST PRICE	\$925,170	↑	\$795,000
MONTHS SUPPLY	2.9	↑	2.6
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$770,000	↓	\$777,000
SALES CLOSED	662	↓	685
AVERAGE DAYS ON MARKET	48	↓	64

Additional Market Data: Market demand has trended upwards over the past 2 weeks and has regained momentum. Inventory remains low; expected momentum to continue for the foreseeable future.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – SUFFOLK

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,256	↑	3,101
NEW LISTINGS	1,647	↑	1,646
AVERAGE LIST PRICE	\$817,078	↑	\$670,000
MONTHS SUPPLY	2.9	↑	2.8
LIST TO SALES PRICE	100.8%	↑	100.1%
MEDIAN SALES PRICE	\$654,000	↑	\$635,000
SALES CLOSED*	899	↑	856
AVERAGE DAYS ON MARKET	49	↓	56

Additional Market Data: Market demand has trended upwards over the past 2 weeks and has regained momentum. Inventory remains low; expected momentum to continue for the foreseeable future.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – QUEENS

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,678	↑	3,645
NEW LISTINGS*	1,121	↓	1,265
AVERAGE LIST PRICE	\$662,435	↑	\$595,000
MONTHS SUPPLY	6.1	↑	6
LIST TO SALES PRICE	98%	↑	97.20%
MEDIAN SALES PRICE	\$583,500	↑	\$564,770
SALES CLOSED*	525	↑	495
AVERAGE DAYS ON MARKET	80	↓	88

Additional Market Data: Market demand has trended upwards over the past 2 weeks and has regained momentum. Inventory remains low; expected momentum to continue for the foreseeable future.



MONTHLY MARKET TRENDS LAS VEGAS, NEVADA

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	7,827	↑	7,572
NEW LISTINGS	1,125	↓	1,191
AVERAGE LIST PRICE	\$589,000	↑	\$580,000
MONTHS SUPPLY	3	↔	3
LIST TO SALES PRICE	97%	↔	97%
MEDIAN SALES PRICE	\$440,000	↑	\$439,328
SALES CLOSED	578	↓	1,918
AVERAGE DAYS ON MARKET	47	↓	48

Additional Market Data: Housing inventory has seen a significant uptick. In April 2025, there were 13,868 homes listed for sale, a 14% increase from March. This surge in listings provides buyers with more options and contributes to the market's shift toward equilibrium. While the market is becoming more balanced, affordability remains a concern. The median listing price in March 2025 was \$465,000, reflecting a 2.2% year-over-year increase. Rising home prices, coupled with higher mortgage rates, continue to challenge potential buyers, particularly first-time homeowners. Economic factors such as a slowing labor market and elevated unemployment rates are also influencing the housing market dynamics in Clark County. These elements contribute to the cautious approach observed among both buyers and sellers.



MONTHLY MARKET TRENDS PHILADELPHIA, PENNSYLVANIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	9,310	↑	8,619
NEW LISTINGS	5,650	↑	5,135
AVERAGE LIST PRICE	\$459,790	↑	\$442,639
MONTHS SUPPLY	2.8	↓	3
LIST TO SALES PRICE	92%	↑	91%
MEDIAN SALES PRICE	\$421,713	↑	\$403,650
SALES CLOSED	3,309	↑	2,682
AVERAGE DAYS ON MARKET	28	↓	34

Additional Market Data: The month of April showed a strong start to the spring selling season in the Philadelphia region. The number of sales closed increased from 2682 in March 2025 to 3309 in April 2025. In addition, median sales price increased from \$403,650 to \$421,713 with a 6 day decrease in the average days on market. However, there are still areas of concern. The total number of active listings increased by close to 700 new listings increased by 500 from March 2025 to April 2025. Listings in high demand areas are still selling quickly, but many buyers are still on the fence due to the uncertain economic conditions. The suburban counties of Philadelphia are still performing well, but the city of Philadelphia is seeing an increase in inventory and a decrease in sales prices.



MONTHLY MARKET TRENDS SOUTH CENTRAL, PENNSYLVANIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	1,063	↑	689
NEW LISTINGS	1,465	↑	996
AVERAGE LIST PRICE	\$416,909	↓	\$488,384
MONTHS SUPPLY	1.93	↑	1.14
LIST TO SALES PRICE	99.2%	↓	99.3%
MEDIAN SALES PRICE	\$281,500	↓	\$293,500
SALES CLOSED	1,663	↑	1,374
AVERAGE DAYS ON MARKET	27	↓	29

Additional Market Data: Houses are springing up faster than the flowers! The average listing price corrected itself back into normal tolerances after a spike the previous month due to some unusually expensive homes getting listed. However, listing prices are still up 23% in just the past six months. All other metrics continue to be strong and steady with no slow down in sight. It is still a sellers market. REO sales are roughly 0.005% of the market and are on the market an average of 21 extra days longer than a standard sale. This data covers Adams, Berks, Cumberland, Dauphin, Lancaster, Lebanon, York Counties.



MONTHLY MARKET TRENDS LEHIGH VALLEY, PENNSYLVANIA

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	421	↑	278
NEW LISTINGS	559	↑	364
AVERAGE LIST PRICE	\$487,916	↓	\$611,745
MONTHS SUPPLY	2.45	↑	1.61
LIST TO SALES PRICE	100.73%	↑	100.70%
MEDIAN SALES PRICE	\$342,500	↑	\$340,500
SALES CLOSED	515	↑	356
AVERAGE DAYS ON MARKET	28	↓	40

Additional Market Data: With the increase of inventory the market is starting to stabilize with very little change month of month. Days on market are still under 30 and homes are selling for at or above asking price giving Sellers an advantage. REO properties are infrequent and do not adversely affect the market. This data covers Lehigh & Northampton Counties which is considered the Allentown-Bethlehem-Easton metropolitan area.



MONTHLY MARKET TRENDS DALLAS/FT WORTH, TEXAS

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/Decrease	Prior Month
ACTIVE LISTINGS	57,596	↑	53,825
NEW LISTINGS	23,904	↑	22,273
AVERAGE LIST PRICE	\$483,168	↓	\$485,092
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$325,000	↑	\$316,250
SALES CLOSED	12,895	↓	12,921
AVERAGE DAYS ON MARKET	56	↓	61

Additional Market Data: April's housing data offers reasons for quiet optimism. Sales price and number of active listings is up, while days on market are down. Activity increased in nearly half the counties we track, similar to the end of Q1. What really stands out is the strength at the high end—luxury markets remain active, suggesting that well-informed buyers aren't overly worried about the broader economy. That confidence is a meaningful indicator.

Despite negative headlines and concerns over GDP and tariffs, the hard data tells a more stable story. Stock markets are holding, inflation has eased, and consumer costs are coming down—factors that could lift sentiment heading into summer. Inventory remains tight, and mortgage rates, while improved, haven't yet sparked a surge. But momentum could build if confidence improves.

Information provided for this market by **Sharon Bartlett** at **Seeto Realty**.

Cell Phone: 214-914-9272 | Email: sharon@sharonbartlett.com



MONTHLY MARKET TRENDS HOUSTON, TEXAS

**USREO
PARTNERS**

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	60,492	↑	59,578
NEW LISTINGS	30,075	↑	28,247
AVERAGE LIST PRICE	\$387,473	↑	\$387,429
MONTHS SUPPLY	4.8	↑	4.5
LIST TO SALES PRICE	98.30%	↓	100%
MEDIAN SALES PRICE	\$306,390	↑	\$220,000
SALES CLOSED	12,841	↓	13,101
AVERAGE DAYS ON MARKET	77	↓	82

Additional Market Data: In April 2025, Houston's real estate market showed signs of stabilization, creating a more balanced environment for both buyers and sellers. Active listings rose sharply, with Central Houston seeing a 26.3% month-over-month increase, totaling 2,392 homes on the market. The average price for a single-family home in the Greater Houston area climbed to \$427,221, a 3.7% year-over-year gain. Sales activity also saw a modest uptick, with 8,753 single-family homes sold, marking a 2.6% increase compared to last year. Months of inventory rose to 4.8, up from 3.4 in March 2024, signaling a shift away from a seller-dominated market. Overall, the Houston housing market in April 2025 reflects growing inventory, steady demand, and price resilience as it moves toward a healthier supply-demand balance.

Information provided for this market by **Derek Montes** at **Luxely Real Estate**.

Cell Phone: (832) 434-4509 | Email: derekmontesrealestate@gmail.com



MONTHLY MARKET TRENDS SEATTLE/TACOMA, WASHINGTON



APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,993	↑	4,783
NEW LISTINGS	4,516	↑	1,873
AVERAGE LIST PRICE	\$1,341,776	↑	\$1,297,164
MONTHS SUPPLY	1.526	↓	1.6
LIST TO SALES PRICE	101.45%	↓	101.70%
MEDIAN SALES PRICE	\$800,000	↑	\$798,000
SALES CLOSED	2,959	↓	2,982
AVERAGE DAYS ON MARKET	25	↓	27

Additional Market Data: The Puget Sound market is at a pivotal moment. Interest rates have settled near 6.3%, which, while higher than the ultra-low rates of the past, are no longer scaring off serious buyers—many see this as the “new normal.” Meanwhile, recent tariffs—especially on Canadian lumber—are pushing up construction costs by over \$10,000 per new home, putting added pressure on affordability. On the supply side, inventory is on the rise with a 43.7% year-over-year increase, giving buyers more options. But make no mistake—it's still a competitive market, with months of inventory remaining below a balanced threshold. Buyers need to act decisively, and sellers must price strategically to stand out.



MONTHLY MARKET TRENDS WASHINGTON, DC

USREO
PARTNERS

APRIL 2025

Categories	Apr 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,252	↓	3,595
NEW LISTINGS	1,474	↑	1,399
AVERAGE LIST PRICE	\$904,775	↓	\$914,078
MONTHS SUPPLY	6.2	↑	5.8
LIST TO SALES PRICE	94.7%	↓	98.8%
MEDIAN SALES PRICE	\$750,000	↑	\$672,196
SALES CLOSED	555	↑	520
AVERAGE DAYS ON MARKET	57	↓	79

Additional Market Data: Inventory Surge: Active home listings in Washington, D.C. jumped 25.1% YoY in April 2025—the largest increase since 2015—driven by widespread federal layoffs, particularly from the Department of Government Efficiency (DOGE).

Median Sale Price: Despite rising inventory, median sale prices increased 4% YoY, outpacing the 2% national average, signaling strong demand.

Suburban Shift: The biggest inventory gains are in D.C. suburbs, while D.C. proper saw a 15% increase, suggesting buyers may be prioritizing affordability and space.

Luxury Market: High-end areas like Kalorama and Massachusetts Heights expect more activity, fueled by returning political figures and affluent buyers linked to the new administration.

Federal Cuts: DOGE's \$2T budget reduction led to 216,000 government job losses in March alone, dampening housing demand among middle and upper-middle-class workers.

Economic Outlook: Broader budget cuts and cultural shifts under the current administration are creating uncertainty for buyers and investors.

Bottom Line: While D.C.'s housing market shows resilience, ongoing federal downsizing and economic concerns pose risks ahead.

Information provided for this market by **Melanie Gamble** at **212 Degrees Realty**.

Cell Phone: 301-343-8538 | Email: melanie.gamble@212degreesrealtyllc.com



USREOP.com
855-4-US-REOP

*This information is provided by members of US REO Partners in an effort to deliver timely key market trend insights. It is based on the best data available at the time of publication. US REO Partners is not liable for inaccuracies or misinformation.

**USREO
PARTNERS**

2025

MEMBERSHIP DIRECTORY



*Tired of
going it
alone?*

JOIN THE PARTNERSHIP

usreop.com

Arizona

BROKER MEMBERS



Jennifer Rascon
EXIT Realty Yuma
Yuma, AZ
Cell: (928) 271-9700
Jennifersellsyuma@gmail.com
Lic #: BR626741000



Jeff Russell
Russell Realty Group
La Palma, CA
Cell: (949) 200-7055
rrg@russellrealtygrp.com
Lic #: 01275750

California



Alifonso Mendoza
American Realty
Atwater, CA
Cell: (209) 676-1819
mercedcountyrealtor@gmail.com
Lic #: 01760709



Carole Sturim
Coldwell Banker
Laguna Niguel, CA
Cell: (949) 701-1200
repro@cox.net
Lic #: 01084597



Angelica Suarez
RE/MAX Estate Properties
Carson, CA
Cell: (310) 261-7700
angelica@angelicasuarez.com
Lic #: 01078617



Monica Hill
USREOP Western Regional Representative
MVP Real Estate & Investments
Menifee, CA
Cell: (951) 834-8687
MVP4REALESTATE@gmail.com
Lic #: 01201175



Marvin Remmich
RAM Properties
Danville, CA
Cell: (925) 200-0799
Marvin@MarvinRemmich.com
Lic #: 00530491



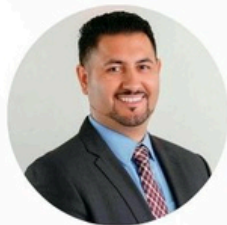
Mike Novak-Smith
RE/MAX One
Moreno Valley, CA
Cell: (951)-236-7256
mikenovaksmith@cs.com
Lic #: 01032149



Fidel Carranza
Century 21 Desert Rock
Hesperia, CA
Cell: (760) 985-0337
homesbycarranza@aol.com
Lic #: 01332931



Dorothy Macias
Excellence RE Real Estate
Pico Rivera, CA
Cell: (562) 418-4062
dorothy.excellencere@gmail.com
Lic #: 02044858



Julio Saldana
Realty Plus
Placentia, CA
 Cell: (714) 343-1436
 ocmultiplelistings@gmail.com
 Lic #: 01736716



Anh Pham
SkyGroup Realty Inc.
San Francisco, CA
 Cell: (650) 380-6364
 anh@skygrouprealtyinc.com
 Lic #: 01432176



Patricia Rocha
Crown Royal Real Estate Inc
Rancho Cucamonga, CA
 patricia.rocha@crownroyalrealestate.com
 Cell: (909) 731-6559
 Lic #: 01280072



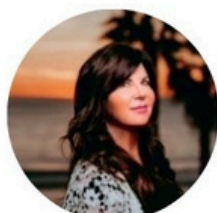
Philip Boroda
Coldwell Banker
Residential Brokerage
Sherman Oaks, CA
 Cell: (310) 968-3844
 philip.boroda1@gmail.com
 Lic #: 00822192



Serina Lowden
 USREOP Western Regional Representative
All City Homes
Sacramento, CA
 Cell: (209) 304-5841
 serina@serinalowden.com
 Lic #: 01365745



Alfred Younan
Metro Realty Pros
Turlock, CA
 Cell: (209) 202-4201
 alfred@metro-realtypros.com
 Lic #: 01718008



Jennifer Blake
LuXre Realty
San Clemente, CA
 Cell: (949) 463-0626
 jblake4re@aol.com
 Lic #: 00974839



Troy Capell
 USREOP Board of Directors, President
Quantum Realtors/eXp Realty
Newbury Park, CA
 Cell: (818) 571-7390
 troy@usreop.com
 Lic #: 01189253



Joe Gummerson
Joe Gummerson, Broker
San Diego, CA
 Cell: (619) 347-7027
 joegummerson@gmail.com
 Lic #: 01007506



Shawn Luong
Spectrum Realty Solutions
West Covina, CA
 Cell: (626) 643-7090
 reoagent@shawnluong.com
 Lic #: 00857818

California (cont)

BROKER MEMBERS



Fred Regius
Regius Realtors
Westminster, CA
Cell: (714) 469-7140
fred@regiusrealtors.com
Lic #: 00785889



Brett Matthews
I Deal Real Estate, Inc
Weston, FL
Cell: (954) 605-3325
brettmatthewspa@gmail.com
Lic #: BK0494633

Colorado



Robert Passafiume
REAL Broker
Thornton, CO
Cell: (303) 809-7694
robert@thewaypointway.com
Lic #: 100079407



Raul Gonzalez
NuFront International Realty
Doral, FL
Cell: (305) 785-3030
raul@nufontrealty.com
Lic #: BK3387917

Connecticut



Nick Mastrangelo
Coldwell Banker Realty
Orange, CT
Cell: (203) 641-2100
nick.mastrangelo@cbmoves.com
Lic #: REB 0756394



Scott Kiefer
Kiefer Realty
Dunnellon, FL
Cell: (352) 812-3645
KieferRealty@gmail.com
Lic #: BK3020554

Florida



Tad Yeatter
Schooner Bay Realty, Inc.
Cape Coral, FL
Cell: (239) 297-1583
tad@sbrealtyinc.com
Lic #: BK161087



Denise Mahoney
Keller Williams
Realty Professionals
Fort Lauderdale, FL
Cell: (954) 529-5355
Denise@TopFloridaHouses.com
Lic #: SL3087033



Danny Lewis
Lewis Real Estate Group
Coral Springs, FL
Cell: (954) 629-7905
danny@lregi.com
Lic #: BK3039511



Steven Modica
USREOP Board of Directors, Vice President
Real Estate Home Sales
Fort Lauderdale, FL
Cell: (954) 270-7770
steve@realestatehomesales.com
Lic #: BK431169



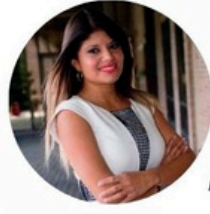
Ryan Courson
Core Realty LLC
Jacksonville, FL
Cell: (904) 762-5264
ryan@corerealtyusa.com
Lic #: BK3193680



Evelsi Conqueth
Assurance Florida Realty
Miramar, FL
Cell: (954) 543-3810
evelsi@evelsiconqueth.com
Lic #: BK3099671



Myesha Davis
Bird Dog Real Estate Group
Jacksonville, FL
Cell: (904) 747-3767
m.michelle@birddogrealestategroup.com
Lic #: BK3454505



Adriana Montes
Florida Dreams Realty Group
Ocoee, FL
Cell: (321) 689-6258
Adriana@FloridaDreamsRealty.com
Lic #: BK3096165



William Ramos
Integrity Key Realty LLC
Jacksonville, FL
Cell: (904) 477-0767
william@integritykeyrealty.com
Lic #: BK3069116



Joseph Doher
Berkshire Hathaway
HomeServices Results Realty
Orlando, FL
Cell: (407) 325-8163
Broker@JoeDoher.com
Lic #: BK594726



Jessica Graham
ERA Grizzard Real Estate
Leesburg, FL
Cell: (352) 504-7772
jessicagraham@eragrizzard.com
Lic #: BK671827



Robin Metz
Sharon J Kelly Realty Inc
Port Saint Lucie, FL
Cell: (772) 370-2788
RealtorRobinMetz@aol.com
Lic #: SL3153740

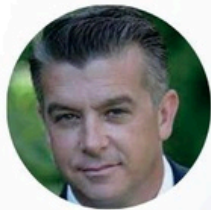


Eddie Blanco
USREOP Southeast Regional Representative
Stratwell
Miami, FL
Cell: (305) 684-8733
eddie@stratwellrealestate.com
Lic #: BK658938



Peter Chicouris
Equity Realty of Pinellas
St. Petersburg, FL
Cell: (727) 410-706
pgc@equityrealtyinc.com
Lic #: BK586338

Florida (cont)



Rafael Dagnesses

EXP Realty
Siesta Key, FL

Cell: (312) 658-8226

rafael@Qrealtors.com

Lic #: BK3465950



Tom & Danielle Galvin

USREOP Southeast Regional Representative

1st Choice Real Estate

Tallahassee, FL

Cell: (850) 933-7221

1stchoice.danielle@gmail.com

Lic #: BK595090



Jacqueline Gouldbourne

Gould Global Real Estate Co.
Lawrenceville, GA

Cell: (770) 778-6562

jacqueline@thegouldglobal.com

Lic #: 300667

Georgia



John Sherwood

Worthmoore Realty
Marietta, GA

Cell: (404) 718-0056

jsherwood@worthmoorerealty.com

Lic #: 313226



Nikki Crowder

Solutions First Realty
Snellville, GA

Cell: (678) 508-3878

nikki@solutionsfirstrealty.com

Lic #: 246766

Illinois

BROKER MEMBERS



Gaspar Flores

Su Familia Real Estate Inc
Chicago, IL

Cell: (312) 656-6301

gflores.sfr@gmail.com

Lic #: 471-004257



Kirby Pearson

Pearson Realty Group
Chicago, IL

Cell: (312) 805-0005

kirby@pearsonrealtygroup.com

Lic #: 471002409



Tammy Engel

ReMax Classic
Genoa, IL

Cell: (815) 482-3726

Tammy@eshometeam.com

Lic #: 481.011128



Patti Furman

Coldwell Banker
Glenview, IL

Cell: (312) 545-6375

patti@pattifurman.com

Lic #: 475.144230

Kentucky



George & Julie Green

Green Team
Real Estate Services
Louisville, KY

Cell: (502) 439-7596

George@GreenTeamRES.com

Lic #: 209408

Louisiana

BROKER MEMBERS



Justin Potier
Vylla Home
Metairie, LA
Cell: (504) 249-8825
justin.potier@vylla.com
Lic #: SALE.995713851-ACT8



Sam Hantosh
REMAX Team 2000
Canton, MI
Cell: (313) 283-2228
sam.hantosh@gmail.com
Lic #: 6501348723

Maryland



Antione Johnson
Powerhouse Realty, LLC
Baltimore, MD
Cell: (301) 512-8088
mdbporeo@gmail.com
Lic #: 639992



Sherri Saad
Remax Leading Edge
Detroit, MI
Cell: (313) 598-5322
sherri.saad@comcast.net
Lic #: 6502392274



Anthony Dozier
Home Source
Real Estate Solutions
Upper Marlboro, MD
Cell: (301) 440-7226
realtordozier@gmail.com
Lic #: 514284



Albert Hakim
City Real Estate Group
Harper Woods, MI
Cell: (313) 800-7653
albert@alwaysold.com
Lic #: 6502415090



Melanie Gamble
USREOP Northeast Regional Representative
212 Degrees Realty, LLC
Upper Marlboro, MD
Cell: (301) 343-8538
melanie.gamble@212degreesrealtyllc.com
Lic #: 530399



Anthony Raffin
Re/Max First
St. Clair Shores, MI
Cell: (586) 634-4761
tony@raffinteam.com
Lic #: 6506044707

Michigan



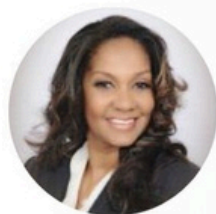
Michael Balsitis
Bellabay Realty LLC
Caledonia, MI
Cell: (616) 813-5522
mike@bellabayrealty.com
Lic #: 6502346774

Minnesota



Scott Rodman
Realty Executives Top Results
Blaine, MN
Cell: (612) 229-7268
scott@rodmanhomes.com
Lic #: 20433691

Mississippi



Pam Butler
P.A.M. Realty LLC
Oxford, MS
Cell: (404) 454-6767
pamrealtyoxford@gmail.com
Lic #: 23971

New Jersey

BROKER MEMBERS



Sharonn Thomas Pope
Vanguard Realty Group Inc.
Cherry Hill, NJ
Cell: (215) 669-4470
sharonn.thomas@comcast.net
Lic #: 0453467

Missouri



Cathy Davis
Mid America Property Partners
St. Peters, MO
Cell: (314) 413-5279
cdavis@mappreo.com
Lic #: 1999108852



Felicia Hankerson
Real Broker, LLC
Fairfield, NJ
Cell: (973) 868-8076
centraljerseyreagent@gmail.com
Lic #: 9480623



Michelle Syberg
Mid America Property Partners
St. Peters, MO
Cell: (314) 503-6093
msyberg@mappreo.com
Lic #: 1999056881



Nicholas Verdi
Lifestyle International Realty
Secaucus, NJ
Cell: (973) 769-1009
Nick@nickverdi.com
Lic #: 9700045NJ

Nevada



Brandy White Elk
Innovative Real Estate
Strategies
Las Vegas, NV
Cell: (702) 858-4211
brandy@iresvegas.com
Lic #: B.009698

New York



Damien Coleman
DAC Properties Corp
Bellport, NY
Cell: (516) 528-1531
dacproperties@aol.com
Lic #: 31C01038953



Cynthia Glickman
Windermere Excellence
Las Vegas, NV
Cell: (702) 325-2201
cglickman@windermere.com
Lic #: B.0007614



Deborah Bacchus
My Dream Home Realty, Inc.
Freeport, NY
Cell: (347) 386-5868
toucanlga@yahoo.com
Lic #: 10311205651

New York (cont)

BROKER MEMBERS



Tom Marco
Tom Marco Real Estate
Brooklyn, NY
Cell: (917) 282-9737
tommarco@optonline.net
Lic #: 3TMA1016405



Wendy Martin
eXp Realty
Portland, OR
Cell: (503) 984-0126
wendy@northwestREopro.com
Lic #: 200309032

Pennsylvania



Todd Yovino
USREOP Northeast Regional Representative
Island Advantage
Realty Hauppauge, NY
Cell: (516) 819-7800
todd@iarny.com
Lic #: 49Y00956714



Mitchell Cohen
Premier Real Estate, Inc.
Philadelphia, PA
Cell: (215) 837-3990
Mitchellc@premierreo.net
Lic #: RM061436A



Lee A. Raphael
River Realty Services, Inc
New Windsor, NY
Cell: (914) 474-8146
lraphael@riverrealty.com
Lic #: 10311204404



Mark Rebert
Berkshire Hathaway
HomeServices Homesale Realty
Lancaster, PA
Cell: (717) 742-0778
mark@lancohomesale.com
Lic #: RS317618



Nas (Abdool) Rahaman
ERA Top Service Realty Inc
Queens Village, NY
Cell: (917) 687-0252
nasrahaman@msn.com
Lic #: 10301205296



Libby Sosinski
Keller Williams Realty
Pittsburgh, PA
Cell: (412) 722-8344
LIBBerated@aol.com
Lic #: RS281248

Oregon



LizBeth Hale
Tree City Homes
Happy Valley, OR
Cell: (503) 757-1869
lizbeth@treecityhomes.com
Lic #: 931000192

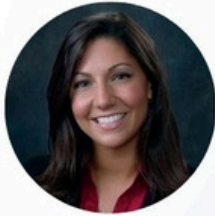
Rhode Island



Gregory Coupe
Long Realty Inc.
Chepachet, RI
Cell: (401) 447-7048
greg@longrealtyinc.com
Lic #: REC.0005239

Rhode Island (cont)

BROKER MEMBERS



Leann D'Ettore
Homistic Real Estate,
Inc. Cranston, RI
Cell: (401) 641-2014
Reo_Properties@yahoo.com
Lic #: REB.0018324



Monica Vaca
PRG REALTORS
Houston, TX
Cell: (281) 831-4935
monica@thregroup.com
Lic #: 401729

Tennessee



Amanda Bell
At Home Realty
Ashland City, TN
Cell: (615) 406-9988
amandabell@realtracs.com
Lic #: 00260174



Ray King
Infinity Realty Group of
Texas Mesquite, TX
Cell: (214) 418-6845
IRG.RayKing@gmail.com
Lic #: 0443318



Juan Brooks
Process Realty Services, LLC
Memphis, TN
Cell: (901) 864-4145
jbrooks30@comcast.net
Lic #: 272549



Michael Seeto
Seeto Realty
Plano, TX
Cell: (214) 228-2281
dfwnewhomes@gmail.com
Lic #: 0496025

Texas

Utah



Pamela Bookout
Coldwell Banker Realty
Arlington, TX
Cell: (817) 821-1912
pam.bookout@cbdfw.com
Lic #: 0329057



Scott Larsen
USREOP Board of Directors, Treasurer
Revolution Realty & Management
Ogden, UT
Cell: (801) 698-2788
scott@utahreo.net
Lic #: 5484225-PB00

Virginia



Derek Montes
Luxely Real Estate
Houston, TX
Cell: (832) 434-4509
derekmontesrealestate@gmail.com
Lic #: 752899



Phil Chernitzer
REO Real Estate
Annandale, VA
Cell: (703) 244-2733
realhome@rcn.com
Lic #: 0225069101

Virginia (cont)

BROKER MEMBERS



Joy Liggan
Virginia Capital Realty
Richmond, VA
Cell: (804) 393-6968
vacapreo@virginiacapitalrealty.com
Lic #: 0225225289



James Clifford
Washington Realty Group
Sumner, WA
Cell: (253) 732-9400
jimclifford@wrgpra.com
Lic #: 16818



Kevin Pall
Brooke Madison & Associates
Suffolk, VA
Cell: (757) 344-73385
kevinpall22@gmail.com
Lic #: 0225205551



Jaryd Ruffner
eXp Realty
Tacoma, WA
Cell: (253) 686-6356
jarydruffner@gmail.com
Lic #: 99568

Washington



Maggie Franco
Skyline Properties, Inc.
Kent, WA
Cell: (206) 261-2838
maggie@hellickson.com
Lic #: 24132



Austin Hellickson
Skyline Properties
Puyallup, WA
Cell: (206) 940-0942
austin@hellickson.com
Lic #: 20109685



Ed Laine
USREOP Lead Regional Representative
eXp Realty, LLC
Seattle, WA
Cell: (206) 229-5515
ed.laine@exprealty.com
Lic #: 17495



Warren Rodriguez

**Extra Realty Carolina,
Puerto Rico**

Cell: (787) 593-0567

Warren@ExtraRealtyPR.com

Lic #: E-272



Miguel Ortiz

**Universal Properties RE
Hatillo, Puerto Rico**

Cell: (787) 244-1999

miguel@universalpropertiespr.com

Lic #: E-129



Windy Malaga

**Piramide Real Estate Brokers
San Juan, Puerto Rico**

Cell: (787) 672-1662

windy@piramide.com

Lic #: C-5939



Rita Seda-Rivera

**RSR Realty
Toa Alta, Puerto Rico**

Cell: (787) 396-2675

ritaseda@ritaseda.com

Lic #: C-3881

LAW FIRM MEMBERS



Earl Wallace
USREOP Board of Directors, Corp. Secretary
**Wallace, Richardson,
Sontag & Le, LLC**
Irvine, CA
Cell: (949) 690-1933
ewallace@wallacelaw.com
State Bar #: 174247



Erica Stuart
C & O Services
Edgewater, MD
Cell: (301) 674-9877
Estuart@caoservices.com
Lic #: 103761-01



Tyler Gold
Tyler A. Gold, P.A.
Aventura, FL
Cell: (954) 684-8675
tyler@tylergold.com
State Bar #: 963992

GENERAL CONTRACTOR MEMBERS



Wally Knipp
Knipp Contracting, LLC
Phoenix, AZ
Cell: (623) 561-0803
wknipp@knippcontracting.com
Lic #: ROC253053



Robert Sambursky
Stein, Wiener & Roth, LLP
Westbury, NY
Cell: (516) 659-1492
rsambursky@hhstein.com
State Bar #: 3929106

EXECUTIVE DIRECTOR OF OPERATIONS



Sharon Bartlett
US REO Partners
McKinney, TX
Cell: (469) 919-8164
Sharon.Bartlett@usreop.com

TITLE MEMBERS



Carlos Garcia
WFG National Title Company
Glendale, CA
Cell: (562) 897-2117
carlosgarcia@wfgtitle.com
Lic #: 0645958

PROPERTY PERSERVATION MEMBERS



Robert Evangelista
**Certified Management &
Maintenance Corp**
Brooklyn, NY
Cell: (347) 538-3862
robert@certifiedmgt.com
Lic #: 0997928

CONNECT WITH US



Corporate Office
4980 North Pine Island Rd.
Sunrise, FL 33351



Toll Free 1-855-4-US-REOP



General Inquiries
info@usreop.com
Membership Services
membership@usreop.com



www.USREOP.com



www.facebook.com/usreopartners



www.linkedin.com/company/
us-reo-partners



Connect *with clients*

Collaborate *with colleagues*

Corner *the market*

Get the latest membership updates online and search by zip code for quick results: **USREOP.com/partners**

US REO Partners is a leading, national trade association representing top-performing REO brokers, default services law firms, mortgage servicers, and ancillary vendors in the default servicing industry.

Founded in 2011, US REO Partners offers its mortgage servicing members a national network of vetted, proven, and highly-trained partners who are ready and able to perform at every level of the disposition, loss mitigation, and mortgage servicing process.

Managing challenging assets

Our members have decades of experience in full-service REO maintenance and management, and are experts at listing, marketing, and selling challenging assets. When it comes to moving properties through the foreclosure and REO pipeline, our members are the real estate, legal, title and preservation experts you need on your side and in your market.

Training and resources

We offer regional, national, and digital trainings for asset management and mortgage servicing teams who need up-to-date local real estate and REO education; legal-based legislative and regulatory compliance updates; and staff-level training on best practices in asset management, closing, eviction, foreclosure, preservation, short sale, title and valuation.

Proven, reliable service

At US REO Partners, our members average 20 years in the default servicing industry and are recognized leaders in their fields and markets.

You don't have to go it alone – join the partnership.

Learn more, apply for membership, or find a partner online at **USREOP.COM**