USREO PARTNERS

Market Trends Report

January 2026

www.usreop.com

MARKET AREAS

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

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
Tampa Bay, FL	Hernando, Hillsborough, Pasco, Pinellas	Peter Chicouris
Metro Atlanta, GA	Cherokee, Clayton, Cobb, Coweta, Bartow, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Rockdale	NIkki Crowder
Chicago, IL	Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, Will	Patti Furman
Baltimore, MD	Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne’s	Melanie Gamble
So. Maryland, MD	Prince George’s, Montgomery, Charles, Calvert	Melanie Gamble
Detroit, MI	Macomb, Oakland, Wayne	Sam Hantosh
Minneapolis, MN	Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, Wright	Scott Rodman
St. Louis, MO	Crawford, Franklin, Jefferson, Lincoln, St. Charles, St. Louis, Warren	Cathy Davis
Newark, NJ	Essex, Hunterdon, Morris, Somerset, Sussex, Union	Nick Verdi
Catskills Region, NY	Sullivan	Lee A. Raphael

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
Hudson Valley, NY	Dutchess, Ulster,Orange, Putnam, Rockland, Westchester, Columbia	Lee A. Raphael
New York, NY	Naussau, Suffolk, Queens (presented in separate charts)	Todd Yovino
Las Vegas, NV	Clark	Brandy White Elk
Philadelphia, PA	Bucks, Chester, Delaware, Montgomery, Philadelphia	Mitchell Cohen
South Central, PA	Adams, Berks, Cumberland, Dauphin, Lancaster, Lebanon, York	Mark Rebert
Lehigh Valley, PA	Allentown, Bethlehem, Easton	Mark Rebert
Dallas, TX	Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Somervell, Tarrant, Wise	Sharon Bartlett
Houston, TX	Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller	Derek Montes
Seattle/Tacoma, WA	King, Pierce, Snohomish	Ed Laine
Washington, DC	District of Columbia	Melanie Gamble

MONTHLY
MARKET TRENDS
ORANGE COUNTY, CALIFORNIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,294**	↓	5,231
NEW LISTINGS	**1,427**	↑	784
PENDING LISTINGS	**1,890**	n/a	n/a
AVERAGE LIST PRICE	**$1,200,000**	⇄	$1,200,000
REO LISTINGS	**1**	n/a	n/a
MONTHS SUPPLY	**2.6**	↓	3
LIST TO SALES PRICE	**99%**	↑	98%
MEDIAN SALES PRICE	**$1,225,000**	↑	$1,175,000
SALES CLOSED	**1,196**	↓	1,210
AVERAGE DAYS ON MARKET	**75**	↑	62

Additional Market Data: Inventory in January remains very low in many areas of Orange County. There are a total of six active homes in default, 10 under contract or pending sale, and six that have closed escrow in the last 30 days. Many homes priced below $1M are receiving multiple offers and selling above the asking price. Overall, sales remain strong, but inventory is limited. We need more properties to sell, as many of us have buyers but not enough homes available in the areas they want.

The unemployment rate for January 2026 has not yet been released. However, in December 2025 it was 3.95%, down from 4.2% in November 2025.

Information provided for this market by **Jennifer Blake** at **LuXre Realty**.
Cell Phone: 949-463-0626 | Email: jblake4re@aol.com

MONTHLY

MARKET TRENDS
LOS ANGELES, CALIFORNIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**49,654**	↑	48,382
NEW LISTINGS	**6,287**	↑	2,952
PENDING LISTINGS	**1,385**	↑	1,115
AVERAGE LIST PRICE	**$1,962,539**	↑	$1,521,083
ACTIVE REO LISTINGS	**16**	↓	17
MONTHS SUPPLY	**19**	↑	13
LIST TO SALES PRICE	**65%**	↓	83%
MEDIAN SALES PRICE	**$873,500**	↓	$882,300
SALES CLOSED	**2,590**	↓	3,768
AVERAGE DAYS ON MARKET	**57**	↑	51

Additional Market Data: January reflected a slower start to the year for the Los Angeles County housing market, marked by increased inventory, softer pricing efficiency, and longer marketing times as buyers and sellers recalibrated after the holidays. Active listings rose to 49,654, driven by a notable influx of new inventory: 6,287 listings entered the market. Inventory conditions loosened considerably, with months of supply increasing to 19, signaling reduced buyer urgency and heightened pricing sensitivity. Homes continued to take longer to sell, with average days on market rising to 57, reflecting more cautious buyer behavior and longer decision timelines. Sales activity slowed. Closed sales totaled 2,590, while pending sales reached 1,385, indicating ongoing buyer engagement but a slower conversion to closed transactions. Seller pricing power weakened, with the sale-to-list price ratio declining to 65 percent, suggesting increased concessions and price adjustments to attract buyers. Pricing softened modestly. The median sales price decreased to $873,500, while the average list price increased to $1,962,539, reflecting a greater concentration of higher-priced inventory entering the market despite reduced absorption. Distressed inventory remained minimal, with 16 REO listings, continuing to represent a very small share of overall market activity. Overall, January opened the year with elevated supply, slower sales velocity, and increased pricing pressure, setting a cautious tone as the market adjusts to higher inventory levels and evolving buyer demand.

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

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

MONTHLY

MARKET TRENDS

RIVERSIDE/SAN BERNARDINO, CALIFORNIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**16,055**	↓	17,109
NEW LISTINGS	**585**	↓	602
PENDING LISTINGS	**5,331**	n/a	n/a
AVERAGE LIST PRICE	**$668,897**	↑	$665,085
ACTIVE REO LISTINGS	**159**	n/a	n/a
MONTHS SUPPLY	**5**	⇄	5
LIST TO SALES PRICE	**96%**	⇄	96%
MEDIAN SALES PRICE	**$578,695**	↑	$580,239
SALES CLOSED	**3,738**	↓	3,900
AVERAGE DAYS ON MARKET	**65**	↑	63

Additional Market Data: In January 2026, Riverside and San Bernardino counties saw a measurable pullback in overall housing activity. New listings, pending sales, and closed transactions all declined month-over-month, reflecting a slower start to the year and continued buyer caution. Average days on market increased slightly from 63 to 65 days, signaling extended marketing times and a more deliberate pace of absorption. Despite reduced volume, home prices remain relatively stable, with no significant downward pressure evident at this time. The data points to a market transitioning into balance rather than contraction. Buyers may experience increased negotiating leverage, while sellers should align pricing strategies with current demand trends. Overall, the region appears to be settling into a stabilized environment as it moves through the first quarter of 2026.

Information provided for this market by **Monica Hill** at **MVP Real Estate & Investments**.
Cell Phone: 951-834-8687 | Email: MVP4RealEstate@gmail.com

MONTHLY
MARKET TRENDS
SACRAMENTO, CALIFORNIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,090**	↑	2,930
NEW LISTINGS	**1,070**	↑	695
PENDING LISTINGS	**1,002**	n/a	n/a
AVERAGE LIST PRICE	**$650,0000**	↑	$644,000
ACTIVE REO LISTINGS	**38**	n/a	n/a
MONTHS SUPPLY	**3**	↑	2.5
LIST TO SALES PRICE	**99%**	⇄	99%
MEDIAN SALES PRICE	**$600,000**	↑	$560,000
SALES CLOSED	**1,145**	↓	1,601
AVERAGE DAYS ON MARKET	**37.5**	↓	52.5

Additional Market Data: The Sacramento-region housing market, including Sacramento, Placer, El Dorado, and Yolo counties, is showing signs of stabilization with conditions trending toward balance. Median home prices generally range from the low-$500,000s in Sacramento County to the mid-$600,000s in surrounding counties, while overall months of supply remains near 3–4 months, indicating moderate inventory levels. Homes are averaging approximately 35–40 days on market and are typically selling close to list price, reflecting steady buyer demand for well-priced properties. Elevated interest rates, affordability constraints, and property condition continue to influence buyer activity and pricing sensitivity. Updated or move-in-ready homes remain competitive, while properties requiring repairs experience longer marketing times and greater price adjustments. Overall, the market reflects cautious but active participation from both buyers and sellers.

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

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,230**	↑	4,026
NEW LISTINGS	**1,459**	↑	846
PENDING LISTINGS	**1,411**	↑	1,076
AVERAGE LIST PRICE	**$1,411,819**	↑	$1,235,000
ACTIVE REO LISTINGS	**13**	↓	16
MONTHS SUPPLY	**4**	⇄	4
LIST TO SALES PRICE	**97%**	↑	96%
MEDIAN SALES PRICE	**$1,083,500**	↑	$1,050,000
SALES CLOSED	**870**	↓	1,195
AVERAGE DAYS ON MARKET	**39**	↑	35

Additional Market Data: The San Diego market is beginning to see the "re-entry" phase, as Buyers and Sellers come back from the holidays. While December saw active listings drop to 4,026, January brought a seasonal rebound with active inventory climbing to 4,230. Although the median sales price ticked up to $1,083,500 from December's $1,050,000, the market remains highly sensitive. The 97% list-to-sale ratio and an average DOM of 39 days indicate that well-priced homes still move, but the "pricing standoff" persists for anything less than turn-key. A significant data point is the 31% jump in pending sales, rising from 1,076 in December to 1,411 in January, suggesting that buyers are re-engaging as rates stabilize near the 6% threshold. However, with supply holding at 4 months, the market has not yet reached a full state of equilibrium. Distressed inventory remains an outlier; REO listings actually dropped from 16 to 13 units, despite a subtle increase in early-stage default filings in South County. For Asset Managers, the strategy for Q1 2026 should remain disciplined. Current Buyer demand is selective, and capturing it requires aggressive price reviews to avoid becoming stale as spring inventory begins to build.

Information provided for this market by **Joe Gummerson** at **Joseph Gummerson, Broker**.
Cell Phone: 619-347-7027 | Email: joegummerson@gmail.com

MONTHLY
MARKET TRENDS
SAN FRANCISCO, CALIFORNIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,647	↑	4,547
NEW LISTINGS	2,296	↑	1,318
PENDING LISTINGS	1,193	n/a	n/a
AVERAGE LIST PRICE	$1,336,692	↓	$1,485,964
ACTIVE REO LISTINGS	57	n/a	n/a
MONTHS SUPPLY	4.18	↑	2.04
LIST TO SALES PRICE	105.37%	↑	105.33%
MEDIAN SALES PRICE	$975,000	↓	$1,188,000
SALES CLOSED	1,349	↓	2,223
AVERAGE DAYS ON MARKET	53	↓	77

Additional Market Data: In January, the Bay Area real estate market showed typical winter seasonality with low inventory and selective but steady demand. San Francisco County remained seller-leaning, with constrained inventory supporting prices. Well-priced homes, especially in desirable neighborhoods, continued to attract strong interest, though activity is more measured than peak years. Alameda County saw more balanced conditions. Some areas experienced slight price softening and longer days on market, giving buyers modest negotiating power compared to prior years. Contra Costa County remained active, particularly in suburban markets, but trends varied widely by city and price point. Entry-level homes moved faster than higher-priced properties. Marin County continued to reflect its affluent profile, with strong pricing in prime areas but increased selectivity in the luxury segment. Some high-end listings saw longer market times. San Mateo County maintained high and relatively stable pricing, supported by strong demand and limited supply, though overall sales volume was seasonally slower. Across all five counties, tight inventory remains the dominant theme, keeping prices supported despite higher mortgage rates and a more cautious buyer environment.

Information provided for this market by **Anh Pham** at **SkyGroup Realty Inc.**
Cell Phone: 650-380-6364 | Email: anh@skygrouprealtyinc.com

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

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**15,446**	↓	16,397
NEW LISTINGS	**3,449**	↓	3,956
PENDING LISTINGS	**2,666**	n/a	n/a
AVERAGE LIST PRICE	**$1,802,762**	↓	$2,219,755
ACTIVE REO LISTINGS	**350**	n/a	n/a
MONTHS SUPPLY	**5.1**	↓	5.5
LIST TO SALES PRICE	**94.40%**	↑	94.20%
MEDIAN SALES PRICE	**638,250**	↑	$625,000
SALES CLOSED	**3,180**	↑	2,673
AVERAGE DAYS ON MARKET	**47**	⇄	47

Additional Market Data: The Miami MSA single-family market kicked off 2026 on solid footing. Active listings dropped to 15,446, and months of supply tightened to 5.1, showing a bit more balance compared to December. New listings slowed to 3,449, which is typical for this time of year, but closed sales bounced back to 3,180 as buyers returned after the holidays. New pendings reached 2,666, with 3,835 homes currently under contract, pointing to steady forward activity. The median sales price rose to $638,250, reflecting continued demand for well-priced homes in desirable areas. Sellers are still getting about 94.4% of their asking price, and days on market held at 47, showing buyers remain selective but engaged. The average list price settled at $1.8 million after December's spike driven by luxury inventory. REO listings remain limited at 350, keeping overall market conditions stable. Overall, the market feels steady and balanced as we move into the new year.

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

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**29,424**	↓	31,070
NEW LISTINGS	**4,285**	↓	5,012
PENDING LISTINGS	**3,772**	n/a	n/a
AVERAGE LIST PRICE	**$774,127**	↓	$824,575
ACTIVE REO LISTINGS	**543**	n/a	n/a
MONTHS SUPPLY	**11**	↓	11.7
LIST TO SALES PRICE	**92.10%**	↓	92.20%
MEDIAN SALES PRICE	**$327,750**	↑	$320,000
SALES CLOSED	**2,852**	↑	2,287
AVERAGE DAYS ON MARKET	**70**	⇄	70

Additional Market Data: The Miami MSA condo and townhome market is still a buyer's market, but January showed a better start than December. Active listings dropped to 29,424, and months of supply eased to 11, a small but meaningful improvement. New listings slowed to 4,285, while pending sales reached 3,772 and closed sales jumped to 2,852, showing that buyers came back after the typical year-end pause.

The median sales price rose to $327,750, and sellers received 92.1% of list price. Well-priced properties are selling, and overpriced units are sitting. Average days on market held at 70, reinforcing that buyers are selective and negotiating.

There is still a clear bifurcation in the market. Newer, well-managed buildings with strong reserves are moving and attracting financing. Older buildings dealing with deferred maintenance, insurance pressures, or reserve issues continue to struggle. SB 4-D compliance and higher insurance costs remain a drag on those properties. Overall, the market feels more stable, but performance depends heavily on building quality and financial health.

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

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**22,720**	↑	14,561
NEW LISTINGS	**7,059**	↑	2,955
PENDING LISTINGS	**2,154**	n/a	n/a
AVERAGE LIST PRICE	**$400,167**	↓	$516,947
ACTIVE REO LISTINGS	**85**	n/a	n/a
MONTHS SUPPLY	**6**	↑	4.75
LIST TO SALES PRICE	**95.7%**	↑	95%
MEDIAN SALES PRICE	**$299,000**	↓	$396,158
SALES CLOSED	**3,798**	↑	3,068
AVERAGE DAYS ON MARKET	**82**	↓	87

Additional Market Data: Orlando enters 2026 with a stabilizing housing market characterized by rising inventory, more selective buyers, and increased emphasis on accurate pricing. Supply has reached roughly six months, and nearly 4 percent of listings were withdrawn last month, reflecting shifting market discipline. Despite price softening through 2025, values are supported by steady population growth and strong economic fundamentals, including 1.53 million nonfarm jobs, a 4.8 percent unemployment rate, and a tourism sector anchored by more than 291,000 leisure and hospitality positions. Overall, the region begins the year with healthier inventory levels and a cautiously optimistic outlook as market conditions normalize.

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

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	984	↓	1,022
NEW LISTINGS	254	↓	292
PENDING LISTINGS	237	n/a	n/a
AVERAGE LIST PRICE	$388,821	↑	$378,379
ACTIVE REO LISTINGS	13	n/a	n/a
MONTHS SUPPLY	3.3	↓	3.5
LIST TO SALES PRICE	97%	↓	97.60%
MEDIAN SALES PRICE	$345,000	↑	$334,500
SALES CLOSED	305	↑	238
AVERAGE DAYS ON MARKET	76	↑	70

Additional Market Data: Active inventory is still up 14%, and showings have started to increase, but not substantially. New pending sales are still down, and are down 35%. Days on market continue to climb and is up again 4%. Prices have started to stabilize in certain areas and have started to decline in other areas. Cash sales have started to rise again so that is a good indication there are more investors coming back to the market. Inventory of REOs listed are still low compared to previous amounts. We are still at 1% and under normal circumstances we should be at 5% or more.

Information provided for this market by **Danielle Galvin** at **1st Choice Real Estate**.
Cell Phone: 850-933-5094 | Email: 1stchoice.danielle@gmail.com

MONTHLY
MARKET TRENDS
TAMPA BAY, FLORIDA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**33,578**	↑	19,532
NEW LISTINGS	**8,249**	↑	5,779
PENDING LISTINGS	**13,393**	n/a	n/a
AVERAGE LIST PRICE	**$460,557**	↑	$440,000
ACTIVE REO LISTINGS	**926**	n/a	n/a
MONTHS SUPPLY	**4.9**	↑	2.7
LIST TO SALES PRICE	**97.50%**	↓	97.90%
MEDIAN SALES PRICE	**$415,258**	↓	$435,000
SALES CLOSED	**3,841**	↑	3,233
AVERAGE DAYS ON MARKET	**65**	↑	50

Additional Market Data: While some local data still shows modest gains in specific zip codes or neighborhoods, broader metrics indicate moderation or slight downward pressure on prices compared with the recent peak. Tampa Bay was recently ranked among the top markets where home prices are expected to decline in 2026, and statewide data shows median price forecasts dipping year-over-year. Higher mortgage rates over the past few years have dampened some demand, but lower rates compared to recent peaks have begun to encourage renewed buying activity in early 2026, especially for well-priced, move-in-ready homes and in growth corridors. Sellers are adapting to more realistic pricing expectations, and realtors are describing the market as “normalizing” — benefiting both sides with fewer extreme bidding wars but still active transactions.

Information provided for this market by **Peter Chicouris** at **Equity Realty Suncoast**.
Cell Phone: 727-410-7064 | Email: pgc@equityrealtyinc.com

MONTHLY

MARKET TRENDS
ATLANTA METRO, GEORGIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**7,144**	↓	8,651
NEW LISTINGS	**4,399**	↓	5,417
PENDING LISTINGS	**2,745**	n/a	n/a
AVERAGE LIST PRICE	**$357,000**	↓	$430,000
ACTIVE REO LISTINGS	**20**	n/a	n/a
MONTHS SUPPLY	**4**	↓	5.6
LIST TO SALES PRICE	**97.5%**	↓	97.9%
MEDIAN SALES PRICE	**$357,000**	↑	$350,000
SALES CLOSED	**4,155**	↑	3,425
AVERAGE DAYS ON MARKET	**50**	↓	57

Additional Market Data: The market reflects moderate buyer caution, likely influenced by interest rate trends, higher inventories, and seasonal year-end slowdowns. Detached homes remain relatively resilient, whereas attached properties show more sensitivity to market pressures.

Information provided for this market by **Nikki Crowder** at **Solutions First Realty**.
Cell Phone: 678-508-3878 | Email: nikki@solutionsfirstrealty.com

USREO PARTNERS

MONTHLY
MARKET TRENDS
CHICAGO, ILLINOIS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**10,018**	↓	11,387
NEW LISTINGS	**7,707**	↑	4,866
PENDING LISTINGS	**1,621**	n/a	n/a
AVERAGE LIST PRICE	**$538,827**	↑	$514,488
ACTIVE REO LISTINGS	**169**	n/a	n/a
MONTHS SUPPLY	**2.63**	↑	1.98
LIST TO SALES PRICE	**98.64%**	↓	99. 01%
MEDIAN SALES PRICE	**$350,000**	↓	$359,000
SALES CLOSED	**3,813**	↓	5,753
AVERAGE DAYS ON MARKET	**34**	↑	29

Additional Market Data: In January 2026, the retail housing market continued to demonstrate price stability despite a seasonal slowdown in activity. Sale prices remained near recent highs, supported by limited inventory and a relatively low months' supply. While overall sales volume declined and marketing times increased modestly, demand remained resilient, with homes generally selling close to list price. Tight inventory conditions continue to provide underlying price support even as transaction levels soften.

The REO market presented a different dynamic. Distressed properties experienced softer pricing and continued downward pressure on values; however, inventory levels tightened significantly. The limited availability of REO homes has resulted in very low months' supply, indicating strong absorption and sustained investor interest. Despite lower pricing compared to the retail market, competition for available REO assets remains elevated due to the scarcity of distressed inventory.

Information provided for this market by **Patti Furman** at **Coldwell Banker Realty**.
Cell Phone: 312-545-6375 | Email: patti@pattifurman.com

MONTHLY
MARKET TRENDS
BALTIMORE, MARYLAND

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,596**	↓	3,715
NEW LISTINGS	**2,094**	↑	1,497
PENDING LISTINGS	**1,203**	n/a	n/a
AVERAGE LIST PRICE	**$597,252**	↓	$607,318
ACTIVE REO LISTINGS	**46**	n/a	n/a
MONTHS SUPPLY	**1.7**	↓	2
LIST TO SALES PRICE	**98.7%**	↓	100%
MEDIAN SALES PRICE	**$425,000**	↓	$440,000
SALES CLOSED	**1,328**	↓	2,117
AVERAGE DAYS ON MARKET	**40**	⇄	40

Additional Market Data: Across this North/Central Maryland cluster, the market is generally stable but slower paced than the peak years. Days on market are longer, and sales volume is softer, which is consistent with a more rate-sensitive buyer pool and a market that's giving buyers more time to compare options. Statewide, Maryland's median days on market increased to ~60 days and closed sales declined year-over-year in January 2026, while prices still showed modest appreciation overall—pointing to a rebalancing market (not a collapse). Pricing remains segmented: Core, high-demand areas (Howard, Anne Arundel) are holding value better, while more rural/second home influenced segments (Queen Anne's) show more sensitivity and longer market times. Mortgage rates remain materially higher than the 2020–2021 era, keeping payment shock in play and driving buyer caution, longer decision cycles, and more selective demand.

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
SO. MARYLAND, MARYLAND

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,163**	↓	4,188
NEW LISTINGS	**2,106**	↑	1,501
PENDING LISTINGS	**868**	n/a	n/a
AVERAGE LIST PRICE	**$596,212**	↓	$601,864
ACTIVE REO LISTINGS	**57**	n/a	n/a
MONTHS SUPPLY	**2.4**	↓	2.7
LIST TO SALES PRICE	**99%**	↓	100%
MEDIAN SALES PRICE	**$477,000**	↓	$508,495
SALES CLOSED	**1,145**	↓	1,706
AVERAGE DAYS ON MARKET	**47**	↓	51

Additional Market Data: Price trends are mixed: Some counties show flat to slight moderation in prices, while more affluent segments (like Montgomery) retain relative strength. Sales activity is slower than in peak pandemic years, with more thoughtful buyer behavior and longer market exposure. Inventory levels have risen year-over-year, easing competition marginally and giving buyers more leverage. Longer days on market and moderate sale-to-list ratios reflect a transition toward a more balanced market versus a pure seller's market. Local economic and policy factors (zoning reform, regional job dynamics) are becoming meaningful backdrop drivers.

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
MINNEAPOLIS, MINNESOTA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	*Prior Month
ACTIVE LISTINGS	**22,945**	↓	24,297
NEW LISTINGS	**3,784**	↑	1,389
PENDING LISTINGS	**n/a**	n/a	n/a
AVERAGE LIST PRICE	**$523,980**	↑	$494,136
ACTIVE REO LISTINGS	**n/a**	n/a	n/a
MONTHS SUPPLY	**4**	↑	2.5
LIST TO SALES PRICE	**98.70%**	↓	99%
MEDIAN SALES PRICE	**$375,000**	⇄	$375,000
SALES CLOSED	**1,904**	↑	545
AVERAGE DAYS ON MARKET	**46**	↑	43

Additional Market Data: Twin Cities looks stable, balanced, and opportunity-rich. Prices are growing steadily, inventory is more supportive, and demand responds quickly to rates. Builders are back with inventory and incentives. Many projects offer rate buydowns, closing credits, and energy-efficient features that lower total cost of ownership. Months of supply at ~2.7–3.0 keeps a modest edge for sellers, but it’s no longer a “48-hour decision” market. Typical Days on Market are running about 24–40 days, depending on price point and condition.

Information provided for this market by **Scott Rodman** at **Realty Executives Top Results**.
Cell Phone: 612-229-7268 | Email: scott@rodmanhomes.com

MONTHLY
MARKET TRENDS
DETROIT, MICHIGAN

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	*Prior Month
ACTIVE LISTINGS	**7,434**	↓	8,088
NEW LISTINGS	**2,309**	↑	1,807
PENDING LISTINGS	**3,278**	n/a	n/a
AVERAGE LIST PRICE	**$267,000**	↑	$262,000
ACTIVE REO LISTINGS	**195**	n/a	n/a
MONTHS SUPPLY	**1.7**	⇄	1.7
LIST TO SALES PRICE	**98%**	↓	98.1%
MEDIAN SALES PRICE	**$260,000**	⇄	$260,000
SALES CLOSED	**2,323**	↓	3,229
AVERAGE DAYS ON MARKET	**37**	↑	40

Additional Market Data: The Metro Detroit housing market in January 2026 remained more balanced than peak years. The combined median sales price was approximately $265K–$270K, with sellers receiving about 97.5%–98.5% of list price, signaling modest buyer negotiation. We had 10 days of minimal to no showings due to extreme weather conditions. Overall, demand continued to outpace supply, prices stayed stable to modestly rising, and the market showed early signs of normalization heading into the spring season.

Information provided for this market by **Sam Hantosh** at **RE/MAX Team 2000**.
Cell Phone: 313-283-2228 | Email: sam.hantosh@gmail.com

MONTHLY

MARKET TRENDS
ST. LOUIS, MISSOURI

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**6,400**	↑	6,272
NEW LISTINGS	**1,431**	↑	1,199
PENDING LISTINGS	**1,942**	n/a	n/a
AVERAGE LIST PRICE	**$394,491**	↑	$374,500
ACTIVE REO LISTINGS	**115**	n/a	n/a
MONTHS SUPPLY	**4.34**	↑	2.78
LIST TO SALES PRICE	**98.78%**	↓	100.79%
MEDIAN SALES PRICE	**$275,000**	↓	$296,500
SALES CLOSED	**1,472**	↓	2,250
AVERAGE DAYS ON MARKET	**52**	↑	48

Additional Market Data: The number of new listings seems to be keeping pace with the number of sales. Although we had one of the most brutal weather events in years this month which brought a relatively experienced winter/snow area to a standstill causing much activity to come to a complete stall. Closed sales took a sharp decline thus increasing month's supply in general. That is expected to even out again with increasing temps moving forward which should come increased activity. Multiple offers remain common and buyer's needing contingencies on the sale of their present home seems to be increasing suggesting the scales still seem to be in the seller's favor.

Information provided for this market by **Cathy Davis** at **Mid America Property Partners**.
Cell Phone: 314-413-5279 | Email: cdavis@mappreo.com

USREO PARTNERS

MONTHLY
MARKET TRENDS
NEWARK, NEW JERSEY

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,659**	↑	3,792
NEW LISTINGS	**1,275**	↓	1,680
PENDING LISTINGS	**1,275**	n/a	n/a
AVERAGE LIST PRICE	**$574,500**	↓	$611,667
ACTIVE REO LISTINGS	**63**	n/a	n/a
MONTHS SUPPLY	**3.06**	↑	2.8
LIST TO SALES PRICE	**99.7%**	↓	101%
MEDIAN SALES PRICE	**$595,000**	↑	$588,000
SALES CLOSED	**1,675**	↓	2,100
AVERAGE DAYS ON MARKET	**43**	↑	37

Additional Market Data: January 2026 reflected a typical winter pattern: new listings and closings slowed, while inventory held steady to slightly higher, nudging overall months supply to ~3 months (still seller-leaning, but less overheated than peak spring/summer). Pricing remained remarkably resilient, supported by limited supply in the most in-demand pockets; however, buyers became more selective and DOM increased across the board. Essex and Somerset continued to show the strongest competition and pricing power, while Sussex and parts of Hunterdon saw longer marketing times and slightly more negotiation. Pending activity stayed healthy, signaling demand is still present even with seasonal friction. Heading into February/March, the key drivers to watch are rate stability, the spring listing wave, and whether inventory growth outpaces demand—that's what will determine if the market moves closer to balance or stays seller-favored.

Information provided for this market by **Nick Verdi** at **Keller Williams City Views**.
Cell Phone: 973-769-1009 | Email: nick@nickverdi.com

MONTHLY
MARKET TRENDS
CATSKILLS REGION, NEW YORK

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	489	↑	482
NEW LISTINGS	83	↑	71
PENDING LISTINGS	169	n/a	n/a
AVERAGE LIST PRICE	$399,000	⇄	$399,000
ACTIVE REO LISTINGS	6	n/a	n/a
MONTHS SUPPLY	6.4	↓	6.53
LIST TO SALES PRICE	95.10%	↓	95.40%
MEDIAN SALES PRICE	$360,000	↑	$355,000
SALES CLOSED	78	↓	92
AVERAGE DAYS ON MARKET	76	↑	74

Additional Market Data: Sullivan County continues to operate on a markedly different cycle than the core Hudson Valley. Elevated inventory, longer marketing times, and softer list-to-sale ratios reflect a buyer-selective environment driven by discretionary and second-home demand. While new listings increased in January, absorption lagged, keeping months of supply well above down-valley norms.

REO / bank-owned inventory remains present but contained, with only six properties across all statuses. While not market-moving on its own, distressed inventory in Sullivan tends to be more visible due to lower transaction volume and wider pricing dispersion. As a result, pricing discipline remains critical, particularly for properties requiring renovation or repositioning. January reinforced Sullivan's role as a slower-paced, negotiation-oriented market entering the new year.

Information provided for this market by **Lee A. Raphael** at **River Realty Services**.
Cell Phone: 914-474-8146 | Email: LRaphael@riverrealty.com

MONTHLY

MARKET TRENDS

HUDSON VALLEY REGION, NEW YORK

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,298**	↓	3,558
NEW LISTINGS	**861**	↑	777
PENDING LISTINGS	**2,017**	n/a	n/a
AVERAGE LIST PRICE	**$735,000**	↑	$720,000
ACTIVE REO LISTINGS	**104**	n/a	n/a
MONTHS SUPPLY	**2.6**	↓	2.7
LIST TO SALES PRICE	**100.3%**	↓	101%
MEDIAN SALES PRICE	**$710,000**	↑	$705,000
SALES CLOSED	**937**	↓	1,431
AVERAGE DAYS ON MARKET	**44**	↑	42

Additional Market Data: January data confirms that the Hudson Valley remains structurally tight despite a seasonal increase in new listings. Inventory pressure is most pronounced in the lower counties, where months of supply remain well below balanced-market thresholds and sale-to-list ratios continue to exceed 100% in Westchester, Rockland, and Putnam. Even as marketing times lengthen modestly up-valley, pricing stability remains intact across the region.

Importantly, REO / bank-owned inventory remains de minimis relative to overall market size. With just over 100 REO properties across seven counties—and concentrations primarily in Orange and Westchester—distressed supply is not exerting downward pressure on pricing. The absence of meaningful REO volume in Dutchess, Putnam, and Columbia further reinforces that current market dynamics are being driven by conventional sellers and buyers, not forced liquidation. Overall, January reflects a market resetting seasonally but still underpinned by limited supply and resilient demand.

Information provided for this market by **Lee A. Raphael** at **River Realty Services**.
Cell Phone: 914-474-8146 | Email: LRaphael@riverrealty.com

MONTHLY

MARKET TRENDS

NEW YORK, NEW YORK – NASSAU

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**1,872**	↑	1,827
NEW LISTINGS	**854**	↑	541
PENDING LISTINGS	**597**	n/a	n/a
AVERAGE LIST PRICE	**$959,368**	↓	$967,028
ACTIVE REO LISTINGS	**41**	n/a	n/a
MONTHS SUPPLY	**2.2**	⇄	2.2
LIST TO SALES PRICE	**99.4%**	↓	100.4%
MEDIAN SALES PRICE	**$815,000**	↑	$810,000
SALES CLOSED	**732**	↓	829
AVERAGE DAYS ON MARKET	**56**	↑	48

Additional Market Data: The Long Island and Metro New York marketplace has been under severe weather conditions for over three consecutive weeks with below freezing temperatures. Weather has also reduced buyer activity and showings as a result of extreme cold and excessive snow conditions, which have been atypical for our marketplace over the past years. We are expecting the upcoming spring market to be very aggressive because of pent up demand. The values remain unchanged, first time home buyers actively seeking housing, second time home buyers very quiet unless aggressively priced. Condos & Co-Ops slowing by the day.

Information provided for this market by **Todd Yovino** at **Island Advantage Realty**.
Cell Phone: 516-819-7800 | Email: todd@iarny.com

MONTHLY
MARKET TRENDS
NEW YORK, NEW YORK – SUFFOLK

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2025	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**2,538**	↑	2,561
NEW LISTINGS	**1,044**	↑	706
PENDING LISTINGS	**753**	n/a	n/a
AVERAGE LIST PRICE	**$839,914**	↑	$825,959
ACTIVE REO LISTINGS	**62**	n/a	n/a
MONTHS SUPPLY	**2.3**	⇄	2.3
LIST TO SALES PRICE	**100.6%**	↓	100.9%
MEDIAN SALES PRICE	**$675,000**	↓	$680,000
SALES CLOSED	**921**	↓	1,205
AVERAGE DAYS ON MARKET	**55**	↑	53

Additional Market Data: The Long Island and Metro New York marketplace has been under severe weather conditions for over three consecutive weeks with below freezing temperatures. Weather has also reduced buyer activity and showings as a result of extreme cold and excessive snow conditions, which have been atypical for our marketplace over the past years. We are expecting the upcoming spring market to be very aggressive because of pent up demand. The values remain unchanged, first time home buyers actively seeking housing, second time home buyers very quiet unless aggressively priced. Condos & Co-Ops slowing by the day.

Information provided for this market by **Todd Yovino** at **Island Advantage Realty**.
Cell Phone: 516-819-7800 | Email: todd@iarny.com

MONTHLY

MARKET TRENDS

NEW YORK, NEW YORK – QUEENS

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,182**	↓	3,186
NEW LISTINGS	**946**	↑	657
PENDING LISTINGS	**484**	n/a	n/a
AVERAGE LIST PRICE	**$633,625**	↓	$694,459
ACTIVE REO LISTINGS	**58**	n/a	n/a
MONTHS SUPPLY	**5.4**	↓	5.4
LIST TO SALES PRICE	**97.4%**	↓	97.6%
MEDIAN SALES PRICE	**$685,000**	↑	$663,150
SALES CLOSED	**538**	↓	577
AVERAGE DAYS ON MARKET	**75**	↑	70

Additional Market Data: The Long Island and Metro New York marketplace has been under severe weather conditions for over three consecutive weeks with below freezing temperatures. Weather has also reduced buyer activity and showings as a result of extreme cold and excessive snow conditions, which have been atypical for our marketplace over the past years. We are expecting the upcoming spring market to be very aggressive because of pent up demand. The values remain unchanged, first time home buyers actively seeking housing, second time home buyers very quiet unless aggressively priced. Condos & Co-Ops slowing by the day.

Information provided for this market by **Todd Yovino** at **Island Advantage Realty**.
Cell Phone: 516-819-7800 | Email: todd@iarny.com

MONTHLY
MARKET TRENDS
LAS VEGAS, NEVADA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	10,656	↓	11,054
NEW LISTINGS	1,090	↑	1,079
PENDING LISTINGS	822	n/a	n/a
AVERAGE LIST PRICE	$559,000	↓	$550,000
ACTIVE REO LISTINGS	66	n/a	n/a
MONTHS SUPPLY	4	⇄	4
LIST TO SALES PRICE	96%	↓	96%
MEDIAN SALES PRICE	$465,000	↓	$469,900
SALES CLOSED	422	↑	393
AVERAGE DAYS ON MARKET	51	↑	49

Additional Market Data: This week, mortgage rates remained fairly steady. The national average for a 30-year fixed-rate mortgage is holding around the mid-6 percent range. While rates are still higher than the historic lows we saw a few years ago, the fact that they are not climbing further has helped bring more consistency into the buyer market. Many buyers have adjusted to today's environment and are continuing to move forward with purchases, especially when homes are priced correctly and presented well. Turning specifically to Nevada, we are seeing a market that is becoming more balanced. In Southern Nevada, the median price of a single-family home has softened slightly compared to late 2025 peaks, and homes are taking longer to sell than they were during the strongest seller-market periods. The average days on market has increased, which means buyers have more choices and are negotiating more carefully. This does not mean demand has disappeared. Buyers are still active, but they are much more value-driven. Pricing strategy, home condition, marketing, and timing matter more now than they have in recent years. Homes that are priced well and show well are still selling, while homes that are overpriced are sitting longer and requiring price adjustments. One additional trend we are watching is that investor activity has cooled compared to the last few years. That is another signal of the market normalizing. With fewer investors competing aggressively, traditional homebuyers have more room in the market, which creates a healthier long-term environment.

Information provided for this market by **Brandy White Elk** at **Innovative Real Estate Strategies**.

Cell Phone: 702-858-4211 | Email: brandy@iresvegas.com

MONTHLY
MARKET TRENDS
PHILADELPHIA, PENNSYLVANIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**7,799**	↓	7,922
NEW LISTINGS	**3,407**	↑	2,434
PENDING LISTINGS	**1,765**	n/a	n/a
AVERAGE LIST PRICE	**$423,470**	↑	$307,850
ACTIVE REO LISTINGS	**145**	n/a	n/a
MONTHS SUPPLY	**2**	↓	2.24
LIST TO SALES PRICE	**100%**	↓	107%
MEDIAN SALES PRICE	**$423,150**	↓	$427,000
SALES CLOSED	**2,340**	↓	2,626
AVERAGE DAYS ON MARKET	**39**	↑	37

Additional Market Data: Buyer activity has softened notably in the Philadelphia region, pushing the market further into the limited demand after stronger conditions through much of last year. The pullback suggests more cautious buyers and potentially longer selling times, as demand resets to a quieter start-of-year pace. Entry-level single-family homes have softened compared with both last month and last year, reflecting ongoing affordability pressures in the most accessible detached segment. Mid-range and luxury single-family homes continue to experience irregular activity, likely driven by limited inventory rather than broad-based buyer interest. Entry-level condos maintain some support, while luxury condos have weakened. Townhouses also remain subdued, reflecting cautious buyer behavior across these segments. Overall, the market continues to reflect uneven demand, with buyers approaching decisions deliberately and selectively. New listings, (including REO listings), have increased significantly while the number of closed sales and sales prices continued their decline.

Information provided for this market by **Mitchell Cohen** at **Premier Real Estate**.
Cell Phone: 215-837-3990 | Email: mitchellc@premierreo.net

MONTHLY

MARKET TRENDS
SOUTH CENTRAL, PENNSYLVANIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**1,372**	↑	1,367
NEW LISTINGS	**963**	↑	727
PENDING LISTINGS	**1,327**	n/a	n/a
AVERAGE LIST PRICE	**$385,764**	↑	$356,088
ACTIVE REO LISTINGS	**24**	n/a	n/a
MONTHS SUPPLY	**1.5**	↑	1.27
LIST TO SALES PRICE	**86.8%**	↓	99.4%
MEDIAN SALES PRICE	**$285,000**	↓	$290,000
SALES CLOSED	**1,264**	↓	1,922
AVERAGE DAYS ON MARKET	**34**	↑	30

Additional Market Data: While the number of new homes hitting the market increased month over month, most of the additional inventory was quickly absorbed by buyers. The average days on market continue to edge upward, and the list-to-sale price ratio is gradually declining. These trends suggest the market is beginning to shift, but it remains a strong seller's market with less than two months of available inventory. Homes that are priced correctly and in good condition are still selling quickly, often at or above the asking price. The distressed segment of the market remains stable. REO properties are selling at an average discount of 31.98% below market value and are taking an additional 32 days, on average, to go under agreement. Data reflects the markets in York, Harrisburg, Lancaster, and Reading, Pennsylvania.

Information provided for this market by **Mark Rebert** at **Berkshire Hathaway Homesale Realty**.
Cell Phone: 717-742-0778 | Email: mark@lancohomesale.com

MONTHLY
MARKET TRENDS
LEHIGH VALLEY, PENNSYLVANIA

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**437**	↓	882
NEW LISTINGS	**359**	↓	427
PENDING LISTINGS	**494**	n/a	n/a
AVERAGE LIST PRICE	**$524,820**	↑	$339,858
ACTIVE REO LISTINGS	**2**	n/a	n/a
MONTHS SUPPLY	**1.68**	↓	2.4
LIST TO SALES PRICE	**99.79%**	↑	99.34%
MEDIAN SALES PRICE	**$350,000**	↑	$293,000
SALES CLOSED	**367**	↓	675
AVERAGE DAYS ON MARKET	**33**	↑	32

Additional Market Data: Numbers are down across the board for listings, pending, and sales. This resulted in even less inventory and driven up the sales prices. The days on market are statistically unchanged. The average list price has jumped as higher priced properties are not selling as quickly as moderately priced homes. This data covers the metropolitan areas of Allentown-Bethlehem-Easton.

Information provided for this market by **Mark Rebert** at **Berkshire Hathaway Homesale Realty**.
Cell Phone: 717-742-0778 | Email: mark@lancohomesale.com

MONTHLY
MARKET TRENDS
DALLAS/FT WORTH, TEXAS

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	54,556	↓	57,216
NEW LISTINGS	18,221	↑	13,275
PENDING LISTINGS	141	n/a	n/a
AVERAGE LIST PRICE	$442,066	↑	$378,972
ACTIVE REO LISTINGS	309	n/a	n/a
MONTHS SUPPLY	6	↑	5
LIST TO SALES PRICE	100%	↑	99.6%
MEDIAN SALES PRICE	$295,000	↓	$322,348
SALES CLOSED	9,153	↓	12,012
AVERAGE DAYS ON MARKET	72	↓	90

Additional Market Data: In the DFW metroplex, home values and sales activity showed signs of a market in transition early in 2026. Average home values in the region were tracking lower on a year-over-year basis, while inventory remained elevated, signaling more choices for buyers and a shift from the seller's market seen in recent years. Local market data also reflects longer selling times and a moderation in price growth, trends consistent with broader regional rebalancing as affordability pressures persist and buyers take more time to transact. This has been amplified by seasonal effects and typical year-end slowdowns, as well as broader national trends of softening sales and increasing inventory. Texas was one of the states with a high number of foreclosure starts, and among large metros, Dallas ranked in the top tier of completed REO foreclosures in January.

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

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**65,276**	↓	65,692
NEW LISTINGS	**27,373**	↑	20,560
PENDING LISTINGS	**6,020**	n/a	n/a
AVERAGE LIST PRICE	**$365,672**	↑	$334,183
ACTIVE REO LISTINGS	**397**	n/a	n/a
MONTHS SUPPLY	**4.9**	↑	4.8
LIST TO SALES PRICE	**100%**	⇄	100%
MEDIAN SALES PRICE	**$140,000**	↓	$245,000
SALES CLOSED	**9,675**	↓	12,078
AVERAGE DAYS ON MARKET	**90**	↑	89

Additional Market Data: Houston's housing market started the new year on steadier footing, with inventory holding relatively stable and a noticeable uptick in new listings compared to the prior month. More homes coming online has created greater choice for buyers and helped balance overall supply, keeping the market near neutral conditions. Pricing remains resilient, with list prices trending upward, while homes continue to sell close to asking price—showing sellers are still well-positioned when priced correctly.

Pending and closed activity reflects consistent demand, and days on market has stayed largely unchanged, signaling a healthy, measured pace rather than a slowdown. Improving affordability tied to easing interest rates is also beginning to boost buyer confidence and bring more activity back into the market. Overall, Houston and surrounding areas are entering the year with stable momentum, balanced negotiations, and renewed opportunity for both buyers and sellers.

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

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	4,858	↓	6,978
NEW LISTINGS	1,702	↑	1,215
PENDING LISTINGS	1,950	n/a	n/a
AVERAGE LIST PRICE	$953,856	↓	$1,184,213
REO LISTINGS	46	n/a	n/a
MONTHS SUPPLY	1.29	↓	3.09
LIST TO SALES PRICE	98.08%	↓	98.14%
MEDIAN SALES PRICE	$710,000	↓	$740,000
SALES CLOSED	1,588	↓	2,512
AVERAGE DAYS ON MARKET	69	↓	57

Additional Market Data: Inventory is still relatively low compared to historical norms, but it is rising—and that's exactly what we expect this time of year as we move out of winter and into the spring ramp-up. This is a normal, healthy seasonal pattern, not a sign of market weakness.

What's more telling is buyer behavior. Buyer activity has clearly picked up since the first of the year. More showings, more engaged buyers, and in many cases, renewed urgency. We're already seeing multiple-offer situations on well-priced, well-presented homes. In fact, one Seattle property recently sold for $300,000 over list price, which doesn't happen in a soft market. We are under 1.3 mos of inventory currently. Which is LOW.

The takeaway: this is a market in transition, gaining momentum. Sellers who price correctly are being rewarded, and buyers need to be decisive and strategic. The Puget Sound market is showing clear signs of strength heading into the prime season.

Information provided for this market by **Ed Laine** at **eXp Realty, LLC**.
Cell Phone: 206-229-5515 | Email: ed.laine@exprealty.com

MONTHLY
MARKET TRENDS
WASHINGTON, DC

USREO PARTNERS

JANUARY 2026

CATEGORIES	Jan 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**2,322**		2,336
NEW LISTINGS	**869**		470
PENDING LISTINGS	**223**	n/a	n/a
AVERAGE LIST PRICE	**$809,397**		$790,001
ACTIVE REO LISTINGS	**61**	n/a	n/a
MONTHS SUPPLY	**4.9**		5.4
LIST TO SALES PRICE	**98%**		99%
MEDIAN SALES PRICE	**$652,500**		$720,000
SALES CLOSED	**342**		465
AVERAGE DAYS ON MARKET	**63**		70

Additional Market Data: Federal sector employment changes have ripple effects on housing demand. Reduced certainty about federal jobs and office occupancy trends have contributed to slower sales and more cautious pricing. Some inventories have risen due to layoffs and job transitions in pockets of the local workforce — increasing listings but not necessarily boosting demand proportionally. The Washington, DC housing market in early 2026 appears to be transitioning toward a more balanced environment from the extreme seller's market of the pandemic years: Inventory up, but still below long-term norms. Prices holding, with localized adjustments, and negotiation leverage slightly shifting toward buyers.
Interest rates, employment dynamics, and affordability pressures are key forces shaping sales trends.

Information provided for this market by **Melanie Gamble** at **212 Degrees Realty**.
Cell Phone: 301-343-8538 | Email: melanie.gamble@212degreesrealtyllc.com

USREO PARTNERS

2026

MEMBERSHIP DIRECTORY

Ignigting Partnerships

usreop.com

Arizona

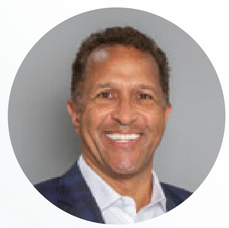
Jennifer Rascon
EXIT Realty Yuma
Yuma, AZ
Cell: (928) 271-9700
Jennifersellsyuma@gmail.com
Lic #: BR626741000

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

Linda Gonzalez
Prestige Realty
Glendale, AZ
Cell: (480) 703-3012
lindabox123@gmail.com
Lic #: SA570109000

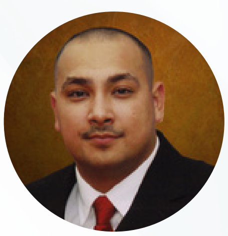
Manuel Chavez, Jr.
M.C. Real Estate Corp
Fresno, CA
Cell: (559) 630-5637
Manuel@mcrealestatecorp.com
Lic #:01525575

Ramiro Gonzalez
Prestige Realty
Phoenix, AZ
Cell: (480) 593-8438
Rogsellsaz@gmail.com
Lic #: BR56865900



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

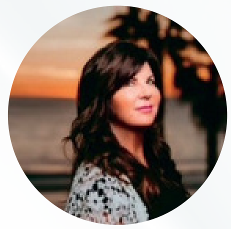
Angelica Suarez
RE/MAX Estate Properties
Carson, CA
Cell: (310) 261-7700
angelica@angelicasuarez.com
Lic #: 01078617

Rick Wilson
Vylla Home Inc.
Martinez, CA
Cell: (925) 305-1642
rick.wilson@vylla.com
Lic #: 01461634

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

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

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



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

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

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

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
Cell: (909) 731-6559
patricia.rocha@crownroyalrealestate.com
Lic #: 01280072

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

California (cont)

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

Paul Boudier
Keller Williams Realty
Roseville, CA
Cell: (916) 919-5775
paulboudier@knowledgere.com
Lic #: 01179722

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

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

Colorado

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

Connecticut

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

Florida

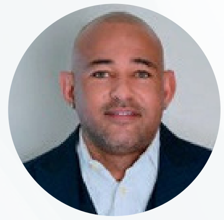
Tad Yeatter
Schooner Bay Realty, Inc.
Cape Coral, FL
Cell: (239) 297-1583
tad@sbrealtyinc.com
Lic #: BK161087

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

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

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

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



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

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

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

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

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

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

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

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

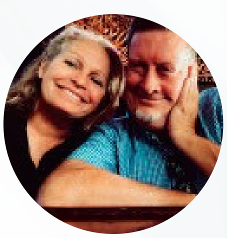
Adriana Montes
Florida Dreams Realty Group
Ocoee, FL
Cell: (321) 689-6258
Adriana@FloridaDreamsRealty.com
Lic #: BK3096165

Florida (cont)

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

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

Rafael Dagnesses
EXP Realty
Siesta Key, FL
Cell: (310) 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

Georgia

April Lloyd
EXP Realty
Atlanta, GA
Cell: (404) 414-1629
april30317@gmail.com
Lic #: 293785

Jacqueline Gouldbourne
Gould Global Real Estate Co.
Lawrenceville, GA
Cell: (770) 778-6562
jacqueline@thegouldglobal.com
Lic #: 300667

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

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

Illinois (cont)

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

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

Tammy Randles
Specialized Real Estate Services
New Orleans, LA
Cell: (504) 237-4404
reo@sresinc.com
Lic #: brok.00072329

Maryland

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

Ed Kowalski
EXP Realty, LLC
Fulton, MD
Cell: (443) 619-2238
Edwardjkowalski2@gmail.com
Lic #: 533030

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

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

Michigan

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

Michigan (cont)

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

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

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

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

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

Missouri

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

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

Nevada

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

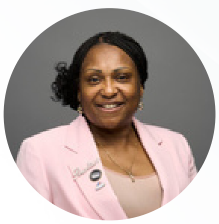
Julia Feng
Evernest Realty
Las Vegas, NV
Cell: (702) 588-1080
julia.evernestrealty@gmail.com
Lic #:B.0007614

BROKER MEMBERS

New Jersey

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

Felicia Hankerson
Samsel & Associates
Clark, NJ
Cell: (973) 868-8076
centraljerseyreoagent@gmail.com
Lic #: 9480623



Shelly Bryant
SBR Realty LLC
Ewing, NJ
Cell: (609) 685-4569
sbryant@sbrrealtypros.com
Lic #: 0447024

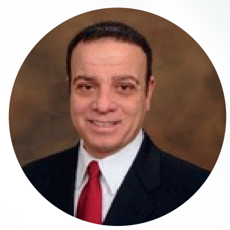
Bill Flagg
ERA Queen City Realty
Scotch Plains, NJ
Cell: (908) 377-7700
Bill@billflagg.com
Lic #: 8240797

Nicholas Verdi
Keller Williams City Views
Secaucus, NJ
Cell: (973) 769-1009
Nick@nickverdi.com
Lic #: 9700045NJ

New York

Damien Coleman
DAC Properties Corp
Bellport, NY
Cell: (516) 528-1531
dacproperties@aol.com
Lic #: 31CO1038953

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



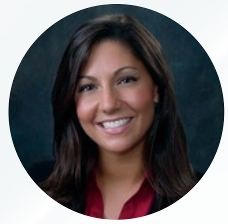
Tom Marco
Tom Marco Real Estate
Brooklyn, NY
Cell: (917) 282-9737
tommarco@optonline.net
Lic #: 31MA1016405

Todd Yovino
USREOP Northeast Regional Representative
Island Advantage Realty
Hauppauge, NY
Cell: (516) 819-7800
todd@iarny.com
Lic #: 49YO0956714

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

New York (cont)

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



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

Pennsylvania

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

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

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

Rhode Island

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

Tennessee

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

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

Texas

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

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

Texas (cont)

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

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

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

Utah

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

Virginia

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

Kelly Liedtke
Real Broker LLC
Yorktown, VA
Cell: (757) 699-1145
kelly@crushrealestateteam.com
Lic #: 0225237676

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

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

Washington

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

Austin Hellickson
LPT Realty
Puyallup, WA
Cell: (206) 940-0942
austin@hellickson.com
Lic #: 24023617

Washington (cont)

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

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

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

Puerto Rico

Rita Seda-Rivera
RSR Realty
Toa Alta, Puerto Rico
Cell: (787) 396-2675
ritaseda@ritaseda.com
Lic #: C-3881

Miguel Ortiz
Universal Properties RE LLC
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

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

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

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

TITLE MEMBERS

Carlos Garcia
WFG National Title Company
Glendale, CA
Cell: (562) 897-2117
carlosgarcia@wfgtitle.com
Lic #: 0G45958

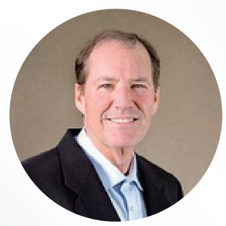
Scan for Digital Member Directory

PROPERTY PERSERVATION MEMBERS

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

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

GENERAL CONTRACTOR MEMBERS



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

Tammy Martin
Birdsey Construction Management
Atlanta, GA
Cell: (404) 961-3500
tmartin@birdseygroup.com
Lic #: RBC0007159

EXECUTIVE DIRECTOR OF OPERATIONS

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

USREO PARTNERS

CONNECT WITH US

PARTNERSHIP. It's at the center of everything we do.

CORPORATE OFFICE

4980 North Pine Island Rd.
Sunrise, FL 33351

TOLL FREE

1-855-4-US-REOP

INQUIRIES

General

- info@usreop.com

Membership Services

- membership@usreop.com

FOLLOW US ONLINE

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

www.facebook.com/usreopartners

www.instagram.com/usreopartners/

www.youtube.com/@usreopartners5005

www.usreop.com