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Market Trends *Report*



February 2026

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MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Orange County, 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>Tampa Bay, FL</u>	Hernando, Hillsborough, Pasco, Pinellas	Peter Chicouris
<u>Metro Atlanta, GA</u>	Cherokee, Clayton, Cobb, Coweta, Bartow, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Rockdale	Nikki Crowder
<u>Chicago, IL</u>	Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, Will	Patti Furman
<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>	Macomb, Oakland, Wayne	Sam Hantosh
<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>Catskills Region, NY</u>	Sullivan	Lee A. Raphael

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Hudson Valley, NY</u>	Dutchess, Ulster, Orange, Putnam, Rockland, Westchester, Columbia	Lee A. Raphael
<u>New York, NY</u>	<u>Naussau, Suffolk, Queens</u> (presented in separate charts)	Todd Yovino
<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 ORANGE COUNTY, CALIFORNIA

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	3,608	↑	3,294
NEW LISTINGS	1,439	↑	1,427
PENDING LISTINGS	1,957	↑	1,890
AVERAGE LIST PRICE	\$1,205,000	↑	\$1,200,000
REO LISTINGS	2	↑	1
MONTHS SUPPLY	2.9	↑	2.6
LIST TO SALES PRICE	98%	↓	99%
MEDIAN SALES PRICE	\$1,225,000	↔	\$1,225,000
SALES CLOSED	1,518	↑	1,196
AVERAGE DAYS ON MARKET	55	↓	75

Additional Market Data: There are slightly more homes on the market in Orange County this month. However, the average listing and sales prices are very comparable to last month. Homes are on the market for less days than the previous month. Lack of inventory in certain areas still prevails. Interest rates are hovering around 6%, which is better than they were a year ago. About 62% of people say that buying a home is still a challenge.

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

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MONTHLY MARKET TRENDS LOS ANGELES, CALIFORNIA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	50,397	↑	49,654
NEW LISTINGS	5,512	↓	6,287
PENDING LISTINGS	1,261	↓	1,385
AVERAGE LIST PRICE	\$1,717,246	↓	\$1,962,539
ACTIVE REO LISTINGS	13	↓	16
MONTHS SUPPLY	17	↓	19
LIST TO SALES PRICE	75%	↑	65%
MEDIAN SALES PRICE	\$902,500	↑	\$873,500
SALES CLOSED	2,972	↑	2,590
AVERAGE DAYS ON MARKET	54	↓	57

Additional Market Data: February showed modest stabilization in the Los Angeles County housing market, with improving pricing efficiency and slightly stronger sales activity as the early spring season approached. Active listings increased to 50,397, reflecting a gradual buildup of inventory, while 5,512 new listings entered the market, indicating continued seller participation following the start-of-year surge. Inventory conditions improved slightly, with months of supply easing to 17, suggesting the market remains well supplied but beginning to rebalance. Marketing times have shortened modestly, with average days on market declining to 54, signaling that buyers are becoming more active than in the prior month. Sales activity strengthened, with closed sales rising to 2,972, reflecting improved transaction momentum. Pending sales reached 1,261, maintaining a healthy pipeline of upcoming closings as the market moves further into the spring season. Pricing conditions also showed improvement. The sale-to-list price ratio increased to 75 percent, indicating better alignment between buyers and sellers compared to the start of the year. The median sales price rose to \$902,500, demonstrating continued resilience in home values despite elevated inventory levels. Meanwhile, the average list price moderated to \$1,717,246, reflecting a more balanced mix of inventory across price points. Distressed inventory remained extremely limited, with 13 REO listings, continuing to represent only a very small portion of the overall market. Overall, February indicated gradual market stabilization, with improving pricing alignment, stronger sales activity, and a steady inventory level as the market transitions toward the spring buying season.

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

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MONTHLY

MARKET TRENDS

RIVERSIDE/SAN BERNARDINO, CALIFORNIA



FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	15,273	↓	16,055
NEW LISTINGS	498	↓	585
PENDING LISTINGS	5,077	↓	5,331
AVERAGE LIST PRICE	\$657,288	↓	\$668,897
ACTIVE REO LISTINGS	105	↓	159
MONTHS SUPPLY	5	↔	5
LIST TO SALES PRICE	96%	↔	96%
MEDIAN SALES PRICE	\$571,124	↓	\$578,695
SALES CLOSED	3,510	↓	3,738
AVERAGE DAYS ON MARKET	67	↑	65

Additional Market Data: In February 2026, the housing markets in Riverside and San Bernardino counties continued to show a moderation in overall activity. New listings, pending transactions, and closed sales all declined month-over-month, reflecting reduced transaction volume and a more cautious buyer pool. Average days on market increased slightly from 65 to 67 days, indicating homes are taking longer to secure a buyer as the pace of absorption slows. Despite softer activity, pricing has remained relatively stable, with median values holding near recent levels and regional home prices generally fluctuating within a narrow range. Recent data shows Riverside County’s median sales price near \$600,000 with modest year-over-year movement, reinforcing a market that is stabilizing rather than correcting sharply. Several broader factors continue to influence market performance, including mortgage rates remaining in the mid-6% range and affordability constraints that have tempered buyer demand across California. While transaction volume has slowed, economists still project modest price growth of approximately 1–2% across Southern California during 2026 as inventory gradually improves and buyer confidence returns. Overall, the Inland Empire market appears to be transitioning toward balance, offering buyers increased negotiating opportunities while sellers may need to adjust pricing expectations to align with current demand conditions.

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MONTHLY MARKET TRENDS SACRAMENTO, CALIFORNIA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,548	↑	3,090
NEW LISTINGS	931	↓	1,070
PENDING LISTINGS	2,194	↑	1,002
AVERAGE LIST PRICE	\$622,500	↓	\$650,000
ACTIVE REO LISTINGS	45	↑	38
MONTHS SUPPLY	2.3	↓	3
LIST TO SALES PRICE	99%	↔	99%
MEDIAN SALES PRICE	\$590,000	↓	\$600,000
SALES CLOSED	11	↓	1,145
AVERAGE DAYS ON MARKET	28	↓	37.5

Additional Market Data: The housing market across Sacramento, Placer, El Dorado, and Yolo counties continues to show steady demand despite higher interest rates compared to previous years. Inventory remains relatively limited, keeping overall months of supply low and helping maintain stable home values. Well-priced homes that show well are still receiving strong buyer interest and are selling close to list price. Buyers are becoming more selective and price sensitive, particularly with homes that require repairs or updates. New listings have increased slightly, giving buyers more options than in prior years, but demand remains strong due to population growth, desirable communities, and proximity to employment centers. Homes in move-in ready condition and those priced competitively continue to perform the best in the current market.

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MONTHLY MARKET TRENDS SAN DIEGO, CALIFORNIA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	4,573	↑	4,230
NEW LISTINGS	1,521	↑	1,459
PENDING LISTINGS	1,587	↑	1,411
AVERAGE LIST PRICE	\$1,389,670	↓	\$1,411,819
ACTIVE REO LISTINGS	8	↓	13
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	97%	↔	97%
MEDIAN SALES PRICE	1,099,000	↑	\$1,083,500
SALES CLOSED	1,101	↑	870
AVERAGE DAYS ON MARKET	33	↓	39

Additional Market Data: The San Diego market gained significant momentum in February as the seasonal "re-entry" intensified. Active inventory rose to 4,573 units, a 13.7% increase from December's lows, supported by 1,521 new listings entering the market. Despite this inventory build, buyer urgency is slow to return. The median sales price climbed to \$1,099,000, continuing an upward trend from January's \$1,083,500. Market velocity is also accelerating, with the average Days on Market (DOM) dropping to 33 days compared to 39 in January. There was a surge in pending sales, which hit 1,587, a nearly 50% increase over December's volume, indicating that buyers are aggressively absorbing well-priced inventory as we approach the spring peak. While the list-to-sale ratio remains steady at 97% and supply is holding at 4 months, the distressed market continues to heat up. REO listings have dwindled to just 8 units countywide, down from 16 in December, but NOD's are up across the County. For Asset Managers, the tightening DOM and rising pending sales suggest a window of opportunity to price closer to the median.



MONTHLY MARKET TRENDS SAN FRANCISCO, CALIFORNIA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	6,412	↑	5,647
NEW LISTINGS	1,969	↓	2,296
PENDING LISTINGS	1,987	↑	1,193
AVERAGE LIST PRICE	\$1,507,596	↑	\$1,336,692
ACTIVE REO LISTINGS	63	↑	57
MONTHS SUPPLY	3.71	↓	4.18
LIST TO SALES PRICE	108%	↑	105.37%
MEDIAN SALES PRICE	\$1,155,000	↑	\$975,000
SALES CLOSED	1,727	↑	1,349
AVERAGE DAYS ON MARKET	40	↓	53

Additional Market Data: In February 2026, the San Francisco Bay Area real estate market across San Francisco, San Mateo, Marin, Alameda, and Contra Costa counties showed renewed momentum heading into the spring season, despite ongoing affordability challenges. Buyer demand strengthened as mortgage rates hovered around the low-6% range, encouraging many households to reenter the market after a slower late-2025 period. Inventory remained tight across most counties, which helped support prices and create competitive conditions for well-located properties. In San Francisco, the median home price reached roughly \$1.5 million. In the East Bay, February median sale prices were approximately \$968,000 in Alameda County and \$882,000 in Contra Costa County, with many homes selling at or near asking price. Marin County also saw strong activity, with sales rising significantly despite fewer listings available. Across the region, limited housing supply combined with continued demand from technology workers and investors - especially tied to the growing AI sector - kept competition elevated. Overall, February 2026 reflected a stabilizing yet supply-constrained market across the Bay Area, setting the stage for an active spring buying season.

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

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	16,588	↓	15,446
NEW LISTINGS	5,968	↓	3,449
PENDING LISTINGS	3,369	↑	2,666
AVERAGE LIST PRICE	\$1,801,187	↑	\$1,802,762
ACTIVE REO LISTINGS	342	↓	350
MONTHS SUPPLY	5.5	↓	5.1
LIST TO SALES PRICE	94.1%	↓	94.4%
MEDIAN SALES PRICE	\$670,000	↑	\$638,250
SALES CLOSED	2,355	↓	3,180
AVERAGE DAYS ON MARKET	49	↑	47

Additional Market Data: The Miami MSA single-family market picked up some inventory in February, but overall conditions remain fairly balanced. Active listings rose to 16,588 and months of supply moved up slightly to 5.5, giving buyers a bit more choice than we saw at the start of the year. New listings jumped to 5,968 as more sellers entered the market after the holiday slowdown. Pending activity also increased, with 3,369 new contracts and 4,536 homes currently under contract, showing steady buyer interest even as closings came in lower at 2,355. The median sales price climbed to \$670,000, suggesting continued demand for well-located and move-in ready homes. Sellers received about 94.1% of their asking price, while days on market ticked up slightly to 49, reflecting more selective buyers. The average list price remained around \$1.8 million, influenced by continued luxury inventory in the market. REO listings stayed limited at 342, keeping distress levels low. Overall, the market remains stable with buyers active but more price conscious.

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MONTHLY MARKET TRENDS MIAMI, FLORIDA (TOWNHOMES/CONDOS)

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CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	31,026	↑	29,424
NEW LISTINGS	7,866	↑	4,285
PENDING LISTINGS	3,038	↓	3,772
AVERAGE LIST PRICE	\$678,672	↓	\$774,127
ACTIVE REO LISTINGS	599	↑	543
MONTHS SUPPLY	11.6	↑	11
LIST TO SALES PRICE	92%	↓	92.1%
MEDIAN SALES PRICE	\$335,000	↑	\$327,750
SALES CLOSED	2,164	↑	2,852
AVERAGE DAYS ON MARKET	72	↑	70

Additional Market Data: The Miami MSA condo and townhome market remains a buyer's market, though recent activity suggests some stabilization. Active listings stand at 31,026 with 11.6 months of supply, reflecting continued elevated inventory. New listings increased to 7,866, while pending sales totaled 3,038 and closed sales reached 2,164, indicating steady buyer activity despite higher supply levels. The median sales price is \$335,000, and sellers are achieving about 92% of list price, reinforcing that pricing discipline is critical. Average days on market is 72, showing buyers remain selective and are negotiating more aggressively. A clear divide persists across the market. Newer buildings with strong reserves, proper maintenance, and fewer insurance concerns are attracting financing and selling more consistently. In contrast, older properties facing deferred maintenance, higher insurance costs, or SB 4-D reserve requirements are experiencing longer marketing times and price pressure. Overall performance continues to vary significantly by building condition, financial health, and pricing strategy.

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MONTHLY MARKET TRENDS ORLANDO, FLORIDA

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	22,787	↑	22,720
NEW LISTINGS	4,380	↓	7,059
PENDING LISTINGS	2,682	↑	2,154
AVERAGE LIST PRICE	\$540,695	↑	\$400,167
ACTIVE REO LISTINGS	84	↓	85
MONTHS SUPPLY	5	↓	6
LIST TO SALES PRICE	96%	↑	95.7%
MEDIAN SALES PRICE	\$392,000	↑	\$299,000
SALES CLOSED	2,547	↓	3,798
AVERAGE DAYS ON MARKET	83	↑	82

Additional Market Data: The Orlando metro- spanning Orange, Osceola, Seminole, and Lake Counties—remains fundamentally resilient, supported by strong population growth, employment expansion, and steady in-migration, yet rising lis pendens filings introduce a growing layer of uncertainty. The increasing volume of filings signals mounting mortgage delinquency pressure, but this distress is not translating into visible MLS-listed REO inventory. Instead, many assets appear to be resolving before foreclosure, moving off-market, transferring through bulk or institutional channels, or stalling in the pipeline due to loss-mitigation efforts and servicing backlogs. For portfolio managers, this creates a shadow-inventory dynamic in which distress is building beneath the surface without flowing into traditional disposition channels, potentially influencing future pricing, inventory availability, and disposition strategies.



MONTHLY MARKET TRENDS TALLAHASSEE, FLORIDA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	1,134	↑	984
NEW LISTINGS	502	↑	254
PENDING LISTINGS	324	↑	237
AVERAGE LIST PRICE	\$388,322	↓	\$388,821
ACTIVE REO LISTINGS	39	↑	13
MONTHS SUPPLY	3.8	↑	3.3
LIST TO SALES PRICE	97%	↔	97%
MEDIAN SALES PRICE	\$325,000	↓	\$345,000
SALES CLOSED	209	↓	305
AVERAGE DAYS ON MARKET	72	↓	76

Additional Market Data: The market has experienced a slowdown as inventory levels have risen. Although property showings have increased substantially, pending sales have declined by 16%. Listing prices are beginning to decrease, indicating a downward trend; however, this is not yet reflected in final sales prices due to extended days on market. Homes requiring significant repairs are now averaging over 125 days on the market, with many remaining unsold until multiple price reductions occur. Real Estate Owned (REO) properties have increased by 50% compared to last month, now comprising 3% of the market, up from 1%. New construction represents 10% of the current inventory and accounts for 11% of all sales year to date.



MONTHLY MARKET TRENDS TAMPA BAY, FLORIDA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	28,579	↓	33,578
NEW LISTINGS	5,835	↓	8,249
PENDING LISTINGS	14,960	↑	13,393
AVERAGE LIST PRICE	\$454,166	↓	\$460,557
ACTIVE REO LISTINGS	245	↓	926
MONTHS SUPPLY	4.2	↓	4.9
LIST TO SALES PRICE	97 %	↓	97.50%
MEDIAN SALES PRICE	\$447,500	↑	\$415,258
SALES CLOSED	4,435	↑	3,841
AVERAGE DAYS ON MARKET	64	↓	65

Additional Market Data: Home price growth has cooled in Tampa Bay relative to earlier peaks, and some forecasts even rank the Tampa region among those where prices may dip in 2026. Inventory has climbed relative to prior years, and homes are taking longer to sell (often 6–10+ weeks) before going under contract. The market is moving toward a balanced or slightly buyer-friendly equilibrium, with inventory no longer extremely constrained and sales pacing adjusting to more typical seasonal patterns. Overall demand remains stable, but price growth has slowed and the market is behaving more like a balanced market than a rapid seller's market.



MONTHLY MARKET TRENDS ATLANTA METRO, GEORGIA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	10,645	↑	7,144
NEW LISTINGS	7,355	↑	4,399
PENDING LISTINGS	3,380	↑	2,745
AVERAGE LIST PRICE	\$345,000	↓	\$357,000
ACTIVE REO LISTINGS	5	↓	20
MONTHS SUPPLY	5.2	↑	4
LIST TO SALES PRICE	97%	↓	97.5%
MEDIAN SALES PRICE	\$357,500	↑	\$357,000
SALES CLOSED	2,650	↓	4,155
AVERAGE DAYS ON MARKET	67	↑	50

Additional Market Data: The local real estate market in the Greater Atlanta area remains generally stable with moderate inventory levels and steady buyer demand. Homes that are priced appropriately and in average or better condition continue to attract interest and sell within a reasonable marketing time. However, rising interest rates and affordability concerns have caused some buyers to be more cautious, leading to slightly longer days on market compared to previous years. Inventory has gradually increased, providing buyers with more options and creating a more balanced market environment. Distressed and REO properties remain a small portion of the overall inventory but continue to present opportunities for investors and buyers seeking value. Properties that require repairs or updates may experience extended marketing times, while well-maintained homes in desirable locations tend to sell more quickly. Overall, market conditions indicate stable pricing trends with modest adjustments depending on property condition, location, and competitive listing activity.

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MONTHLY MARKET TRENDS CHICAGO, ILLINOIS

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	11,429	↑	10,018
NEW LISTINGS	9,311	↑	7,707
PENDING LISTINGS	1,913	↑	1,621
AVERAGE LIST PRICE	\$548,405	↑	\$538,827
ACTIVE REO LISTINGS	141	↓	169
MONTHS SUPPLY	2.37	↓	2.63
LIST TO SALES PRICE	99.17%	↑	98.64%
MEDIAN SALES PRICE	\$360,000	↑	\$350,000
SALES CLOSED	4,827	↑	3,813
AVERAGE DAYS ON MARKET	37	↑	34

Additional Market Data: The February 2026 housing market continued to show signs of tight supply and steady pricing strength across both traditional retail and REO segments. In the retail market, home prices continued to trend upward, with both median and average sale prices reaching their highest February levels in the past two years. Homes are generally selling very close to list price, indicating balanced pricing expectations between buyers and sellers. Inventory remains notably constrained, with the number of homes available for sale significantly lower than the same time last year and months of supply remaining very limited. While the number of closed sales increased from the prior month, overall sales activity is still below last year's levels, and the average time on market has edged slightly higher, suggesting buyers may be taking a bit more time to make decisions despite the limited supply. The REO market continues to see a sharp decline in available inventory, with bank-owned listings down substantially year-over-year and months of supply extremely low. Despite the reduced inventory, REO pricing has strengthened, with both median and average sales prices reaching recent highs. Additionally, REO properties are selling slightly above list price on average, reflecting strong buyer demand for distressed inventory when it becomes available. Overall, the distressed segment remains highly constrained but competitive.

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MONTHLY MARKET TRENDS BALTIMORE, MARYLAND

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	3,586	↓	3,596
NEW LISTINGS	2,022	↓	2,094
PENDING LISTINGS	1,191	↓	1,203
AVERAGE LIST PRICE	\$602,343	↑	\$597,252
ACTIVE REO LISTINGS	31	↓	46
MONTHS SUPPLY	2.7	↑	1.7
LIST TO SALES PRICE	98.10%	↓	98.7%
MEDIAN SALES PRICE	\$464,945	↑	\$425,000
SALES CLOSED	1,485	↑	1,328
AVERAGE DAYS ON MARKET	39	↓	40

Additional Market Data: The housing market across these counties remains strong, driven by active buyer demand and limited inventory. Despite elevated mortgage interest rates, buyers continue to enter the market due to ongoing household formation and the appeal of suburban communities offering more space, newer housing, and convenient access to employment centers in both Baltimore and the Washington, DC metro areas. Low inventory continues to create competitive conditions, with well-priced and updated homes attracting strong interest and often selling quickly. In contrast, properties that require significant repairs or are priced above market expectations may take longer to sell. Economic factors also influence buyer behavior. Mortgage rates remain a key factor affecting affordability, while inflation, job stability, and consumer confidence shape how aggressively buyers compete. However, the region's diverse employment base—including healthcare, education, government, and technology—continues to support steady housing demand. Overall, the market remains competitive, with limited distressed inventory helping maintain price stability. Buyers are active but increasingly sensitive to pricing and property condition, rewarding well-prepared listings while overpriced homes may require adjustments.

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MONTHLY MARKET TRENDS SO. MARYLAND, MARYLAND

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	4,249	↑	4,163
NEW LISTINGS	2,098	↓	2,106
PENDING LISTINGS	1,020	↑	868
AVERAGE LIST PRICE	\$605,713	↑	\$596,212
ACTIVE REO LISTINGS	57	↔	57
MONTHS SUPPLY	3.6	↑	2.4
LIST TO SALES PRICE	97.50%	↓	99%
MEDIAN SALES PRICE	\$484,995	↑	\$477,000
SALES CLOSED	1,286	↑	1,145
AVERAGE DAYS ON MARKET	47	↔	47

Additional Market Data: The housing market across these counties continues to show steady buyer demand alongside limited inventory, a pattern common in suburban markets surrounding the Washington, DC metropolitan area. While activity remains consistent, buyers are approaching purchases more cautiously due to elevated mortgage interest rates and broader economic uncertainty. Higher financing costs continue to impact affordability—especially for first-time and move-up buyers—slowing the pace of sales and extending marketing times for some properties. Economic factors tied to the federal government also influence the region. Discussions around potential federal workforce reductions, policy changes, and budget considerations can affect buyer confidence, as many households are directly or indirectly connected to government employment or contracting. As a result, some buyers are taking additional time to evaluate purchasing decisions. Despite these factors, the market remains relatively healthy. Continued housing demand, population stability, and the appeal of suburban communities offering more space and relative affordability compared to Washington, DC support ongoing activity. Distressed inventory remains minimal, helping maintain pricing stability. Overall, well-priced homes in good condition continue to attract buyers, while overpriced or outdated properties may see longer marketing times and increased negotiation.



MONTHLY MARKET TRENDS MINNEAPOLIS, MINNESOTA

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CATEGORIES	Feb 2026	Increase/Decrease	*Prior Month
ACTIVE LISTINGS	23,876	↑	22,945
NEW LISTINGS	4,400	↑	3,784
PENDING LISTINGS	n/a	n/a	n/a
AVERAGE LIST PRICE	\$518,609	↓	\$523,980
ACTIVE REO LISTINGS	n/a	n/a	n/a
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	99.20%	↑	98.70%
MEDIAN SALES PRICE	\$380,000	↑	\$375,000
SALES CLOSED	2,127	↑	1,904
AVERAGE DAYS ON MARKET	47	↑	46

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 4 keeps a modest edge for sellers, but it's no longer a "48-hour decision" market. Typical Days on Market are running about 24-45 days, depending on price point and condition.



MONTHLY MARKET TRENDS DETROIT, MICHIGAN

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	7,798	↑	7,434
NEW LISTINGS	2,229	↓	2,309
PENDING LISTINGS	1,511	↓	3,278
AVERAGE LIST PRICE	\$260,000	↓	\$267,000
ACTIVE REO LISTINGS	192	↓	195
MONTHS SUPPLY	1.8	↑	1.7
LIST TO SALES PRICE	97.50%	↓	98%
MEDIAN SALES PRICE	\$257,500	↓	\$260,000
SALES CLOSED	2,697	↑	2,323
AVERAGE DAYS ON MARKET	40	↑	37

Additional Market Data: The Metro Detroit housing market remained tight but gradually stabilizing in February 2026. The regional median sales price was about \$257,500, reflecting continued year-over-year price growth despite higher borrowing costs. Homes typically sold for roughly 97–98% of their list price, showing modest buyer negotiation but still strong pricing overall. Average days on market were roughly 35–40 days, slightly longer than peak seller-market conditions but still indicating steady demand. Inventory remained limited at about 1.7–1.8 months of supply, well below the 4–6 months considered a balanced market. Overall, demand continued to exceed supply, keeping the market seller-leaning, though conditions are gradually moving toward a more balanced environment heading into the spring season.



MONTHLY MARKET TRENDS ST. LOUIS, MISSOURI

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	6,700	↑	6,400
NEW LISTINGS	1,980	↑	1,431
PENDING LISTINGS	2,040	↑	1,942
AVERAGE LIST PRICE	\$401,115	↑	\$394,491
ACTIVE REO LISTINGS	104	↓	115
MONTHS SUPPLY	2.88	↓	4.34
LIST TO SALES PRICE	99.05%	↑	98.78%
MEDIAN SALES PRICE	\$285,000	↑	\$275,000
SALES CLOSED	1,618	↑	1,472
AVERAGE DAYS ON MARKET	47	↓	52

Additional Market Data: With the interest rates and weather turning milder, activity has taken a slight uptick with new listings. The median sales price remains fairly consistent while the average list price continues to inch higher with sellers continuing to try and capitalize. Buyer activity remains stable bordering strong in several zip codes with multiple offers still a common factor. Both buyers and sellers overall seem to be remaining disciplined and sales (pending listings) holding steady in general across the entire multi-county region with exceptions in certain pockets. The limited as is/REO inventory almost always creates an abundance of interest and competition in this bucket for investors who have cash to spend.



MONTHLY MARKET TRENDS NEWARK, NEW JERSEY



FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	4,035	↓	4,659
NEW LISTINGS	1,509	↑	1,275
PENDING LISTINGS	2,640	↑	1,275
AVERAGE LIST PRICE	\$671,000	↑	\$574,500
ACTIVE REO LISTINGS	41	↓	63
MONTHS SUPPLY	2.975	↓	3.06
LIST TO SALES PRICE	100.6%	↑	99.7%
MEDIAN SALES PRICE	\$598,000	↑	\$595,000
SALES CLOSED	1,930	↑	1,675
AVERAGE DAYS ON MARKET	41	↓	43

Additional Market Data: February 2026 showed early signs of the spring market returning: closed sales and pending activity improved from January, while inventory remained tight enough to keep conditions seller-leaning. Overall months supply held near ~3 months, supporting stable-to-firm pricing and a modest improvement in list-to-sale ratios. However, Northeast winter weather likely muted the normal February rise in new listings, limiting fresh supply and keeping competition elevated in the strongest submarkets. Somerset and Essex continued to display the most pricing power and faster absorption, while Sussex and parts of Hunterdon moved at a more measured pace with longer DOM and slightly more negotiation. Heading into March, the key variable is whether the spring listing wave arrives on schedule—if new inventory expands meaningfully, the market shifts toward balance; if it stays constrained, pricing and competition remain firm.



MONTHLY MARKET TRENDS CATSKILLS REGION, NEW YORK

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	482	↓	489
NEW LISTINGS	79	↓	83
PENDING LISTINGS	163	↓	169
AVERAGE LIST PRICE	\$395,000	↓	\$399,000
ACTIVE REO LISTINGS	3	↓	6
MONTHS SUPPLY	6.3	↓	6.4
LIST TO SALES PRICE	95%	↓	95.10%
MEDIAN SALES PRICE	\$358,000	↓	\$360,000
SALES CLOSED	74	↓	78
AVERAGE DAYS ON MARKET	78	↑	76

Additional Market Data: Sullivan County continues to operate on a distinctly different market cycle than the core Hudson Valley counties. Inventory remains substantially higher relative to sales velocity, with more than six months of supply and longer marketing times compared with downstate markets. Buyer demand remains present but more selective, reflecting the discretionary nature of many Catskills purchases, which are often second-home or lifestyle driven rather than necessity-based housing moves. Pricing in Sullivan County remains stable overall but more sensitive to condition and positioning. Well-priced properties in desirable recreation-oriented locations continue to transact, while homes that are overpriced or require substantial renovation tend to remain on the market longer. Distressed inventory remains limited even here, with just three REO properties identified in the county. As the region approaches the spring season, activity typically increases as buyers begin searching for summer and weekend properties. Sullivan County therefore enters the coming months with relatively ample inventory and opportunities for buyers compared with the tighter markets farther south in the Hudson Valley.

Information provided for this market by **Lee A. Raphael** at **River Realty Services**.

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MONTHLY MARKET TRENDS HUDSON VALLEY REGION, NEW YORK

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CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	3,246	↓	3,298
NEW LISTINGS	860	↓	861
PENDING LISTINGS	1,985	↓	2,017
AVERAGE LIST PRICE	\$736,000	↑	\$735,000
ACTIVE REO LISTINGS	72	↓	104
MONTHS SUPPLY	2.5	↓	2.6
LIST TO SALES PRICE	100.2%	↓	100.3%
MEDIAN SALES PRICE	\$712,000	↑	\$710,000
SALES CLOSED	918	↓	937
AVERAGE DAYS ON MARKET	43	↓	44

Additional Market Data: The Hudson Valley housing market remained supply-constrained through February, with inventory levels continuing to sit well below balanced-market thresholds across most counties. Westchester, Rockland and Putnam remain the tightest markets in the region, each operating with roughly two months of supply or less and continued evidence of competitive bidding, reflected in list-to-sale ratios above 100 percent. While new listings increased modestly as the market began its early spring ramp-up, pending activity remained strong relative to inventory, signaling sustained buyer demand. Median pricing across the region remains resilient, particularly in Westchester and Rockland where proximity to New York City and constrained housing stock continue to support higher valuations. At the same time, mid-Hudson counties such as Dutchess, Orange and Ulster show slightly longer marketing times and more moderate list-to-sale ratios, suggesting buyers there have marginally more negotiating leverage. Distressed inventory remains extremely limited across the broader Hudson Valley, with just 72 REO listings across more than 3,200 active properties, representing a very small portion of available housing stock. Overall, the region continues to exhibit strong fundamentals heading toward the spring market, characterized by tight supply, steady absorption and persistent upward pressure on pricing in the southern counties closest to the metropolitan core.

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MONTHLY MARKET TRENDS NEW YORK, NEW YORK – NASSAU



FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	1,878	↑	1,872
NEW LISTINGS	728	↓	854
PENDING LISTINGS	605	↑	597
AVERAGE LIST PRICE	\$1,031,922	↑	\$959,368
ACTIVE REO LISTINGS	48	↑	41
MONTHS SUPPLY	2.3	↑	2.2
LIST TO SALES PRICE	100%	↑	99.4%
MEDIAN SALES PRICE	\$820,000	↑	\$815,000
SALES CLOSED	587	↓	732
AVERAGE DAYS ON MARKET	55	↓	56

Additional Market Data: The Long Island and Metro New York marketplace has had one of the toughest winters on record. This basically has translated to delays in incoming inventory flow. Sales have slowed down to a trickle as a result of record snowfalls and freezing temperatures. I'm expecting to have a very active Spring market, which will offer a temporary lift and a full sense of security with greater than normal activity. The New York Market has been descending slowly for at least 12 months, not noticeable to the naked eye unless you're tracking data. Living in the space, it's more noticeable for us; While inventory is still out of balance, things are normalizing.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – SUFFOLK

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,442	↓	2,538
NEW LISTINGS	903	↓	1,044
PENDING LISTINGS	812	↑	753
AVERAGE LIST PRICE	\$828,666	↓	\$839,914
ACTIVE REO LISTINGS	64	↑	62
MONTHS SUPPLY	2.2	↓	2.3
LIST TO SALES PRICE	100.7%	↑	100.6%
MEDIAN SALES PRICE	\$655,000	↓	\$675,000
SALES CLOSED	791	↓	921
AVERAGE DAYS ON MARKET	57	↑	55

Additional Market Data: The Long Island and Metro New York marketplace has had one of the toughest winters on record. This basically has translated to delays in incoming inventory flow. Sales have slowed down to a trickle as a result of record snowfalls and freezing temperatures. I'm expecting to have a very active Spring market, which will offer a temporary lift and a full sense of security with greater than normal activity. The New York Market has been descending slowly for at least 12 months, not noticeable to the naked eye unless you're tracking data. Living in the space, it's more noticeable for us; While inventory is still out of balance, things are normalizing.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – QUEENS

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	3,222	↑	3,182
NEW LISTINGS	859	↓	946
PENDING LISTINGS	508	↑	484
AVERAGE LIST PRICE	\$629,744	↓	\$633,625
ACTIVE REO LISTINGS	63	↑	58
MONTHS SUPPLY	5.5	↑	5.4
LIST TO SALES PRICE	97.3%	↓	97.4%
MEDIAN SALES PRICE	\$635,000	↓	\$685,000
SALES CLOSED	449	↓	538
AVERAGE DAYS ON MARKET	79	↑	75

Additional Market Data: The Long Island and Metro New York marketplace has had one of the toughest winters on record. This basically has translated to delays in incoming inventory flow. Sales have slowed down to a trickle as a result of record snowfalls and freezing temperatures. I'm expecting to have a very active Spring market, which will offer a temporary lift and a full sense of security with greater than normal activity. The New York Market has been descending slowly for at least 12 months, not noticeable to the naked eye unless you're tracking data. Living in the space, it's more noticeable for us; While inventory is still out of balance, things are normalizing.



MONTHLY MARKET TRENDS LAS VEGAS, NEVADA

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	9,490	↓	10,656
NEW LISTINGS	1,040	↓	1,090
PENDING LISTINGS	880	↑	822
AVERAGE LIST PRICE	\$572,000	↑	\$559,000
ACTIVE REO LISTINGS	60	↓	66
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	96%	↔	96%
MEDIAN SALES PRICE	\$481,995	↑	\$465,000
SALES CLOSED	600	↑	422
AVERAGE DAYS ON MARKET	169	↑	51

Additional Market Data: We are still seeing high days on market. The average sales price did increase slightly compared to the previous month. We are still seeing the trend of high mortgage rates and affordability challenges reducing buyer activity. We are transitioning toward a buyer's market and there is more negotiation power for buyers. Affordability, mortgage rates (5.5–6.5%), and rising supply were major factors shaping the market.



MONTHLY MARKET TRENDS PHILADELPHIA, PENNSYLVANIA

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CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	7,285	↓	7,799
NEW LISTINGS	3,371	↓	3,407
PENDING LISTINGS	1,985	↑	1,765
AVERAGE LIST PRICE	\$436,560	↑	\$423,470
ACTIVE REO LISTINGS	188	↑	145
MONTHS SUPPLY	2.98	↑	2
LIST TO SALES PRICE	94%	↓	100%
MEDIAN SALES PRICE	\$405,090	↓	\$423,150
SALES CLOSED	2,046	↓	2,340
AVERAGE DAYS ON MARKET	41	↑	39

Additional Market Data: There is strong price growth and limited inventory in the Philadelphia metro area. The number of new pending sales was also lower than a year ago, despite mortgage rates falling to their lowest level since September 2022. Active listings are up 8.4% year-over-year, but inventory remains roughly half of pre-pandemic levels. New listings have slowed, but REO inventory is increasing. Constrained inventory continues to lead to robust price growth. The median sale price rose 6.4%, but marketing time is increasing and the overall number of sales have decreased compared to last month. Market conditions are shifting, however, as the median days on market increased to 41. Buyers have more time to decide and more negotiating room, but it is still generally a seller's market in much of the Philadelphia region.

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MONTHLY MARKET TRENDS SOUTH CENTRAL, PENNSYLVANIA

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CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	1,892	↑	1,372
NEW LISTINGS	1,326	↑	963
PENDING LISTINGS	1,881	↑	1,327
AVERAGE LIST PRICE	\$358,791	↑	\$385,764
ACTIVE REO LISTINGS	25	↑	24
MONTHS SUPPLY	2.26	↑	1.5
LIST TO SALES PRICE	97.3%	↑	86.8%
MEDIAN SALES PRICE	\$285,000	↔	\$285,000
SALES CLOSED	1,289	↑	1,264
AVERAGE DAYS ON MARKET	38	↑	34

Additional Market Data: February saw a surge in new listings and inventory while buyer demand remained strong, keeping prices relatively stable. The market is still competitive. It is yet to be seen if this is a seasonal change or if the market is gradually balancing as supply increases. There have been no increase in distressed asset listings or sales. Bank owned properties are taking an extra 37 days to sell and are closing at a discount of 32.96% to a traditional listing. Data reflects the markets in York, Harrisburg, Lancaster, and Reading, Pennsylvania.



MONTHLY MARKET TRENDS LEHIGH VALLEY, PENNSYLVANIA

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	597	↑	437
NEW LISTINGS	421	↑	359
PENDING LISTINGS	729	↑	494
AVERAGE LIST PRICE	\$435,688	↓	\$524,820
ACTIVE REO LISTINGS	8	↑	2
MONTHS SUPPLY	2.56	↑	1.68
LIST TO SALES PRICE	99%	↓	99.79%
MEDIAN SALES PRICE	\$385,901	↑	\$350,000
SALES CLOSED	370	↑	367
AVERAGE DAYS ON MARKET	36	↑	33

Additional Market Data: While inventory increased slightly, pending sales are up which will result in strong future sales data. Pricing continues to fluctuate month to month as there is varying cost differences in the large geographic area. The most important statistics are that houses are still selling quickly for asking price. Demand remains high with sellers still holding the upper hand. REO listings are up but still so infrequent to influence the market. This data covers the metropolitan areas of Allentown-Bethlehem-Easton.



MONTHLY MARKET TRENDS DALLAS/FT WORTH, TEXAS

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	55,126	↑	54,556
NEW LISTINGS	19,268	↑	18,221
PENDING LISTINGS	7,460	↑	6,141
AVERAGE LIST PRICE	\$469,270	↑	\$442,066
ACTIVE REO LISTINGS	321	↑	309
MONTHS SUPPLY	5	↑	6
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$300,000	↑	\$295,000
SALES CLOSED	10,378	↑	9,153
AVERAGE DAYS ON MARKET	88	↑	72

Additional Market Data: What a difference a month makes! Stats for February are up in every category, expect percent of list to sales price. The market is hot and the numbers support that. The default and foreclosure environment is beginning to normalize after historically low pandemic-era levels. National data shows foreclosure starts in January 2026 were up about 26% year-over-year, with Texas ranking among the states with the highest number of starts, while completed foreclosures also increased annually though they remain well below pre-pandemic levels. Overall, the February 2026 DFW market reflects a transition period characterized by stabilizing prices, increased inventory, and early signs of rising mortgage distress, though strong regional population and job growth continue to support long-term housing demand.

****Note**** January's Pending Listings number was incorrectly reported as 141 and should have been 6,141.

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MONTHLY MARKET TRENDS HOUSTON, TEXAS

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CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	64,819	↓	65,276
NEW LISTINGS	24,847	↓	27,373
PENDING LISTINGS	6,132	↑	6,020
AVERAGE LIST PRICE	\$381,251	↑	\$365,672
ACTIVE REO LISTINGS	366	↓	397
MONTHS SUPPLY	4.8	↓	4.9
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$164,990	↑	\$140,000
SALES CLOSED	11,264	↑	9,675
AVERAGE DAYS ON MARKET	93	↑	90

Additional Market Data: The Greater Houston housing market showed signs of stabilization in February as inventory continued to rise and buyers gained more negotiating power. According to the Houston Association of Realtors, single-family home sales totaled 5,918, a 2.2% decrease year-over-year, though pending sales increased 13%, signaling strengthening demand heading into the spring market. Housing supply improved to 4.8 months of inventory, up from 4.3 months last February, with 35,128 active listings, a 15.2% increase year-over-year. This expanding inventory has created more options for buyers and reduced the urgency that characterized previous years. Mortgage rates hovering in the low-6% range have also helped support buyer activity, improving affordability compared with 2024 levels. As a result, the market is shifting toward a more balanced environment, with homes spending slightly longer on the market and buyers gaining greater negotiating leverage. Overall, Houston's market remains resilient. While sales have moderated, steady demand, growing inventory, and improving affordability are positioning the region for a healthy spring buying season across many suburban and high-growth areas.

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MONTHLY MARKET TRENDS SEATTLE/TACOMA, WASHINGTON

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FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	4,858	↔	4,858
NEW LISTINGS	1,966	↑	1,702
PENDING LISTINGS	2,788	↑	1,950
AVERAGE LIST PRICE	\$1,028,610	↑	\$953,856
REO LISTINGS	50	↑	46
MONTHS SUPPLY	2.73	↑	1.29
LIST TO SALES PRICE	99%	↑	98.08%
MEDIAN SALES PRICE	\$737,000	↑	\$710,000
SALES CLOSED	2,127	↑	1,588
AVERAGE DAYS ON MARKET	56	↓	69

Additional Market Data: The Puget Sound market is showing some very healthy signals right now. Yes, inventory is rising — but that's not a negative. For the past several years we've been operating in an artificially tight environment where buyers simply didn't have enough choices. More inventory means a more functional market. What's encouraging is that sales are rising at the same time. That tells us buyer demand is still very strong. When inventory climbs but sales climb with it, it means the market is absorbing the new supply rather than being overwhelmed by it. Another positive indicator is that Days on Market is shrinking. Homes that are priced correctly and presented well are moving quickly. Buyers are active, motivated, and ready to act when they see the right opportunity. Taken together, these trends point to a market that is normalizing and stabilizing, not slowing down. We're seeing healthier inventory levels, strong buyer activity, and efficient absorption — all signs of a balanced market that benefits both buyers and sellers across the Puget Sound region.

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MONTHLY MARKET TRENDS WASHINGTON, DC

FEBRUARY 2026

CATEGORIES	Feb 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	2,477	↑	2,322
NEW LISTINGS	943	↑	869
PENDING LISTINGS	276	↑	223
AVERAGE LIST PRICE	\$820,237	↑	\$809,397
ACTIVE REO LISTINGS	59	↓	61
MONTHS SUPPLY	7.1	↑	4.9
LIST TO SALES PRICE	94.4%	↓	98%
MEDIAN SALES PRICE	\$599,000	↓	\$652,500
SALES CLOSED	387	↑	342
AVERAGE DAYS ON MARKET	69	↑	63

Additional Market Data: The Washington, DC housing market is beginning to shift toward a more balanced environment after several years of strong seller-driven conditions. Buyers are moving more cautiously, taking additional time to evaluate properties and negotiate pricing. Affordability concerns and higher mortgage interest rates continue to impact purchasing power, leading some buyers to delay decisions or seek price concessions. Economic uncertainty tied to federal employment and government spending is also influencing the market. Discussions around potential federal workforce reductions, budget adjustments, and policy changes can affect buyer confidence in a region heavily connected to government and related sectors. As a result, some buyers are proceeding more carefully, contributing to longer marketing times and increased negotiation between buyers and sellers. Despite these factors, the market remains relatively stable due to ongoing housing demand and limited distressed inventory. Well-priced, well-presented homes continue to attract buyer interest, while overpriced or outdated properties may experience longer time on market. Overall, the market remains active but is becoming more sensitive to pricing, financing costs, and broader economic conditions.

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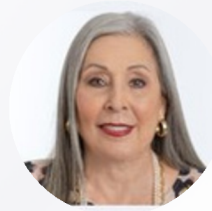
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