



Market Trends *Report*



July 2026
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MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Phoenix, AZ</u>	Maricopa, Pinal	Ramiro Gonzalez
<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>Deltona-Daytona- Ormond, FL</u>	Flagler, Volusia	David Petkovsek
<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>Las Vegas, NV</u>	Clark	Brandy White Elk
<u>Newark, NJ</u>	Essex, Hunterdon, Morris, Somerset, Sussex, Union	Nick Verdi

MARKET AREAS

AREA	COUNTIES INCLUDED	PROVIDED BY
<u>Catskills Region, NY</u>	Sullivan	Lee A. Raphael
<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>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 PHOENIX, ARIZONA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	20,389	↓	20,857
NEW LISTINGS	7,365	↓	7,563
PENDING LISTINGS	5,991	↓	6,821
AVERAGE LIST PRICE	\$606,380	↓	\$633,059
REO LISTINGS	185	↑	180
MONTHS SUPPLY	3.58	↑	3.23
LIST TO SALES PRICE	97.38%	↓	98.49%
MEDIAN SALES PRICE	\$450,000	↓	\$623,513
SALES CLOSED	5,838	↓	6,465
AVERAGE DAYS ON MARKET	84	↔	84

Additional Market Data: The Maricopa and Pinal County residential markets continue to show steady sales activity but remain price-sensitive. During July 2026, 5,838 closed sales were reported, with approximately \$3.59 billion in sold volume. Homes sold at approximately 97.4% of final list price, indicating buyers continue to negotiate below asking price. Higher inventory and competition among listings are giving buyers more options and negotiating leverage. Properties that are well-priced, updated, and in good condition are generally better positioned to attract offers, while overpriced or condition-challenged homes may experience longer marketing times and require price adjustments or seller concessions. Overall, the market remains active but favors realistic pricing and strong property presentation, with affordability and competition continuing to influence buyer decisions.

Information provided for this market by **Ramiro Gonzalez** at **Prestige Realty**.
Cell Phone: 480-593-8438 | Email: Rogsellsaz@gmail.com



MONTHLY MARKET TRENDS ORANGE COUNTY, CALIFORNIA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,192	↑	4,693
NEW LISTINGS	1,699	↑	1,531
PENDING LISTINGS	970	↑	644
AVERAGE LIST PRICE	\$1,392,000	↑	\$1,329,000
REO LISTINGS	5	↑	3
MONTHS SUPPLY	2.2	↓	2.6
LIST TO SALES PRICE	99%	↓	99.8%
MEDIAN SALES PRICE	\$1,470,000	↑	\$1,275,000
SALES CLOSED	1,784	↓	1,902
AVERAGE DAYS ON MARKET	36	↑	32

Additional Market Data: Orange County is holding its own. Homes have seen an increase in value of 3.2% year over year increase. This outpaces the national average. Even as affordability pressure builds and inventory rises. Higher interest rates still remain an issue, with some qualifying for home loans.



MONTHLY MARKET TRENDS LOS ANGELES, CALIFORNIA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	53,301	↑	53,186
NEW LISTINGS	6,654	↑	6,620
PENDING LISTINGS	1,503	↓	1,631
AVERAGE LIST PRICE	\$1,636,751	↓	\$1,769,029
ACTIVE REO LISTINGS	20	↓	22
MONTHS SUPPLY	12	↓	13
LIST TO SALES PRICE	85%	↑	78%
MEDIAN SALES PRICE	\$920,000	↓	\$950,000
SALES CLOSED	4,268	↑	4,234
AVERAGE DAYS ON MARKET	44	↑	41

Additional Market Data: July reflected a more balanced Los Angeles County housing market, with stable inventory and sales activity but modest cooling in price and buyer momentum. Active listings rose slightly to 53,301 and new listings increased to 6,654, while months of supply tightened from 13 to 12. Closed sales edged up to 4,268, showing buyers remained active, although pending sales declined to 1,503, which may point to a slower transaction pipeline heading into late summer. Pricing softened from June levels, with the median sales price easing from \$950,000 to \$920,000 and the average list price falling to \$1,636,751. At the same time, the sale-to-list price ratio rose from 78 percent to 85 percent, suggesting sellers are pricing homes closer to what buyers are willing to pay. Homes took slightly longer to sell, with average days on market increasing from 41 to 44. REO inventory remained minimal at 20 listings, reinforcing that current adjustments reflect normal market dynamics rather than distressed selling.

Information provided for this market by **Jeff Russell** at **Russell Realty Group**.
Cell Phone: (949) 200-7055 | Email: rrg@russellrealtygrp.com



MONTHLY MARKET TRENDS

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RIVERSIDE/SAN BERNARDINO, CALIFORNIA

JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	16,234	↑	16,101
NEW LISTINGS	622	↑	532
PENDING LISTINGS	6,132	↓	6,210
AVERAGE LIST PRICE	\$766,541	↓	\$769,352
ACTIVE REO LISTINGS	194	↑	178
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	96%	↓	98%
MEDIAN SALES PRICE	\$614,789	↑	\$578,289
SALES CLOSED	3,654	↓	3,942
AVERAGE DAYS ON MARKET	63	↓	68

Additional Market Data: The July 2026 housing market across Riverside and San Bernardino counties reflects a more balanced and increasingly buyer-sensitive environment. Inventory has improved compared with earlier in the year, giving buyers more choices and reducing some of the competitive pressure seen in tighter markets. At the same time, sales activity remains steady, although buyers are taking more time to evaluate properties and negotiate pricing and terms. Home values continue to show relative stability, but sellers are finding that accurate pricing and property condition are critical to generating activity. Higher mortgage rates and affordability concerns continue to influence purchasing power, creating a more selective buyer pool. As the summer market progresses, well-priced homes in desirable locations are still selling, while overpriced properties may experience longer marketing times. Overall, the Inland Empire remains stable, but the market is clearly shifting toward greater negotiation and balance between buyers and sellers.



MONTHLY MARKET TRENDS SACRAMENTO, CALIFORNIA

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JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	5,183	↑	5,027
NEW LISTINGS	1,622	↓	1,638
PENDING LISTINGS	1,880	↓	2,220
AVERAGE LIST PRICE	\$638,000	↓	\$650,000
ACTIVE REO LISTINGS	260	↑	12
MONTHS SUPPLY	2.5	↓	3
LIST TO SALES PRICE	99%	↑	98%
MEDIAN SALES PRICE	\$627,000	↓	\$676,000
SALES CLOSED	2,005	↓	2,064
AVERAGE DAYS ON MARKET	35	↑	24

Additional Market Data: The Greater Sacramento regional market, including Sacramento, Placer, El Dorado and Yolo counties, remains active but is moving toward more balanced conditions. Inventory remains relatively limited, with approximately 2–2.5 months of supply in key areas, while buyers have become more selective due to affordability concerns and mortgage rates remaining in the mid-6% range. Well-priced, move-in-ready homes continue to attract strong interest, while overpriced properties or homes requiring significant repairs tend to experience longer marketing times and price reductions. Properties are generally selling near 99% of original list price. Sales activity has improved compared with last year, while prices remain generally stable with variations by county and price range. Entry-level and moderately priced homes continue to experience stronger demand due to affordability. Correct pricing, property condition and presentation are increasingly important in achieving a timely sale.

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

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JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	5,838	↓	5,882
NEW LISTINGS	1,588	↓	1,605
PENDING LISTINGS	1,498	↓	1,543
AVERAGE LIST PRICE	\$1,593,116	↓	\$1,645,339
ACTIVE REO LISTINGS	19	↑	13
MONTHS SUPPLY	4	↔	4
LIST TO SALES PRICE	97%	↓	98%
MEDIAN SALES PRICE	\$1,105,000	↓	\$1,109,950
SALES CLOSED	1,451	↓	1,578
AVERAGE DAYS ON MARKET	27	↑	24

Additional Market Data: The general San Diego County numbers remained relatively consistent month over month, but this comes at a time when we should be seeing the spike in activity during the Summer moving season. Active Listings and New Listings were virtually unchanged, although we did see a slight reduction in the average Listing price, which was down 4%. The number of closed sales in July dropped 9%, after a 10% increase May to June. The biggest change in the Market, and perhaps a strong indicator of things to come, is the number of properties making it all the way through the foreclosure process to REO. There are currently 19 REO properties for sale in San Diego County, up from 13 the previous month. But this number doesn't reflect the spike in numbers behind the scenes, as the REO inventory continues to grow, even though these properties haven't been listed for sale yet. We're also seeing a significant increase in 3rd party purchases at the Trustee's Sale. The key takeaway for Asset Managers and Servicers, expect more competition from defaulted and distressed properties moving forward.

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

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,197	↓	7,838
NEW LISTINGS	3,735	↑	3,063
PENDING LISTINGS	1,129	↓	1,323
AVERAGE LIST PRICE	\$1,363,531	↓	\$1,425,159
ACTIVE REO LISTINGS	23	↓	74
MONTHS SUPPLY	1.84	↓	2.5
LIST TO SALES PRICE	109.18%	↓	110%
MEDIAN SALES PRICE	\$1,180,000	↓	\$1,270,000
SALES CLOSED	2,824	↓	3,189
AVERAGE DAYS ON MARKET	32	↑	29

Additional Market Data: July 2026 shows a strong but highly uneven Bay Area real estate market. The biggest story is the widening gap between prime, turnkey homes and everything else. San Francisco: The strongest market, especially single-family homes. Low inventory, strong demand and cash/tech wealth are driving multiple offers and significant overbids. Condos remain much softer. San Mateo: Strong seller's market. Desirable homes in Burlingame, San Mateo and Redwood City are moving quickly, often above asking, while overpriced or compromised homes can sit. Marin: Healthy but selective. Single-family homes are performing well, while condos and overpriced properties face more resistance. Alameda: Very neighborhood-specific. Berkeley, Fremont and other desirable pockets remain competitive, but buyers are increasingly selective. Contra Costa: The most balanced market overall, although San Ramon remain strong. Bottom line: Turnkey homes with great locations, schools and pricing can generate fierce competition, while dated, compromised or overpriced properties may sit 30–60+ days. AI/tech wealth and constrained inventory are providing additional support to San Francisco and the Peninsula.

Information provided for this market by **Anh Pham** at **SkyGroup Realty Inc.**

Cell Phone: 650-380-6364 | Email: anh@skygrouprealtyinc.com



MONTHLY MARKET TRENDS DELTONA-DAYTONA-ORMOND, FLORIDA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	*Prior Month
ACTIVE LISTINGS	4,065		
NEW LISTINGS	1,018		
PENDING LISTINGS	457		
AVERAGE LIST PRICE	\$522,000		
ACTIVE REO LISTINGS	29		
MONTHS SUPPLY	5.1		
LIST TO SALES PRICE	97.5%		
MEDIAN SALES PRICE	\$357,000		
SALES CLOSED	790		
AVERAGE DAYS ON MARKET	95		

Additional Market Data: Flagler and Volusia counties continue to see new construction as a major driver, especially in Flagler, where builder incentives — rate buy-downs, covered closing costs, and other perks — make it tough for resale sellers to compete; new construction made up nearly 30% of July's closed sales, and that is just what is in the MLS, Real # closer to. 50%! Year-over-year, our region is outpacing the state on volume but trailing it on price: Flagler home sales rose 16% YoY with median price up a modest 3.5%, versus Florida's statewide median climbing 4.9% YoY, a gap that reflects builder price cuts keeping local appreciation in check. Buyer behavior is bifurcating by price point: entry-level and luxury segments are holding up well. At the same time, the \$400,000–\$700,000 range faces real competition and longer market times even as sales volume grows, as buyers weigh resale against incentivized new builds. Pool homes remain in strong demand. Condition matters more than ever — move-in-ready homes move quickly, while homes needing repairs sit longer. With roughly 5 months of combined supply and 790 closings in July, the region remains buyer-friendly overall, though well-priced, well-maintained homes still see solid activity.

**monthly comparison data is not yet available*

Information provided for this market by **David Petkovsek at Realty Exchange LLC.**

Cell Phone: (386) 627-3182 | Email: dave@realtyexchangefl.com



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

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JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	13,627	↓	14,105
NEW LISTINGS	4,308	↓	4,680
PENDING LISTINGS	5028	↓	5,770
AVERAGE LIST PRICE	\$1,604,081	↑	\$1,527,756
ACTIVE REO LISTINGS	358	↑	349
MONTHS SUPPLY	4.3	↓	4.6
LIST TO SALES PRICE	95.3%	↔	95.3%
MEDIAN SALES PRICE	\$675,000	↑	\$660,000
SALES CLOSED	3,829	↑	3,625
AVERAGE DAYS ON MARKET	43	↑	38

Additional Market Data: Inventory tightened again in July, though not for the reason the headline suggests. Active listings fell to 13,627 and months of supply to 4.3, but new listings dropped to 4,308, so the squeeze is sellers holding back, not buyers absorbing faster. Closed sales were 3,829, up from 3,625 in June, and the median sale price moved to \$675,000. Average list price rose to \$1.60 million, which says more high end product came online than actually sold. The pipeline is what I would watch now. New pendings fell to 3,484 and total pending inventory to 5,028, about 13% under June, which should show up as lighter closings in August and September. Days on market went to 43 from 38, though sellers still got 95.3% of list, unchanged from June. Rates were the drag, with the 30 year fixed drifting up to 6.66% by month end after the Fed held on July 29. Good news on the insurance front, state regulators confirmed homeowners premiums are coming down across most Florida counties this year. REO was 358 and still not a factor. Absorption is fine, the forward book is thinner.

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)

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	27,454	↓	28,572
NEW LISTINGS	4,643	↓	5,340
PENDING LISTINGS	4,743	↓	5,069
AVERAGE LIST PRICE	\$619,981	↓	\$648,691
ACTIVE REO LISTINGS	661	↓	505
MONTHS SUPPLY	10	↓	10.5
LIST TO SALES PRICE	92.9%	↑	92.9%
MEDIAN SALES PRICE	\$346,000	↓	\$345,000
SALES CLOSED	3,081	↓	3,024
AVERAGE DAYS ON MARKET	73	↑	66

Additional Market Data: Active fell to 27,454 from 28,572 and months supply came down to 10. New listings dropped hard, 4,643 against 5,340 in June, and pendings followed down to 4,743. Both sides of the pipeline got thinner. Closings still came in at 3,081, up about 60 from June, and the median ticked up to \$346,000. Sellers took 92.9 percent of list, same as June. Deals are taking longer to put together though. Days on market stretched to 73 from 66. Average list price came off to \$619,981. That is a mix shift, the high end just listed less in July. The number I am watching is REO. It went from 505 to 661 in one month, up 31 percent, and that is the first real move we have seen on the distress side. Rates in the mid 6s keep financed buyers slow, though close to half of our condo business is cash. Fannie and Freddie are raising reserve minimums to 15 percent in 2027. Roughly 700 tri county buildings sit on the ineligible list and trade 15% to 30% under eligible comps.

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



MONTHLY MARKET TRENDS ORLANDO, FLORIDA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	15,514	↑	15,511
NEW LISTINGS	4,655	↓	4,910
PENDING LISTINGS	3,068	↓	4,846
AVERAGE LIST PRICE	\$528,737	↓	\$548,075
ACTIVE REO LISTINGS	137	↑	109
MONTHS SUPPLY	5	↑	4
LIST TO SALES PRICE	96.2%	↓	96.4%
MEDIAN SALES PRICE	\$406,491	↓	\$410,000
SALES CLOSED	3,438	↓	3,621
AVERAGE DAYS ON MARKET	76	↑	73

Additional Market Data: The Orlando housing market continued its shift toward a more balanced environment in July. Active inventory held steady at 15,514 listings, while housing supply increased from 4 to 5 months, a 25% rise that reflects more deliberate buyer behavior and expanding negotiating leverage. Closed sales declined to 3,438 transactions, average days on market increased to 76 days, and homes sold at 96.2% of list price, signaling continued moderation from the highly competitive seller conditions experienced in recent years. Despite softer residential metrics, Orlando's underlying economic fundamentals remain exceptionally strong. A Tourism Economics report released July 30 found that Central Florida generated a record \$98.6 billion economic impact in 2025, up 4.4% year over year. Direct visitor spending climbed to \$62.9 billion, exceeding \$172 million per day, while the tourism sector now supports more than 476,000 direct and indirect jobs and produces \$7.1 billion in state and local tax revenue. Orlando is experiencing market normalization rather than deterioration. Buyers have gained leverage, making strategic pricing, condition management, and market positioning are increasingly important. While transaction velocity has slowed, Orlando remains one of the nation's most resilient growth markets, supported by a diverse economic base and strong demographic trends.



MONTHLY MARKET TRENDS TALLAHASSEE, FLORIDA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	1,082	↑	1,070
NEW LISTINGS	411	↓	442
PENDING LISTINGS	329	↓	467
AVERAGE LIST PRICE	\$364,950	↓	\$400,559
ACTIVE REO LISTINGS	24	↓	25
MONTHS SUPPLY	3.6	↑	3.5
LIST TO SALES PRICE	98.3%	↓	98.5%
MEDIAN SALES PRICE	\$395,008	↑	\$355,000
SALES CLOSED	364	↑	357
AVERAGE DAYS ON MARKET	69	↓	71

Additional Market Data: Our market is changing as many listings are expiring, inventory is dropping some, and pending sales continue to decline. Months of supply is down a little due to the reduction in inventory. Sales are still declining, as are pending sales. New listings are down 12% also. The market is very odd, with few showings as the summer ends. Even new construction has tried to entice more buyers with even more incentives. Looking towards the end of the year, we think days on market will continue to increase and prices will start to decline, especially for homes that are not in move-in ready condition.



MONTHLY MARKET TRENDS TAMPA BAY, FLORIDA

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	26,785	↑	26,385
NEW LISTINGS	6,100	↑	4,987
PENDING LISTINGS	6,416	↓	7,045
AVERAGE LIST PRICE	\$520,000	↓	\$527,235
ACTIVE REO LISTINGS	203	↔	203
MONTHS SUPPLY	6.7	↑	6.2
LIST TO SALES PRICE	96.5%	↓	97%
MEDIAN SALES PRICE	\$479,000	↓	\$509,591
SALES CLOSED	4,968	↑	4,889
AVERAGE DAYS ON MARKET	61	↓	68

Additional Market Data: During July 2026, the Tampa Bay residential real estate market continued to favor buyers, with approximately 26,785 active listings throughout Hillsborough, Pinellas, Pasco, Manatee and Hernando counties. Roughly 6,100 new listings entered the market, while pending inventory remained near 6,416 properties. While the average list price remained substantially higher due to luxury and waterfront inventory. Homes generally required longer marketing periods, and approximately 25% of active listings had experienced a price reduction. REO inventory remained limited relative to the overall market although on the increase in the next months coming trending with more inventory. Overall, elevated inventory, increased seller competition and price adjustments continue to provide buyers with greater selection and negotiating leverage, while accurately priced, well-maintained homes remain the strongest performers.



MONTHLY MARKET TRENDS ATLANTA METRO, GEORGIA

**USREO
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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	12,104	↓	13,110
NEW LISTINGS	8,286	↓	8,910
PENDING LISTINGS	3,818	↓	4,200
AVERAGE LIST PRICE	\$410,000	↓	\$507,393
ACTIVE REO LISTINGS	34	↔	34
MONTHS SUPPLY	4.4	↑	4.3
LIST TO SALES PRICE	98.5%	↓	98.6%
MEDIAN SALES PRICE	\$475,000	↑	\$415,450
SALES CLOSED	15,056	↑	5,217
AVERAGE DAYS ON MARKET	38	↑	36

Additional Market Data: The Greater Atlanta residential market remains relatively balanced, with inventory providing buyers more options while sales activity has softened. Through July 2026, detached new listings are down 1.4% year-to-date and closed sales are down 0.2%, while pending sales declined 1.4%. Median sales price increased 1.1% to \$455,000, indicating continued price stability despite slower activity. Days on market increased to 42 days from 40 days, suggesting buyers have somewhat more negotiating time. Inventory remains at approximately 4.4 months of supply for detached homes, reflecting a competitive but less constrained market. Attached properties show slightly more buyer choice, with inventory up 4.8% and months supply at 6.5 months. Overall, pricing, inventory levels, buyer demand, and marketing exposure are influencing market performance.

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



MONTHLY MARKET TRENDS CHICAGO, ILLINOIS

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JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	14,795	↑	13,808
NEW LISTINGS	13,402	↓	13,533
PENDING LISTINGS	2,095	↓	2,225
AVERAGE LIST PRICE	\$572,456	↓	\$578,775
ACTIVE REO LISTINGS	139	↓	159
MONTHS SUPPLY	1.62	↑	1.38
LIST TO SALES PRICE	100.87%	↓	101.37%
MEDIAN SALES PRICE	\$400,000	↓	\$407,000
SALES CLOSED	9,141	↓	9,985
AVERAGE DAYS ON MARKET	21	↔	21

Additional Market Data: The median sales price in July 2026 was \$400,000, down -1.48% from \$406,000 from the previous month and 6.58% higher than \$375,300 from July 2025. The July 2026 median sales price was at its highest level compared to July 2025 and 2024. The average sales price in July 2026 was \$522,794, equal to the previous month and 9.79% higher than \$476,168 from July 2025. The July 2026 average sale price was at its highest level compared to July 2025 and 2024. The number of properties sold in July 2026 was 9,141, down -9.33% from 10,082 from the previous month and equal to July 2025. The July 2026 sales were at a mid level compared to July 2025 and 2024. The DOM for July 2026 was 21 days, equal to the previous month and -4.55% lower than 22 days from July 2025. The July 2026 DOM was at its lowest level compared with July 2025 and 2024. The number of new listings in July 2026 was 13,402, down -3.03% from 13,821 from the previous month and -4.15% lower than 13,982 from July 2025. The July 2026 listings were at its lowest level compared to July 2025 and 2024.

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**

JULY

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,509	↑	5,229
NEW LISTINGS	3,279	↓	3,476
PENDING LISTINGS	1,589	↓	1,878
AVERAGE LIST PRICE	\$639,244	↓	\$668,513
ACTIVE REO LISTINGS	92	↑	51
MONTHS SUPPLY	2.1	↓	2.2
LIST TO SALES PRICE	99.20%	↑	99%
MEDIAN SALES PRICE	\$495,000	↑	\$485,000
SALES CLOSED	2,526	↓	2,615
AVERAGE DAYS ON MARKET	23	↔	23

Additional Market Data: The Baltimore metro enters the second half of 2026 in a durable but decelerating expansion. Prices are still rising across every jurisdiction in the MSA, yet the pace of absorption has begun to slow — the signature of a market moving toward balance rather than one turning over. Within the metro, the price spread is wide and the velocity is uniformly fast. Howard County led at a \$675,850 median, followed by Anne Arundel at \$535,000 and Baltimore County at \$400,000.



MONTHLY MARKET TRENDS SO. MARYLAND, MARYLAND

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	6,114	↑	6,050
NEW LISTINGS	3,112	↓	3,159
PENDING LISTINGS	1,136	↓	1,293
AVERAGE LIST PRICE	\$631,478	↓	\$653,735
ACTIVE REO LISTINGS	124	↑	75
MONTHS SUPPLY	2.7	↓	2.9
LIST TO SALES PRICE	98.70%	↓	99.30%
MEDIAN SALES PRICE	\$510,000	↓	\$522,000
SALES CLOSED	1,982	↓	2,231
AVERAGE DAYS ON MARKET	32	↑	29

Additional Market Data: The Maryland suburbs are in a state of flux. At 2.7 months of supply, the region sits well below the five to six months that signals balance, and an average of 32 days on market confirms that well-priced homes are still moving briskly. Buyers have more to choose from than two years ago, but not enough to reset pricing power in all jurisdictions.

The 124 REO listings warrant context. Spread across four jurisdictions of this size, distressed inventory remains a thin share of the market — worth watching for investors hunting value, largely invisible to a typical buyer or seller.

The more useful caution is that these counties are not one market. Montgomery and Calvert differ substantially in price point, buyer profile, and inventory depth, and a regional average can mask both a tightening submarket and a softening one. Sellers should price against their own county's recent comparables, not the aggregate. For buyers, 2.7 months of supply still means preparation matters: financing in order, expectations realistic, and a willingness to act when the right property appears.



MONTHLY MARKET TRENDS DETROIT, MICHIGAN

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	10,770	↑	9,698
NEW LISTINGS	3,366	↓	3,382
PENDING LISTINGS	4,705	↑	2,327
AVERAGE LIST PRICE	\$305,000	↓	\$310,000
ACTIVE REO LISTINGS	189	↑	179
MONTHS SUPPLY	2.7	↑	2.3
LIST TO SALES PRICE	99.2%	↑	99%
MEDIAN SALES PRICE	\$300,000	↓	\$310,000
SALES CLOSED	4,357	↓	4,571
AVERAGE DAYS ON MARKET	33	↑	26

Additional Market Data: Metro Detroit's housing market remained active in July, while buyers gained more options as inventory continued to grow. Across the broader Realcomp market, inventory increased 14.7% year-over-year to 28,247 homes—the highest July level in five years. New listings rose 6%, while closed sales dipped just 1.5%. Home values remained strong, with the median sale price reaching \$305,000, up 3.4% from July 2025, and sellers receiving an average of 99.2% of their last asking price. Homes averaged 33 days on market, showing that properly priced properties are still moving relatively quickly. Locally, median sale prices increased in Oakland County to \$400,200, Macomb County to \$295,500, and Wayne County to \$230,000. Inventory also increased significantly across all three counties. Overall, Metro Detroit remains a healthy market, with sellers benefiting from rising values while buyers gain more selection and negotiating power. As inventory grows, accurate pricing from the start is becoming increasingly important.

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 MINNEAPOLIS, MINNESOTA

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	33,138	↑	31,725
NEW LISTINGS	7,025	↑	6,957
PENDING LISTINGS	n/a		n/a
AVERAGE LIST PRICE	\$524,056	↓	\$525,179
ACTIVE REO LISTINGS	n/a		n/a
MONTHS SUPPLY	2	↔	2
LIST TO SALES PRICE	100.4%	↓	100.6%
MEDIAN SALES PRICE	\$407,500	↓	\$410,000
SALES CLOSED	4,853	↓	5,312
AVERAGE DAYS ON MARKET	29	↔	29

Additional Market Data: Minneapolis is "Cooling." Prices have been slipping and forecasts further softness. Prices have been close to flat over the past three months (-0.13% per month on average), and the market is up 2.1% from a year ago. The 30-year mortgage rate sits near 6.5% (elevated for affordability); for-sale inventory is up 19% year over year, which adds downward pressure on prices; national unemployment is 4.2%. These conditions feed into this metro's forecast, since the macro-augmented model beat the price-only model in backtesting here. Over the most recent six-month test window, this model's predictions for Minneapolis were off by 0.5% on average. Smaller is better; anything under 1% is strong for monthly home values.



MONTHLY MARKET TRENDS ST. LOUIS, MISSOURI

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	5,843	↓	6,003
NEW LISTINGS	2,598	↓	2,894
PENDING LISTINGS	2,564	↓	2,839
AVERAGE LIST PRICE	\$387,324	↓	\$421,517
ACTIVE REO LISTINGS	120	↑	103
MONTHS SUPPLY	1.5	↓	2.07
LIST TO SALES PRICE	98.67%	↑	98.39%
MEDIAN SALES PRICE	\$341,883	↑	\$337,333
SALES CLOSED	3,968	↑	2,894
AVERAGE DAYS ON MARKET	31	↔	31

Additional Market Data: Nationwide, it is reported that there is a 13.7% increase in Homes for Sale, our increase is not quite that aggressive, closer to 5.5%. That is typical for the St. Louis market. We are more like the turtle than the rabbit. Slow and steady, no large swings in values are what tends to make the area attractive to many. Historically since 2011, New Listings per month, Pending Sales per month, and closed sales per month graphically look relatively steady, and the last 3 years have been almost identical. DOM on market are historically low. Median and average sales prices slowly but steadily increase. Percent of list price received over the last year has only varied by 3% in St. Louis County and the swing can be tracked back to time of year and season.



MONTHLY MARKET TRENDS LAS VEGAS, NEVADA

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	10,441	↑	10,292
NEW LISTINGS	1,909	↑	1,738
PENDING LISTINGS	911	↑	883
AVERAGE LIST PRICE	\$560,000	↓	\$575,000
ACTIVE REO LISTINGS	94	↑	54
MONTHS SUPPLY	3	↔	3
LIST TO SALES PRICE	96%	↔	96%
MEDIAN SALES PRICE	\$480,000	↓	\$490,000
SALES CLOSED	520	↑	499
AVERAGE DAYS ON MARKET	46	↓	49

Additional Market Data: The Las Vegas housing market continues to transition toward a more balanced market. Inventory has increased and homes are taking longer to sell, giving buyers more choices and greater negotiating power. Home prices remain relatively stable, although the median single family home price pulled back slightly in July from the record high reached in June. Sellers are increasingly having to compete on price and condition, while buyers have more opportunities to negotiate. Overall, the market appears to be cooling and normalizing rather than experiencing a significant downturn. It's important to watch over the next couple of months of inventory versus closed sales. If inventory continues climbing while sales slow, we'll move further into buyer's market territory. If sales pick back up and inventory levels off, the market could stabilize where it is now.



MONTHLY MARKET TRENDS NEWARK, NEW JERSEY

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	6,485	↑	6,301
NEW LISTINGS	2,885	↓	2,925
PENDING LISTINGS	4,310	↑	4,158
AVERAGE LIST PRICE	\$742,000	↑	\$735,000
ACTIVE REO LISTINGS	65	↑	55
MONTHS SUPPLY	2.7	↑	2.6
LIST TO SALES PRICE	101.6%	↓	101.9%
MEDIAN SALES PRICE	\$639,000	↑	\$635,000
SALES CLOSED	2,865	↑	2,825
AVERAGE DAYS ON MARKET	39	↑	32

Additional Market Data: July 2026 reflected a healthy seasonal transition as inventory continued to expand across Essex, Union, Morris, Somerset, Sussex, and Hunterdon counties while buyer demand remained resilient. Active listings increased modestly, resulting in approximately 2.7 months of housing supply, which continues to favor sellers despite improving inventory levels. Closed sales remained strong, homes sold for an average of 101.6% of list price, and average marketing time held near 31 days, indicating continued competition for well-priced properties. While activity moderated slightly following the peak spring market, pricing remained stable across most counties. Active REO inventory continues to represent a very small share of total listings; however, higher financing costs, commercial loan maturities, and affordability pressures remain important factors to monitor for future distressed asset activity. Overall, Northern and Central New Jersey continue to demonstrate stable housing fundamentals with a gradual shift toward more balanced market conditions.

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**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	702	↑	669
NEW LISTINGS	154	↓	184
PENDING LISTINGS	76	↓	93
AVERAGE LIST PRICE	\$427,000	↓	\$439,000
ACTIVE REO LISTINGS	2	↔	2
MONTHS SUPPLY	9.89	↑	9.04
LIST TO SALES PRICE	96.8%	↑	95%
MEDIAN SALES PRICE	\$415,000	↑	\$341,000
SALES CLOSED	47	↓	73
AVERAGE DAYS ON MARKET	77	↑	56

Additional Market Data: Sullivan County continued to trend more buyer-favorable than the core Hudson Valley counties. Active inventory rose to 702 listings in July from 669 in June, while new listings fell to 154 and new pending listings dropped to 76. Months supply increased to 9.89, by far the highest in our coverage area and roughly double the Hudson Valley's 4.74. The median list price was \$427,000 against a median sales price of \$415,000. The list-to-sale ratio improved slightly to 96.8% from 95.0% but remains the only market in our area below 100%, and median days on market lengthened to 77 from 56. Closed sales totaled 47. Buyers here have meaningful negotiating room and time to decide, in contrast to the competitive conditions still present in Westchester and Rockland. REO activity remains minimal at 2 new listings, so distressed supply is not driving the softness; the market is simply absorbing inventory slowly at current price points.

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**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,119	↑	4,763
NEW LISTINGS	1,804	↓	2,238
PENDING LISTINGS	1,069	↓	1,653
AVERAGE LIST PRICE	\$720,581	↓	\$731,471
ACTIVE REO LISTINGS	29	↓	32
MONTHS SUPPLY	4.74	↑	4.17
LIST TO SALES PRICE	103.7%	↓	103.9%
MEDIAN SALES PRICE	\$810,205	↓	\$874,975
SALES CLOSED	1,151	↓	1,361
AVERAGE DAYS ON MARKET	31	↔	31

Additional Market Data: The Hudson Valley market cooled in July while pricing held firm. Across the seven-county region there were 5,119 active listings, up from 4,763 in June, while new listings fell to 1,804 from 2,238 and new pending listings dropped to 1,069 from 1,653. Closed sales declined to 1,151 from 1,361. Weighted months supply rose to 4.74 from 4.17, reflecting slower absorption more than a surge of new inventory. Despite the lower volume, sellers retained the advantage: the weighted list-to-sale ratio was 103.7% and median days on market held at 31. Westchester remained the strongest submarket with a \$1,230,000 median sales price, 2.82 months supply and a 107.9% list-to-sale ratio. Putnam, Rockland, Dutchess and Orange all stayed above 100% list-to-sale. Columbia was the softest of the seven at 99.3% and 6.50 months supply. REO activity remains negligible, with 29 REO new listings across the region, led by Orange with 9 and Westchester with 8. Distressed inventory is not a meaningful factor in current conditions.



MONTHLY MARKET TRENDS NEW YORK, NEW YORK – NASSAU

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,733	↓	2,814
NEW LISTINGS	1,238	↓	1,434
PENDING LISTINGS	1,064	↓	1,093
AVERAGE LIST PRICE	\$1,044,306	↓	\$1,084,109
ACTIVE REO LISTINGS	52	↓	55
MONTHS SUPPLY	3.3	↓	3.4
LIST TO SALES PRICE	101.5%	↓	101.6%
MEDIAN SALES PRICE	\$862,250	↑	\$855,000
SALES CLOSED	1,021	↑	865
AVERAGE DAYS ON MARKET	41	↓	43

Additional Market Data: July's residential market across Nassau, Suffolk, and Queens remained relatively strong, but showed signs of normalization. Nassau continues to have the strongest pricing power, supported by limited inventory, strong buyer demand, and high household equity. Suffolk remains healthy but is somewhat more price-sensitive, with greater variation by location and price point. Queens continues to see solid demand, particularly for single-family homes, although conditions vary significantly by neighborhood. Across all three counties, higher mortgage rates and affordability concerns are influencing buyer purchasing power and making buyers more selective. Well-priced, move-in-ready homes continue to attract strong interest, while overpriced properties are taking longer to sell and seeing more price reductions. Overall, July was characterized by firm home values, constrained inventory, and a widening gap between correctly priced homes and those priced above current market expectations.

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**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,596	↑	3,534
NEW LISTINGS	1,626	↓	1,803
PENDING LISTINGS	1,333	↓	1,471
AVERAGE LIST PRICE	\$881,928	↑	\$864,985
ACTIVE REO LISTINGS	79	↔	79
MONTHS SUPPLY	3.2	↔	3.2
LIST TO SALES PRICE	103.1%	↑	102.3%
MEDIAN SALES PRICE	\$718,000	↓	\$720,000
SALES CLOSED	1,336	↑	1,133
AVERAGE DAYS ON MARKET	37	↓	45

Additional Market Data: July's residential market across Nassau, Suffolk, and Queens remained relatively strong, but showed signs of normalization. Nassau continues to have the strongest pricing power, supported by limited inventory, strong buyer demand, and high household equity. Suffolk remains healthy but is somewhat more price-sensitive, with greater variation by location and price point. Queens continues to see solid demand, particularly for single-family homes, although conditions vary significantly by neighborhood. Across all three counties, higher mortgage rates and affordability concerns are influencing buyer purchasing power and making buyers more selective. Well-priced, move-in-ready homes continue to attract strong interest, while overpriced properties are taking longer to sell and seeing more price reductions. Overall, July was characterized by firm home values, constrained inventory, and a widening gap between correctly priced homes and those priced above current market expectations.

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**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,717	↓	3,782
NEW LISTINGS	1,057	↓	1,165
PENDING LISTINGS	714	↓	732
AVERAGE LIST PRICE	\$673,800	↓	\$682,262
ACTIVE REO LISTINGS	58	↓	60
MONTHS SUPPLY	6.3	↓	6.4
LIST TO SALES PRICE	98.1%	↑	98%
MEDIAN SALES PRICE	\$680,000	↑	\$615,500
SALES CLOSED	566	↑	540
AVERAGE DAYS ON MARKET	76	↑	75

Additional Market Data: July's residential market across Nassau, Suffolk, and Queens remained relatively strong, but showed signs of normalization. Nassau continues to have the strongest pricing power, supported by limited inventory, strong buyer demand, and high household equity. Suffolk remains healthy but is somewhat more price-sensitive, with greater variation by location and price point. Queens continues to see solid demand, particularly for single-family homes, although conditions vary significantly by neighborhood. Across all three counties, higher mortgage rates and affordability concerns are influencing buyer purchasing power and making buyers more selective. Well-priced, move-in-ready homes continue to attract strong interest, while overpriced properties are taking longer to sell and seeing more price reductions. Overall, July was characterized by firm home values, constrained inventory, and a widening gap between correctly priced homes and those priced above current market expectations.

Information provided for this market by **Todd Yovino** at **Island Advantage Realty**.

Cell Phone: 516-819-7800 | Email: todd@iarny.com



MONTHLY MARKET TRENDS PHILADELPHIA, PENNSYLVANIA

USREO
PARTNERS

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	11,121	↑	11,000
NEW LISTINGS	5,188	↓	5,769
PENDING LISTINGS	2,726	↑	2,538
AVERAGE LIST PRICE	\$441,800	↓	\$479,500
ACTIVE REO LISTINGS	240	↑	223
MONTHS SUPPLY	2.28	↓	2.7
LIST TO SALES PRICE	94%	↓	95%
MEDIAN SALES PRICE	\$468,000	↓	\$481,400
SALES CLOSED	4,036	↓	4,291
AVERAGE DAYS ON MARKET	25	↔	25

Additional Market Data: The affordability-driven dynamic that has characterized the Philadelphia market throughout the current cycle is continuing to intensify as single-family detached price points remain challenging for a broad swath of buyers. The single-family segments present a contrasting picture and is essentially flat with last month and continues to sit at the Limited-to-Slow boundary. Luxury SF registered a month-over-month decline, dropping to its softest reading in several months and suggesting that high-end detached buyer activity in Philadelphia pulled back meaningfully following the spring peak. Townhouse, rowhouse, and twin home demand at gained from last month, a modest but directionally constructive sequential improvement in the largest-volume segment of the market. Overall, the total number of units slowed decreased, the median sales price and average list price have all decreased confirming the softening of the summer market in this region.

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**

JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	1,736	↑	1,643
NEW LISTINGS	1,537	↓	1,957
PENDING LISTINGS	1,951	↑	1,921
AVERAGE LIST PRICE	\$357,518	↓	\$368,694
ACTIVE REO LISTINGS	14	↓	16
MONTHS SUPPLY	2.03	↓	2.15
LIST TO SALES PRICE	101.7%	↑	101.5%
MEDIAN SALES PRICE	\$320,000	↓	\$329,900
SALES CLOSED	2,200	↓	2,292
AVERAGE DAYS ON MARKET	22	↑	21

Additional Market Data: It is debatable whether the real estate market or the weather is hotter this summer. Market conditions remained remarkably consistent in July, with virtually all key indicators statistically steady month over month. Sellers continue to maintain a significant advantage, with approximately two months of available inventory and the average home selling above asking price in less than 30 days. Certain areas are performing even stronger, with Lancaster County reaching record-high average sales prices in July. Despite affordability concerns and higher home values, there is currently little indication of a meaningful market slowdown. Distressed property activity remains well below national averages and continues to represent such a small share of overall sales that it has virtually no impact on current market conditions.



MONTHLY MARKET TRENDS LEHIGH VALLEY, PENNSYLVANIA

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	1,079	↑	945
NEW LISTINGS	899	↓	1,147
PENDING LISTINGS	839	↓	886
AVERAGE LIST PRICE	\$336,365	↓	\$347,147
ACTIVE REO LISTINGS	2	↔	2
MONTHS SUPPLY	2.89	↓	3.19
LIST TO SALES PRICE	101.24%	↓	101.34%
MEDIAN SALES PRICE	\$322,772	↓	\$325,000
SALES CLOSED	904	↓	969
AVERAGE DAYS ON MARKET	23	↓	28

Additional Market Data: July showed fewer new listings and fewer transactions, but little evidence of a significant shift in the market. New listings declined nearly 22%. Pricing softened slightly. Months of supply declined from 3.19 to 2.89, keeping inventory well below what would typically be considered a balanced market. Overall, homes are still selling quickly, sellers are receiving above their original asking prices on average, and distressed sales are close to non-existent.



MONTHLY MARKET TRENDS DALLAS/FT WORTH, TEXAS

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	63,341	↑	62,033
NEW LISTINGS	22,306	↓	22,742
PENDING LISTINGS	7,411	↓	7,753
AVERAGE LIST PRICE	\$421,207	↓	\$440,848
ACTIVE REO LISTINGS	367	↑	317
MONTHS SUPPLY	5	↑	4
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$310,000	↓	\$321,522
SALES CLOSED	13,826	↓	14,978
AVERAGE DAYS ON MARKET	51	↓	68

Additional Market Data: The Dallas/Fort Worth housing market showed a noticeable shift toward greater buyer leverage with active listings increasing 2.1% & months of supply rising from 4 to 5 months, while new listings declined 1.9% and pending sales fell 4.4%, indicating that demand is not keeping pace with available inventory. The average list price dropped 4.5% & the median sales price declined 3.6%, suggesting sellers are increasingly adjusting pricing expectations to attract buyers. Closed sales also fell 7.7%, although the average days on market improved significantly, indicating that properly priced homes can still move quickly. Of particular interest to the REO market, active REO listings increased nearly 16%, providing another indication that distressed inventory is beginning to play a larger role in the market. Overall, July's numbers suggest that DFW is becoming a more price-sensitive & competitive market for sellers, while buyers have more choices & negotiating power.

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

JULY 2026

CATEGORIES	July 2026	Increase/Decrease	Prior Month
ACTIVE LISTINGS	79,264	↑	78,042
NEW LISTINGS	31,237	↑	30,383
PENDING LISTINGS	6,470	↓	7,330
AVERAGE LIST PRICE	\$353,297	↓	\$366,743
ACTIVE REO LISTINGS	501	↑	493
MONTHS SUPPLY	5.8	↑	5.6
LIST TO SALES PRICE	100%	↔	100%
MEDIAN SALES PRICE	\$205,000	↓	\$220,000
SALES CLOSED	15,310	↓	15,586
AVERAGE DAYS ON MARKET	72	↓	77

Additional Market Data: Rates are a major contributor of the market. The 30-year fixed opened July at 6.43%, a seven-week low, then climbed to 6.55% by mid-month, 6.66% on July 30. That's roughly a quarter point in four weeks, and you can see it in the numbers. Pending contracts dropped 12% to 6,470 and closings slipped to 15,310, so the pipeline that carried June thinned out fast. Active listings grew to 79,264, new listings to 31,237, and supply hit 5.8 months, the most this market has held in years. Prices gave up some ground too, with the average list price at \$353,297 and the median sale at \$205,000. Even so, list-to-sale held at 100%, so homes priced right are still getting their number. Days on market improved from 77 to 72, which shows sellers are adjusting early instead of sitting and chasing the market down. REO keeps building as well, now 501 active listings, up from 493 in June and 463 in May. Price it correctly in the first two weeks and it sells. Miss that window and buyers have more negotiating room than they've had in years.

Information provided for this market by **Derek Montes** at **Montes & Associates Realty**.

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



MONTHLY MARKET TRENDS SEATTLE/TACOMA, WASHINGTON

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	10,490	↑	10,023
NEW LISTINGS	3,832	↑	3,333
PENDING LISTINGS	2,930	↓	3,066
AVERAGE LIST PRICE	\$975,456	↓	\$987,703
REO LISTINGS	69	↓	75
MONTHS SUPPLY	2.51	↓	2.96
LIST TO SALES PRICE	100.01%	↑	99.30%
MEDIAN SALES PRICE	\$614,950	↓	\$895,000
SALES CLOSED	767	↓	3,575
AVERAGE DAYS ON MARKET	27	↓	30

Additional Market Data: The Puget Sound housing market is sending us what appears to be a mixed message—but I think it's actually telling us exactly what's happening. Inventory is up, pendings and closings are down, yet keybox openings are increasing. More homes are available, and buyers are actively touring them, but fewer are pulling the trigger. Nationally, pending sales have also weakened, reinforcing what we're seeing locally: buyer interest hasn't disappeared; buyer urgency has. After 39 years in this business, I view rising keybox activity as an encouraging leading indicator. Buyers are coming off the sidelines enough to shop—they're simply being more selective and deliberate. For sellers, pricing, condition and presentation matter more than ever. For buyers, increased inventory means more choices and negotiating leverage. My read? This isn't a dead market. It's a cautious market with significant pent-up demand. If confidence improves or rates move favorably, today's increased showing activity could quickly become tomorrow's pending sales.

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 MILWAUKEE, WISCONSIN

**USREO
PARTNERS**

APRIL 2026

CATEGORIES	Apr 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,231	↓	2,340
NEW LISTINGS	887	↓	2,156
PENDING LISTINGS	280	↓	450
AVERAGE LIST PRICE	\$528,000	↓	\$562,099
REO LISTINGS	91	↑	56
MONTHS SUPPLY	1	↓	2.34
LIST TO SALES PRICE	105.88%	↑	99.7%
MEDIAN SALES PRICE	\$412,000	↑	\$340,000
SALES CLOSED	71	↓	3,769
AVERAGE DAYS ON MARKET	3	↓	27

Additional Market Data:

Information provided for this market by **James Harris** at **Vylla Home**.
Cell Phone: 262-309-7803 | Email: Reo.wisconsin@gmail.com



MONTHLY MARKET TRENDS WASHINGTON, DC

**USREO
PARTNERS**

JULY 2026

CATEGORIES	July 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	2,938	↓	3,108
NEW LISTINGS	1,045	↓	1,125
PENDING LISTINGS	301	↑	223
AVERAGE LIST PRICE	\$772,103	↓	\$830,504
ACTIVE REO LISTINGS	90	↑	62
MONTHS SUPPLY	4.4	↓	4.7
LIST TO SALES PRICE	99%	↔	99%
MEDIAN SALES PRICE	\$675,000	↓	\$700,000
SALES CLOSED	615	↓	662
AVERAGE DAYS ON MARKET	45	↓	49

Additional Market Data: The DC market has shifted decisively toward balance. At 4.4 months of supply, the District is no longer the seller's market it has been for most of the past decade, when supply routinely sat under three months. An average of 45 days on market reinforces the point: buyers now have time to tour, compare, and negotiate rather than write same-day offers.

The number that stands out is 90 REO listings — the highest count we have seen in years. Distressed inventory at that level doesn't threaten values citywide, but it concentrates rather than distributes, and where it clusters it can pull comparable sales down meaningfully.

Taken together, these figures describe normalization, not distress. Sellers who price to current conditions and present well are still transacting on reasonable terms. Those anchored to 2022 expectations are absorbing the days on market and the price reductions that follow. Buyers, for the first time in several years, have real leverage: inventory to choose from, time to conduct diligence, and room to ask for concessions.

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

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

MEMBERSHIP DIRECTORY



*Igniting
Partnerships*

BROKER MEMBERS



LINDA GONZALEZ

Prestige Realty

(480) 703-3012

lindabox123@gmail.com

Lic #SA570109000

**GLENDALE,
ARIZONA**



RAMIRO GONZALEZ

Prestige Realty

(480) 593-8438

rogsellsaz@gmail.com

Lic #BR568659000

**PHOENIX,
ARIZONA**



JENNIFER RASCON

EXIT REALTY YUMA

(928) 271-9700

jennifersellsyuma@gmail.com

Lic #BR626741000

**YUMA,
ARIZONA**



ALIFONSO MENDOZA

Keller Williams Property Team

(209) 676-1819

mercedcountyrealtor@gmail.com

Lic #01760709

**ATWATER,
CALIFORNIA**



JEFF RUSSELL

Russell Realty Group

brokered by eXp Realty

(949) 200-7055

rrg@russellrealtygrp.com

Lic #01275750

**BREA,
CALIFORNIA**

BROKER MEMBERS



ANGELICA SUAREZ

Estate Properties

(310) 261-7700
angelica@angelicasuarez.com
Lic #01078617

**CARSON,
CALIFORNIA**



MARVIN REMMICH

RAM Properties

(925) 200-0799
marvin@marvinremmich.com
Lic #00530491

**DANVILLE,
CALIFORNIA**



MANUEL CHAVEZ JR

M.C. Real Estate Corp

(559) 630-5637
manuel@mcrealestatecorp.com
Lic #01525575

**FRESNO,
CALIFORNIA**



ALISA KROHN

Property Masters Realty

(818) 209-8695
akrohn@pmrsells.com
Lic #01348287

**GLENDALE,
CALIFORNIA**



CAROLE STURIM

Coldwell Banker

(949) 701-1200
repro@cox.net
Lic #01084597

**LAGUNA
NIGUEL,
CALIFORNIA**

BROKER MEMBERS



RICHARD WILSON

Vylla Home Inc

(925) 305-1642
rick.wilson@vylla.com
Lic #01461634

**MARTINEZ,
CALIFORNIA**



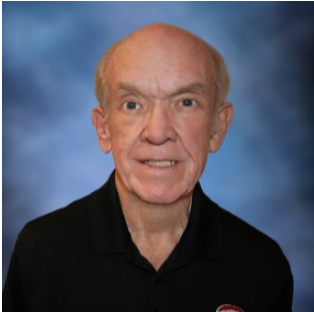
MONICA HILL

USREOP Regional Representative

MVP Real Estate & Investments

(951) 834-8687
mvp4realestate@gmail.com
Lic #01201175

**MENIFEE,
CALIFORNIA**



MIKE NOVAK-SMITH

Novak-Smith & Associates Inc

(951) 236-7256
mikenovaksmith@cs.com
Lic #01032149

**MORENO
VALLEY,
CALIFORNIA**



TROY CAPELL

USREOP BOD, President

Quantum Realtors / eXp Realty

(818) 571-7390
troy@usreop.com
Lic #01189253

**NEWBURY
PARK,
CALIFORNIA**



DOROTHY MACIAS

Commonwealth Realty Homes

(562) 418-4062
dorothy.excellencere@gmail.com
Lic #02044858

**PICO
RIVERA,
CALIFORNIA**

BROKER MEMBERS



JULIO SALDANA

Realty Plus

(714) 343-1436

ocmultiplelistings@gmail.com

Lic #01736716

**PLACENTIA,
CALIFORNIA**



PATRICIA ROCHA

Crown Royal Real Estate Inc

(909) 731-6559

patricia.rocha@crownroyalrealestate.com

Lic #01280072

**RANCHO
CUCAMONGA,
CALIFORNIA**



PAUL BOUDIER

Keller Williams Realty

(916) 919-5775

paulboudier@knowledgere.com

Lic #01179722

**ROSEVILLE,
CALIFORNIA**



SERINA LOWDEN

USREOP Regional Representative

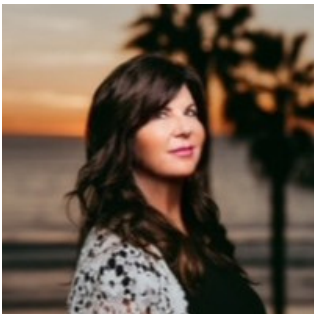
All City Homes

(209) 304-5841

serina@serinalowden.c

brn#01365745

**SACRAMENTO,
CALIFORNIA**



JENNIFER BLAKE

LuXre Realty

(949) 463-0626

jblake4re@aol.com

Lic #00974839

**SAN
CLEMENTE,
CALIFORNIA**

BROKER MEMBERS



JOSEPH GUMMERSON

Joseph Gummerson, Broker

(619) 347-7027

joegummerson@gmail.com

Lic #01007506

SAN DIEGO,
CALIFORNIA



ANH PHAM

SkyGroup Realty Inc.

(650) 380-6364

anh@skygrouprealtyinc.com

Lic #01432176

SAN
FRANCISCO,
CALIFORNIA



PHILIP BORODA

Coldwell Banker
Residential Brokerage

(310) 968-3844

philip.boroda1@gmail.com

Lic #00822192

SHERMAN
OAKS,
CALIFORNIA



ALFRED YOUNAN

Metro Realty Pros

(209) 202-4201

alfred@metro-realtypros.com

Lic #01718008

TURLOCK,
CALIFORNIA



SHAWN LUONG

Spectrum Realty Solutions

(626) 643-7090

reoagent@shawnluong.com

Lic #00857818

WEST
COVINA,
CALIFORNIA

BROKER MEMBERS



ROBERT PASSAFIUME

Waypoint Realty

(303) 809-7694
robert@thewaypointway.com
Lic #100079407

THORNTON,
COLORADO



NICHOLAS MASTRANGELO

Coldwell Banker Realty

(203) 641-2100
nick.mastrangelo@cbmoves.com
Lic #REB 0756394

ORANGE,
CONNECTICUT



TAD YEATTER

Schooner Bay Realty, Inc.

(239) 297-1583
tad@sbreaktyinc.com
Lic #CQ157043

CAPE
CORAL,
FLORIDA



DANNY LEWIS

Lewis Real Estate Group, Inc

(954) 629-7905
danny@lregi.com
Lic #BK3039511

CORAL
SPRINGS,
FLORIDA



RAUL GONZALEZ

NuFront International Realty

(305) 785-3030
raul@nufrontrealty.com
Lic #BK3387917

DORAL,
FLORIDA

BROKER MEMBERS



SCOTT KIEFER

Kiefer Realty

(352) 812-3645

kieferrealty@gmail.com

Lic #bk3020554

**DUNNELLON,
FLORIDA**



DENISE MAHONEY

eXp Florida Realty

(954) 529-5355

denise@topfloridahouses.com

Lic #3087033

**FORT
LAUDERDALE,
FLORIDA**



RYAN COURSON

Core Realty LLC

(904) 762-5264

ryan@corerealtyusa.com

Lic #CQ1028418

**JACKSONVILLE,
FLORIDA**



WILLIAM RAMOS

Integrity Key Realty LLC

(904) 477-0767

william@integritykeyrealty.com

Lic #BK3069116

**JACKSONVILLE,
FLORIDA**



DAYNA GRIMMETT

Live Florida Realty

(863) 766-1187

dayna@liveflrealty.com

Lic #BK3535351

**LAKELAND,
FLORIDA**

BROKER MEMBERS



JESSICA GRAHAM

ERA Grizzard Real Estate

(352) 504-7772

jessicagraham@eragrizzard.com

Lic #BK-671827

**LEESBURG,
FLORIDA**



ADRIANA MONTES

Florida Dreams Realty Group

(321) 689-6258

adriana@floridadreamsrealty.com

Lic #BK3096165

**MIAMI,
FLORIDA**



EDDIE BLANCO

USREOP Regional Representative

Stratwell

(305) 684-8733

eddie@stratwellrealestate.c

br#0658938

**MIAMI LAKES,
FLORIDA**



EVELSI CONQUETH

Assurance Florida Realty

(954) 543-3810

evelsi@evelsiconqueth.com

Lic #3099671

**MIRAMAR,
FLORIDA**



JOSEPH DOHER

**Berkshire Hathaway HomeServices
Results Realty**

(407) 325-8163

broker@joedoher.com

Lic #BK594726

**ORLANDO,
FLORIDA**

BROKER MEMBERS



DAVID PETKOVSEK

Realty Exchange LLC

(386) 627-3182

dave@realtyexchangefl.com

Lic #BK3096504

**PALM COAST,
FLORIDA**



RAFAEL DAGNESSES

EXP Realty

(310) 658-8226

rafael@qrealtors.com

Lic #BK3465950

**SIESTA KEY,
FLORIDA**



PETER CHICOURIS

Equity Realty Suncoast

(727) 410-7064

pgc@equityrealtyinc.com

Lic#BK586338

**ST.
PETERSBURG,
FLORIDA**



STEVEN MODICA

USREOP BOD, Vice President

Real Estate Home Sales

(954) 270-7770

steve@realestatehomesales.com

Lic #431169

**SUNRISE,
FLORIDA**



TOM AND DANIELLE GALVIN

USREOP Regional Representative

1st Choice Real Estate

(850) 933-5094

1stchoice.danielle@gmail.com

Lic #BK595090

**TALLAHASSEE,
FLORIDA**

BROKER MEMBERS



BRETT MATTHEWS

I Deal Real Estate Inc

(954) 605-3325

brettmatthewspa@gmail.com

Lic #0494633

**WESTON,
FLORIDA**



APRIL LLOYD

EXP Realty

(404) 414-1629

april30317@gmail.com

Lic #293785

**ATLANTA,
GEORGIA**



**JACQUELINE (JAY)
GOULDBOURNE**

Gould Global Real Estate Co.

(770) 778-6562

jacqueline@thegouldglobal.com

Lic #300667

**LAWRENCEVILLE,
GEORGIA**



JOHN SHERWOOD

Worthmoore Realty

(404) 718-0056

jsherwood@worthmoorerealty.com

Lic #313226

**MARIETTA,
GEORGIA**



NIKKI CROWDER

Solutions First Realty

(678) 508-3878

nikki@solutionsfirstrealty.com

Lic #246766

**SNELLVILLE,
GEORGIA**

BROKER MEMBERS



KIRBY PEARSON

Pearson Realty Group

(312) 805-0005

kirby@pearsonrealtygroup.com

Lic #471002409

**CHICAGO,
ILLINOIS**



GASPAR FLORES

Su Familia Real Estate Inc

(312) 656-6301

gflores.sfr@gmail.com

Lic #471-004257

**CHICAGO,
ILLINOIS**



TAMMY ENGEL

ReMax Classic

(815) 482-3726

tammy@eshometeam.com

Lic #481.011128

**GENOA,
ILLINOIS**



PATTI FURMAN

Coldwell Banker

(312) 545-6375

patti@pattifurman.com

Lic #475.144230

**GLENVIEW,
ILLINOIS**



IVICA OTIS LAZICH

Capital Investment Realty Group

(708) 692-7283

lazich2@yahoo.com

Lic #471009343

**LYONS,
ILLINOIS**

BROKER MEMBERS



GEORGE GREEN

Green Team Real Estate Services

(502) 439-7596

george@greenteamres.com

Lic #209408

**LOUISVILLE,
KENTUCKY**



ANTOINE JOHNSON

Powerhouse Realty, LLC

(301) 512-8088

mdbporeo@gmail.com

Lic #639992

**BALTIMORE,
MARYLAND**



ED KOWALSKI

EXP Realty, LLC

(443) 619-2238

edwardjkowalski2@gmail.com

Lic #533030

**FULTON,
MARYLAND**



MELANIE GAMBLE

USREOP Regional Representative

212 Degrees Realty, LLC

(301) 343-8538

melanie.gamble@212degreesrealtyllc.com

Lic #530399

**UPPER
MARLBORO,
MARYLAND**



ANTHONY DOZIER

Home Source Real Estate Solutions

(301) 440-7226

realtordozier@gmail.com

Lic #514284

**UPPER
MARLBORO,
MARYLAND**

BROKER MEMBERS



MICHAEL BALSITIS

Bellabay Realty LLC

(616) 813-5522

mike@bellabayrealty.com

Lic #6502346774

**CALEDONIA,
MICHIGAN**



SAM HANTOSH

RE/MAX Team 2000

(313) 283-2228

sam.hantosh@gmail.com

Lic #6501348723

**CANTON,
MICHIGAN**



SHERRI SAAD

RE/MAX Leading Edge

(313) 598-5322

sherri.saad@comcast.net

Lic #6502392274

**DEARBORN
HEIGHTS,
MICHIGAN**



ALBERT HAKIM

City Real Estate Group

(586) 495-0010

albert@always sold.com

Lic #6502415090

**HARPER
WOODS,
MICHIGAN**



ANTHONY RAFFIN

RE/MAX First

(586) 634-4761

tony@raffinteam.com

Lic #6506044707

**ST CLAIR
SHORES,
MICHIGAN**

BROKER MEMBERS



SCOTT RODMAN

Realty Executives Top Results

(612) 229-7268

scott@rodmanhomes.com

Lic #20433691

**BLAINE,
MINNESOTA**



PAMELA BUTLER

P.A.M.REALTYLLC

(404) 454-6767

pamrealtyoxford@gmail.com

Lic #23971

**OXFORD,
MISSISSIPPI**



CATHY DAVIS

Mid America Property Partners

(314) 413-5279

cdavis@mappreo.com

Lic #1999108852

**ST PETERS,
MISSOURI**



MICHELLE SYBERG

Mid America Property Partners

(314) 503-6093

msyberg@mappreo.com

Lic #1999056881

**ST PETERS,
MISSOURI**



BRANDY WHITE ELK

Innovative Real Estate Strategies

(702) 858-4211

brandy@iresvegas.com

Lic #B.009698

**LAS
VEGAS,
NEVADA**

BROKER MEMBERS



JULIA FENG

Evernest Realty

(702) 588-1080

julia.evernestrealty@gmail.com

Lic #0144606

**LAS
VEGAS,
NEVADA**



SHELLY BRYANT

SBR Realty LLC

(609) 685-4569

sbryant@sbrrealtypros.com

Lic #0447024

**EWING,
NEW JERSEY**



FELICIA HANKERSON

Real Broker, LLC

(973) 868-8076

centraljerseyreoagent@gmail.com

Lic #9480623

**FAIRFIELD,
NEW JERSEY**



BILL FLAGG

ERA Queen City Realty

(908) 377-7700

bill@billflagg.com

Lic #8240797

**SCOTCH
PLAINS,
NEW JERSEY**



NICHOLAS VERDI

Keller Williams City Views

(973) 769-1009

nickreo@aol.com

Lic #9700045NJ

**SECAUCUS,
NEW JERSEY**

BROKER MEMBERS



TOM MARCO

Tom Marco Real Estate

(917) 282-9737

tommarco@optonline.net

Lic #31 MA1016405

**BROOKLYN,
NEW YORK**



DEBORAH BACCHUS

My Dream Home Realty Inc.

(347) 386-5868

deborah@mydhrny.com

Lic #10311205651

**FREEPORT,
NEW YORK**



DAMIEN COLEMAN

DAC Properties Corp

(516) 528-1531

dacproperties@aol.com

Lic #31CO1038953

**GARDEN CITY,
NEW YORK**



TODD YOVINO

USREOP Regional Representative

Island Advantage Realty

(516) 819-7800

todd@iarny.com

Lic #49YO0956714

**HAUPPAUGE,
NEW YORK**



LEE RAPHAEL

River Realty Services, Inc.

(914) 474-8146

lraphael@riverrealty.com

Lic #10311204404

**NEW WINDSOR,
NEW YORK**

BROKER MEMBERS



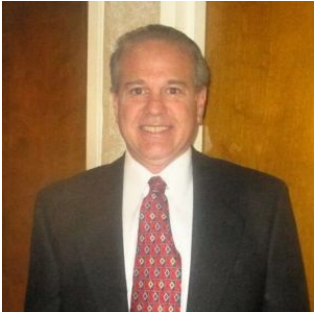
NAS RAHAMAN
ERA Top Service Realty Inc
(917) 687-0252
nasrahaman@msn.com
Lic #10301205296

**QUEENS
VILLAGE,
NEW YORK**



MARK REBERT
**Berkshire Hathaway
HomeServices Homesale Realty**
(717) 742-0778
mark@lancohomesale.com
Lic #RS317618

**LANCASTER,
PENNSYLVANIA**



MITCHELL COHEN
Premier Real Estate, Inc.
(215) 837-3990
mitchellc@premierreo.net
Lic #RM061436A

**PHILADELPHIA,
PENNSYLVANIA**



LIBBY SOSINSKI
Keller Williams Realty
(412) 722-8344
libberated@aol.com
Lic #RS281248

**PITTSBURGH,
PENNSYLVANIA**



MIGUEL ORTIZ
Universal Properties RE LLC
(787) 244-1999
miguel@universalpropertiespr.com
Lic #E-129

**HATILLO,
PUERTO
RICO**

BROKER MEMBERS



CAROL MALAGA
Piramide Real Estate Brokers
(787) 672-1662
windy@piramide.com
Lic #PR

**SAN JUAN,
PUERTO RICO**



RITA SEDA-RIVERA
RSR Realty
(787) 396-2675
ritaseda@ritaseda.com
Lic #C-3881

**TOA ALTA,
PUERTO RICO**



GREGORY COUPE
Long Realty Inc.
(401) 447-7048
greg@longrealtyinc.com
Lic #REC.0005239

**CHEPACHET,
RHODE ISLAND**



LEANN D'ETTOIRE
Homistic Real Estate, Inc.
(401) 641-2014
reo_properties@yahoo.com
Lic #REB.0018324

**CRANSTON,
RHODE ISLAND**



AMANDA BELL
At Home Realty
(615) 406-9988
amandabell@realtracs.com
Lic #00260174

**ASHLAND CITY,
TENNESSEE**

BROKER MEMBERS



JUAN BROOKS
Process Realty Services, LLC
(901) 864-4145
jbrooks30@comcast.net
Lic #272549

**MEMPHIS,
TENNESSEE**



PAMELA BOOKOUT
Coldwell Banker Realty
(817) 821-1912
pam.bookout@cbdfw.com
Lic #0329057

**FORT WORTH,
TEXAS**



MELISSA FLORES
Central Metro Realty
(210) 557-2926
melissa.reos@gmail.com
Lic #478737

**HELOTES,
TEXAS**



MONICA VACA
PRG REALTORS
(281) 831-4935
monica@thregroup.com
Lic #401729

**HOUSTON,
TEXAS**



DEREK MONTES
Montes & Associates Realty
(832) 434-4509
derekmontesrealestate@gmail.com
Lic #752899

**HOUSTON,
TEXAS**

BROKER MEMBERS



RAY KING

Infinity Realty Group of Texas

(214) 418-6845

irg.rayking@gmail.com

Lic #0443318

**MESQUITE,
TEXAS**



MICHAEL SEETO

Seeto Realty

(214) 228-2281

dfwnewhomes@gmail.com

Lic #0496025

**PLANO,
TEXAS**



SCOTT LARSEN

USREOP BOD, Treasurer

Revolution Realty & Management

(801) 698-2788

stlarsen21@gmail.com

Lic #5484225-PB00

**OGDEN,
UTAH**



PHIL CHERNITZER

REO Real Estate

(703) 244-2733

realhome@rcn.com

Lic #0225069101

**ANNANDALE,
VIRGINIA**



JOY LIGGAN

Virginia Capital Realty

(804) 393-6968

vacapreo@virginiacapitalrealty.com

Lic #0225225289

**RICHMOND,
VIRGINIA**

BROKER MEMBERS



KEVIN PALL

Brooke Madison and Associates

(757) 344-7338

kevinpall22@gmail.com

Lic #0225205551

**SUFFOLK,
VIRGINIA**



MAGGIE FRANCO

LPT Realty

(206) 261-2838

maggie@hellickson.com

Lic #24132

**KENT,
WASHINGTON**



AUSTIN HELLICKSON

LPT Realty

(206) 940-0942

austin@hellickson.com

Lic #24023617

**PUYALLUP,
WASHINGTON**



ED LAINE

USREOP Lead Regional Rep.

eXp Realty, LLC

(206) 229-5515

ed.laine@exprealty.com

Lic #17495

**SEATTLE,
WASHINGTON**



JAMES CLIFFORD

Washington Realty Group

(253) 732-9400

jimclifford@wrgpra.com

Lic #16818

**SUMNER,
WASHINGTON**

BROKER MEMBERS



JARYD RUFFNER

eXp Realty

(253) 686-6356

jarydruffner@gmail.com

Lic #99568

**TACOMA,
WASHINGTON**



JAMES HARRIS

Vylla Home

(262) 309-7803

reo.wisconsin@gmail.com

Lic #WI-56340-90, IL- 475211135

**MILWAUKEE,
WISCONSIN**

LAW FIRM MEMBERS



EARL WALLACE

USREOP BOD, Corp. Secretary

**Wallace, Richardson,
Sontag & Le, LLP**

(949) 690-1933

ewallace@wallacelaw.com

State BarNo.174247

**IRVINE,
CALIFORNIA**



TYLER GOLD

Tyler A. Gold, P.A.

(954) 684-8675

tyler@tylergold.com

State BarNo.963992

**AVENTURA,
FLORIDA**

LAW FIRM MEMBERS



ROBERT SAMBURSKY

Stein, Wiener & Roth, LLP

(516)659-1492

rsambursky@hhstein.com

State BarNo.3929106

WESTBURY,
NEW YORK

TITLE COMPANY MEMBERS



CARLOS GARCIA

Ticor Title Company

(562)897-2117

carlos.garcia@ticortitle.com

GLENDALE,
CALIFORNIA

PROPERTY PRESERVATION MEMBERS



ERICA STUART

C & O Services

(301)674-9877

estuart@caoservices.com

EDGEWATER,
MARYLAND

PROPERTY PRESERVATION MEMBERS



ROBERT EVANGELISTA

**Certified Management &
Maintenance Corp**

(347)538-3862

robert@certifiedmgt.com

**BROOKLYN,
NEW YORK**

EXECUTIVE DIRECTOR OF OPERATIONS



SHARON BARTLETT

US REO Partners

(469)919-8164

sharon.bartlett@usreop.com

**MCKINNEY,
TEXAS**



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CORPORATE OFFICE

4980 North Pine Island Rd.
Sunrise, FL 33351



TOLL FREE

1-855-4-US-REOP



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