USREO PARTNERS

Market Trends Report

August 2026

www.usreop.com

MARKET AREAS

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

MARKET AREAS

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

MARKET AREAS

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

USREO PARTNERS

MONTHLY
MARKET TRENDS
PHOENIX, ARIZONA

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**20,097**	↓	20,389
NEW LISTINGS	**7,277**	↓	7,365
PENDING LISTINGS	**6,146**	↑	5,991
AVERAGE LIST PRICE	**$583,108**	↓	$606,380
REO LISTINGS	**156**	↓	185
MONTHS SUPPLY	**4.08**	↑	3.58
LIST TO SALES PRICE	**96.77%**	↓	97.38%
MEDIAN SALES PRICE	**$449,998**	↓	$450,000
SALES CLOSED	**4,922**	↓	5,838
AVERAGE DAYS ON MARKET	**87**	↑	84

Additional Market Data: Based on what I am seeing in the Maricopa and Pinal County markets, buyers remain active but are becoming more selective and price-conscious. August 2026 showed 20,097 active listings and 6,146 properties under contract, with inventory at approximately 4.08 months of supply. The median sales price remained fairly stable at $449,998, but properties are taking longer to sell, with an average of 87 days on market and a median of 63 days. In my experience, buyers have more options and are paying close attention to condition, pricing, repairs, and seller concessions. Homes that are priced correctly and show well are still attracting interest, while overpriced properties or homes needing significant repairs tend to sit longer and may require price reductions. Overall, I am seeing a more balanced market with buyers having increased negotiating power.

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

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,984**	↓	5,192
NEW LISTINGS	**2,706**	↑	1,699
PENDING LISTINGS	**1,901**	↑	970
AVERAGE LIST PRICE	**$2,404,987**	↑	$1,392,000
REO LISTINGS	**3**	↓	5
MONTHS SUPPLY	**2.9**	↑	2.2
LIST TO SALES PRICE	**99%**	⇄	99%
MEDIAN SALES PRICE	**$1,275,000**	↓	$1,470.000
SALES CLOSED	**1,800**	↑	1,784
AVERAGE DAYS ON MARKET	**45.5**	↑	36

Additional Market Data: Home prices below $2 million continue to move the fastest, while properties above $2 million tend to spend more time on the market. Inventory shifts slightly from week to week, but active listings remain historically low. Over the summer months, prices increased approximately 3.9%, which is in line with current predictions.

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

MONTHLY

MARKET TRENDS

LOS ANGELES, CALIFORNIA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**53,255**	↓	53,301
NEW LISTINGS	**6,014**	↓	6,654
PENDING LISTINGS	**1,415**	↓	1,503
AVERAGE LIST PRICE	**$1,599,090**	↓	$1,636,751
ACTIVE REO LISTINGS	**17**	↓	20
MONTHS SUPPLY	**14**	↑	12
LIST TO SALES PRICE	**84%**	↓	85%
MEDIAN SALES PRICE	**$925,000**	↑	$920,000
SALES CLOSED	**3,736**	↓	4,268
AVERAGE DAYS ON MARKET	**45**	↑	44

Additional Market Data: August reflected a seasonal cooling in the Los Angeles County housing market, with steady inventory but a slower pace of new activity compared with July. Active listings remained essentially unchanged at 53,255, while new listings declined from 6,654 to 6,014. Months of supply increased from 12 to 14, giving buyers more time and flexibility in their home search. Pending sales fell from 1,503 to 1,415 and closed sales dropped from 4,268 to 3,736, indicating a softer transaction pace as summer progressed. Pricing showed mixed but relatively stable conditions. The median sales price edged up from $920,000 to $925,000, while the average list price declined to $1,599,090. The sale-to-list price ratio eased slightly from 85 percent to 84 percent, suggesting buyers retained modest negotiating leverage. Homes took an average of 45 days to sell, just one day longer than July, while REO listings declined from 20 to 17 and remained a very small share of the market. Overall, August pointed to a more balanced market, where well-priced and well-presented homes continued to attract buyers amid increased choice and more deliberate decision-making.

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

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

USREO PARTNERS

MONTHLY
MARKET TRENDS
RIVERSIDE/SAN BERNARDINO, CALIFORNIA

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**16,512**	↑	16,234
NEW LISTINGS	**690**	↑	622
PENDING LISTINGS	**5,864**	↓	6,132
AVERAGE LIST PRICE	**$750,964**	↓	$766,541
ACTIVE REO LISTINGS	**201**	↑	194
MONTHS SUPPLY	**4**	⇄	4
LIST TO SALES PRICE	**96%**	⇄	96%
MEDIAN SALES PRICE	**$631,922**	↑	$614,789
SALES CLOSED	**4,032**	↑	3,654
AVERAGE DAYS ON MARKET	**64**	↑	63

Additional Market Data: The August 2026 housing market across Riverside and San Bernardino counties remained relatively balanced, with inventory holding at healthy levels and buyer activity continuing at a measured pace. Available homes increased modestly, giving buyers more choices, while pending and closed sales remained steady enough to support overall market stability. Home values continued to hold, although buyers remained price-conscious and increasingly selective about condition, location, and overall value. Properties that are priced competitively are still attracting attention, while overpriced listings may require additional market time or adjustments to generate activity. Average marketing time remained stable at just over two months, reinforcing a steady rather than rapidly moving market. Limited distressed inventory also suggests the region is not experiencing broad financial pressure. Overall, the Inland Empire market continues to favor balanced negotiations, realistic seller expectations, and strategic pricing as the summer season begins to transition into fall.

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

MONTHLY
MARKET TRENDS
SAN DIEGO, CALIFORNIA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	6,007	↑	5,838
NEW LISTINGS	1,512	↓	1,588
PENDING LISTINGS	1,403	↓	1,498
AVERAGE LIST PRICE	$1,542,313	↓	$1,593,116
ACTIVE REO LISTINGS	17	↓	19
MONTHS SUPPLY	4	⇄	4
LIST TO SALES PRICE	96%	↓	97%
MEDIAN SALES PRICE	$1,105,250	↑	$1,105,000
SALES CLOSED	1,302	↓	1,451
AVERAGE DAYS ON MARKET	28	↑	27

Additional Market Data: The number of Active Listings ticked up to just above 6,000 properties, for the first time in a year. The Average Listing Price has dropped for the 4th straight month, but the Median Sales Price remained consistent. This may be an indication that home sellers know they need to price more competitively. The number of Notice of Default filings continues to grow in San Diego County, but we're still not seeing increased REO come on the market. The number of Sales Closed dropped for the 3rd consecutive month and saw a 10% drop month over month. This trend is particularly notable given that we are in the peak summer selling season. Interest rates may be keeping would be buyers on the sidelines.

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

USREO PARTNERS

MONTHLY
MARKET TRENDS
SAN FRANCISCO, CALIFORNIA

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,433	↑	5,197
NEW LISTINGS	2,757	↓	3,735
PENDING LISTINGS	969	↓	1,129
AVERAGE LIST PRICE	$1,325,616	↓	$1,363,531
ACTIVE REO LISTINGS	26	↑	23
MONTHS SUPPLY	2.2	↑	1.84
LIST TO SALES PRICE	108.88%	↓	109.18%
MEDIAN SALES PRICE	$1,150,000	↓	$1,180,000
SALES CLOSED	2,461	↓	2,824
AVERAGE DAYS ON MARKET	32	⇄	32

Additional Market Data: In August 2026, the Bay Area market remained active but highly selective with appropriately priced homes selling in about 22 days. Contra Costa was relatively stable with a 29-day median market time. San Mateo remained strong at approximately with homes selling in only 15 days. San Francisco showed the strongest appreciation and an 18-day market time.

Overall, limited desirable inventory continues to support values, while mortgage rates near 7% and affordability concerns are keeping buyers selective. Updated, well-priced homes are moving quickly, while overpriced properties and homes requiring substantial repairs are experiencing greater resistance. The condo market remained softer and more uneven than the single-family market across much of the Bay Area.

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

New!

MONTHLY
MARKET TRENDS
DELTONA–DAYTONA–ORMOND, FLORIDA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,459**	↑	4,065
NEW LISTINGS	**910**	↓	1,018
PENDING LISTINGS	**683**	↑	457
AVERAGE LIST PRICE	**$521,635**	↓	$522,000
ACTIVE REO LISTINGS	**29**	⇄	29
MONTHS SUPPLY	**4.9**	↓	5.1
LIST TO SALES PRICE	**96.63%**	↓	97.5%
MEDIAN SALES PRICE	**$326,500**	↓	$357,000
SALES CLOSED	**1,003**	↑	790
AVERAGE DAYS ON MARKET	**74**	↓	95

Additional Market Data: August didn't just keep pace with July — it lapped it, posting the busiest month Deltona-Daytona-Ormond has seen all year, and the reason is worth watching closely. Closed sales jumped to 1,003 (+27% from July's 790) and pending sales rocketed to 683 (+49% month-over-month), while average days on market fell from 95 to 74 — homes are moving three weeks faster than they were just one month ago. That surge in demand pulled months' supply down to 4.9 even as active inventory grew to 4,459 listings, proof buyers, not just sellers, are driving this market now. The catch: pricing power softened to get there. Median sales price slid to $326,500, down 8.5% from July's $357,000, and the list-to-sales ratio eased to 96.6% from 97.5%, meaning sellers gave up more ground at the negotiating table. Average list price barely moved ($521,635), so that widening gap points to lower-priced homes fueling the volume while pricier listings lag. New listings cooled slightly (910, down from 1,018) and REO inventory held flat at 29. Bottom line: August was a volume month, not a price month — faster, busier, and more affordable. Whether that pipeline of 683 pending deals converts into similarly discounted closings, or forces the market to find a new price floor, will tell the real story in September.

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)

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**13,281**	↓	13,627
NEW LISTINGS	**4,109**	↓	4,308
PENDING LISTINGS	**4,671**	↓	5,028
AVERAGE LIST PRICE	**$1,616,507**	↑	$1,604,081
ACTIVE REO LISTINGS	**340**	↓	358
MONTHS SUPPLY	**4.2**	↓	4.3
LIST TO SALES PRICE	**95.6%**	↑	95.3%
MEDIAN SALES PRICE	**$665,000**	↓	$675,000
SALES CLOSED	**3,384**	↓	3,829
AVERAGE DAYS ON MARKET	**40**	↓	43

Additional Market Data: August closings came in lighter, as the July pipeline suggested they would. Closed sales fell to 3,384 from 3,829, about 12 percent, and the leading numbers for September are leading in the same direction. New pendings slipped to 3,332 and total pending inventory dropped to 4,671. Sellers are still holding back. New listings fell to 4,109 and active inventory came down to 13,281 from 13,627, with months of supply at 4.2. Days on market came down to 40 from 43 and sellers got 95.6 percent of list, up from 95.3. The median dipped to $665,000 from $675,000, while average list price rose to $1.62 million, so the high end is still listing faster than it sells. REO was 340 and still not a significant factor. The bigger question is September. Rates sat around 6.65 percent through August, then Freddie Mac had the 30 year at 6.76 by September 10, with daily quotes crossing 7 percent as oil topped $100. The Fed is expected to raise rates this week. With fewer deals already in the pipeline, I expect September closings to stay soft. Also on the radar is Amendment 3 on the November ballot, which would raise the homestead exemption and cap non-homestead assessments at 5% percent increases annually.

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

MONTHLY
MARKET TRENDS
MIAMI, FLORIDA
(TOWNHOMES/CONDOS)

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**26,710**	↑	27,454
NEW LISTINGS	**4,471**	↓	4,643
PENDING LISTINGS	**4,352**	↓	4,743
AVERAGE LIST PRICE	**$646,698**	↑	$619,981
ACTIVE REO LISTINGS	**661**	⇄	661
MONTHS SUPPLY	**9.6**	↓	10
LIST TO SALES PRICE	**92.7%**	↓	92.9%
MEDIAN SALES PRICE	**$325,000**	↓	$346,000
SALES CLOSED	**2,958**	↓	3,081
AVERAGE DAYS ON MARKET	**81**	↑	73

Additional Market Data: August gave back some of July's momentum. New listings dropped to 4,471 from 5,340 and active inventory came down to 26,710 from 28,572, so months supply eased to 9.6 from 10.5. Demand pulled back too. New pendings fell to 2,927 from 3,272 and pending inventory shrank to 4,352 from 5,069. Closings held up better at 2,958, off 66 from July. Days on market rose to 81 from 66, and sellers took 92.7 percent of list. The median dropped to $325,000 from $345,000 while average list price held flat at $646,698. REO came in at 661, up from 505. Two things I am watching for September. First, rates. Freddie Mac had the 30 year at 6.66 percent at the end of August and 6.76 by September 10, with daily quotes crossing 7 percent as oil topped $100. The Fed is expected to hike this week. Miami leads the country at 43 percent cash sales, so condos may feel it less, but financed buyers will slow down. Second, Amendment 3 on the November ballot. It raises the homestead exemption and cuts the non-homestead assessment cap to 5 percent. Some buyers may sit tight until they see how that vote goes.

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

MONTHLY
MARKET TRENDS
ORLANDO, FLORIDA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**15,565**	↑	15,514
NEW LISTINGS	**4,362**	↓	4,655
PENDING LISTINGS	**2,813**	↓	3,068
AVERAGE LIST PRICE	**$523,595**	↓	$528,737
ACTIVE REO LISTINGS	**135**	↓	137
MONTHS SUPPLY	**5**	⇄	5
LIST TO SALES PRICE	**96.2%**	⇄	96.2%
MEDIAN SALES PRICE	**$396,250**	↓	$406,491
SALES CLOSED	**3,116**	↓	3,438
AVERAGE DAYS ON MARKET	**72**	↓	76

Additional Market Data: The Orlando housing market remained stable through August, reflecting a typical seasonal slowdown & continued market normalization. As inventory levels increase across Orange, Osceola, & Seminole Counties, buyers have more options & are taking a more deliberate approach to purchasing, with greater focus on affordability, condition, & overall value. Demand remains healthy for homes that are competitively priced, move-in ready, and readily insurable, while properties with minimal barriers to financing & insurance continue to generate the strongest buyer interest. Effective execution & proactive communication remain key differentiators, with personalized engagement & professionally managed open houses continuing to drive qualified buyer activity. Orlando's economy continues to provide a solid foundation for housing demand through steady job growth, ongoing population gains, & a resilient tourism sector. Distressed inventory remains limited, with REO transactions accounting for less than 1% of all sales activity across the Orlando market, underscoring the overall health and stability of local housing fundamentals. While sales velocity has moderated from peak-cycle levels, properly marketed assets continue to achieve favorable results.

Information provided for this market by **Joe Doher** at **Berkshire Hathaway HomeServices Results Realty**.
Cell Phone: 407-203-0007 | Email: Broker@JoeDoher.com

MONTHLY
MARKET TRENDS
TALLAHASSEE, FLORIDA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**1,122**	↑	1,082
NEW LISTINGS	**405**	↓	411
PENDING LISTINGS	**400**	↑	329
AVERAGE LIST PRICE	**$403,413**	↑	$364,950
ACTIVE REO LISTINGS	**29**	↑	24
MONTHS SUPPLY	**3.8**	↑	3.6
LIST TO SALES PRICE	**98.7%**	↑	98.3%
MEDIAN SALES PRICE	**$346,000**	↓	$395,008
SALES CLOSED	**298**	↓	364
AVERAGE DAYS ON MARKET	**60**	↓	69

Additional Market Data: Things are starting to slowly change in the Tallahassee area. Some for the good and some will be a challenge. Sales are down significantly, but inventory is starting to decline and/or stabilize. Pending sales are also down over 30%. Summer is slow everywhere but it impacts us a little more because we are a smaller market. REOs are staying about the same at ~30 properties. The challenge is that the days on market for REOs are still climbing to over 90 days and we are now over 105 days on average on closed REOs. Median and average sales price has not changed significantly.

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

USREO PARTNERS

MONTHLY
MARKET TRENDS
TAMPA BAY, FLORIDA

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**25,786**	↓	26,785
NEW LISTINGS	**5,980**	↓	6,100
PENDING LISTINGS	**6,325**	↓	6,416
AVERAGE LIST PRICE	**$523,000**	↑	$520,000
ACTIVE REO LISTINGS	**270**	↑	203
MONTHS SUPPLY	**6.3**	↓	6.7
LIST TO SALES PRICE	**95.5%**	↓	96.5%
MEDIAN SALES PRICE	**$480,000**	↑	$479,000
SALES CLOSED	**5,345**	↑	4,968
AVERAGE DAYS ON MARKET	**57**	↓	61

Additional Market Data: Over the past 30 days, the Tampa Bay residential market has remained balanced but increasingly price-sensitive. Buyer activity continues, although elevated mortgage rates, insurance costs and affordability concerns are causing purchasers to negotiate carefully. Inventory remains above the tight levels experienced during the pandemic, giving buyers more choices and contributing to longer marketing times and frequent price reductions. Correctly priced, move-in-ready homes—especially those outside high-risk flood zones—continue to attract the strongest interest. Condominiums, flood-affected properties and homes needing significant repairs generally require longer exposure and greater seller concessions. Florida's latest official report showed improving year-over-year sales and pending activity, suggesting underlying demand remains present even without substantially lower interest rates. Overall, Tampa Bay is best described as a balanced-to-buyer-favorable market, with conditions varying considerably by neighborhood, price range, property condition and flood exposure. Sellers should price competitively from the outset, while buyers generally have room to negotiate repairs, closing costs and purchase price.

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

MONTHLY
MARKET TRENDS
ATLANTA METRO, GEORGIA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	11,300	↓	12,104
NEW LISTINGS	7,719	↓	8,286
PENDING LISTINGS	3,581	↓	3,818
AVERAGE LIST PRICE	$384,378	↓	$410,000
ACTIVE REO LISTINGS	34	⇄	34
MONTHS SUPPLY	4.4	⇄	4.4
LIST TO SALES PRICE	97.7%	↓	98.5%
MEDIAN SALES PRICE	$349,990	↓	$475,000
SALES CLOSED	4,006	↓	15,056
AVERAGE DAYS ON MARKET	39	↑	38

Additional Market Data: The Greater Atlanta residential market is showing a more balanced environment, with increased inventory and slower sales activity. For residential detached homes, August new listings declined 2.3%, pending sales decreased 22.4%, and closed sales declined 11.3% year over year. Inventory increased 2.1% and months of supply rose to 4.4 months, while the median sales price increased 0.7% to $450,000. Year-to-date, prices remain slightly higher, but closed and pending sales are down, indicating more cautious buyer activity. Residential attached homes show similar trends, with inventory increasing 8.1% and months of supply rising to 6.6 months, while sales and prices declined. Overall, buyers have more choices and greater negotiating leverage, making proper pricing and presentation increasingly important.

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

USREO PARTNERS

MONTHLY

MARKET TRENDS

CHICAGO, ILLINOIS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**15,103**	↑	14,795
NEW LISTINGS	**12,148**	↓	13,402
PENDING LISTINGS	**1,993**	↓	2,095
AVERAGE LIST PRICE	**$564,074**	↓	$572,456
ACTIVE REO LISTINGS	**142**	↑	139
MONTHS SUPPLY	**1.82**	↑	1.62
LIST TO SALES PRICE	**100.21%**	↓	100.87%
MEDIAN SALES PRICE	**$395,000**	↓	$400,000
SALES CLOSED	**8,199**	↓	9,141
AVERAGE DAYS ON MARKET	**23**	↑	21

Additional Market Data: The greater Chicago area market remains active, although August data reflects some seasonal moderation. Overall average sales price was $509,100, down 2.48% from July but 6.04% higher than August 2025, while the median sales price of $395,000 was down 1.25% month over month and 5.33% higher year over year. Inventory remains relatively limited at 1.84 months, and properties averaged 23 days on market. REO activity continues to represent a small segment of the overall market. REO properties averaged 64 days on market, with an average sales price of $210,996. REO inventory declined to 0.99 months in August, with 142 properties available for sale and 143 closed sales. Overall, limited inventory continues to support pricing, while REO properties generally require longer marketing periods due to condition, location, financing limitations, and the smaller pool of buyers for distressed assets.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	5,464	↓	5,509
NEW LISTINGS	2,928	↓	3,279
PENDING LISTINGS	1,474	↓	1,589
AVERAGE LIST PRICE	$630,525	↓	$639,244
ACTIVE REO LISTINGS	61	↓	92
MONTHS SUPPLY	2.1	⇄	2.1
LIST TO SALES PRICE	99.20%	⇄	99.20%
MEDIAN SALES PRICE	$467,750	↓	$495,000
SALES CLOSED	2,207	↓	2,526
AVERAGE DAYS ON MARKET	29	↑	23

Additional Market Data: The Baltimore-area housing market remained competitive and supply-constrained in June 2026. Across the five-county area, approximately 2,207 homes sold, up 2.2% from June 2025, while the weighted average sales price increased 4.5%. Active inventory fell 17% and new listings declined 21%, limiting buyer options. Months of supply ranged from 1.9 months in Carroll County to 4.0 months in Queen Anne's County, while median days on market remained low at 7–12 days. County Highlights: Anne Arundel sales rose 1.8%, with the median price up 2.9% to $535,000; Baltimore County sales increased 1.6%, with prices up 2.8% to $400,000. Carroll County was the strongest performer, with sales up 22.8% and the median price rising 7.4% to $510,000. Harford County sales declined 6.2%, but the median price increased 3.7% to $415,000. Queen Anne's sales were essentially flat, down 1.2%, while the median price rose 1.8% to $549,500. At 4.0 months of supply, it remained the most balanced of the five markets.

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

MONTHLY
MARKET TRENDS
SO. MARYLAND, MARYLAND

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	6,009	↓	6,114
NEW LISTINGS	2,681	↓	3,112
PENDING LISTINGS	1,012	↓	1,136
AVERAGE LIST PRICE	$626,702	↓	$631,478
ACTIVE REO LISTINGS	87	↓	124
MONTHS SUPPLY	3	↑	2.7
LIST TO SALES PRICE	98.70%	⇄	98.70%
MEDIAN SALES PRICE	$500,000	↓	$510,000
SALES CLOSED	1,742	↓	1,982
AVERAGE DAYS ON MARKET	34	↑	32

Additional Market Data: Southern Maryland continues to operate below what is generally considered a balanced market. With approximately 3.0 months of available inventory, supply remains constrained, although buyers are seeing somewhat more selection than during the tighter conditions experienced earlier in the year. Average days on market remains at 32 days, indicating that well-priced, well-presented properties are still moving at a reasonable pace, while buyers have more opportunity to compare options and negotiate. The increase in available inventory is important to watch. While conditions still generally favor sellers, the market is becoming increasingly price-sensitive. Properties that are priced ahead of the market, require significant repairs, or do not compare favorably with competing listings may experience longer marketing times and require price adjustments. Sellers should rely heavily on recent comparable sales and current competition rather than broader regional averages when establishing value. Southern Maryland should also be viewed as a collection of distinct local markets rather than one uniform marketplace. Conditions can vary considerably by county, price point, property type, condition, and location. For buyers, three months of inventory creates additional opportunity and negotiating leverage; for sellers, accurate pricing, condition, and presentation remain critical to generating strong activity within the first several weeks on the market.I particularly like the phrase “increasingly price-sensitive” for this month's report. It captures the shift without suggesting that Southern Maryland has suddenly become a buyer's market.

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

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

MONTHLY
MARKET TRENDS
DETROIT, MICHIGAN

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**11,061**	↑	10,770
NEW LISTINGS	**3,631**	↑	3,366
PENDING LISTINGS	**4,383**	↓	4,705
AVERAGE LIST PRICE	**$324,500**	↑	$305,000
ACTIVE REO LISTINGS	**219**	↑	189
MONTHS SUPPLY	**3**	↑	2.7
LIST TO SALES PRICE	**98.7%**	↓	99.2%
MEDIAN SALES PRICE	**$320,000**	↑	$300,000
SALES CLOSED	**4,031**	↓	4,357
AVERAGE DAYS ON MARKET	**34**	↑	33

Additional Market Data: The Metro Detroit housing market continued moving toward a more balanced environment in August. Inventory increased across Wayne, Oakland and Macomb counties, giving buyers more choices while home values remained resilient. Median sale prices reached $395,000 in Oakland County, $280,000 in Macomb and $230,000 in Wayne. Inventory rose to 3,903 homes in Oakland, 2,534 in Macomb and 5,383 in Wayne, reflecting a clear increase in available housing compared with last year. Across Realcomp's broader market, the median sale price was $300,000, up 4.5% year over year, while closed sales declined 6%. Sellers received approximately 98.7% of their last asking price, and homes averaged 34 days on market, indicating that accurately priced properties continue to attract buyers. The biggest shift is inventory. With more homes available, buyers have greater selection and some additional negotiating leverage. For sellers, pricing, condition, and presentation are increasingly important. Well-positioned homes are still selling relatively quickly, while overpriced properties face more competition and may require price adjustments.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	33,265	↑	33,138
NEW LISTINGS	6,205	↓	7,025
PENDING LISTINGS	n/a		n/a
AVERAGE LIST PRICE	$518,806	↓	$524,056
ACTIVE REO LISTINGS	n/a		n/a
MONTHS SUPPLY	3	↑	2
LIST TO SALES PRICE	99.9%	↓	100.4%
MEDIAN SALES PRICE	$405,000	↓	$407,500
SALES CLOSED	4,352	↓	4,853
AVERAGE DAYS ON MARKET	32	↑	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.

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

MONTHLY
MARKET TRENDS
ST. LOUIS, MISSOURI

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**6,094**	↑	5,843
NEW LISTINGS	**2,392**	↓	2,598
PENDING LISTINGS	**2,369**	↓	2,564
AVERAGE LIST PRICE	**$379,461**	↓	$387,324
ACTIVE REO LISTINGS	**130**	↑	120
MONTHS SUPPLY	**2.4**	↑	1.5
LIST TO SALES PRICE	**100.43%**	↑	98.67%
MEDIAN SALES PRICE	**$308,500**	↓	$341,883
SALES CLOSED	**2,469**	↓	3,968
AVERAGE DAYS ON MARKET	**34**	↑	31

Additional Market Data: Even with the swings month to month, overall annually, median sales prices are up almost 7%, average sales prices are up over 8% from 2025 to 2026. A 10 yr review of historical supply housing by month has us relatively steady at almost identical numbers. Inventory was at it's highest during 2008-2009 and pricing was at it's lowest. The last 10 yrs have been fairly steady and there are no large spikes (or dips) in major categories. Our growth is slow and steady. We do not have one industry that ever seems to create anomalies in job loss/growth. St. Louis has been called a blue collar metropolitan area. Our largest employers are the hospitals and school systems.

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

MONTHLY
MARKET TRENDS
LAS VEGAS, NEVADA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**10,763**	↑	10,441
NEW LISTINGS	**1,837**	↓	1,909
PENDING LISTINGS	**915**	↑	911
AVERAGE LIST PRICE	**$555,000**	↓	$560,000
ACTIVE REO LISTINGS	**73**	↓	94
MONTHS SUPPLY	**4**	↑	3
LIST TO SALES PRICE	**96%**	⇄	96%
MEDIAN SALES PRICE	**$475,000**	↓	$480,000
SALES CLOSED	**439**	↓	520
AVERAGE DAYS ON MARKET	**45**	↓	46

Additional Market Data: We are still seeing higher days on market across the valley. Median sales price was slightly lower than last month but there hasn't been much change since last month. We do have more on the market and those numbers are continuing to increase with many of them receiving price reductions. REO's have slightly increased in the last few months. I myself have received 4 new REO assignments in a week and half, which we haven't been seeing in quite some time.

Information provided for this market by **Brandy White Elk** at **Innovative Real Estate Strategies**.
Cell Phone: 702-858-4211 | Email: brandy@iresvegas.com

MONTHLY
MARKET TRENDS
NEWARK, NEW JERSEY

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**6,585**	↑	6,485
NEW LISTINGS	**2,735**	↓	2,885
PENDING LISTINGS	**4,180**	↓	4,310
AVERAGE LIST PRICE	**$735,000**	↓	$742,000
ACTIVE REO LISTINGS	**67**	↑	65
MONTHS SUPPLY	**2.8**	↑	2.7
LIST TO SALES PRICE	**102.3%**	↑	101.6%
MEDIAN SALES PRICE	**$642,000**	↑	$639,000
SALES CLOSED	**2,790**	↓	2,865
AVERAGE DAYS ON MARKET	**37**	↓	39

Additional Market Data: August 2026 reflected a normal late-summer moderation across Essex, Union, Morris, Somerset, Sussex and Hunterdon counties. Active inventory continued to improve while new listings, pending activity and closed sales eased from July, pushing average supply modestly higher to approximately 2.8 months. Despite the seasonal slowdown, market fundamentals remain strong: pricing has remained resilient, well-positioned homes continue to command strong list-to-sale ratios, and inventory remains below levels associated with a balanced market. Marketing times increased as buyers became somewhat more selective, particularly in Sussex and Hunterdon, while Essex, Union, Morris and Somerset continued to demonstrate strong absorption. REO inventory remains limited, although foreclosure activity is gradually increasing from historically low levels. Elevated borrowing costs, affordability pressures and borrower stress remain important indicators to monitor as the market moves into fall.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	723	↑	702
NEW LISTINGS	168	↑	154
PENDING LISTINGS	70	↓	76
AVERAGE LIST PRICE	$425,000	↓	$427,000
ACTIVE REO LISTINGS	1	↓	2
MONTHS SUPPLY	9.9	↑	9.89
LIST TO SALES PRICE	95.70%	↓	96.8%
MEDIAN SALES PRICE	$327,500	↓	$415,000
SALES CLOSED	84	↑	47
AVERAGE DAYS ON MARKET	54	↓	77

Additional Market Data: Sullivan County remained the softest market in the region in August, continuing to run well behind the Hudson Valley on absorption and pricing. Active inventory rose to 723 listings from 669 in June, with 168 new listings and 70 new pendings for the month, pushing months supply to 9.90 - a clearly buyer-favorable level versus the Hudson Valley's weighted 4.41. Closed sales totaled 84, up from 73 in June, with a 95.7% list-to-sale ratio and 54 median days on market, both consistent with Sullivan's pattern of longer marketing times and negotiated discounts off asking price. The median sales price was $327,500 against a $425,000 median list price; the decline from June's $341,000 median sale reflects the mix of homes that closed on a small sales base rather than underlying depreciation. REO activity was negligible, with a single REO new listing reported, so distressed inventory remains a non-factor in Sullivan County's market conditions.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**4,769**	↓	5,119
NEW LISTINGS	**1,627**	↓	1,804
PENDING LISTINGS	**1,268**	↑	1,069
AVERAGE LIST PRICE	**$695,112**	↓	$720,581
ACTIVE REO LISTINGS	**27**	↓	29
MONTHS SUPPLY	**4.41**	↓	4.74
LIST TO SALES PRICE	**102.6%**	↓	103.7%
MEDIAN SALES PRICE	**$818,274**	↑	$810,205
SALES CLOSED	**1,524**	↑	1,151
AVERAGE DAYS ON MARKET	**33**	↑	31

Additional Market Data: The August Hudson Valley market held steady at elevated inventory levels, with 4,769 active listings across the seven-county region, essentially flat with June's 4,763. New listings slowed seasonally to 1,627 and new pendings to 1,268, while closed sales rose to 1,524. Weighted months supply edged up to 4.41, indicating slightly slower absorption but still balanced-to-tight conditions overall. Pricing held firm: the weighted list-to-sale ratio was 102.6% and median days on market was 33, with a weighted median sales price of approximately $818,274. Westchester remained the strongest county, with 2.13 months of supply, a 106.5% list-to-sale ratio, a $1,200,000 median sales price, and 542 closed sales. Rockland, Putnam, Dutchess, Ulster, and Orange all posted list-to-sale ratios at or above 100%. Columbia was the softest market, with 6.22 months of supply and a 96% list-to-sale ratio, followed by Ulster at 5.41 and Orange at 5.37 months. REO activity remained minimal, with 27 REO new listings region-wide, led by Westchester with 10 and Dutchess with 7, so distressed inventory is not a meaningful factor in current market conditions.

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

USREO PARTNERS

MONTHLY

MARKET TRENDS

NEW YORK, NEW YORK – NASSAU

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**2,723**	↓	2,733
NEW LISTINGS	**1,142**	↓	1,238
PENDING LISTINGS	**869**	↓	1,064
AVERAGE LIST PRICE	**$1,015,133**	↓	$1,044,306
ACTIVE REO LISTINGS	**54**	↑	52
MONTHS SUPPLY	**3.3**	⇄	3.3
LIST TO SALES PRICE	**101.3%**	↓	101.5%
MEDIAN SALES PRICE	**$880,000**	↑	$862,250
SALES CLOSED	**1,034**	↑	1,021
AVERAGE DAYS ON MARKET	**40**	↓	41

Additional Market Data: August's residential market across Nassau, Suffolk, and Queens remained relatively strong, while continuing to show signs of normalization. Nassau continues to have the strongest pricing power, with the median sales price increasing to $880,000, supported by limited inventory and solid buyer demand. Suffolk also remained strong, with the median sales price increasing to $735,000 and homes selling at an average of 102.6% of list price. Queens remained more price-sensitive, with the median sales price decreasing slightly to $665,000 and homes selling at approximately 97.6% of list price. Inventory increased modestly in Queens and Suffolk, while remaining relatively stable in Nassau. Across all three counties, higher mortgage rates and affordability concerns continue to influence purchasing power and make 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, August was characterized by firm home values, relatively constrained inventory, and a continued 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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**3,767**	↑	3,596
NEW LISTINGS	**1,159**	↓	1,626
PENDING LISTINGS	**1,257**	↓	1,333
AVERAGE LIST PRICE	**$890,315**	↑	$881,928
ACTIVE REO LISTINGS	**85**	↑	79
MONTHS SUPPLY	**3.3**	↑	3.2
LIST TO SALES PRICE	**102.6%**	↓	103.1%
MEDIAN SALES PRICE	**$735,000**	↑	$718,000
SALES CLOSED	**1,345**	↑	1,336
AVERAGE DAYS ON MARKET	**41**	↑	37

Additional Market Data: August's residential market across Nassau, Suffolk, and Queens remained relatively strong, while continuing to show signs of normalization. Nassau continues to have the strongest pricing power, with the median sales price increasing to $880,000, supported by limited inventory and solid buyer demand. Suffolk also remained strong, with the median sales price increasing to $735,000 and homes selling at an average of 102.6% of list price. Queens remained more price-sensitive, with the median sales price decreasing slightly to $665,000 and homes selling at approximately 97.6% of list price. Inventory increased modestly in Queens and Suffolk, while remaining relatively stable in Nassau. Across all three counties, higher mortgage rates and affordability concerns continue to influence purchasing power and make 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, August was characterized by firm home values, relatively constrained inventory, and a continued 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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	3,844	↑	3,717
NEW LISTINGS	1,075	↑	1,057
PENDING LISTINGS	614	↓	714
AVERAGE LIST PRICE	$673,288	↓	$673,800
ACTIVE REO LISTINGS	60	↑	58
MONTHS SUPPLY	6.6	↑	6.3
LIST TO SALES PRICE	97.6%	↓	98.1%
MEDIAN SALES PRICE	$665,000	↓	$680,000
SALES CLOSED	557	↓	566
AVERAGE DAYS ON MARKET	73	↓	76

Additional Market Data: August's residential market across Nassau, Suffolk, and Queens remained relatively strong, while continuing to show signs of normalization. Nassau continues to have the strongest pricing power, with the median sales price increasing to $880,000, supported by limited inventory and solid buyer demand. Suffolk also remained strong, with the median sales price increasing to $735,000 and homes selling at an average of 102.6% of list price. Queens remained more price-sensitive, with the median sales price decreasing slightly to $665,000 and homes selling at approximately 97.6% of list price. Inventory increased modestly in Queens and Suffolk, while remaining relatively stable in Nassau. Across all three counties, higher mortgage rates and affordability concerns continue to influence purchasing power and make 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, August was characterized by firm home values, relatively constrained inventory, and a continued 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

USREO PARTNERS

MONTHLY
MARKET TRENDS
PHILADELPHIA, PENNSYLVANIA

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	11,323	↑	11,121
NEW LISTINGS	4,613	↓	5,188
PENDING LISTINGS	2,507	↓	2,726
AVERAGE LIST PRICE	$434,400	↓	$441,800
ACTIVE REO LISTINGS	369	↑	240
MONTHS SUPPLY	2.32	↑	2.28
LIST TO SALES PRICE	94%	⇄	94%
MEDIAN SALES PRICE	$455,000	↓	$468,000
SALES CLOSED	3,193	↓	4,036
AVERAGE DAYS ON MARKET	28	↑	25

Additional Market Data: In August, there were 5,820 total closed sales across the Philadelphia region, a 3.0% drop from a year ago. The number of new pending sales was also down by 3.0% year-over-year. Buyer interest has cooled significantly in the region. In August, the number of showings was down by 4.1% compared to a year ago, the third month in a row that showing activity fell below last year's levels. Amidst declining buyer activity, listings continue to climb. There were 6,500 new listings in August, a 4.9% jump from a year ago. Active listings at the end of the month were up by 14.2% year-over-year. Even as buyers held back, the median sold price in August was up by 4.9%, driven by a larger share of high-end sales in the market.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**2,025**	↑	1,736
NEW LISTINGS	**1,977**	↑	1,537
PENDING LISTINGS	**1,711**	↓	1,951
AVERAGE LIST PRICE	**$346,687**	↓	$357,518
ACTIVE REO LISTINGS	**19**	↑	14
MONTHS SUPPLY	**1.92**	↓	2.03
LIST TO SALES PRICE	**99.5%**	↓	101.7%
MEDIAN SALES PRICE	**$359,653**	↑	$320,000
SALES CLOSED	**2,071**	↓	2,200
AVERAGE DAYS ON MARKET	**22**	⇄	22

Additional Market Data: The York/Harrisburg/Lancaster/Reading, PA market remains a seller's market with tight supply, fast sales, prices near or above asking, and steady appreciation. The trendline shows gradual normalization as inventory builds. It's a market shifting from extremely tight toward moderately tight, not one flipping to favor buyers yet. The median sale prices have climbed roughly 16% year over year. Distressed (REO) sales remain negligible at under 1-2% of transactions. Lancaster County continues to exceed all averages in the South Central PA market.

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

MONTHLY
MARKET TRENDS
LEHIGH VALLEY, PENNSYLVANIA

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**704**	↓	1,079
NEW LISTINGS	**546**	↓	899
PENDING LISTINGS	**668**	↓	839
AVERAGE LIST PRICE	**$440,834**	↑	$336,365
ACTIVE REO LISTINGS	**10**	↑	2
MONTHS SUPPLY	**1.92**	↓	2.89
LIST TO SALES PRICE	**100.44%**	↓	101.24%
MEDIAN SALES PRICE	**$375,050**	↑	$322,772
SALES CLOSED	**676**	↓	904
AVERAGE DAYS ON MARKET	**22**	↓	23

Additional Market Data: The market has gotten more volatile but still favors sellers. The median sale price has grown roughly 8.7% over two years. Months of supply has trended upward from roughly 1-2.5 months in 2025 to a peak of 3.33 in Mar-26 before easing back to 1.92 by Aug-26, indicating gradually loosening but still tight conditions. Distressed (REO) activity remains minimal. This data covers the counties of Lehigh and Northampton, PA.

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

MONTHLY
MARKET TRENDS
DALLAS/FT WORTH, TEXAS

USREO PARTNERS

AUGUST 2026

CATEGORIES	August 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	63,020	↓	63,341
NEW LISTINGS	19,597	↓	22,306
PENDING LISTINGS	6,645	↓	7,411
AVERAGE LIST PRICE	$427,286	↑	$421,207
ACTIVE REO LISTINGS	527	↑	367
MONTHS SUPPLY	5	⇄	5
LIST TO SALES PRICE	100%	⇄	100%
MEDIAN SALES PRICE	$305,000	↓	$310,000
SALES CLOSED	12,467	↓	13,826
AVERAGE DAYS ON MARKET	53	↑	51

Additional Market Data: August data shows the DFW housing market continuing to cool, with both buyer activity and new inventory declining from July. Active listings edged down to 63,020 from 63,341, while new listings fell sharply from 22,306 to 19,597 and pending listings declined from 7,411 to 6,645. Sales closed dropped while average days on market increased slightly. The median sales price also softened from $310,000 to $305,000, even as the average list price increased. REO inventory increased notably from 367 to 527 listings, suggesting some additional distressed inventory entering the market. Realtor.com reports that DFW active listings were down 4.4% year over year and new listings fell 2.5%, while 27.5% of listings experienced price reductions. Higher mortgage rates—reaching about 6.69% in early August—combined with seasonal late-summer activity and affordability concerns likely contributed to the slower sales pace and increased price sensitivity.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**78,001**	↓	79,264
NEW LISTINGS	**27,881**	↓	31,237
PENDING LISTINGS	**5,407**	↓	6,470
AVERAGE LIST PRICE	**$348,630**	↓	$353,297
ACTIVE REO LISTINGS	**502**	↑	501
MONTHS SUPPLY	**6.5**	↑	5.8
LIST TO SALES PRICE	**100%**	⇄	100%
MEDIAN SALES PRICE	**$152,100**	↓	$205,000
SALES CLOSED	**13,568**	↓	15,310
AVERAGE DAYS ON MARKET	**73**	↑	72

Additional Market Data: August was slower than July across the board. With the 30-year fixed pinned between 6.65% and 6.69% all month, pending contracts fell 16% to 5,407 from 6,470, closings dropped to 13,568 from 15,310, and months of supply climbed from 5.8 to 6.5. The median sale price slipped to $152,100 from $205,000 as activity shifted down-market; HAR data shows the under-$100K bracket was the only segment to grow year over year, while the $250K to $499K core fell nearly 14%. Sellers held back, with new listings down to 27,881 from 31,237. The most noticeable change is what buyers want. Turnkey, move-in-ready homes are still getting shown and getting offers, while homes that need work are selling for far less and sitting longer, because the investors who normally absorb that product are being cautious with rates, insurance and carrying costs where they are. Days on market held at 73 versus 72 and list-to-sale stayed at 100%, so correct pricing in the first two weeks still works. REO was flat at 502 active listings versus 501 in July. Expect a subdued fall unless rates break lower; for now buyers hold the leverage and condition matters as much as price.

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

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**13,269**	↑	10,490
NEW LISTINGS	**3,262**	↓	3,832
PENDING LISTINGS	**2,683**	↓	2,930
AVERAGE LIST PRICE	**$759,000**	↓	$975,456
REO LISTINGS	**58**	↓	69
MONTHS SUPPLY	**4.56**	↑	2.51
LIST TO SALES PRICE	**98.46%**	↓	100.01%
MEDIAN SALES PRICE	**$769,000**	↑	$614,950
SALES CLOSED	**2,905**	↑	767
AVERAGE DAYS ON MARKET	**41**	↑	27

Additional Market Data: The Puget Sound real estate market is sending mixed—but encouraging—signals. Inventory has surged, giving buyers more choices and greater negotiating power. Yet keybox openings and pending sales are rising, telling us buyers haven't disappeared—they're actively looking and moving forward when the right home meets the market. The biggest change is time. Days on market are getting longer because buyers can afford to be more selective. They are comparing homes carefully and passing over properties that are overpriced, poorly presented, or need too much work. This is not a dead market; it is a more balanced and discriminating one. Buyers have opportunities, but the best homes can still attract strong competition. Sellers can absolutely succeed, but pricing, condition, preparation, and marketing matter more than ever. After 39 years in this business, my advice is simple: don't chase yesterday's market. Understand today's competition, position the property correctly from day one, and be ready to adjust quickly.

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

MONTHLY
MARKET TRENDS
WASHINGTON, DC

USREO PARTNERS

AUGUST 2026

CATEGORIES	Aug 2026	Increase/ Decrease	Prior Month
ACTIVE LISTINGS	**2,749**	↓	2,938
NEW LISTINGS	**788**	↓	1,045
PENDING LISTINGS	**215**	↓	223
AVERAGE LIST PRICE	**$756,466**	↓	$772,103
ACTIVE REO LISTINGS	**71**	↓	90
MONTHS SUPPLY	**4.4**	⇄	4.4
LIST TO SALES PRICE	**98.50%**	↓	99%
MEDIAN SALES PRICE	**$675,000**	⇄	$675,000
SALES CLOSED	**446**	↓	615
AVERAGE DAYS ON MARKET	**53**	↑	45

Additional Market Data: The District's correction continued in August. Prices were down 1.6% year over year as of mid-month, extending a slide that began after the market peaked in June 2021 — a stretch during which the national index rose at an average annual rate of 3.0%. Volume told the same story: 466 homes sold in August against 573 a year earlier, with homes averaging 65 days on market versus 63 last August. Condominiums remain the center of it, with sales down year over year in 23 of the past 31 months. Federal workforce reductions and a condo pipeline delivered into a thinner buyer pool are the drivers, and neither resolves on a mortgage-rate timeline. Rates gave no relief either, averaging 6.67% in August, up from 6.54% in July. The weakness is concentrated, not citywide. Prices fell 11.5% in the 20024 ZIP code and 8.1% in 20036, while parts of Northwest Washington and Brookland posted gains. A citywide median is a poor pricing guide here; comps should be drawn block by block, and for condos, building by building. One constructive signal: the District's supply-demand balance has improved materially. A year ago inventory was expanding roughly 19% against flat-to-falling sales. Today inventory is contracting while sales run modestly higher, leaving demand ahead of supply by about 17 percentage points. That does not end the correction, but it is the first condition required to.

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

USREO PARTNERS

SEP 2026

MEMBERSHIP DIRECTORY

Ignigting Partnerships

usreop.com

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

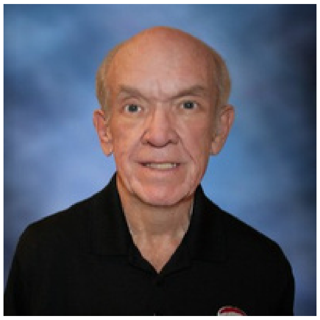
MARTINEZ, CALIFORNIA

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

MONICA HILL

MENIFEE, CALIFORNIA

USREOP Regional Representative
MVP Real Estate & Investments
(951) 834-8687
mvp4realestate@gmail.com
Lic #01201175



MIKE NOVAK-SMITH

MORENO VALLEY, CALIFORNIA

Novak-Smith & Associates Inc.
(951) 236-7256
mikenovaksmith@cs.com
Lic #01032149

TROY CAPELL

NEWBURY PARK, CALIFORNIA

USREOP BOD, President
Quantum Realtors / eXp Realty
(818) 571-7390
troy@usreop.com
Lic #01189253

DOROTHY MACIAS

PICO RIVERA, CALIFORNIA

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

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

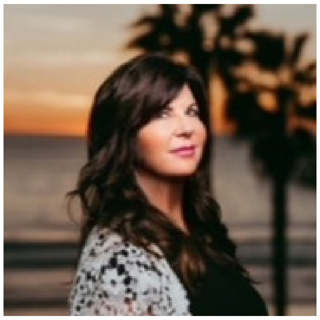
Keller Williams Realty
(916) 919-5775
paulboudier@knowledgere.com
Lic #01179722

ROSEVILLE, CALIFORNIA

SERINA LOWDEN

USREOP Regional Representative
All City Homes
(209) 304-5841
serina@serinalowden.com
Lic #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

THORNTON, COLORADO

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

NICHOLAS MASTRANGELO

ORANGE, CONNECTICUT

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

TAD YEATTER

CAPE CORAL, FLORIDA

Schooner Bay Realty, Inc.
(239) 297-1583
tad@sbrealtyinc.com
Lic #CQ157043

DANNY LEWIS

CORAL SPRINGS, FLORIDA

Lewis Real Estate Group, Inc
(954) 629-7905
danny@lregi.com
Lic #BK3039511

RAUL GONZALEZ

DORAL, FLORIDA

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

BROKER MEMBERS

SCOTT KIEFER

DUNNELLON, FLORIDA

Kiefer Realty
(352) 812-3645
kieferrealty@gmail.com
Lic #bk3020554

DENISE MAHONEY

FORT LAUDERDALE, FLORIDA

eXp Florida Realty
(954) 529-5355
denise@topfloridahouses.com
Lic #3087033

RYAN COURSON

JACKSONVILLE, FLORIDA

Core Realty LLC
(904) 762-5264
ryan@corerealtyusa.com
Lic #CQ1028418

WILLIAM RAMOS

JACKSONVILLE, FLORIDA

Integrity Key Realty LLC
(904) 477-0767
william@integritykeyrealty.com
Lic #BK3069116

DAYNA GRIMMETT

LAKELAND, FLORIDA

Live Florida Realty
(863) 766-1187
dayna@liveflrealty.com
Lic #BK3535351

BROKER MEMBERS

JESSICA GRAHAM

LEESBURG, FLORIDA

ERA Grizzard Real Estate
(352) 504-7772
jessicagraham@eragrizzard.com
Lic #BK-671827

ADRIANA MONTES

MIAMI, FLORIDA

Florida Dreams Realty Group
(321) 689-6258
adriana@floridadreamsrealty.com
Lic #BK3096165

EDDIE BLANCO

MIAMI LAKES, FLORIDA

USREOP Regional Representative
Stratwell
(305) 684-8733
eddie@stratwellrealestate.com
Lic #0658938

EVELSI CONQUETH

MIRAMAR, FLORIDA

Assurance Florida Realty
(954) 543-3810
evelsi@evelsiconqueth.com
Lic #3099671

JOSEPH DOHER

ORLANDO, FLORIDA

Berkshire Hathaway HomeServices Results Realty
(407) 325-8163
broker@joedoher.com
Lic #BK594726

BROKER MEMBERS

DAVID PETKOVSEK

PALM COAST, FLORIDA

Realty Exchange LLC
(386) 627-3182
dave@realtyexchangefl.com
Lic #BK3096504

RAFAEL DAGNESSES

SIESTA KEY, FLORIDA

EXP Realty
(310) 658-8226
rafael@qrealtors.com
Lic #BK3465950

PETER CHICOURIS

ST. PETERSBURG, FLORIDA

Equity Realty Suncoast
(727) 410-7064
pgc@equityrealtyinc.com
Lic#BK586338

STEVEN MODICA

SUNRISE, FLORIDA

USREOP BOD, Vice President
Real Estate Home Sales
(954) 270-7770
steve@realestatehomesales.com
Lic #431169

TOM AND DANIELLE GALVIN

TALLAHASSEE, FLORIDA

USREOP Regional Representative
1st Choice Real Estate
(850) 933-5094
1stchoice.danielle@gmail.com
Lic #BK595090

BROKER MEMBERS

BRETT MATTHEWS

WESTON, FLORIDA

I Deal Real Estate Inc
(954) 605-3325
brettmatthewspa@gmail.com
Lic #0494633

APRIL LLOYD

ATLANTA, GEORGIA

EXP Realty
(404) 414-1629
april30317@gmail.com
Lic #293785

JACQUELINE (JAY) GOULDBOURNE

LAWRENCEVILLE, GEORGIA

Gould Global Real Estate Co.
(770) 778-6562
jacqueline@thegouldglobal.com
Lic #300667

JOHN SHERWOOD

MARIETTA, GEORGIA

Worthmoore Realty
(404) 718-0056
jsherwood@worthmoorerealty.com
Lic #313226

NIKKI CROWDER

SNELLVILLE, GEORGIA

Solutions First Realty
(678) 508-3878
nikki@solutionsfirstrealty.com
Lic #246766

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 Inc
(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, Inc
(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@alwayssold.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. REALTY LLC
(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 (ABDOOL) RAHAMAN

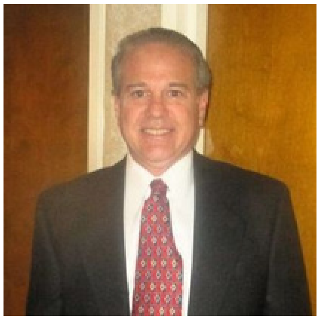
ERA Top Service Realty Inc
(917) 687-0252
nasrahaman@msn.com
Lic #10301205296

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'ETTORE

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 & Associates, LLC.
(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 LLC
(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

TACOMA, WASHINGTON

eXp Realty
(253) 686-6356
jarydruffner@gmail.com
Lic #99568

JAMES HARRIS

MILWAUKEE, WISCONSIN

Vylla Home
(262) 309-7803
reo.wisconsin@gmail.com
Lic #WI-56340-90, IL- 475211135

LAW FIRM MEMBERS

EARL WALLACE

IRVINE, CALIFORNIA

USREOP BOD, Corp. Secretary
Wallace, Richardson, Sontag & Le, LLP
(949) 690-1933
ewallace@wallacelaw.com
State BarNo.174247

TYLER GOLD

AVENTURA, FLORIDA

Tyler A. Gold, P.A.
(954) 684-8675
tyler@tylergold.com
State BarNo.963992

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

USREO PARTNERS

CONNECT WITH US

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

CORPORATE OFFICE

4980 North Pine Island Rd.
Sunrise, FL 33351

TOLL FREE

1-855-4-US-REOP

INQUIRIES

membership@usreop.com

FOLLOW US ONLINE

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

www.facebook.com/usreopartners

www.instagram.com/usreopartners/

www.youtube.com/@usreopartners5005

www.usreop.com