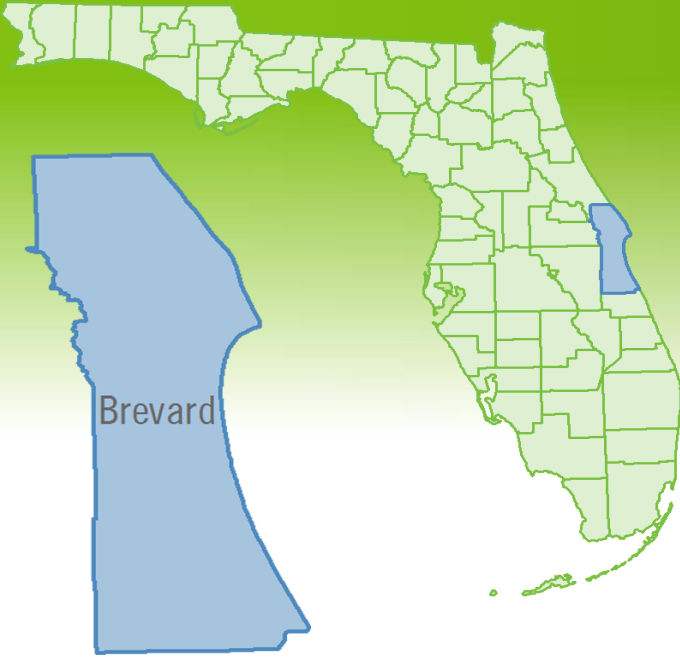


Monthly Market Detail - February 2026

Single-Family Homes

Brevard County



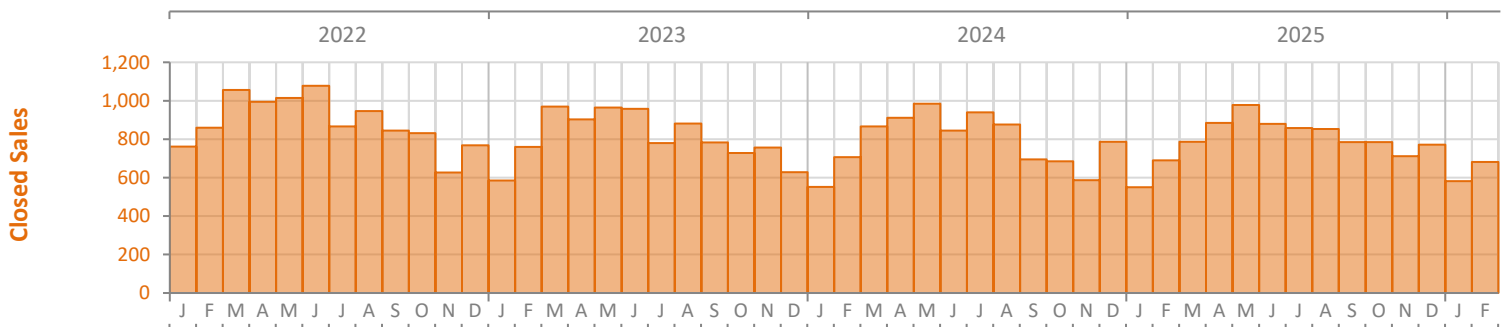
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	681	690	-1.3%
Paid in Cash	164	172	-4.7%
Median Sale Price	\$370,000	\$370,000	0.0%
Average Sale Price	\$459,980	\$450,392	2.1%
Dollar Volume	\$313.2 Million	\$310.8 Million	0.8%
Median Percent of Original List Price Received	96.2%	96.0%	0.2%
Median Time to Contract	57 Days	56 Days	1.8%
Median Time to Sale	91 Days	91 Days	0.0%
New Pending Sales	856	805	6.3%
New Listings	973	1,053	-7.6%
Pending Inventory	1,070	1,053	1.6%
Inventory (Active Listings)	3,008	3,313	-9.2%
Months Supply of Inventory	3.8	4.2	-9.5%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,262	1.8%
February 2026	681	-1.3%
January 2026	581	5.6%
December 2025	771	-1.9%
November 2025	711	21.1%
October 2025	785	14.6%
September 2025	785	12.9%
August 2025	853	-2.6%
July 2025	858	-8.6%
June 2025	880	4.1%
May 2025	978	-0.7%
April 2025	884	-3.0%
March 2025	786	-9.2%
February 2025	690	-2.3%

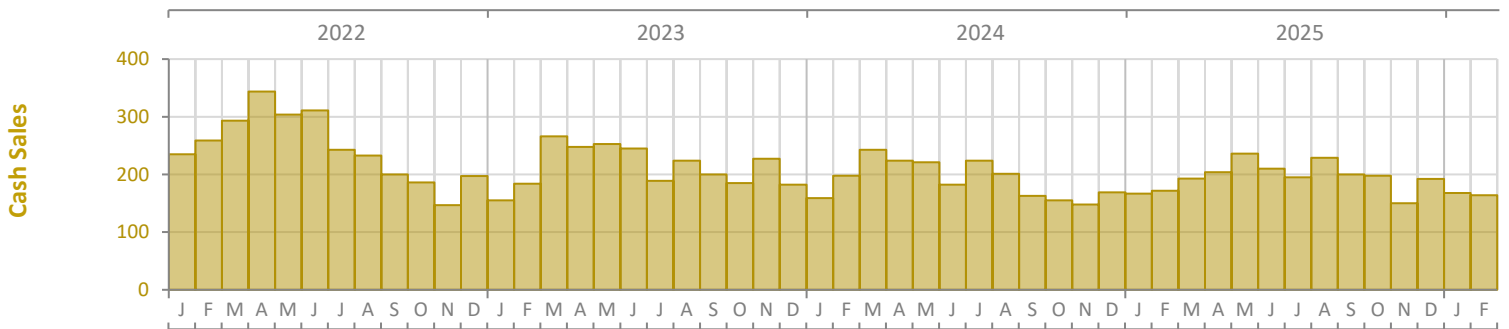


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	332	-2.1%
February 2026	164	-4.7%
January 2026	168	0.6%
December 2025	192	13.6%
November 2025	150	1.4%
October 2025	198	27.7%
September 2025	200	22.7%
August 2025	229	13.9%
July 2025	195	-12.9%
June 2025	210	15.4%
May 2025	236	6.8%
April 2025	204	-8.9%
March 2025	193	-20.6%
February 2025	172	-13.1%

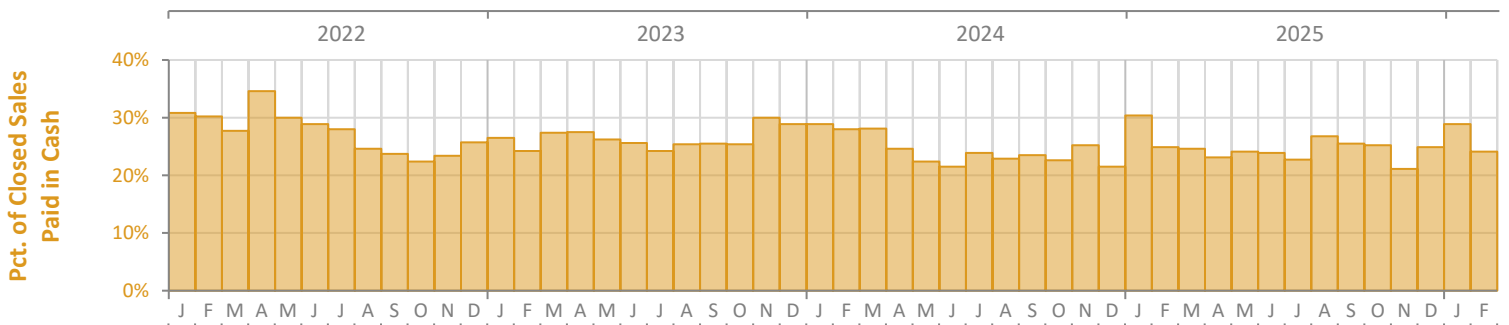


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	26.3%	-3.7%
February 2026	24.1%	-3.2%
January 2026	28.9%	-4.9%
December 2025	24.9%	15.8%
November 2025	21.1%	-16.3%
October 2025	25.2%	11.5%
September 2025	25.5%	8.5%
August 2025	26.8%	17.0%
July 2025	22.7%	-5.0%
June 2025	23.9%	11.2%
May 2025	24.1%	7.6%
April 2025	23.1%	-6.1%
March 2025	24.6%	-12.5%
February 2025	24.9%	-11.1%

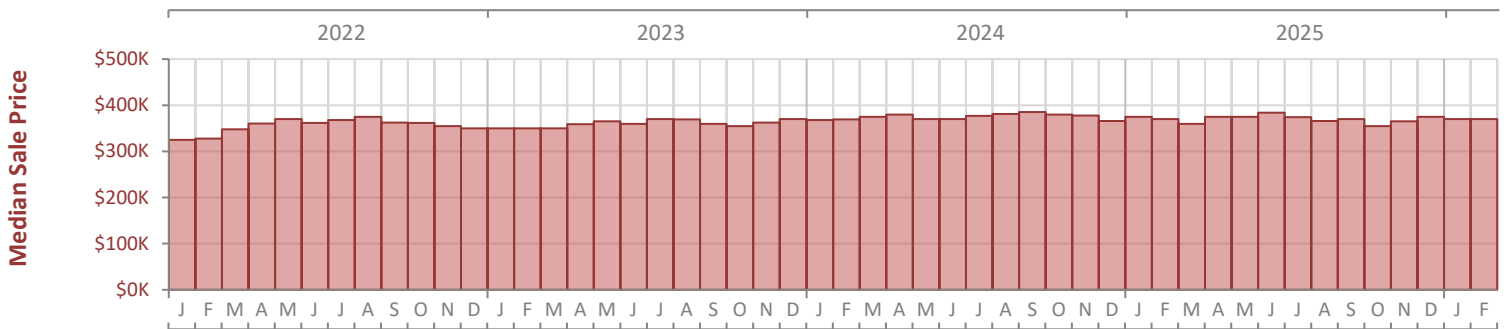


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$369,945	0.0%
February 2026	\$370,000	0.0%
January 2026	\$369,900	-1.3%
December 2025	\$375,000	2.5%
November 2025	\$365,000	-3.3%
October 2025	\$355,000	-6.6%
September 2025	\$370,000	-3.9%
August 2025	\$365,528	-4.1%
July 2025	\$373,895	-0.9%
June 2025	\$383,875	3.8%
May 2025	\$375,000	1.4%
April 2025	\$375,000	-1.3%
March 2025	\$359,945	-4.0%
February 2025	\$370,000	0.2%

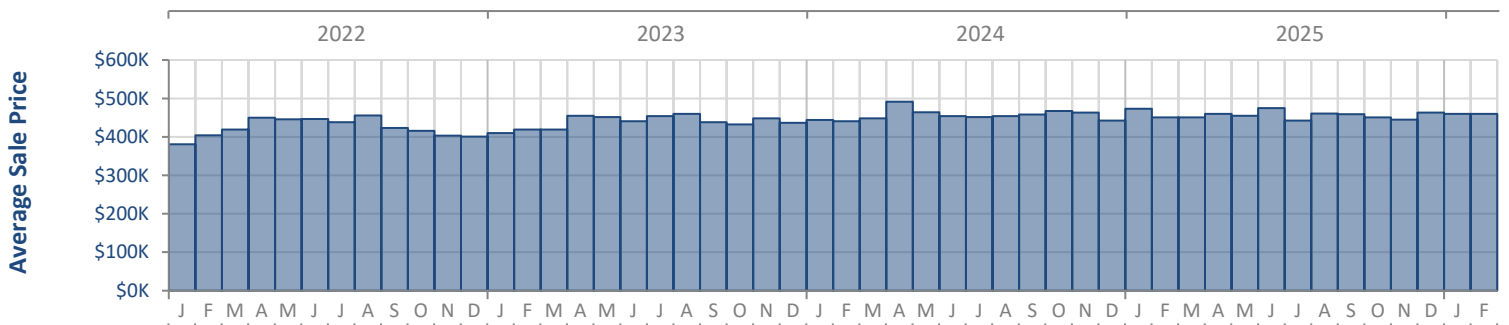


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$459,805	-0.1%
February 2026	\$459,980	2.1%
January 2026	\$459,600	-2.8%
December 2025	\$463,341	4.8%
November 2025	\$444,545	-4.1%
October 2025	\$450,786	-3.6%
September 2025	\$458,810	0.2%
August 2025	\$460,330	1.3%
July 2025	\$442,385	-2.0%
June 2025	\$475,038	4.6%
May 2025	\$454,585	-2.1%
April 2025	\$460,042	-6.4%
March 2025	\$450,726	0.5%
February 2025	\$450,392	2.3%



Monthly Market Detail - February 2026

Single-Family Homes

Brevard County

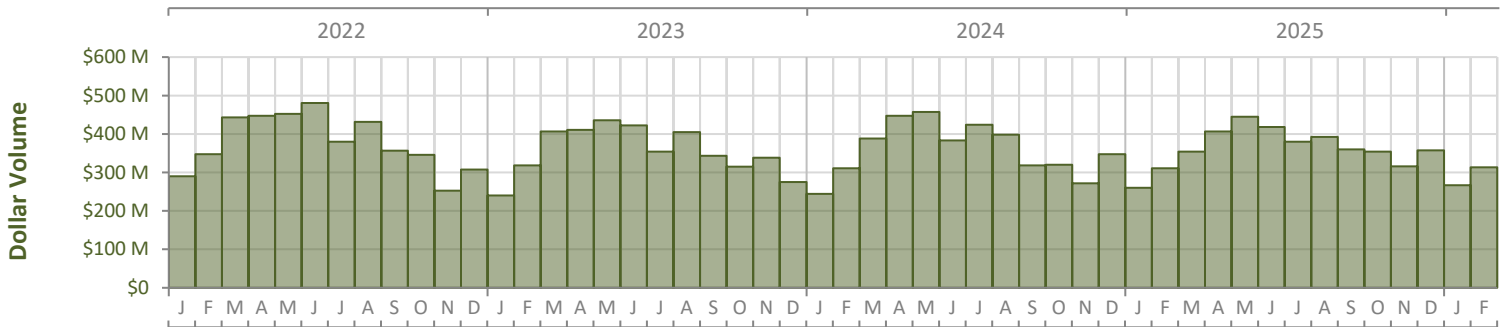


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$580.3 Million	1.7%
February 2026	\$313.2 Million	0.8%
January 2026	\$267.0 Million	2.7%
December 2025	\$357.2 Million	2.8%
November 2025	\$316.1 Million	16.2%
October 2025	\$353.9 Million	10.5%
September 2025	\$360.2 Million	13.1%
August 2025	\$392.7 Million	-1.4%
July 2025	\$379.6 Million	-10.4%
June 2025	\$418.0 Million	9.0%
May 2025	\$444.6 Million	-2.8%
April 2025	\$406.7 Million	-9.1%
March 2025	\$354.3 Million	-8.7%
February 2025	\$310.8 Million	-0.1%

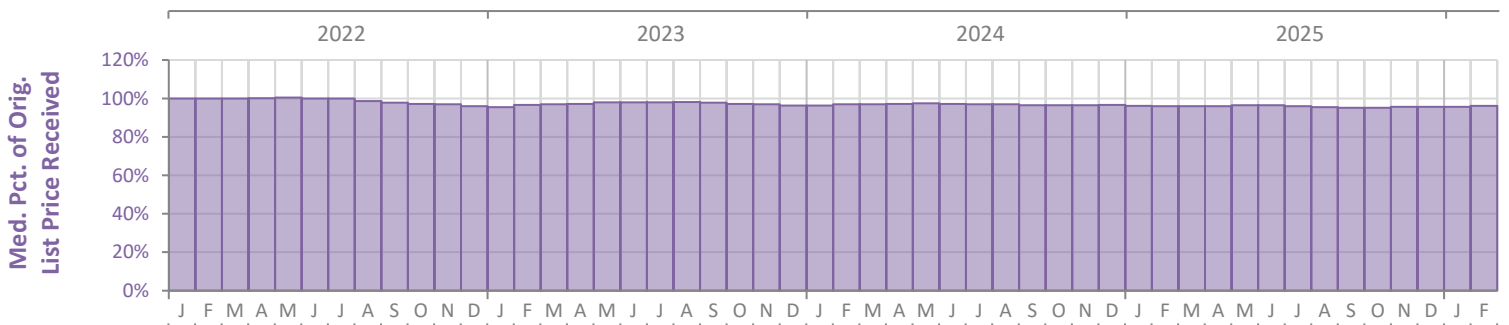


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.0%	0.0%
February 2026	96.2%	0.2%
January 2026	95.7%	-0.4%
December 2025	95.6%	-1.1%
November 2025	95.6%	-0.8%
October 2025	95.2%	-1.3%
September 2025	95.2%	-1.3%
August 2025	95.4%	-1.6%
July 2025	96.0%	-1.0%
June 2025	96.4%	-0.7%
May 2025	96.4%	-1.1%
April 2025	96.0%	-1.1%
March 2025	95.9%	-1.0%
February 2025	96.0%	-0.9%

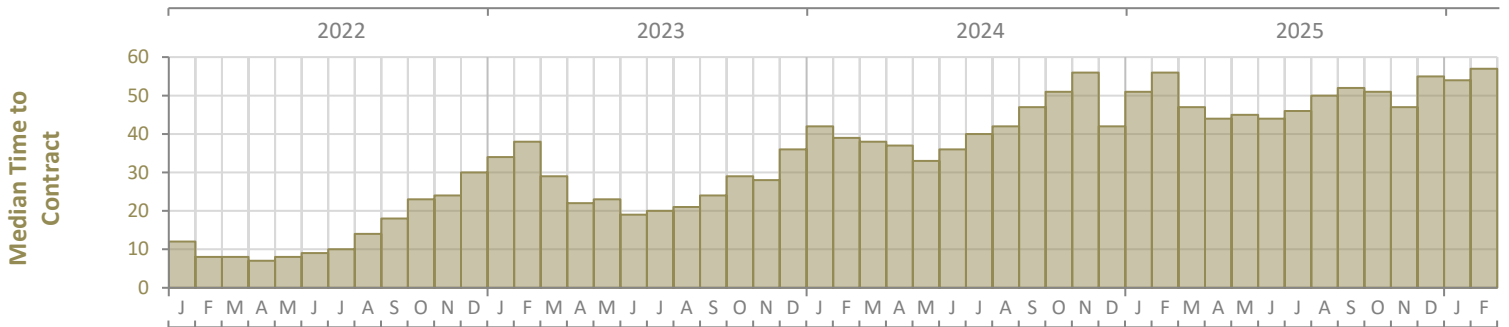


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	59 Days	3.5%
February 2026	57 Days	1.8%
January 2026	54 Days	5.9%
December 2025	55 Days	31.0%
November 2025	47 Days	-16.1%
October 2025	51 Days	0.0%
September 2025	52 Days	10.6%
August 2025	50 Days	19.0%
July 2025	46 Days	15.0%
June 2025	44 Days	22.2%
May 2025	45 Days	36.4%
April 2025	44 Days	18.9%
March 2025	47 Days	23.7%
February 2025	56 Days	43.6%

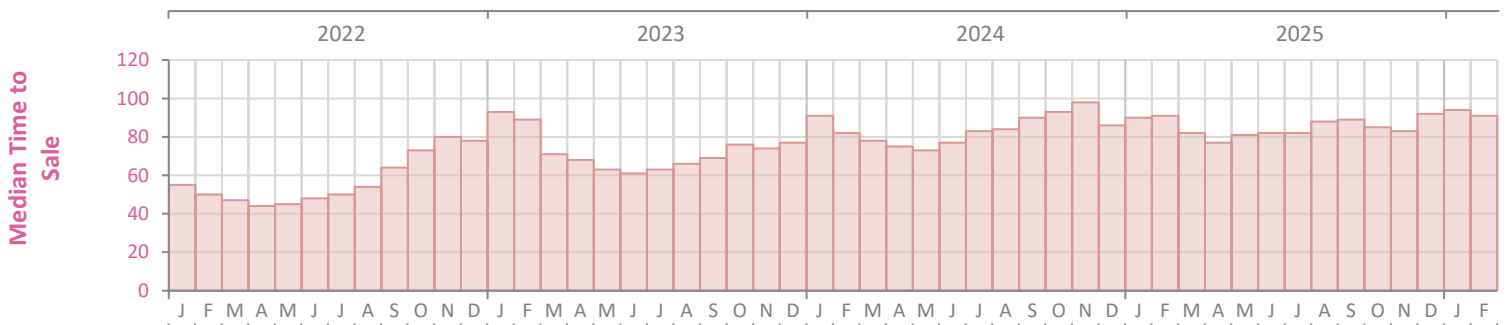


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	98 Days	4.3%
February 2026	91 Days	0.0%
January 2026	94 Days	4.4%
December 2025	92 Days	7.0%
November 2025	83 Days	-15.3%
October 2025	85 Days	-8.6%
September 2025	89 Days	-1.1%
August 2025	88 Days	4.8%
July 2025	82 Days	-1.2%
June 2025	82 Days	6.5%
May 2025	81 Days	11.0%
April 2025	77 Days	2.7%
March 2025	82 Days	5.1%
February 2025	91 Days	11.0%

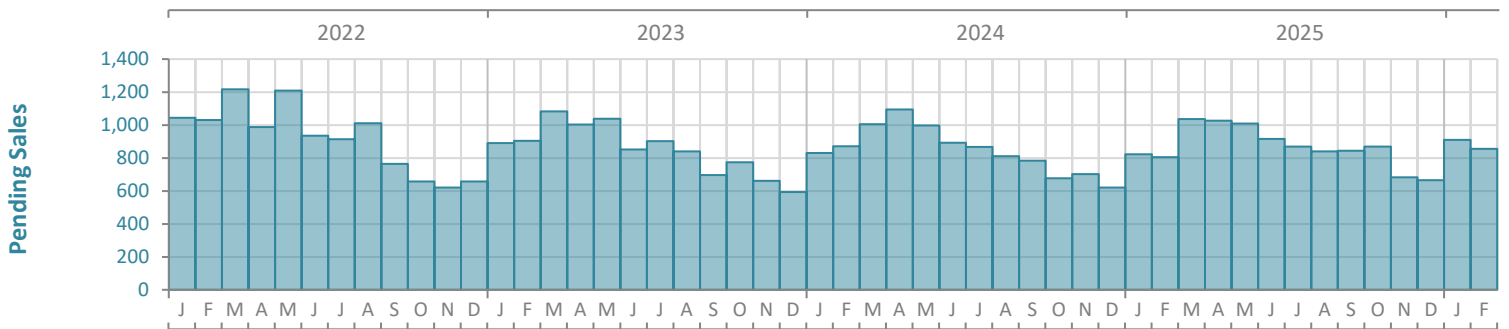


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,765	8.4%
February 2026	856	6.3%
January 2026	909	10.4%
December 2025	665	7.3%
November 2025	682	-3.0%
October 2025	870	28.5%
September 2025	844	7.8%
August 2025	840	3.7%
July 2025	870	0.2%
June 2025	915	2.6%
May 2025	1,008	1.1%
April 2025	1,027	-6.1%
March 2025	1,036	3.1%
February 2025	805	-7.6%

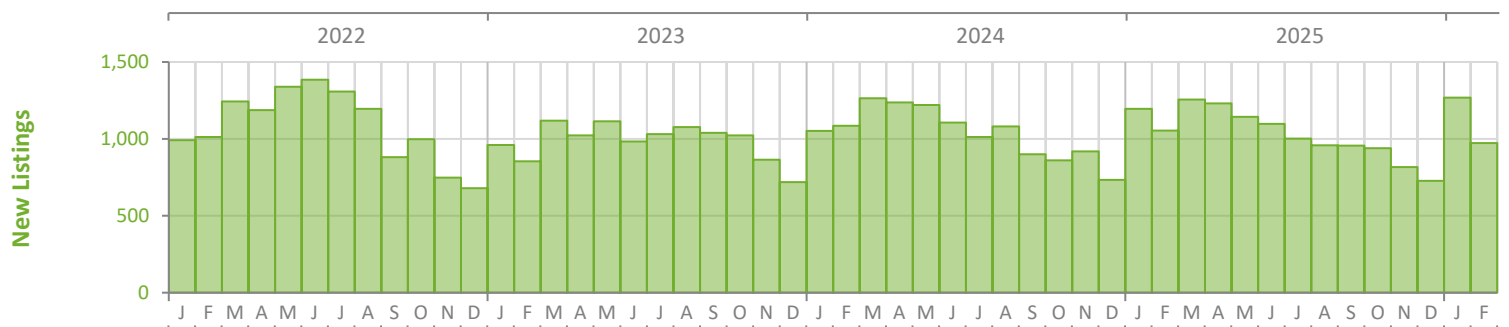


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	2,241	-0.3%
February 2026	973	-7.6%
January 2026	1,268	6.1%
December 2025	728	-0.8%
November 2025	816	-11.1%
October 2025	940	9.2%
September 2025	957	6.5%
August 2025	959	-11.3%
July 2025	1,001	-1.1%
June 2025	1,098	-0.6%
May 2025	1,144	-6.3%
April 2025	1,230	-0.5%
March 2025	1,255	-0.7%
February 2025	1,053	-3.0%

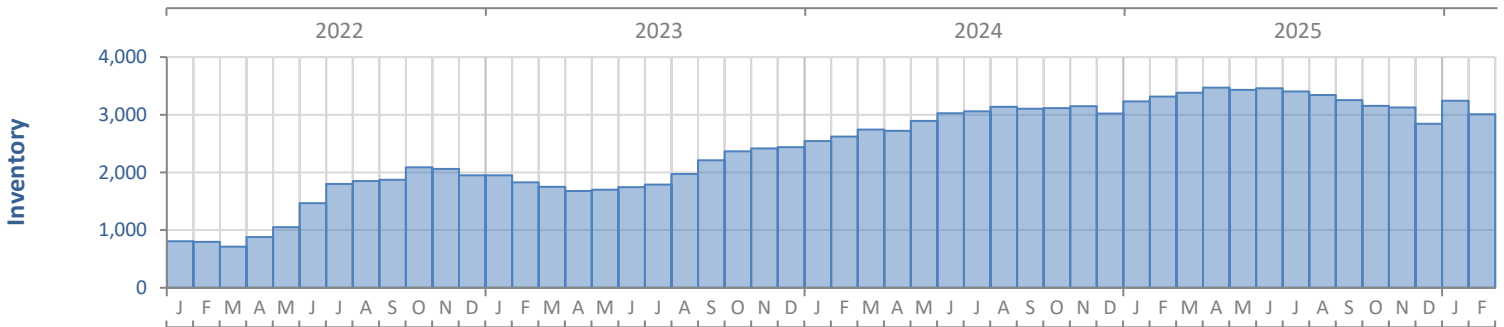


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	3,126	-4.5%
February 2026	3,008	-9.2%
January 2026	3,244	0.3%
December 2025	2,842	-5.9%
November 2025	3,124	-0.8%
October 2025	3,154	1.2%
September 2025	3,255	4.9%
August 2025	3,343	6.6%
July 2025	3,404	11.2%
June 2025	3,461	14.3%
May 2025	3,432	18.7%
April 2025	3,472	27.7%
March 2025	3,383	23.4%
February 2025	3,313	26.3%

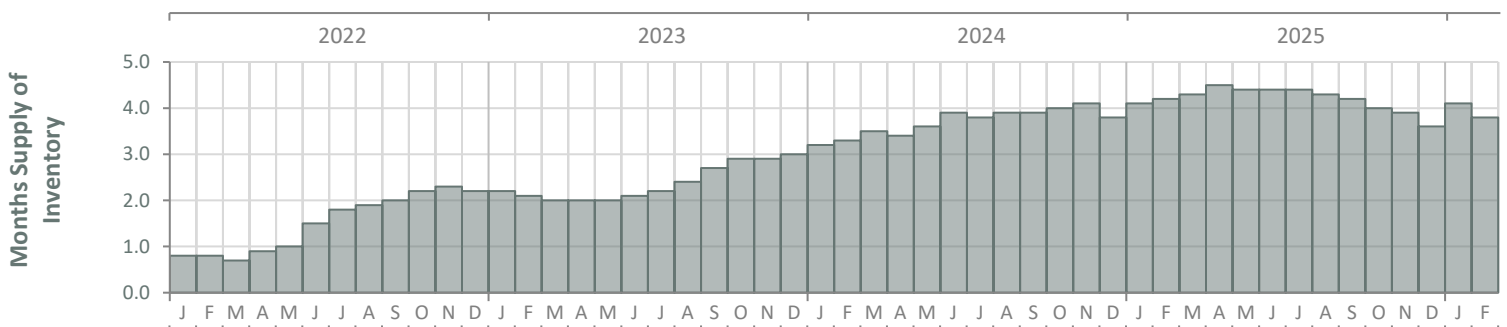


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.0	-4.8%
February 2026	3.8	-9.5%
January 2026	4.1	0.0%
December 2025	3.6	-5.3%
November 2025	3.9	-4.9%
October 2025	4.0	0.0%
September 2025	4.2	7.7%
August 2025	4.3	10.3%
July 2025	4.4	15.8%
June 2025	4.4	12.8%
May 2025	4.4	22.2%
April 2025	4.5	32.4%
March 2025	4.3	22.9%
February 2025	4.2	27.3%

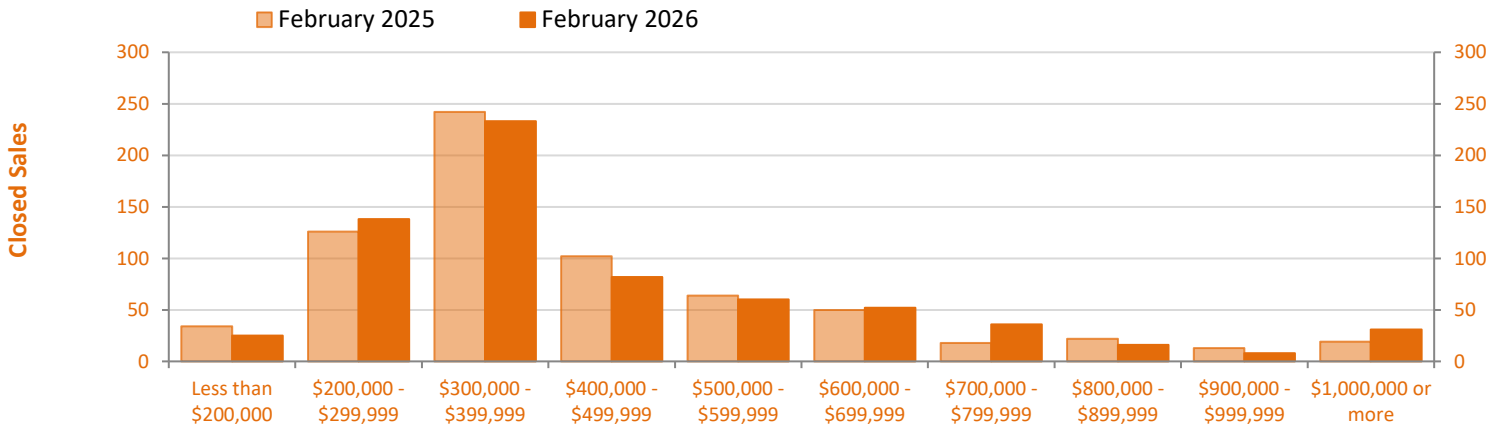


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

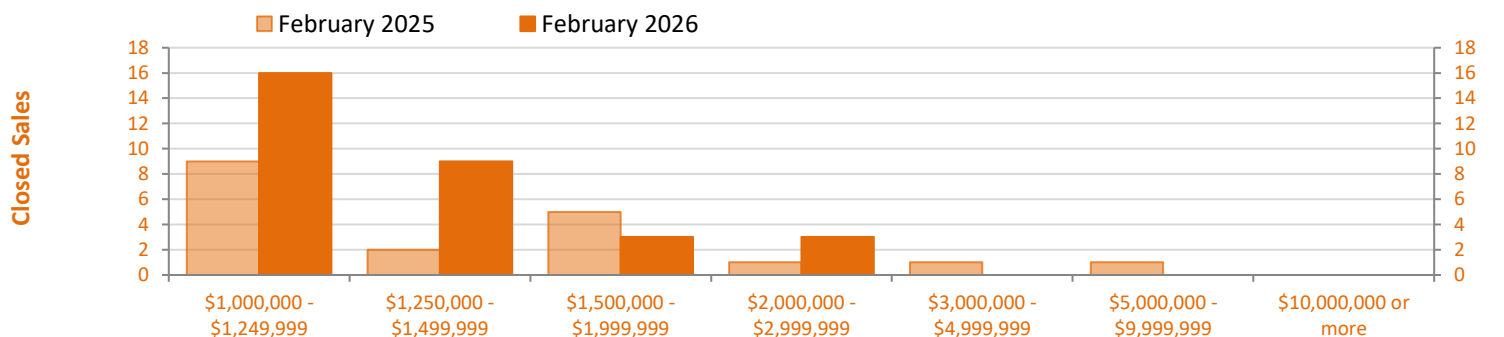
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	25	-26.5%
\$200,000 - \$299,999	138	9.5%
\$300,000 - \$399,999	233	-3.7%
\$400,000 - \$499,999	82	-19.6%
\$500,000 - \$599,999	60	-6.3%
\$600,000 - \$699,999	52	4.0%
\$700,000 - \$799,999	36	100.0%
\$800,000 - \$899,999	16	-27.3%
\$900,000 - \$999,999	8	-38.5%
\$1,000,000 or more	31	63.2%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	16	77.8%
\$1,250,000 - \$1,499,999	9	350.0%
\$1,500,000 - \$1,999,999	3	-40.0%
\$2,000,000 - \$2,999,999	3	200.0%
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	-100.0%
\$10,000,000 or more	0	N/A

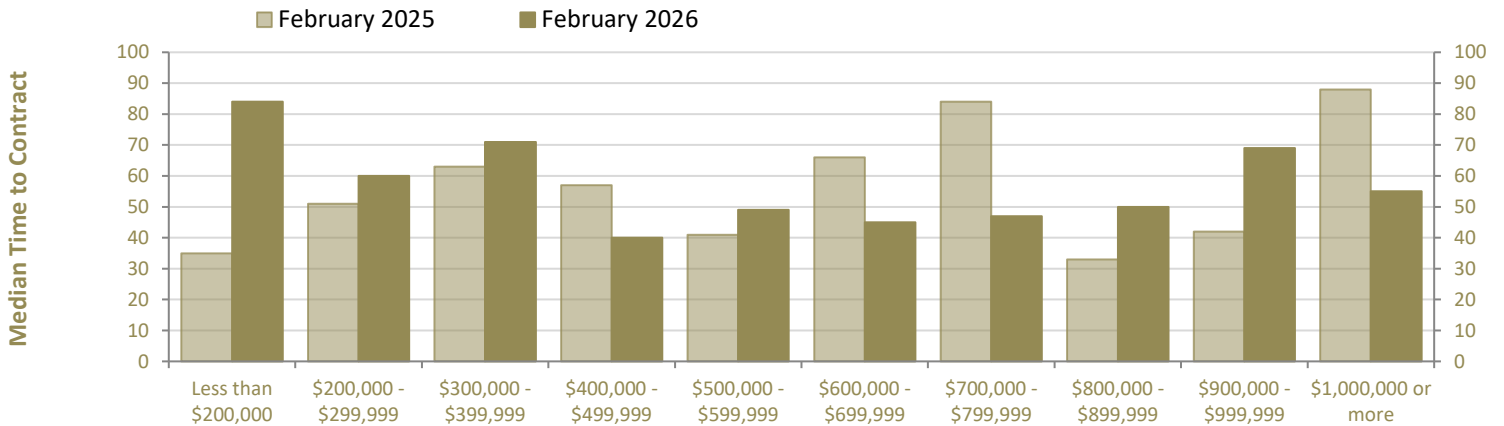


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

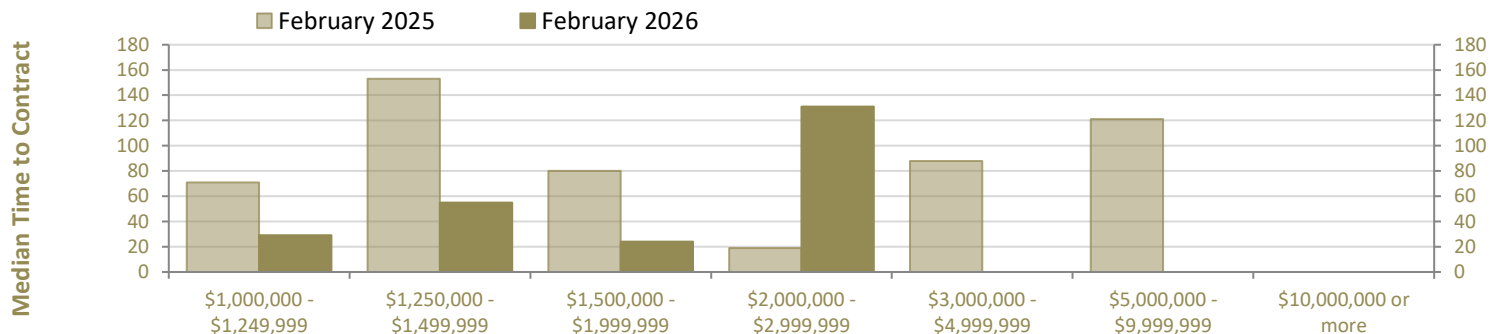
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	84 Days	140.0%
\$200,000 - \$299,999	60 Days	17.6%
\$300,000 - \$399,999	71 Days	12.7%
\$400,000 - \$499,999	40 Days	-29.8%
\$500,000 - \$599,999	49 Days	19.5%
\$600,000 - \$699,999	45 Days	-31.8%
\$700,000 - \$799,999	47 Days	-44.0%
\$800,000 - \$899,999	50 Days	51.5%
\$900,000 - \$999,999	69 Days	64.3%
\$1,000,000 or more	55 Days	-37.5%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	29 Days	-59.2%
\$1,250,000 - \$1,499,999	55 Days	-64.1%
\$1,500,000 - \$1,999,999	24 Days	-70.0%
\$2,000,000 - \$2,999,999	131 Days	589.5%
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

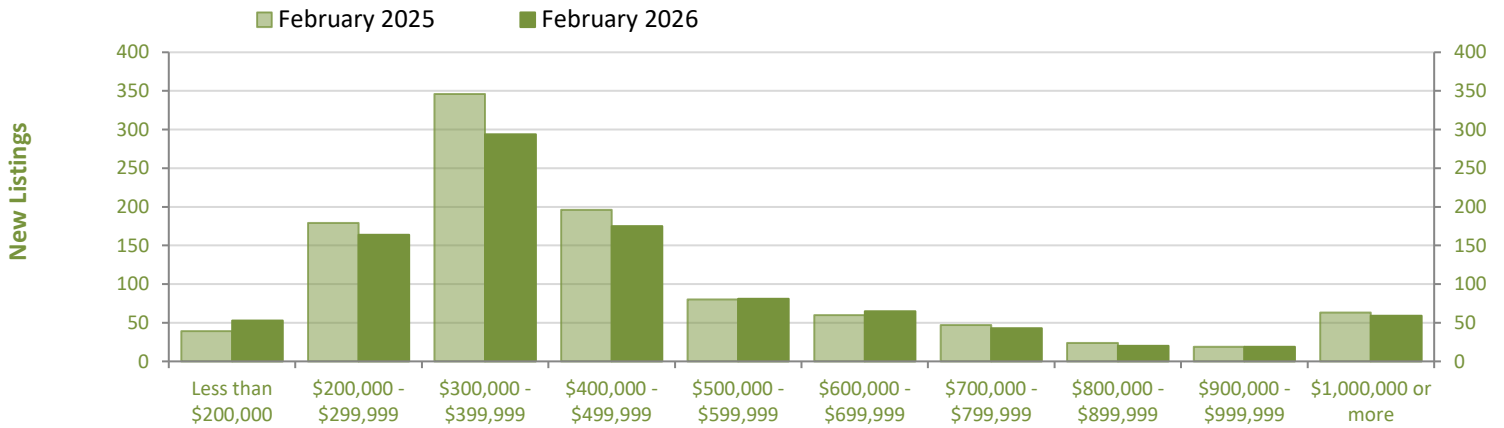


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

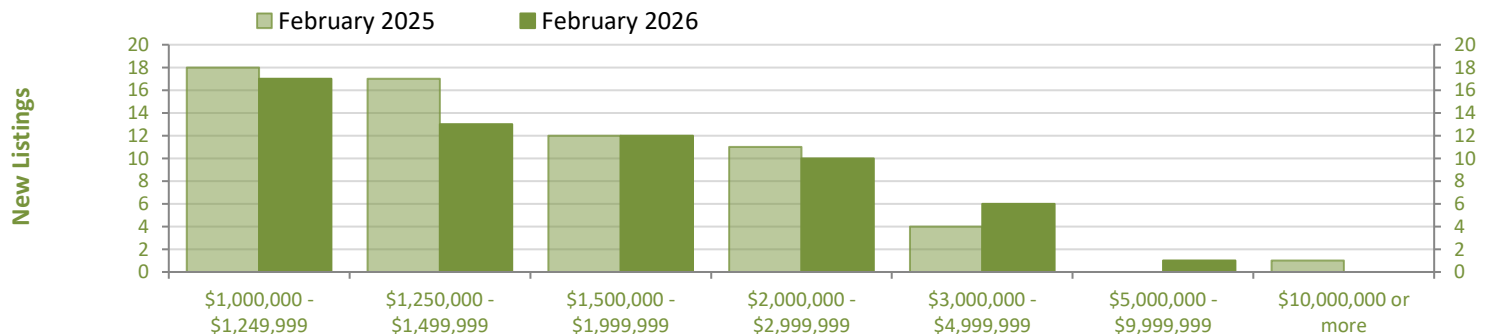
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	53	35.9%
\$200,000 - \$299,999	164	-8.4%
\$300,000 - \$399,999	294	-15.0%
\$400,000 - \$499,999	175	-10.7%
\$500,000 - \$599,999	81	1.3%
\$600,000 - \$699,999	65	8.3%
\$700,000 - \$799,999	43	-8.5%
\$800,000 - \$899,999	20	-16.7%
\$900,000 - \$999,999	19	0.0%
\$1,000,000 or more	59	-6.3%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	17	-5.6%
\$1,250,000 - \$1,499,999	13	-23.5%
\$1,500,000 - \$1,999,999	12	0.0%
\$2,000,000 - \$2,999,999	10	-9.1%
\$3,000,000 - \$4,999,999	6	50.0%
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	-100.0%

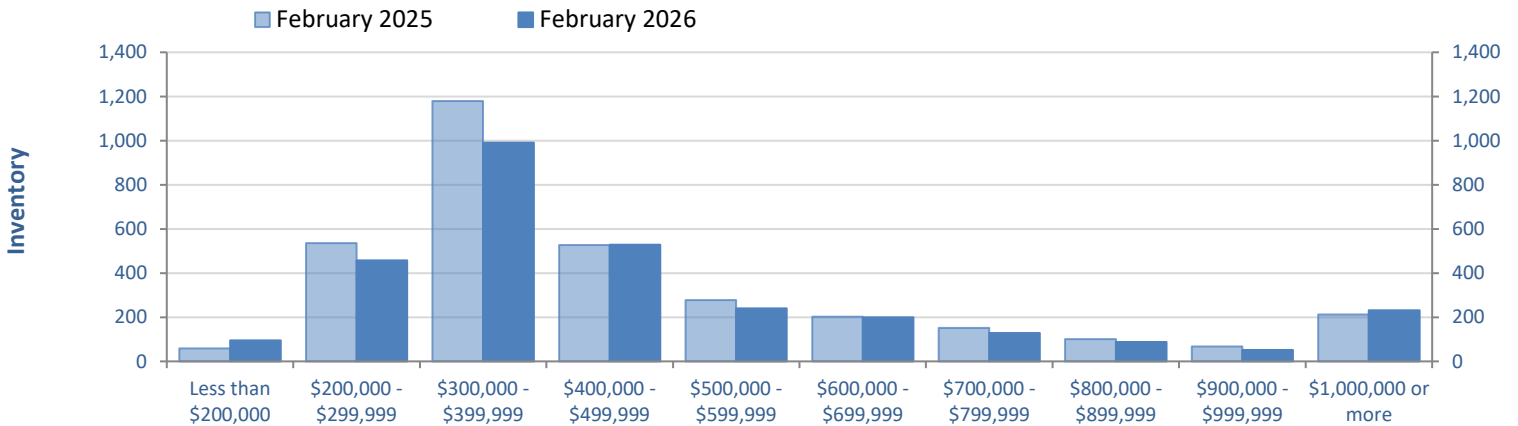


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

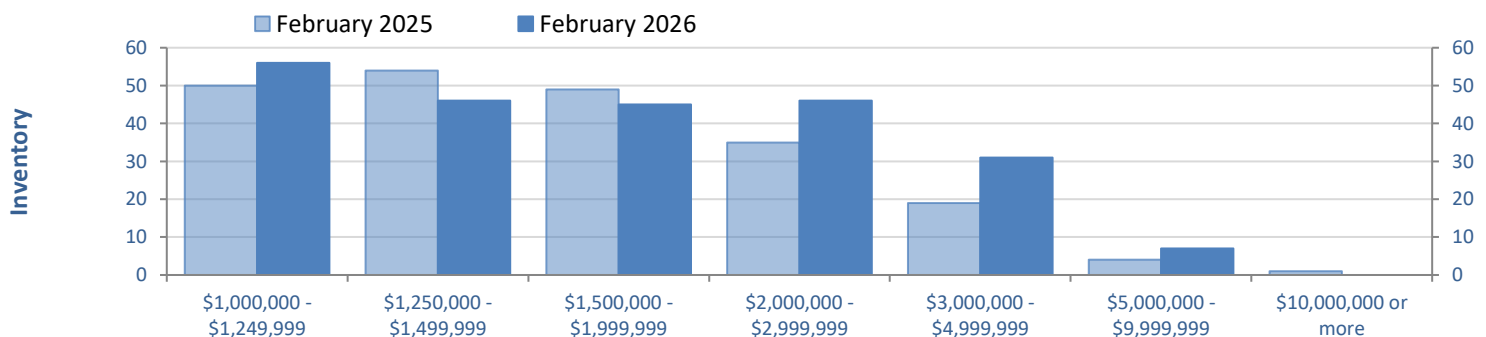
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	95	61.0%
\$200,000 - \$299,999	457	-14.6%
\$300,000 - \$399,999	991	-15.9%
\$400,000 - \$499,999	528	0.2%
\$500,000 - \$599,999	240	-13.4%
\$600,000 - \$699,999	199	-2.0%
\$700,000 - \$799,999	128	-15.8%
\$800,000 - \$899,999	88	-12.9%
\$900,000 - \$999,999	51	-25.0%
\$1,000,000 or more	231	9.0%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

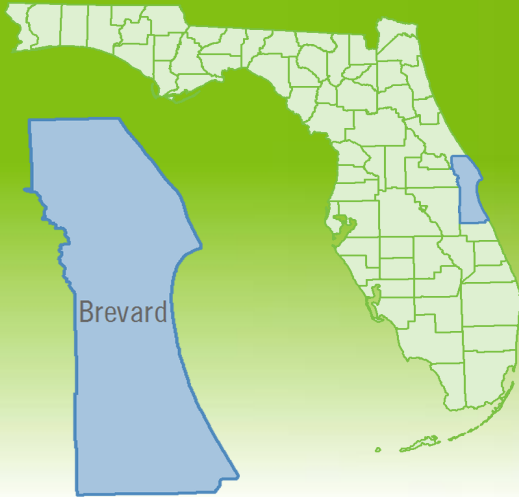
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	56	12.0%
\$1,250,000 - \$1,499,999	46	-14.8%
\$1,500,000 - \$1,999,999	45	-8.2%
\$2,000,000 - \$2,999,999	46	31.4%
\$3,000,000 - \$4,999,999	31	63.2%
\$5,000,000 - \$9,999,999	7	75.0%
\$10,000,000 or more	0	-100.0%



Monthly Distressed Market - February 2026

Single-Family Homes

Brevard County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	671	680	-1.3%
	Median Sale Price	\$375,000	\$373,090	0.5%
Foreclosure/REO	Closed Sales	8	8	0.0%
	Median Sale Price	\$198,500	\$244,950	-19.0%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$203,156	\$179,500	13.2%

