Monthly Market Detail - July 2026

Townhouses and Condos

REALTORS® Association of Citrus County

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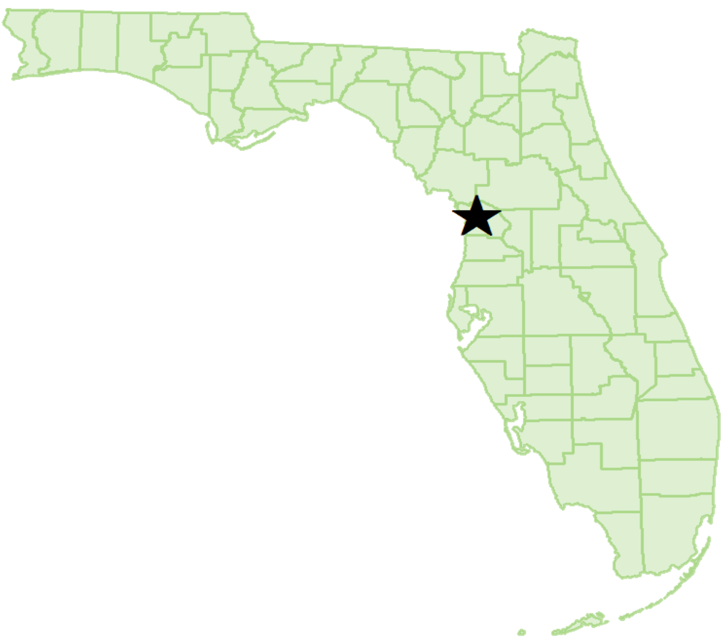


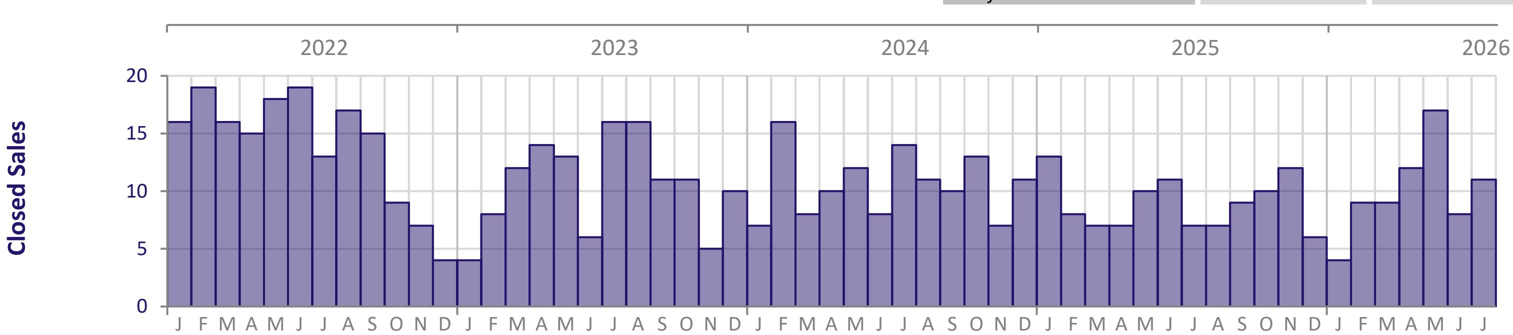
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	11	7	57.1%
Paid in Cash	10	4	150.0%
Median Sale Price	$143,000	$167,000	-14.4%
Average Sale Price	$162,273	$198,643	-18.3%
Dollar Volume	$1.8 Million	$1.4 Million	28.4%
Median Percent of Original List Price Received	86.6%	89.7%	-3.5%
Median Time to Contract	80 Days	21 Days	281.0%
Median Time to Sale	102 Days	52 Days	96.2%
New Pending Sales	14	6	133.3%
New Listings	17	17	0.0%
Pending Inventory	16	8	100.0%
Inventory (Active Listings)	106	109	-2.8%
Months Supply of Inventory	11.2	11.4	-1.8%

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	70	11.1%
July 2026	**11**	**57.1%**
June 2026	8	-27.3%
May 2026	17	70.0%
April 2026	12	71.4%
March 2026	9	28.6%
February 2026	9	12.5%
January 2026	4	-69.2%
December 2025	6	-45.5%
November 2025	12	71.4%
October 2025	10	-23.1%
September 2025	9	-10.0%
August 2025	7	-36.4%
July 2025	7	-50.0%



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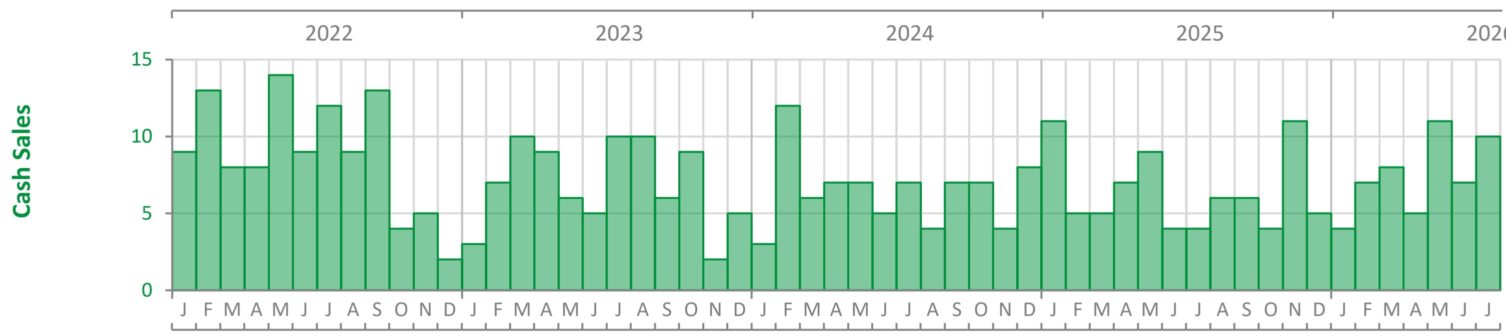
Cash Sales

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	52	15.6%
July 2026	**10**	**150.0%**
June 2026	7	75.0%
May 2026	11	22.2%
April 2026	5	-28.6%
March 2026	8	60.0%
February 2026	7	40.0%
January 2026	4	-63.6%
December 2025	5	-37.5%
November 2025	11	175.0%
October 2025	4	-42.9%
September 2025	6	-14.3%
August 2025	6	50.0%
July 2025	4	-42.9%

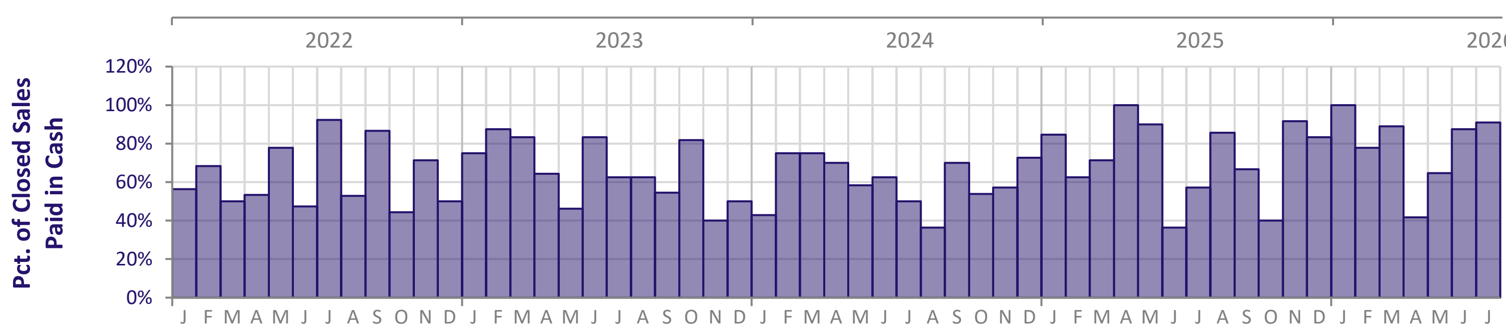


Cash Sales as a Percentage of Closed Sales

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	74.3%	4.1%
July 2026	**90.9%**	**59.2%**
June 2026	87.5%	140.4%
May 2026	64.7%	-28.1%
April 2026	41.7%	-58.3%
March 2026	88.9%	24.5%
February 2026	77.8%	24.5%
January 2026	100.0%	18.2%
December 2025	83.3%	14.6%
November 2025	91.7%	60.6%
October 2025	40.0%	-25.7%
September 2025	66.7%	-4.7%
August 2025	85.7%	135.4%
July 2025	57.1%	14.2%



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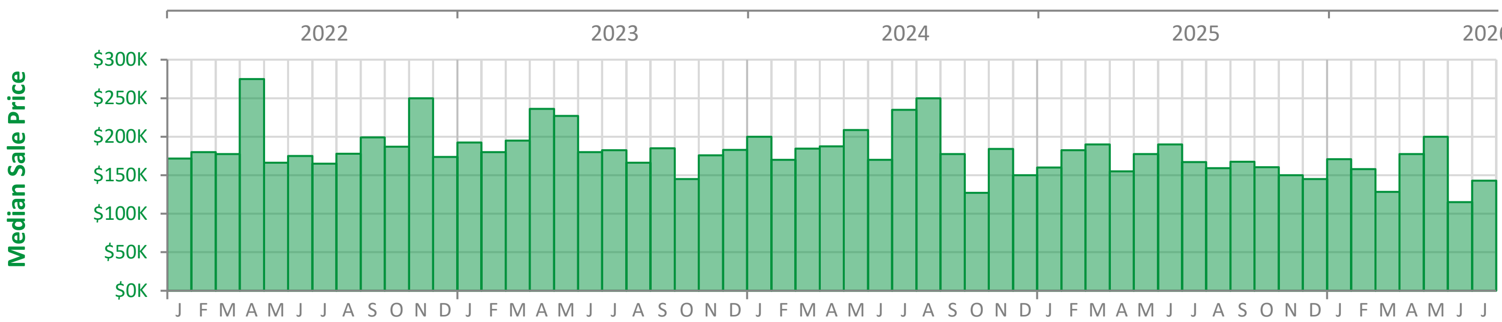
Median Sale Price

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	$147,500	-13.2%
July 2026	**$143,000**	**-14.4%**
June 2026	$115,000	-39.5%
May 2026	$200,000	12.7%
April 2026	$177,500	14.5%
March 2026	$128,500	-32.4%
February 2026	$158,000	-13.4%
January 2026	$171,000	6.9%
December 2025	$145,000	-3.3%
November 2025	$149,950	-18.5%
October 2025	$160,250	26.2%
September 2025	$167,500	-5.6%
August 2025	$159,000	-36.4%
July 2025	$167,000	-28.9%

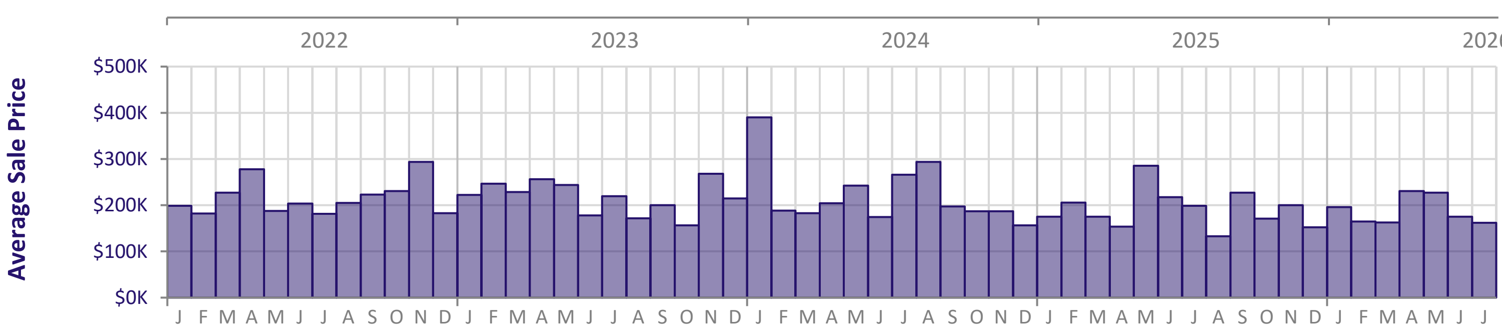


Average Sale Price

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	$193,429	-5.3%
July 2026	**$162,273**	**-18.3%**
June 2026	$175,063	-19.6%
May 2026	$227,235	-20.5%
April 2026	$230,375	50.0%
March 2026	$162,500	-7.2%
February 2026	$164,444	-20.1%
January 2026	$196,125	12.0%
December 2025	$151,917	-3.0%
November 2025	$200,275	7.0%
October 2025	$170,850	-8.7%
September 2025	$227,371	15.3%
August 2025	$132,929	-54.8%
July 2025	$198,643	-25.4%



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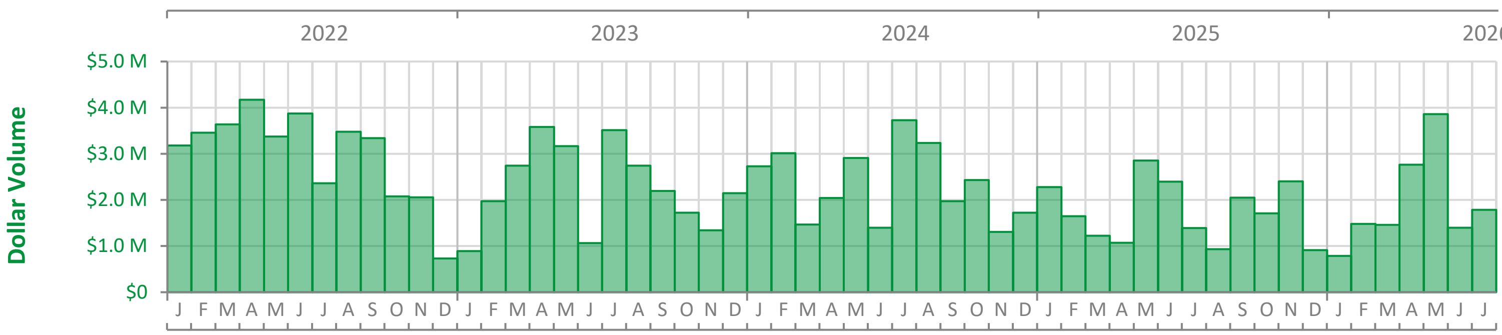
Dollar Volume

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	$13.5 Million	5.2%
July 2026	**$1.8 Million**	**28.4%**
June 2026	$1.4 Million	-41.5%
May 2026	$3.9 Million	35.2%
April 2026	$2.8 Million	157.2%
March 2026	$1.5 Million	19.3%
February 2026	$1.5 Million	-10.1%
January 2026	$784,500	-65.5%
December 2025	$911,502	-47.1%
November 2025	$2.4 Million	83.4%
October 2025	$1.7 Million	-29.7%
September 2025	$2.0 Million	3.8%
August 2025	$930,503	-71.2%
July 2025	$1.4 Million	-62.7%

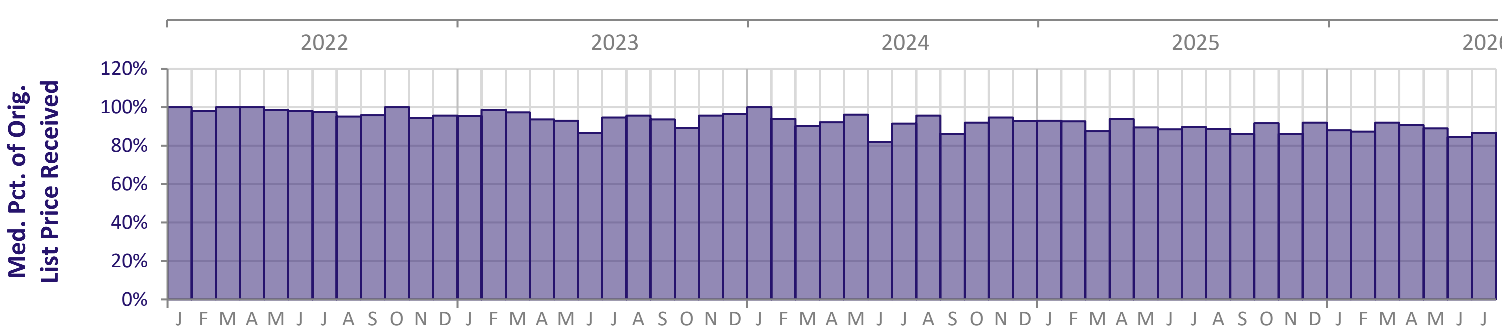


Median Percent of Original List Price Received

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	88.1%	-2.4%
July 2026	**86.6%**	**-3.5%**
June 2026	84.4%	-4.6%
May 2026	88.9%	-0.6%
April 2026	90.6%	-3.4%
March 2026	91.9%	5.1%
February 2026	87.3%	-5.8%
January 2026	87.9%	-5.4%
December 2025	91.9%	-1.0%
November 2025	86.1%	-9.0%
October 2025	91.7%	-0.3%
September 2025	85.9%	-0.2%
August 2025	88.6%	-7.4%
July 2025	89.7%	-2.0%



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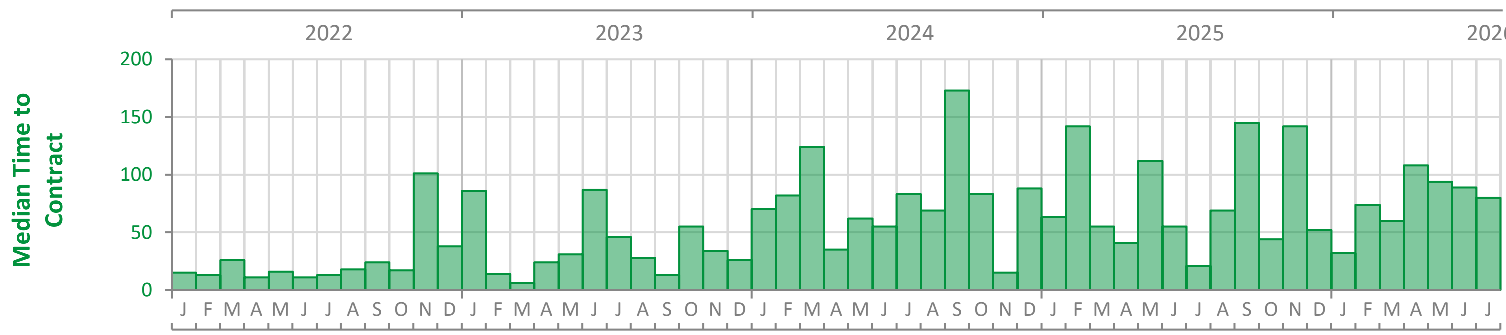
Median Time to Contract

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	88 Days	12.8%
July 2026	**80 Days**	**281.0%**
June 2026	89 Days	61.8%
May 2026	94 Days	-16.1%
April 2026	108 Days	163.4%
March 2026	60 Days	9.1%
February 2026	74 Days	-47.9%
January 2026	32 Days	-49.2%
December 2025	52 Days	-40.9%
November 2025	142 Days	846.7%
October 2025	44 Days	-47.0%
September 2025	145 Days	-16.2%
August 2025	69 Days	0.0%
July 2025	21 Days	-74.7%

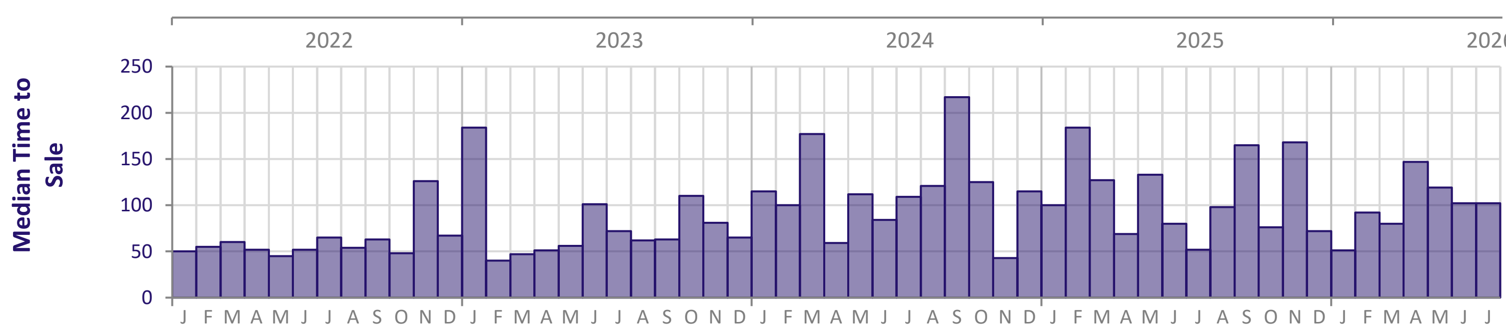


Median Time to Sale

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	116 Days	2.7%
July 2026	**102 Days**	**96.2%**
June 2026	102 Days	27.5%
May 2026	119 Days	-10.5%
April 2026	147 Days	113.0%
March 2026	80 Days	-37.0%
February 2026	92 Days	-50.0%
January 2026	51 Days	-49.0%
December 2025	72 Days	-37.4%
November 2025	168 Days	290.7%
October 2025	76 Days	-39.2%
September 2025	165 Days	-24.0%
August 2025	98 Days	-19.0%
July 2025	52 Days	-52.3%



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Townhouses and Condos

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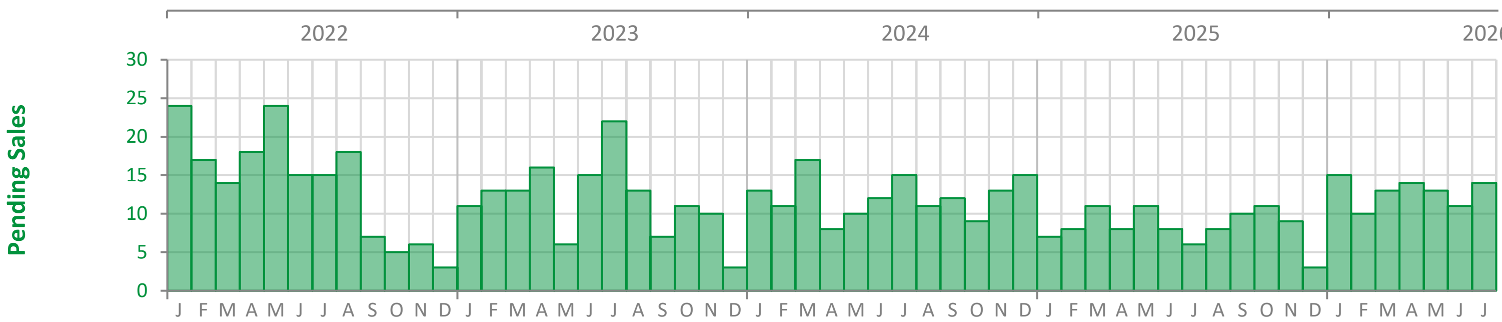
New Pending Sales

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	90	52.5%
July 2026	**14**	**133.3%**
June 2026	11	37.5%
May 2026	13	18.2%
April 2026	14	75.0%
March 2026	13	18.2%
February 2026	10	25.0%
January 2026	15	114.3%
December 2025	3	-80.0%
November 2025	9	-30.8%
October 2025	11	22.2%
September 2025	10	-16.7%
August 2025	8	-27.3%
July 2025	6	-60.0%

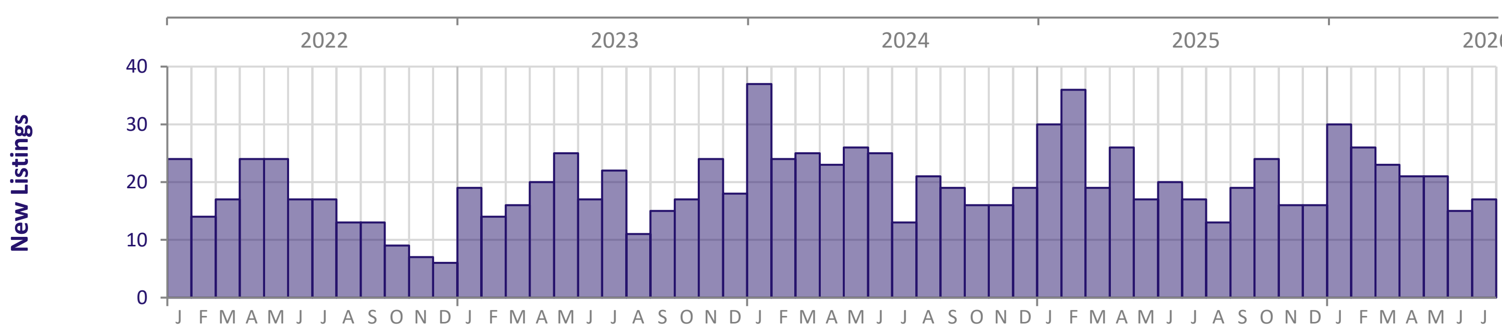


New Listings

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	153	-7.3%
July 2026	**17**	**0.0%**
June 2026	15	-25.0%
May 2026	21	23.5%
April 2026	21	-19.2%
March 2026	23	21.1%
February 2026	26	-27.8%
January 2026	30	0.0%
December 2025	16	-15.8%
November 2025	16	0.0%
October 2025	24	50.0%
September 2025	19	0.0%
August 2025	13	-38.1%
July 2025	17	30.8%



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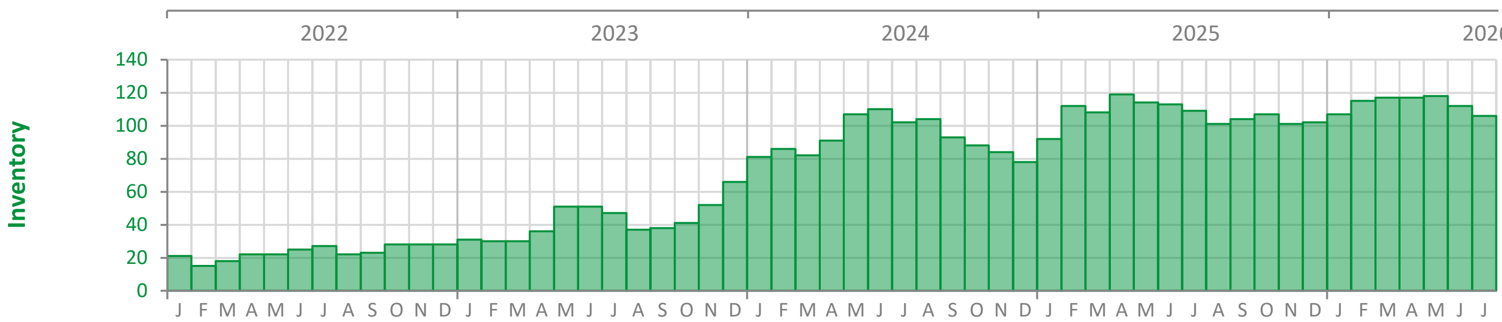
Inventory (Active Listings)

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)	113	3.2%
July 2026	**106**	**-2.8%**
June 2026	112	-0.9%
May 2026	118	3.5%
April 2026	117	-1.7%
March 2026	117	8.3%
February 2026	115	2.7%
January 2026	107	16.3%
December 2025	102	30.8%
November 2025	101	20.2%
October 2025	107	21.6%
September 2025	104	11.8%
August 2025	101	-2.9%
July 2025	109	6.9%

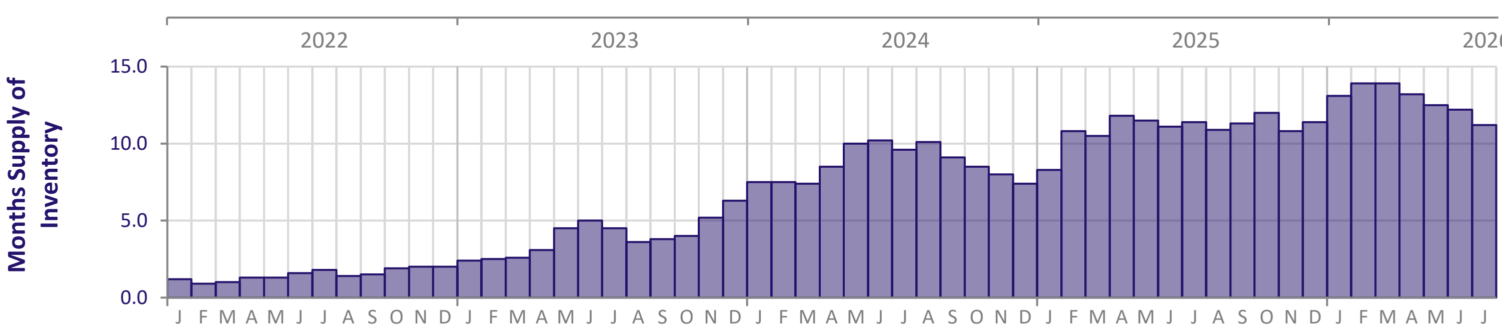


Months Supply of Inventory

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)	12.9	19.4%
July 2026	**11.2**	**-1.8%**
June 2026	12.2	9.9%
May 2026	12.5	8.7%
April 2026	13.2	11.9%
March 2026	13.9	32.4%
February 2026	13.9	28.7%
January 2026	13.1	57.8%
December 2025	11.4	54.1%
November 2025	10.8	35.0%
October 2025	12.0	41.2%
September 2025	11.3	24.2%
August 2025	10.9	7.9%
July 2025	11.4	18.8%



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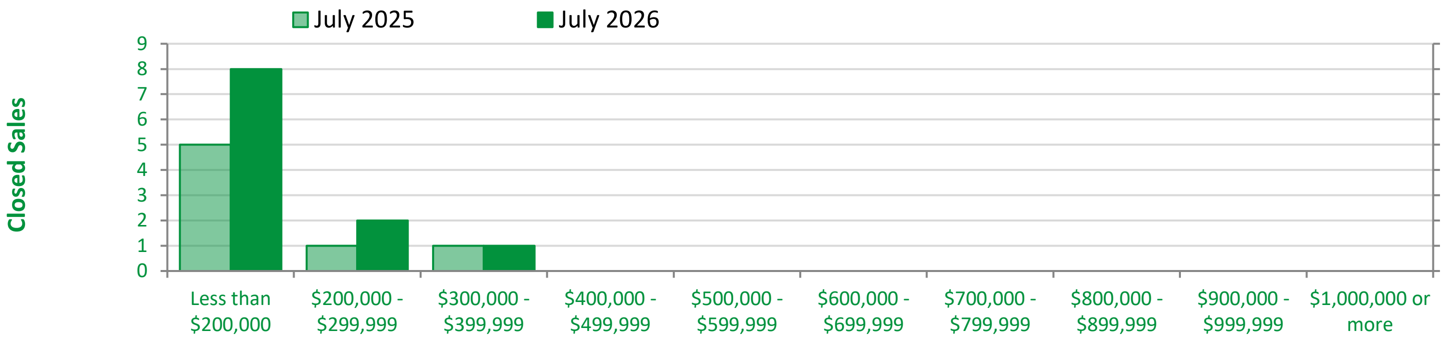
Closed Sales by Sale Price

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	8	60.0%
$200,000 - $299,999	2	100.0%
$300,000 - $399,999	1	0.0%
$400,000 - $499,999	0	N/A
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A

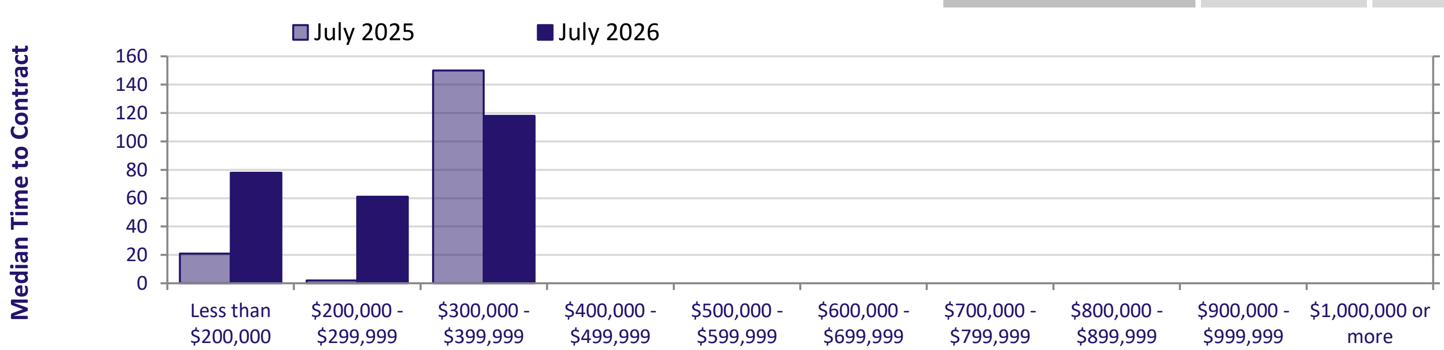


Median Time to Contract by Sale Price

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	78 Days	271.4%
$200,000 - $299,999	61 Days	2950.0%
$300,000 - $399,999	118 Days	-21.3%
$400,000 - $499,999	(No Sales)	N/A
$500,000 - $599,999	(No Sales)	N/A
$600,000 - $699,999	(No Sales)	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	(No Sales)	N/A



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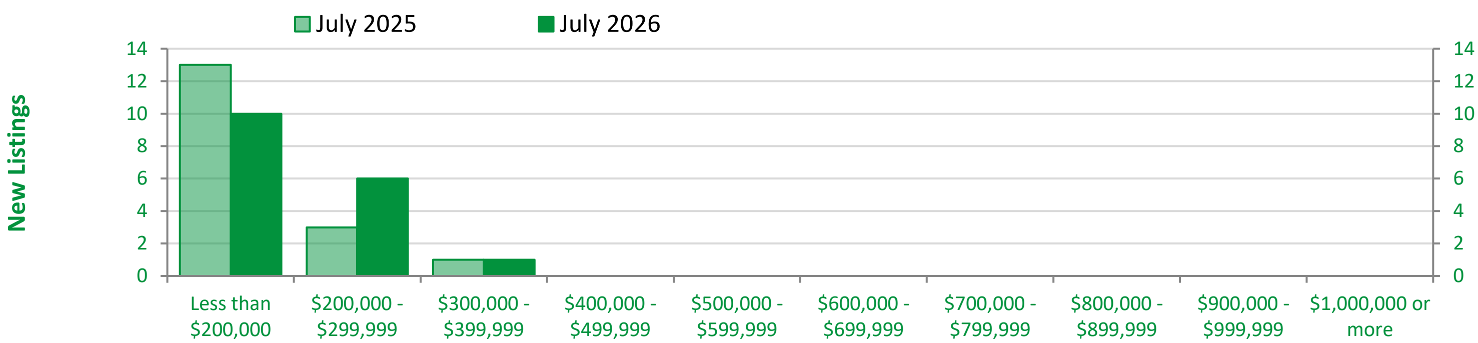
New Listings by Initial Listing Price

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	10	-23.1%
$200,000 - $299,999	6	100.0%
$300,000 - $399,999	1	0.0%
$400,000 - $499,999	0	N/A
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	N/A

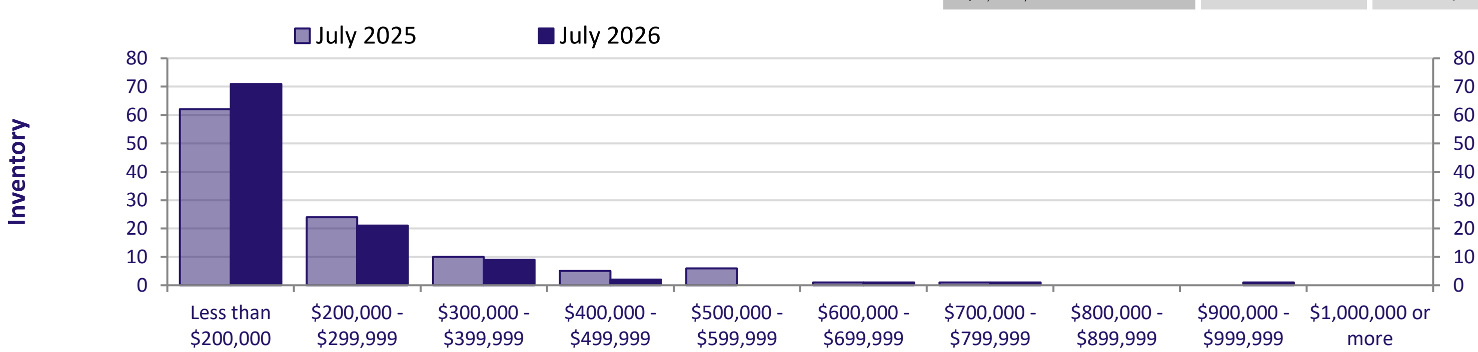


Inventory by Current Listing Price

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	71	14.5%
$200,000 - $299,999	21	-12.5%
$300,000 - $399,999	9	-10.0%
$400,000 - $499,999	2	-60.0%
$500,000 - $599,999	0	-100.0%
$600,000 - $699,999	1	0.0%
$700,000 - $799,999	1	0.0%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	1	N/A
$1,000,000 or more	0	N/A



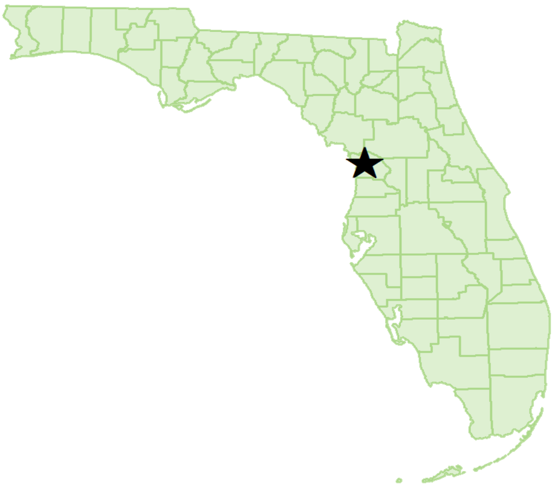
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Monday, August 17, 2026. Next data release is Wednesday, September 16, 2026.

Monthly Distressed Market - July 2026

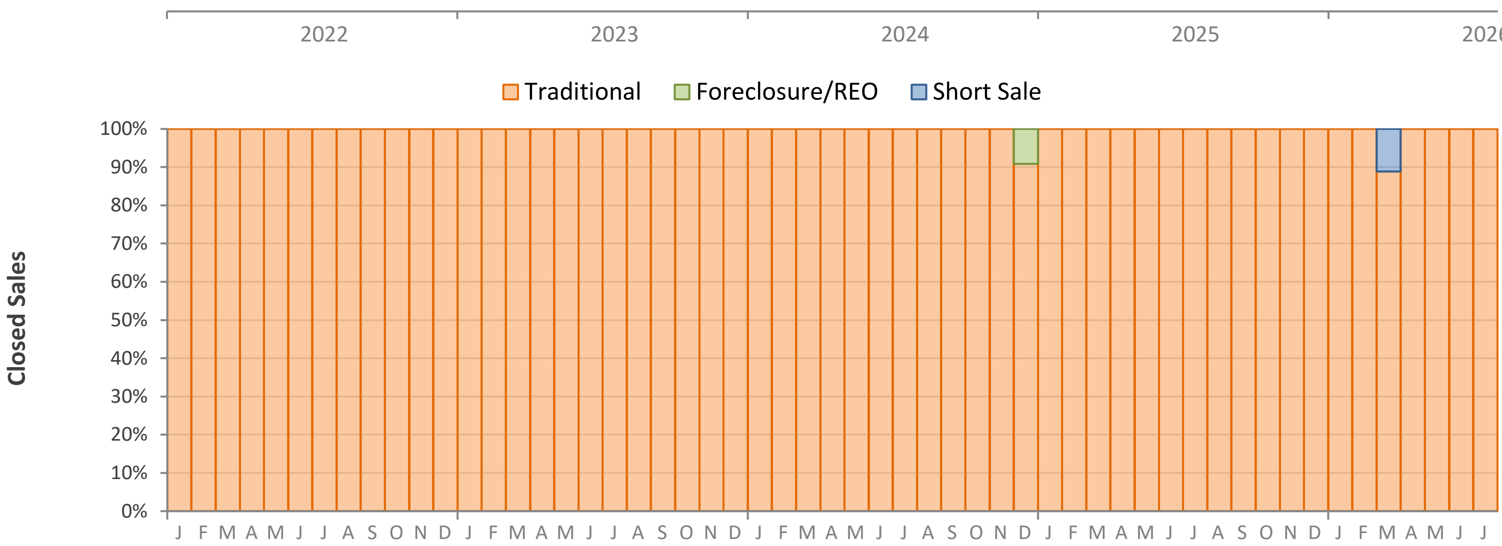
Townhouses and Condos

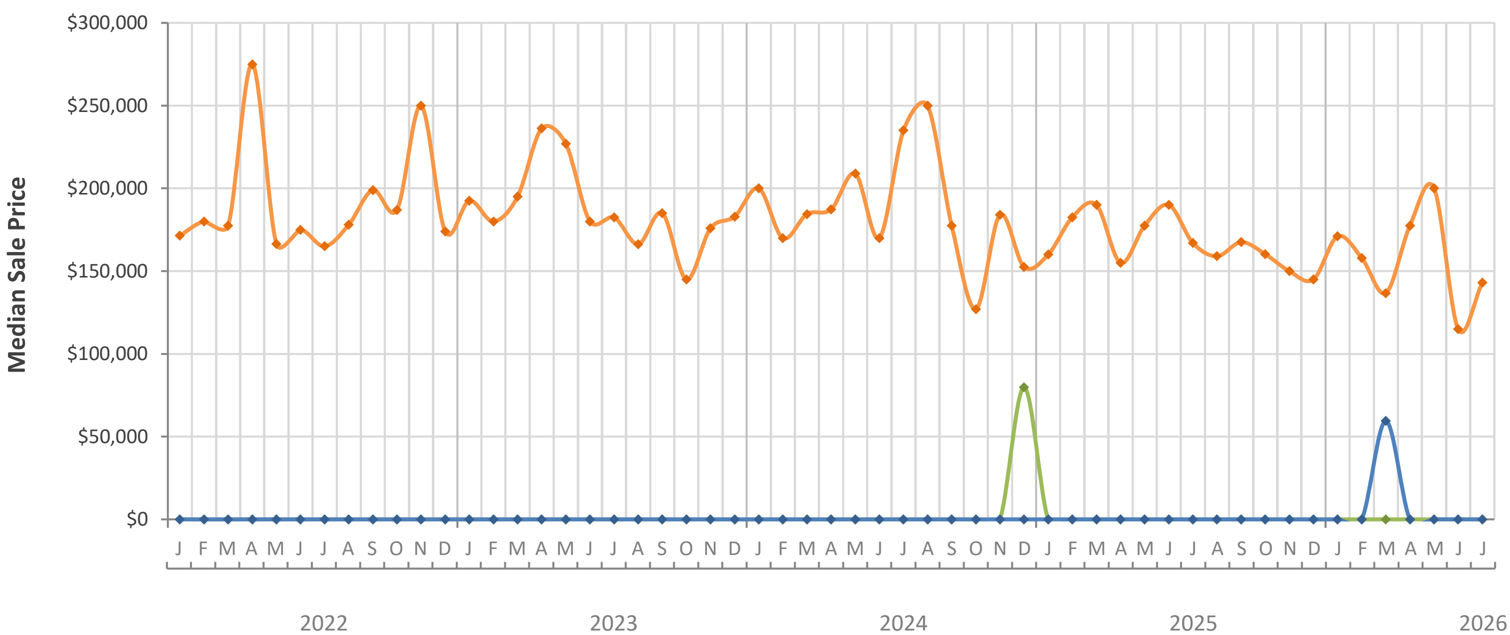
REALTORS® Association of Citrus County

This report describes member activity for the association and is not confined to any specific geographic area.



		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	11	7	57.1%
	Median Sale Price	$143,000	$167,000	-14.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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