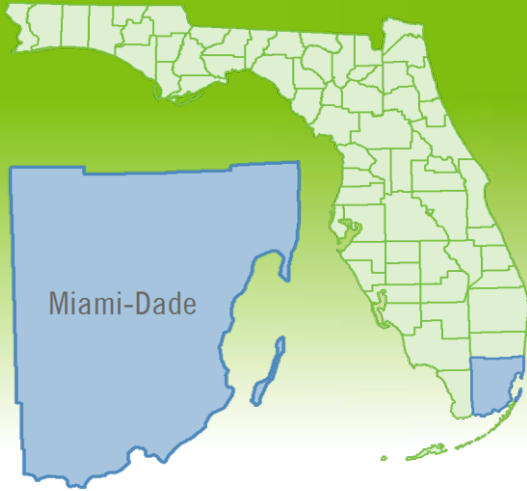


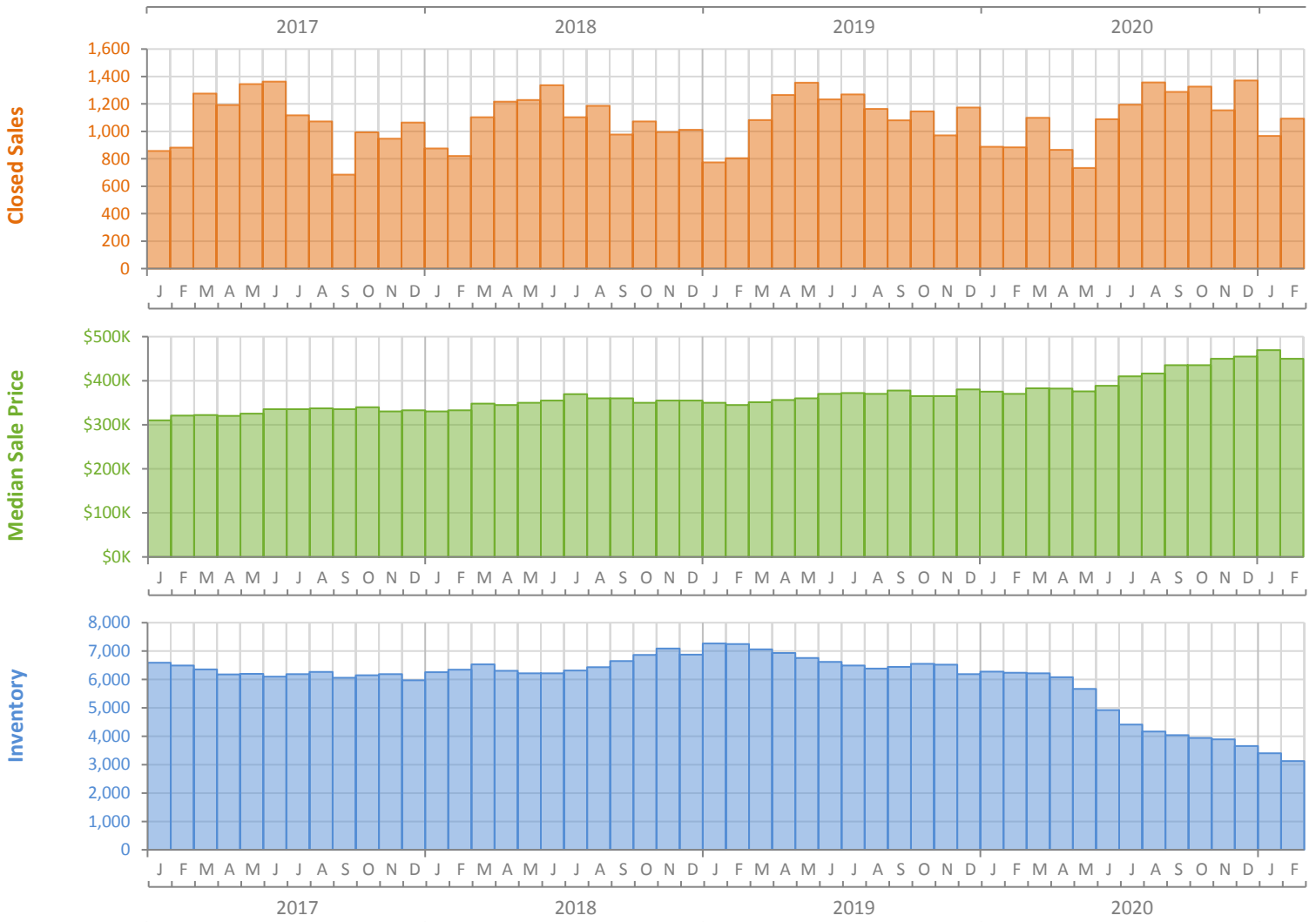
Monthly Market Summary - February 2021

Single Family Homes

Miami-Dade County



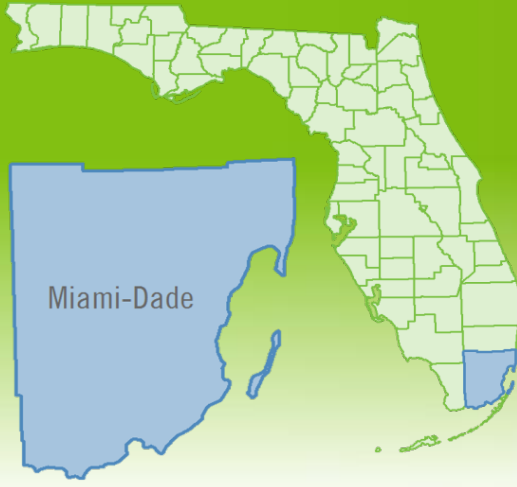
	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	1,093	884	23.6%
Paid in Cash	224	190	17.9%
Median Sale Price	\$450,000	\$370,000	21.6%
Average Sale Price	\$933,279	\$515,206	81.1%
Dollar Volume	\$1.0 Billion	\$455.4 Million	124.0%
Med. Pct. of Orig. List Price Received	97.2%	95.4%	1.9%
Median Time to Contract	30 Days	65 Days	-53.8%
Median Time to Sale	79 Days	105 Days	-24.8%
New Pending Sales	1,688	1,448	16.6%
New Listings	1,594	1,674	-4.8%
Pending Inventory	3,113	2,537	22.7%
Inventory (Active Listings)	3,128	6,238	-49.9%
Months Supply of Inventory	2.8	5.5	-49.1%



Monthly Distressed Market - February 2021

Single Family Homes

Miami-Dade County



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	1,076	808	33.2%
	Median Sale Price	\$450,000	\$375,000	20.0%
Foreclosure/REO	Closed Sales	11	57	-80.7%
	Median Sale Price	\$400,000	\$308,600	29.6%
Short Sale	Closed Sales	6	19	-68.4%
	Median Sale Price	\$402,500	\$283,000	42.2%

