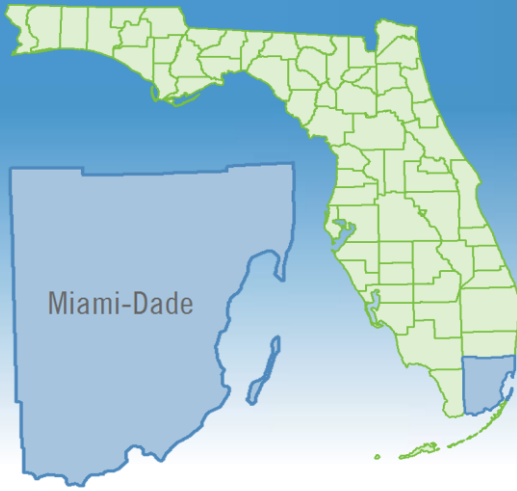


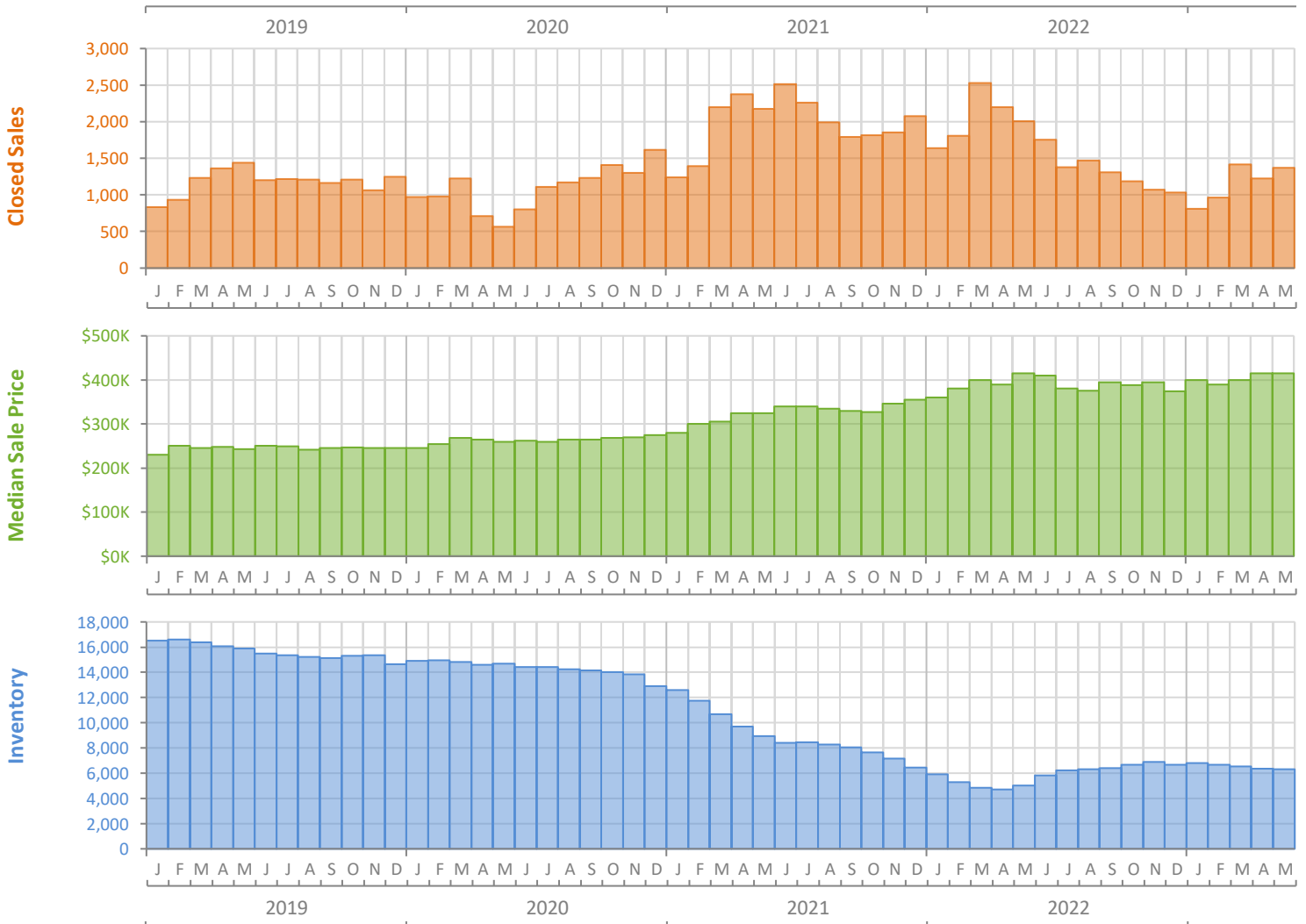
# Monthly Market Summary - May 2023

## Townhouses and Condos

### Miami-Dade County



	May 2023	May 2022	Percent Change Year-over-Year
Closed Sales	1,372	2,005	-31.6%
Paid in Cash	733	1,057	-30.7%
Median Sale Price	\$415,000	\$415,000	0.0%
Average Sale Price	\$716,907	\$756,775	-5.3%
Dollar Volume	\$983.6 Million	\$1.5 Billion	-35.2%
Med. Pct. of Orig. List Price Received	96.3%	100.0%	-3.7%
Median Time to Contract	36 Days	21 Days	71.4%
Median Time to Sale	77 Days	67 Days	14.9%
New Pending Sales	1,483	1,871	-20.7%
New Listings	1,925	2,521	-23.6%
Pending Inventory	2,227	3,163	-29.6%
Inventory (Active Listings)	6,313	5,024	25.7%
Months Supply of Inventory	5.1	2.5	104.0%



# Monthly Distressed Market - May 2023

## Townhouses and Condos

### Miami-Dade County



		May 2023	May 2022	Percent Change Year-over-Year
Traditional	Closed Sales	1,358	1,987	-31.7%
	Median Sale Price	\$415,000	\$419,000	-1.0%
Foreclosure/REO	Closed Sales	12	12	0.0%
	Median Sale Price	\$373,500	\$298,000	25.3%
Short Sale	Closed Sales	2	6	-66.7%
	Median Sale Price	\$205,000	\$213,000	-3.8%

