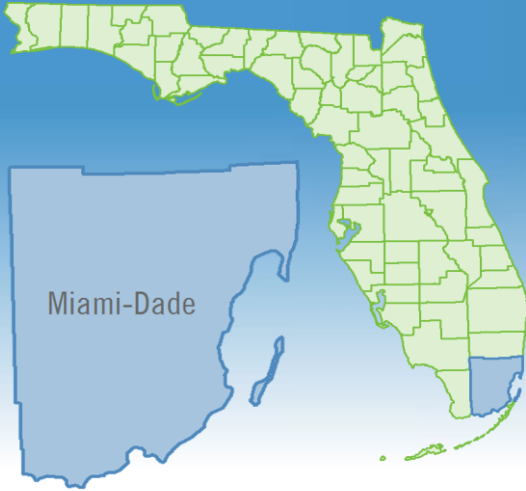


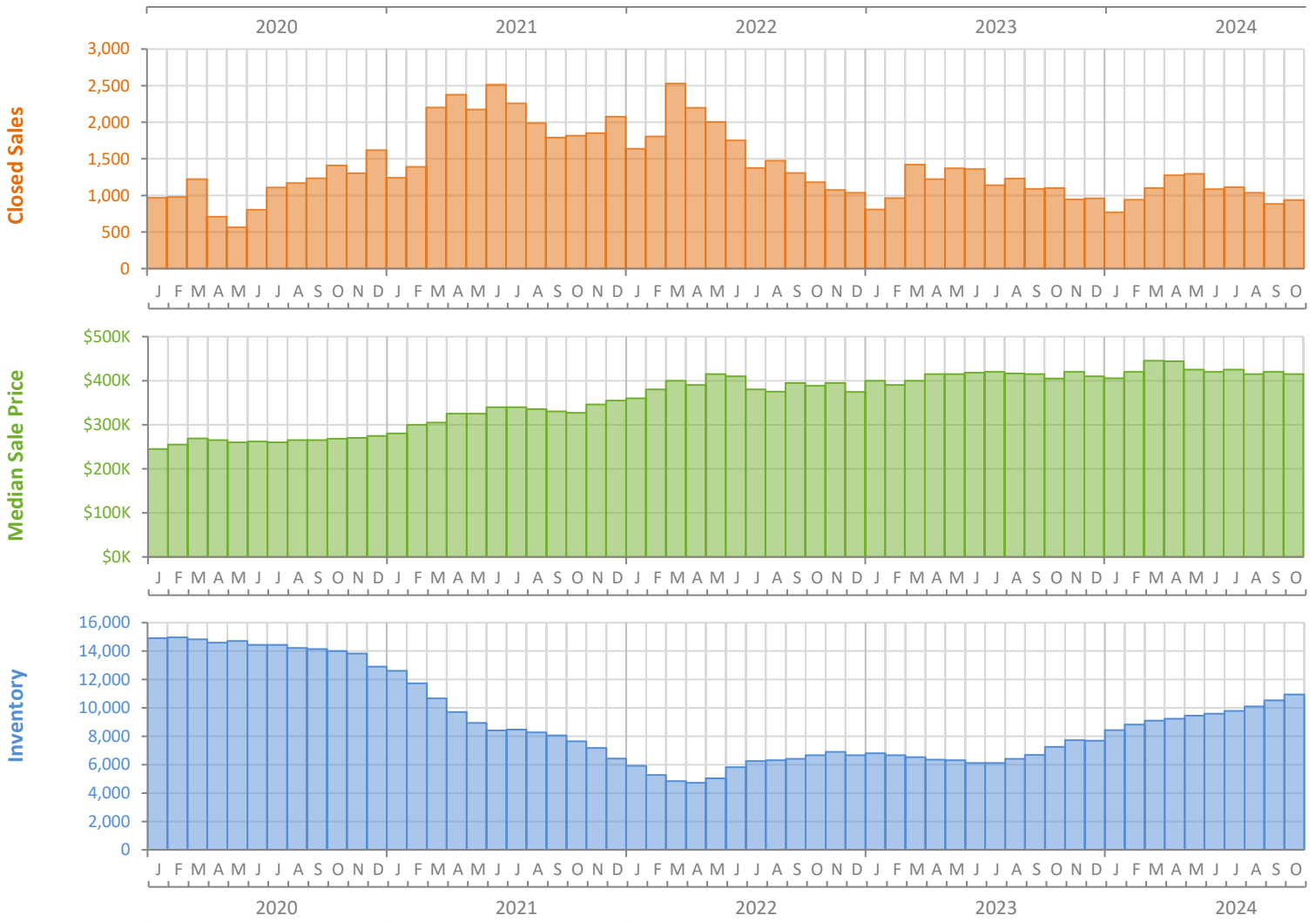
Monthly Market Summary - October 2024

Townhouses and Condos

Miami-Dade County



	October 2024	October 2023	Percent Change Year-over-Year
Closed Sales	939	1,100	-14.6%
Paid in Cash	431	569	-24.3%
Median Sale Price	\$415,000	\$405,000	2.5%
Average Sale Price	\$688,759	\$652,621	5.5%
Dollar Volume	\$646.7 Million	\$717.9 Million	-9.9%
Med. Pct. of Orig. List Price Received	94.7%	96.6%	-2.0%
Median Time to Contract	51 Days	33 Days	54.5%
Median Time to Sale	89 Days	75 Days	18.7%
New Pending Sales	927	1,074	-13.7%
New Listings	2,166	2,072	4.5%
Pending Inventory	1,405	1,609	-12.7%
Inventory (Active Listings)	10,946	7,255	50.9%
Months Supply of Inventory	10.6	6.3	68.3%



Monthly Distressed Market - October 2024

Townhouses and Condos

Miami-Dade County



		October 2024	October 2023	Percent Change Year-over-Year
Traditional	Closed Sales	930	1,090	-14.7%
	Median Sale Price	\$415,000	\$406,245	2.2%
Foreclosure/REO	Closed Sales	8	6	33.3%
	Median Sale Price	\$305,400	\$257,000	18.8%
Short Sale	Closed Sales	1	4	-75.0%
	Median Sale Price	\$335,000	\$341,000	-1.8%

