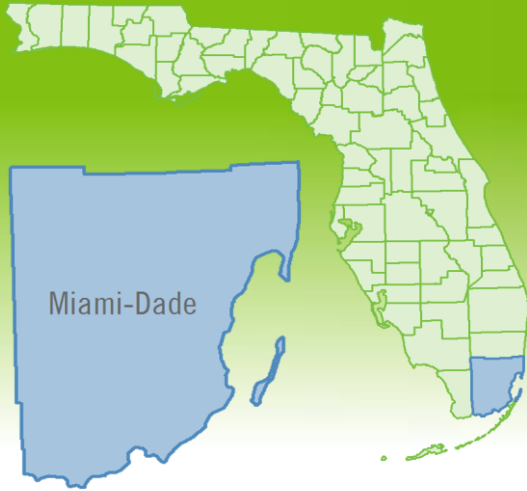


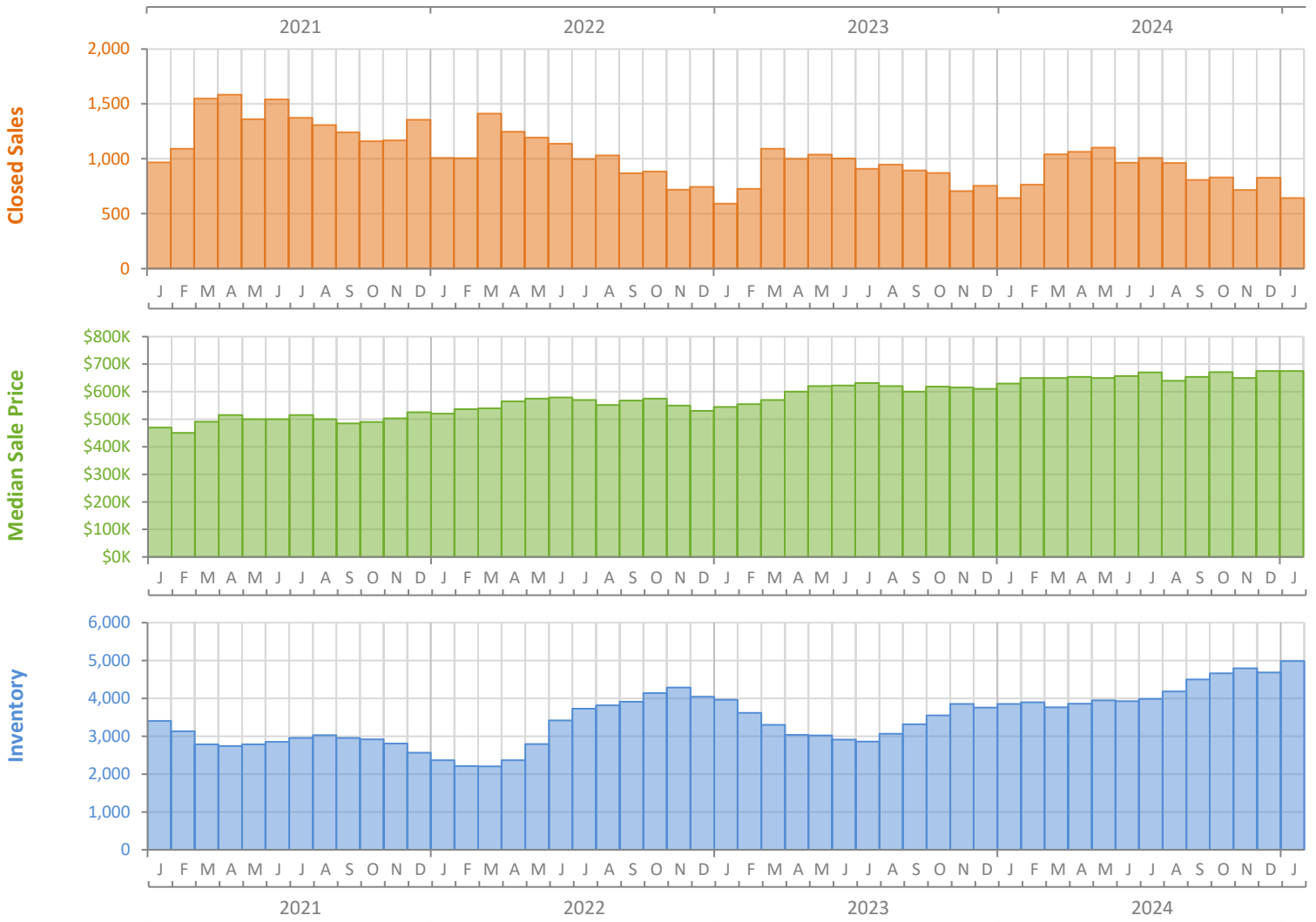
Monthly Market Summary - January 2025

Single-Family Homes

Miami-Dade County



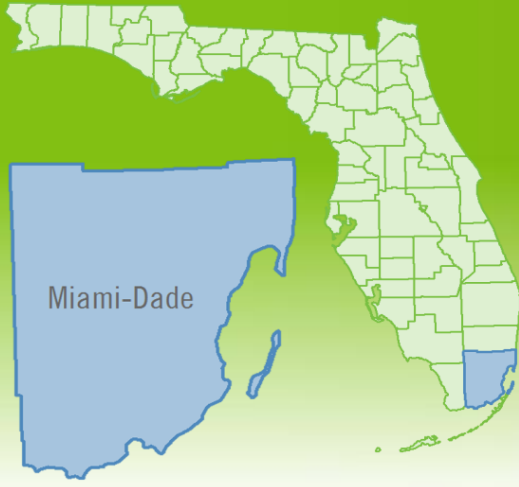
	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	643	644	-0.2%
Paid in Cash	194	198	-2.0%
Median Sale Price	\$675,000	\$630,000	7.1%
Average Sale Price	\$1,259,194	\$1,206,990	4.3%
Dollar Volume	\$809.7 Million	\$777.3 Million	4.2%
Med. Pct. of Orig. List Price Received	94.4%	95.7%	-1.4%
Median Time to Contract	45 Days	32 Days	40.6%
Median Time to Sale	88 Days	80 Days	10.0%
New Pending Sales	886	1,000	-11.4%
New Listings	1,639	1,499	9.3%
Pending Inventory	1,185	1,412	-16.1%
Inventory (Active Listings)	4,983	3,856	29.2%
Months Supply of Inventory	5.6	4.4	27.3%



Monthly Distressed Market - January 2025

Single-Family Homes

Miami-Dade County



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	634	633	0.2%
	Median Sale Price	\$675,000	\$630,000	7.1%
Foreclosure/REO	Closed Sales	5	8	-37.5%
	Median Sale Price	\$529,000	\$497,500	6.3%
Short Sale	Closed Sales	4	3	33.3%
	Median Sale Price	\$599,500	\$508,800	17.8%

