

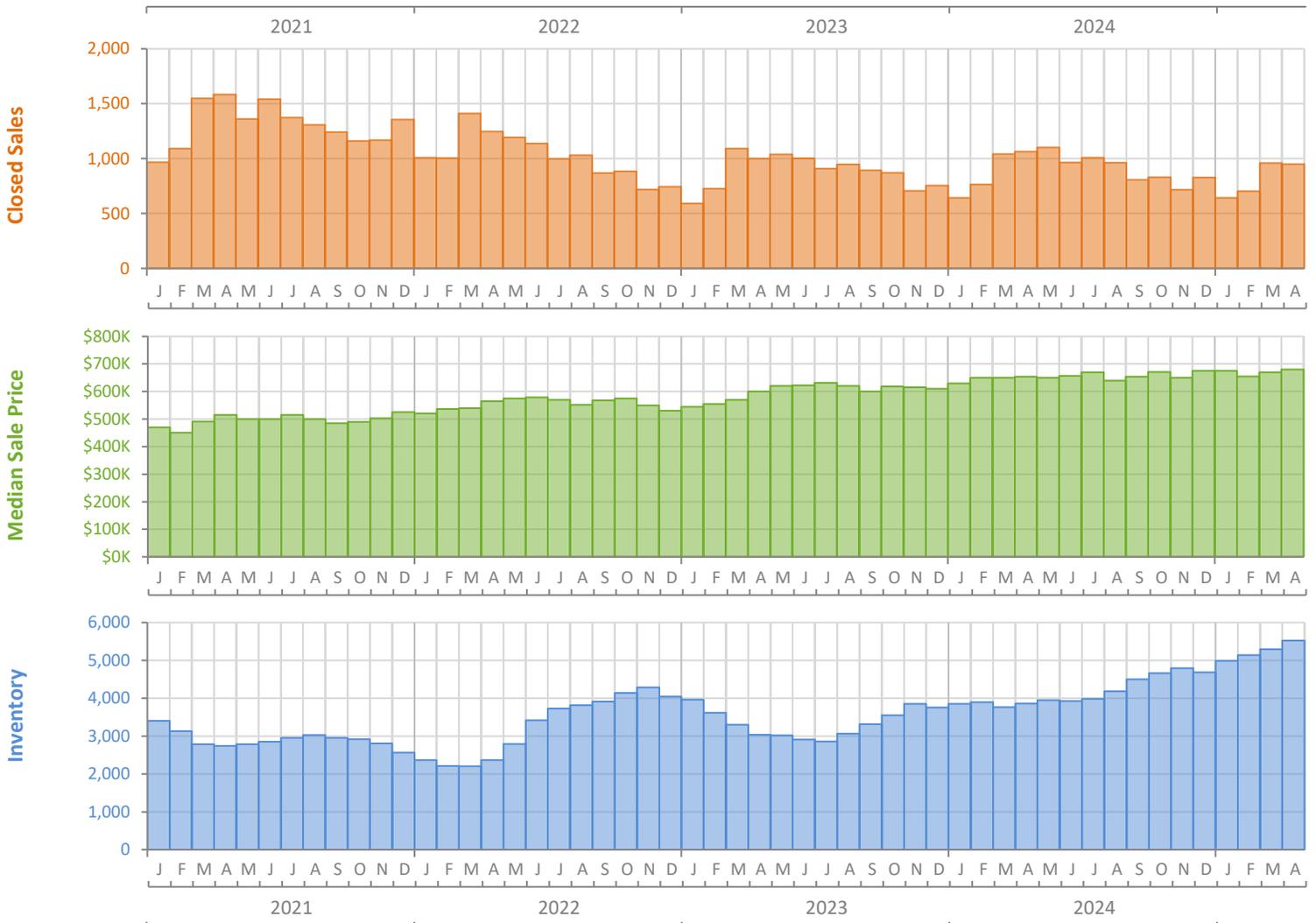
Monthly Market Summary - April 2025

Single-Family Homes

Miami-Dade County



	April 2025	April 2024	Percent Change Year-over-Year
Closed Sales	950	1,065	-10.8%
Paid in Cash	237	275	-13.8%
Median Sale Price	\$680,000	\$654,000	4.0%
Average Sale Price	\$1,264,283	\$1,126,646	12.2%
Dollar Volume	\$1.2 Billion	\$1.2 Billion	0.1%
Med. Pct. of Orig. List Price Received	95.5%	96.7%	-1.2%
Median Time to Contract	37 Days	28 Days	32.1%
Median Time to Sale	76 Days	70 Days	8.6%
New Pending Sales	1,012	1,191	-15.0%
New Listings	1,605	1,582	1.5%
Pending Inventory	1,505	1,764	-14.7%
Inventory (Active Listings)	5,527	3,864	43.0%
Months Supply of Inventory	6.3	4.4	43.2%



Monthly Distressed Market - April 2025

Single-Family Homes

Miami-Dade County



		April 2025	April 2024	Percent Change Year-over-Year
Traditional	Closed Sales	942	1,055	-10.7%
	Median Sale Price	\$680,000	\$655,000	3.8%
Foreclosure/REO	Closed Sales	8	8	0.0%
	Median Sale Price	\$661,526	\$430,000	53.8%
Short Sale	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$427,100	N/A

