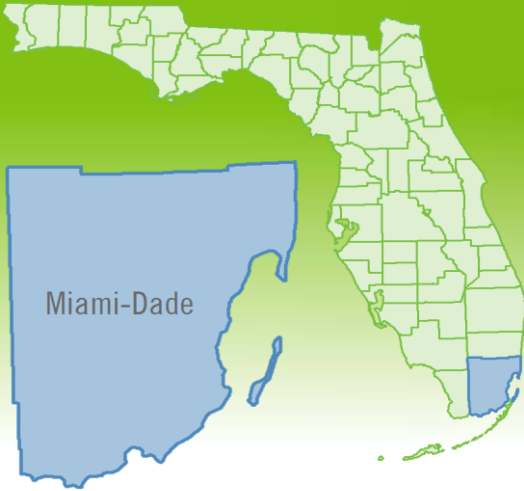


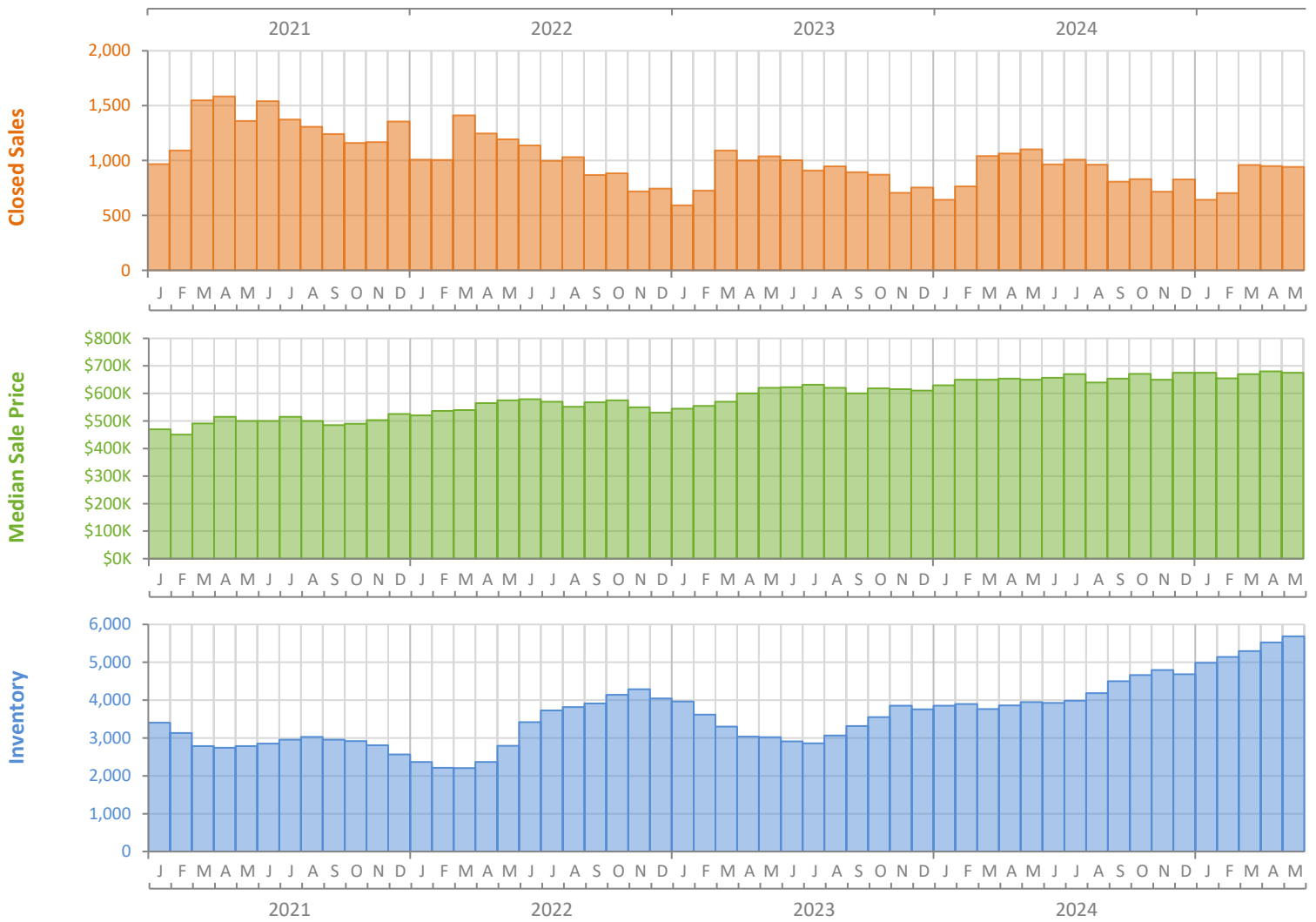
# Monthly Market Summary - May 2025

## Single-Family Homes

### Miami-Dade County



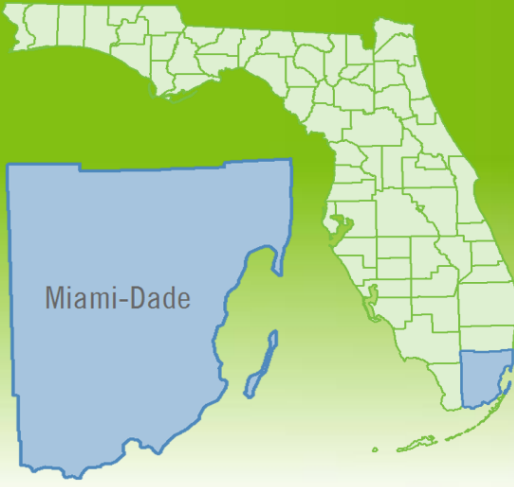
	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	943	1,102	-14.4%
Paid in Cash	220	289	-23.9%
Median Sale Price	\$675,000	\$650,000	3.8%
Average Sale Price	\$1,146,970	\$1,189,809	-3.6%
Dollar Volume	\$1.1 Billion	\$1.3 Billion	-17.5%
Med. Pct. of Orig. List Price Received	95.4%	96.2%	-0.8%
Median Time to Contract	40 Days	33 Days	21.2%
Median Time to Sale	78 Days	76 Days	2.6%
New Pending Sales	967	1,119	-13.6%
New Listings	1,553	1,536	1.1%
Pending Inventory	1,401	1,681	-16.7%
Inventory (Active Listings)	5,687	3,949	44.0%
Months Supply of Inventory	6.6	4.4	50.0%



# Monthly Distressed Market - May 2025

## Single-Family Homes

### Miami-Dade County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	940	1,088	-13.6%
	Median Sale Price	\$675,000	\$650,000	3.8%
Foreclosure/REO	Closed Sales	1	11	-90.9%
	Median Sale Price	\$320,000	\$545,000	-41.3%
Short Sale	Closed Sales	2	3	-33.3%
	Median Sale Price	\$254,950	\$315,000	-19.1%

