

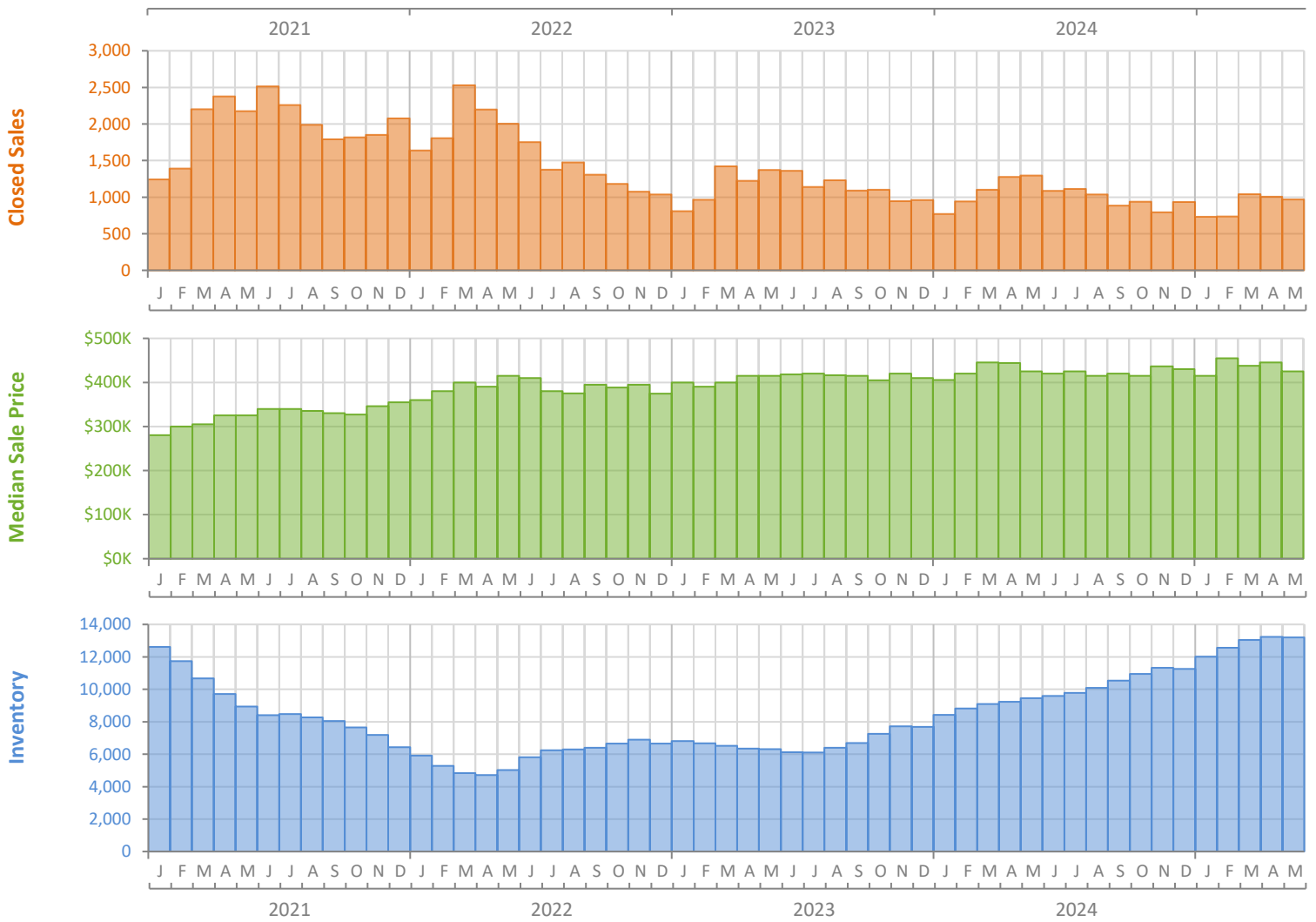
Monthly Market Summary - May 2025

Townhouses and Condos

Miami-Dade County



	May 2025	May 2024	Percent Change Year-over-Year
Closed Sales	970	1,295	-25.1%
Paid in Cash	488	634	-23.0%
Median Sale Price	\$425,000	\$425,000	0.0%
Average Sale Price	\$880,597	\$728,792	20.8%
Dollar Volume	\$854.2 Million	\$943.8 Million	-9.5%
Med. Pct. of Orig. List Price Received	93.3%	95.2%	-2.0%
Median Time to Contract	63 Days	46 Days	37.0%
Median Time to Sale	104 Days	87 Days	19.5%
New Pending Sales	1,046	1,287	-18.7%
New Listings	2,109	2,184	-3.4%
Pending Inventory	1,578	1,898	-16.9%
Inventory (Active Listings)	13,192	9,456	39.5%
Months Supply of Inventory	14.0	8.6	62.8%



Monthly Distressed Market - May 2025

Townhouses and Condos

Miami-Dade County



		May 2025	May 2024	Percent Change Year-over-Year
Traditional	Closed Sales	966	1,286	-24.9%
	Median Sale Price	\$425,000	\$425,000	0.0%
Foreclosure/REO	Closed Sales	3	8	-62.5%
	Median Sale Price	\$226,000	\$280,625	-19.5%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$580,000	\$75,000	673.3%

