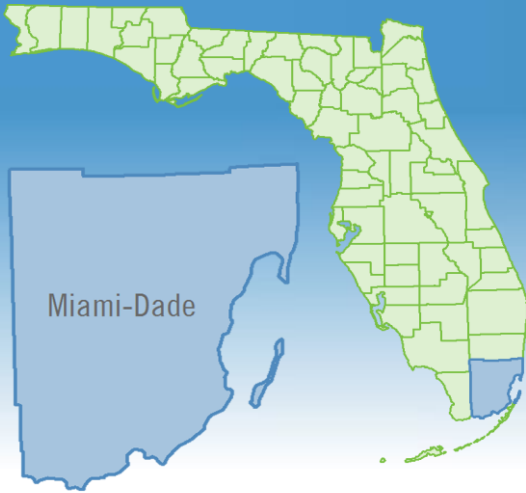


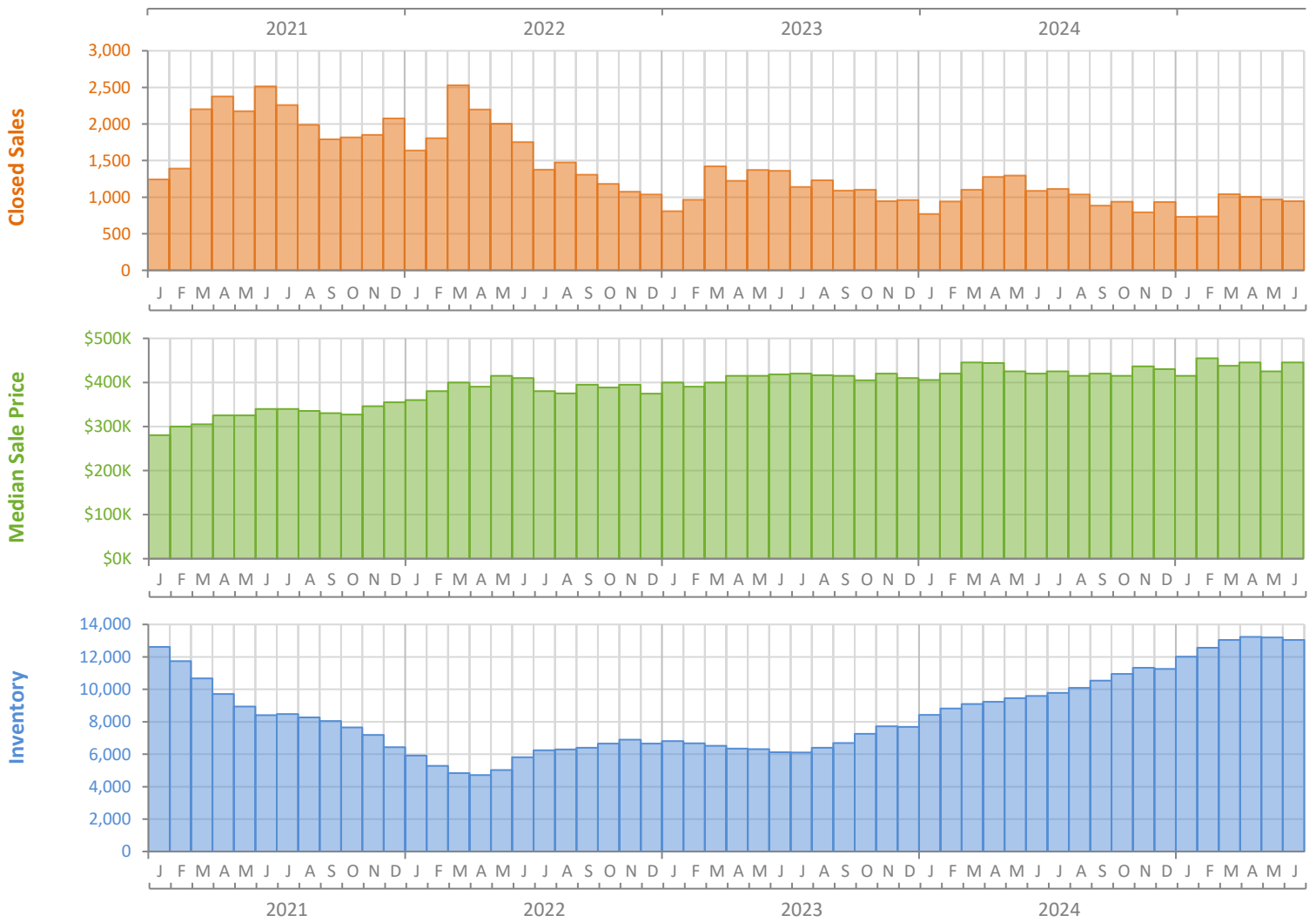
# Monthly Market Summary - June 2025

## Townhouses and Condos

### Miami-Dade County



	June 2025	June 2024	Percent Change Year-over-Year
Closed Sales	945	1,085	-12.9%
Paid in Cash	466	541	-13.9%
Median Sale Price	\$445,000	\$420,000	6.0%
Average Sale Price	\$756,995	\$765,185	-1.1%
Dollar Volume	\$715.4 Million	\$830.2 Million	-13.8%
Med. Pct. of Orig. List Price Received	92.9%	94.9%	-2.1%
Median Time to Contract	68 Days	50 Days	36.0%
Median Time to Sale	107 Days	90 Days	18.9%
New Pending Sales	1,007	1,128	-10.7%
New Listings	1,974	2,057	-4.0%
Pending Inventory	1,533	1,808	-15.2%
Inventory (Active Listings)	13,046	9,588	36.1%
Months Supply of Inventory	14.1	8.9	58.4%



# Monthly Distressed Market - June 2025

## Townhouses and Condos

### Miami-Dade County



		June 2025	June 2024	Percent Change Year-over-Year
Traditional	Closed Sales	933	1,079	-13.5%
	Median Sale Price	\$446,649	\$420,000	6.3%
Foreclosure/REO	Closed Sales	8	5	60.0%
	Median Sale Price	\$263,250	\$290,000	-9.2%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	\$235,000	\$270,000	-13.0%

