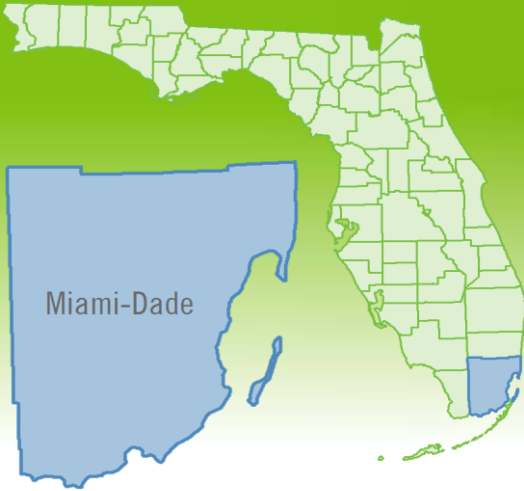


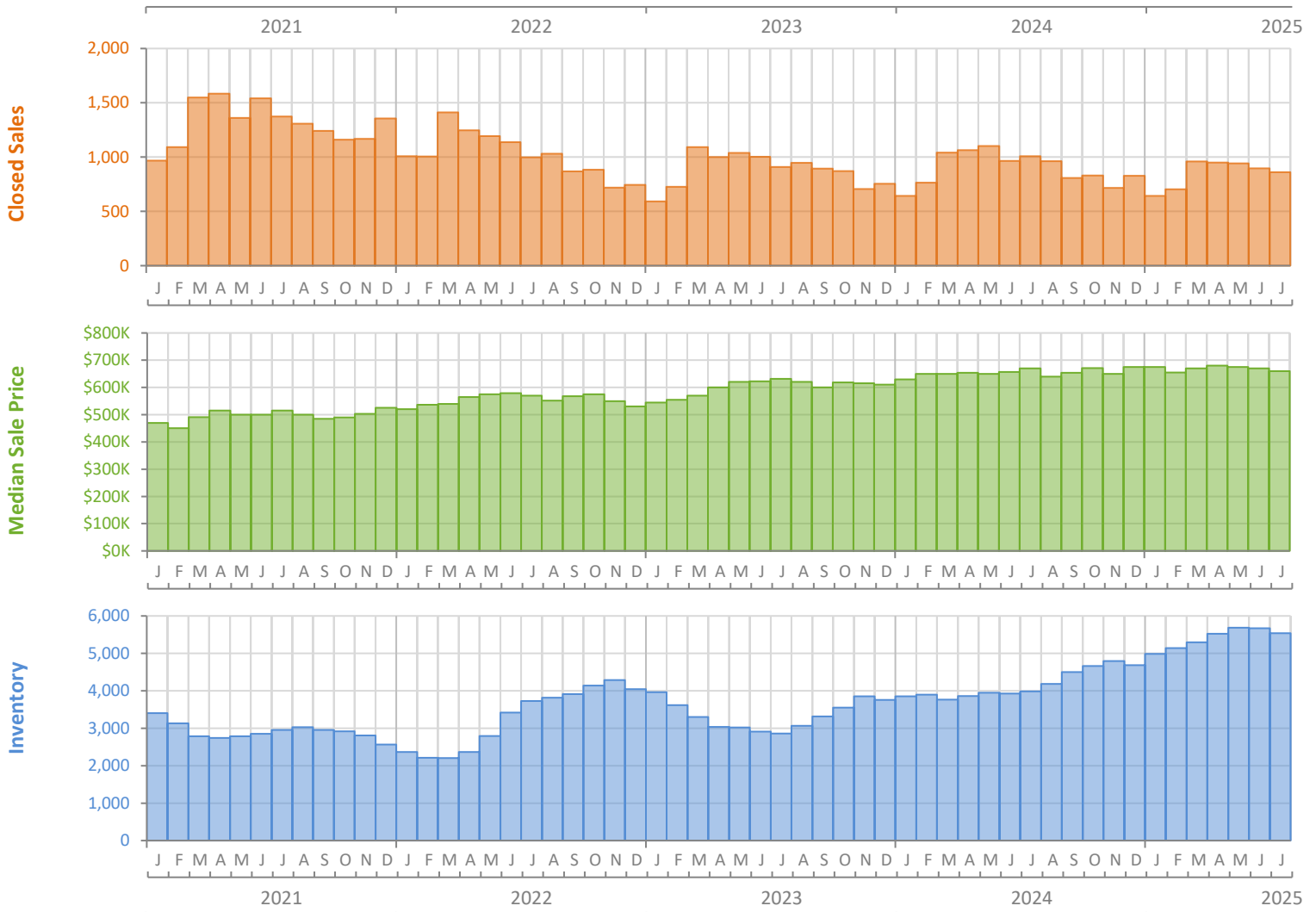
# Monthly Market Summary - July 2025

## Single-Family Homes

### Miami-Dade County



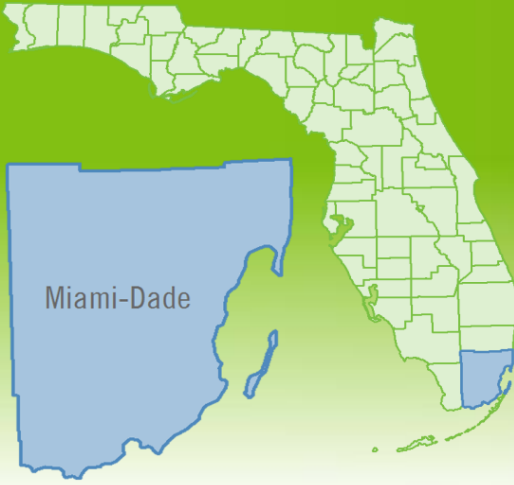
	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	861	1,008	-14.6%
Paid in Cash	213	232	-8.2%
Median Sale Price	\$660,000	\$670,000	-1.5%
Average Sale Price	\$1,265,083	\$1,192,280	6.1%
Dollar Volume	\$1.1 Billion	\$1.2 Billion	-9.4%
Med. Pct. of Orig. List Price Received	94.1%	96.6%	-2.6%
Median Time to Contract	44 Days	29 Days	51.7%
Median Time to Sale	85 Days	72 Days	18.1%
New Pending Sales	949	1,030	-7.9%
New Listings	1,395	1,468	-5.0%
Pending Inventory	1,349	1,536	-12.2%
Inventory (Active Listings)	5,539	3,988	38.9%
Months Supply of Inventory	6.6	4.4	50.0%



# Monthly Distressed Market - July 2025

## Single-Family Homes

### Miami-Dade County



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	841	992	-15.2%
	Median Sale Price	\$662,000	\$670,000	-1.2%
Foreclosure/REO	Closed Sales	16	13	23.1%
	Median Sale Price	\$553,750	\$525,000	5.5%
Short Sale	Closed Sales	4	3	33.3%
	Median Sale Price	\$485,000	\$555,000	-12.6%

