

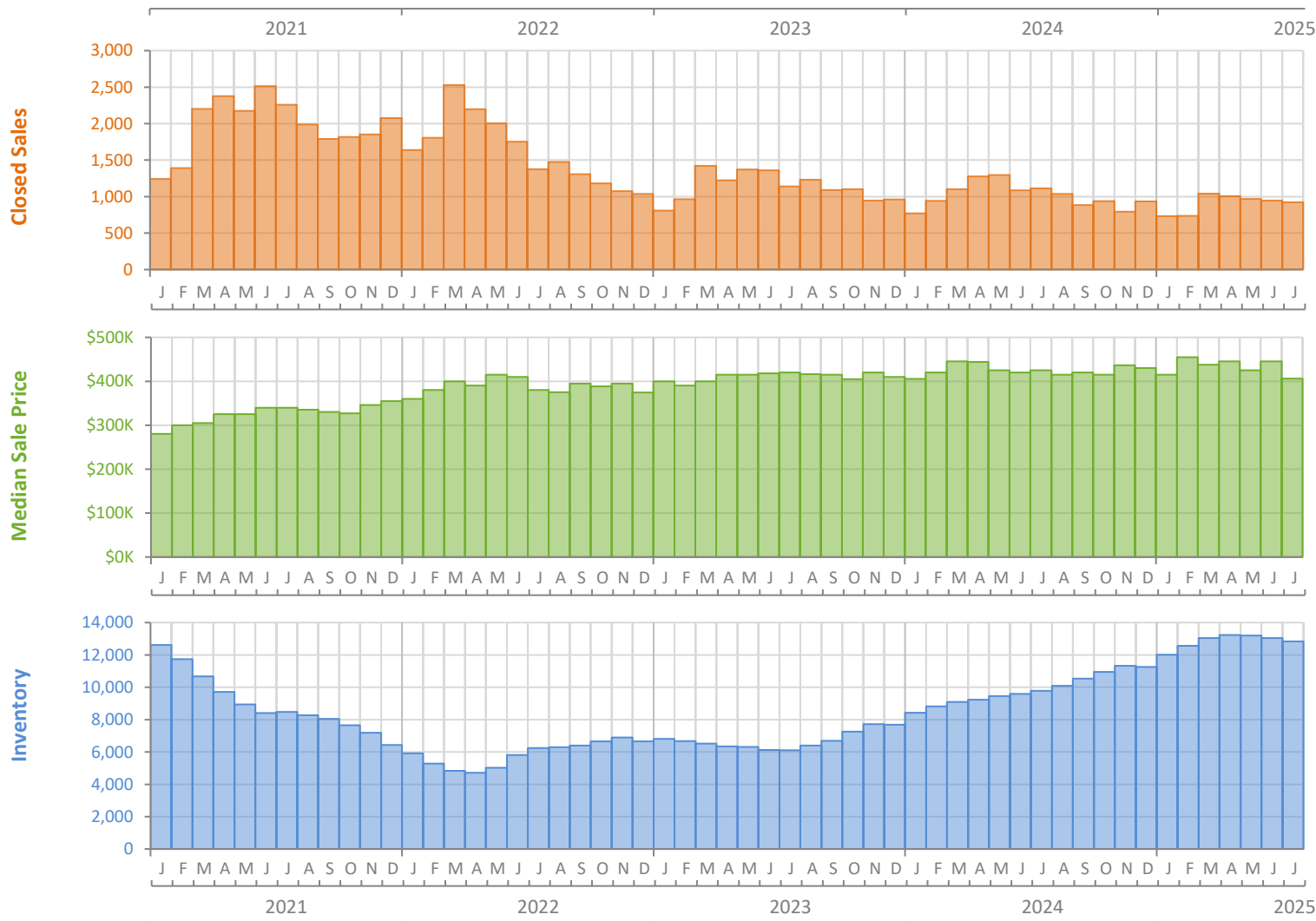
Monthly Market Summary - July 2025

Townhouses and Condos

Miami-Dade County



	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	921	1,114	-17.3%
Paid in Cash	449	524	-14.3%
Median Sale Price	\$406,000	\$424,950	-4.5%
Average Sale Price	\$838,728	\$728,917	15.1%
Dollar Volume	\$772.5 Million	\$812.0 Million	-4.9%
Med. Pct. of Orig. List Price Received	92.7%	94.8%	-2.2%
Median Time to Contract	65 Days	51 Days	27.5%
Median Time to Sale	107 Days	92 Days	16.3%
New Pending Sales	1,032	1,099	-6.1%
New Listings	1,967	2,054	-4.2%
Pending Inventory	1,522	1,656	-8.1%
Inventory (Active Listings)	12,838	9,775	31.3%
Months Supply of Inventory	14.1	9.1	54.9%



Monthly Distressed Market - July 2025

Townhouses and Condos

Miami-Dade County



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	912	1,104	-17.4%
	Median Sale Price	\$407,500	\$425,000	-4.1%
Foreclosure/REO	Closed Sales	7	8	-12.5%
	Median Sale Price	\$393,200	\$233,050	68.7%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$311,500	\$263,675	18.1%

