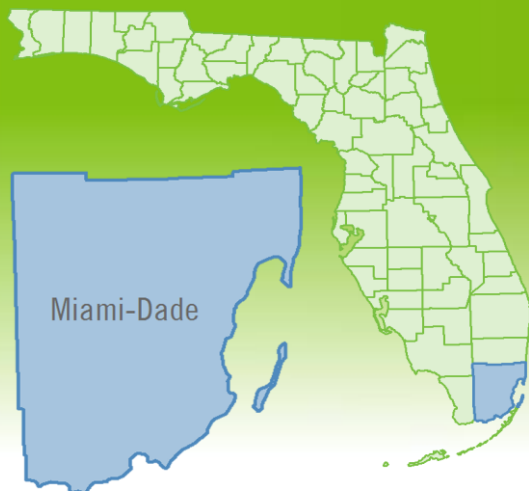


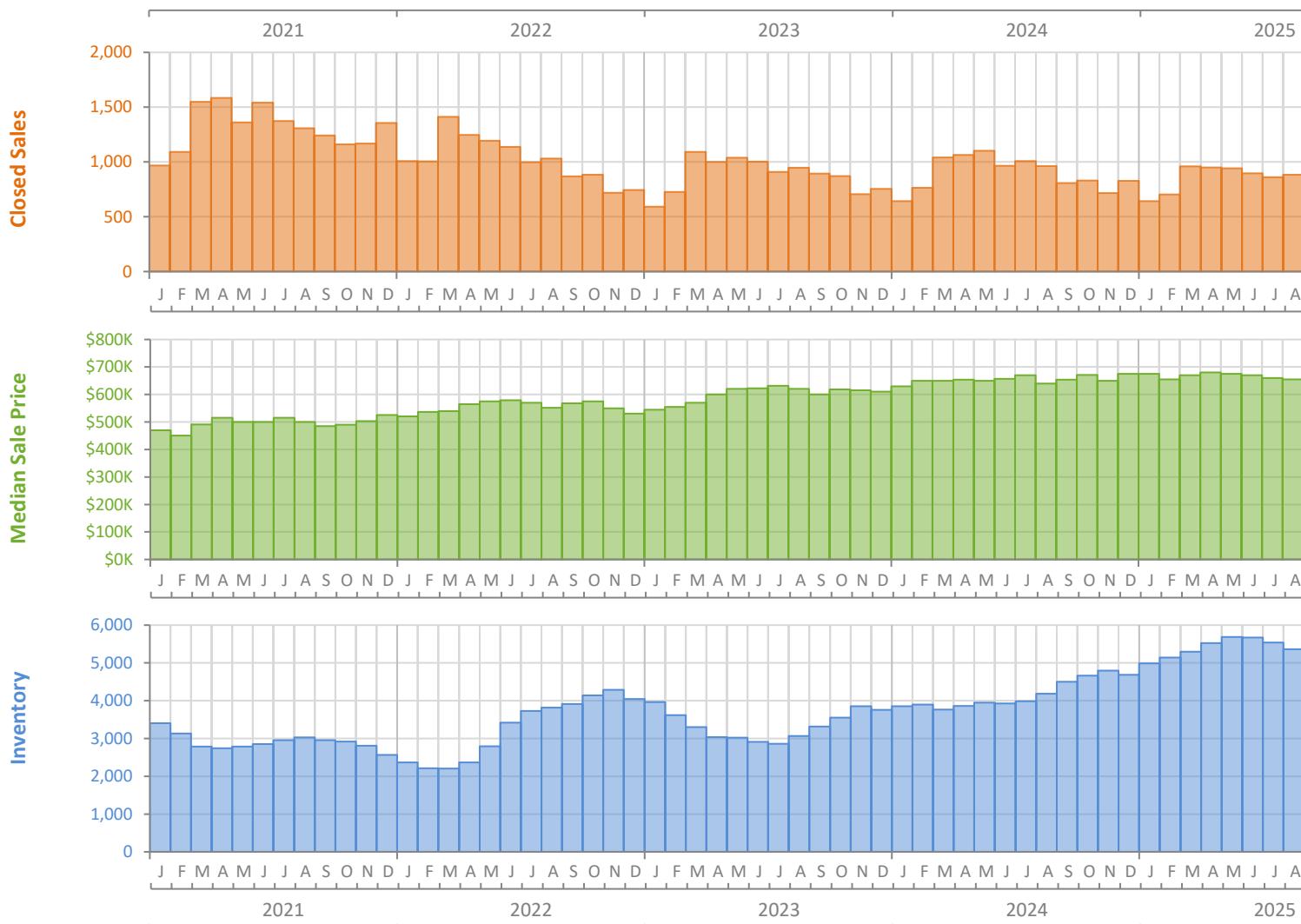
Monthly Market Summary - August 2025

Single-Family Homes

Miami-Dade County



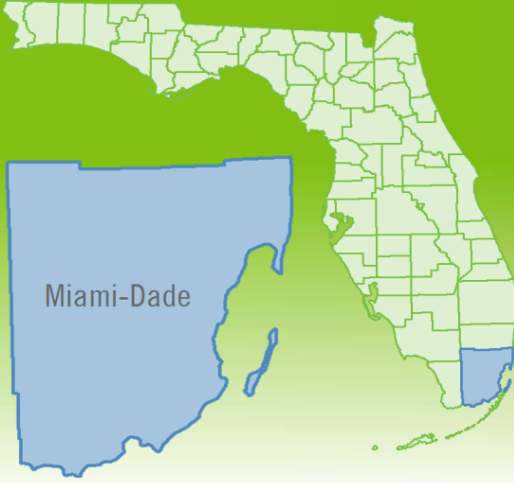
	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	885	964	-8.2%
Paid in Cash	202	208	-2.9%
Median Sale Price	\$655,000	\$640,000	2.3%
Average Sale Price	\$1,153,569	\$1,042,133	10.7%
Dollar Volume	\$1.0 Billion	\$1.0 Billion	1.6%
Med. Pct. of Orig. List Price Received	94.1%	96.8%	-2.8%
Median Time to Contract	51 Days	27 Days	88.9%
Median Time to Sale	91 Days	70 Days	30.0%
New Pending Sales	966	971	-0.5%
New Listings	1,317	1,477	-10.8%
Pending Inventory	1,364	1,435	-4.9%
Inventory (Active Listings)	5,361	4,183	28.2%
Months Supply of Inventory	6.4	4.7	36.2%



Monthly Distressed Market - August 2025

Single-Family Homes

Miami-Dade County



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	872	954	-8.6%
	Median Sale Price	\$655,000	\$641,450	2.1%
Foreclosure/REO	Closed Sales	12	9	33.3%
	Median Sale Price	\$501,500	\$450,750	11.3%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$655,000	\$551,000	18.9%

