

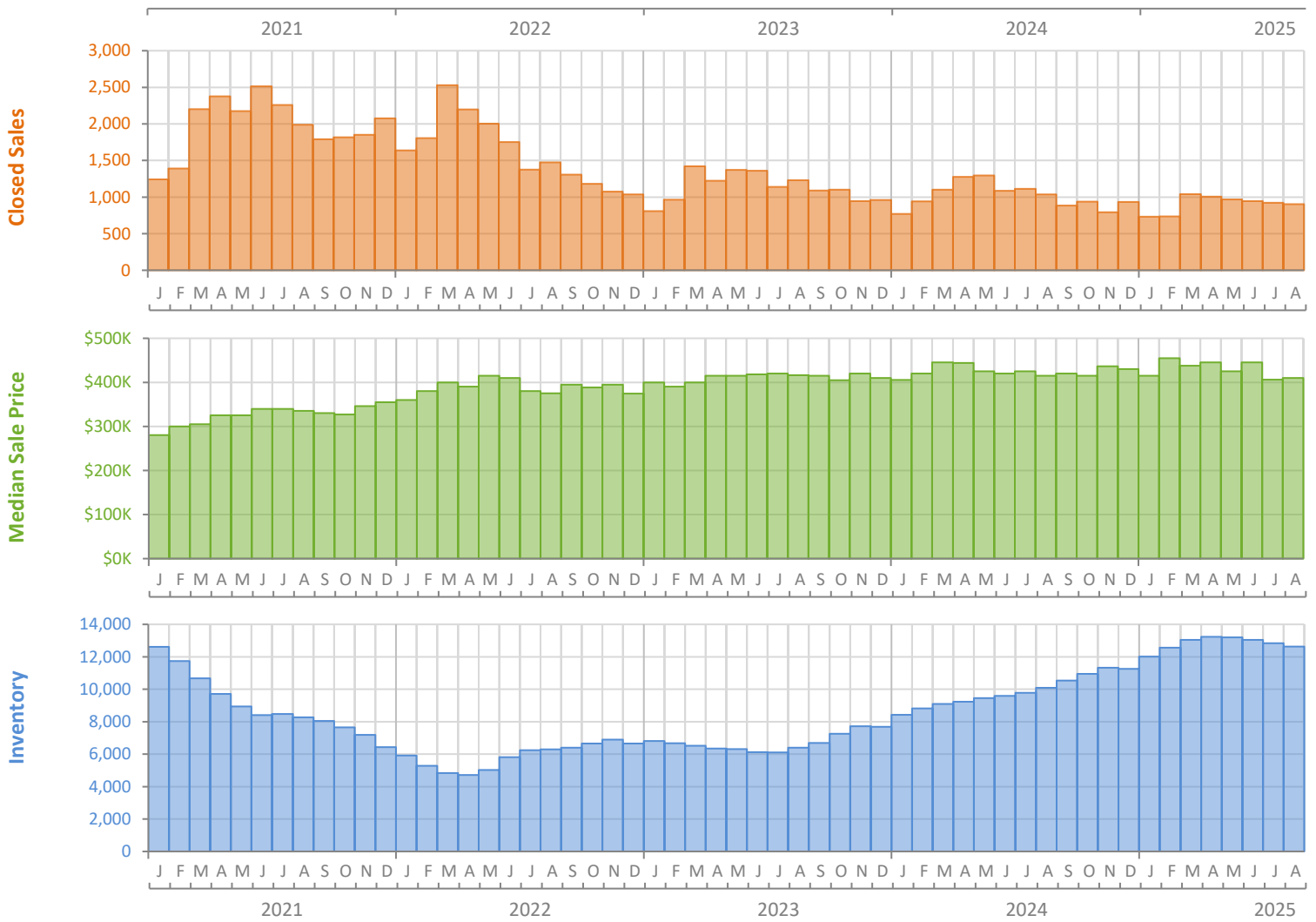
Monthly Market Summary - August 2025

Townhouses and Condos

Miami-Dade County



	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	903	1,038	-13.0%
Paid in Cash	434	450	-3.6%
Median Sale Price	\$410,000	\$415,000	-1.2%
Average Sale Price	\$743,868	\$657,513	13.1%
Dollar Volume	\$671.7 Million	\$682.5 Million	-1.6%
Med. Pct. of Orig. List Price Received	92.4%	94.8%	-2.5%
Median Time to Contract	67 Days	48 Days	39.6%
Median Time to Sale	106 Days	87 Days	21.8%
New Pending Sales	992	1,069	-7.2%
New Listings	1,960	2,191	-10.5%
Pending Inventory	1,531	1,574	-2.7%
Inventory (Active Listings)	12,637	10,094	25.2%
Months Supply of Inventory	14.0	9.5	47.4%



Monthly Distressed Market - August 2025

Townhouses and Condos

Miami-Dade County



		August 2025	August 2024	Percent Change Year-over-Year
Traditional	Closed Sales	884	1,030	-14.2%
	Median Sale Price	\$410,583	\$415,000	-1.1%
Foreclosure/REO	Closed Sales	18	5	260.0%
	Median Sale Price	\$281,250	\$265,000	6.1%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$260,000	\$400,000	-35.0%

