

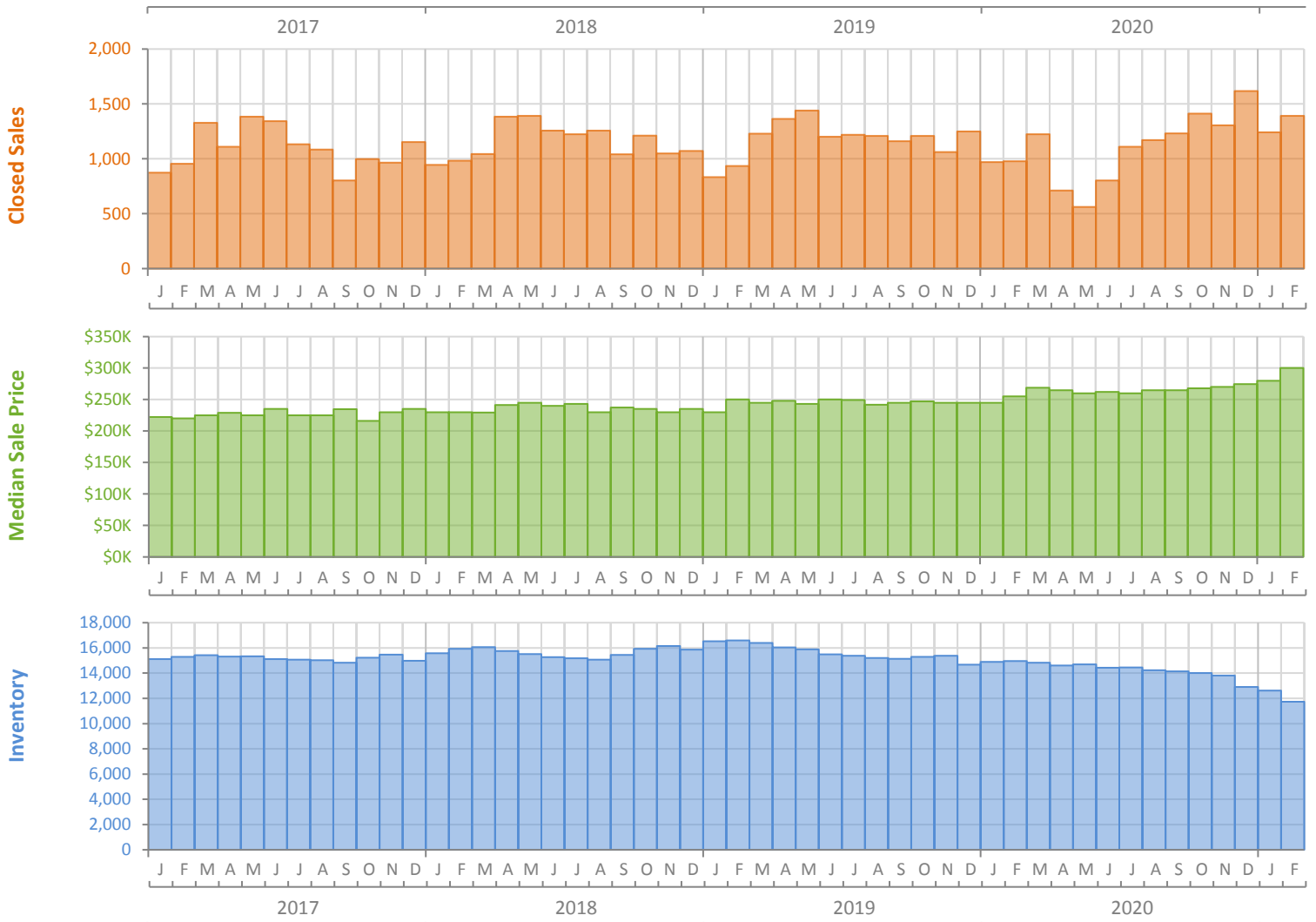
# Monthly Market Summary - February 2021

## Townhouses and Condos

### Miami-Dade County



	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	1,392	978	42.3%
Paid in Cash	666	504	32.1%
Median Sale Price	\$300,000	\$255,000	17.6%
Average Sale Price	\$617,292	\$380,764	62.1%
Dollar Volume	\$859.3 Million	\$372.4 Million	130.7%
Med. Pct. of Orig. List Price Received	94.3%	94.0%	0.3%
Median Time to Contract	60 Days	85 Days	-29.4%
Median Time to Sale	104 Days	127 Days	-18.1%
New Pending Sales	2,480	1,528	62.3%
New Listings	2,454	2,268	8.2%
Pending Inventory	3,866	2,499	54.7%
Inventory (Active Listings)	11,735	14,960	-21.6%
Months Supply of Inventory	10.2	12.6	-19.0%



# Monthly Distressed Market - February 2021

## Townhouses and Condos

### Miami-Dade County



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	1,370	939	45.9%
	Median Sale Price	\$300,000	\$260,000	15.4%
Foreclosure/REO	Closed Sales	17	34	-50.0%
	Median Sale Price	\$161,500	\$170,000	-5.0%
Short Sale	Closed Sales	5	5	0.0%
	Median Sale Price	\$152,000	\$160,000	-5.0%

