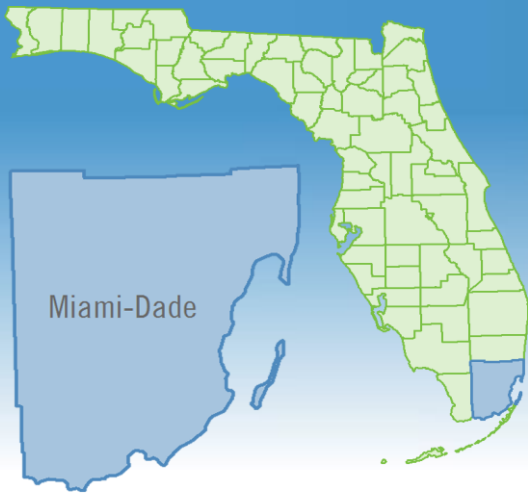


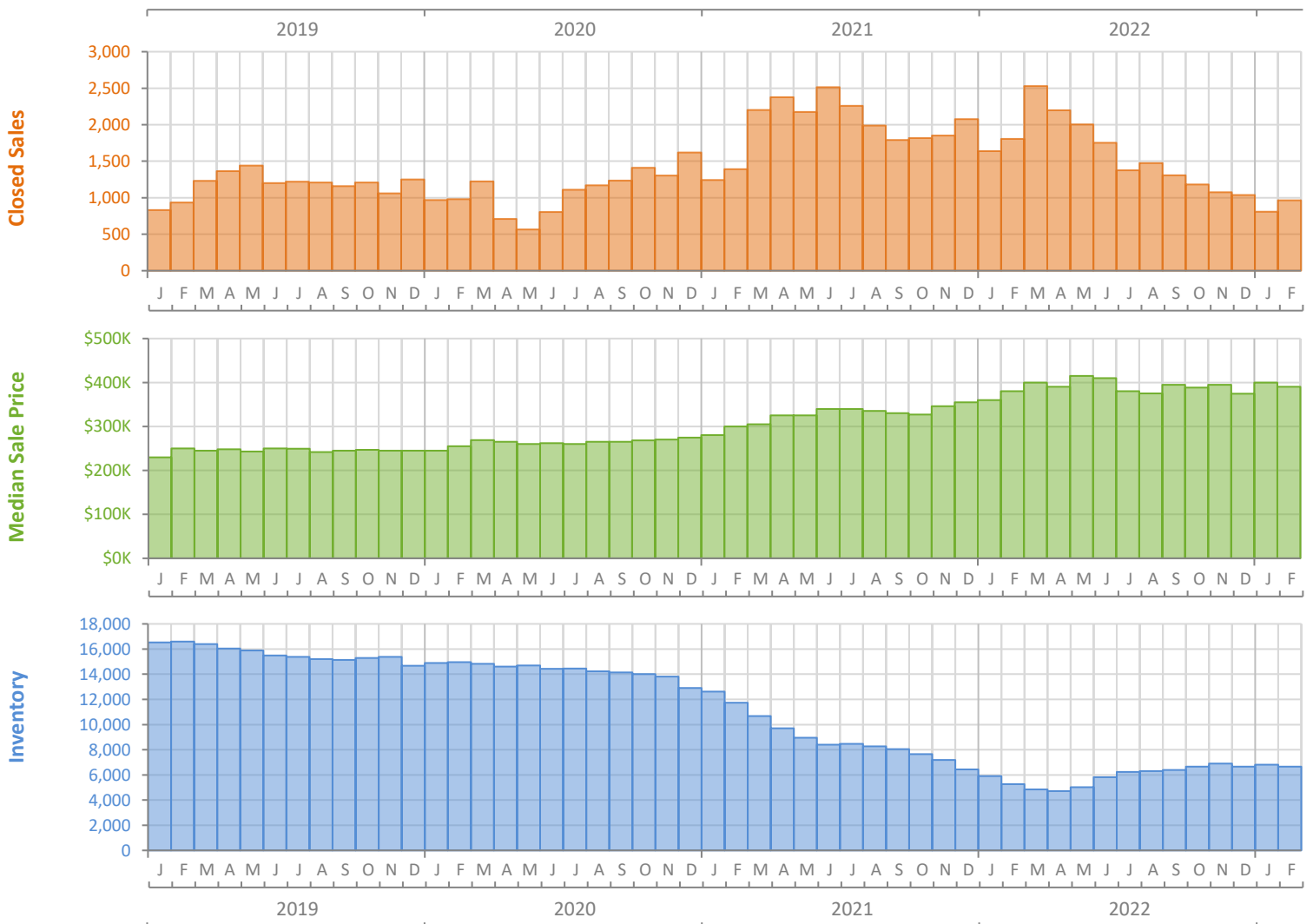
Monthly Market Summary - February 2023

Townhouses and Condos

Miami-Dade County



	February 2023	February 2022	Percent Change Year-over-Year
Closed Sales	965	1,807	-46.6%
Paid in Cash	539	958	-43.7%
Median Sale Price	\$390,000	\$380,000	2.6%
Average Sale Price	\$686,561	\$725,901	-5.4%
Dollar Volume	\$662.5 Million	\$1.3 Billion	-49.5%
Med. Pct. of Orig. List Price Received	95.7%	97.8%	-2.1%
Median Time to Contract	45 Days	38 Days	18.4%
Median Time to Sale	82 Days	81 Days	1.2%
New Pending Sales	1,461	2,595	-43.7%
New Listings	1,871	2,419	-22.7%
Pending Inventory	2,253	4,220	-46.6%
Inventory (Active Listings)	6,665	5,272	26.4%
Months Supply of Inventory	4.5	2.6	73.1%



Monthly Distressed Market - February 2023

Townhouses and Condos

Miami-Dade County



		February 2023	February 2022	Percent Change Year-over-Year
Traditional	Closed Sales	958	1,785	-46.3%
	Median Sale Price	\$395,000	\$380,000	3.9%
Foreclosure/REO	Closed Sales	7	16	-56.3%
	Median Sale Price	\$271,000	\$288,000	-5.9%
Short Sale	Closed Sales	0	6	-100.0%
	Median Sale Price	(No Sales)	\$165,000	N/A

