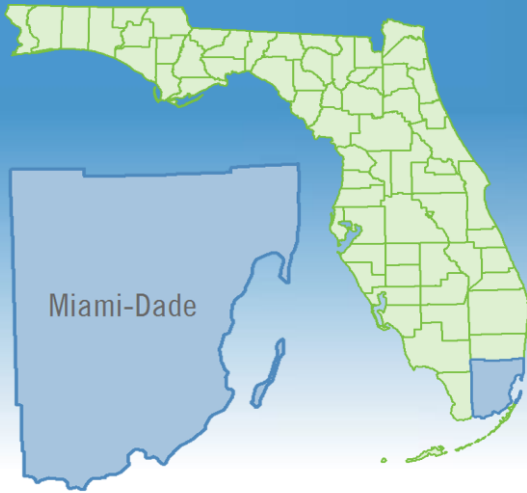


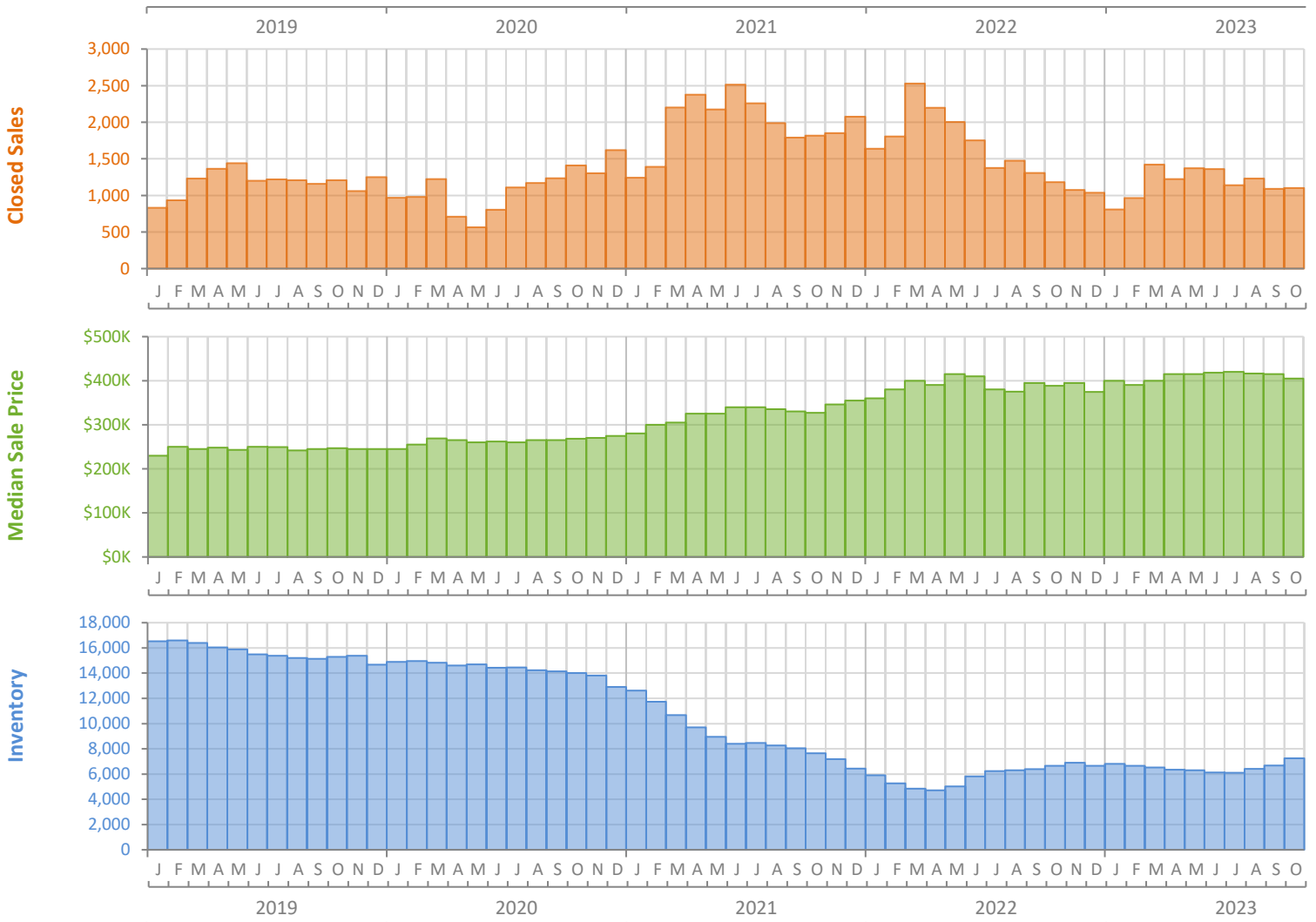
# Monthly Market Summary - October 2023

## Townhouses and Condos

### Miami-Dade County



	October 2023	October 2022	Percent Change Year-over-Year
Closed Sales	1,100	1,183	-7.0%
Paid in Cash	569	572	-0.5%
Median Sale Price	\$405,000	\$388,531	4.2%
Average Sale Price	\$652,621	\$632,420	3.2%
Dollar Volume	\$717.9 Million	\$748.2 Million	-4.0%
Med. Pct. of Orig. List Price Received	96.6%	96.9%	-0.3%
Median Time to Contract	33 Days	31 Days	6.5%
Median Time to Sale	75 Days	71 Days	5.6%
New Pending Sales	1,074	1,171	-8.3%
New Listings	2,072	1,833	13.0%
Pending Inventory	1,609	1,897	-15.2%
Inventory (Active Listings)	7,255	6,657	9.0%
Months Supply of Inventory	6.3	3.8	65.8%



# Monthly Distressed Market - October 2023

## Townhouses and Condos

### Miami-Dade County



		October 2023	October 2022	Percent Change Year-over-Year
Traditional	Closed Sales	1,090	1,170	-6.8%
	Median Sale Price	\$406,245	\$390,000	4.2%
Foreclosure/REO	Closed Sales	6	8	-25.0%
	Median Sale Price	\$257,000	\$268,250	-4.2%
Short Sale	Closed Sales	4	5	-20.0%
	Median Sale Price	\$341,000	\$265,000	28.7%

