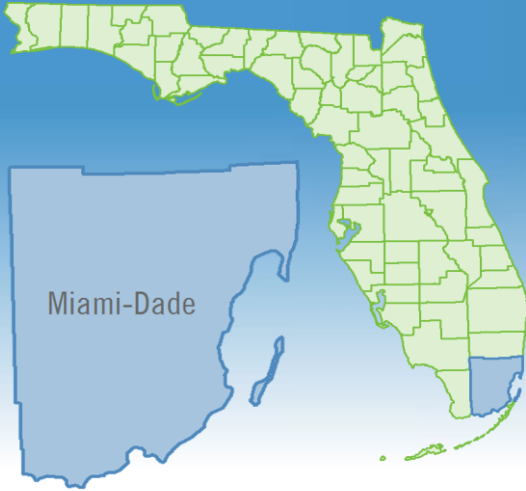


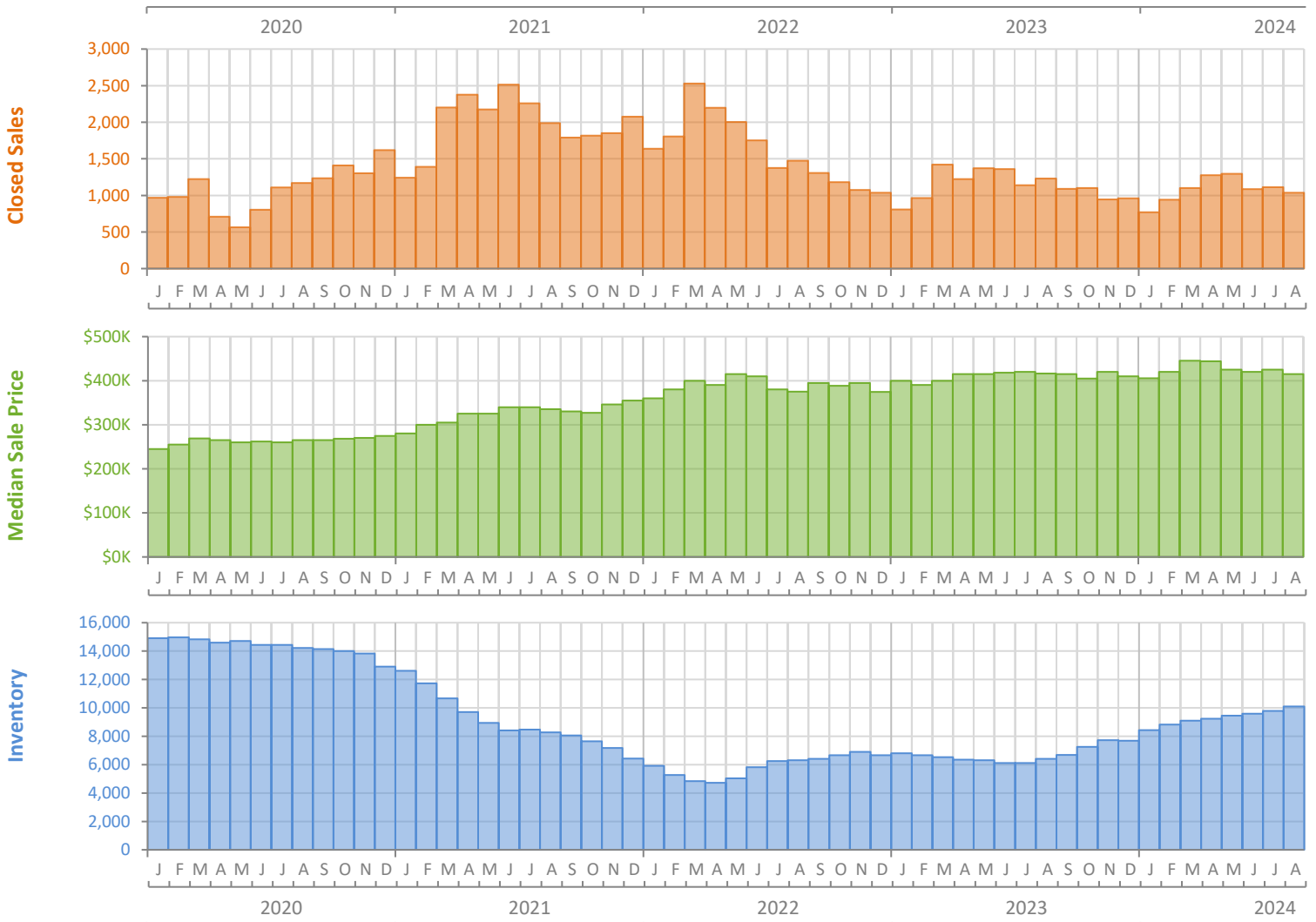
Monthly Market Summary - August 2024

Townhouses and Condos

Miami-Dade County



	August 2024	August 2023	Percent Change Year-over-Year
Closed Sales	1,038	1,230	-15.6%
Paid in Cash	450	612	-26.5%
Median Sale Price	\$415,000	\$416,000	-0.2%
Average Sale Price	\$657,513	\$694,996	-5.4%
Dollar Volume	\$682.5 Million	\$854.8 Million	-20.2%
Med. Pct. of Orig. List Price Received	94.8%	96.5%	-1.8%
Median Time to Contract	48 Days	34 Days	41.2%
Median Time to Sale	87 Days	76 Days	14.5%
New Pending Sales	1,069	1,322	-19.1%
New Listings	2,191	2,002	9.4%
Pending Inventory	1,574	1,923	-18.1%
Inventory (Active Listings)	10,094	6,405	57.6%
Months Supply of Inventory	9.5	5.4	75.9%



Monthly Distressed Market - August 2024

Townhouses and Condos

Miami-Dade County



		August 2024	August 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,030	1,220	-15.6%
	Median Sale Price	\$415,000	\$418,500	-0.8%
Foreclosure/REO	Closed Sales	5	7	-28.6%
	Median Sale Price	\$265,000	\$215,000	23.3%
Short Sale	Closed Sales	3	3	0.0%
	Median Sale Price	\$400,000	\$300,000	33.3%

