

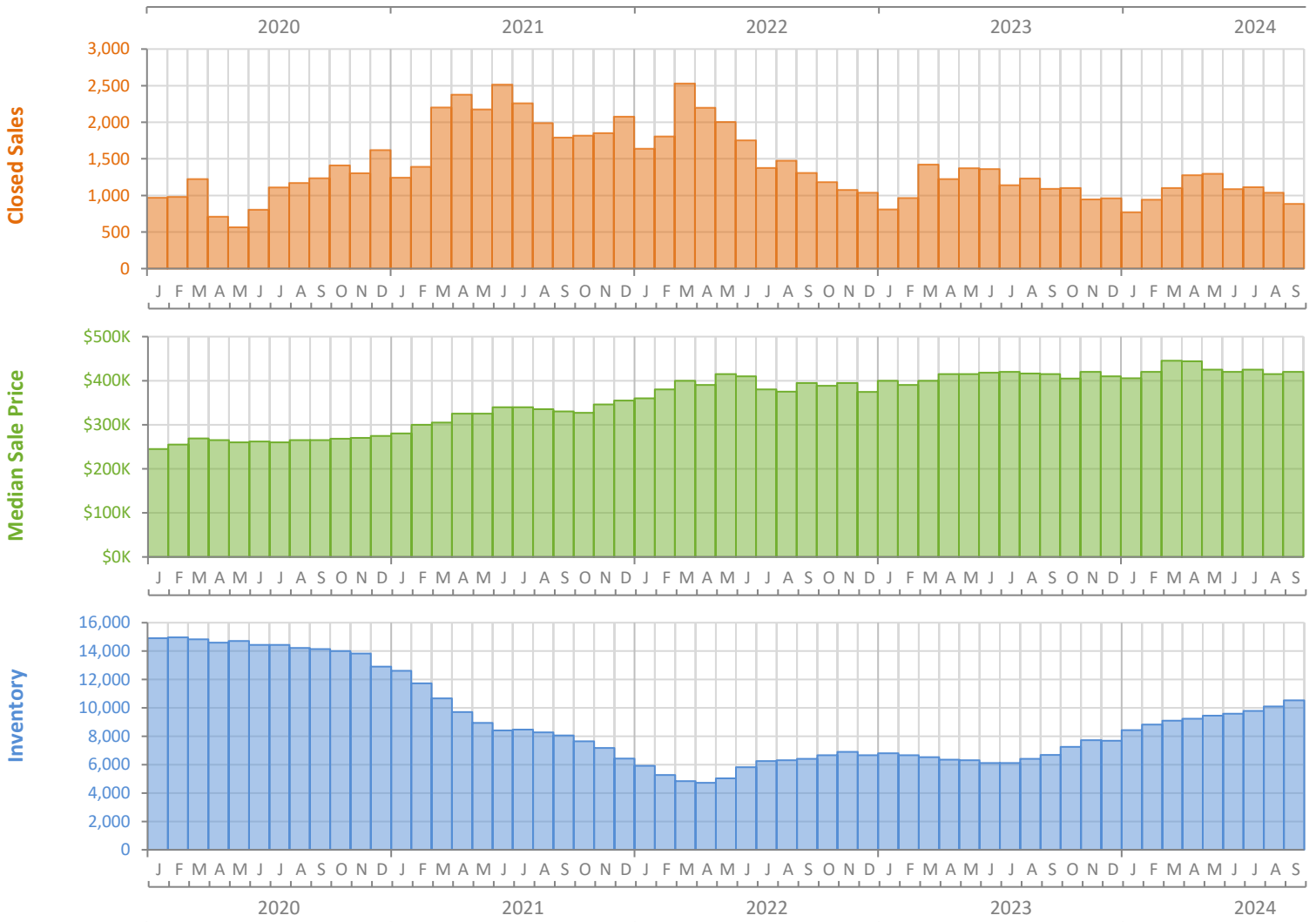
# Monthly Market Summary - September 2024

## Townhouses and Condos

### Miami-Dade County



	September 2024	September 2023	Percent Change Year-over-Year
Closed Sales	883	1,090	-19.0%
Paid in Cash	382	572	-33.2%
Median Sale Price	\$420,000	\$415,000	1.2%
Average Sale Price	\$648,757	\$628,135	3.3%
Dollar Volume	\$572.9 Million	\$684.7 Million	-16.3%
Med. Pct. of Orig. List Price Received	94.9%	96.6%	-1.8%
Median Time to Contract	51 Days	30 Days	70.0%
Median Time to Sale	93 Days	72 Days	29.2%
New Pending Sales	976	1,152	-15.3%
New Listings	2,190	1,928	13.6%
Pending Inventory	1,541	1,846	-16.5%
Inventory (Active Listings)	10,532	6,685	57.5%
Months Supply of Inventory	10.1	5.8	74.1%



# Monthly Distressed Market - September 2024

## Townhouses and Condos

### Miami-Dade County



		September 2024	September 2023	Percent Change Year-over-Year
Traditional	Closed Sales	872	1,085	-19.6%
	Median Sale Price	\$420,000	\$415,000	1.2%
Foreclosure/REO	Closed Sales	7	4	75.0%
	Median Sale Price	\$229,000	\$143,750	59.3%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	\$272,125	\$495,000	-45.0%

