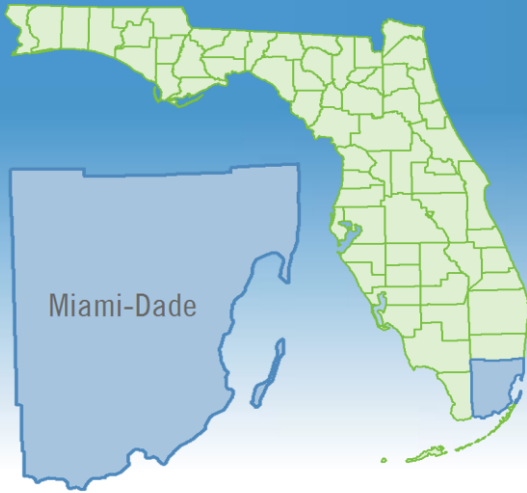


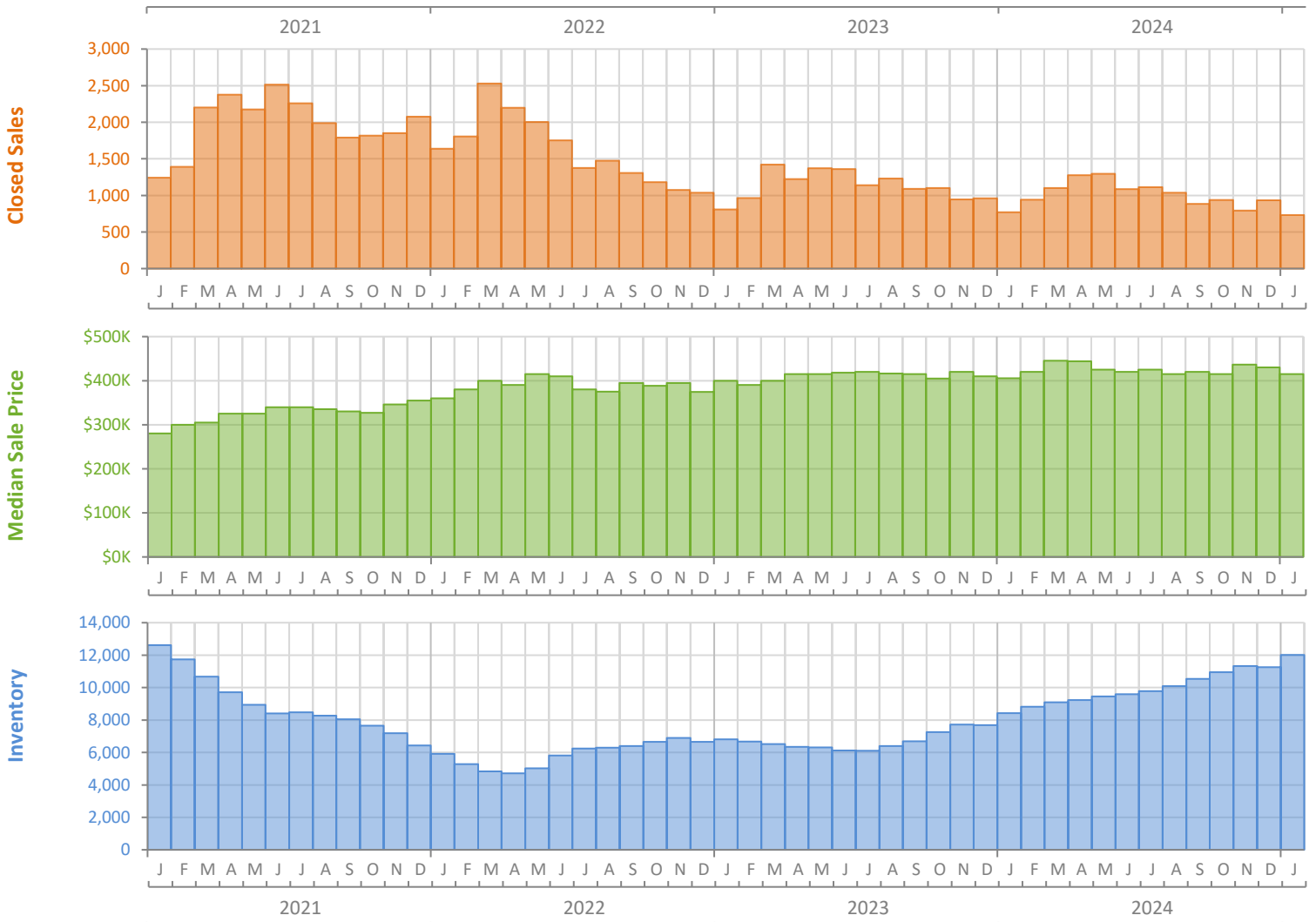
Monthly Market Summary - January 2025

Townhouses and Condos

Miami-Dade County



	January 2025	January 2024	Percent Change Year-over-Year
Closed Sales	733	770	-4.8%
Paid in Cash	386	404	-4.5%
Median Sale Price	\$415,000	\$405,750	2.3%
Average Sale Price	\$789,681	\$735,325	7.4%
Dollar Volume	\$578.8 Million	\$566.2 Million	2.2%
Med. Pct. of Orig. List Price Received	93.9%	94.9%	-1.1%
Median Time to Contract	64 Days	47 Days	36.2%
Median Time to Sale	108 Days	90 Days	20.0%
New Pending Sales	919	1,120	-17.9%
New Listings	2,609	2,440	6.9%
Pending Inventory	1,355	1,577	-14.1%
Inventory (Active Listings)	12,009	8,421	42.6%
Months Supply of Inventory	11.9	7.4	60.8%



Monthly Distressed Market - January 2025

Townhouses and Condos

Miami-Dade County



		January 2025	January 2024	Percent Change Year-over-Year
Traditional	Closed Sales	726	760	-4.5%
	Median Sale Price	\$417,500	\$409,500	2.0%
Foreclosure/REO	Closed Sales	6	9	-33.3%
	Median Sale Price	\$222,450	\$243,000	-8.5%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$324,300	\$748,000	-56.6%

