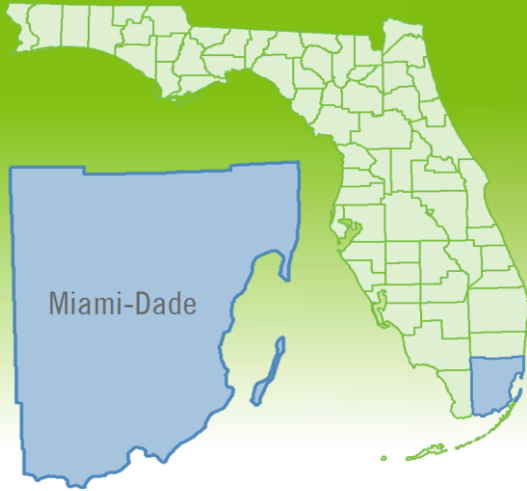


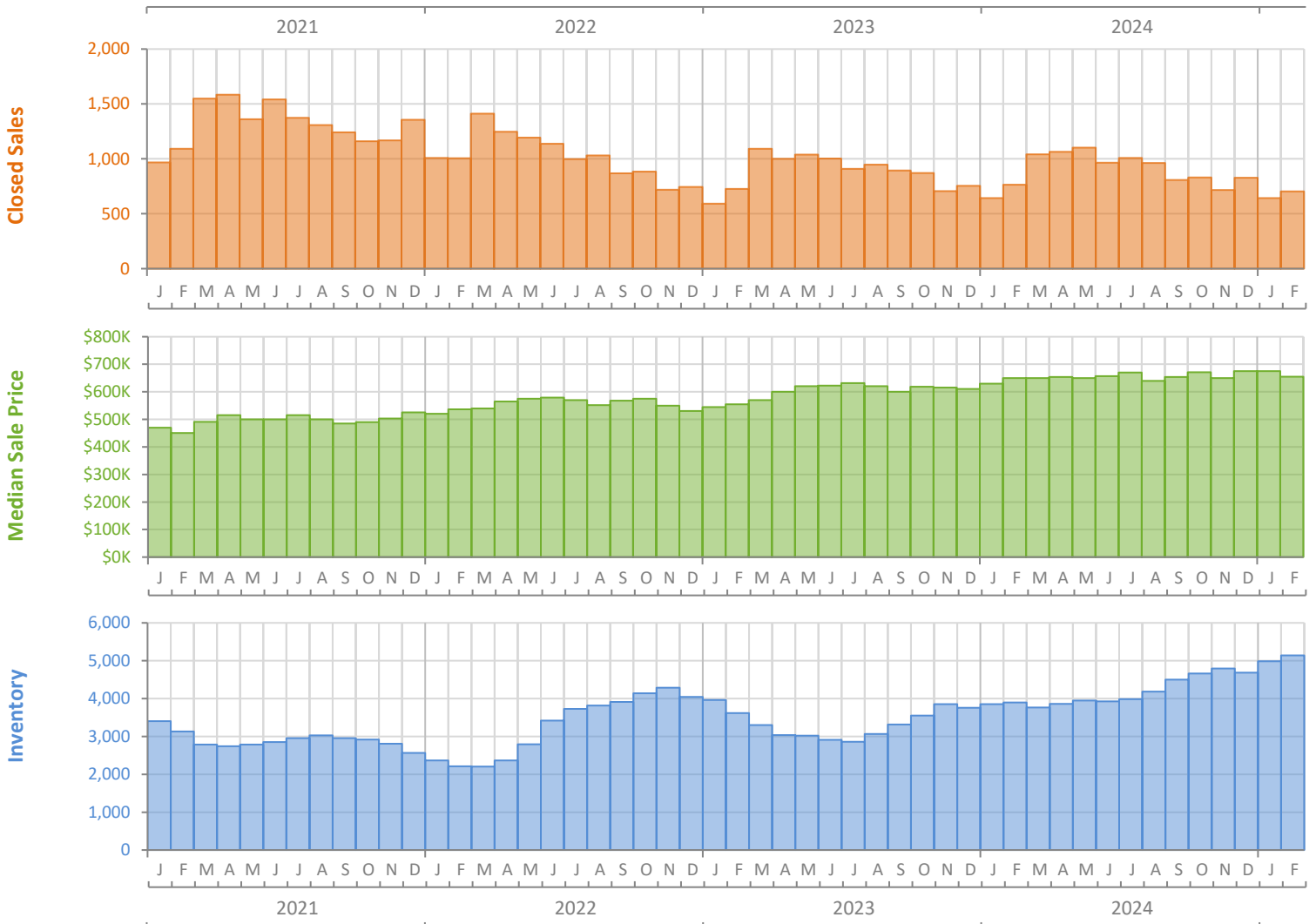
Monthly Market Summary - February 2025

Single-Family Homes

Miami-Dade County



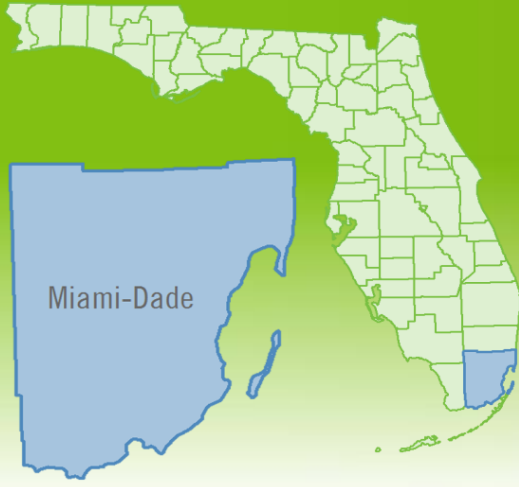
	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	703	764	-8.0%
Paid in Cash	187	222	-15.8%
Median Sale Price	\$655,000	\$650,000	0.8%
Average Sale Price	\$1,353,447	\$1,005,137	34.7%
Dollar Volume	\$951.5 Million	\$767.9 Million	23.9%
Med. Pct. of Orig. List Price Received	95.4%	96.4%	-1.0%
Median Time to Contract	46 Days	35 Days	31.4%
Median Time to Sale	88 Days	77 Days	14.3%
New Pending Sales	1,038	1,133	-8.4%
New Listings	1,587	1,492	6.4%
Pending Inventory	1,468	1,689	-13.1%
Inventory (Active Listings)	5,140	3,895	32.0%
Months Supply of Inventory	5.8	4.4	31.8%



Monthly Distressed Market - February 2025

Single-Family Homes

Miami-Dade County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	693	756	-8.3%
	Median Sale Price	\$655,000	\$650,000	0.8%
Foreclosure/REO	Closed Sales	7	7	0.0%
	Median Sale Price	\$510,000	\$525,000	-2.9%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$330,300	\$630,000	-47.6%

