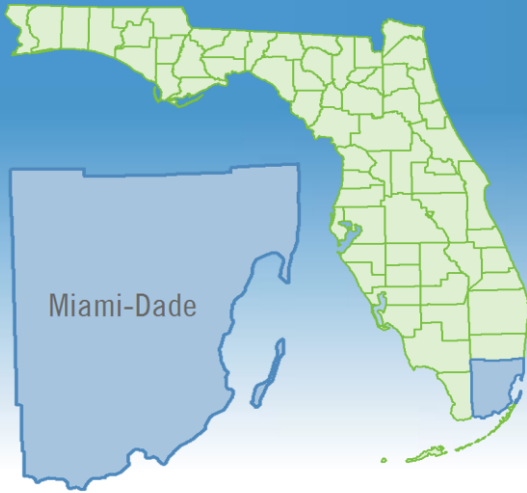


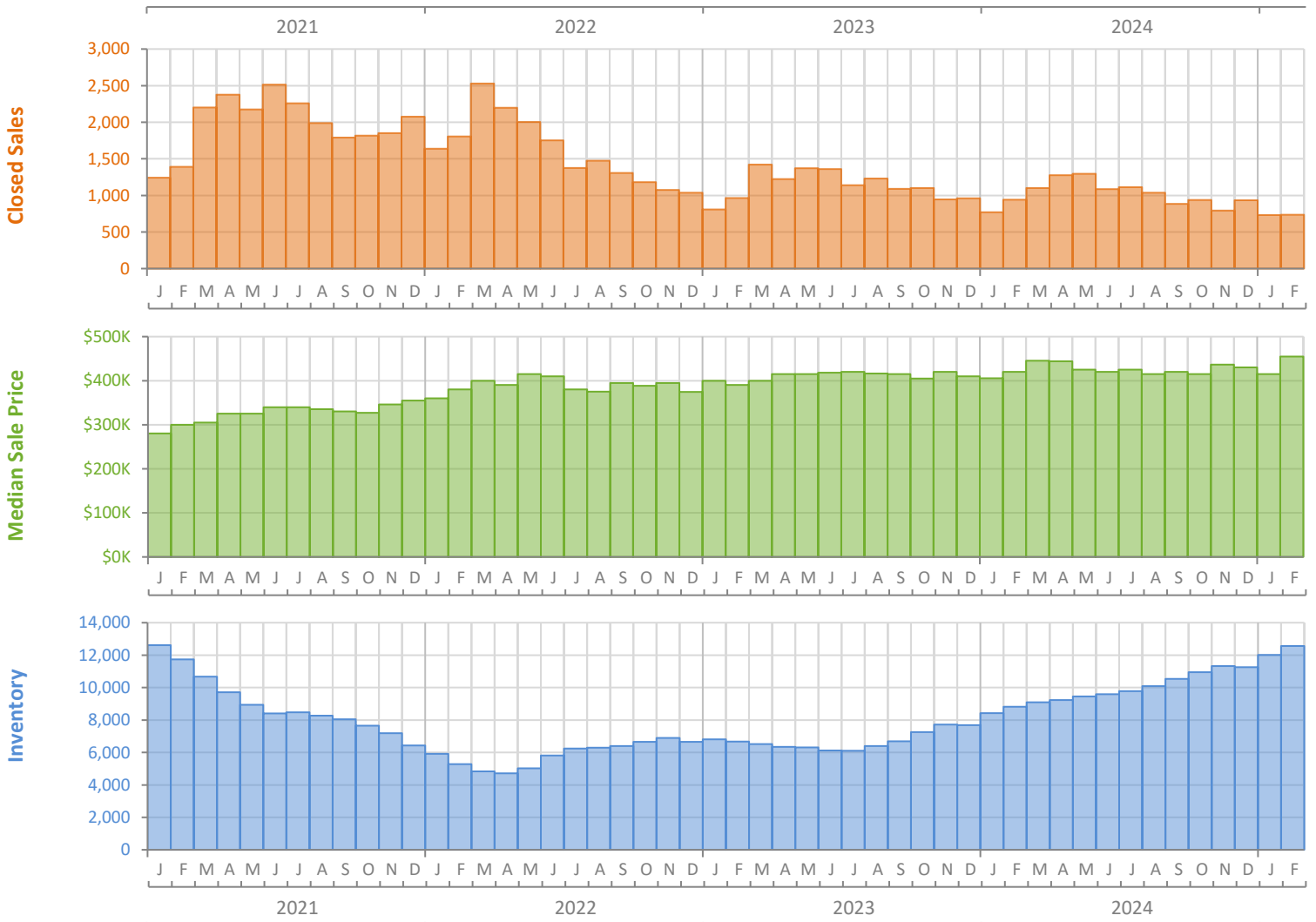
Monthly Market Summary - February 2025

Townhouses and Condos

Miami-Dade County



	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	737	941	-21.7%
Paid in Cash	400	517	-22.6%
Median Sale Price	\$455,000	\$420,000	8.3%
Average Sale Price	\$803,560	\$753,385	6.7%
Dollar Volume	\$592.2 Million	\$708.9 Million	-16.5%
Med. Pct. of Orig. List Price Received	94.0%	94.9%	-0.9%
Median Time to Contract	66 Days	49 Days	34.7%
Median Time to Sale	106 Days	87 Days	21.8%
New Pending Sales	1,109	1,365	-18.8%
New Listings	2,487	2,372	4.8%
Pending Inventory	1,660	1,888	-12.1%
Inventory (Active Listings)	12,568	8,826	42.4%
Months Supply of Inventory	12.6	7.8	61.5%



Monthly Distressed Market - February 2025

Townhouses and Condos

Miami-Dade County



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	726	932	-22.1%
	Median Sale Price	\$460,000	\$420,000	9.5%
Foreclosure/REO	Closed Sales	10	9	11.1%
	Median Sale Price	\$237,900	\$290,850	-18.2%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$320,000	(No Sales)	N/A

