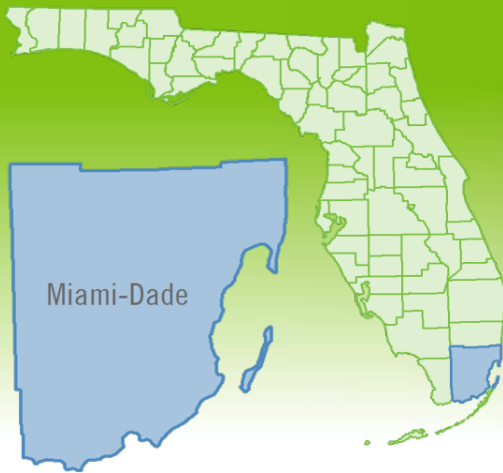


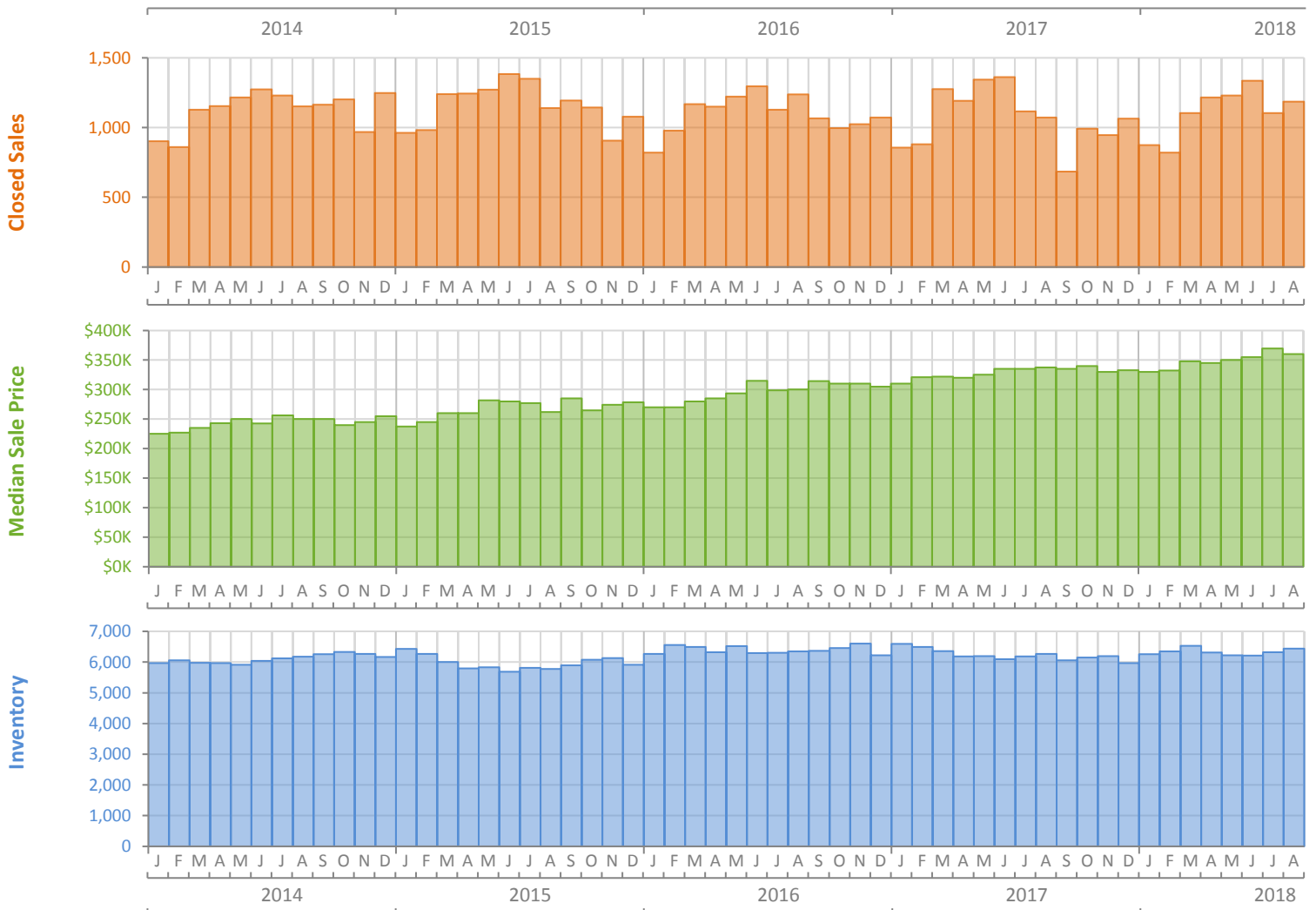
# Monthly Market Summary - August 2018

## Single Family Homes

### Miami-Dade County



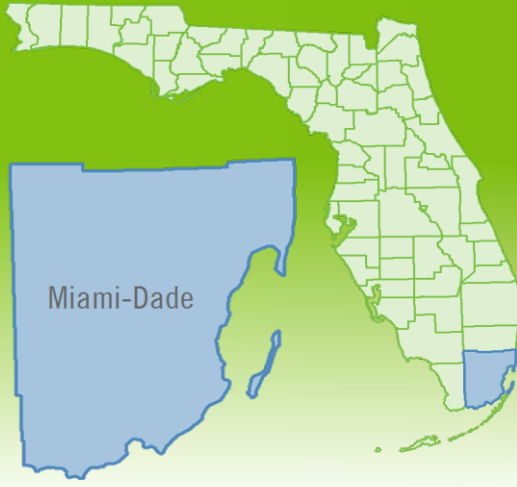
	August 2018	August 2017	Percent Change Year-over-Year
Closed Sales	1,186	1,073	10.5%
Paid in Cash	265	251	5.6%
Median Sale Price	\$360,000	\$337,500	6.7%
Average Sale Price	\$538,263	\$466,553	15.4%
Dollar Volume	\$638.4 Million	\$500.6 Million	27.5%
Med. Pct. of Orig. List Price Received	95.7%	95.5%	0.2%
Median Time to Contract	40 Days	45 Days	-11.1%
Median Time to Sale	89 Days	96 Days	-7.3%
New Pending Sales	1,398	1,433	-2.4%
New Listings	1,923	1,876	2.5%
Pending Inventory	2,485	2,933	-15.3%
Inventory (Active Listings)	6,436	6,268	2.7%
Months Supply of Inventory	6.1	5.7	7.0%



# Monthly Distressed Market - August 2018

## Single Family Homes

### Miami-Dade County



		August 2018	August 2017	Percent Change Year-over-Year
Traditional	Closed Sales	1,089	943	15.5%
	Median Sale Price	\$367,500	\$348,000	5.6%
Foreclosure/REO	Closed Sales	72	88	-18.2%
	Median Sale Price	\$271,428	\$247,000	9.9%
Short Sale	Closed Sales	25	42	-40.5%
	Median Sale Price	\$275,000	\$271,000	1.5%

