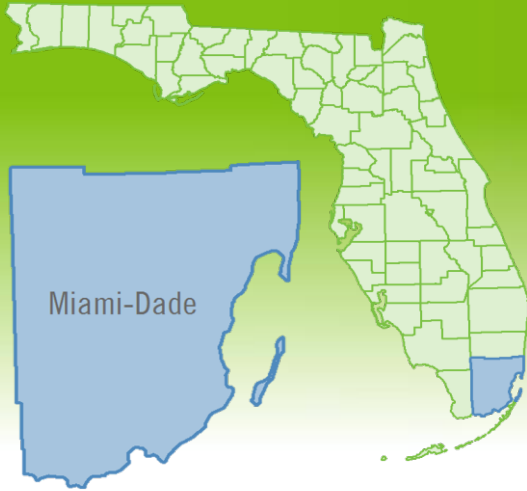


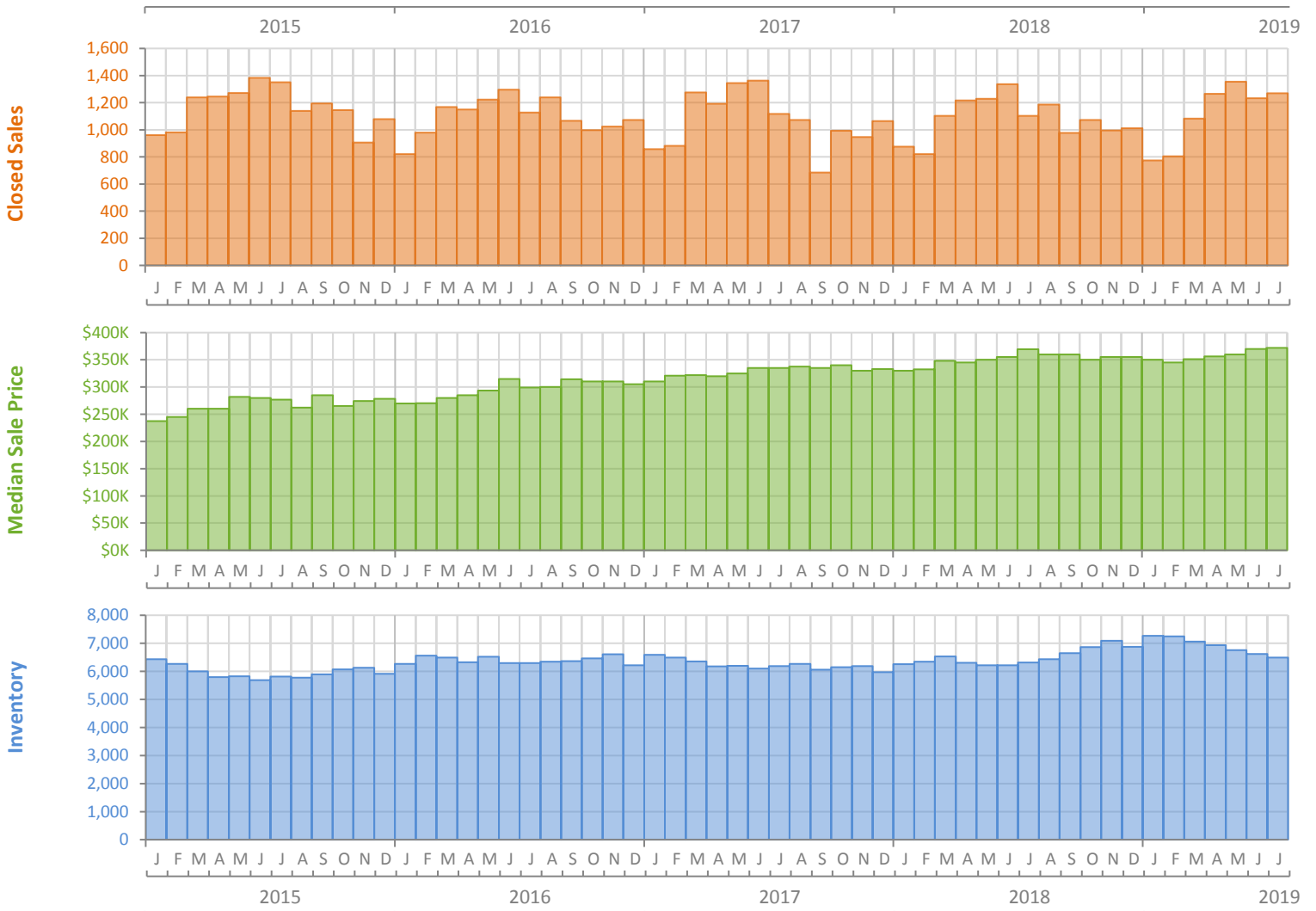
# Monthly Market Summary - July 2019

## Single Family Homes

### Miami-Dade County



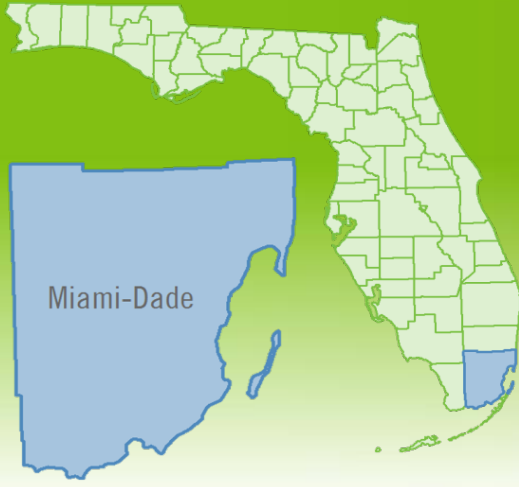
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	1,270	1,104	15.0%
Paid in Cash	233	242	-3.7%
Median Sale Price	\$372,000	\$369,450	0.7%
Average Sale Price	\$634,130	\$554,826	14.3%
Dollar Volume	\$805.3 Million	\$612.5 Million	31.5%
Med. Pct. of Orig. List Price Received	95.5%	95.4%	0.1%
Median Time to Contract	52 Days	45 Days	15.6%
Median Time to Sale	98 Days	91 Days	7.7%
New Pending Sales	1,367	1,266	8.0%
New Listings	1,608	1,808	-11.1%
Pending Inventory	2,509	2,660	-5.7%
Inventory (Active Listings)	6,489	6,318	2.7%
Months Supply of Inventory	6.0	6.1	-1.6%



# Monthly Distressed Market - July 2019

## Single Family Homes

### Miami-Dade County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	1,198	1,030	16.3%
	Median Sale Price	\$377,500	\$372,250	1.4%
Foreclosure/REO	Closed Sales	55	51	7.8%
	Median Sale Price	\$280,000	\$251,500	11.3%
Short Sale	Closed Sales	17	23	-26.1%
	Median Sale Price	\$291,000	\$240,000	21.3%

