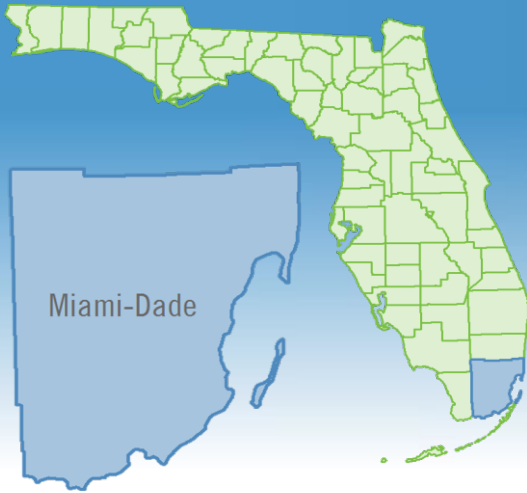


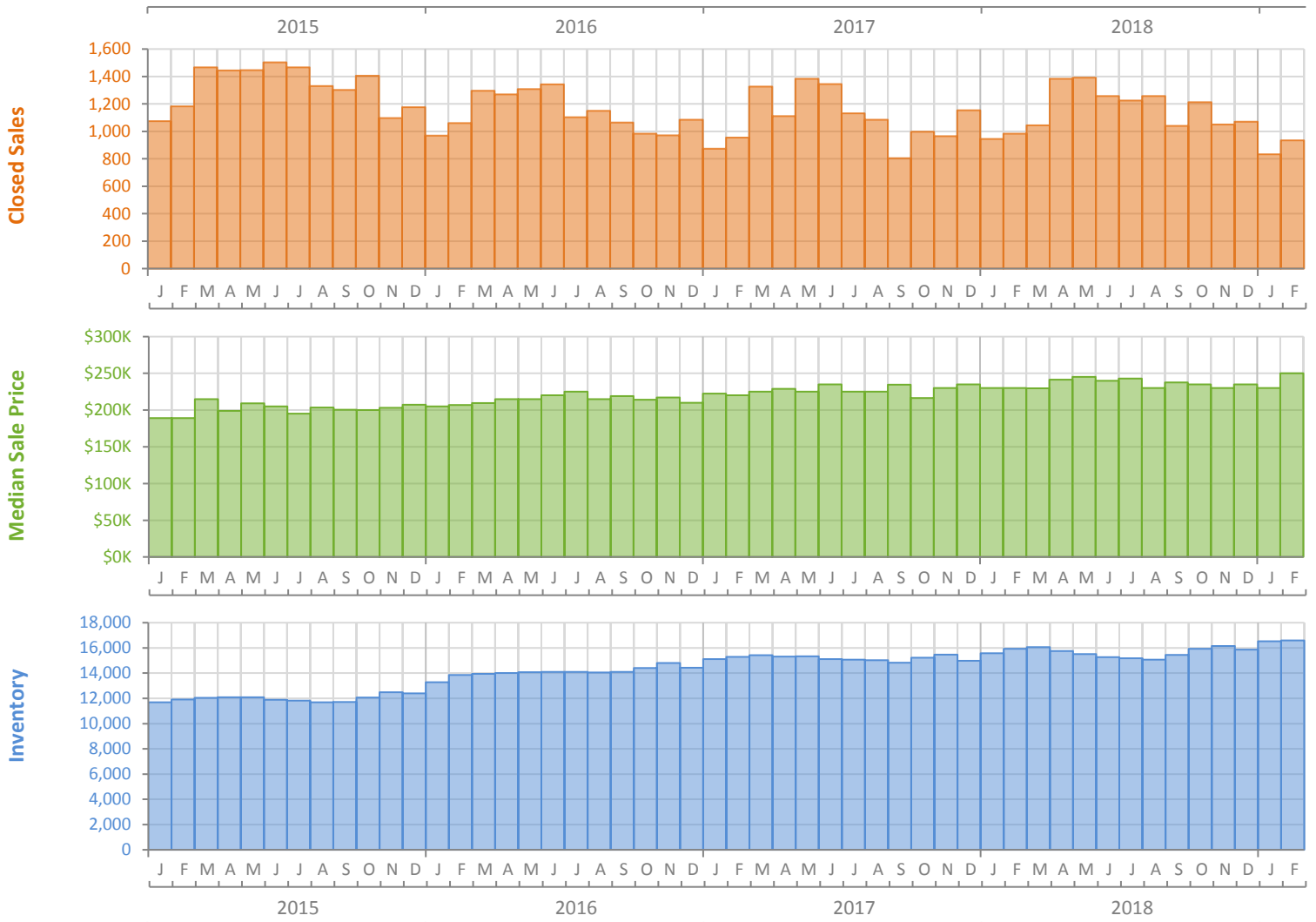
Monthly Market Summary - February 2019

Townhouses and Condos

Miami-Dade County



	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	934	984	-5.1%
Paid in Cash	511	533	-4.1%
Median Sale Price	\$250,000	\$230,000	8.7%
Average Sale Price	\$442,700	\$434,957	1.8%
Dollar Volume	\$413.5 Million	\$428.0 Million	-3.4%
Med. Pct. of Orig. List Price Received	92.6%	93.8%	-1.3%
Median Time to Contract	83 Days	83 Days	0.0%
Median Time to Sale	122 Days	123 Days	-0.8%
New Pending Sales	1,378	1,371	0.5%
New Listings	2,409	2,594	-7.1%
Pending Inventory	2,272	2,485	-8.6%
Inventory (Active Listings)	16,583	15,922	4.2%
Months Supply of Inventory	14.5	14.4	0.7%



Monthly Distressed Market - February 2019

Townhouses and Condos

Miami-Dade County



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	872	912	-4.4%
	Median Sale Price	\$255,000	\$240,000	6.3%
Foreclosure/REO	Closed Sales	54	66	-18.2%
	Median Sale Price	\$167,250	\$134,800	24.1%
Short Sale	Closed Sales	8	6	33.3%
	Median Sale Price	\$170,000	\$195,000	-12.8%

