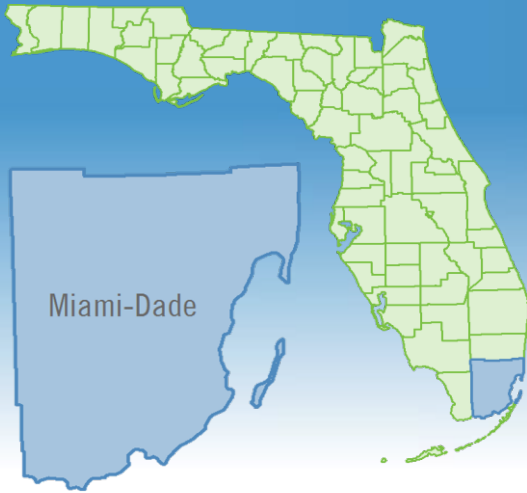


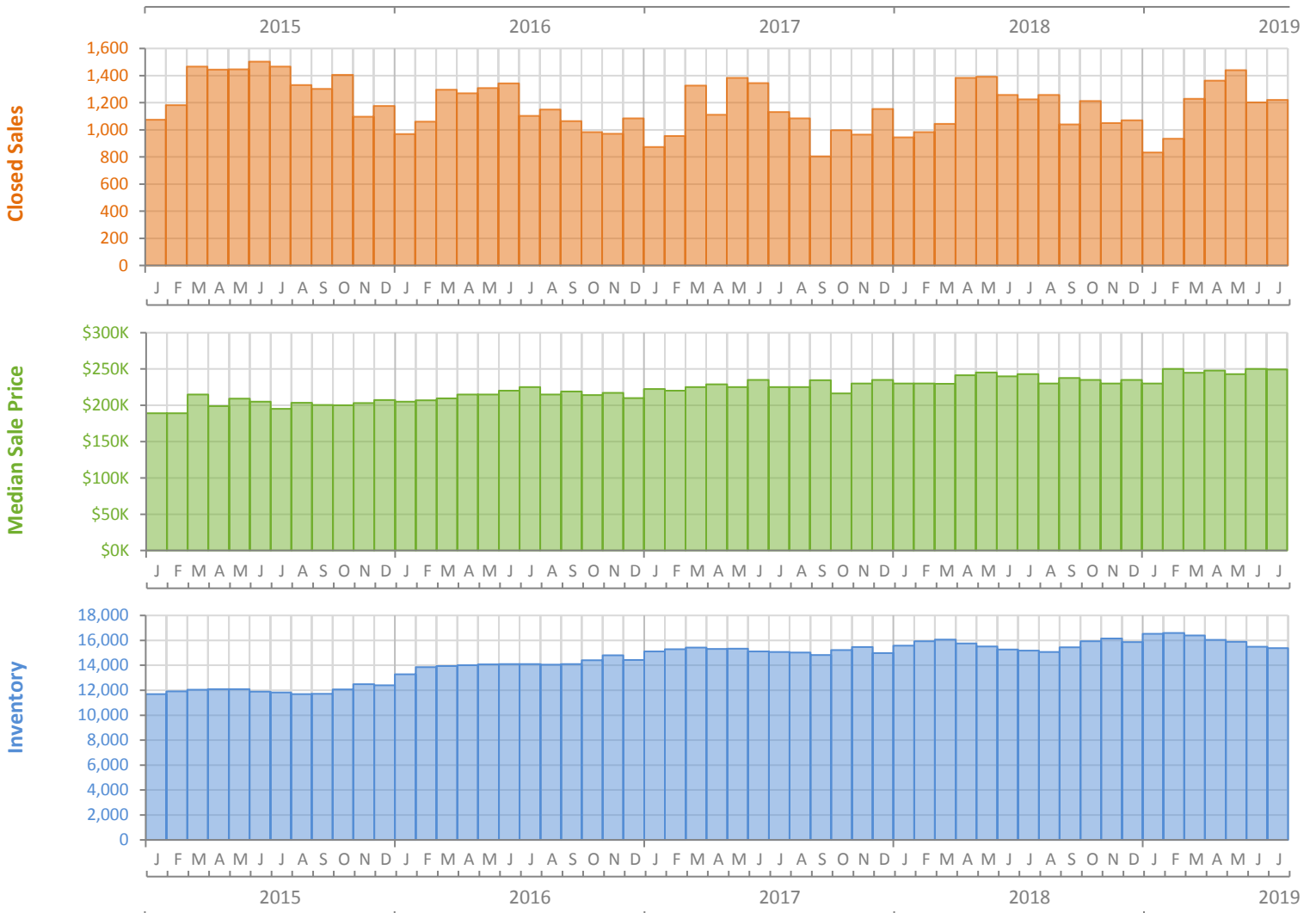
# Monthly Market Summary - July 2019

## Townhouses and Condos

### Miami-Dade County



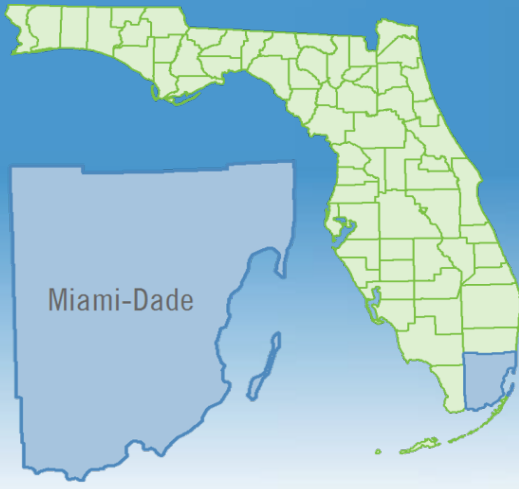
	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	1,220	1,225	-0.4%
Paid in Cash	521	591	-11.8%
Median Sale Price	\$249,500	\$243,000	2.7%
Average Sale Price	\$382,741	\$373,634	2.4%
Dollar Volume	\$466.9 Million	\$457.7 Million	2.0%
Med. Pct. of Orig. List Price Received	94.0%	93.8%	0.2%
Median Time to Contract	72 Days	76 Days	-5.3%
Median Time to Sale	113 Days	117 Days	-3.4%
New Pending Sales	1,372	1,319	4.0%
New Listings	2,133	2,145	-0.6%
Pending Inventory	2,367	2,461	-3.8%
Inventory (Active Listings)	15,378	15,181	1.3%
Months Supply of Inventory	13.3	13.8	-3.6%



# Monthly Distressed Market - July 2019

## Townhouses and Condos

### Miami-Dade County



		July 2019	July 2018	Percent Change Year-over-Year
Traditional	Closed Sales	1,168	1,165	0.3%
	Median Sale Price	\$250,000	\$245,000	2.0%
Foreclosure/REO	Closed Sales	43	53	-18.9%
	Median Sale Price	\$165,000	\$199,900	-17.5%
Short Sale	Closed Sales	9	7	28.6%
	Median Sale Price	\$225,000	\$220,000	2.3%

