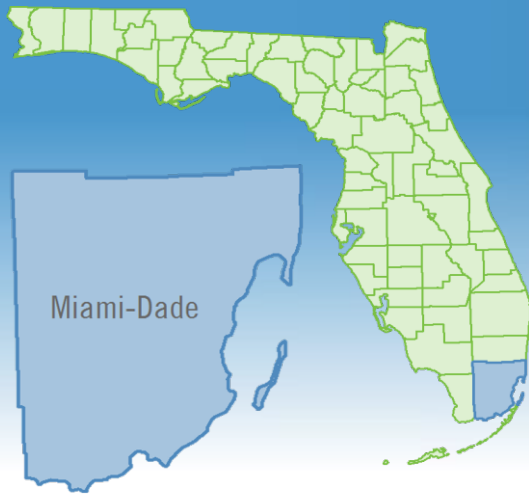


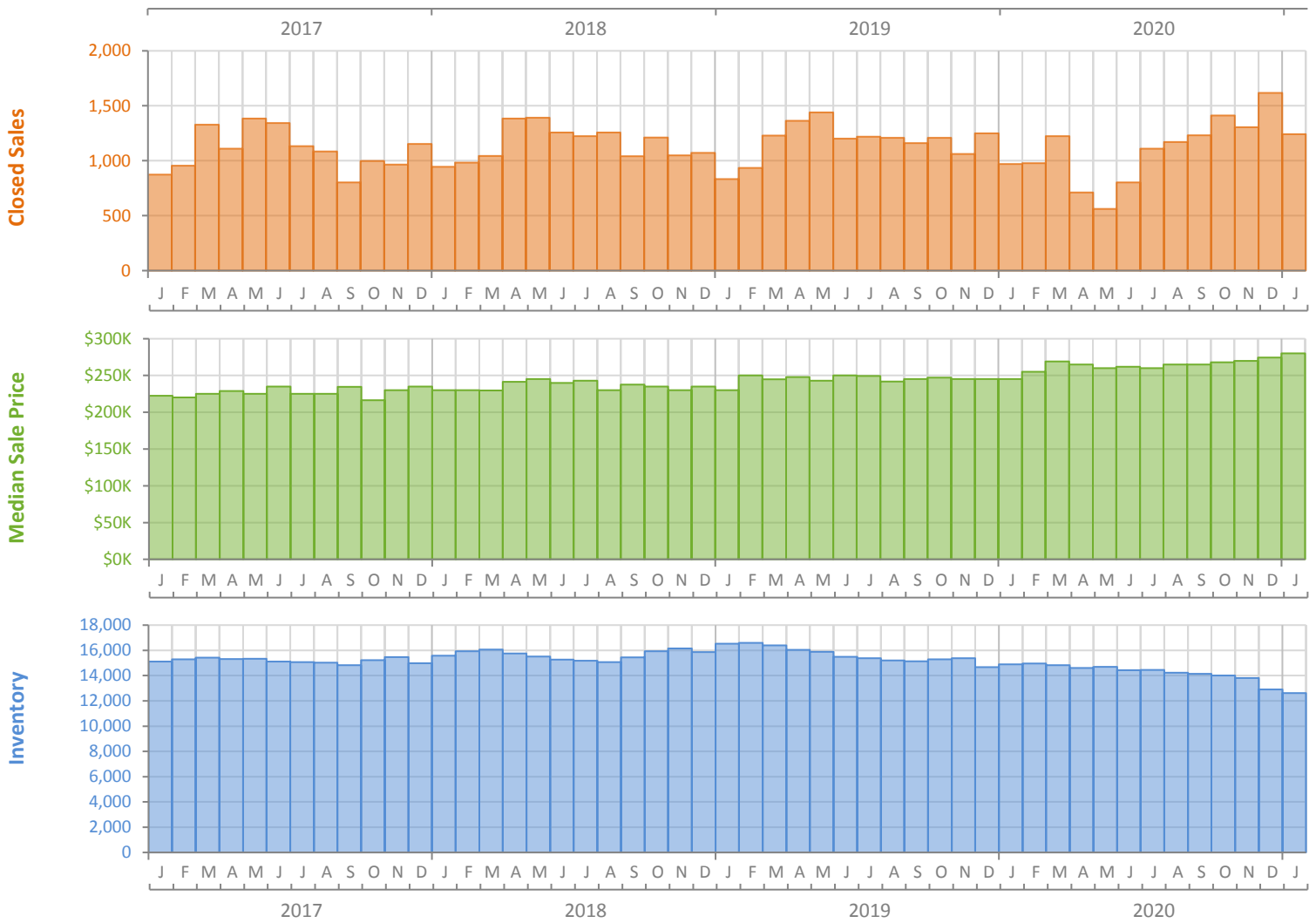
# Monthly Market Summary - January 2021

## Townhouses and Condos

### Miami-Dade County



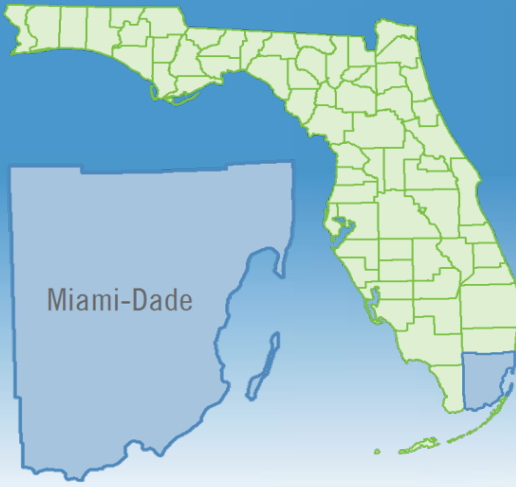
	January 2021	January 2020	Percent Change Year-over-Year
Closed Sales	1,243	970	28.1%
Paid in Cash	535	450	18.9%
Median Sale Price	\$280,000	\$245,000	14.3%
Average Sale Price	\$536,706	\$406,108	32.2%
Dollar Volume	\$667.1 Million	\$393.9 Million	69.4%
Med. Pct. of Orig. List Price Received	94.3%	93.4%	1.0%
Median Time to Contract	63 Days	82 Days	-23.2%
Median Time to Sale	111 Days	123 Days	-9.8%
New Pending Sales	1,947	1,367	42.4%
New Listings	2,500	2,468	1.3%
Pending Inventory	3,016	2,107	43.1%
Inventory (Active Listings)	12,608	14,902	-15.4%
Months Supply of Inventory	11.3	12.5	-9.6%



# Monthly Distressed Market - January 2021

## Townhouses and Condos

### Miami-Dade County



		January 2021	January 2020	Percent Change Year-over-Year
Traditional	Closed Sales	1,224	927	32.0%
	Median Sale Price	\$280,000	\$250,000	12.0%
Foreclosure/REO	Closed Sales	14	36	-61.1%
	Median Sale Price	\$258,000	\$179,500	43.7%
Short Sale	Closed Sales	5	7	-28.6%
	Median Sale Price	\$150,000	\$180,000	-16.7%

