

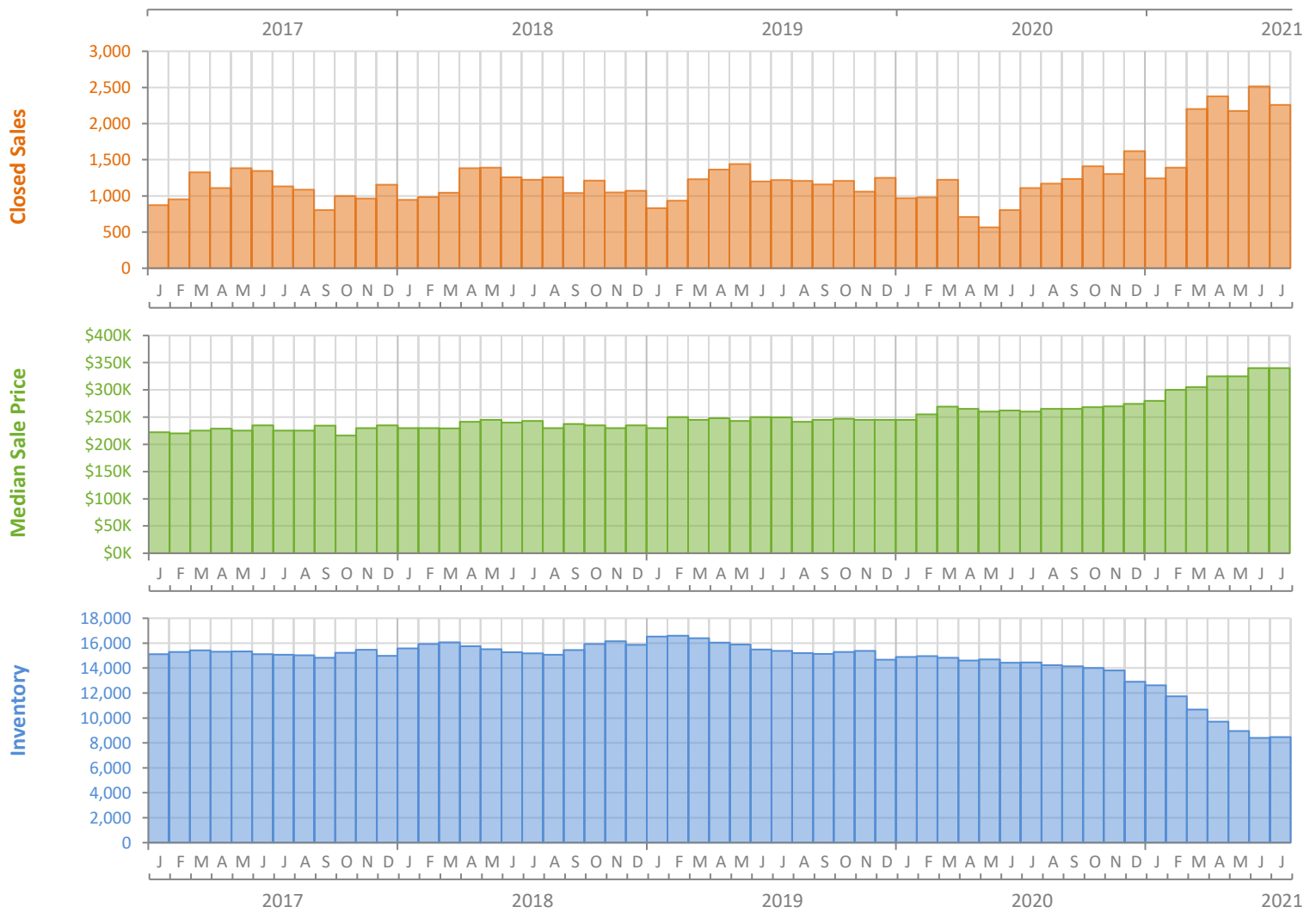
# Monthly Market Summary - July 2021

## Townhouses and Condos

### Miami-Dade County



	July 2021	July 2020	Percent Change Year-over-Year
Closed Sales	2,259	1,109	103.7%
Paid in Cash	1,076	454	137.0%
Median Sale Price	\$340,000	\$260,000	30.8%
Average Sale Price	\$575,720	\$408,711	40.9%
Dollar Volume	\$1.3 Billion	\$453.3 Million	186.9%
Med. Pct. of Orig. List Price Received	97.0%	93.8%	3.4%
Median Time to Contract	43 Days	84 Days	-48.8%
Median Time to Sale	87 Days	127 Days	-31.5%
New Pending Sales	2,081	1,454	43.1%
New Listings	2,607	2,209	18.0%
Pending Inventory	3,913	2,529	54.7%
Inventory (Active Listings)	8,473	14,443	-41.3%
Months Supply of Inventory	4.9	14.2	-65.5%



# Monthly Distressed Market - July 2021

## Townhouses and Condos

### Miami-Dade County



		July 2021	July 2020	Percent Change Year-over-Year
Traditional	Closed Sales	2,236	1,060	110.9%
	Median Sale Price	\$340,000	\$262,000	29.8%
Foreclosure/REO	Closed Sales	16	46	-65.2%
	Median Sale Price	\$237,345	\$179,625	32.1%
Short Sale	Closed Sales	7	3	133.3%
	Median Sale Price	\$258,000	\$210,000	22.9%

