

Quarterly Market Summary - Q3 2023

Townhouses and Condos

Miami-Dade County



	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	3,461	4,158	-16.8%
Paid in Cash	1,757	2,049	-14.3%
Median Sale Price	\$419,000	\$380,000	10.3%
Average Sale Price	\$660,473	\$582,910	13.3%
Dollar Volume	\$2.3 Billion	\$2.4 Billion	-5.7%
Med. Pct. of Orig. List Price Received	96.5%	97.9%	-1.4%
Median Time to Contract	34 Days	25 Days	36.0%
Median Time to Sale	77 Days	68 Days	13.2%
New Pending Sales	3,714	4,334	-14.3%
New Listings	5,656	6,085	-7.1%
Pending Inventory	1,846	2,091	-11.7%
Inventory (Active Listings)	6,685	6,399	4.5%
Months Supply of Inventory	5.8	3.5	65.7%



Quarterly Distressed Market - Q3 2023

Townhouses and Condos

Miami-Dade County



		Q3 2023	Q3 2022	Percent Change Year-over-Year
Traditional	Closed Sales	3,437	4,103	-16.2%
	Median Sale Price	\$420,000	\$385,000	9.1%
Foreclosure/REO	Closed Sales	19	49	-61.2%
	Median Sale Price	\$212,500	\$232,500	-8.6%
Short Sale	Closed Sales	5	6	-16.7%
	Median Sale Price	\$300,000	\$297,500	0.8%

