

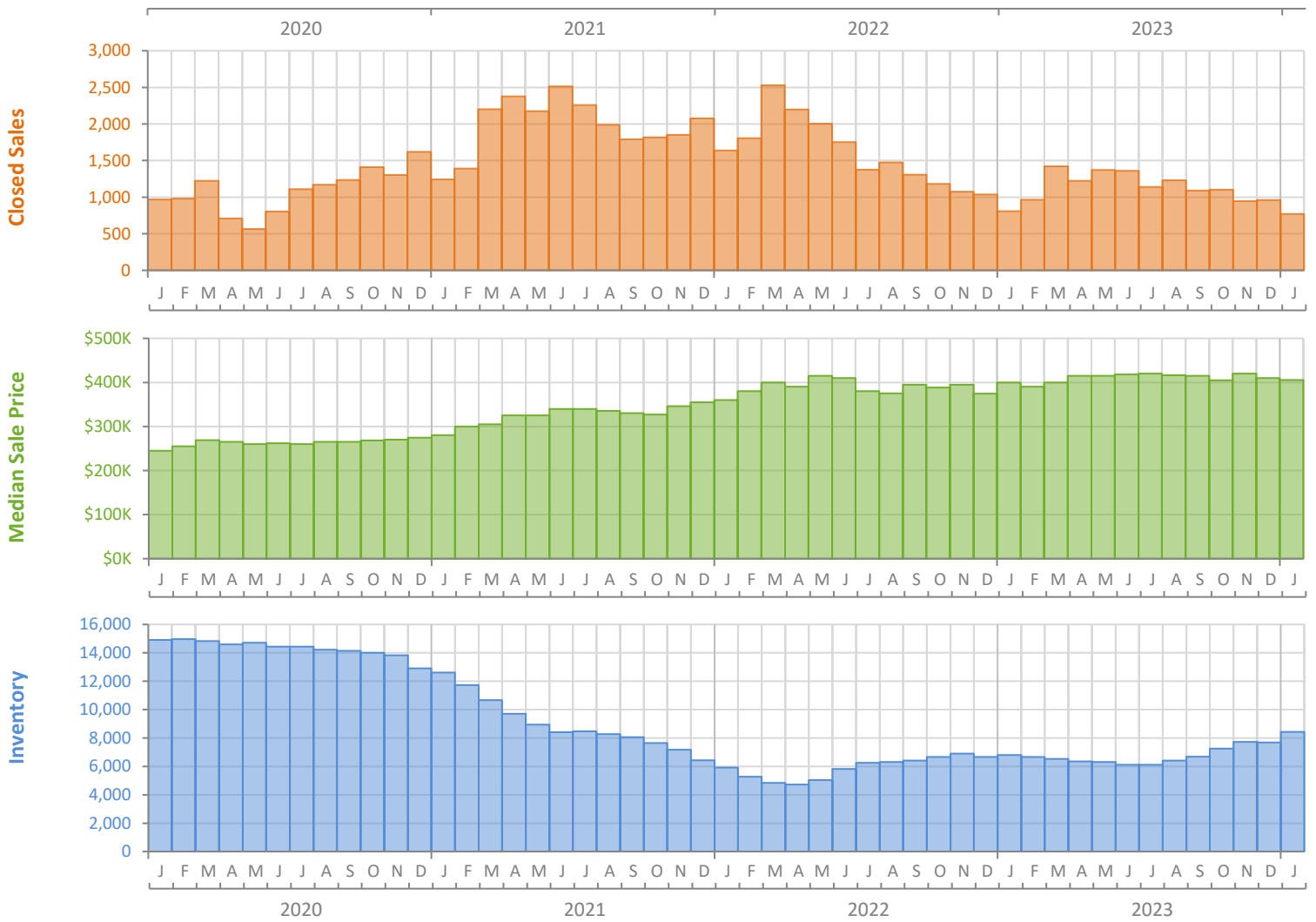
Monthly Market Summary - January 2024

Townhouses and Condos

Miami-Dade County



	January 2024	January 2023	Percent Change Year-over-Year
Closed Sales	770	809	-4.8%
Paid in Cash	404	435	-7.1%
Median Sale Price	\$405,750	\$400,000	1.4%
Average Sale Price	\$735,325	\$668,147	10.1%
Dollar Volume	\$566.2 Million	\$540.5 Million	4.7%
Med. Pct. of Orig. List Price Received	94.9%	95.1%	-0.2%
Median Time to Contract	47 Days	44 Days	6.8%
Median Time to Sale	90 Days	86 Days	4.7%
New Pending Sales	1,120	1,314	-14.8%
New Listings	2,440	1,938	25.9%
Pending Inventory	1,577	1,877	-16.0%
Inventory (Active Listings)	8,421	6,805	23.7%
Months Supply of Inventory	7.4	4.4	68.2%



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Townhouses and Condos

Miami-Dade County



		January 2024	January 2023	Percent Change Year-over-Year
Traditional	Closed Sales	760	796	-4.5%
	Median Sale Price	\$409,500	\$400,000	2.4%
Foreclosure/REO	Closed Sales	9	12	-25.0%
	Median Sale Price	\$243,000	\$235,000	3.4%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$748,000	\$435,000	72.0%

