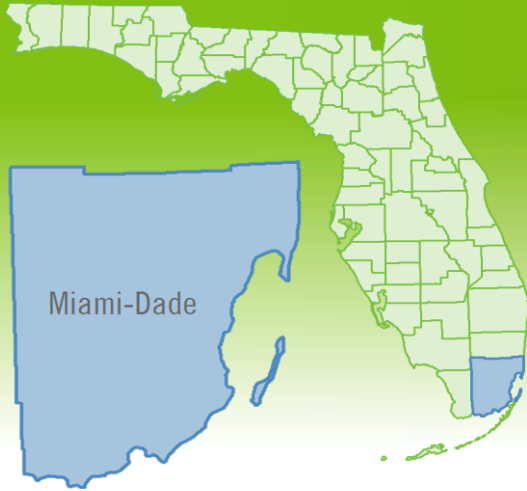


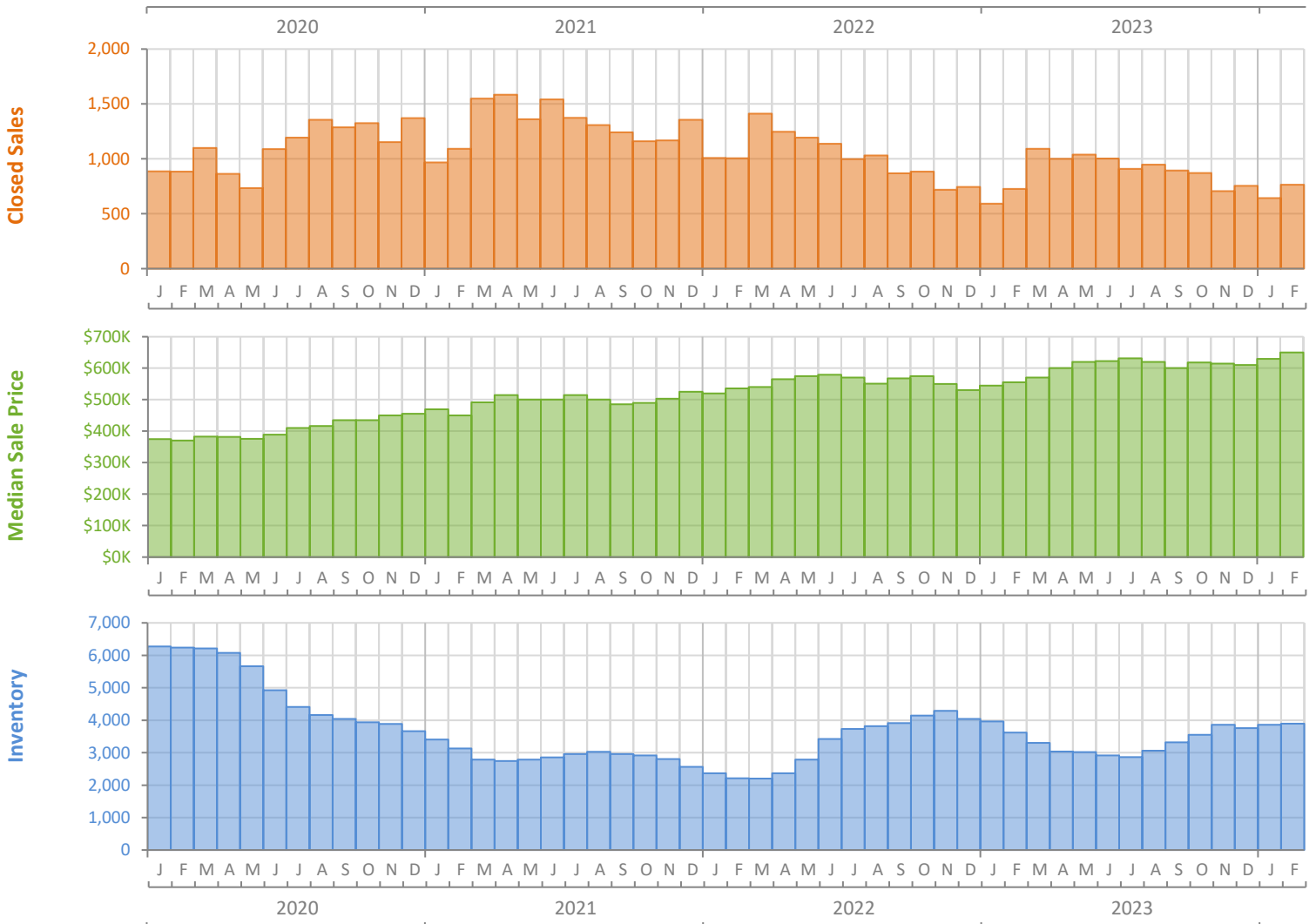
# Monthly Market Summary - February 2024

## Single-Family Homes

### Miami-Dade County



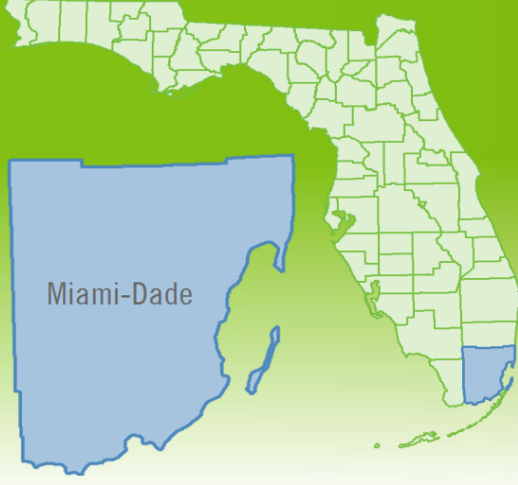
	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	764	727	5.1%
Paid in Cash	222	189	17.5%
Median Sale Price	\$650,000	\$555,000	17.1%
Average Sale Price	\$1,005,137	\$971,358	3.5%
Dollar Volume	\$767.9 Million	\$706.2 Million	8.7%
Med. Pct. of Orig. List Price Received	96.4%	95.1%	1.4%
Median Time to Contract	35 Days	46 Days	-23.9%
Median Time to Sale	77 Days	85 Days	-9.4%
New Pending Sales	1,133	1,213	-6.6%
New Listings	1,492	1,206	23.7%
Pending Inventory	1,689	1,774	-4.8%
Inventory (Active Listings)	3,895	3,617	7.7%
Months Supply of Inventory	4.4	3.8	15.8%



# Monthly Distressed Market - February 2024

## Single-Family Homes

### Miami-Dade County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	756	719	5.1%
	Median Sale Price	\$650,000	\$560,000	16.1%
Foreclosure/REO	Closed Sales	7	6	16.7%
	Median Sale Price	\$525,000	\$453,900	15.7%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$630,000	\$266,800	136.1%

