

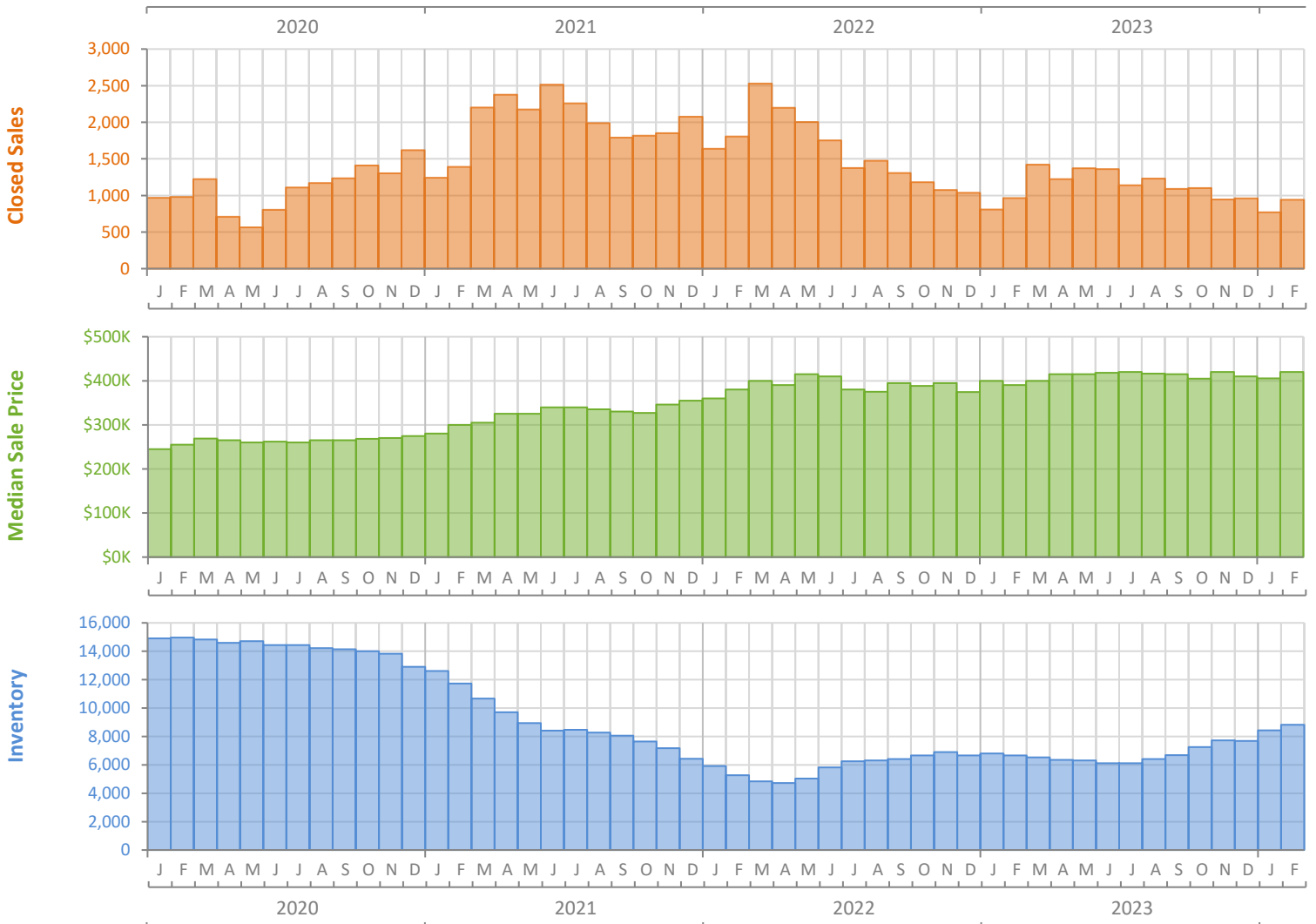
# Monthly Market Summary - February 2024

## Townhouses and Condos

### Miami-Dade County



	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	941	965	-2.5%
Paid in Cash	517	539	-4.1%
Median Sale Price	\$420,000	\$390,000	7.7%
Average Sale Price	\$753,385	\$686,561	9.7%
Dollar Volume	\$708.9 Million	\$662.5 Million	7.0%
Med. Pct. of Orig. List Price Received	94.9%	95.7%	-0.8%
Median Time to Contract	49 Days	45 Days	8.9%
Median Time to Sale	87 Days	82 Days	6.1%
New Pending Sales	1,365	1,461	-6.6%
New Listings	2,372	1,871	26.8%
Pending Inventory	1,888	2,253	-16.2%
Inventory (Active Listings)	8,826	6,665	32.4%
Months Supply of Inventory	7.8	4.5	73.3%



# Monthly Distressed Market - February 2024

## Townhouses and Condos

### Miami-Dade County



		February 2024	February 2023	Percent Change Year-over-Year
Traditional	Closed Sales	932	958	-2.7%
	Median Sale Price	\$420,000	\$395,000	6.3%
Foreclosure/REO	Closed Sales	9	7	28.6%
	Median Sale Price	\$290,850	\$271,000	7.3%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

