

# Quarterly Market Summary - Q1 2024

## Townhouses and Condos

### Miami-Dade County



	Q1 2024	Q1 2023	Percent Change Year-over-Year
Closed Sales	2,811	3,194	-12.0%
Paid in Cash	1,465	1,737	-15.7%
Median Sale Price	\$423,000	\$400,000	5.8%
Average Sale Price	\$760,326	\$712,704	6.7%
Dollar Volume	\$2.1 Billion	\$2.3 Billion	-6.1%
Med. Pct. of Orig. List Price Received	95.2%	95.7%	-0.5%
Median Time to Contract	50 Days	44 Days	13.6%
Median Time to Sale	89 Days	83 Days	7.2%
New Pending Sales	3,876	4,413	-12.2%
New Listings	7,069	5,887	20.1%
Pending Inventory	2,068	2,269	-8.9%
Inventory (Active Listings)	9,088	6,519	39.4%
Months Supply of Inventory	8.2	4.7	74.5%



# Quarterly Distressed Market - Q1 2024

## Townhouses and Condos

### Miami-Dade County



		Q1 2024	Q1 2023	Percent Change Year-over-Year
Traditional	Closed Sales	2,782	3,159	-11.9%
	Median Sale Price	\$425,000	\$400,000	6.3%
Foreclosure/REO	Closed Sales	26	34	-23.5%
	Median Sale Price	\$275,000	\$256,000	7.4%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$250,000	\$435,000	-42.5%

