

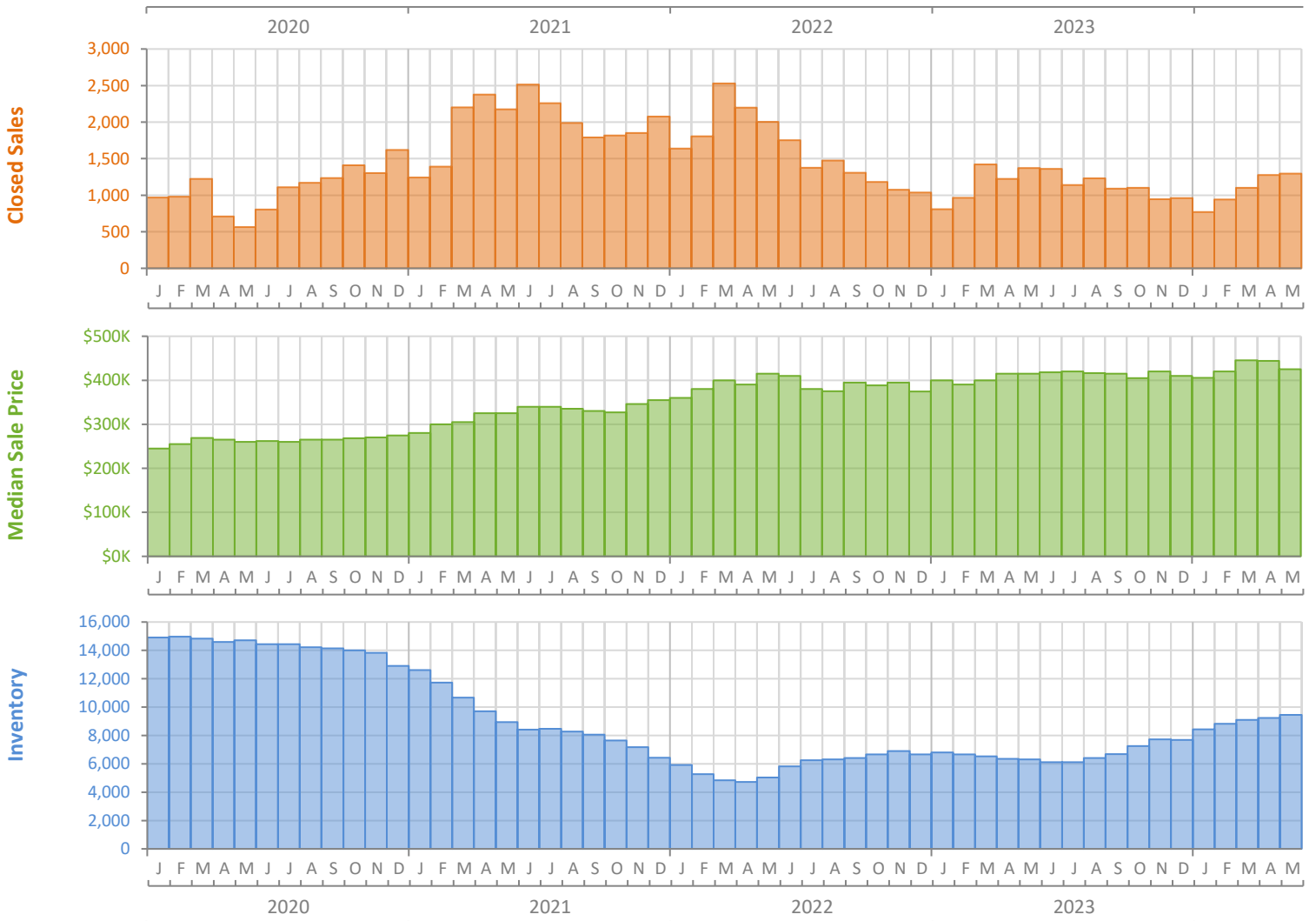
# Monthly Market Summary - May 2024

## Townhouses and Condos

### Miami-Dade County



	May 2024	May 2023	Percent Change Year-over-Year
Closed Sales	1,295	1,372	-5.6%
Paid in Cash	634	733	-13.5%
Median Sale Price	\$425,000	\$415,000	2.4%
Average Sale Price	\$728,792	\$716,907	1.7%
Dollar Volume	\$943.8 Million	\$983.6 Million	-4.0%
Med. Pct. of Orig. List Price Received	95.2%	96.3%	-1.1%
Median Time to Contract	46 Days	36 Days	27.8%
Median Time to Sale	87 Days	77 Days	13.0%
New Pending Sales	1,287	1,483	-13.2%
New Listings	2,184	1,925	13.5%
Pending Inventory	1,898	2,227	-14.8%
Inventory (Active Listings)	9,456	6,313	49.8%
Months Supply of Inventory	8.6	5.1	68.6%



# Monthly Distressed Market - May 2024

## Townhouses and Condos

### Miami-Dade County



		May 2024	May 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,286	1,358	-5.3%
	Median Sale Price	\$425,000	\$415,000	2.4%
Foreclosure/REO	Closed Sales	8	12	-33.3%
	Median Sale Price	\$280,625	\$373,500	-24.9%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$75,000	\$205,000	-63.4%

