

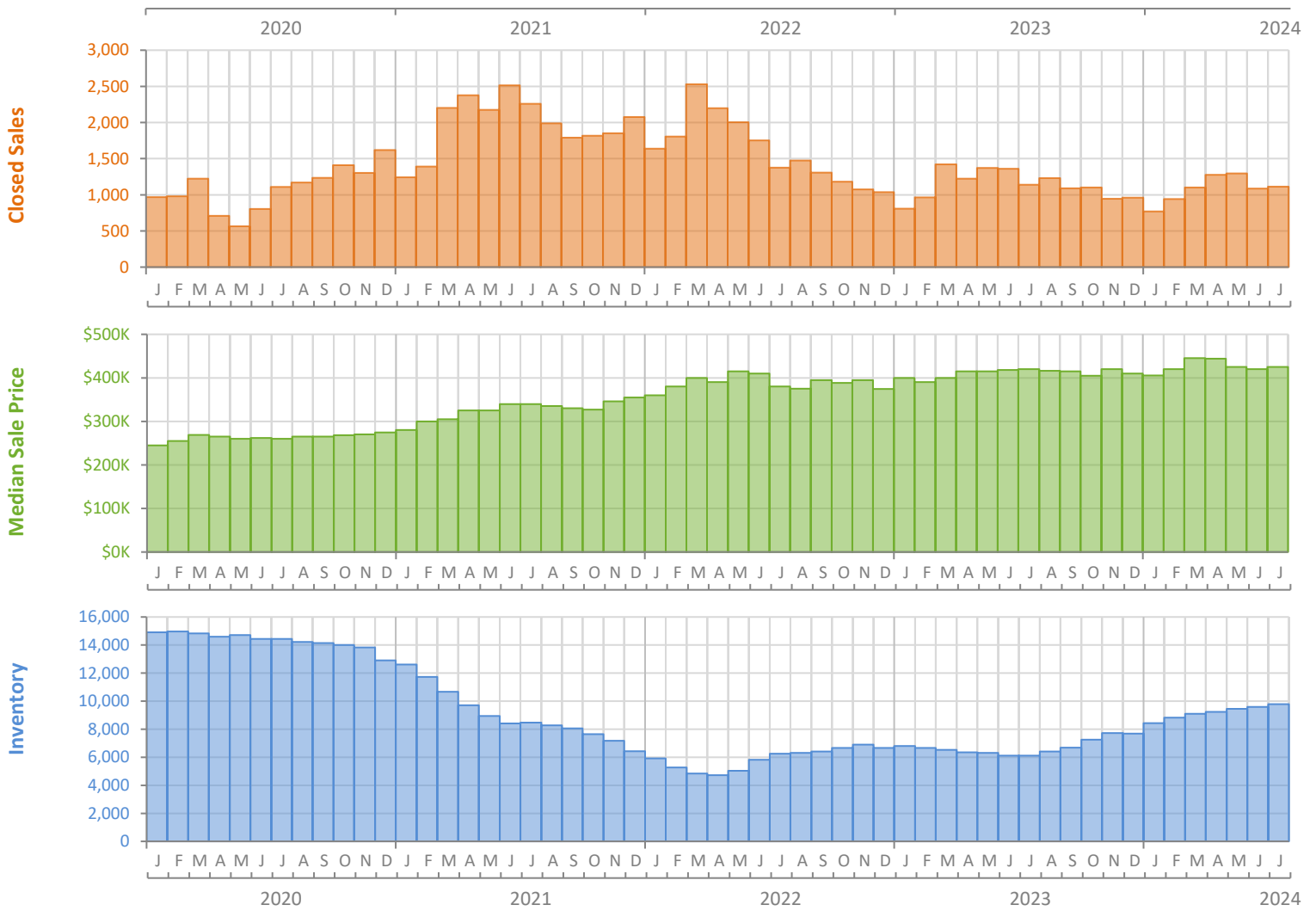
# Monthly Market Summary - July 2024

## Townhouses and Condos

### Miami-Dade County



	July 2024	July 2023	Percent Change Year-over-Year
Closed Sales	1,114	1,141	-2.4%
Paid in Cash	524	573	-8.6%
Median Sale Price	\$424,950	\$420,000	1.2%
Average Sale Price	\$728,917	\$654,149	11.4%
Dollar Volume	\$812.0 Million	\$746.4 Million	8.8%
Med. Pct. of Orig. List Price Received	94.8%	96.4%	-1.7%
Median Time to Contract	51 Days	32 Days	59.4%
Median Time to Sale	92 Days	77 Days	19.5%
New Pending Sales	1,099	1,240	-11.4%
New Listings	2,054	1,726	19.0%
Pending Inventory	1,656	2,030	-18.4%
Inventory (Active Listings)	9,775	6,104	60.1%
Months Supply of Inventory	9.1	5.1	78.4%



# Monthly Distressed Market - July 2024

## Townhouses and Condos

### Miami-Dade County



		July 2024	July 2023	Percent Change Year-over-Year
Traditional	Closed Sales	1,104	1,132	-2.5%
	Median Sale Price	\$425,000	\$421,250	0.9%
Foreclosure/REO	Closed Sales	8	8	0.0%
	Median Sale Price	\$233,050	\$310,000	-24.8%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$263,675	\$175,000	50.7%

