

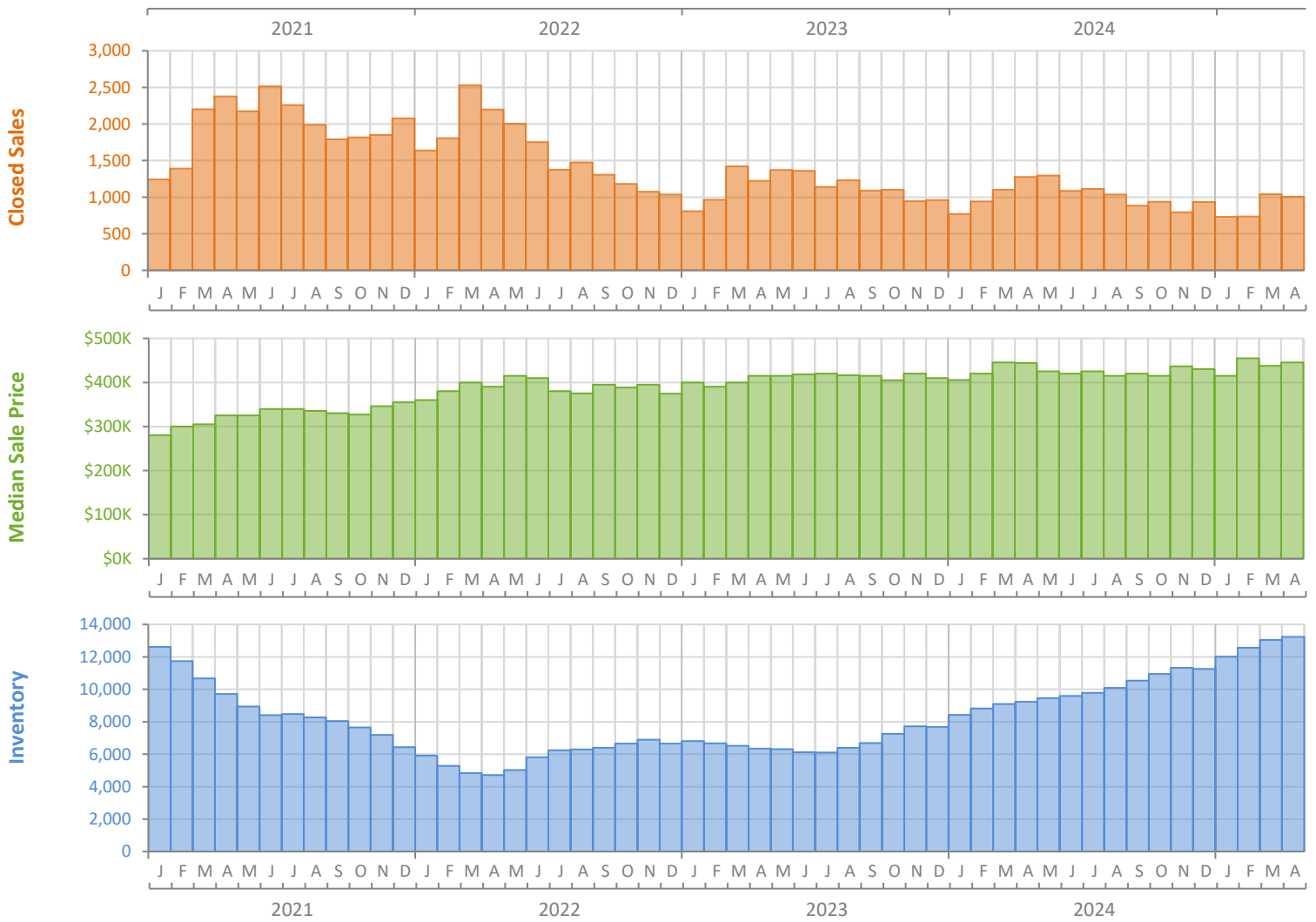
# Monthly Market Summary - April 2025

## Townhouses and Condos

### Miami-Dade County



	April 2025	April 2024	Percent Change Year-over-Year
Closed Sales	1,005	1,277	-21.3%
Paid in Cash	522	669	-22.0%
Median Sale Price	\$445,000	\$444,000	0.2%
Average Sale Price	\$847,235	\$800,916	5.8%
Dollar Volume	\$851.5 Million	\$1.0 Billion	-16.7%
Med. Pct. of Orig. List Price Received	93.3%	95.2%	-2.0%
Median Time to Contract	61 Days	46 Days	32.6%
Median Time to Sale	100 Days	85 Days	17.6%
New Pending Sales	1,060	1,418	-25.2%
New Listings	2,338	2,235	4.6%
Pending Inventory	1,565	2,046	-23.5%
Inventory (Active Listings)	13,238	9,230	43.4%
Months Supply of Inventory	13.7	8.3	65.1%



# Monthly Distressed Market - April 2025

## Townhouses and Condos

### Miami-Dade County



		April 2025	April 2024	Percent Change Year-over-Year
Traditional	Closed Sales	995	1,267	-21.5%
	Median Sale Price	\$445,000	\$445,000	0.0%
Foreclosure/REO	Closed Sales	9	9	0.0%
	Median Sale Price	\$265,000	\$380,000	-30.3%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$386,500	\$234,000	65.2%

