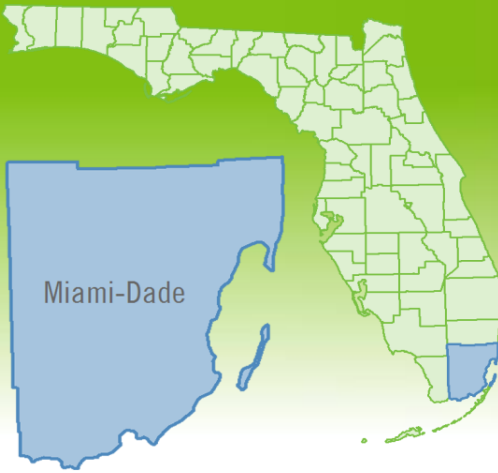


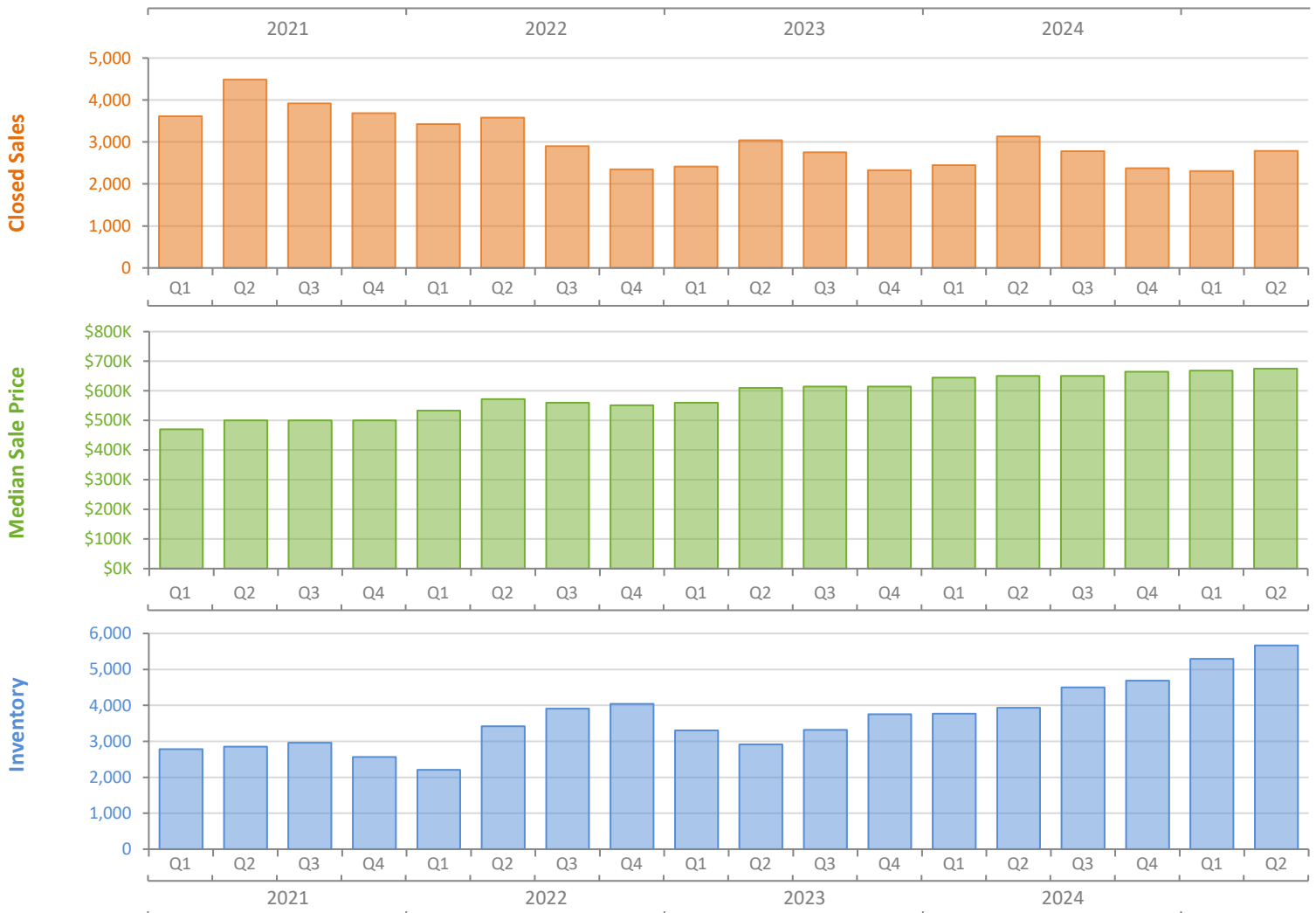
# Quarterly Market Summary - Q2 2025

## Single-Family Homes

### Miami-Dade County



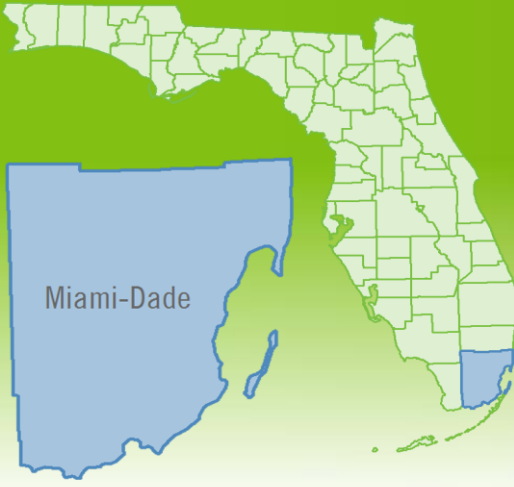
	Q2 2025	Q2 2024	Percent Change Year-over-Year
Closed Sales	2,791	3,133	-10.9%
Paid in Cash	688	802	-14.2%
Median Sale Price	\$675,000	\$650,000	3.8%
Average Sale Price	\$1,196,496	\$1,189,724	0.6%
Dollar Volume	\$3.3 Billion	\$3.7 Billion	-10.4%
Med. Pct. of Orig. List Price Received	95.4%	96.4%	-1.0%
Median Time to Contract	44 Days	32 Days	37.5%
Median Time to Sale	84 Days	75 Days	12.0%
New Pending Sales	2,899	3,346	-13.4%
New Listings	4,571	4,494	1.7%
Pending Inventory	1,335	1,646	-18.9%
Inventory (Active Listings)	5,669	3,929	44.3%
Months Supply of Inventory	6.6	4.4	50.0%



# Quarterly Distressed Market - Q2 2025

## Single-Family Homes

### Miami-Dade County



		Q2 2025	Q2 2024	Percent Change Year-over-Year
Traditional	Closed Sales	2,770	3,093	-10.4%
	Median Sale Price	\$675,000	\$650,000	3.8%
Foreclosure/REO	Closed Sales	17	31	-45.2%
	Median Sale Price	\$600,000	\$500,000	20.0%
Short Sale	Closed Sales	4	9	-55.6%
	Median Sale Price	\$575,000	\$360,000	59.7%

