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%				

2024

2021 5,000 4,000 3,000 2,000 1,000 0 Q1 Q2 Q3 Q4

\$800К - \$700К -																			
\$600K -																			
\$500K -																	_		
\$400K - \$300K -																			
\$200K -																			
\$100K -																			
\$ОК -	01	02	03	04	01	02	03	01	01	02	- 02	Q4	01	02	03	01	01	02	7
	UL	Q2	Q3	Q4	Q1	Q2	Q3	Q4	QI	Q2	Q3	Q4	Q1	Q2	U3	Q4	U1	U2	

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

2023

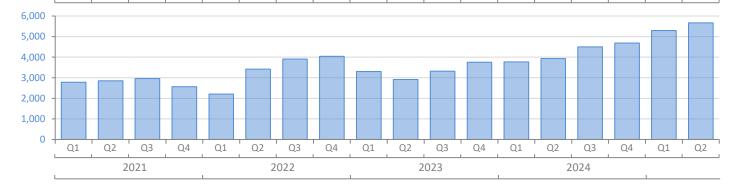
2022

Q1

Q2

Q3

Q4

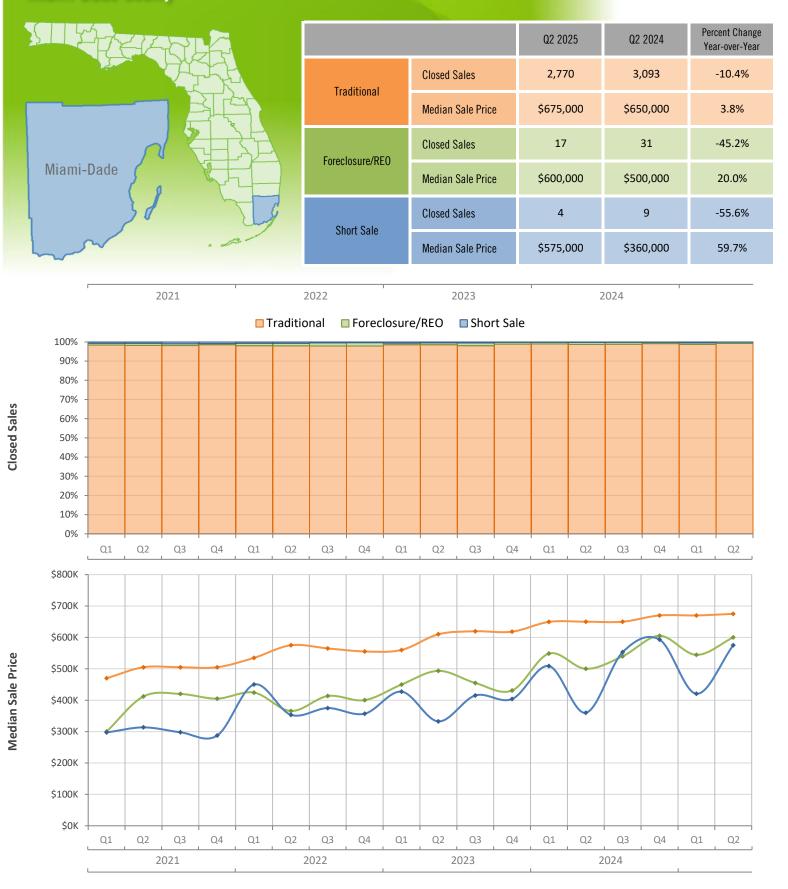


Closed Sales

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Wednesday, July 23, 2025. Next data release is Thursday, October 23, 2025.

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