

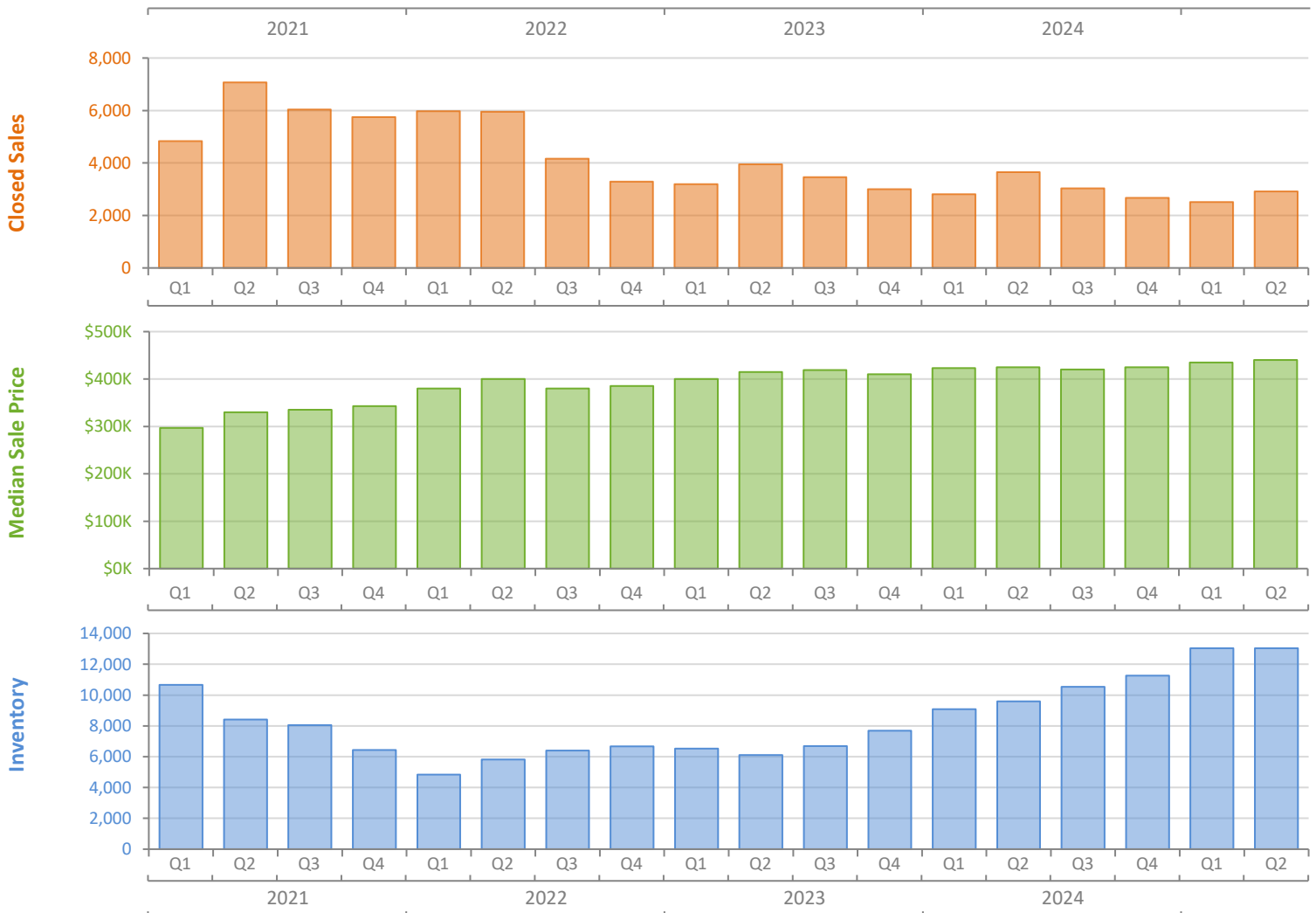
Quarterly Market Summary - Q2 2025

Townhouses and Condos

Miami-Dade County



	Q2 2025	Q2 2024	Percent Change Year-over-Year
Closed Sales	2,920	3,657	-20.2%
Paid in Cash	1,476	1,844	-20.0%
Median Sale Price	\$440,000	\$425,000	3.5%
Average Sale Price	\$829,113	\$764,775	8.4%
Dollar Volume	\$2.4 Billion	\$2.8 Billion	-13.4%
Med. Pct. of Orig. List Price Received	93.2%	95.1%	-2.0%
Median Time to Contract	74 Days	51 Days	45.1%
Median Time to Sale	113 Days	91 Days	24.2%
New Pending Sales	3,113	3,833	-18.8%
New Listings	6,421	6,476	-0.8%
Pending Inventory	1,533	1,808	-15.2%
Inventory (Active Listings)	13,046	9,588	36.1%
Months Supply of Inventory	14.1	8.9	58.4%



Quarterly Distressed Market - Q2 2025

Townhouses and Condos

Miami-Dade County



		Q2 2025	Q2 2024	Percent Change Year-over-Year
Traditional	Closed Sales	2,894	3,632	-20.3%
	Median Sale Price	\$440,000	\$426,995	3.0%
Foreclosure/REO	Closed Sales	20	22	-9.1%
	Median Sale Price	\$226,000	\$286,500	-21.1%
Short Sale	Closed Sales	6	3	100.0%
	Median Sale Price	\$245,000	\$207,000	18.4%

