

Quarterly Market Summary - Q3 2025

Single-Family Homes

Miami-Dade County



	Q3 2025	Q3 2024	Percent Change Year-over-Year
Closed Sales	2,611	2,781	-6.1%
Paid in Cash	616	610	1.0%
Median Sale Price	\$660,000	\$650,000	1.5%
Average Sale Price	\$1,173,605	\$1,113,517	5.4%
Dollar Volume	\$3.1 Billion	\$3.1 Billion	-1.0%
Med. Pct. of Orig. List Price Received	94.3%	96.5%	-2.3%
Median Time to Contract	50 Days	32 Days	56.3%
Median Time to Sale	91 Days	74 Days	23.0%
New Pending Sales	2,836	2,840	-0.1%
New Listings	4,085	4,424	-7.7%
Pending Inventory	1,326	1,369	-3.1%
Inventory (Active Listings)	5,437	4,503	20.7%
Months Supply of Inventory	6.5	5.1	27.5%



Quarterly Distressed Market - Q3 2025

Single-Family Homes

Miami-Dade County



		Q3 2025	Q3 2024	Percent Change Year-over-Year
Traditional	Closed Sales	2,560	2,747	-6.8%
	Median Sale Price	\$660,000	\$650,000	1.5%
Foreclosure/REO	Closed Sales	44	28	57.1%
	Median Sale Price	\$561,250	\$540,000	3.9%
Short Sale	Closed Sales	7	6	16.7%
	Median Sale Price	\$430,000	\$553,000	-22.2%

