

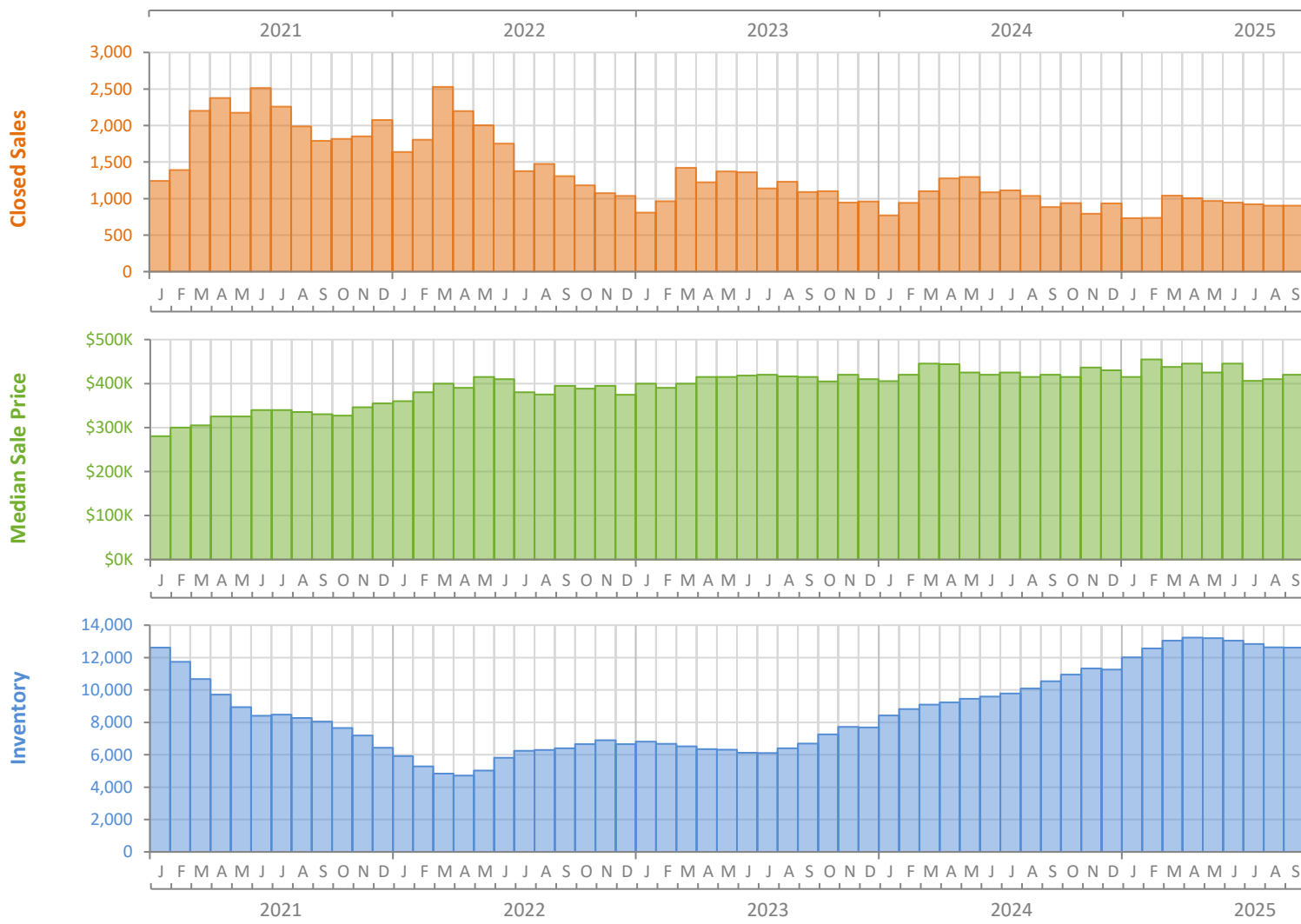
Monthly Market Summary - September 2025

Townhouses and Condos

Miami-Dade County



	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	904	883	2.4%
Paid in Cash	421	382	10.2%
Median Sale Price	\$420,000	\$420,000	0.0%
Average Sale Price	\$748,191	\$648,757	15.3%
Dollar Volume	\$676.4 Million	\$572.9 Million	18.1%
Med. Pct. of Orig. List Price Received	92.9%	94.9%	-2.1%
Median Time to Contract	75 Days	51 Days	47.1%
Median Time to Sale	115 Days	93 Days	23.7%
New Pending Sales	1,012	976	3.7%
New Listings	1,959	2,190	-10.5%
Pending Inventory	1,535	1,541	-0.4%
Inventory (Active Listings)	12,620	10,532	19.8%
Months Supply of Inventory	14.0	10.1	38.6%



Monthly Distressed Market - September 2025

Townhouses and Condos

Miami-Dade County



		September 2025	September 2024	Percent Change Year-over-Year
Traditional	Closed Sales	887	872	1.7%
	Median Sale Price	\$420,000	\$420,000	0.0%
Foreclosure/REO	Closed Sales	16	7	128.6%
	Median Sale Price	\$461,284	\$229,000	101.4%
Short Sale	Closed Sales	1	4	-75.0%
	Median Sale Price	\$560,000	\$272,125	105.8%

