

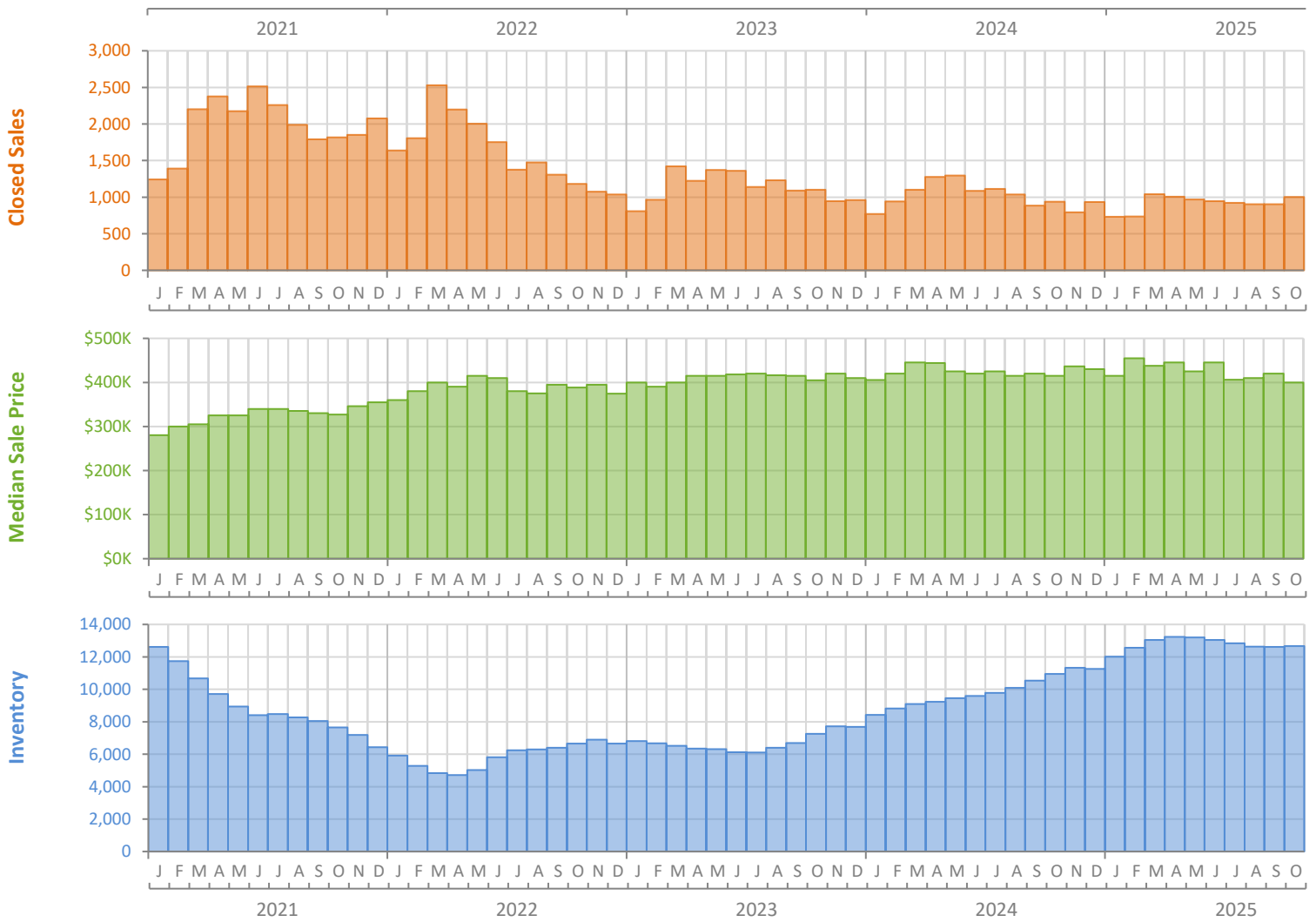
Monthly Market Summary - October 2025

Townhouses and Condos

Miami-Dade County



	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	1,003	939	6.8%
Paid in Cash	510	431	18.3%
Median Sale Price	\$400,000	\$415,000	-3.6%
Average Sale Price	\$653,018	\$688,759	-5.2%
Dollar Volume	\$655.0 Million	\$646.7 Million	1.3%
Med. Pct. of Orig. List Price Received	92.9%	94.7%	-1.9%
Median Time to Contract	72 Days	51 Days	41.2%
Median Time to Sale	110 Days	89 Days	23.6%
New Pending Sales	1,018	927	9.8%
New Listings	2,128	2,166	-1.8%
Pending Inventory	1,465	1,405	4.3%
Inventory (Active Listings)	12,660	10,946	15.7%
Months Supply of Inventory	13.9	10.6	31.1%



Monthly Distressed Market - October 2025

Townhouses and Condos

Miami-Dade County



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	978	930	5.2%
	Median Sale Price	\$400,000	\$415,000	-3.6%
Foreclosure/REO	Closed Sales	22	8	175.0%
	Median Sale Price	\$345,500	\$305,400	13.1%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$269,000	\$335,000	-19.7%

