

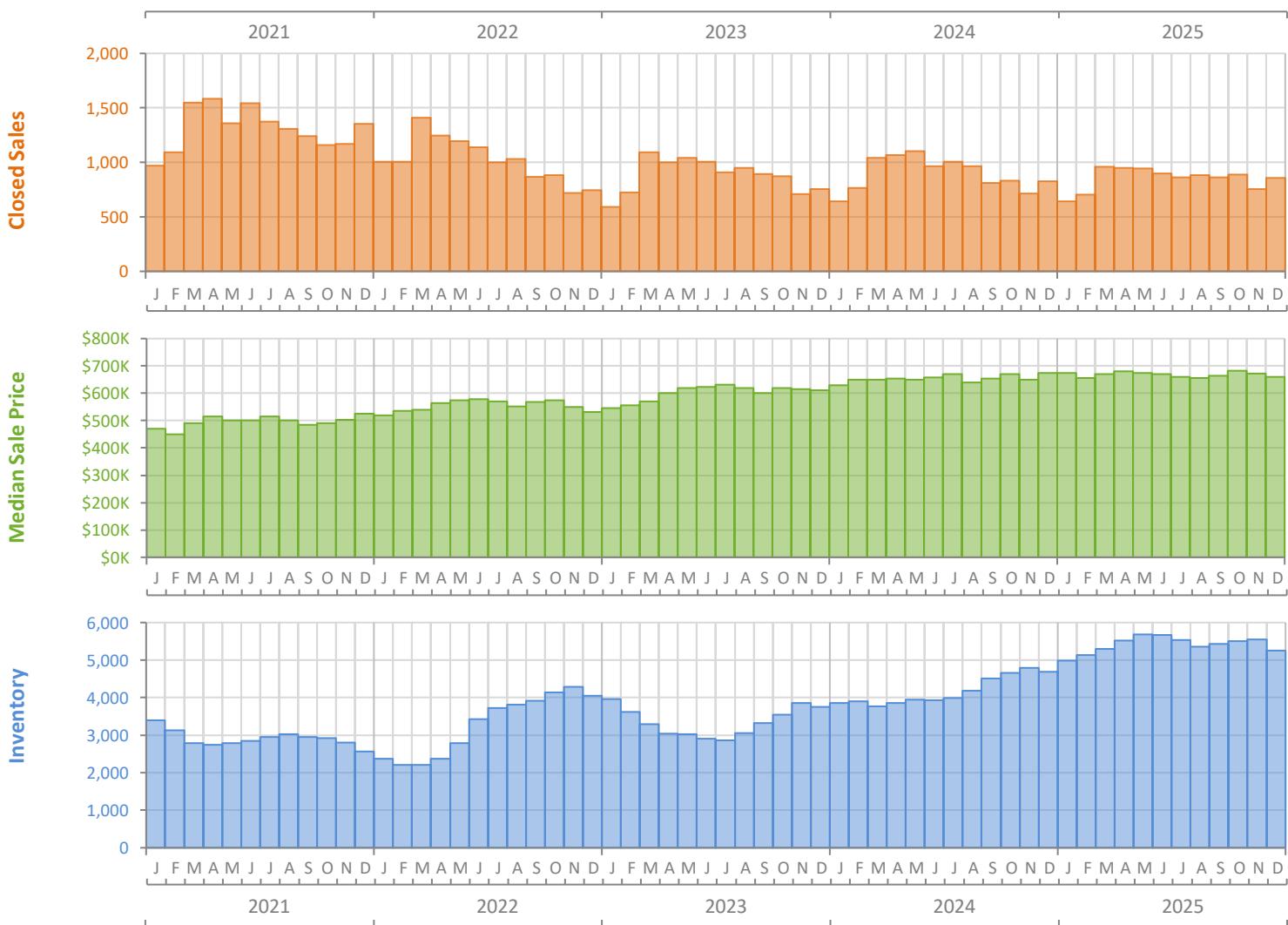
# Monthly Market Summary - December 2025

## Single-Family Homes

### Miami-Dade County



	December 2025	December 2024	Percent Change Year-over-Year
Closed Sales	860	829	3.7%
Paid in Cash	234	233	0.4%
Median Sale Price	\$660,000	\$675,000	-2.2%
Average Sale Price	\$1,299,183	\$1,185,670	9.6%
Dollar Volume	\$1.1 Billion	\$982.9 Million	13.7%
Med. Pct. of Orig. List Price Received	94.5%	95.0%	-0.5%
Median Time to Contract	45 Days	43 Days	4.7%
Median Time to Sale	85 Days	83 Days	2.4%
New Pending Sales	802	404	98.5%
New Listings	1,097	1,086	1.0%
Pending Inventory	1,207	570	111.8%
Inventory (Active Listings)	5,251	4,683	12.1%
Months Supply of Inventory	6.2	5.2	19.2%



# Monthly Distressed Market - December 2025

## Single-Family Homes

### Miami-Dade County



	December 2025	December 2024	Percent Change Year-over-Year
Traditional	Closed Sales	832	822
	Median Sale Price	\$665,000	\$680,000
Foreclosure/REO	Closed Sales	26	5
	Median Sale Price	\$533,000	\$476,000
Short Sale	Closed Sales	2	2
	Median Sale Price	\$454,500	\$631,000

