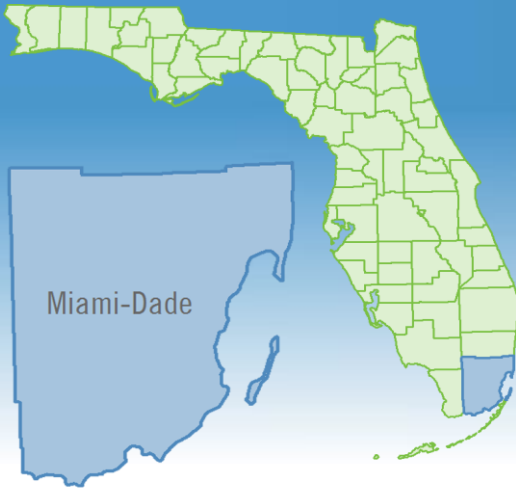


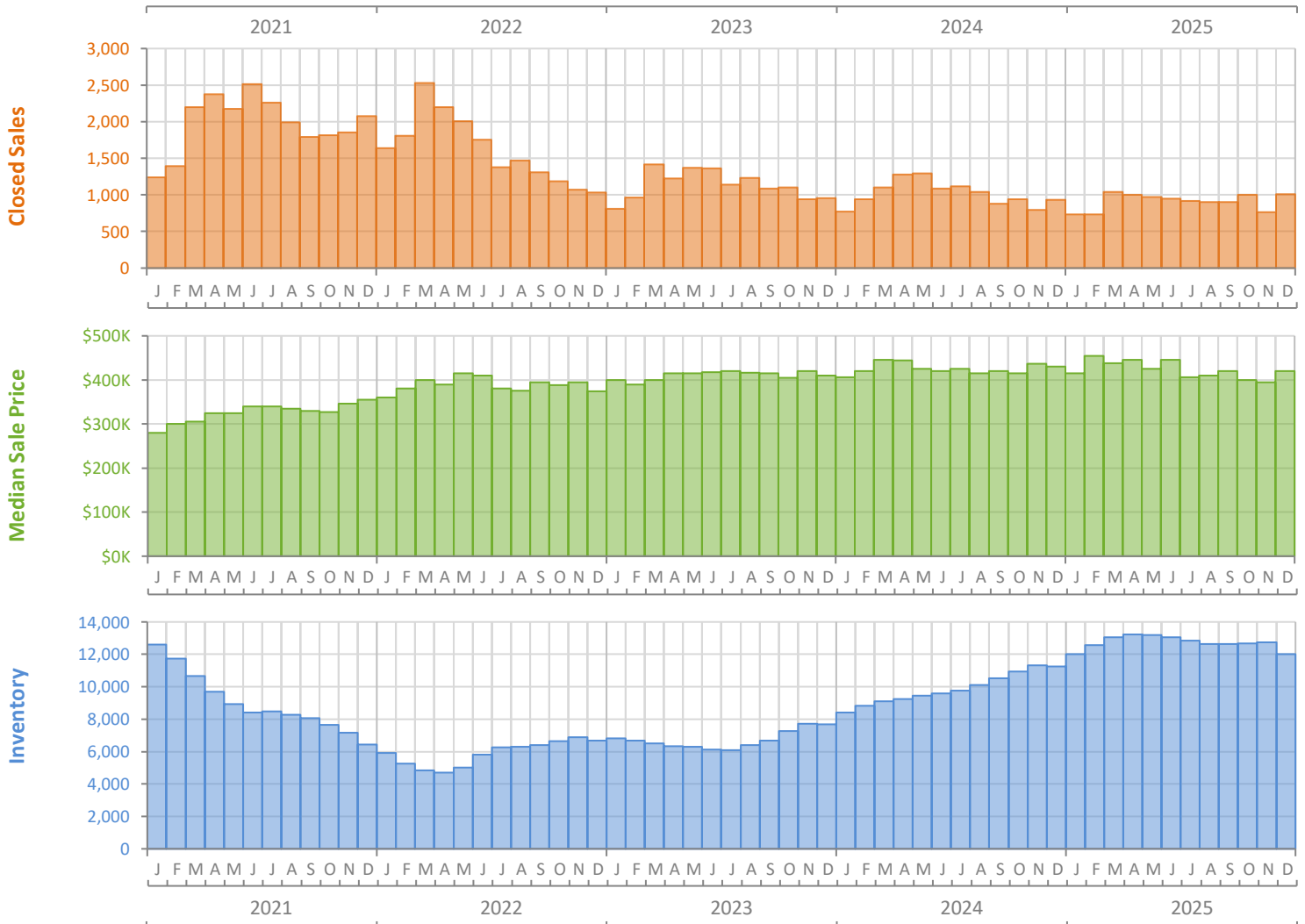
# Monthly Market Summary - December 2025

## Townhouses and Condos

### Miami-Dade County



	December 2025	December 2024	Percent Change Year-over-Year
Closed Sales	1,009	935	7.9%
Paid in Cash	514	481	6.9%
Median Sale Price	\$420,000	\$430,000	-2.3%
Average Sale Price	\$811,347	\$764,028	6.2%
Dollar Volume	\$818.6 Million	\$714.4 Million	14.6%
Med. Pct. of Orig. List Price Received	92.7%	93.8%	-1.2%
Median Time to Contract	72 Days	58 Days	24.1%
Median Time to Sale	109 Days	96 Days	13.5%
New Pending Sales	842	517	62.9%
New Listings	1,566	1,825	-14.2%
Pending Inventory	1,396	680	105.3%
Inventory (Active Listings)	12,015	11,256	6.7%
Months Supply of Inventory	13.2	11.1	18.9%



# Monthly Distressed Market - December 2025

## Townhouses and Condos

### Miami-Dade County



		December 2025	December 2024	Percent Change Year-over-Year
Traditional	Closed Sales	993	929	6.9%
	Median Sale Price	\$425,000	\$430,000	-1.2%
Foreclosure/REO	Closed Sales	14	6	133.3%
	Median Sale Price	\$325,849	\$242,500	34.4%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$568,000	(No Sales)	N/A

