

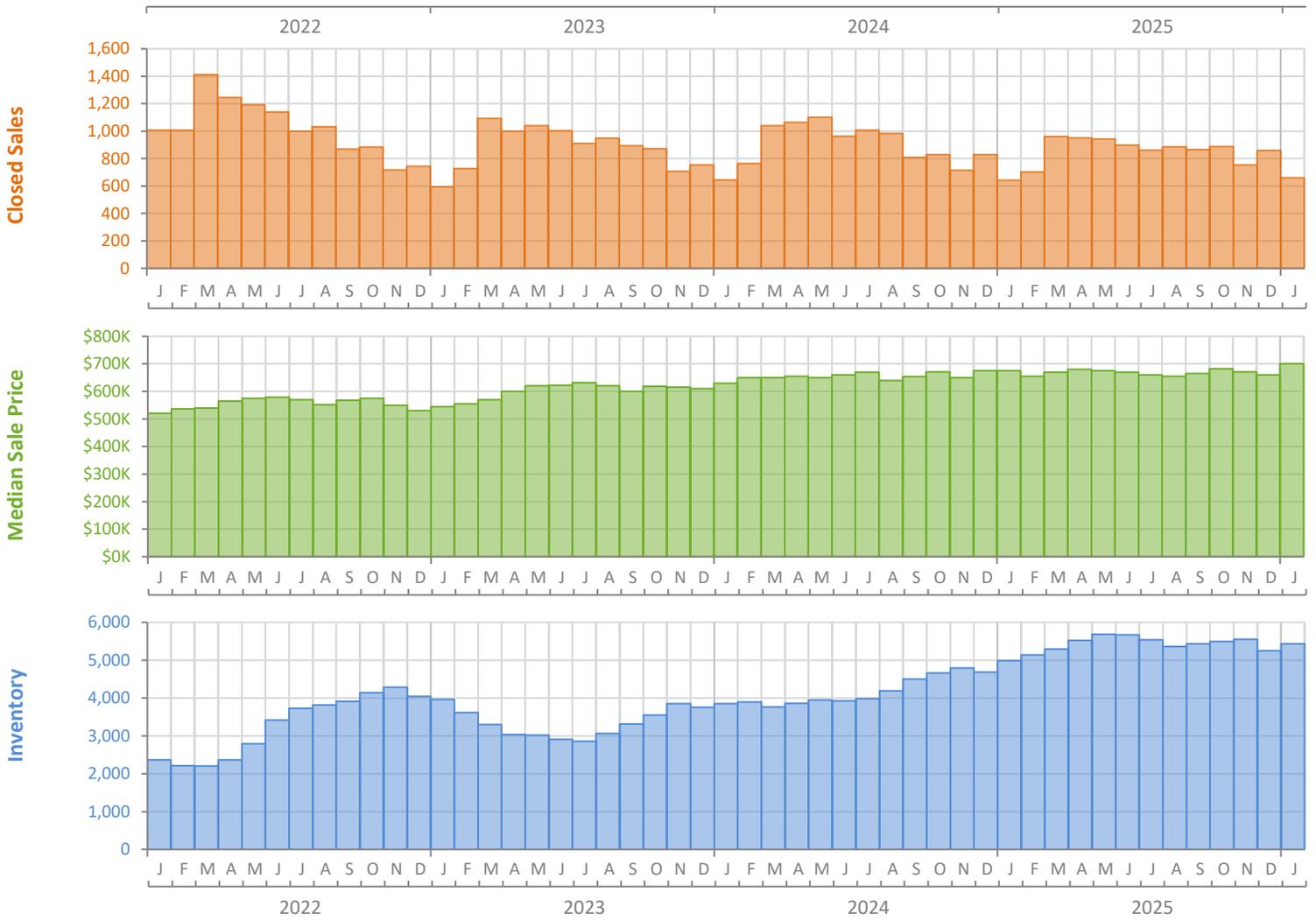
Monthly Market Summary - January 2026

Single-Family Homes

Miami-Dade County



	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	661	643	2.8%
Paid in Cash	216	194	11.3%
Median Sale Price	\$699,990	\$675,000	3.7%
Average Sale Price	\$1,416,138	\$1,259,194	12.5%
Dollar Volume	\$936.1 Million	\$809.7 Million	15.6%
Med. Pct. of Orig. List Price Received	93.7%	94.4%	-0.7%
Median Time to Contract	53 Days	45 Days	17.8%
Median Time to Sale	96 Days	88 Days	9.1%
New Pending Sales	927	886	4.6%
New Listings	1,829	1,639	11.6%
Pending Inventory	1,347	1,185	13.7%
Inventory (Active Listings)	5,433	4,983	9.0%
Months Supply of Inventory	6.4	5.6	14.3%



Monthly Distressed Market - January 2026

Single-Family Homes

Miami-Dade County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	646	634	1.9%
	Median Sale Price	\$700,000	\$675,000	3.7%
Foreclosure/REO	Closed Sales	10	5	100.0%
	Median Sale Price	\$650,000	\$529,000	22.9%
Short Sale	Closed Sales	5	4	25.0%
	Median Sale Price	\$442,700	\$599,500	-26.2%

