

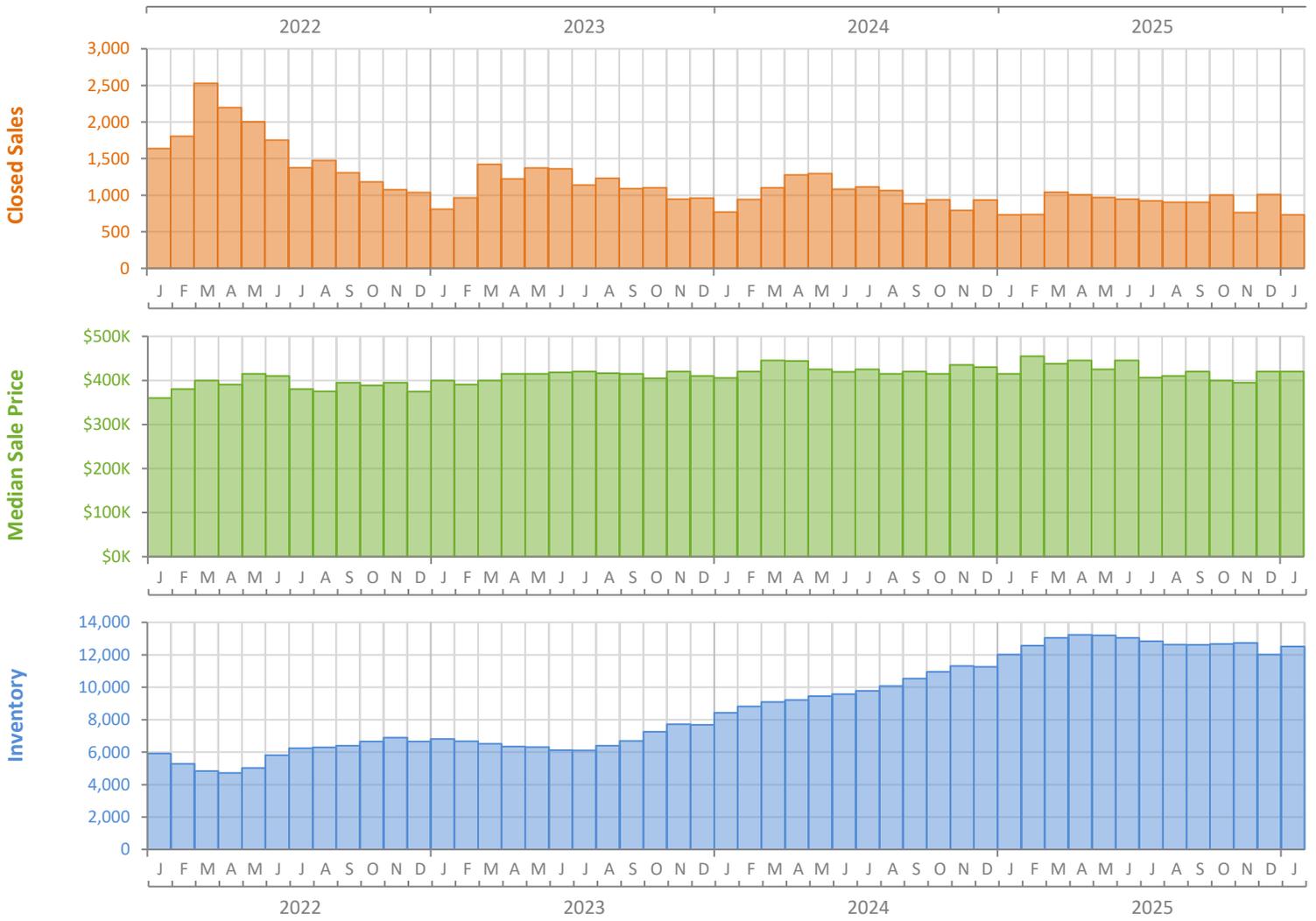
Monthly Market Summary - January 2026

Townhouses and Condos

Miami-Dade County



	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	732	733	-0.1%
Paid in Cash	397	386	2.8%
Median Sale Price	\$420,000	\$415,000	1.2%
Average Sale Price	\$872,527	\$789,681	10.5%
Dollar Volume	\$638.7 Million	\$578.8 Million	10.3%
Med. Pct. of Orig. List Price Received	92.5%	93.9%	-1.5%
Median Time to Contract	71 Days	64 Days	10.9%
Median Time to Sale	117 Days	108 Days	8.3%
New Pending Sales	997	919	8.5%
New Listings	2,880	2,609	10.4%
Pending Inventory	1,544	1,355	13.9%
Inventory (Active Listings)	12,509	12,009	4.2%
Months Supply of Inventory	13.7	11.9	15.1%



Monthly Distressed Market - January 2026

Townhouses and Condos

Miami-Dade County



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	719	726	-1.0%
	Median Sale Price	\$420,000	\$417,500	0.6%
Foreclosure/REO	Closed Sales	10	6	66.7%
	Median Sale Price	\$456,250	\$222,450	105.1%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$503,000	\$324,300	55.1%

