

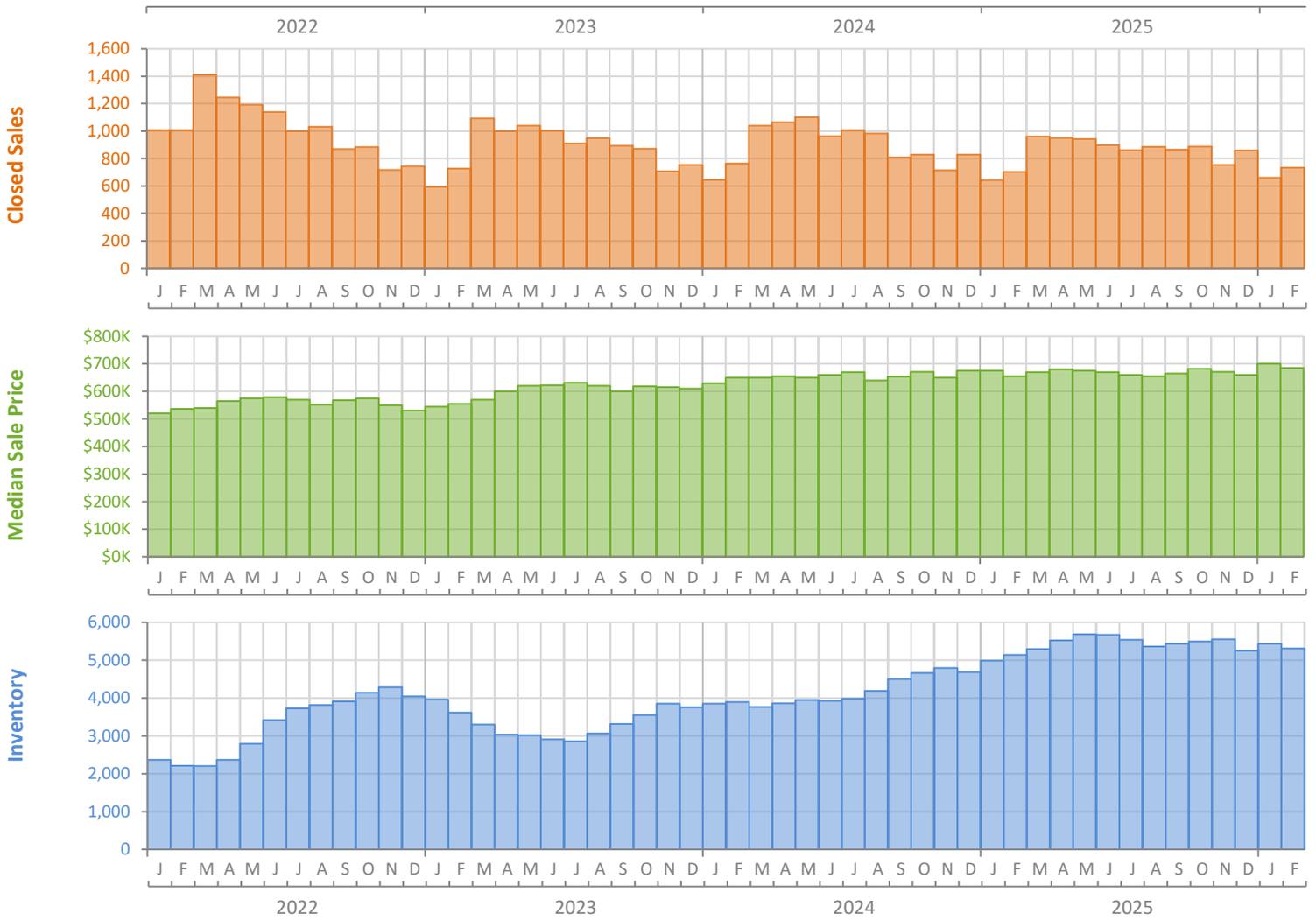
Monthly Market Summary - February 2026

Single-Family Homes

Miami-Dade County



	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	733	703	4.3%
Paid in Cash	208	187	11.2%
Median Sale Price	\$685,000	\$655,000	4.6%
Average Sale Price	\$1,183,978	\$1,353,447	-12.5%
Dollar Volume	\$867.9 Million	\$951.5 Million	-8.8%
Med. Pct. of Orig. List Price Received	94.4%	95.4%	-1.0%
Median Time to Contract	55 Days	46 Days	19.6%
Median Time to Sale	93 Days	88 Days	5.7%
New Pending Sales	1,118	1,038	7.7%
New Listings	1,448	1,587	-8.8%
Pending Inventory	1,649	1,468	12.3%
Inventory (Active Listings)	5,310	5,140	3.3%
Months Supply of Inventory	6.2	5.8	6.9%



Monthly Distressed Market - February 2026

Single-Family Homes

Miami-Dade County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	713	693	2.9%
	Median Sale Price	\$689,000	\$655,000	5.2%
Foreclosure/REO	Closed Sales	18	7	157.1%
	Median Sale Price	\$507,500	\$510,000	-0.5%
Short Sale	Closed Sales	2	3	-33.3%
	Median Sale Price	\$713,875	\$330,300	116.1%

