

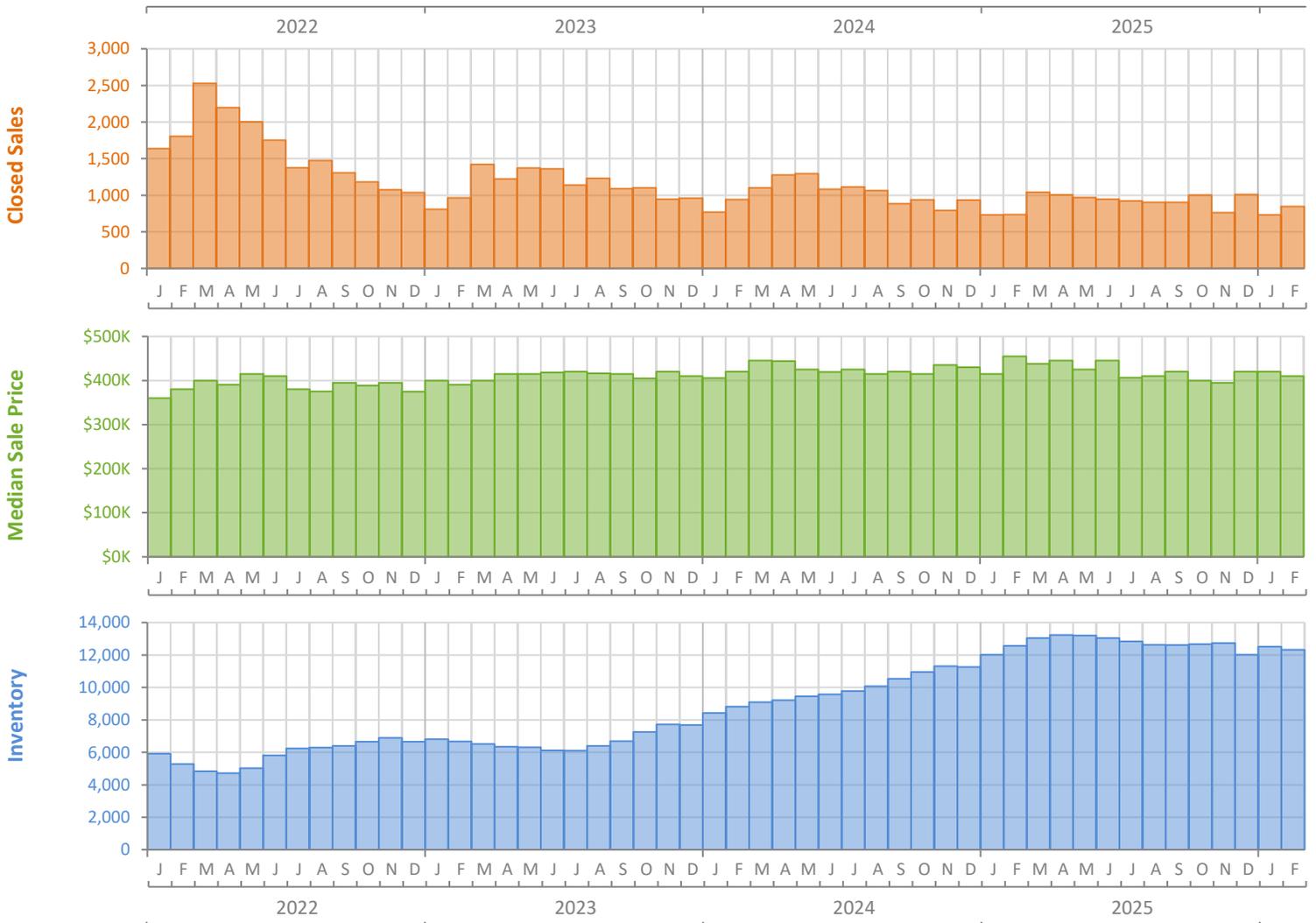
# Monthly Market Summary - February 2026

## Townhouses and Condos

### Miami-Dade County



	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	845	737	14.7%
Paid in Cash	467	400	16.8%
Median Sale Price	\$410,000	\$455,000	-9.9%
Average Sale Price	\$839,925	\$803,560	4.5%
Dollar Volume	\$709.7 Million	\$592.2 Million	19.8%
Med. Pct. of Orig. List Price Received	93.1%	94.0%	-1.0%
Median Time to Contract	83 Days	66 Days	25.8%
Median Time to Sale	119 Days	106 Days	12.3%
New Pending Sales	1,173	1,109	5.8%
New Listings	2,166	2,487	-12.9%
Pending Inventory	1,764	1,660	6.3%
Inventory (Active Listings)	12,316	12,568	-2.0%
Months Supply of Inventory	13.4	12.6	6.3%



# Monthly Distressed Market - February 2026

## Townhouses and Condos

### Miami-Dade County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	819	726	12.8%
	Median Sale Price	\$415,000	\$460,000	-9.8%
Foreclosure/REO	Closed Sales	21	10	110.0%
	Median Sale Price	\$240,000	\$237,900	0.9%
Short Sale	Closed Sales	5	1	400.0%
	Median Sale Price	\$310,000	\$320,000	-3.1%

