

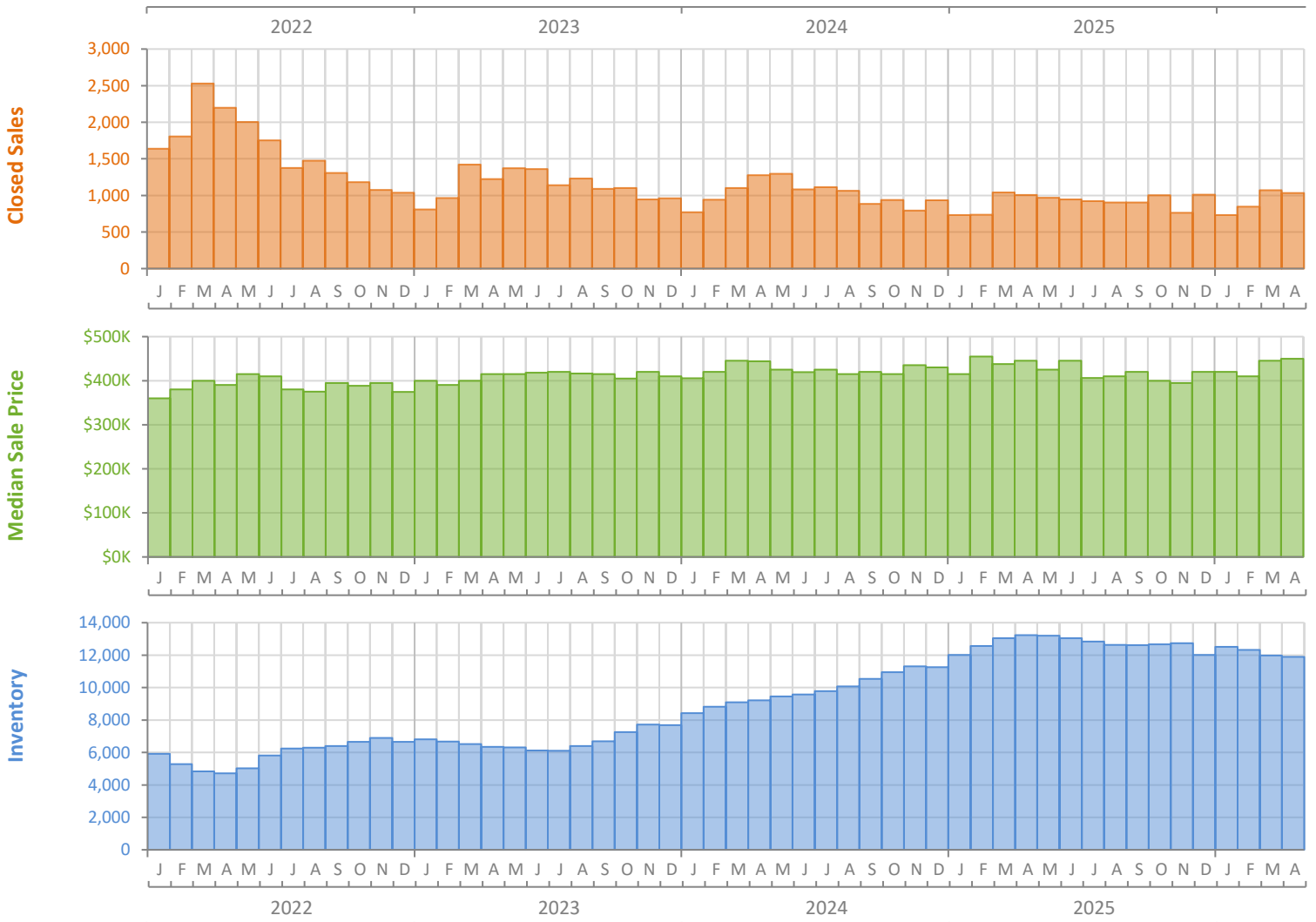
# Monthly Market Summary - April 2026

## Townhouses and Condos

### Miami-Dade County



	April 2026	April 2025	Percent Change Year-over-Year
Closed Sales	1,033	1,005	2.8%
Paid in Cash	526	522	0.8%
Median Sale Price	\$450,000	\$445,000	1.1%
Average Sale Price	\$899,192	\$847,235	6.1%
Dollar Volume	\$928.9 Million	\$851.5 Million	9.1%
Med. Pct. of Orig. List Price Received	93.4%	93.3%	0.1%
Median Time to Contract	62 Days	61 Days	1.6%
Median Time to Sale	99 Days	100 Days	-1.0%
New Pending Sales	1,157	1,060	9.2%
New Listings	2,033	2,338	-13.0%
Pending Inventory	1,799	1,565	15.0%
Inventory (Active Listings)	11,899	13,238	-10.1%
Months Supply of Inventory	12.9	13.7	-5.8%



# Monthly Distressed Market - April 2026

## Townhouses and Condos

### Miami-Dade County



		April 2026	April 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,032	995	3.7%
	Median Sale Price	\$450,000	\$445,000	1.1%
Foreclosure/REO	Closed Sales	0	9	-100.0%
	Median Sale Price	(No Sales)	\$265,000	N/A
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$1,033,000	\$386,500	167.3%

