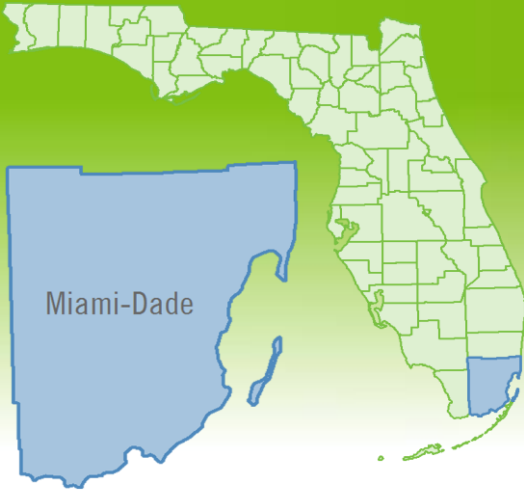


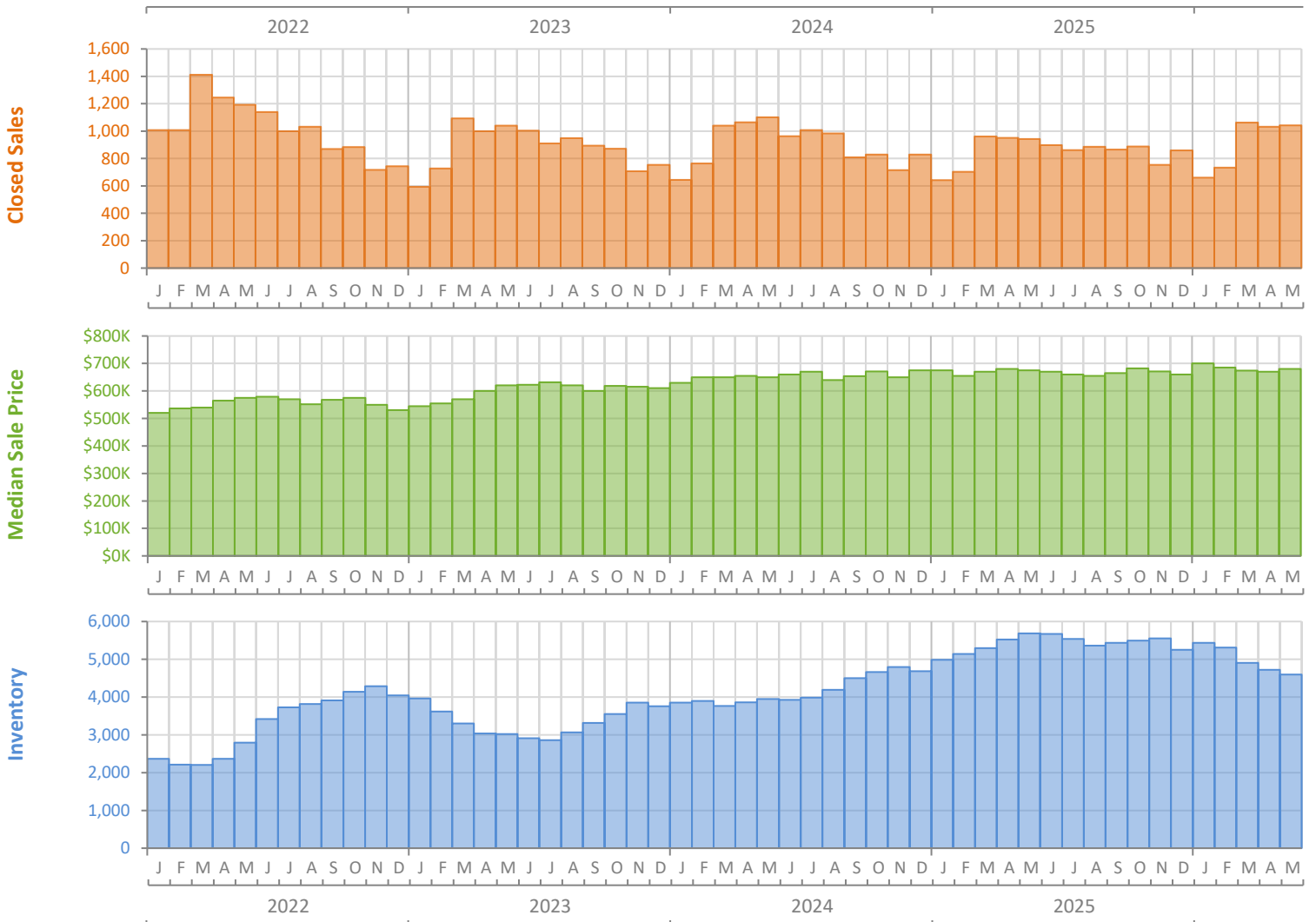
# Monthly Market Summary - May 2026

## Single-Family Homes

### Miami-Dade County

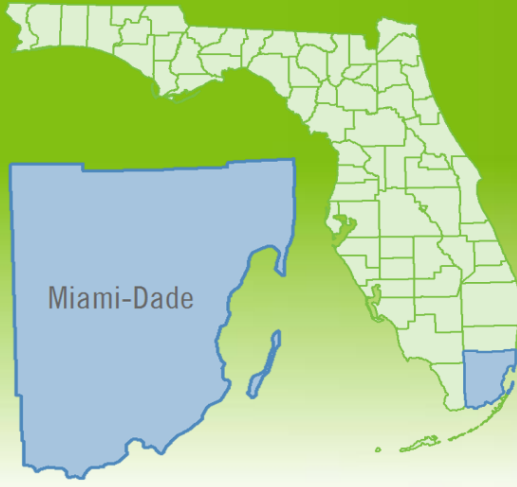


	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	1,042	943	10.5%
Paid in Cash	290	220	31.8%
Median Sale Price	\$680,000	\$675,000	0.7%
Average Sale Price	\$1,400,654	\$1,146,970	22.1%
Dollar Volume	\$1.5 Billion	\$1.1 Billion	34.9%
Med. Pct. of Orig. List Price Received	95.3%	95.4%	-0.1%
Median Time to Contract	41 Days	40 Days	2.5%
Median Time to Sale	80 Days	78 Days	2.6%
New Pending Sales	1,073	967	11.0%
New Listings	1,460	1,553	-6.0%
Pending Inventory	1,645	1,401	17.4%
Inventory (Active Listings)	4,599	5,687	-19.1%
Months Supply of Inventory	5.2	6.6	-21.2%



# Monthly Distressed Market - May 2026

## Single-Family Homes Miami-Dade County



		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,039	940	10.5%
	Median Sale Price	\$680,000	\$675,000	0.7%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$500,000	\$320,000	56.3%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	\$732,500	\$254,950	187.3%

