

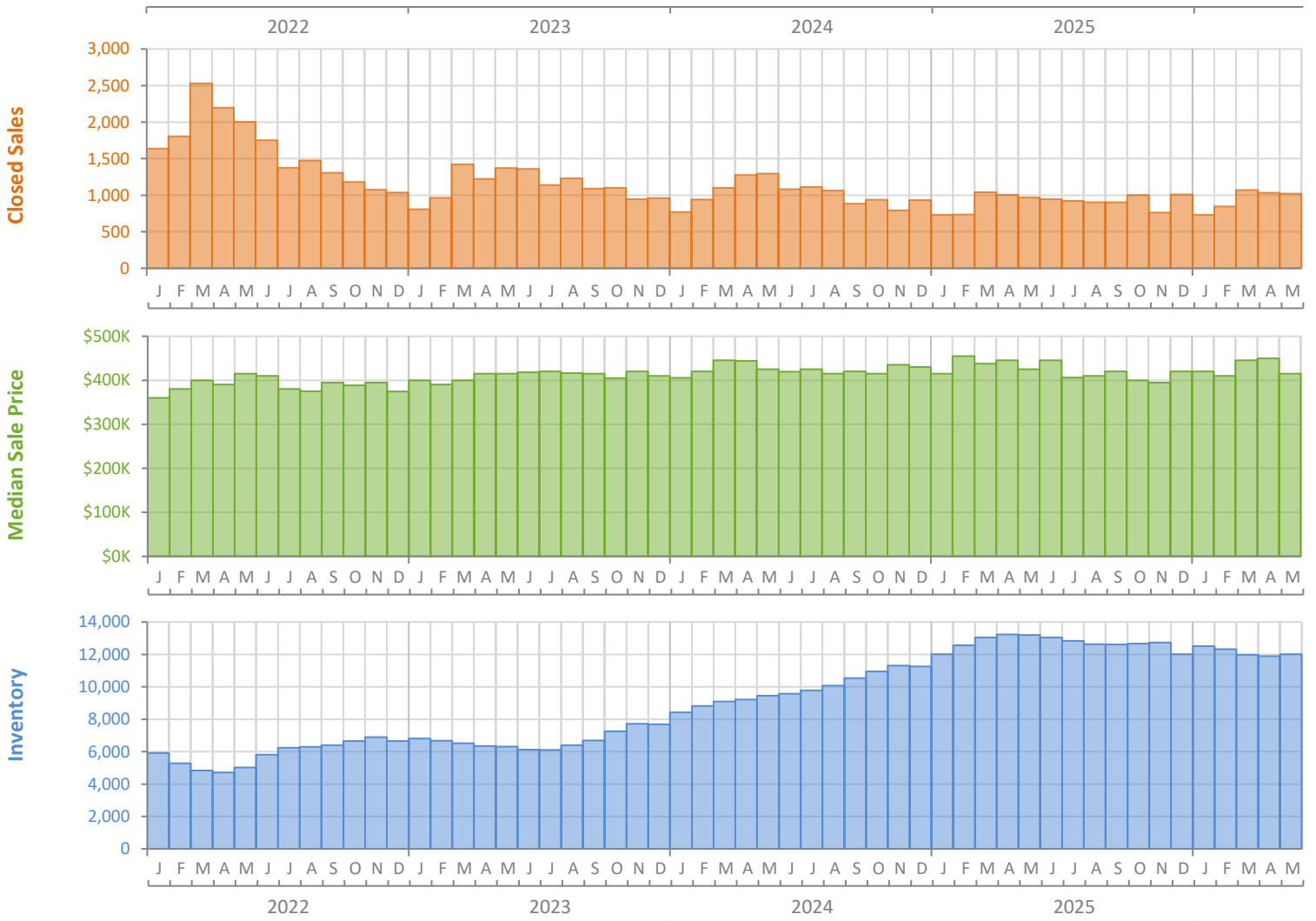
Monthly Market Summary - May 2026

Townhouses and Condos

Miami-Dade County



	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	1,022	970	5.4%
Paid in Cash	508	488	4.1%
Median Sale Price	\$415,000	\$425,000	-2.4%
Average Sale Price	\$800,443	\$880,597	-9.1%
Dollar Volume	\$818.1 Million	\$854.2 Million	-4.2%
Med. Pct. of Orig. List Price Received	93.8%	93.3%	0.5%
Median Time to Contract	64 Days	63 Days	1.6%
Median Time to Sale	106 Days	104 Days	1.9%
New Pending Sales	1,127	1,046	7.7%
New Listings	2,228	2,109	5.6%
Pending Inventory	1,773	1,578	12.4%
Inventory (Active Listings)	12,016	13,192	-8.9%
Months Supply of Inventory	12.9	14.0	-7.9%



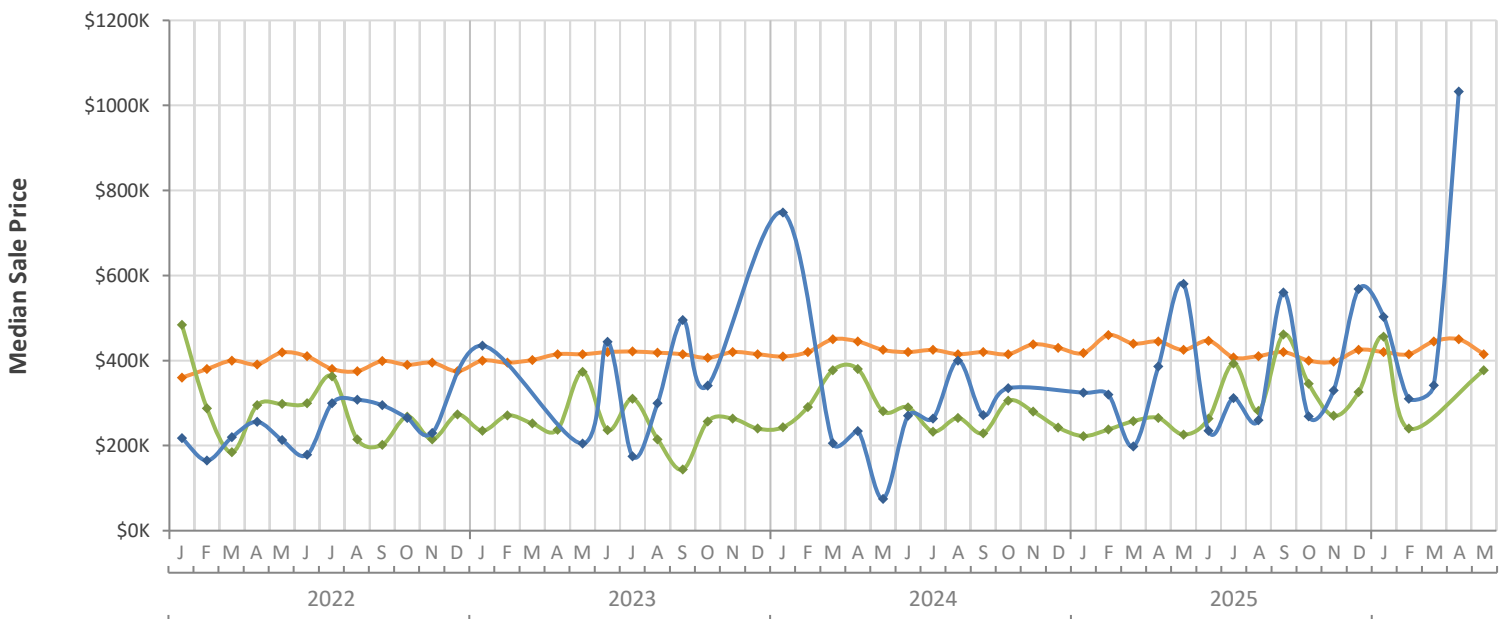
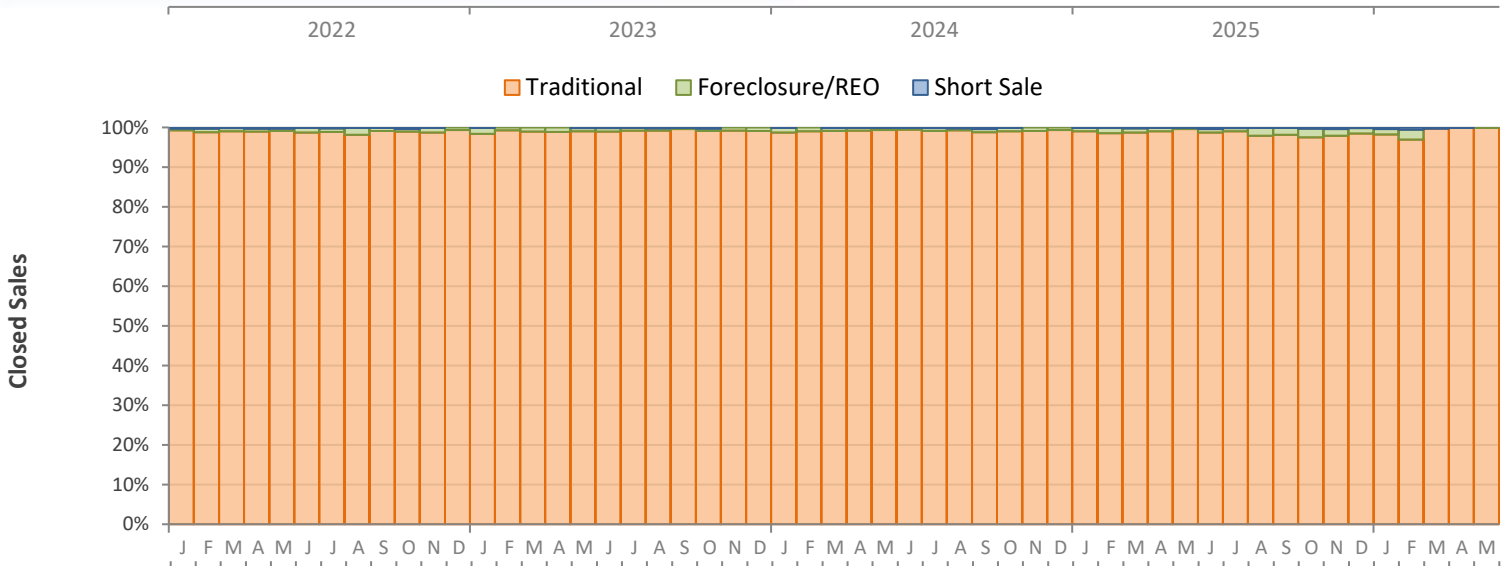
Monthly Distressed Market - May 2026

Townhouses and Condos

Miami-Dade County



		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,021	966	5.7%
	Median Sale Price	\$415,000	\$425,000	-2.4%
Foreclosure/REO	Closed Sales	1	3	-66.7%
	Median Sale Price	\$377,000	\$226,000	66.8%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$580,000	N/A



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Tuesday, June 16, 2026. Next data release is Friday, July 17, 2026.