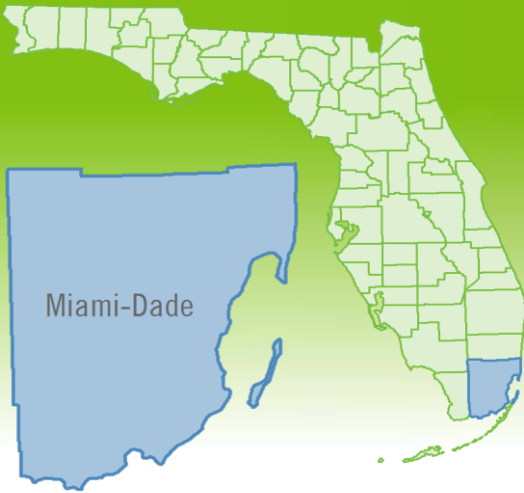


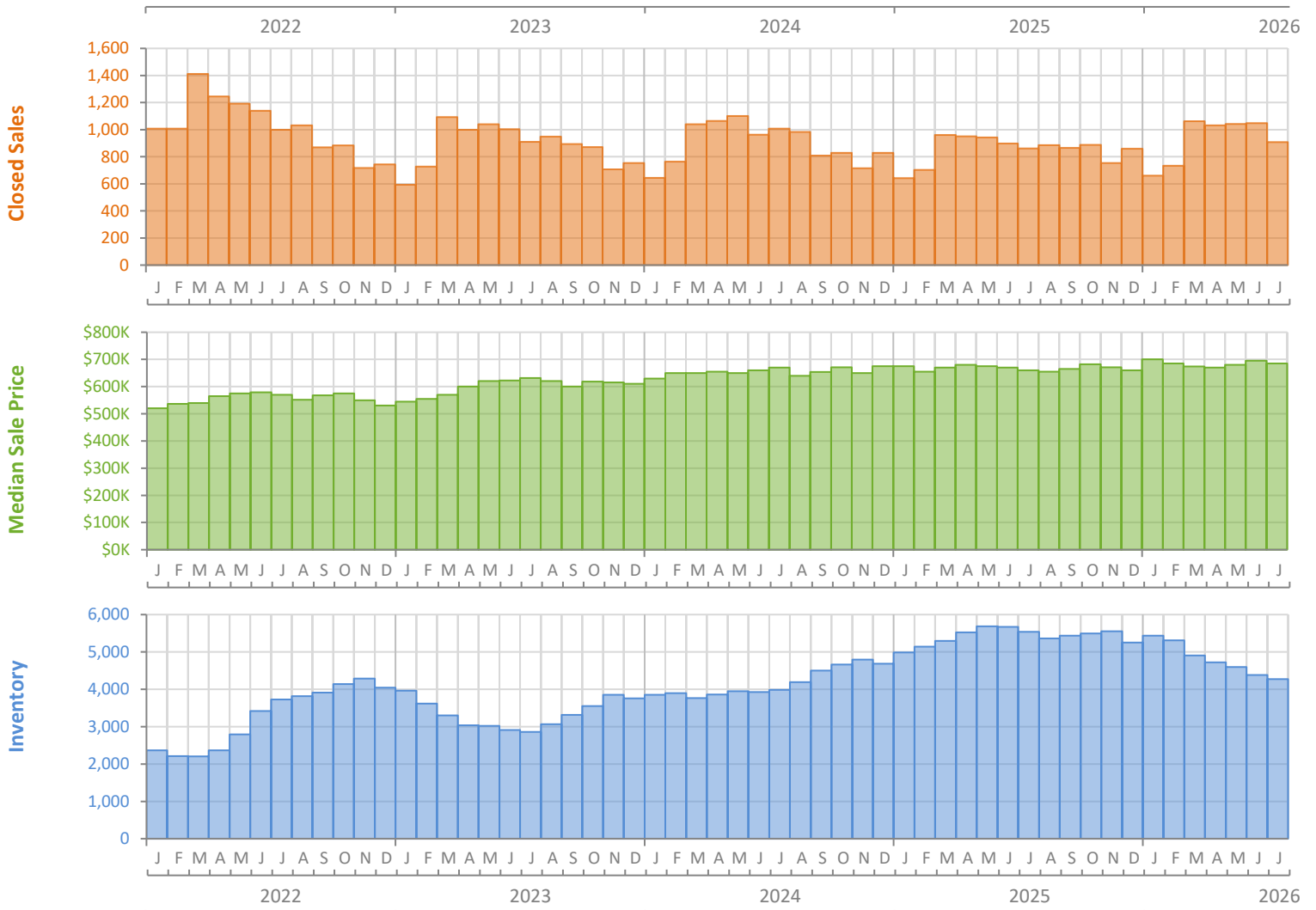
Monthly Market Summary - July 2026

Single-Family Homes

Miami-Dade County



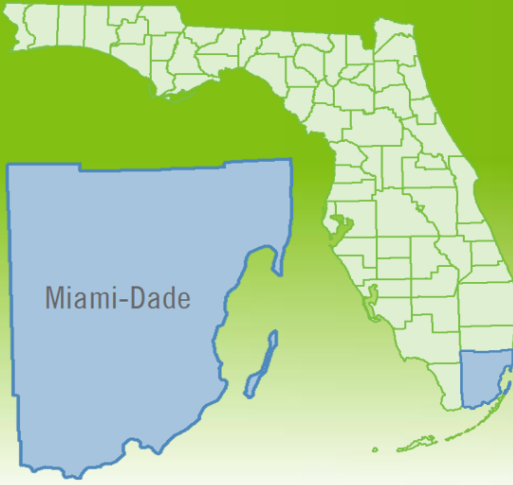
	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	909	861	5.6%
Paid in Cash	193	213	-9.4%
Median Sale Price	\$685,000	\$660,000	3.8%
Average Sale Price	\$1,396,322	\$1,265,083	10.4%
Dollar Volume	\$1.3 Billion	\$1.1 Billion	16.5%
Med. Pct. of Orig. List Price Received	95.5%	94.1%	1.5%
Median Time to Contract	45 Days	44 Days	2.3%
Median Time to Sale	88 Days	85 Days	3.5%
New Pending Sales	916	949	-3.5%
New Listings	1,203	1,395	-13.8%
Pending Inventory	1,396	1,349	3.5%
Inventory (Active Listings)	4,275	5,539	-22.8%
Months Supply of Inventory	4.8	6.6	-27.3%



Monthly Distressed Market - July 2026

Single-Family Homes

Miami-Dade County



		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	905	841	7.6%
	Median Sale Price	\$685,000	\$662,000	3.5%
Foreclosure/REO	Closed Sales	0	16	-100.0%
	Median Sale Price	(No Sales)	\$553,750	N/A
Short Sale	Closed Sales	4	4	0.0%
	Median Sale Price	\$609,250	\$485,000	25.6%

