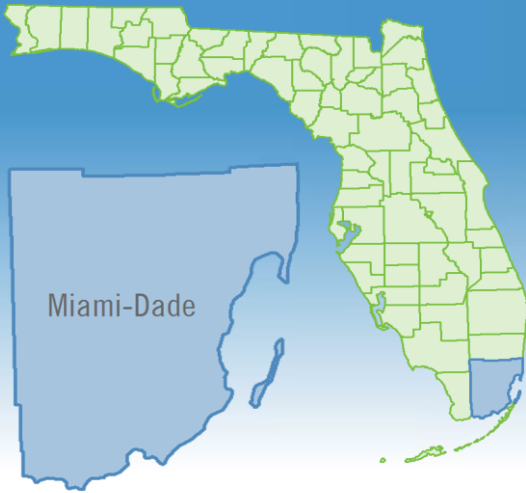


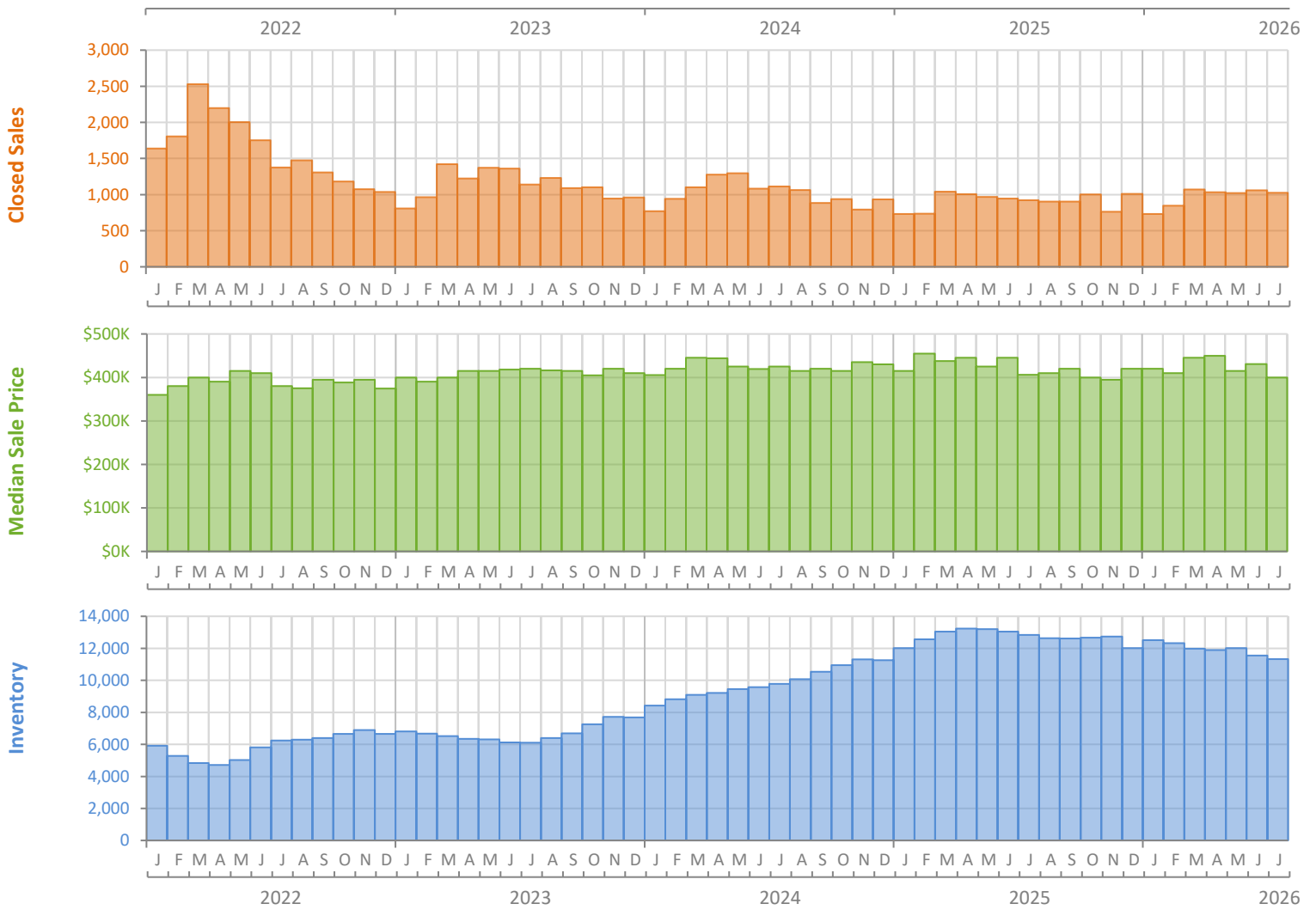
Monthly Market Summary - July 2026

Townhouses and Condos

Miami-Dade County



	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	1,026	921	11.4%
Paid in Cash	487	449	8.5%
Median Sale Price	\$400,000	\$406,000	-1.5%
Average Sale Price	\$689,289	\$838,728	-17.8%
Dollar Volume	\$707.2 Million	\$772.5 Million	-8.4%
Med. Pct. of Orig. List Price Received	93.1%	92.7%	0.4%
Median Time to Contract	86 Days	65 Days	32.3%
Median Time to Sale	125 Days	107 Days	16.8%
New Pending Sales	1,043	1,032	1.1%
New Listings	1,690	1,967	-14.1%
Pending Inventory	1,588	1,522	4.3%
Inventory (Active Listings)	11,324	12,838	-11.8%
Months Supply of Inventory	12.0	14.1	-14.9%



Monthly Distressed Market - July 2026

Townhouses and Condos Miami-Dade County



		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,020	912	11.8%
	Median Sale Price	\$400,000	\$407,500	-1.8%
Foreclosure/REO	Closed Sales	2	7	-71.4%
	Median Sale Price	\$260,515	\$393,200	-33.7%
Short Sale	Closed Sales	4	2	100.0%
	Median Sale Price	\$408,500	\$311,500	31.1%

