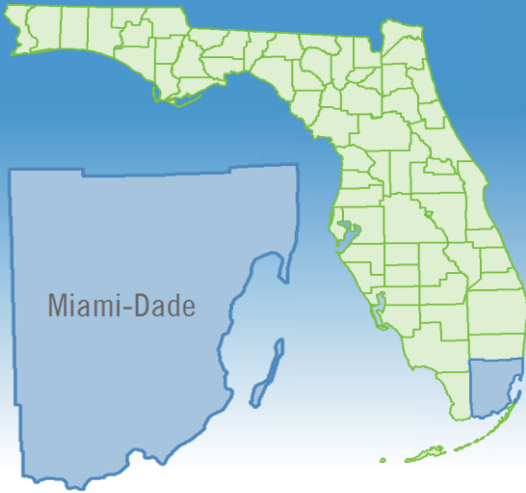


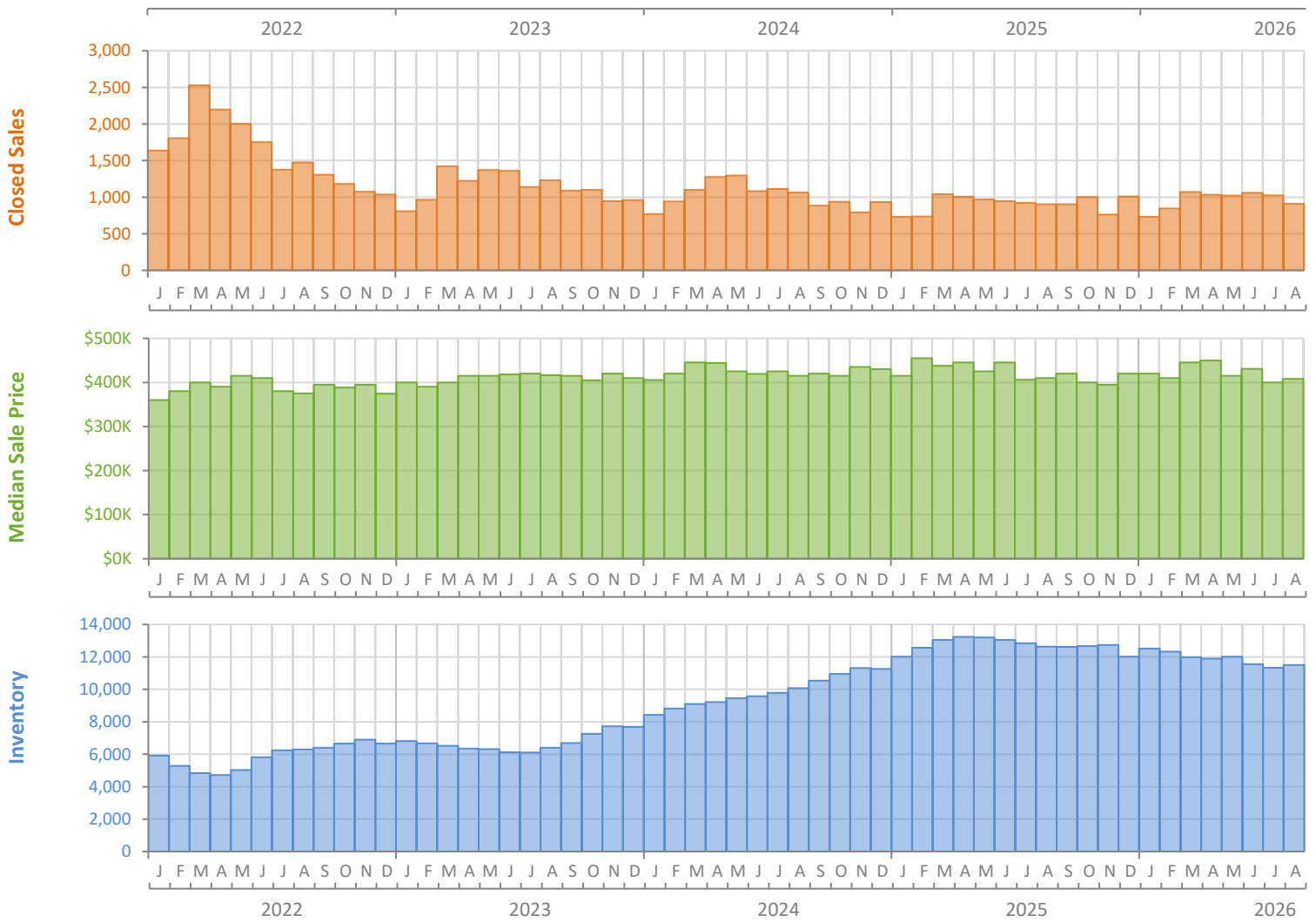
Monthly Market Summary - August 2026

Townhouses and Condos

Miami-Dade County



	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	911	903	0.9%
Paid in Cash	460	434	6.0%
Median Sale Price	\$408,000	\$410,000	-0.5%
Average Sale Price	\$726,211	\$743,868	-2.4%
Dollar Volume	\$661.6 Million	\$671.7 Million	-1.5%
Med. Pct. of Orig. List Price Received	94.0%	92.4%	1.7%
Median Time to Contract	66 Days	67 Days	-1.5%
Median Time to Sale	108 Days	106 Days	1.9%
New Pending Sales	1,032	992	4.0%
New Listings	2,054	1,960	4.8%
Pending Inventory	1,592	1,531	4.0%
Inventory (Active Listings)	11,495	12,637	-9.0%
Months Supply of Inventory	12.1	14.0	-13.6%



Monthly Distressed Market - August 2026

Townhouses and Condos

Miami-Dade County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	908	884	2.7%
	Median Sale Price	\$409,000	\$410,583	-0.4%
Foreclosure/REO	Closed Sales	0	18	-100.0%
	Median Sale Price	(No Sales)	\$281,250	N/A
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$348,000	\$260,000	33.8%

