

WHAT'S GOING ON IN YOUR MARKET?



A monthly update covering the latest in the Miami Market



MIAMI-DADE COUNTY SINGLE FAMILY HOMES	NOVEMBER 2022	NOVEMBER 2021	PERCENTAGE CHANGE (YEAR-OVER-YEAR)
CLOSED SALES	718	1,168	-38.5%
Paid in Cash	178	291	-38.8%
Median Sale Price	\$550,000	\$502,750	9.4%
Average Sale Price	\$894,053	\$918,085	-2.6%
Dollar Volume	\$641.9 Million	\$1.1 Billion	-40.1%
Median Percentage of Original List Price Received	95.3%	98.4%	-3.2%
Median Time To Contract	31 Days	20 Days	55.0%
Median Time to Sale	74 Days	66 Days	12.1%
NEW PENDING SALES	744	1,349	-44.8%
NEW LISTINGS	1,236	1,434	-13.8%
PENDING INVENTORY	1,280	2,513	-49.1%
INVENTORY (ACTIVE LISTINGS)	4,288	2,805	52.9%
MONTHS SUPPLY OF INVENTORY	4.0	2.1	90.5%

MIAMI-DADE COUNTY TOWNHOUSE & CONDOS	NOVEMBER 2022	NOVEMBER 2021	PERCENTAGE CHANGE (YEAR-OVER-YEAR)
CLOSED SALES	1,073	1,853	-42.1%
Paid in Cash	579	869	-33.4%
Median Sale Price	\$395,000	\$346,000	14.2%
Average Sale Price	\$658,031	\$609,698	7.9%
Dollar Volume	\$706.1 Million	\$1.1 Million	-37.5%
Median Percentage of Original List Price Received	96.3%	97.1%	-0.8%
Median Time To Contract	35 Days	36 Days	-2.8%
Median Time to Sale	74 Days	80 Days	-7.5%
NEW PENDING SALES	1,046	2,170	-51.8%
NEW LISTINGS	1,735	2,111	-17.8%
PENDING INVENTORY	1,737	3,778	-54.0%
INVENTORY (ACTIVE LISTINGS)	6,890	7,179	-4.0%
MONTHS SUPPLY OF INVENTORY	4.0	3.7	8.1%