

Real Estate Market Report

Miami-Dade HOMES

April 2020

1,149

LISTED

-48% YOY

801

PENDED

-45% YOY

771

SOLD

-42% YOY

7.9

MONTHS INV

+55% YOY

68

AVG DAYS MKT

-7% YOY

\$570K

AVG SOLD PRICE

+8% YOY

Source: Trendgraphix & MLS



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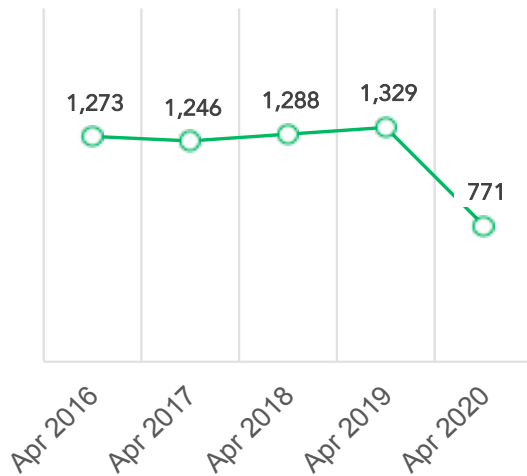
Real Estate Market Report

Miami-Dade HOMES

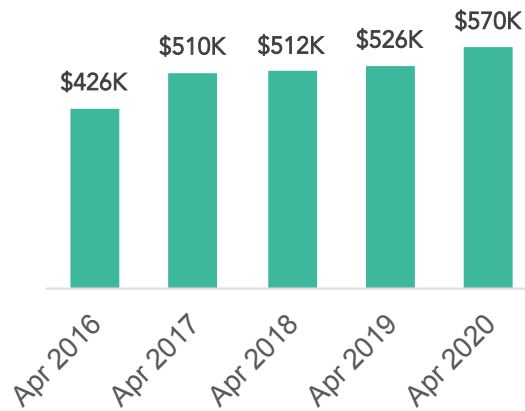
April 2020

Number of homes Sold was down -42%. However, Avg Sold Price increased +8% vs last year. Month's of Inventory increased and it will become a buyer's market if trend continues.

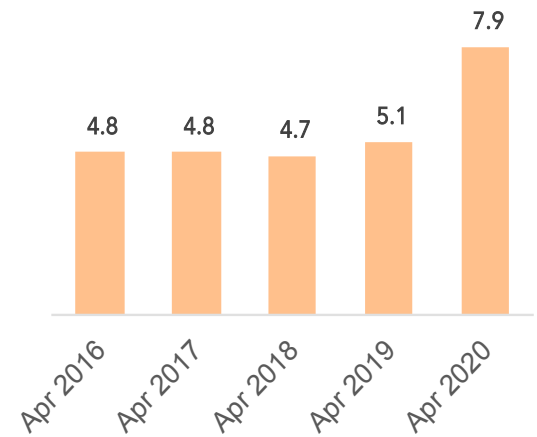
Miami-Dade SFH Sold



Miami-Dade SFH Avg Sold Price



Miami-Dade SFH Months of Inventory



Source: Trendgraphix & MLS



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April 2020

All stats were negatively impacted except Avg Days on Market and Avg Sold Price. The lasting impact of Covid-19 on the market will depend on how long it keeps the economy partially shut.

Single-Family Homes						
	Apr 2016	Apr 2017	Apr 2018	Apr 2019	Apr 2020	Apr % Chg 19 vs 20
Listed	2,147	1,931	2,104	2,195	1,149	-48%
Pended	1,484	1,363	1,406	1,463	801	-45%
Sold	1,273	1,246	1,288	1,329	771	-42%
Months of Inventory	4.8	4.8	4.7	5.1	7.9	55%
Avg Days on Market	64	70	71	73	68	-7%
Avg Sold Price	\$426K	\$510K	\$512K	\$526K	\$570K	8%

Source: Trendgraphix & MLS



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Real Estate Market Report

Miami-Dade CONDOS & TOWNHOMES

April 2020

1,293

LISTED

-55% YOY

498

PENDED

-68% YOY

643

SOLD

-55% YOY

22.5

MONTHS INV

+101% YOY

102

AVG DAYS MKT

-6% YOY

\$424K

AVG SOLD PRICE

+4% YOY

Source: Trendgraphix & MLS



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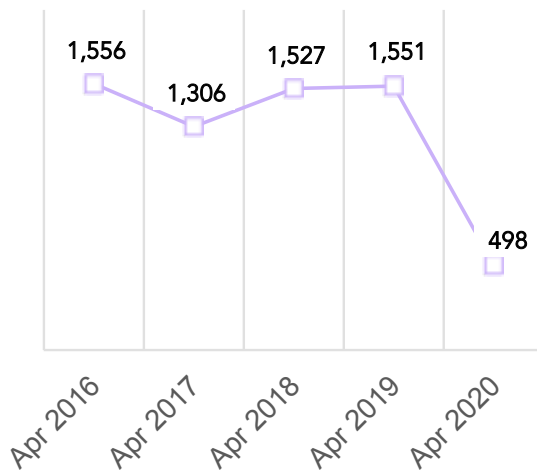
Real Estate Market Report

Miami-Dade CONDOS & TOWNHOMES

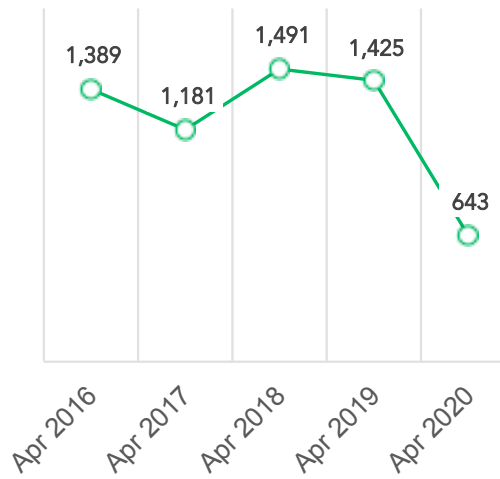
April 2020

Activity declined more than 50% and inventory levels increased to almost 2 years.

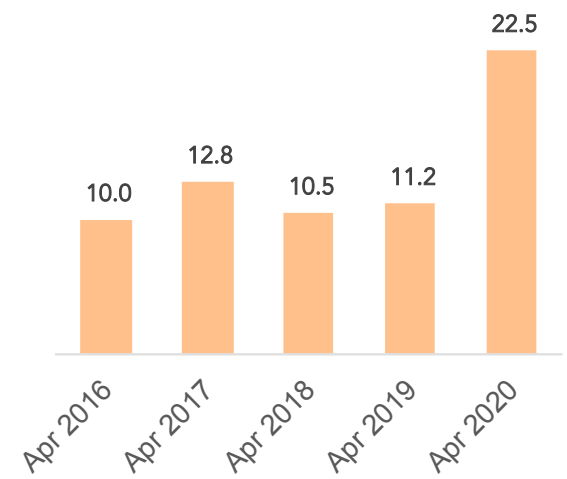
Miami-Dade Condo/Town Pended (Under Contract)



Miami-Dade Condo/Town Sold



Miami-Dade Condo/Town Months of Inventory



Source: Trendgraphix & MLS



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Real Estate Market Report

Miami-Dade CONDOS & TOWNHOMES

April 2020

It is now a buyer's market for condos/townhomes due to the inventory levels. The lasting impact of Covid-19 on the market will depend on how long it keeps the economy partly shut.

Condos & Townhomes						
	Apr 2016	Apr 2017	Apr 2018	Apr 2019	Apr 2020	Apr % Chg 19 vs 20
Listed	3,076	2,752	2,863	2,857	1,293	-55%
Pended	1,556	1,306	1,527	1,551	498	-68%
Sold	1,389	1,181	1,491	1,425	643	-55%
Months of Inventory	10.0	12.8	10.5	11.2	22.5	101%
Avg Days on Market	86	100	106	109	102	-6%
Avg Sold Price	\$417K	\$360K	\$406K	\$407K	\$424K	4%

Source: Trendgraphix & MLS



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