

# Real Estate Market Report

## Miami-Dade HOMES

June 2020

**3,663**

**LISTED**

-10% YOY

**3,971**

**PENDED**

+37% YOY

**2,244**

**SOLD**

-21% YOY

**3.9**

**MONTHS INV**

-7% YOY

**71**

**AVG DAYS MKT**

+9% YOY

**\$553K**

**AVG SOLD PRICE**

+12% YOY

Source: Trendgraphix



**Rebeca Castellon**

Rebeca Castellon | [rebeca@property305.com](mailto:rebeca@property305.com) | 305.600.8493 | Coldwell Banker

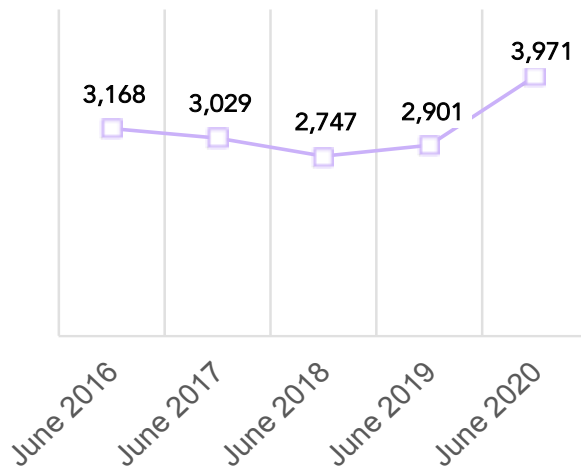
# Real Estate Market Report

## Miami-Dade HOMES

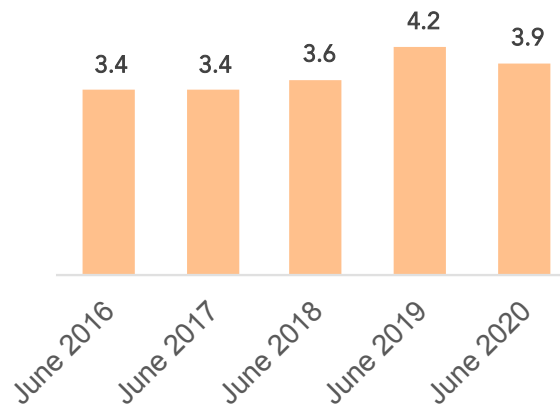
June 2020

A total of 3,971 homes Pended; the highest June within the past 5 years. Therefore, sold homes will be higher in the coming months & inventory will decline, which have made it a sellers' market.

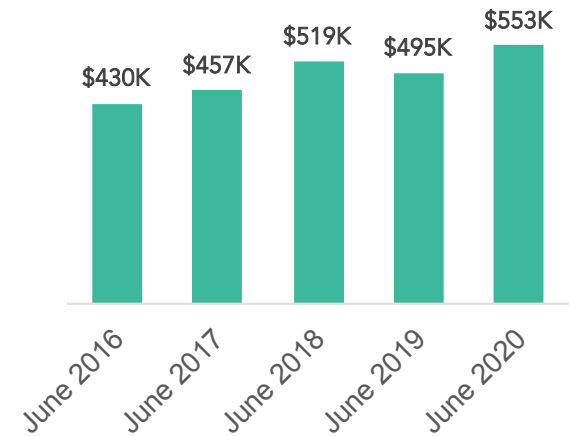
**Miami-Dade SFH  
Pended (Under Contract)**



**Miami-Dade SFH  
Months of Inventory**



**Miami-Dade SFH  
Avg Sold Price**



Source: Trendgraphix & MLS



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## Miami-Dade HOMES

June 2020

The market is showing strong signs of recovery from Covid-19. Compared to last June: Avg Sold Price is up +12%, Pended homes is up +37%, Inv is down -7%. All are indicators of high demand.

### Single-Family Homes

	June 2016	June 2017	June 2018	June 2019	June 2020	June % Chg 19 vs 20
Listed	4,593	4,295	4,332	4,086	3,663	-10%
Pended	3,168	3,029	2,747	2,901	3,971	37%
Sold	3,360	3,243	3,174	2,829	2,244	-21%
Months of Inventory	3.4	3.4	3.6	4.2	3.9	-7%
Avg Days on Market	64	64	60	65	71	9%
Avg Sold Price	\$430K	\$457K	\$519K	\$495K	\$553K	12%

Source: Trendgraphix



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# Real Estate Market Report

## Miami-Dade CONDOS & TOWNHOMES

June 2020

**4,999**  
**LISTED**  
+6% YOY

**3,242**  
**PENDED**  
-12% YOY

**1,721**  
**SOLD**  
-40% YOY

**13.1**  
**MONTHS INV**  
+58% YOY

**93**  
**AVG DAYS MKT**  
+4% YOY

**\$312K**  
**AVG SOLD PRICE**  
+6% YOY

Source: Trendgraphix & MLS



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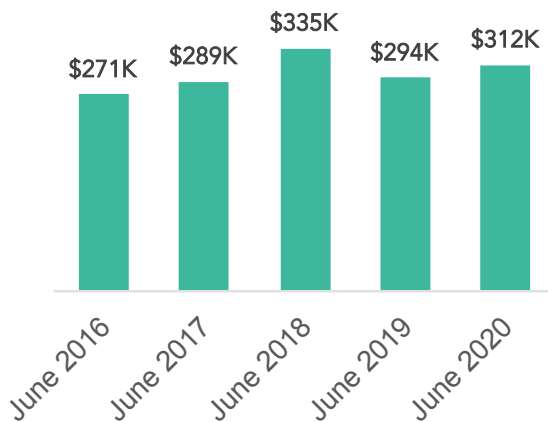
# Real Estate Market Report

## Miami-Dade CONDOS & TOWNHOMES

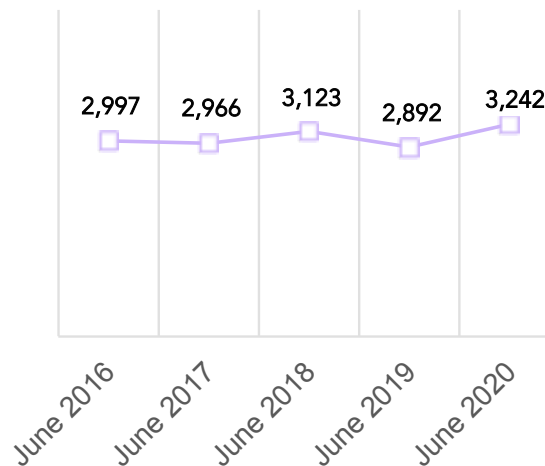
June 2020

The condo/town market is holding up. Compared to last June: Avg Sold Price is up +6%, Pended homes is up +12%. Inventory is a little high at 13 months but expected to come down.

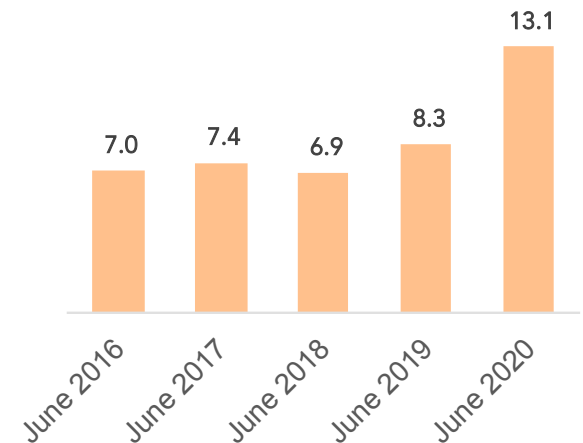
Miami-Dade Condo/Town  
Avg Sold Price



Miami-Dade Condo/Town  
Pended (Under Contract)



Miami-Dade Condo/Town  
Months of Inventory



Source: Trendgraphix & MLS



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# Real Estate Market Report

## Miami-Dade CONDOS & TOWNHOMES

June 2020

The condo/town market is slowly recovering. Pended units are up vs last year and sold units will follow. If the trend continues, Inventory levels will decline and prices will continue to increase.

Condos & Townhomes						
	June 2016	June 2017	June 2018	June 2019	June 2020	June % Chg 19 vs 20
Listed	5,226	5,228	5,144	4,718	4,999	6%
Pended	2,997	2,966	3,123	2,892	3,242	12%
Sold	3,258	3,150	3,332	2,857	1,721	-40%
Months of Inventory	7.0	7.4	6.9	8.3	13.1	58%
Avg Days on Market	81	89	78	89	93	4%
Avg Sold Price	\$271K	\$289K	\$335K	\$294K	\$312K	6%

Source: Trendgraphix & MLS



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## Interest Rates

