

# Elliman Report

**Normandy Isles/  
Normandy Shores** May 2022 New Signed Contracts

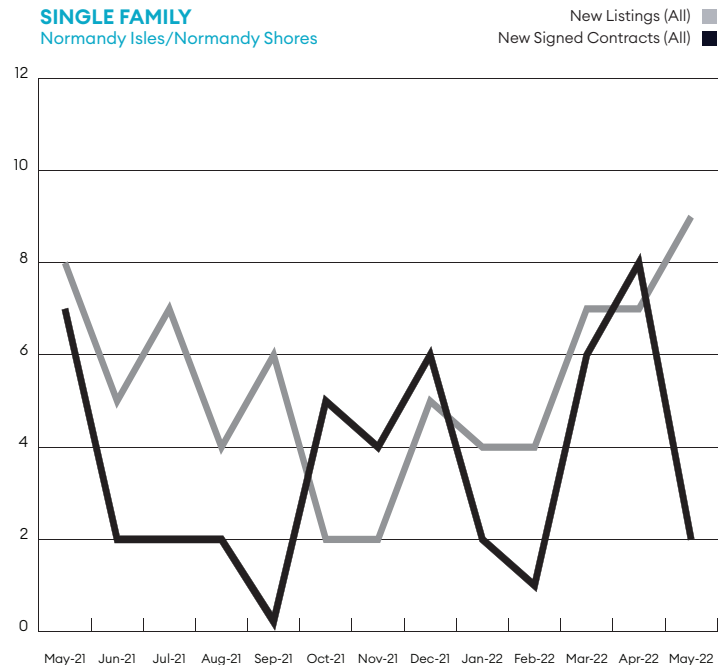


"Overall new signed contracts are up sharply year over year due to the significant surge in condos, particularly high-end ones. However, overall new listings declined annually at the same rate of increase for newly signed contracts."

| SINGLE FAMILY MATRIX<br>Normandy Isles/Normandy Shores | MAY<br>2022 | MAY<br>2021 | %Δ (yr)       |
|--|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b>                      | <b>2</b>    | <b>7</b>    | <b>-71.4%</b> |
| < \$200K   | 0           | 0           |               |
| \$200K-\$299K  | 0           | 0           |               |
| \$300K-\$399K  | 0           | 0           |               |
| \$400K-\$599K  | 0           | 0           |               |
| \$600K-\$999K  | 1           | 2           | -50.0%        |
| \$1M-\$2.99M   | 0           | 2           | -100.0%       |
| \$3M-\$4.99M   | 0           | 3           | -100.0%       |
| ≥ \$5M   | 1           | 0           |               |
| <b>New Listings (All)</b>                              | <b>9</b>    | <b>8</b>    | <b>12.5%</b>  |
| < \$200K   | 0           | 0           |               |
| \$200K-\$299K  | 0           | 0           |               |
| \$300K-\$399K  | 0           | 0           |               |
| \$400K-\$599K  | 0           | 0           |               |
| \$600K-\$999K  | 2           | 2           | 0.0%          |
| \$1M-\$2.99M   | 2           | 4           | -50.0%        |
| \$3M-\$4.99M   | 0           | 1           | -100.0%       |
| ≥ \$5M   | 5           | 1           | 400.0%        |

## SINGLE FAMILY

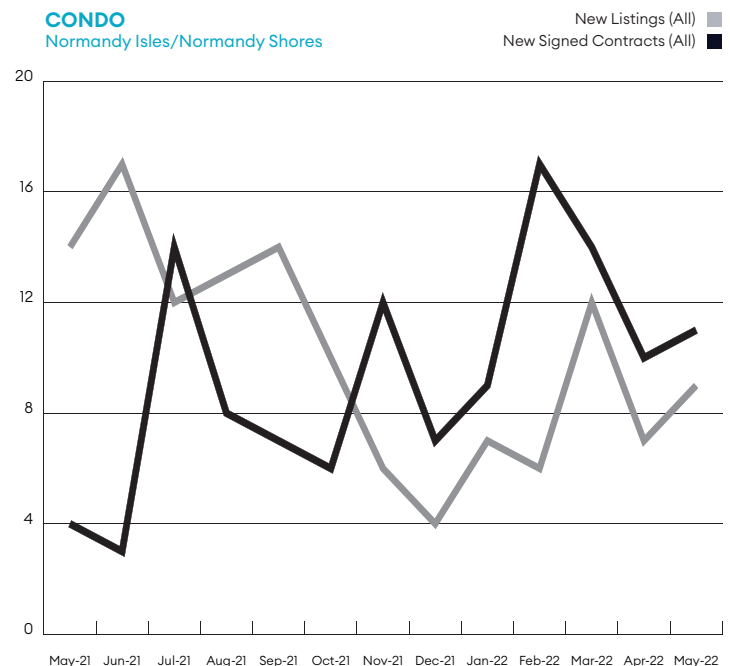
Normandy Isles/Normandy Shores



| CONDO MATRIX<br>Normandy Isles/Normandy Shores | MAY<br>2022 | MAY<br>2021 | %Δ (yr)       |
|--|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b>              | <b>11</b>   | <b>4</b>    | <b>175.0%</b> |
| < \$200K                                       | 0           | 3           | -100.0%       |
| \$200K-\$299K                                  | 3           | 1           | 200.0%        |
| \$300K-\$399K                                  | 2           | 0           |               |
| \$400K-\$599K                                  | 1           | 0           |               |
| \$600K-\$999K                                  | 0           | 0           |               |
| \$1M-\$2.99M                                   | 4           | 0           |               |
| \$3M-\$4.99M                                   | 1           | 0           |               |
| ≥ \$5M   | 0           | 0           |               |
| <b>New Listings (All)</b>                      | <b>9</b>    | <b>14</b>   | <b>-35.7%</b> |
| < \$200K                                       | 1           | 5           | -80.0%        |
| \$200K-\$299K                                  | 5           | 5           | 0.0%          |
| \$300K-\$399K                                  | 1           | 2           | -50.0%        |
| \$400K-\$599K                                  | 1           | 0           |               |
| \$600K-\$999K                                  | 1           | 1           | 0.0%          |
| \$1M-\$2.99M                                   | 0           | 1           | -100.0%       |
| \$3M-\$4.99M                                   | 0           | 0           |               |
| ≥ \$5M   | 0           | 0           |               |

## CONDO

Normandy Isles/Normandy Shores



Source: Miami Association of REALTORS, INC. MLS

Questions or comments? Email report author  
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Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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