

# Elliman Report

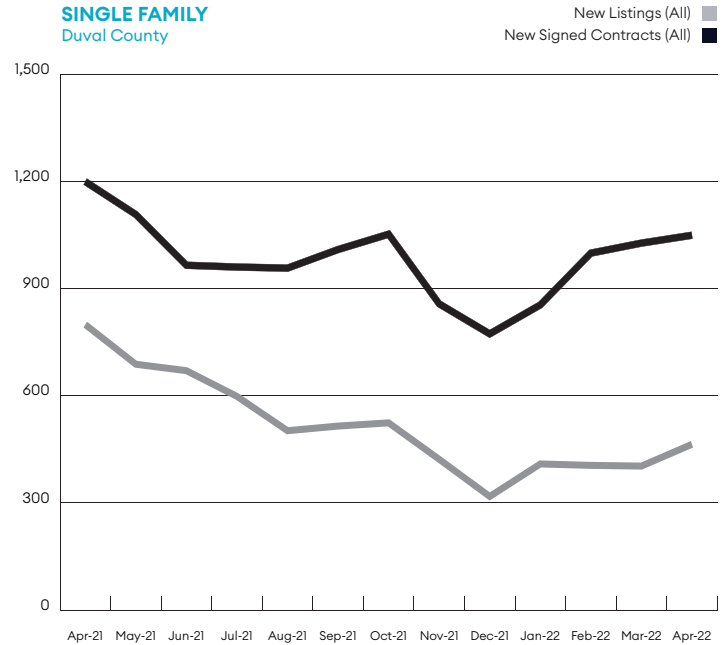
Florida

April 2022 New Signed Contracts

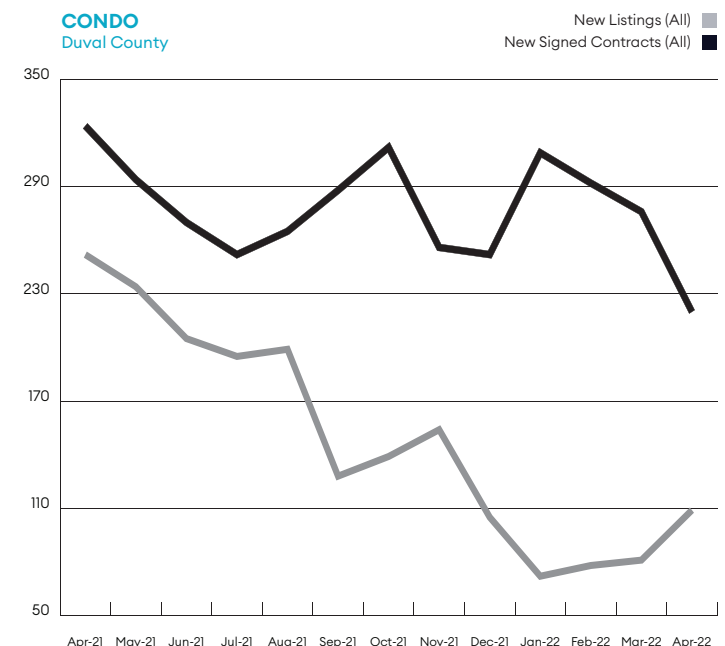
## Duval County

"Newly signed contracts for single families expanded month over month in 2022 while condos declined. The jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings."

SINGLE FAMILY MATRIX Duval County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,049</b>	<b>1,199</b>	<b>-12.5%</b>
< \$200K	169	237	-28.7%
\$200K-\$299K	256	402	-36.3%
\$300K-\$399K	309	297	4.0%
\$400K-\$499K	153	111	37.8%
\$500K-\$599K	59	59	0.0%
\$600K-\$799K	46	54	-14.8%
\$800K-\$999K	24	25	-4.0%
≥ \$1M	33	14	135.7%
<b>New Listings (All)</b>	<b>464</b>	<b>799</b>	<b>-41.9%</b>
< \$200K	85	186	-54.3%
\$200K-\$299K	93	201	-53.7%
\$300K-\$399K	91	218	-58.3%
\$400K-\$499K	71	91	-22.0%
\$500K-\$599K	45	25	80.0%
\$600K-\$799K	28	37	-24.3%
\$800K-\$999K	10	14	-28.6%
≥ \$1M	41	27	51.9%



CONDO MATRIX Duval County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>220</b>	<b>324</b>	<b>-32.1%</b>
< \$200K	76	131	-42.0%
\$200K-\$299K	90	147	-38.8%
\$300K-\$399K	23	28	-17.9%
\$400K-\$499K	9	5	80.0%
\$500K-\$599K	9	7	28.6%
\$600K-\$799K	6	1	500.0%
\$800K-\$999K	6	4	50.0%
≥ \$1M	1	1	0.0%
<b>New Listings (All)</b>	<b>109</b>	<b>252</b>	<b>-56.7%</b>
< \$200K	26	74	-64.9%
\$200K-\$299K	27	116	-76.7%
\$300K-\$399K	34	34	0.0%
\$400K-\$499K	8	9	-11.1%
\$500K-\$599K	2	4	-50.0%
\$600K-\$799K	4	4	0.0%
\$800K-\$999K	2	3	-33.3%
≥ \$1M	6	8	-25.0%

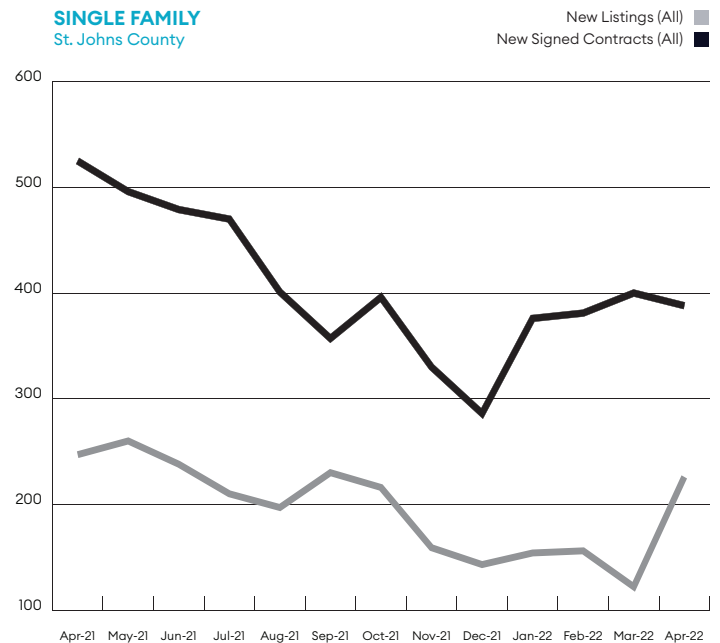


Source: Northeast Florida MLS

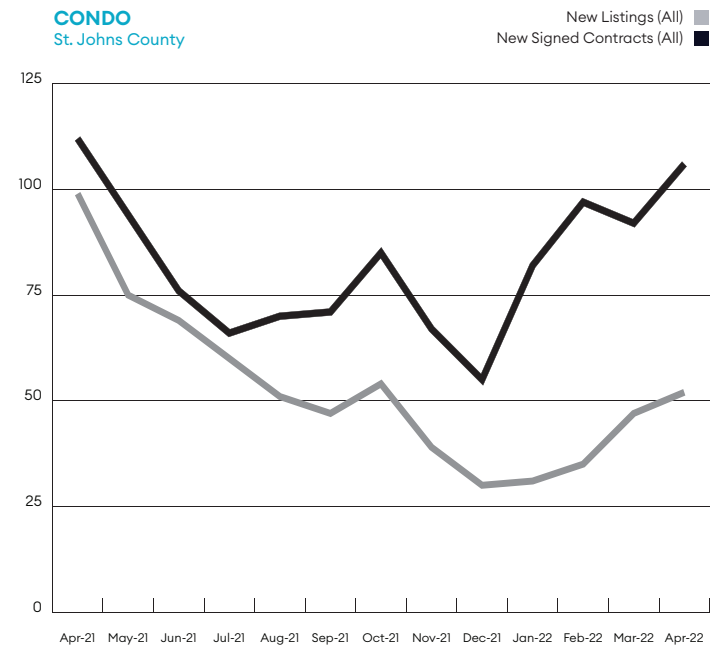
# St. Johns County

"Newly signed contracts for single families declined month over month for the first time in 2022, while condos rose in three of the past four months. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings."

SINGLE FAMILY MATRIX St. Johns County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>388</b>	<b>525</b>	<b>-26.1%</b>
< \$200K	4	5	-20.0%
\$200K-\$299K	11	32	-65.6%
\$300K-\$399K	34	107	-68.2%
\$400K-\$499K	78	151	-48.3%
\$500K-\$599K	94	76	23.7%
\$600K-\$799K	76	90	-15.6%
\$800K-\$999K	36	27	33.3%
≥ \$1M	55	37	48.6%
<b>New Listings (All)</b>	<b>226</b>	<b>247</b>	<b>-8.5%</b>
< \$200K	0	1	-100.0%
\$200K-\$299K	3	7	-57.1%
\$300K-\$399K	15	54	-72.2%
\$400K-\$499K	40	77	-48.1%
\$500K-\$599K	45	33	36.4%
\$600K-\$799K	57	40	42.5%
\$800K-\$999K	29	20	45.0%
≥ \$1M	37	15	146.7%



CONDO MATRIX St. Johns County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>106</b>	<b>112</b>	<b>-5.4%</b>
< \$200K	3	19	-84.2%
\$200K-\$299K	26	49	-46.9%
\$300K-\$399K	42	19	121.1%
\$400K-\$499K	24	10	140.0%
\$500K-\$599K	3	5	-40.0%
\$600K-\$799K	6	3	100.0%
\$800K-\$999K	1	5	-80.0%
≥ \$1M	1	2	-50.0%
<b>New Listings (All)</b>	<b>52</b>	<b>99</b>	<b>-47.5%</b>
< \$200K	1	10	-90.0%
\$200K-\$299K	11	27	-59.3%
\$300K-\$399K	16	29	-44.8%
\$400K-\$499K	12	12	0.0%
\$500K-\$599K	7	13	-46.2%
\$600K-\$799K	4	4	0.0%
\$800K-\$999K	0	0	
≥ \$1M	1	4	-75.0%

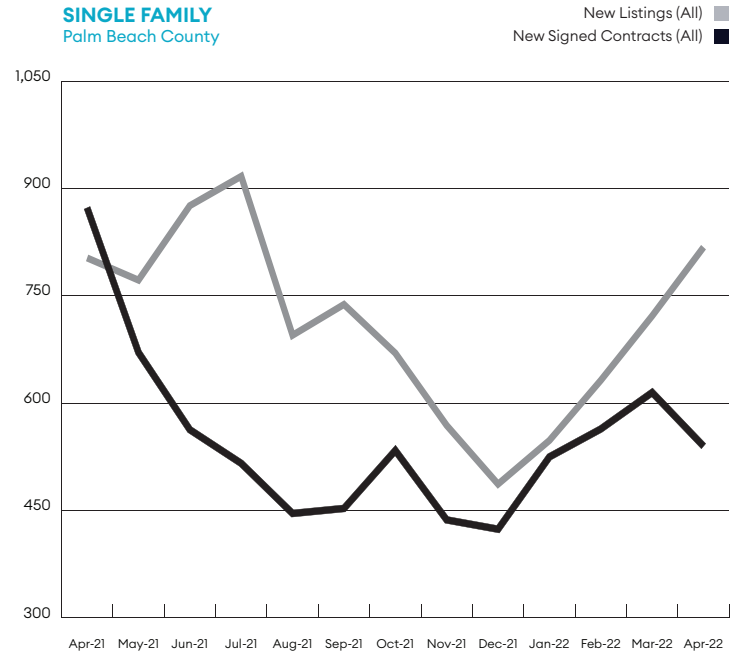


Northeast Florida MLS

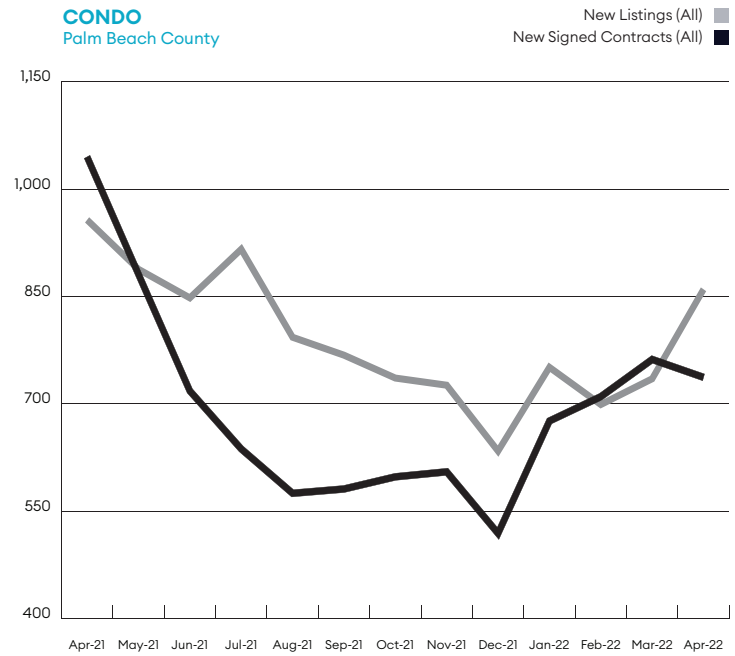
# Palm Beach County

"Newly signed contracts for single families and condos declined month over month for the first time in 2022. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings."

SINGLE FAMILY MATRIX Palm Beach County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>540</b>	<b>873</b>	<b>-38.1%</b>
< \$300K	33	115	-71.3%
\$300K - \$399K	48	162	-70.4%
\$400K - \$499K	83	188	-55.9%
\$500K - \$999K	231	270	-14.4%
\$1M - \$2.99M	100	96	4.2%
\$3M - \$4.99M	27	22	22.7%
\$5M - \$9.99M	10	12	-16.7%
≥ \$10M	8	8	0.0%
<b>New Listings (All)</b>	<b>818</b>	<b>803</b>	<b>1.9%</b>
< \$300K	26	53	-50.9%
\$300K - \$399K	50	129	-61.2%
\$400K - \$499K	87	164	-47.0%
\$500K - \$999K	360	282	27.7%
\$1M - \$2.99M	209	117	78.6%
\$3M - \$4.99M	37	27	37.0%
\$5M - \$9.99M	30	18	66.7%
≥ \$10M	19	13	46.2%



CONDO MATRIX Palm Beach County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>737</b>	<b>1,045</b>	<b>-29.5%</b>
< \$200K	209	438	-52.3%
\$200K - \$299K	179	236	-24.2%
\$300K - \$399K	124	166	-25.3%
\$400K - \$599K	109	91	19.8%
\$600K - \$999K	53	49	8.2%
\$1M - \$2.99M	51	60	-15.0%
\$3M - \$4.99M	7	5	40.0%
≥ \$5M	5	0	
<b>New Listings (All)</b>	<b>860</b>	<b>957</b>	<b>-10.1%</b>
< \$200K	192	345	-44.3%
\$200K - \$299K	166	241	-31.1%
\$300K - \$399K	161	145	11.0%
\$400K - \$599K	119	99	20.2%
\$600K - \$999K	100	64	56.3%
\$1M - \$2.99M	69	46	50.0%
\$3M - \$4.99M	43	7	514.3%
≥ \$5M	10	10	0.0%

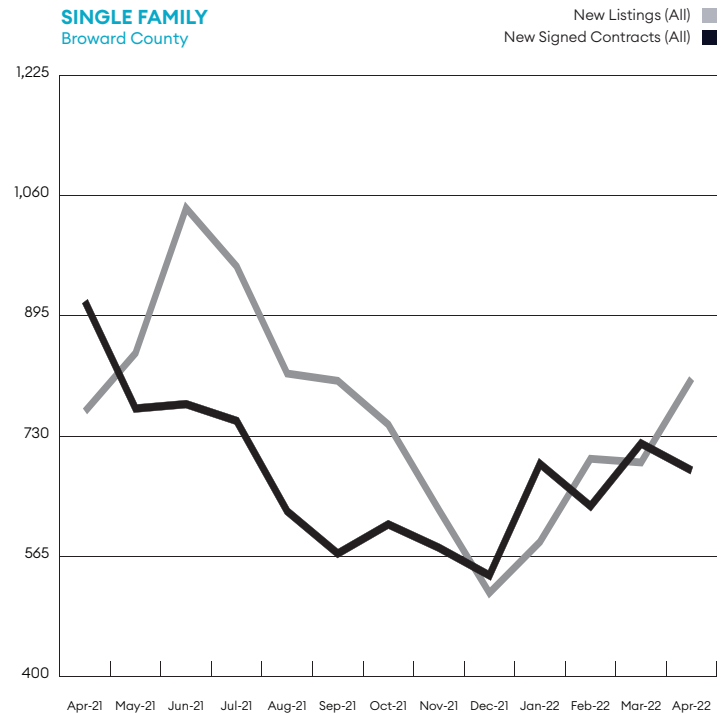


Source: BeachesMLS

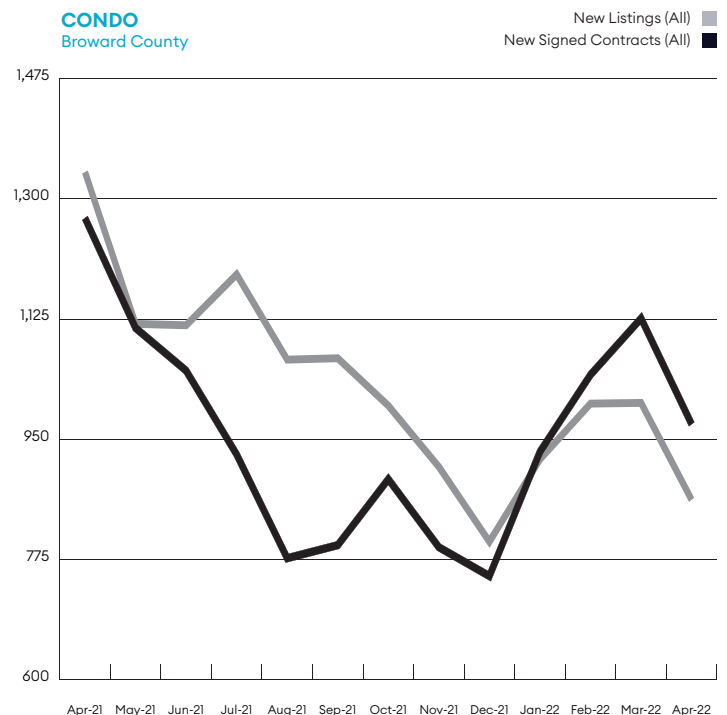
# Broward County

"Newly signed contracts for single families declined month over month for the second time in 2022. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings."

SINGLE FAMILY MATRIX Broward County	APR 2022	APR 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>683</b>	<b>915</b>	<b>-25.4%</b>
< \$300K	44	118	-62.7%
\$300K - \$399K	135	224	-39.7%
\$400K - \$499K	140	199	-29.6%
\$500K - \$999K	281	280	0.4%
\$1M - \$2.99M	66	83	-20.5%
\$3M - \$4.99M	9	6	50.0%
\$5M - \$9.99M	4	4	0.0%
≥ \$10M	4	1	300.0%
<b>New Listings (All)</b>	<b>809</b>	<b>764</b>	<b>5.9%</b>
< \$300K	30	53	-43.4%
\$300K - \$399K	106	168	-36.9%
\$400K - \$499K	130	132	-1.5%
\$500K - \$999K	329	289	13.8%
\$1M - \$2.99M	173	90	92.2%
\$3M - \$4.99M	20	16	25.0%
\$5M - \$9.99M	15	11	36.4%
≥ \$10M	6	5	20.0%



CONDO MATRIX Broward County	APR 2022	APR 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>972</b>	<b>1,272</b>	<b>-23.6%</b>
< \$200K	377	612	-38.4%
\$200K - \$299K	224	300	-25.3%
\$300K - \$399K	144	187	-23.0%
\$400K - \$599K	136	88	54.5%
\$600K - \$999K	56	49	14.3%
\$1M - \$2.99M	27	28	-3.6%
\$3M - \$4.99M	6	8	-25.0%
≥ \$5M	2	0	
<b>New Listings (All)</b>	<b>862</b>	<b>1,339</b>	<b>-35.6%</b>
< \$200K	249	509	-51.1%
\$200K - \$299K	193	350	-44.9%
\$300K - \$399K	119	181	-34.3%
\$400K - \$599K	140	161	-13.0%
\$600K - \$999K	90	73	23.3%
\$1M - \$2.99M	59	60	-1.7%
\$3M - \$4.99M	9	4	125.0%
≥ \$5M	3	1	200.0%

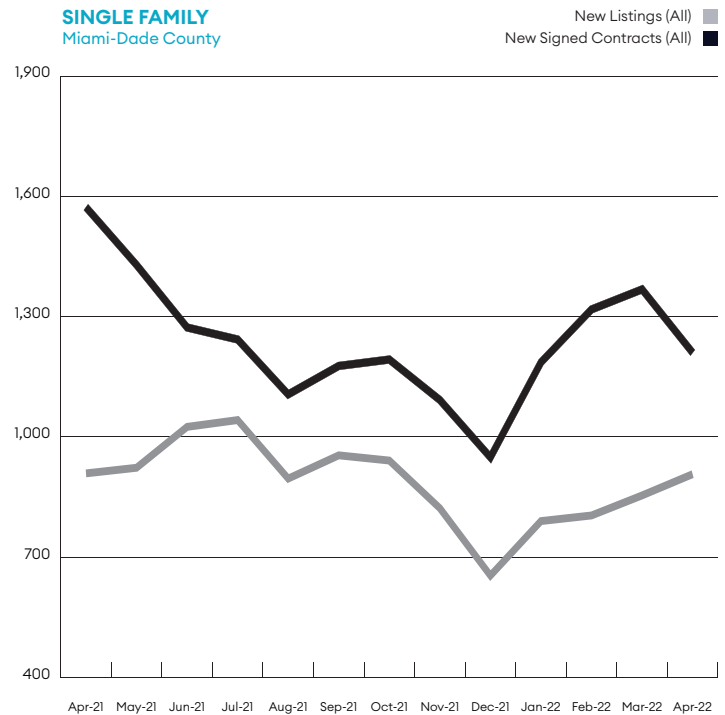


Source: BeachesMLS

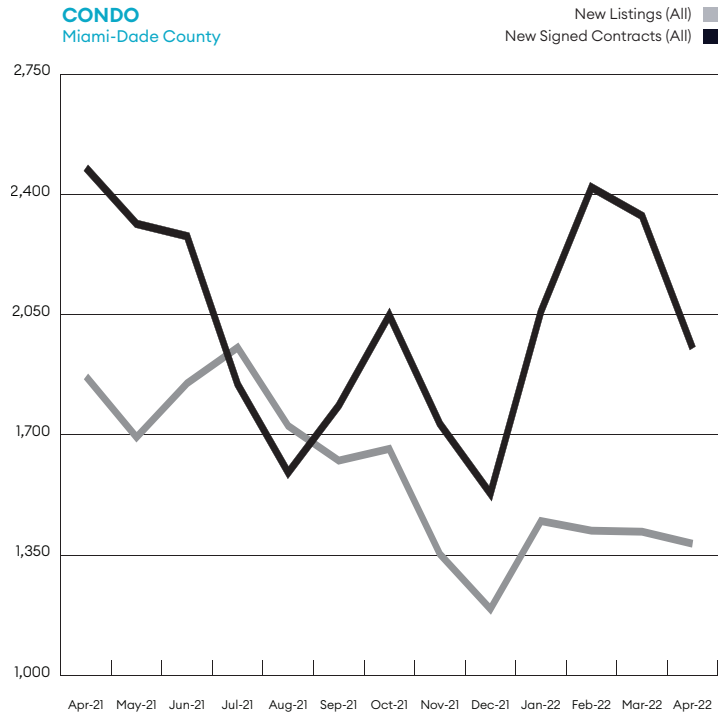
# Miami-Dade County

"Newly signed contracts for single families declined month over month for the first time in 2022. In addition, condo new signed contracts fell for the second time. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new single family listings."

SINGLE FAMILY MATRIX Miami-Dade County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,210</b>	<b>1,573</b>	<b>-23.1%</b>
< \$300K	61	95	-35.8%
\$300K - \$399K	156	357	-56.3%
\$400K - \$499K	254	409	-37.9%
\$500K - \$999K	505	472	7.0%
\$1M - \$2.99M	169	182	-7.1%
\$3M - \$4.99M	33	33	0.0%
\$5M - \$9.99M	29	16	81.3%
≥ \$10M	3	9	-66.7%
<b>New Listings (All)</b>	<b>907</b>	<b>909</b>	<b>-0.2%</b>
< \$300K	23	54	-57.4%
\$300K - \$399K	65	125	-48.0%
\$400K - \$499K	108	218	-50.5%
\$500K - \$999K	399	329	21.3%
\$1M - \$2.99M	209	115	81.7%
\$3M - \$4.99M	59	30	96.7%
\$5M - \$9.99M	26	19	36.8%
≥ \$10M	18	19	-5.3%



CONDO MATRIX Miami-Dade County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,952</b>	<b>2,477</b>	<b>-21.2%</b>
< \$200K	202	433	-53.3%
\$200K - \$299K	402	637	-36.9%
\$300K - \$399K	407	530	-23.2%
\$400K - \$599K	405	427	-5.2%
\$600K - \$999K	280	249	12.4%
\$1M - \$2.99M	207	162	27.8%
\$3M - \$4.99M	32	22	45.5%
≥ \$5M	17	17	0.0%
<b>New Listings (All)</b>	<b>1,383</b>	<b>1,870</b>	<b>-26.0%</b>
< \$200K	96	228	-57.9%
\$200K - \$299K	201	403	-50.1%
\$300K - \$399K	197	352	-44.0%
\$400K - \$599K	311	327	-4.9%
\$600K - \$999K	269	262	2.7%
\$1M - \$2.99M	232	232	0.0%
\$3M - \$4.99M	39	39	0.0%
≥ \$5M	38	27	40.7%

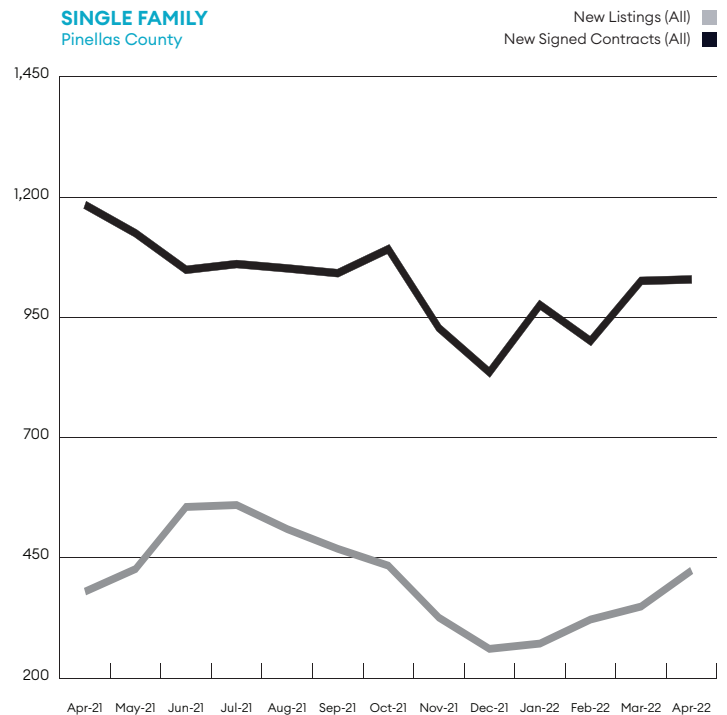


Source: Miami Association of REALTORS, INC. MLS

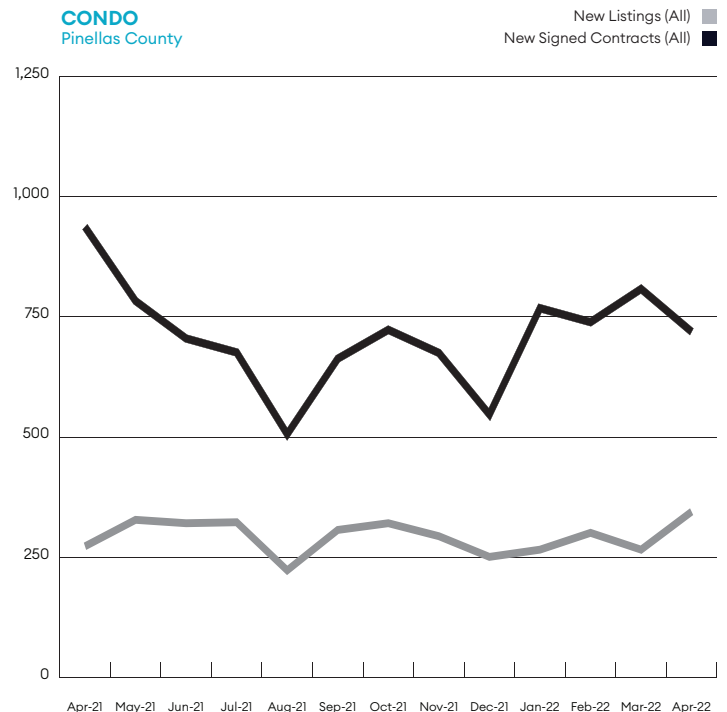
# Pinellas County

"Newly signed contracts for single families rose month over month for the third time in 2022. Conversely, condo newly signed contracts declined for the second time this year. The jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings for both property types."

SINGLE FAMILY MATRIX Pinellas County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,029</b>	<b>1,184</b>	<b>-13.1%</b>
< \$200K	16	82	-80.5%
\$200K - \$299K	120	328	-63.4%
\$300K - \$399K	260	323	-19.5%
\$400K - \$499K	240	177	35.6%
\$500K - \$599K	122	72	69.4%
\$600K - \$799K	115	91	26.4%
\$800K - \$999K	59	47	25.5%
≥ \$1M	97	64	51.6%
<b>New Listings (All)</b>	<b>424</b>	<b>380</b>	<b>11.6%</b>
< \$200K	2	26	-92.3%
\$200K - \$299K	35	73	-52.1%
\$300K - \$399K	91	103	-11.7%
\$400K - \$499K	82	67	22.4%
\$500K - \$599K	55	26	111.5%
\$600K - \$799K	52	35	48.6%
\$800K - \$999K	29	12	141.7%
≥ \$1M	78	38	105.3%



CONDO MATRIX Pinellas County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>719</b>	<b>937</b>	<b>-23.3%</b>
< \$200K	193	396	-51.3%
\$200K - \$299K	206	194	6.2%
\$300K - \$399K	111	127	-12.6%
\$400K - \$499K	68	60	13.3%
\$500K - \$599K	29	48	-39.6%
\$600K - \$799K	64	52	23.1%
\$800K - \$999K	15	33	-54.5%
≥ \$1M	33	27	22.2%
<b>New Listings (All)</b>	<b>345</b>	<b>273</b>	<b>26.4%</b>
< \$200K	73	112	-34.8%
\$200K - \$299K	83	51	62.7%
\$300K - \$399K	41	25	64.0%
\$400K - \$499K	25	25	0.0%
\$500K - \$599K	23	10	130.0%
\$600K - \$799K	40	14	185.7%
\$800K - \$999K	14	12	16.7%
≥ \$1M	46	24	91.7%

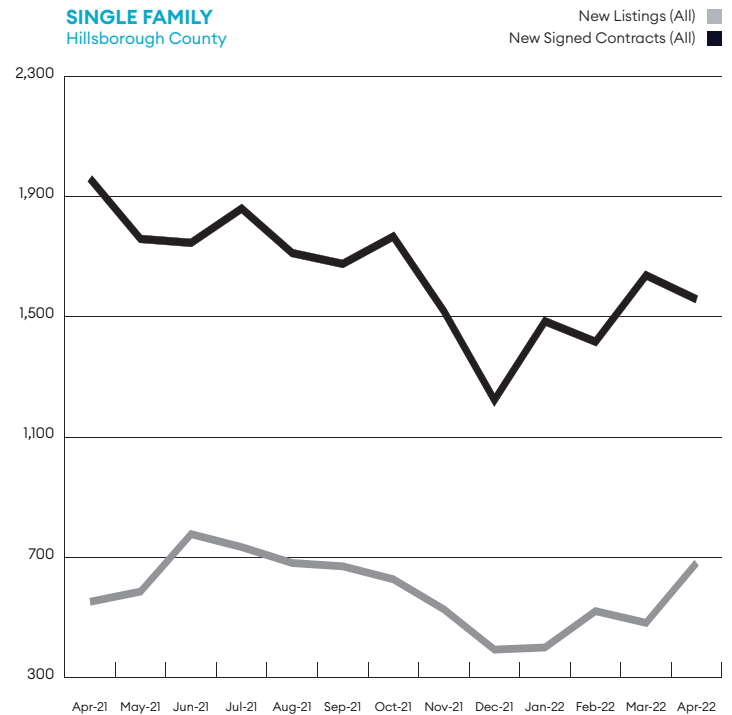


Source: Stellar MLS

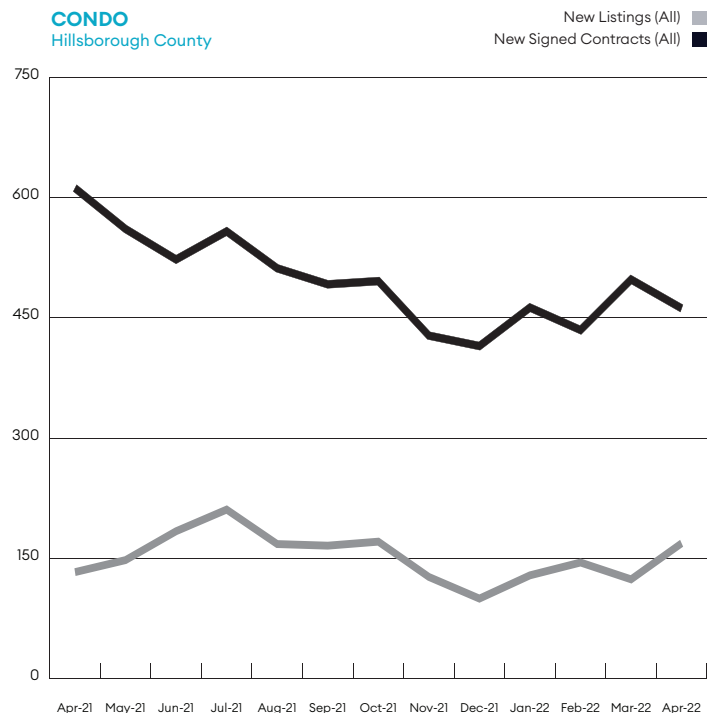
# Hillsborough County

"Newly signed contracts for single families and condos declined month over month for the second time in 2022. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings for both property types."

SINGLE FAMILY MATRIX Hillsborough County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,558</b>	<b>1,960</b>	<b>-20.5%</b>
< \$200K	21	122	-82.8%
\$200K - \$299K	187	615	-69.6%
\$300K - \$399K	440	582	-24.4%
\$400K - \$499K	391	249	57.0%
\$500K - \$599K	182	138	31.9%
\$600K - \$799K	179	122	46.7%
\$800K - \$999K	53	51	3.9%
≥ \$1M	105	81	29.6%
<b>New Listings (All)</b>	<b>682</b>	<b>552</b>	<b>23.6%</b>
< \$200K	19	43	-55.8%
\$200K - \$299K	59	135	-56.3%
\$300K - \$399K	138	149	-7.4%
\$400K - \$499K	153	84	82.1%
\$500K - \$599K	79	37	113.5%
\$600K - \$799K	94	41	129.3%
\$800K - \$999K	36	21	71.4%
≥ \$1M	104	42	147.6%



CONDO MATRIX Hillsborough County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>462</b>	<b>612</b>	<b>-24.5%</b>
< \$200K	98	242	-59.5%
\$200K - \$299K	165	210	-21.4%
\$300K - \$399K	109	80	36.3%
\$400K - \$499K	36	25	44.0%
\$500K - \$599K	15	15	0.0%
\$600K - \$799K	25	31	-19.4%
\$800K - \$999K	8	1	700.0%
≥ \$1M	6	8	-25.0%
<b>New Listings (All)</b>	<b>169</b>	<b>133</b>	<b>27.1%</b>
< \$200K	19	48	-60.4%
\$200K - \$299K	47	35	34.3%
\$300K - \$399K	46	16	187.5%
\$400K - \$499K	16	12	33.3%
\$500K - \$599K	8	6	33.3%
\$600K - \$799K	16	4	300.0%
\$800K - \$999K	4	3	33.3%
≥ \$1M	13	9	44.4%

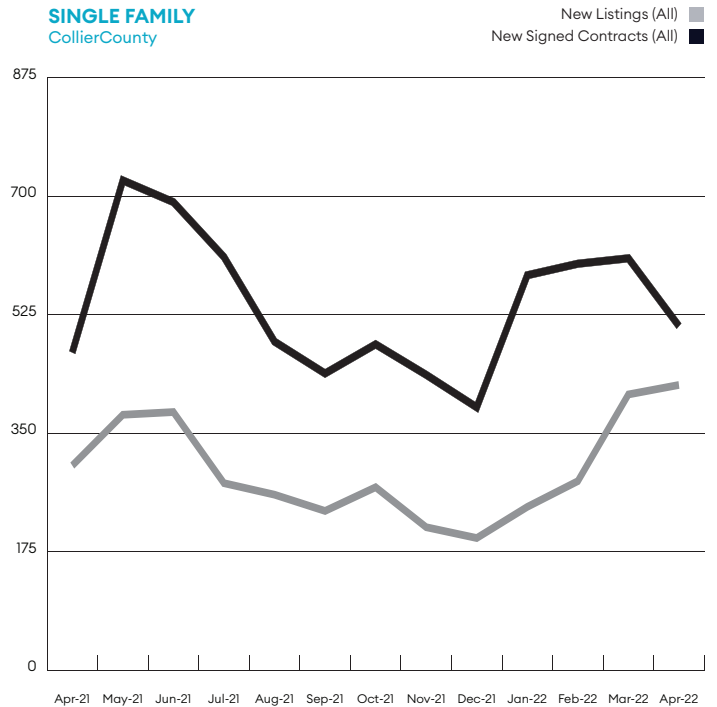


Source: Stellar MLS

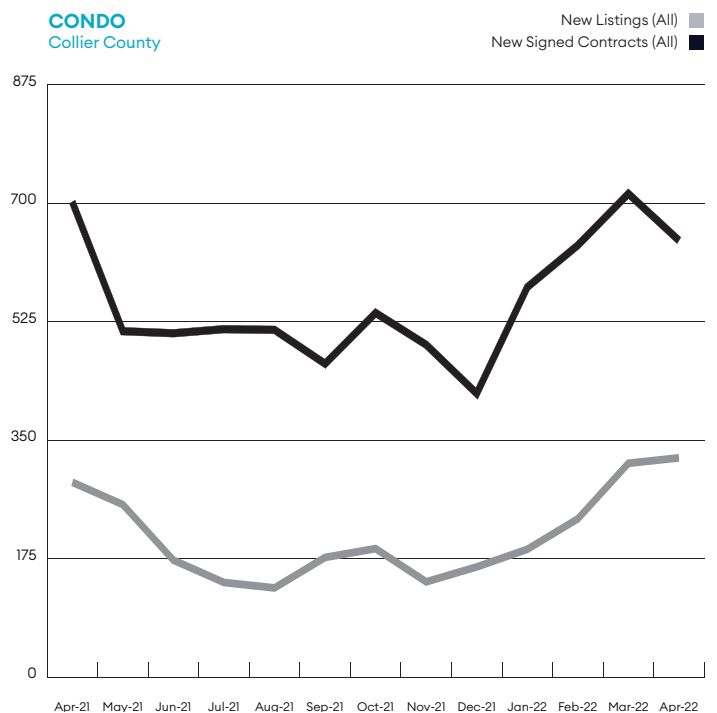
# Collier County

"Newly signed contracts for single families and condos declined month over month for the first time in 2022. However, the jump in mortgage rates took some of the edge off of still elevated demand, enabling seasonal expansion of new listings to continue to occur."

SINGLE FAMILY MATRIX Collier County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>508</b>	<b>469</b>	<b>8.3%</b>
< \$300K	2	13	-84.6%
\$300K-\$499K	88	137	-35.8%
\$500K-\$699K	103	126	-18.3%
\$700K-\$899K	86	63	36.5%
\$900K-\$999K	21	13	61.5%
\$1M-\$1.99M	130	78	66.7%
\$2M-\$4.99M	53	33	60.6%
≥ \$5M	25	6	316.7%
<b>New Listings (All)</b>	<b>421</b>	<b>302</b>	<b>39.4%</b>
< \$300K	2	8	-75.0%
\$300K-\$499K	32	54	-40.7%
\$500K-\$699K	86	72	19.4%
\$700K-\$899K	80	54	48.1%
\$900K-\$999K	25	11	127.3%
\$1M-\$1.99M	98	54	81.5%
\$2M-\$4.99M	70	37	89.2%
≥ \$5M	28	12	133.3%



CONDO MATRIX Collier County	APR 2022	APR 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>645</b>	<b>702</b>	<b>-8.1%</b>
< \$300K	76	240	-68.3%
\$300K-\$499K	239	252	-5.2%
\$500K-\$599K	72	56	28.6%
\$600K-\$699K	57	39	46.2%
\$700K-\$799K	29	15	93.3%
\$800K-\$999K	39	23	69.6%
\$1M-\$1.99M	62	41	51.2%
≥ \$2M	71	36	97.2%
<b>New Listings (All)</b>	<b>324</b>	<b>288</b>	<b>12.5%</b>
< \$300K	26	88	-70.5%
\$300K-\$499K	116	48	141.7%
\$500K-\$599K	36	28	28.6%
\$600K-\$699K	22	28	-21.4%
\$700K-\$799K	19	28	-32.1%
\$800K-\$999K	39	24	62.5%
\$1M-\$1.99M	30	35	-14.3%
≥ \$2M	36	9	300.0%



Source: Southwest Florida 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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