

Elliman Report

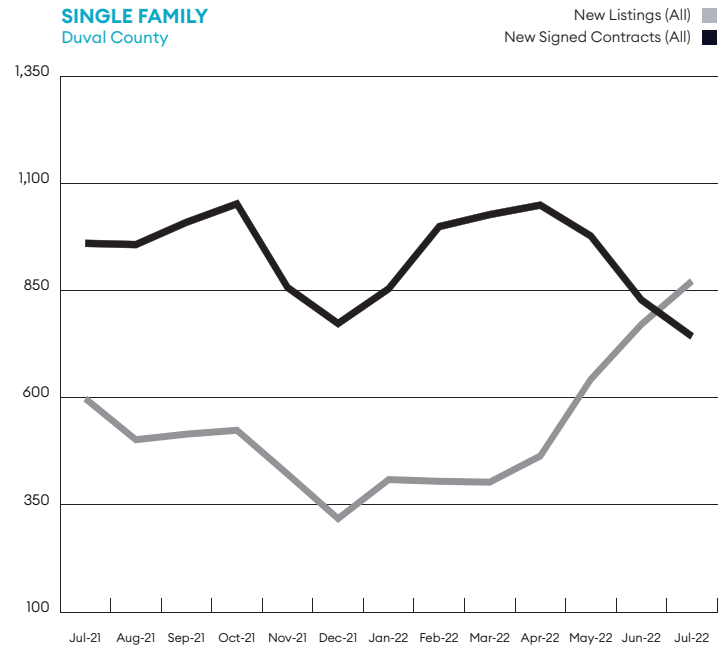
Florida

July 2022 New Signed Contracts

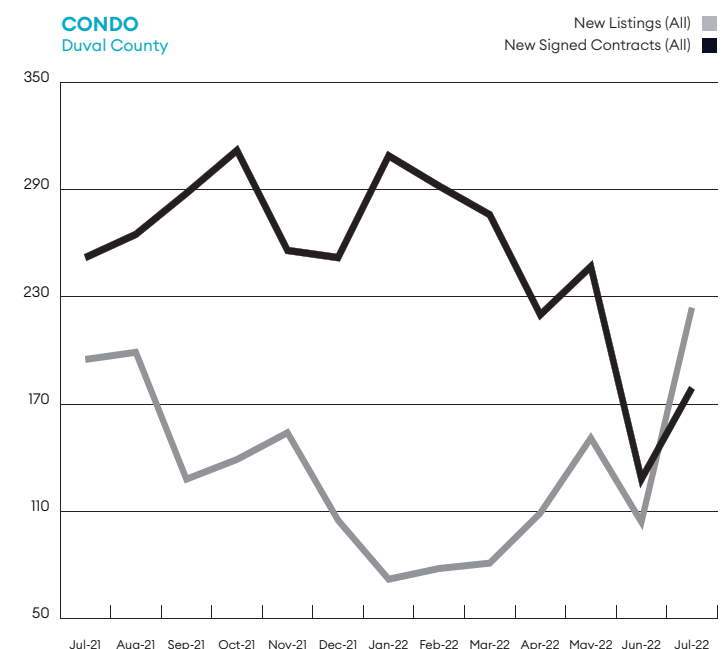
Duval County

"While newly signed contracts have been down year over year since November against the prior year's sales surge, new listings began to rise annually for the first time in July."

SINGLE FAMILY MATRIX Duval County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	743	960	-22.6%
< \$200K	126	190	-33.7%
\$200K-\$299K	209	322	-35.1%
\$300K-\$399K	199	238	-16.4%
\$400K-\$499K	100	89	12.4%
\$500K-\$599K	34	47	-27.7%
\$600K-\$799K	32	43	-25.6%
\$800K-\$999K	17	20	-15.0%
≥ \$1M	26	11	136.4%
New Listings (All)	872	598	45.8%
< \$200K	107	140	-23.6%
\$200K-\$299K	156	150	4.0%
\$300K-\$399K	244	163	49.7%
\$400K-\$499K	177	68	160.3%
\$500K-\$599K	75	19	294.7%
\$600K-\$799K	49	27	81.5%
\$800K-\$999K	14	11	27.3%
≥ \$1M	50	20	150.0%



CONDO MATRIX Duval County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	179	252	-29.0%
< \$200K	57	101	-43.6%
\$200K-\$299K	87	114	-23.7%
\$300K-\$399K	23	22	4.5%
\$400K-\$499K	3	4	-25.0%
\$500K-\$599K	1	6	-83.3%
\$600K-\$799K	6	1	500.0%
\$800K-\$999K	2	3	-33.3%
≥ \$1M	0	1	-100.0%
New Listings (All)	224	195	14.9%
< \$200K	45	58	-22.4%
\$200K-\$299K	98	90	8.9%
\$300K-\$399K	41	26	57.7%
\$400K-\$499K	20	7	185.7%
\$500K-\$599K	7	3	133.3%
\$600K-\$799K	7	3	133.3%
\$800K-\$999K	3	2	50.0%
≥ \$1M	3	6	-50.0%

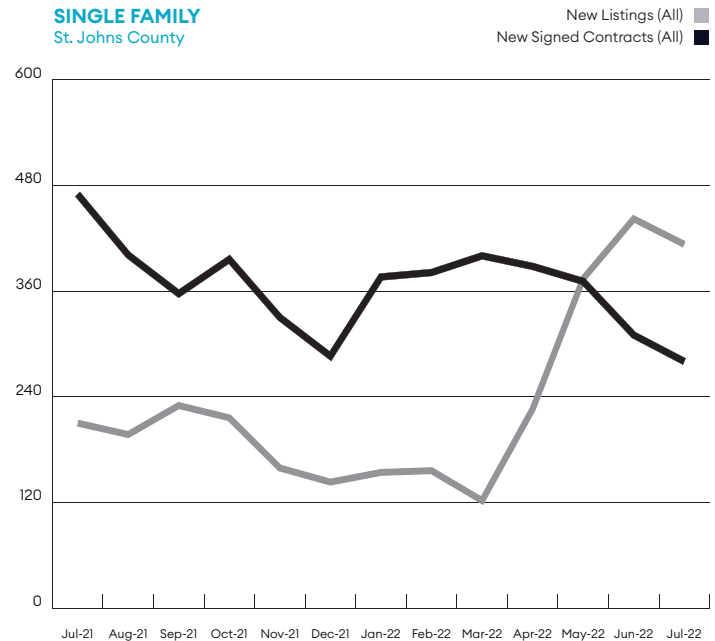


Source: Northeast Florida MLS

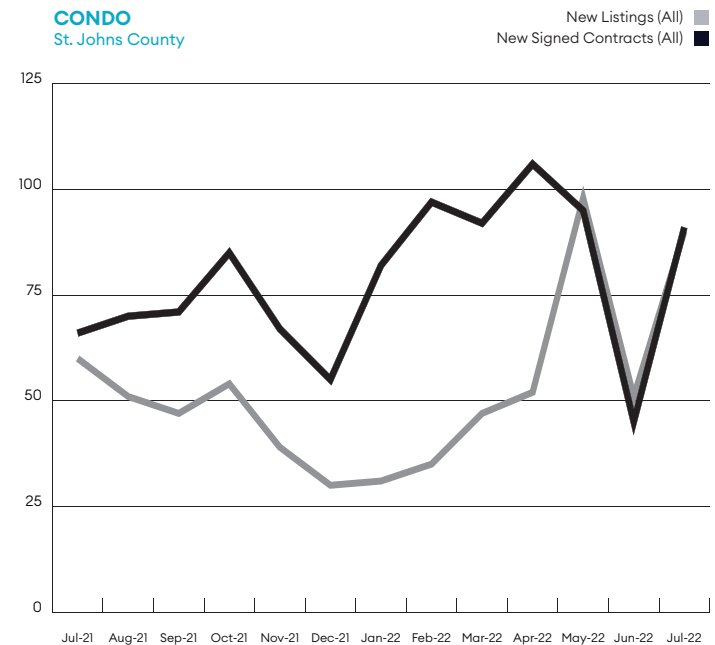
St. Johns County

"While newly signed contracts have been down year over year since at least August against the prior year's sales surge, new listings have continued to rise yearly since May."

SINGLE FAMILY MATRIX St. Johns County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	280	470	-40.4%
< \$200K	3	5	-40.0%
\$200K-\$299K	2	28	-92.9%
\$300K-\$399K	30	96	-68.8%
\$400K-\$499K	78	135	-42.2%
\$500K-\$599K	55	68	-19.1%
\$600K-\$799K	57	81	-29.6%
\$800K-\$999K	21	24	-12.5%
≥ \$1M	34	33	3.0%
New Listings (All)	413	210	96.7%
< \$200K	2	1	100.0%
\$200K-\$299K	5	6	-16.7%
\$300K-\$399K	40	46	-13.0%
\$400K-\$499K	82	65	26.2%
\$500K-\$599K	67	28	139.3%
\$600K-\$799K	90	34	164.7%
\$800K-\$999K	56	17	229.4%
≥ \$1M	71	13	446.2%



CONDO MATRIX St. Johns County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	91	66	37.9%
< \$200K	0	11	-100.0%
\$200K-\$299K	18	29	-37.9%
\$300K-\$399K	50	11	354.5%
\$400K-\$499K	12	6	100.0%
\$500K-\$599K	5	3	66.7%
\$600K-\$799K	3	2	50.0%
\$800K-\$999K	2	3	-33.3%
≥ \$1M	1	1	0.0%
New Listings (All)	90	60	50.0%
< \$200K	1	6	-83.3%
\$200K-\$299K	26	17	52.9%
\$300K-\$399K	31	18	72.2%
\$400K-\$499K	10	7	42.9%
\$500K-\$599K	7	8	-12.5%
\$600K-\$799K	9	2	350.0%
\$800K-\$999K	1	0	
≥ \$1M	5	2	150.0%

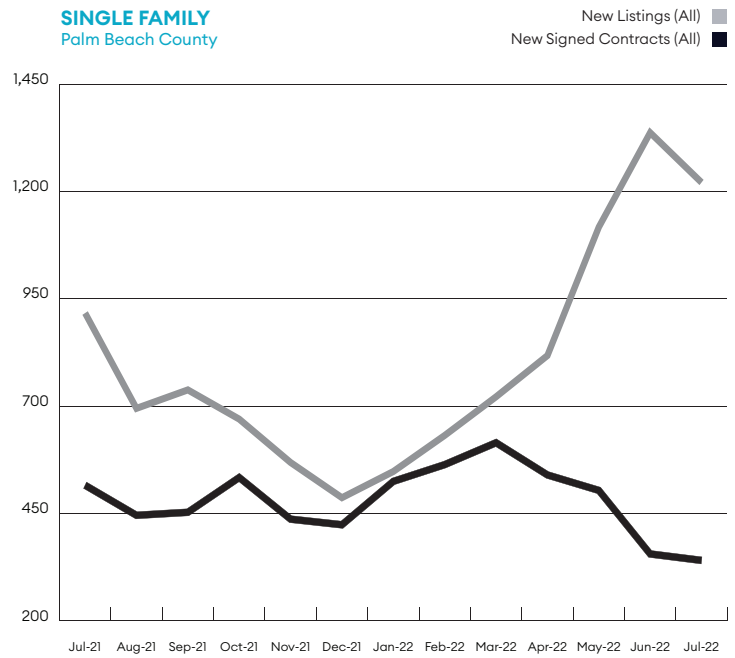


Northeast Florida MLS

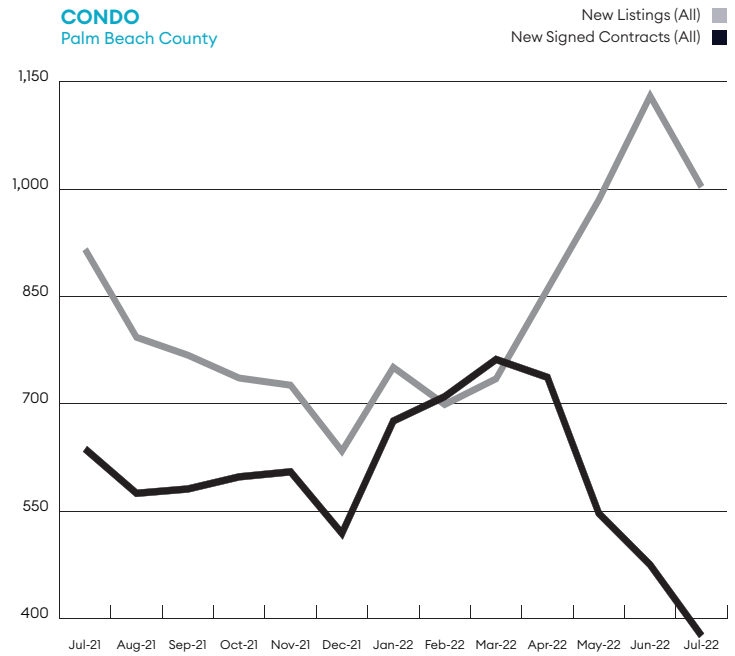
Palm Beach County

"While newly signed contracts have been down yearly since December against the prior year's sales surge, new listings have continued to rise annually since May."

SINGLE FAMILY MATRIX Palm Beach County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	341	516	-33.9%
< \$300K	27	68	-60.3%
\$300K - \$399K	36	96	-62.5%
\$400K - \$499K	62	111	-44.1%
\$500K - \$999K	141	159	-11.3%
\$1M - \$2.99M	60	57	5.3%
\$3M - \$4.99M	11	13	-15.4%
\$5M - \$9.99M	3	7	-57.1%
≥ \$10M	1	5	-80.0%
New Listings (All)	1,221	917	33.2%
< \$300K	48	61	-21.3%
\$300K - \$399K	83	148	-43.9%
\$400K - \$499K	141	187	-24.6%
\$500K - \$999K	596	322	85.1%
\$1M - \$2.99M	274	133	106.0%
\$3M - \$4.99M	36	30	20.0%
\$5M - \$9.99M	32	21	52.4%
≥ \$10M	11	15	-26.7%



CONDO MATRIX Palm Beach County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	376	637	-41.0%
< \$200K	125	267	-53.2%
\$200K - \$299K	97	144	-32.6%
\$300K - \$399K	72	101	-28.7%
\$400K - \$599K	47	55	-14.5%
\$600K - \$999K	21	30	-30.0%
\$1M - \$2.99M	14	37	-62.2%
\$3M - \$4.99M	0	3	-100.0%
≥ \$5M	0	0	
New Listings (All)	1,003	916	9.5%
< \$200K	200	330	-39.4%
\$200K - \$299K	216	231	-6.5%
\$300K - \$399K	225	139	61.9%
\$400K - \$599K	184	95	93.7%
\$600K - \$999K	89	61	45.9%
\$1M - \$2.99M	66	44	50.0%
\$3M - \$4.99M	16	7	128.6%
≥ \$5M	7	9	-22.2%

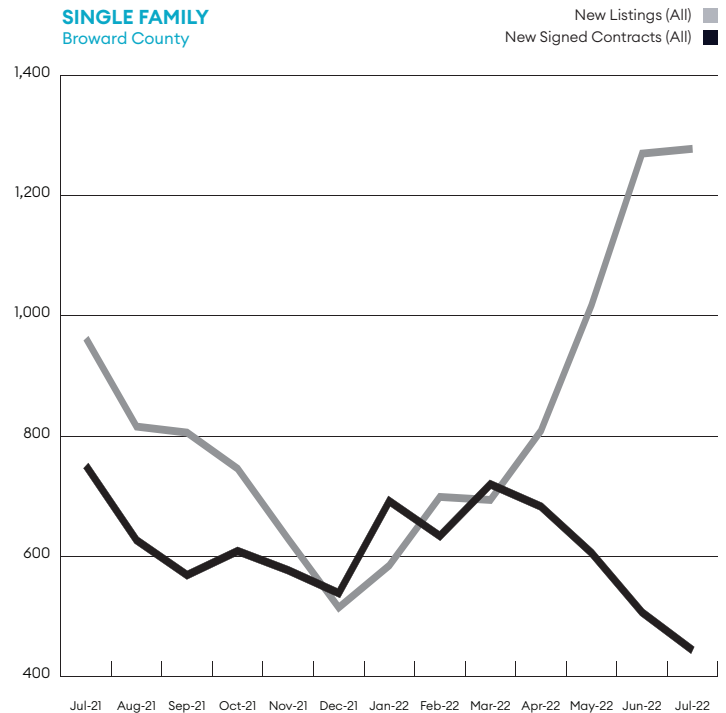


Source: BeachesMLS

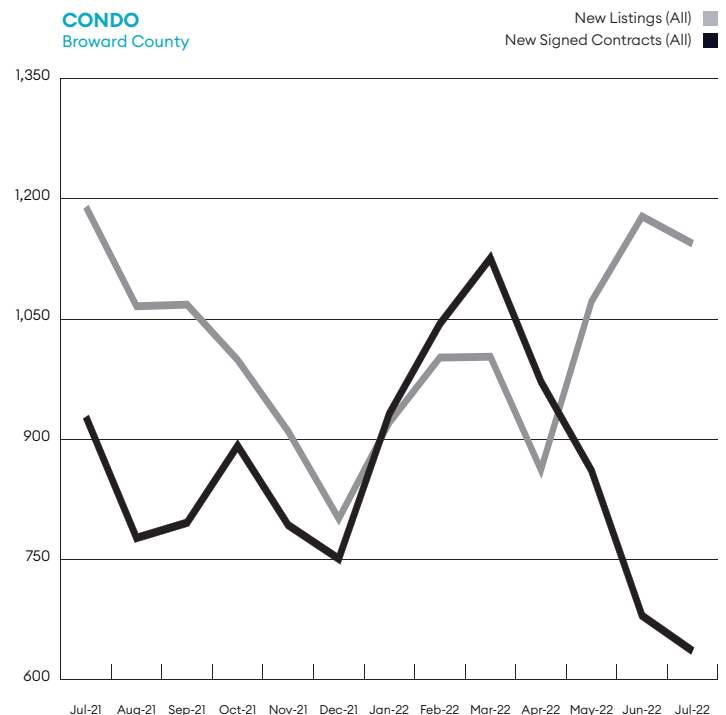
Broward County

"While newly signed contracts have been down year over year since July of 2021 against the prior year's sales surge, new listings have continued to rise yearly since May."

SINGLE FAMILY MATRIX Broward County	JUL 2022	JUL 2021	%Δ (yr)
New Signed Contracts (All)	444	751	-40.9%
< \$300K	28	97	-71.1%
\$300K - \$399K	67	183	-63.4%
\$400K - \$499K	89	163	-45.4%
\$500K - \$999K	211	230	-8.3%
\$1M - \$2.99M	39	68	-42.6%
\$3M - \$4.99M	5	5	0.0%
\$5M - \$9.99M	4	4	0.0%
≥ \$10M	1	1	0.0%
New Listings (All)	1,278	963	32.7%
< \$300K	30	67	-55.2%
\$300K - \$399K	150	211	-28.9%
\$400K - \$499K	196	167	17.4%
\$500K - \$999K	592	365	62.2%
\$1M - \$2.99M	259	113	129.2%
\$3M - \$4.99M	32	20	60.0%
\$5M - \$9.99M	16	14	14.3%
≥ \$10M	3	6	-50.0%



CONDO MATRIX Broward County	JUL 2022	JUL 2021	%Δ (yr)
New Signed Contracts (All)	636	928	-31.5%
< \$200K	219	447	-51.0%
\$200K - \$299K	189	219	-13.7%
\$300K - \$399K	116	136	-14.7%
\$400K - \$599K	74	64	15.6%
\$600K - \$999K	30	36	-16.7%
\$1M - \$2.99M	8	20	-60.0%
\$3M - \$4.99M	0	6	-100.0%
≥ \$5M	0	0	
New Listings (All)	1,144	1,190	-3.9%
< \$200K	265	452	-41.4%
\$200K - \$299K	275	311	-11.6%
\$300K - \$399K	214	161	32.9%
\$400K - \$599K	211	143	47.6%
\$600K - \$999K	118	65	81.5%
\$1M - \$2.99M	53	54	-1.9%
\$3M - \$4.99M	6	3	100.0%
≥ \$5M	2	1	100.0%

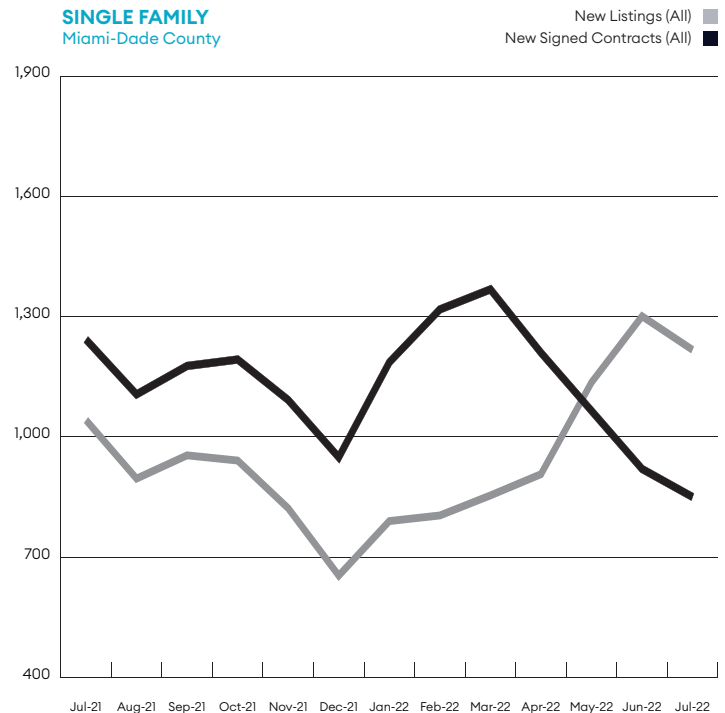


Source: BeachesMLS

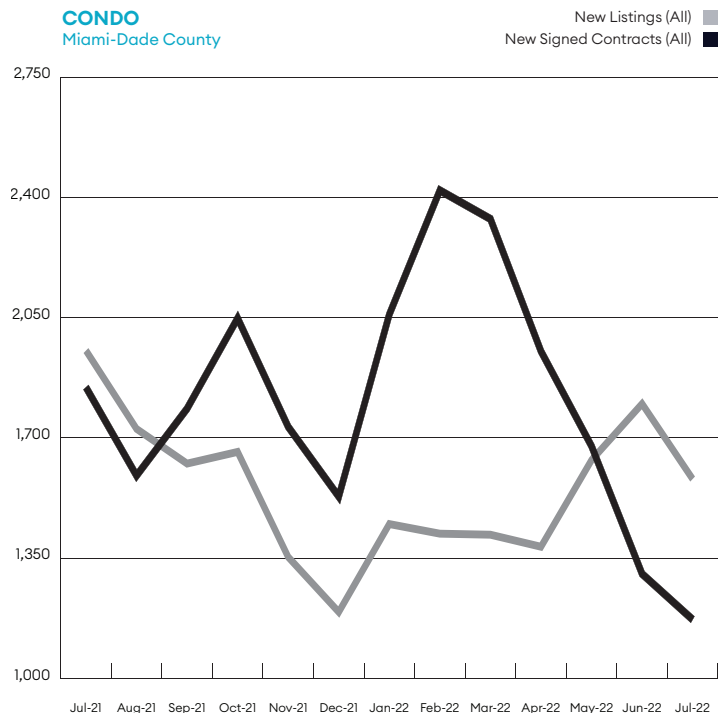
Miami-Dade County

"While newly signed contracts have been down since February against the prior year's sales surge, new listings fell yearly for the first time in three months."

SINGLE FAMILY MATRIX Miami-Dade County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	850	1,243	-31.6%
< \$300K	33	75	-56.0%
\$300K - \$399K	98	282	-65.2%
\$400K - \$499K	198	324	-38.9%
\$500K - \$999K	396	373	6.2%
\$1M - \$2.99M	101	144	-29.9%
\$3M - \$4.99M	12	26	-53.8%
\$5M - \$9.99M	7	12	-41.7%
≥ \$10M	5	7	-28.6%
New Listings (All)	1,217	1,042	16.8%
< \$300K	32	62	-48.4%
\$300K - \$399K	70	143	-51.0%
\$400K - \$499K	191	250	-23.6%
\$500K - \$999K	582	377	54.4%
\$1M - \$2.99M	252	131	92.4%
\$3M - \$4.99M	49	35	40.0%
\$5M - \$9.99M	20	22	-9.1%
≥ \$10M	21	22	-4.5%



CONDO MATRIX Miami-Dade County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	1,171	1,847	-36.6%
< \$200K	119	323	-63.2%
\$200K - \$299K	291	475	-38.7%
\$300K - \$399K	280	395	-29.1%
\$400K - \$599K	252	318	-20.8%
\$600K - \$999K	128	186	-31.2%
\$1M - \$2.99M	83	121	-31.4%
\$3M - \$4.99M	10	16	-37.5%
≥ \$5M	8	13	-38.5%
New Listings (All)	1,580	1,954	-19.1%
< \$200K	84	238	-64.7%
\$200K - \$299K	226	421	-46.3%
\$300K - \$399K	234	368	-36.4%
\$400K - \$599K	414	342	21.1%
\$600K - \$999K	290	274	5.8%
\$1M - \$2.99M	256	242	5.8%
\$3M - \$4.99M	36	41	-12.2%
≥ \$5M	40	28	42.9%

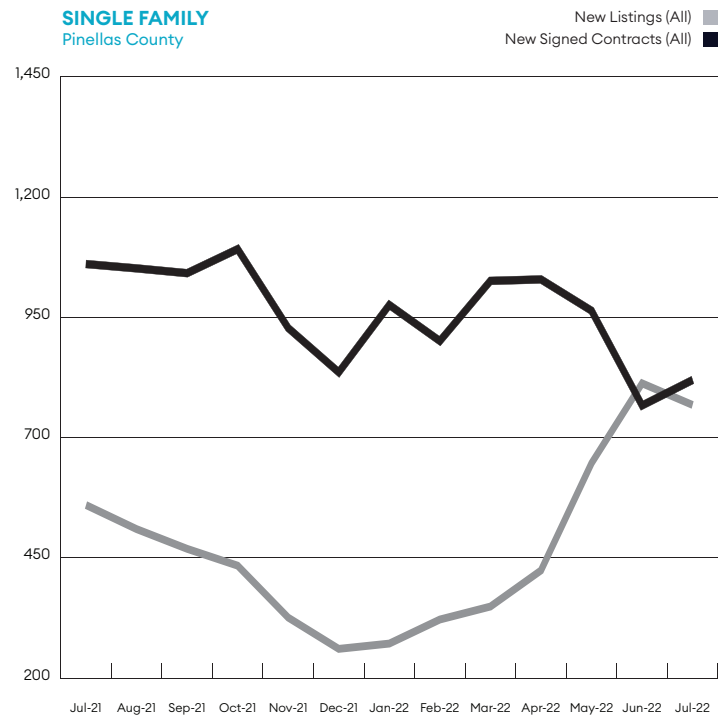


Source: Miami Association of REALTORS, INC. MLS

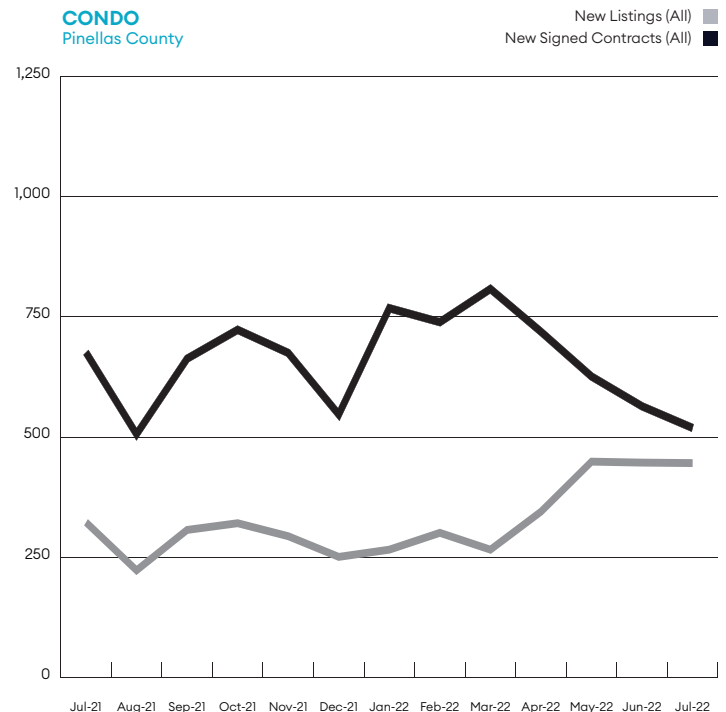
Pinellas County

"While newly signed contracts have been down year over year since June of 2021 against the prior year's sales surge, new listings have continued to rise yearly since April."

SINGLE FAMILY MATRIX Pinellas County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	820	1,061	-22.7%
< \$200K	18	50	-64.0%
\$200K - \$299K	86	269	-68.0%
\$300K - \$399K	237	306	-22.5%
\$400K - \$499K	152	177	-14.1%
\$500K - \$599K	106	90	17.8%
\$600K - \$799K	107	75	42.7%
\$800K - \$999K	44	30	46.7%
≥ \$1M	70	64	9.4%
New Listings (All)	768	560	37.1%
< \$200K	7	15	-53.3%
\$200K - \$299K	43	121	-64.5%
\$300K - \$399K	178	145	22.8%
\$400K - \$499K	152	96	58.3%
\$500K - \$599K	94	29	224.1%
\$600K - \$799K	113	58	94.8%
\$800K - \$999K	56	26	115.4%
≥ \$1M	125	70	78.6%



CONDO MATRIX Pinellas County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	519	676	-23.2%
< \$200K	106	293	-63.8%
\$200K - \$299K	165	160	3.1%
\$300K - \$399K	86	76	13.2%
\$400K - \$499K	50	41	22.0%
\$500K - \$599K	29	39	-25.6%
\$600K - \$799K	43	28	53.6%
\$800K - \$999K	21	25	-16.0%
≥ \$1M	19	14	35.7%
New Listings (All)	446	323	38.1%
< \$200K	62	115	-46.1%
\$200K - \$299K	122	62	96.8%
\$300K - \$399K	67	43	55.8%
\$400K - \$499K	57	40	42.5%
\$500K - \$599K	36	11	227.3%
\$600K - \$799K	39	22	77.3%
\$800K - \$999K	18	13	38.5%
≥ \$1M	45	17	164.7%

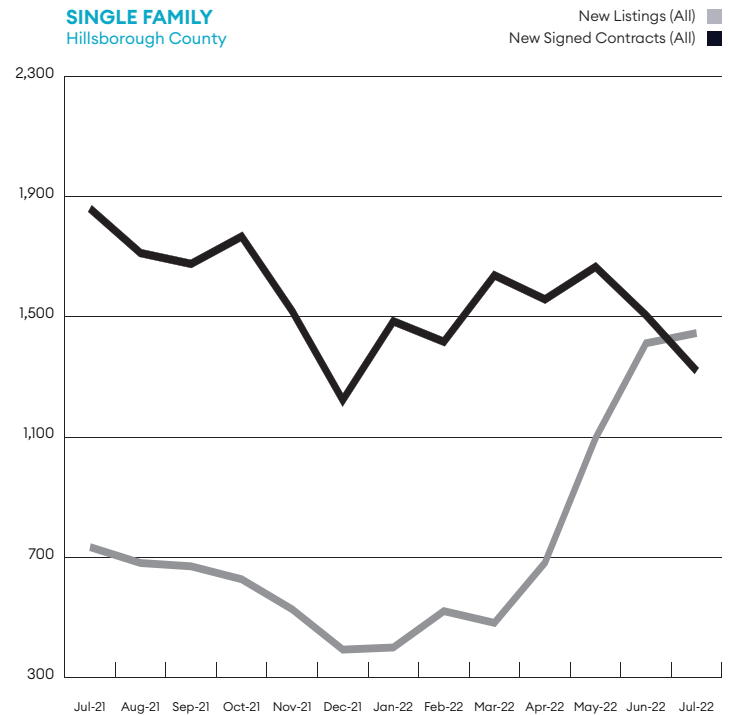


Source: Stellar MLS

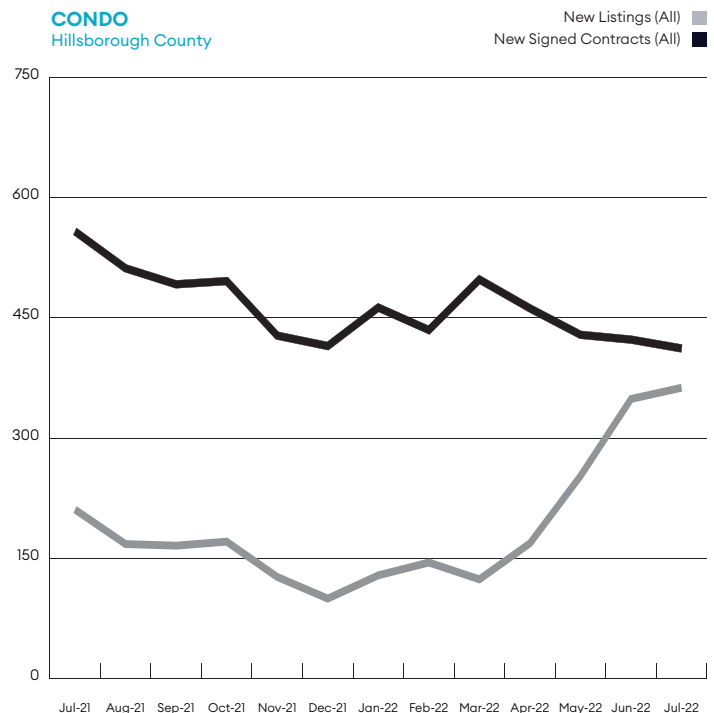
Hillsborough County

"While newly signed contracts have been down year over year since June of 2021 against the prior year's sales surge, new listings have continued to rise yearly since April."

SINGLE FAMILY MATRIX Hillsborough County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	1,320	1,860	-29.0%
< \$200K	26	86	-69.8%
\$200K - \$299K	126	457	-72.4%
\$300K - \$399K	461	605	-23.8%
\$400K - \$499K	322	315	2.2%
\$500K - \$599K	134	154	-13.0%
\$600K - \$799K	131	148	-11.5%
\$800K - \$999K	55	39	41.0%
≥ \$1M	65	56	16.1%
New Listings (All)	1,446	734	97.0%
< \$200K	21	37	-43.2%
\$200K - \$299K	79	135	-41.5%
\$300K - \$399K	369	213	73.2%
\$400K - \$499K	384	114	236.8%
\$500K - \$599K	207	59	250.8%
\$600K - \$799K	201	80	151.3%
\$800K - \$999K	82	35	134.3%
≥ \$1M	103	61	68.9%



CONDO MATRIX Hillsborough County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	412	558	-26.2%
< \$200K	89	210	-57.6%
\$200K - \$299K	136	213	-36.2%
\$300K - \$399K	112	67	67.2%
\$400K - \$499K	39	24	62.5%
\$500K - \$599K	11	15	-26.7%
\$600K - \$799K	17	26	-34.6%
\$800K - \$999K	6	1	500.0%
≥ \$1M	2	2	0.0%
New Listings (All)	363	211	72.0%
< \$200K	44	79	-44.3%
\$200K - \$299K	96	59	62.7%
\$300K - \$399K	121	22	450.0%
\$400K - \$499K	38	13	192.3%
\$500K - \$599K	25	21	19.0%
\$600K - \$799K	28	9	211.1%
\$800K - \$999K	4	0	
≥ \$1M	7	8	-12.5%

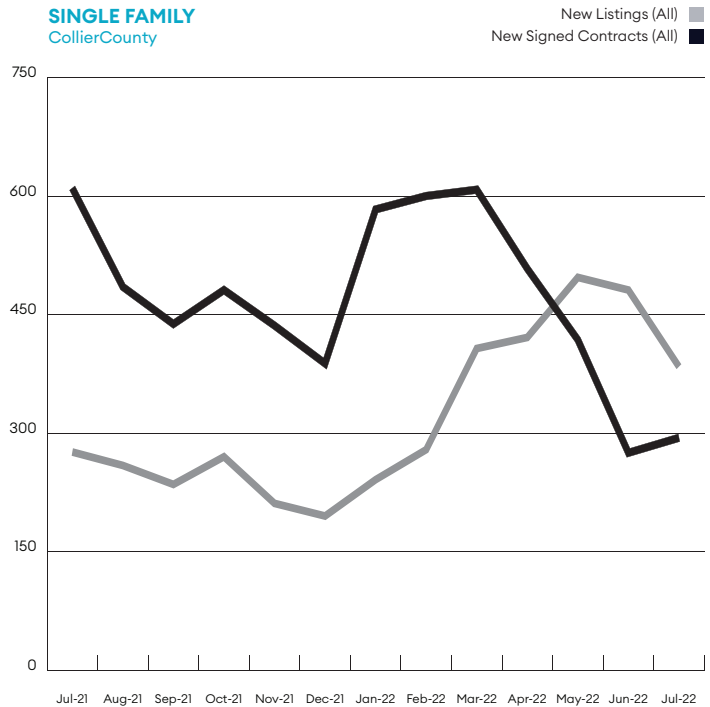


Source: Stellar MLS

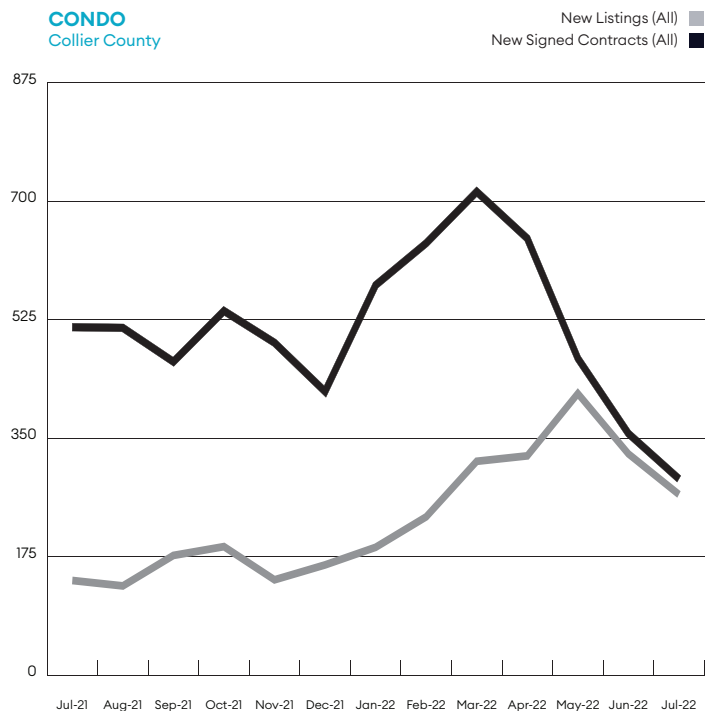
Collier County

"While newly signed contracts have been down year over year since April against the prior year's sales surge, new listings have continued to rise yearly since March."

SINGLE FAMILY MATRIX Collier County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	294	610	-51.8%
< \$300K	2	16	-87.5%
\$300K-\$499K	61	179	-65.9%
\$500K-\$699K	58	165	-64.8%
\$700K-\$899K	69	82	-15.9%
\$900K-\$999K	16	16	0.0%
\$1M-\$1.99M	47	102	-53.9%
\$2M-\$4.99M	35	43	-18.6%
≥ \$5M	6	7	-14.3%
New Listings (All)	384	276	39.1%
< \$300K	2	7	-71.4%
\$300K-\$499K	61	50	22.0%
\$500K-\$699K	86	66	30.3%
\$700K-\$899K	70	49	42.9%
\$900K-\$999K	20	10	100.0%
\$1M-\$1.99M	86	49	75.5%
\$2M-\$4.99M	44	34	29.4%
≥ \$5M	15	11	36.4%



CONDO MATRIX Collier County	JUL 2022	JUL 2021	%Δ (YR)
New Signed Contracts (All)	290	514	-43.6%
< \$300K	41	176	-76.7%
\$300K-\$499K	125	185	-32.4%
\$500K-\$599K	27	41	-34.1%
\$600K-\$699K	26	28	-7.1%
\$700K-\$799K	14	11	27.3%
\$800K-\$999K	19	17	11.8%
\$1M-\$1.99M	26	30	-13.3%
≥ \$2M	12	26	-53.8%
New Listings (All)	267	140	90.7%
< \$300K	33	42	-21.4%
\$300K-\$499K	98	23	326.1%
\$500K-\$599K	38	14	171.4%
\$600K-\$699K	18	14	28.6%
\$700K-\$799K	17	14	21.4%
\$800K-\$999K	19	12	58.3%
\$1M-\$1.99M	26	17	52.9%
≥ \$2M	18	4	350.0%



Source: Southwest Florida MLS

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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