

Elliman Report

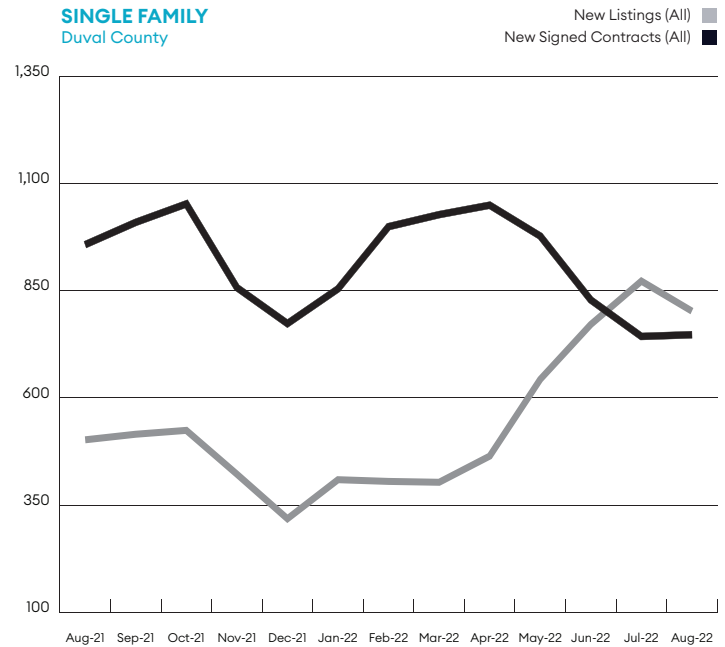
Florida

August 2022 New Signed Contracts

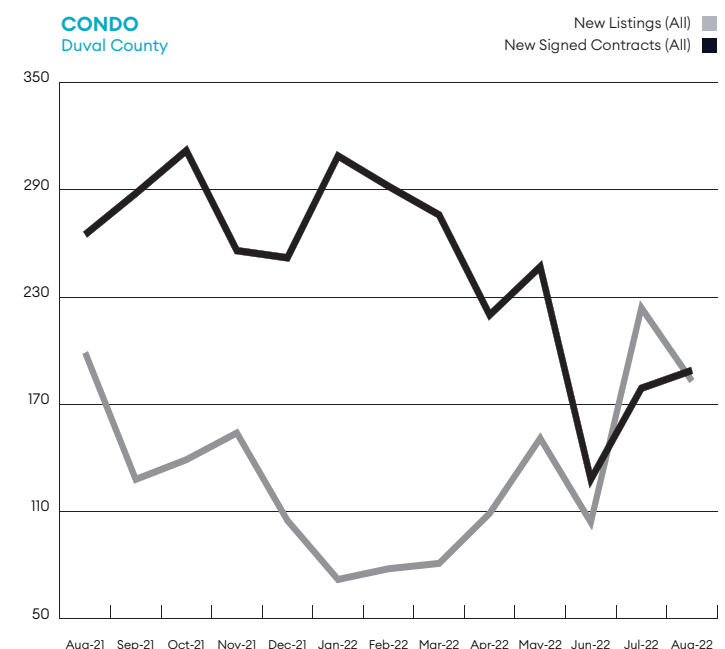
Duval County

"Newly signed contracts have been down yearly since November compared to the robust year-ago period. However, new listings have risen annually over the past two months from low levels."

SINGLE FAMILY MATRIX Duval County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	747	957	-21.9%
< \$200K	138	189	-27.0%
\$200K-\$299K	178	321	-44.5%
\$300K-\$399K	205	237	-13.5%
\$400K-\$499K	116	89	30.3%
\$500K-\$599K	41	47	-12.8%
\$600K-\$799K	38	43	-11.6%
\$800K-\$999K	17	20	-15.0%
≥ \$1M	14	11	27.3%
New Listings (All)	802	502	59.8%
< \$200K	94	117	-19.7%
\$200K-\$299K	177	126	40.5%
\$300K-\$399K	223	137	62.8%
\$400K-\$499K	153	57	168.4%
\$500K-\$599K	58	16	262.5%
\$600K-\$799K	52	23	126.1%
\$800K-\$999K	18	9	100.0%
≥ \$1M	27	17	58.8%



CONDO MATRIX Duval County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	189	265	-28.7%
< \$200K	47	107	-56.1%
\$200K-\$299K	90	120	-25.0%
\$300K-\$399K	33	23	43.5%
\$400K-\$499K	8	4	100.0%
\$500K-\$599K	4	6	-33.3%
\$600K-\$799K	3	1	200.0%
\$800K-\$999K	1	3	-66.7%
≥ \$1M	3	1	200.0%
New Listings (All)	183	199	-8.0%
< \$200K	37	59	-37.3%
\$200K-\$299K	93	92	1.1%
\$300K-\$399K	30	27	11.1%
\$400K-\$499K	7	7	0.0%
\$500K-\$599K	3	3	0.0%
\$600K-\$799K	6	3	100.0%
\$800K-\$999K	3	2	50.0%
≥ \$1M	4	6	-33.3%

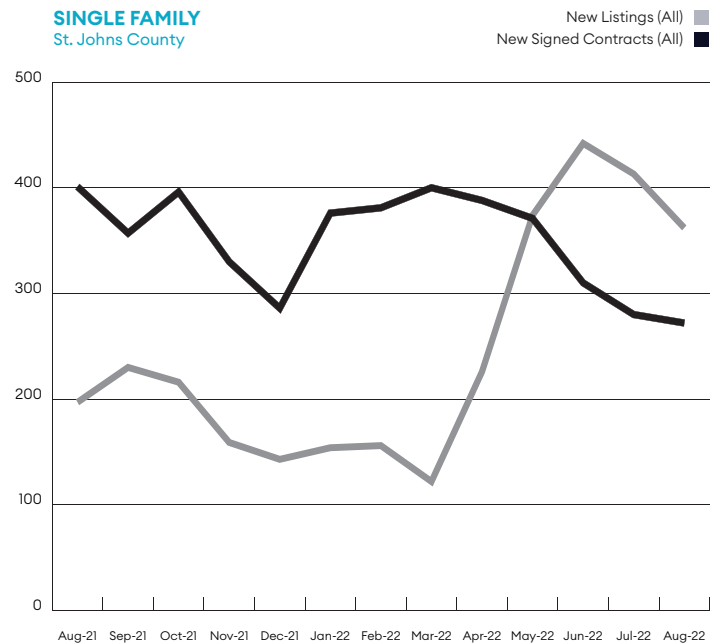


Source: Northeast Florida MLS

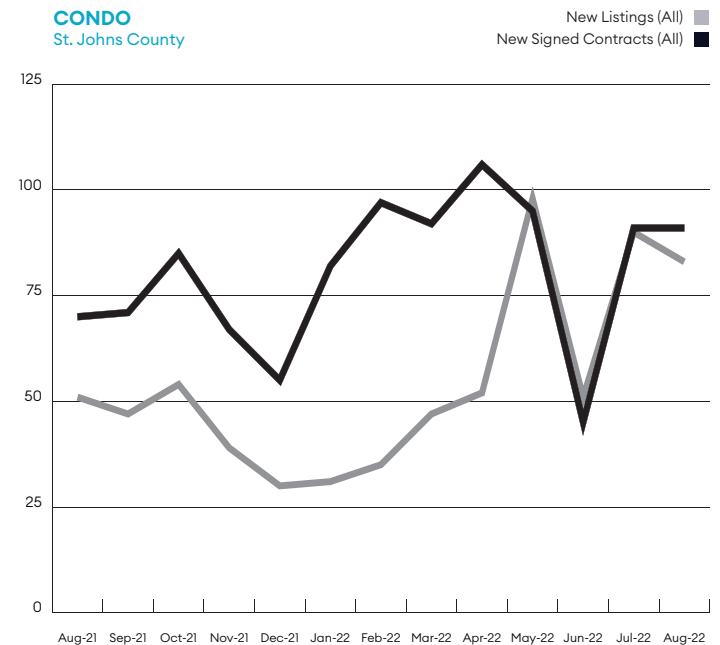
St. Johns County

"Newly signed contracts have been down annually for the past year compared to the robust year-ago period. However, new listings have been expanding annually over the past four months from low levels."

SINGLE FAMILY MATRIX St. Johns County	AUG 2022	AUG 2021	%Δ (yr)
New Signed Contracts (All)	272	401	-32.2%
< \$200K	4	4	0.0%
\$200K-\$299K	3	24	-87.5%
\$300K-\$399K	36	82	-56.1%
\$400K-\$499K	68	115	-40.9%
\$500K-\$599K	42	58	-27.6%
\$600K-\$799K	71	69	2.9%
\$800K-\$999K	23	21	9.5%
≥ \$1M	25	28	-10.7%
New Listings (All)	362	197	83.8%
< \$200K	2	1	100.0%
\$200K-\$299K	4	6	-33.3%
\$300K-\$399K	29	43	-32.6%
\$400K-\$499K	78	61	27.9%
\$500K-\$599K	86	26	230.8%
\$600K-\$799K	72	32	125.0%
\$800K-\$999K	36	16	125.0%
≥ \$1M	55	12	358.3%



CONDO MATRIX St. Johns County	AUG 2022	AUG 2021	%Δ (yr)
New Signed Contracts (All)	91	70	30.0%
< \$200K	0	12	-100.0%
\$200K-\$299K	27	31	-12.9%
\$300K-\$399K	50	12	316.7%
\$400K-\$499K	7	6	16.7%
\$500K-\$599K	1	3	-66.7%
\$600K-\$799K	4	2	100.0%
\$800K-\$999K	1	3	-66.7%
≥ \$1M	1	1	0.0%
New Listings (All)	83	51	62.7%
< \$200K	3	5	-40.0%
\$200K-\$299K	24	14	71.4%
\$300K-\$399K	29	15	93.3%
\$400K-\$499K	4	6	-33.3%
\$500K-\$599K	6	7	-14.3%
\$600K-\$799K	8	2	300.0%
\$800K-\$999K	4	0	
≥ \$1M	5	2	150.0%

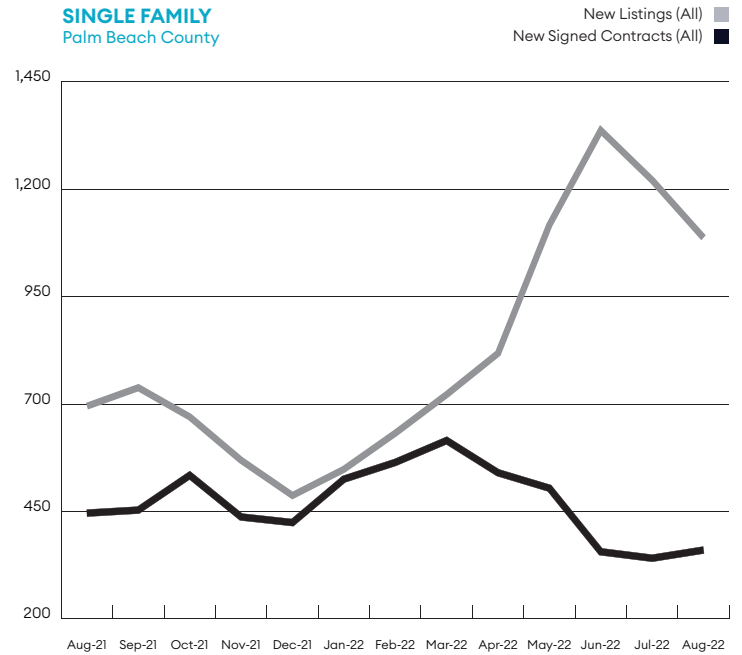


Northeast Florida MLS

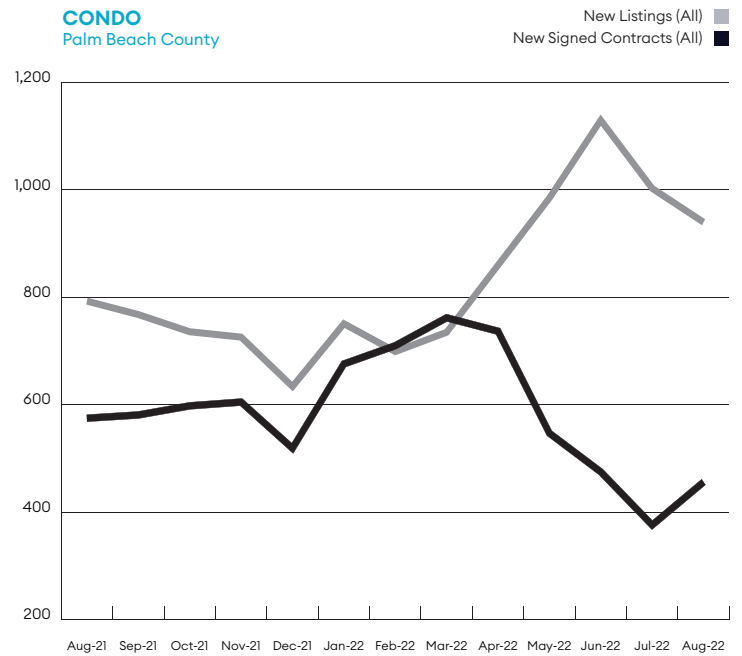
Palm Beach County

"Newly signed contracts have declined annually since December compared to the robust year-ago period, restrained by limited inventory. As a result, new listings remain significantly below pre-pandemic levels."

SINGLE FAMILY MATRIX Palm Beach County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	360	446	-19.3%
< \$300K	27	59	-54.2%
\$300K - \$399K	53	83	-36.1%
\$400K - \$499K	52	96	-45.8%
\$500K - \$999K	153	138	10.9%
\$1M - \$2.99M	59	49	20.4%
\$3M - \$4.99M	6	11	-45.5%
\$5M - \$9.99M	6	6	0.0%
≥ \$10M	4	4	0.0%
New Listings (All)	1,087	695	56.4%
< \$300K	22	46	-52.2%
\$300K - \$399K	103	112	-8.0%
\$400K - \$499K	147	142	3.5%
\$500K - \$999K	531	244	117.6%
\$1M - \$2.99M	218	101	115.8%
\$3M - \$4.99M	29	23	26.1%
\$5M - \$9.99M	20	16	25.0%
≥ \$10M	17	11	54.5%



CONDO MATRIX Palm Beach County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	456	575	-20.7%
< \$200K	123	241	-49.0%
\$200K - \$299K	119	130	-8.5%
\$300K - \$399K	91	91	0.0%
\$400K - \$599K	61	50	22.0%
\$600K - \$999K	36	27	33.3%
\$1M - \$2.99M	22	33	-33.3%
\$3M - \$4.99M	3	3	0.0%
≥ \$5M	1	0	
New Listings (All)	940	793	18.5%
< \$200K	173	286	-39.5%
\$200K - \$299K	211	200	5.5%
\$300K - \$399K	216	120	80.0%
\$400K - \$599K	174	82	112.2%
\$600K - \$999K	90	53	69.8%
\$1M - \$2.99M	56	38	47.4%
\$3M - \$4.99M	14	6	133.3%
≥ \$5M	6	8	-25.0%

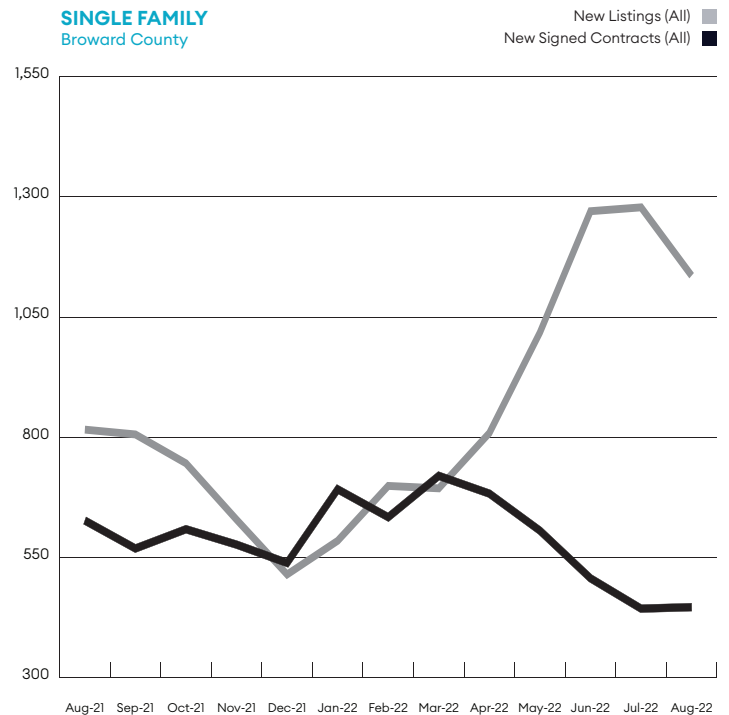


Source: BeachesMLS

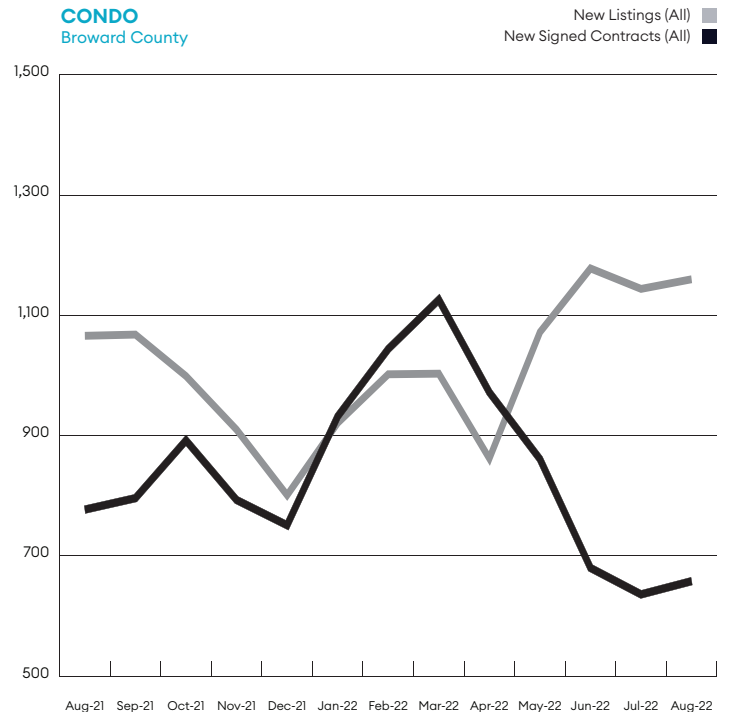
Broward County

"Newly signed contracts have increased sharply for the past six months over the same period before the pandemic. However, new listings remain significantly below pre-pandemic levels."

SINGLE FAMILY MATRIX Broward County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	447	627	-28.7%
< \$300K	29	81	-64.2%
\$300K - \$399K	94	153	-38.6%
\$400K - \$499K	105	136	-22.8%
\$500K - \$999K	166	192	-13.5%
\$1M - \$2.99M	46	57	-19.3%
\$3M - \$4.99M	5	4	25.0%
\$5M - \$9.99M	1	3	-66.7%
≥ \$10M	1	1	0.0%
New Listings (All)	1,136	816	39.2%
< \$300K	27	57	-52.6%
\$300K - \$399K	137	179	-23.5%
\$400K - \$499K	183	141	29.8%
\$500K - \$999K	551	309	78.3%
\$1M - \$2.99M	202	96	110.4%
\$3M - \$4.99M	23	17	35.3%
\$5M - \$9.99M	11	12	-8.3%
≥ \$10M	2	5	-60.0%



CONDO MATRIX Broward County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	658	777	-15.3%
< \$200K	221	374	-40.9%
\$200K - \$299K	170	183	-7.1%
\$300K - \$399K	121	114	6.1%
\$400K - \$599K	83	54	53.7%
\$600K - \$999K	36	30	20.0%
\$1M - \$2.99M	25	17	47.1%
\$3M - \$4.99M	2	5	-60.0%
≥ \$5M	0	0	
New Listings (All)	1,160	1,066	8.8%
< \$200K	310	405	-23.5%
\$200K - \$299K	302	279	8.2%
\$300K - \$399K	205	144	42.4%
\$400K - \$599K	197	128	53.9%
\$600K - \$999K	88	58	51.7%
\$1M - \$2.99M	45	48	-6.3%
\$3M - \$4.99M	11	3	266.7%
≥ \$5M	2	1	100.0%

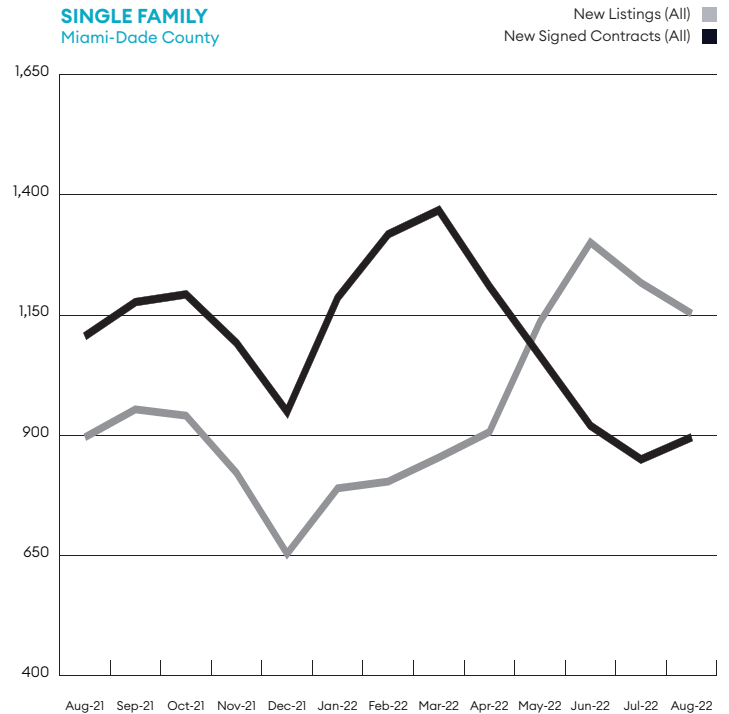


Source: BeachesMLS

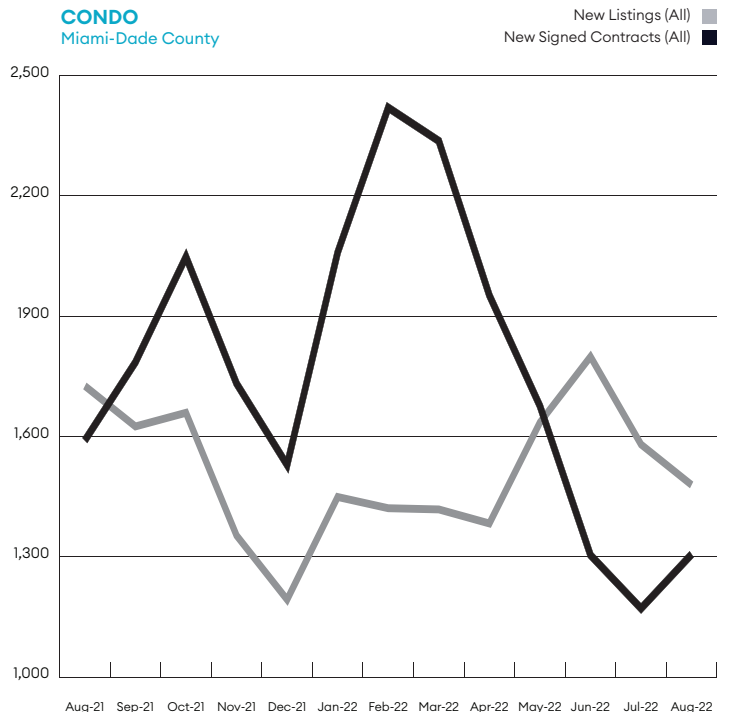
Miami-Dade County

"Newly signed contracts have declined annually since March compared to the robust year-ago period, restrained by limited inventory. As a result, new listings remain significantly below pre-pandemic levels."

SINGLE FAMILY MATRIX Miami-Dade County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	896	1,106	-19.0%
< \$300K	36	67	-46.3%
\$300K - \$399K	100	251	-60.2%
\$400K - \$499K	213	288	-26.0%
\$500K - \$999K	410	332	23.5%
\$1M - \$2.99M	116	128	-9.4%
\$3M - \$4.99M	15	23	-34.8%
\$5M - \$9.99M	5	11	-54.5%
≥ \$10M	1	6	-83.3%
New Listings (All)	1,153	896	28.7%
< \$300K	37	53	-30.2%
\$300K - \$399K	71	123	-42.3%
\$400K - \$499K	201	215	-6.5%
\$500K - \$999K	537	324	65.7%
\$1M - \$2.99M	235	113	108.0%
\$3M - \$4.99M	40	30	33.3%
\$5M - \$9.99M	19	19	0.0%
≥ \$10M	13	19	-31.6%



CONDO MATRIX Miami-Dade County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	1,306	1,590	-17.9%
< \$200K	114	278	-59.0%
\$200K - \$299K	331	409	-19.1%
\$300K - \$399K	275	340	-19.1%
\$400K - \$599K	288	274	5.1%
\$600K - \$999K	168	160	5.0%
\$1M - \$2.99M	107	104	2.9%
\$3M - \$4.99M	12	14	-14.3%
≥ \$5M	11	11	0.0%
New Listings (All)	1,479	1,726	-14.3%
< \$200K	80	210	-61.9%
\$200K - \$299K	252	372	-32.3%
\$300K - \$399K	263	325	-19.1%
\$400K - \$599K	336	302	11.3%
\$600K - \$999K	272	242	12.4%
\$1M - \$2.99M	212	214	-0.9%
\$3M - \$4.99M	40	36	11.1%
≥ \$5M	24	25	-4.0%

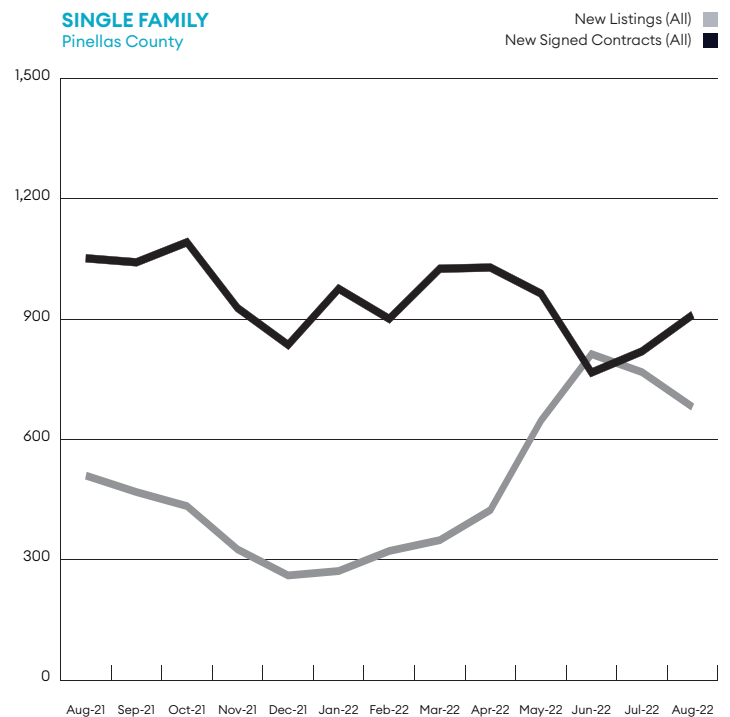


Source: Miami Association of REALTORS, INC. MLS

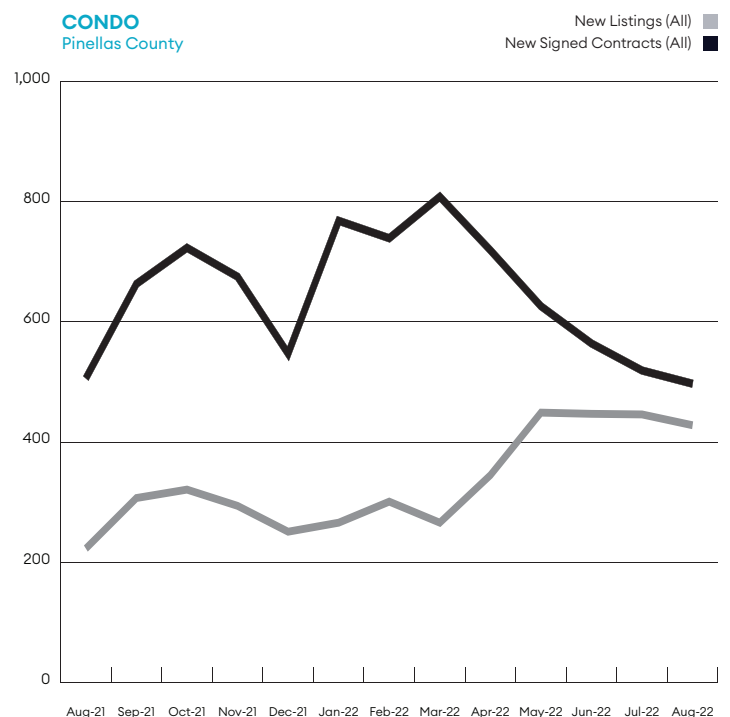
Pinellas County

"Newly signed contracts have declined annually since June of 2021 compared to the robust prior year period, restrained by limited inventory. In addition, new listings have declined month over month for the past two months."

SINGLE FAMILY MATRIX Pinellas County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	911	1,052	-13.4%
< \$200K	21	48	-56.3%
\$200K - \$299K	107	256	-58.2%
\$300K - \$399K	261	305	-14.4%
\$400K - \$499K	184	173	6.4%
\$500K - \$599K	106	72	47.2%
\$600K - \$799K	112	89	25.8%
\$800K - \$999K	50	44	13.6%
≥ \$1M	70	65	7.7%
New Listings (All)	681	510	33.5%
< \$200K	4	15	-73.3%
\$200K - \$299K	46	104	-55.8%
\$300K - \$399K	160	148	8.1%
\$400K - \$499K	145	92	57.6%
\$500K - \$599K	97	43	125.6%
\$600K - \$799K	93	46	102.2%
\$800K - \$999K	50	21	138.1%
≥ \$1M	86	41	109.8%



CONDO MATRIX Pinellas County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	497	506	-1.8%
< \$200K	116	223	-48.0%
\$200K - \$299K	137	85	61.2%
\$300K - \$399K	93	64	45.3%
\$400K - \$499K	48	50	-4.0%
\$500K - \$599K	25	28	-10.7%
\$600K - \$799K	38	23	65.2%
\$800K - \$999K	16	13	23.1%
≥ \$1M	24	20	20.0%
New Listings (All)	428	223	91.9%
< \$200K	84	84	0.0%
\$200K - \$299K	126	34	270.6%
\$300K - \$399K	68	28	142.9%
\$400K - \$499K	40	18	122.2%
\$500K - \$599K	22	15	46.7%
\$600K - \$799K	40	20	100.0%
\$800K - \$999K	16	8	100.0%
≥ \$1M	32	16	100.0%

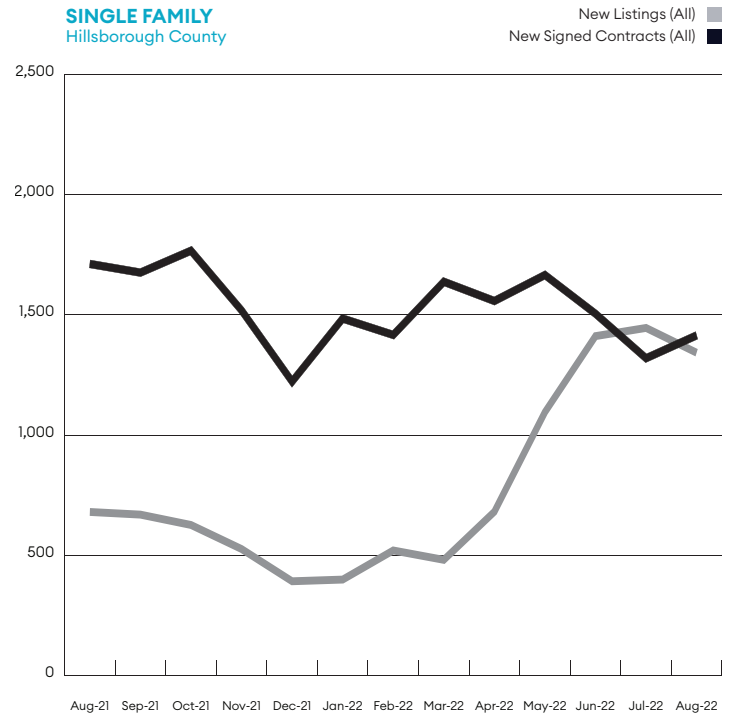


Source: Stellar MLS

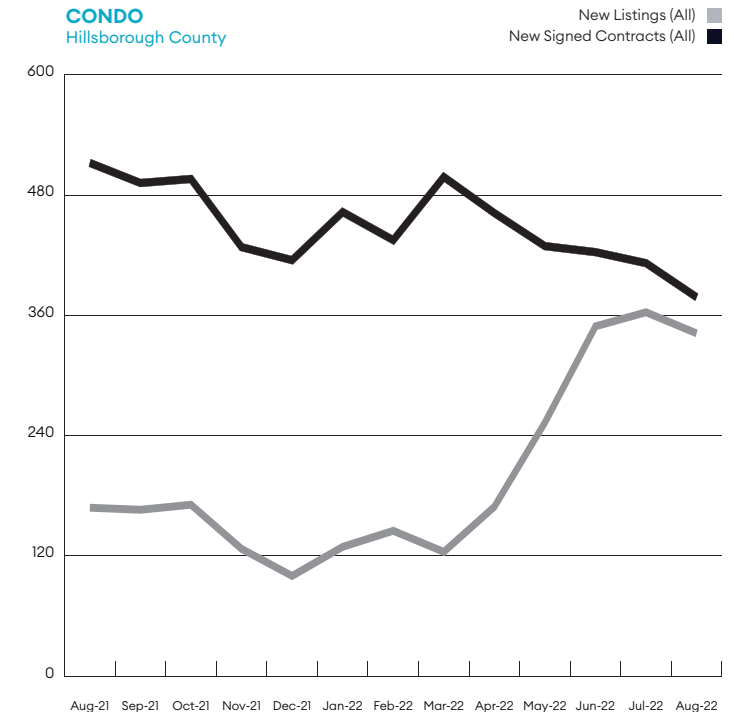
Hillsborough County

"Newly signed contracts have declined annually since June of 2021 compared to the robust prior year period, restrained by limited inventory. In addition, new listings declined month over month in August."

SINGLE FAMILY MATRIX Hillsborough County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	1,415	1,712	-17.3%
< \$200K	31	73	-57.5%
\$200K - \$299K	133	416	-68.0%
\$300K - \$399K	482	602	-19.9%
\$400K - \$499K	365	271	34.7%
\$500K - \$599K	138	119	16.0%
\$600K - \$799K	138	128	7.8%
\$800K - \$999K	63	51	23.5%
≥ \$1M	65	52	25.0%
New Listings (All)	1,343	681	97.2%
< \$200K	17	33	-48.5%
\$200K - \$299K	90	147	-38.8%
\$300K - \$399K	362	207	74.9%
\$400K - \$499K	347	112	209.8%
\$500K - \$599K	174	45	286.7%
\$600K - \$799K	182	60	203.3%
\$800K - \$999K	73	27	170.4%
≥ \$1M	98	50	96.0%



CONDO MATRIX Hillsborough County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	378	512	-26.2%
< \$200K	62	191	-67.5%
\$200K - \$299K	136	208	-34.6%
\$300K - \$399K	111	60	85.0%
\$400K - \$499K	24	23	4.3%
\$500K - \$599K	20	15	33.3%
\$600K - \$799K	16	11	45.5%
\$800K - \$999K	7	0	
≥ \$1M	2	4	-50.0%
New Listings (All)	342	168	103.6%
< \$200K	42	53	-20.8%
\$200K - \$299K	94	56	67.9%
\$300K - \$399K	103	19	442.1%
\$400K - \$499K	38	14	171.4%
\$500K - \$599K	19	2	850.0%
\$600K - \$799K	22	7	214.3%
\$800K - \$999K	13	6	116.7%
≥ \$1M	11	11	0.0%

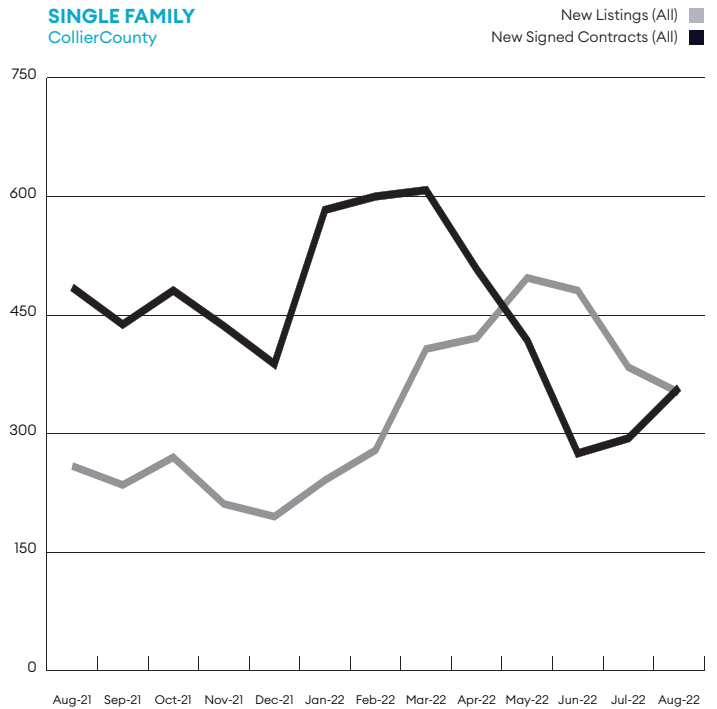


Source: Stellar MLS

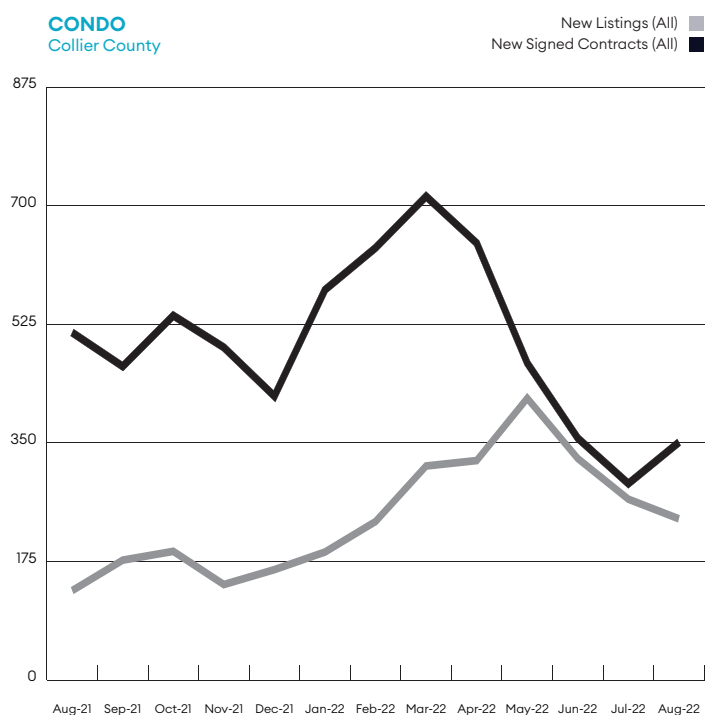
Collier County

"Newly signed contracts have declined annually since April compared to the robust prior year period, restrained by limited inventory. In addition, new listings declined month over month for the past three months."

SINGLE FAMILY MATRIX Collier County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	358	485	-26.2%
< \$300K	7	13	-46.2%
\$300K-\$499K	59	142	-58.5%
\$500K-\$699K	87	131	-33.6%
\$700K-\$899K	64	65	-1.5%
\$900K-\$999K	25	13	92.3%
\$1M-\$1.99M	77	81	-4.9%
\$2M-\$4.99M	34	34	0.0%
≥ \$5M	5	6	-16.7%
New Listings (All)	352	259	35.9%
< \$300K	3	7	-57.1%
\$300K-\$499K	42	47	-10.6%
\$500K-\$699K	103	62	66.1%
\$700K-\$899K	65	46	41.3%
\$900K-\$999K	18	9	100.0%
\$1M-\$1.99M	75	46	63.0%
\$2M-\$4.99M	38	32	18.8%
≥ \$5M	8	10	-20.0%



CONDO MATRIX Collier County	AUG 2022	AUG 2021	%Δ (YR)
New Signed Contracts (All)	351	513	-31.6%
< \$300K	66	176	-62.5%
\$300K-\$499K	155	184	-15.8%
\$500K-\$599K	36	41	-12.2%
\$600K-\$699K	19	28	-32.1%
\$700K-\$799K	10	11	-9.1%
\$800K-\$999K	22	17	29.4%
\$1M-\$1.99M	27	30	-10.0%
≥ \$2M	16	26	-38.5%
New Listings (All)	238	132	80.3%
< \$300K	27	40	-32.5%
\$300K-\$499K	91	22	313.6%
\$500K-\$599K	35	13	169.2%
\$600K-\$699K	20	13	53.8%
\$700K-\$799K	14	13	7.7%
\$800K-\$999K	15	11	36.4%
\$1M-\$1.99M	17	16	6.3%
≥ \$2M	19	4	375.0%



Source: Southwest Florida MLS

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

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