

Elliman Report

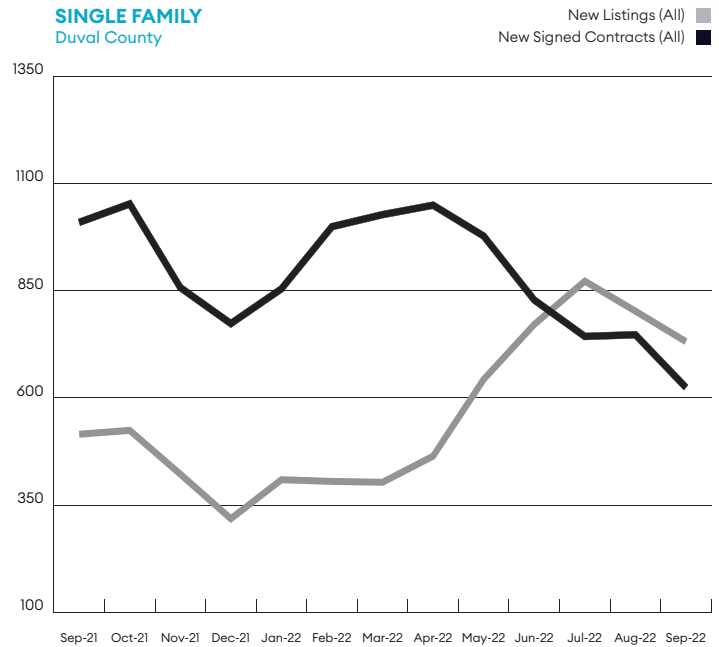
Florida

September 2022 New Signed Contracts

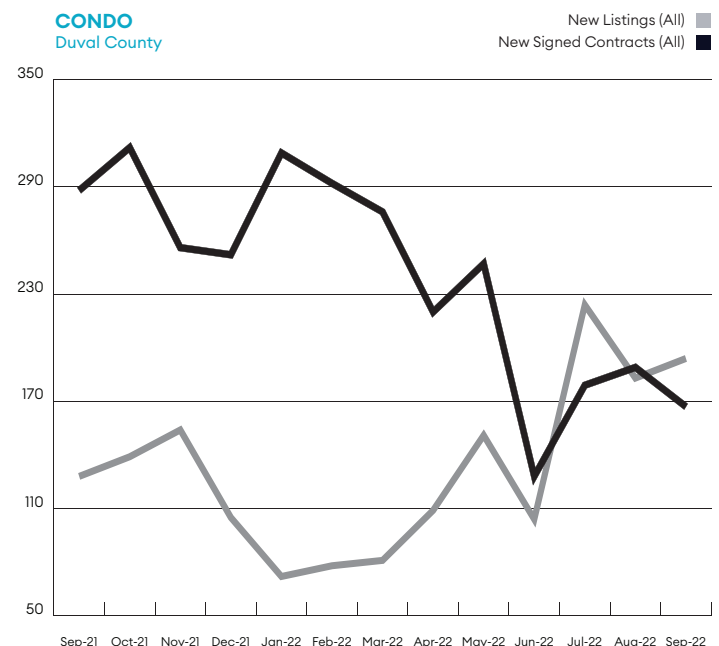
Duval County

"The annual decline in newly signed contracts continued for the eleventh month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the third consecutive month."

SINGLE FAMILY MATRIX Duval County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	624	1,009	-38.2%
< \$200K	127	211	-39.8%
\$200K-\$299K	141	305	-53.8%
\$300K-\$399K	189	281	-32.7%
\$400K-\$499K	88	96	-8.3%
\$500K-\$599K	40	49	-18.4%
\$600K-\$799K	16	34	-52.9%
\$800K-\$999K	8	15	-46.7%
≥ \$1M	15	18	-16.7%
New Listings (All)	731	515	41.9%
< \$200K	89	118	-24.6%
\$200K-\$299K	162	126	28.6%
\$300K-\$399K	207	131	58.0%
\$400K-\$499K	114	62	83.9%
\$500K-\$599K	56	24	133.3%
\$600K-\$799K	55	33	66.7%
\$800K-\$999K	24	9	166.7%
≥ \$1M	24	12	100.0%



CONDO MATRIX Duval County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	167	288	-42.0%
< \$200K	31	120	-74.2%
\$200K-\$299K	83	118	-29.7%
\$300K-\$399K	28	26	7.7%
\$400K-\$499K	16	7	128.6%
\$500K-\$599K	2	6	-66.7%
\$600K-\$799K	1	4	-75.0%
\$800K-\$999K	2	2	0.0%
≥ \$1M	4	5	-20.0%
New Listings (All)	194	128	51.6%
< \$200K	40	38	5.3%
\$200K-\$299K	73	51	43.1%
\$300K-\$399K	39	16	143.8%
\$400K-\$499K	20	9	122.2%
\$500K-\$599K	12	3	300.0%
\$600K-\$799K	4	6	-33.3%
\$800K-\$999K	0	3	-100.0%
≥ \$1M	6	2	200.0%

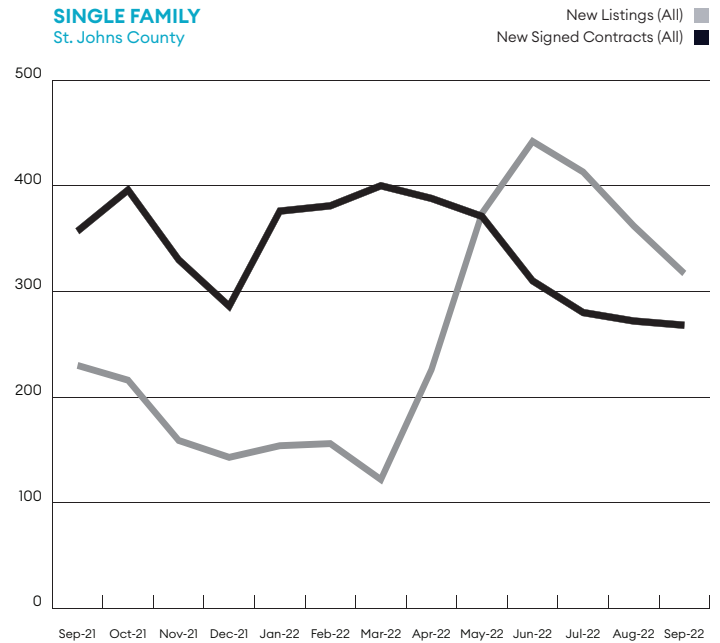


Source: Northeast Florida MLS

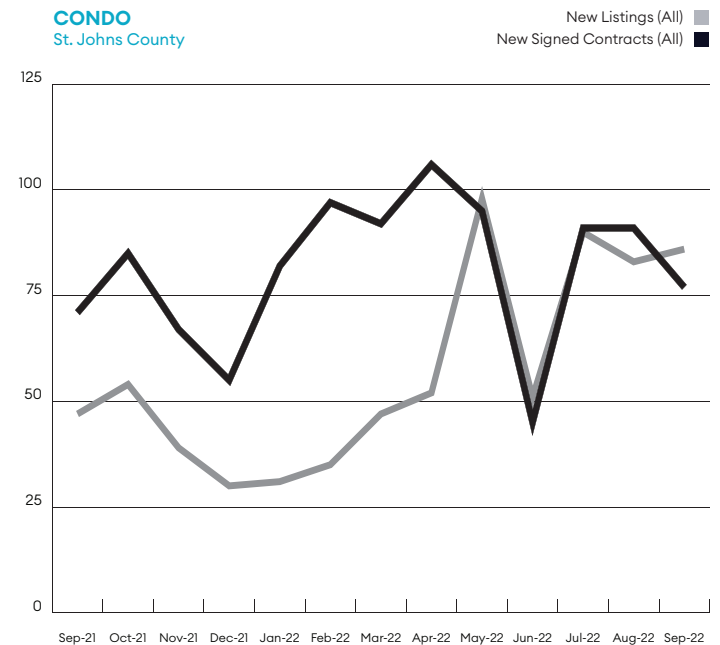
St. Johns County

"The annual decline in newly signed contracts continued for the fourteenth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the fifth consecutive month."

SINGLE FAMILY MATRIX St. Johns County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	268	357	-24.9%
< \$200K	1	4	-75.0%
\$200K-\$299K	8	19	-57.9%
\$300K-\$399K	35	73	-52.1%
\$400K-\$499K	58	99	-41.4%
\$500K-\$599K	41	51	-19.6%
\$600K-\$799K	64	57	12.3%
\$800K-\$999K	27	24	12.5%
≥ \$1M	34	30	13.3%
New Listings (All)	317	230	37.8%
< \$200K	1	2	-50.0%
\$200K-\$299K	4	7	-42.9%
\$300K-\$399K	25	47	-46.8%
\$400K-\$499K	51	68	-25.0%
\$500K-\$599K	78	32	143.8%
\$600K-\$799K	80	45	77.8%
\$800K-\$999K	29	11	163.6%
≥ \$1M	49	18	172.2%



CONDO MATRIX St. Johns County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	77	71	8.5%
< \$200K	1	10	-90.0%
\$200K-\$299K	19	25	-24.0%
\$300K-\$399K	35	17	105.9%
\$400K-\$499K	4	9	-55.6%
\$500K-\$599K	5	6	-16.7%
\$600K-\$799K	4	3	33.3%
\$800K-\$999K	4	0	
≥ \$1M	5	1	400.0%
New Listings (All)	86	47	83.0%
< \$200K	0	4	-100.0%
\$200K-\$299K	17	17	0.0%
\$300K-\$399K	42	8	425.0%
\$400K-\$499K	8	9	-11.1%
\$500K-\$599K	5	6	-16.7%
\$600K-\$799K	10	1	900.0%
\$800K-\$999K	2	0	
≥ \$1M	2	2	0.0%

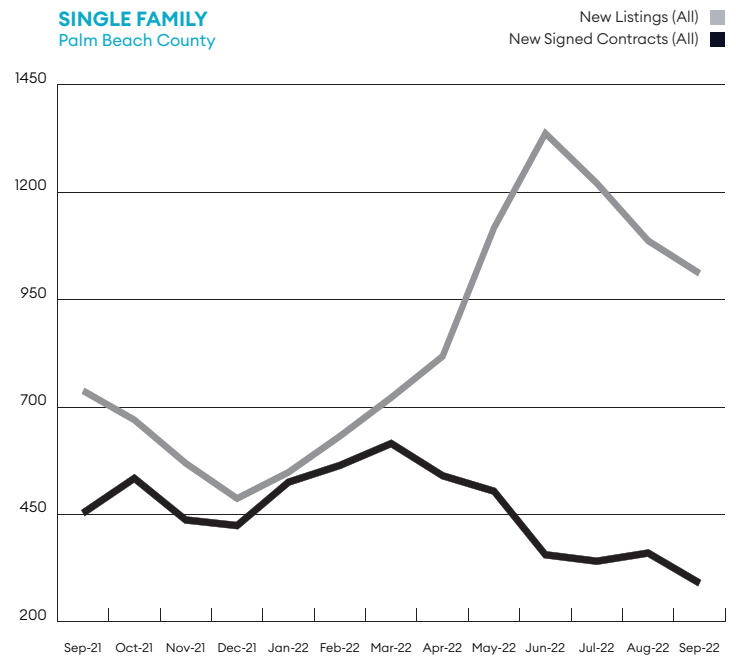


Northeast Florida MLS

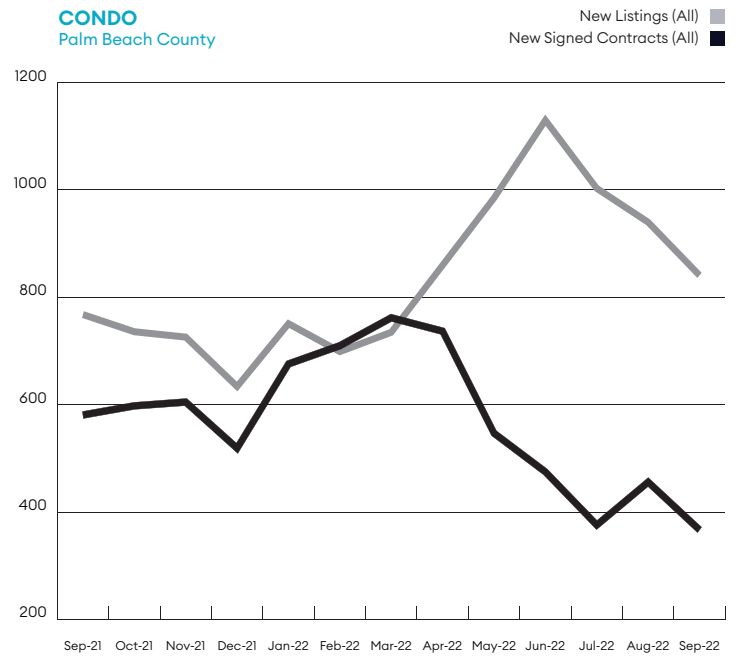
Palm Beach County

"The annual decline in newly signed contracts continued for the tenth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the fifth consecutive month."

SINGLE FAMILY MATRIX Palm Beach County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	290	453	-36.0%
< \$300K	25	42	-40.5%
\$300K - \$399K	30	85	-64.7%
\$400K - \$499K	44	95	-53.7%
\$500K - \$999K	128	146	-12.3%
\$1M - \$2.99M	50	62	-19.4%
\$3M - \$4.99M	5	14	-64.3%
\$5M - \$9.99M	2	7	-71.4%
≥ \$10M	6	2	200.0%
New Listings (All)	1,011	738	37.0%
< \$300K	26	52	-50.0%
\$300K - \$399K	89	120	-25.8%
\$400K - \$499K	148	133	11.3%
\$500K - \$999K	473	271	74.5%
\$1M - \$2.99M	207	105	97.1%
\$3M - \$4.99M	35	27	29.6%
\$5M - \$9.99M	21	19	10.5%
≥ \$10M	12	11	9.1%



CONDO MATRIX Palm Beach County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	367	581	-36.8%
< \$200K	113	249	-54.6%
\$200K - \$299K	84	149	-43.6%
\$300K - \$399K	73	82	-11.0%
\$400K - \$599K	48	45	6.7%
\$600K - \$999K	31	22	40.9%
\$1M - \$2.99M	15	27	-44.4%
\$3M - \$4.99M	2	4	-50.0%
≥ \$5M	1	3	-66.7%
New Listings (All)	841	768	9.5%
< \$200K	124	229	-45.9%
\$200K - \$299K	189	197	-4.1%
\$300K - \$399K	193	122	58.2%
\$400K - \$599K	155	78	98.7%
\$600K - \$999K	88	74	18.9%
\$1M - \$2.99M	68	55	23.6%
\$3M - \$4.99M	14	9	55.6%
≥ \$5M	10	4	150.0%

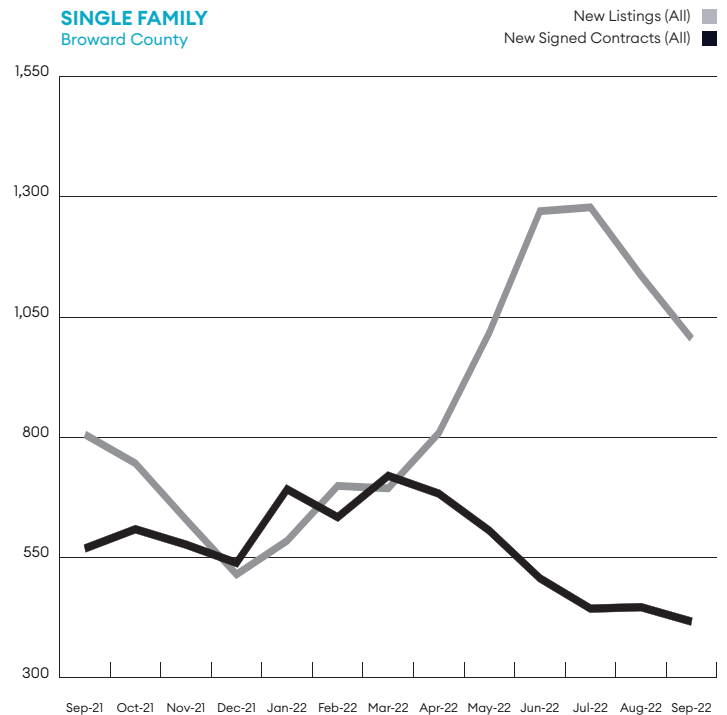


Source: BeachesMLS

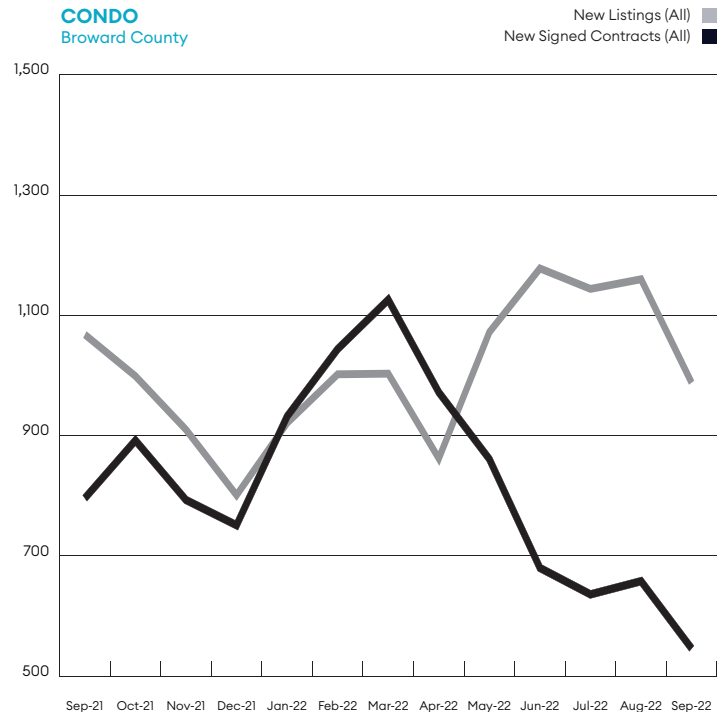
Broward County

"The annual decline in newly signed contracts continued for the fifteenth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose yearly for the fifth consecutive month."

SINGLE FAMILY MATRIX Broward County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	417	569	-26.7%
< \$300K	26	71	-63.4%
\$300K - \$399K	75	133	-43.6%
\$400K - \$499K	84	128	-34.4%
\$500K - \$999K	180	184	-2.2%
\$1M - \$2.99M	47	48	-2.1%
\$3M - \$4.99M	4	3	33.3%
\$5M - \$9.99M	1	2	-50.0%
≥ \$10M	0	0	
New Listings (All)	1,005	806	24.7%
< \$300K	25	67	-62.7%
\$300K - \$399K	109	147	-25.9%
\$400K - \$499K	152	189	-19.6%
\$500K - \$999K	490	281	74.4%
\$1M - \$2.99M	187	99	88.9%
\$3M - \$4.99M	24	10	140.0%
\$5M - \$9.99M	14	10	40.0%
≥ \$10M	4	3	33.3%



CONDO MATRIX Broward County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	546	796	-31.4%
< \$200K	196	358	-45.3%
\$200K - \$299K	146	204	-28.4%
\$300K - \$399K	99	118	-16.1%
\$400K - \$599K	67	68	-1.5%
\$600K - \$999K	27	28	-3.6%
\$1M - \$2.99M	7	17	-58.8%
\$3M - \$4.99M	1	3	-66.7%
≥ \$5M	3	0	
New Listings (All)	988	1,068	-7.5%
< \$200K	262	425	-38.4%
\$200K - \$299K	269	265	1.5%
\$300K - \$399K	146	134	9.0%
\$400K - \$599K	180	121	48.8%
\$600K - \$999K	81	72	12.5%
\$1M - \$2.99M	40	48	-16.7%
\$3M - \$4.99M	9	1	800.0%
≥ \$5M	1	2	-50.0%

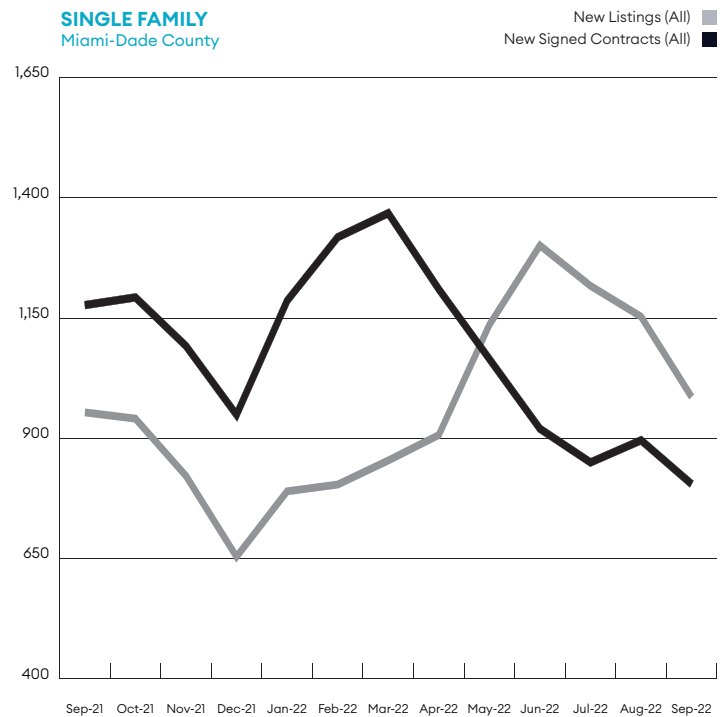


Source: BeachesMLS

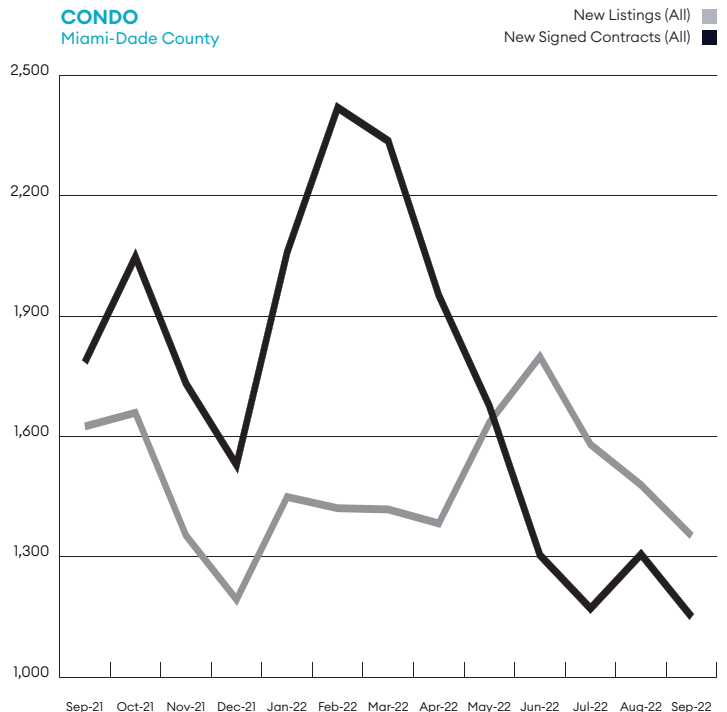
Miami-Dade County

"The annual decline in newly signed contracts continued for the eighth month, reflecting the comparison with the year-ago boom. In addition, new listings declined year over year for the second time in three months."

SINGLE FAMILY MATRIX Miami-Dade County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	805	1,177	-31.6%
< \$300K	34	84	-59.5%
\$300K - \$399K	88	248	-64.5%
\$400K - \$499K	188	340	-44.7%
\$500K - \$999K	358	342	4.7%
\$1M - \$2.99M	107	125	-14.4%
\$3M - \$4.99M	18	22	-18.2%
\$5M - \$9.99M	8	13	-38.5%
≥ \$10M	4	3	33.3%
New Listings (All)	986	954	3.4%
< \$300K	19	52	-63.5%
\$300K - \$399K	69	140	-50.7%
\$400K - \$499K	157	214	-26.6%
\$500K - \$999K	477	334	42.8%
\$1M - \$2.99M	173	146	18.5%
\$3M - \$4.99M	48	34	41.2%
\$5M - \$9.99M	28	24	16.7%
≥ \$10M	15	10	50.0%



CONDO MATRIX Miami-Dade County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	1,150	1,785	-35.6%
< \$200K	99	312	-68.3%
\$200K - \$299K	290	464	-37.5%
\$300K - \$399K	221	393	-43.8%
\$400K - \$599K	266	304	-12.5%
\$600K - \$999K	159	168	-5.4%
\$1M - \$2.99M	93	112	-17.0%
\$3M - \$4.99M	11	23	-52.2%
≥ \$5M	11	9	22.2%
New Listings (All)	1,352	1,625	-16.8%
< \$200K	81	204	-60.3%
\$200K - \$299K	209	352	-40.6%
\$300K - \$399K	196	291	-32.6%
\$400K - \$599K	372	290	28.3%
\$600K - \$999K	254	221	14.9%
\$1M - \$2.99M	182	199	-8.5%
\$3M - \$4.99M	25	29	-13.8%
≥ \$5M	33	39	-15.4%

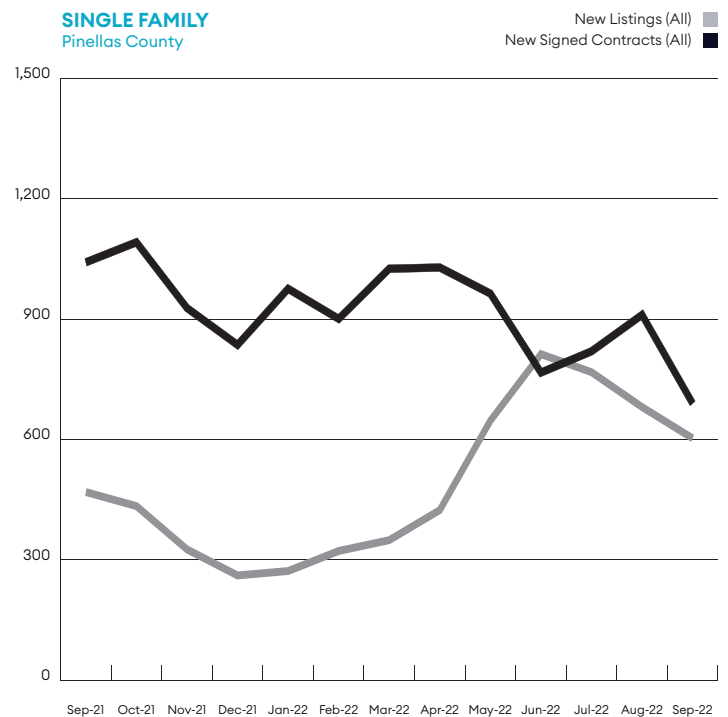


Source: Miami Association of REALTORS, INC. MLS

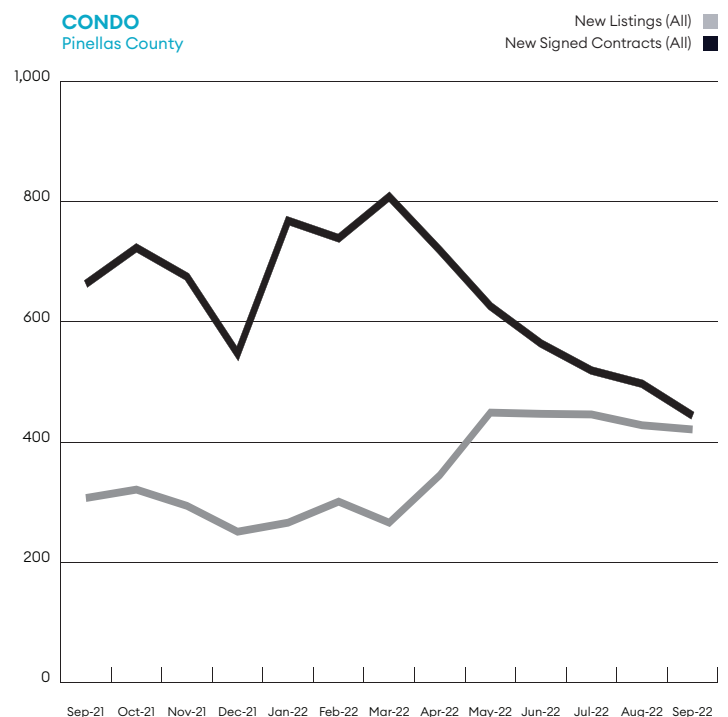
Pinellas County

"The annual decline in newly signed contracts continued for the sixteenth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the sixth consecutive month."

SINGLE FAMILY MATRIX Pinellas County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	690	1,042	-33.8%
< \$200K	14	49	-71.4%
\$200K - \$299K	81	252	-67.9%
\$300K - \$399K	182	289	-37.0%
\$400K - \$499K	152	186	-18.3%
\$500K - \$599K	87	77	13.0%
\$600K - \$799K	75	78	-3.8%
\$800K - \$999K	41	41	0.0%
≥ \$1M	58	70	-17.1%
New Listings (All)	603	469	28.6%
< \$200K	8	14	-42.9%
\$200K - \$299K	57	95	-40.0%
\$300K - \$399K	144	137	5.1%
\$400K - \$499K	131	79	65.8%
\$500K - \$599K	75	30	150.0%
\$600K - \$799K	81	43	88.4%
\$800K - \$999K	39	21	85.7%
≥ \$1M	68	50	36.0%



CONDO MATRIX Pinellas County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	444	663	-33.0%
< \$200K	103	269	-61.7%
\$200K - \$299K	145	156	-7.1%
\$300K - \$399K	59	82	-28.0%
\$400K - \$499K	45	46	-2.2%
\$500K - \$599K	25	31	-19.4%
\$600K - \$799K	37	33	12.1%
\$800K - \$999K	12	26	-53.8%
≥ \$1M	18	20	-10.0%
New Listings (All)	421	307	37.1%
< \$200K	79	85	-7.1%
\$200K - \$299K	131	58	125.9%
\$300K - \$399K	61	56	8.9%
\$400K - \$499K	38	32	18.8%
\$500K - \$599K	28	23	21.7%
\$600K - \$799K	37	30	23.3%
\$800K - \$999K	15	5	200.0%
≥ \$1M	32	18	77.8%

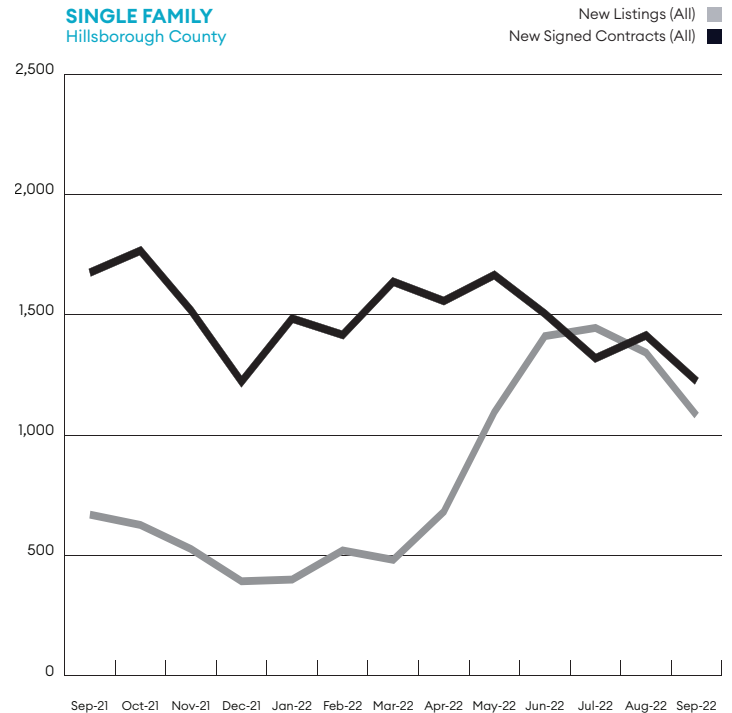


Source: Stellar MLS

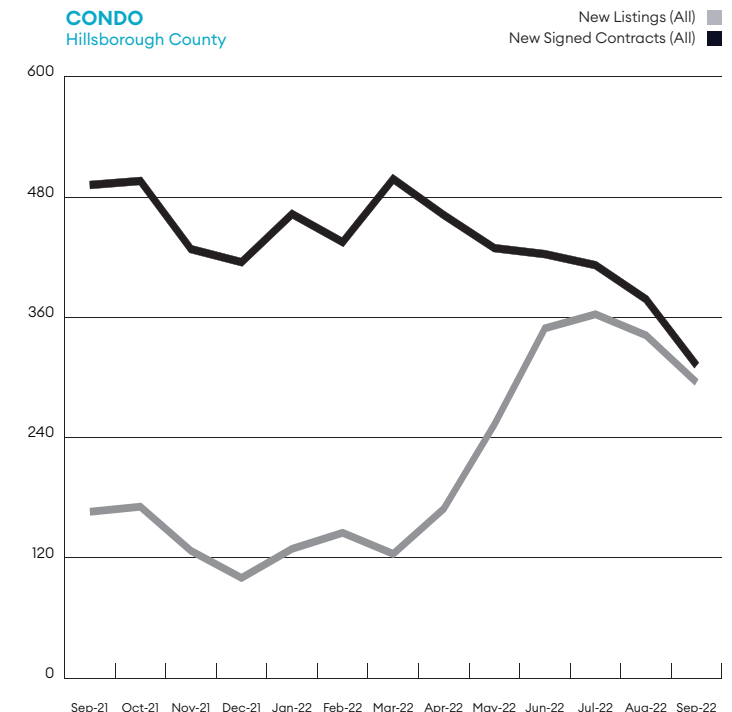
Hillsborough County

"The annual decline in newly signed contracts continued for the sixteenth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the sixth consecutive month."

SINGLE FAMILY MATRIX Hillsborough County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	1,225	1,676	-26.9%
< \$200K	28	69	-59.4%
\$200K - \$299K	146	373	-60.9%
\$300K - \$399K	414	616	-32.8%
\$400K - \$499K	292	280	4.3%
\$500K - \$599K	121	128	-5.5%
\$600K - \$799K	112	109	2.8%
\$800K - \$999K	45	41	9.8%
≥ \$1M	67	60	11.7%
New Listings (All)	1,082	670	61.5%
< \$200K	11	26	-57.7%
\$200K - \$299K	65	127	-48.8%
\$300K - \$399K	289	194	49.0%
\$400K - \$499K	311	141	120.6%
\$500K - \$599K	160	52	207.7%
\$600K - \$799K	116	53	118.9%
\$800K - \$999K	48	29	65.5%
≥ \$1M	82	48	70.8%



CONDO MATRIX Hillsborough County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	312	492	-36.6%
< \$200K	63	176	-64.2%
\$200K - \$299K	122	201	-39.3%
\$300K - \$399K	75	59	27.1%
\$400K - \$499K	27	23	17.4%
\$500K - \$599K	8	8	0.0%
\$600K - \$799K	10	19	-47.4%
\$800K - \$999K	4	3	33.3%
≥ \$1M	3	3	0.0%
New Listings (All)	295	166	77.7%
< \$200K	34	45	-24.4%
\$200K - \$299K	84	64	31.3%
\$300K - \$399K	84	27	211.1%
\$400K - \$499K	30	9	233.3%
\$500K - \$599K	16	4	300.0%
\$600K - \$799K	13	11	18.2%
\$800K - \$999K	12	1	1,100.0%
≥ \$1M	22	5	340.0%

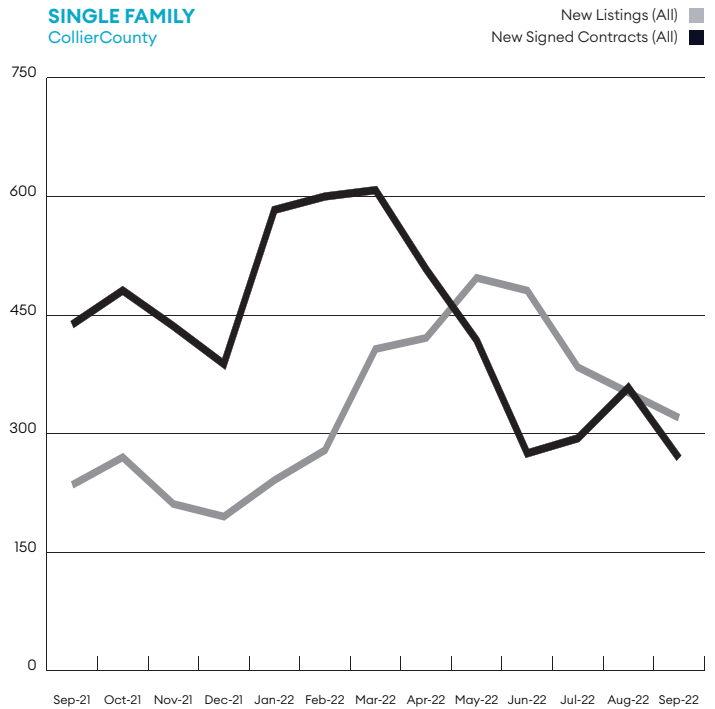


Source: Stellar MLS

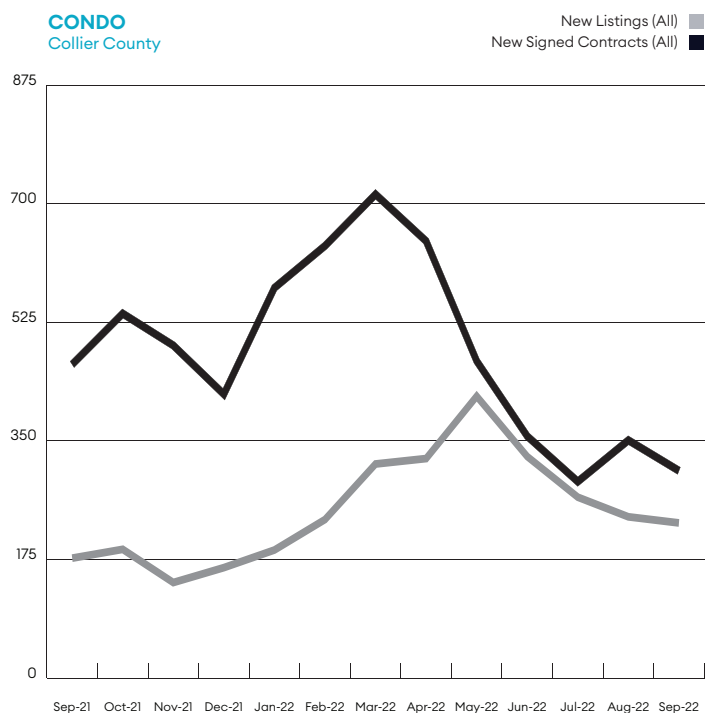
Collier County

"The annual decline in newly signed contracts continued for the sixth month, reflecting the comparison with the year-ago boom. On the other hand, new listings rose sharply for the seventh consecutive month."

SINGLE FAMILY MATRIX Collier County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	269	438	-38.6%
< \$300K	2	15	-86.7%
\$300K-\$499K	45	136	-66.9%
\$500K-\$699K	57	102	-44.1%
\$700K-\$899K	61	66	-7.6%
\$900K-\$999K	10	23	-56.5%
\$1M-\$1.99M	50	66	-24.2%
\$2M-\$4.99M	37	24	54.2%
≥ \$5M	7	6	16.7%
New Listings (All)	320	235	36.2%
< \$300K	0	4	-100.0%
\$300K-\$499K	46	48	-4.2%
\$500K-\$699K	80	53	50.9%
\$700K-\$899K	61	39	56.4%
\$900K-\$999K	15	6	150.0%
\$1M-\$1.99M	60	48	25.0%
\$2M-\$4.99M	40	22	81.8%
≥ \$5M	18	15	20.0%



CONDO MATRIX Collier County	SEP 2022	SEP 2021	%Δ (YR)
New Signed Contracts (All)	306	463	-33.9%
< \$300K	40	153	-73.9%
\$300K-\$499K	131	173	-24.3%
\$500K-\$599K	37	34	8.8%
\$600K-\$699K	18	22	-18.2%
\$700K-\$799K	17	18	-5.6%
\$800K-\$999K	14	18	-22.2%
\$1M-\$1.99M	25	33	-24.2%
≥ \$2M	24	12	100.0%
New Listings (All)	229	177	29.4%
< \$300K	16	35	-54.3%
\$300K-\$499K	76	57	33.3%
\$500K-\$599K	29	18	61.1%
\$600K-\$699K	23	13	76.9%
\$700K-\$799K	14	14	0.0%
\$800K-\$999K	13	12	8.3%
\$1M-\$1.99M	28	14	100.0%
≥ \$2M	30	14	114.3%



Source: Southwest Florida MLS

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

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