

# Elliman Report

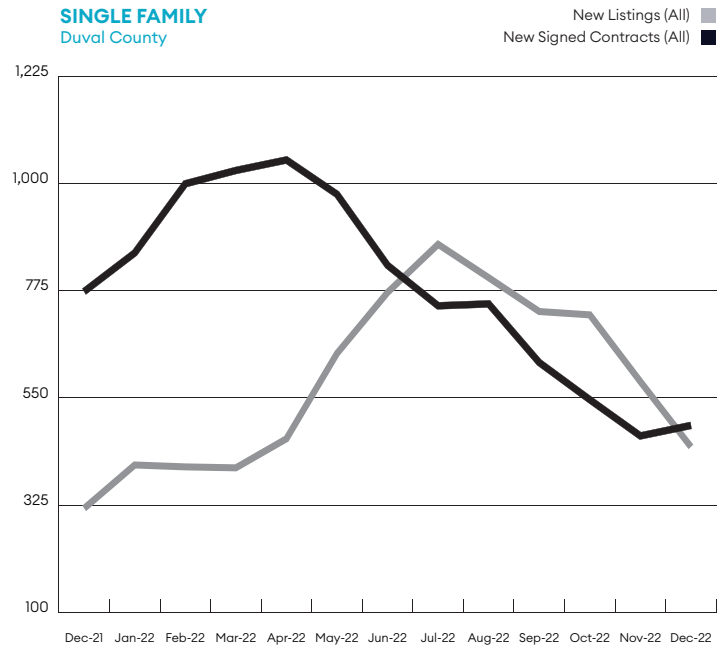
Florida

December 2022 New Signed Contracts

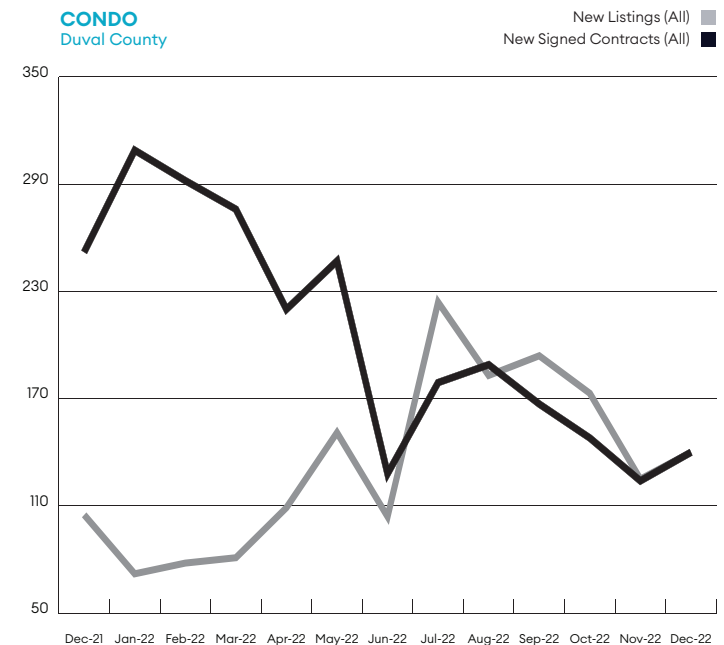
## Duval County

"Newly signed contracts have expanded monthly for the fifth month as new listings declined for the fifth consecutive month."

SINGLE FAMILY MATRIX Duval County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>492</b>	<b>773</b>	<b>-36.4%</b>
< \$200K	113	180	-37.2%
\$200K-\$299K	138	228	-39.5%
\$300K-\$399K	128	212	-39.6%
\$400K-\$499K	54	64	-15.6%
\$500K-\$599K	29	33	-12.1%
\$600K-\$799K	16	35	-54.3%
\$800K-\$999K	6	11	-45.5%
≥ \$1M	8	10	-20.0%
<b>New Listings (All)</b>	<b>447</b>	<b>318</b>	<b>40.6%</b>
< \$200K	72	76	-5.3%
\$200K-\$299K	120	88	36.4%
\$300K-\$399K	133	73	82.2%
\$400K-\$499K	50	30	66.7%
\$500K-\$599K	21	11	90.9%
\$600K-\$799K	26	14	85.7%
\$800K-\$999K	9	16	-43.8%
≥ \$1M	16	10	60.0%



CONDO MATRIX Duval County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>140</b>	<b>252</b>	<b>-44.4%</b>
< \$200K	40	90	-55.6%
\$200K-\$299K	68	112	-39.3%
\$300K-\$399K	16	22	-27.3%
\$400K-\$499K	4	9	-55.6%
\$500K-\$599K	3	11	-72.7%
\$600K-\$799K	6	4	50.0%
\$800K-\$999K	3	0	
≥ \$1M	0	4	-100.0%
<b>New Listings (All)</b>	<b>140</b>	<b>105</b>	<b>33.3%</b>
< \$200K	28	27	3.7%
\$200K-\$299K	65	63	3.2%
\$300K-\$399K	20	9	122.2%
\$400K-\$499K	13	0	
\$500K-\$599K	3	1	200.0%
\$600K-\$799K	7	5	40.0%
\$800K-\$999K	2	0	
≥ \$1M	2	0	

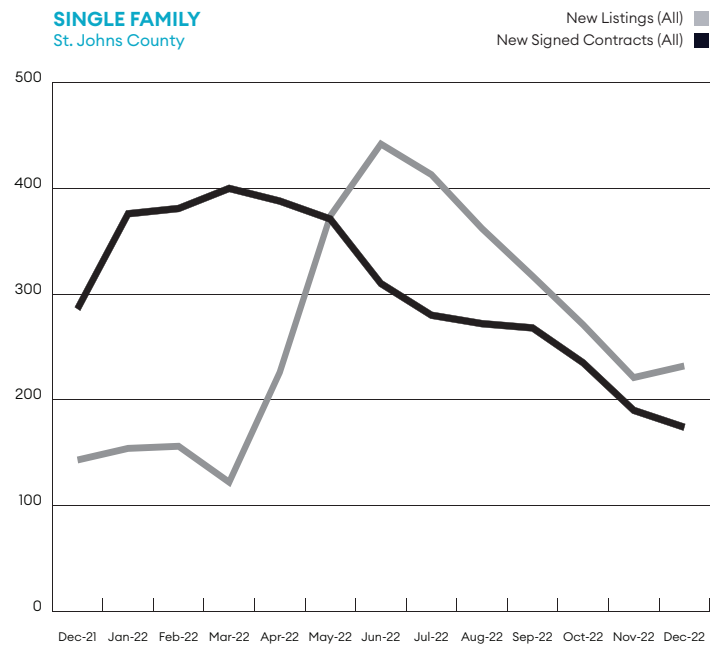


Source: Northeast Florida MLS

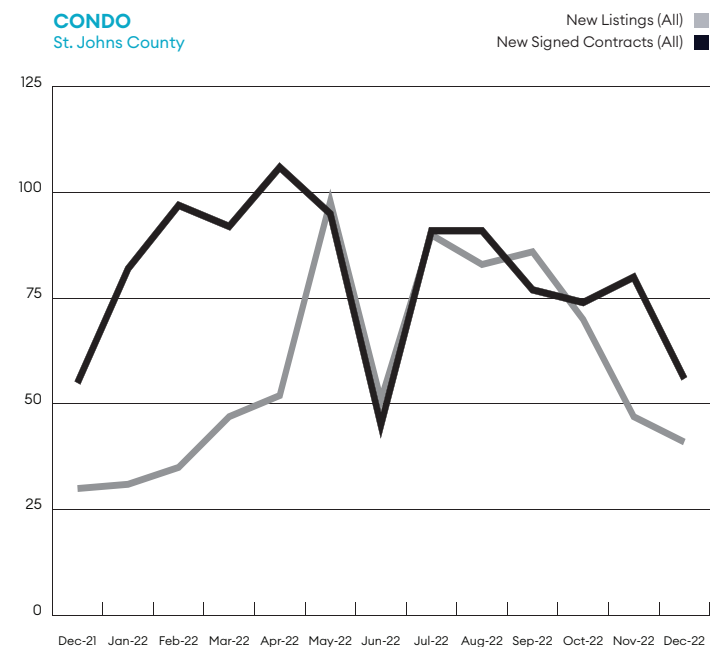
# St. Johns County

"Newly signed contracts have declined month over month for the fifth consecutive month as new listings expanded for the first time in five months."

SINGLE FAMILY MATRIX St. Johns County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>174</b>	<b>286</b>	<b>-39.2%</b>
< \$200K	0	1	-100.0%
\$200K-\$299K	8	21	-61.9%
\$300K-\$399K	34	59	-42.4%
\$400K-\$499K	39	77	-49.4%
\$500K-\$599K	23	43	-46.5%
\$600K-\$799K	33	49	-32.7%
\$800K-\$999K	21	19	10.5%
≥ \$1M	16	17	-5.9%
<b>New Listings (All)</b>	<b>232</b>	<b>143</b>	<b>62.2%</b>
< \$200K	0	2	-100.0%
\$200K-\$299K	4	1	300.0%
\$300K-\$399K	25	37	-32.4%
\$400K-\$499K	60	36	66.7%
\$500K-\$599K	44	20	120.0%
\$600K-\$799K	46	19	142.1%
\$800K-\$999K	21	10	110.0%
≥ \$1M	32	18	77.8%



CONDO MATRIX St. Johns County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>56</b>	<b>55</b>	<b>1.8%</b>
< \$200K	0	5	-100.0%
\$200K-\$299K	22	23	-4.3%
\$300K-\$399K	18	12	50.0%
\$400K-\$499K	6	8	-25.0%
\$500K-\$599K	3	2	50.0%
\$600K-\$799K	3	2	50.0%
\$800K-\$999K	2	0	
≥ \$1M	2	3	-33.3%
<b>New Listings (All)</b>	<b>41</b>	<b>30</b>	<b>36.7%</b>
< \$200K	1	1	0.0%
\$200K-\$299K	11	12	-8.3%
\$300K-\$399K	16	13	23.1%
\$400K-\$499K	4	1	300.0%
\$500K-\$599K	1	0	
\$600K-\$799K	3	2	50.0%
\$800K-\$999K	5	1	400.0%
≥ \$1M	0	0	

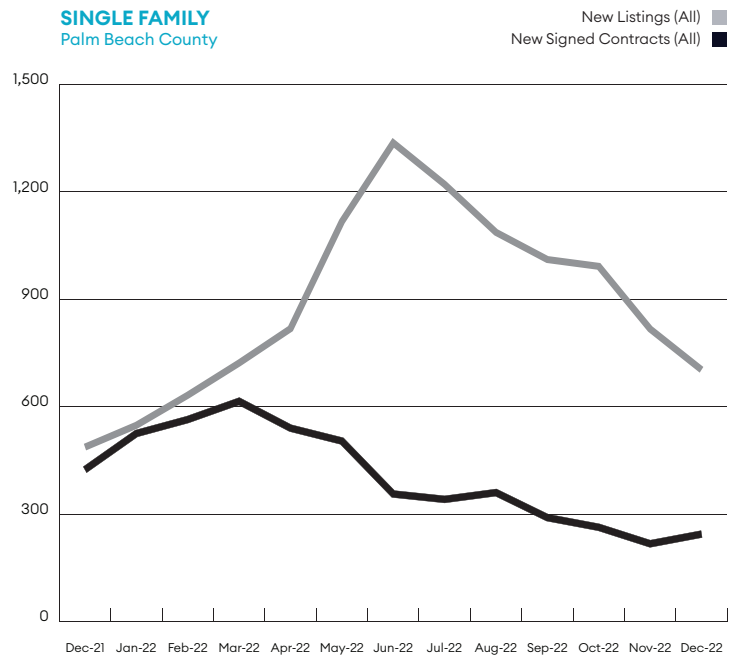


Northeast Florida MLS

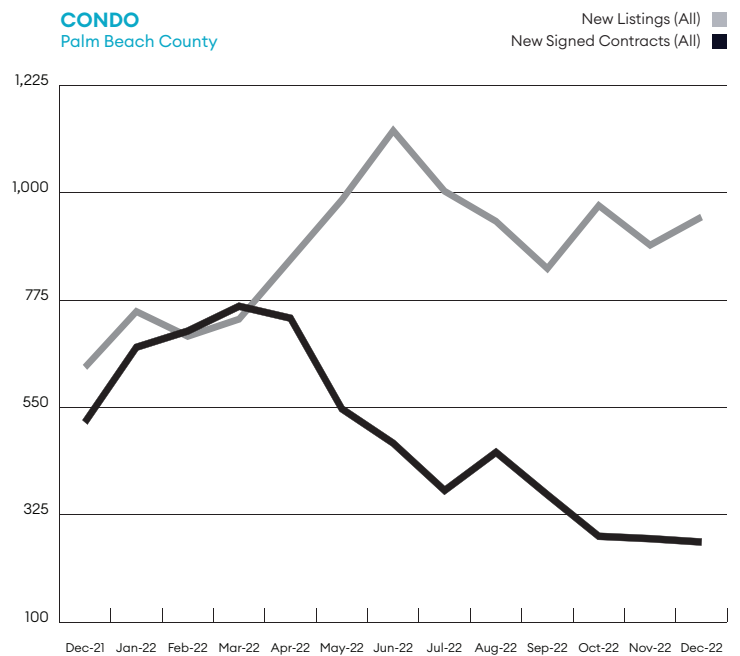
# Palm Beach County

"Newly signed contracts rose monthly for the first time in four months as new listings declined for the second time. For context, new listings are entering the market at a substantially lower rate compared to the same period before the pandemic."

SINGLE FAMILY MATRIX Palm Beach County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>244</b>	<b>424</b>	<b>-42.5%</b>
< \$300K	20	43	-53.5%
\$300K - \$399K	31	73	-57.5%
\$400K - \$499K	29	54	-46.3%
\$500K - \$999K	110	179	-38.5%
\$1M - \$2.99M	45	41	9.8%
\$3M - \$4.99M	1	13	-92.3%
\$5M - \$9.99M	6	11	-45.5%
≥ \$10M	2	10	-80.0%
<b>New Listings (All)</b>	<b>703</b>	<b>487</b>	<b>44.4%</b>
< \$300K	30	38	-21.1%
\$300K - \$399K	51	61	-16.4%
\$400K - \$499K	84	71	18.3%
\$500K - \$999K	300	169	77.5%
\$1M - \$2.99M	153	99	54.5%
\$3M - \$4.99M	47	19	147.4%
\$5M - \$9.99M	26	16	62.5%
≥ \$10M	12	14	-14.3%



CONDO MATRIX Palm Beach County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>268</b>	<b>519</b>	<b>-48.4%</b>
< \$200K	69	182	-62.1%
\$200K - \$299K	70	142	-50.7%
\$300K - \$399K	49	70	-30.0%
\$400K - \$599K	32	64	-50.0%
\$600K - \$999K	22	21	4.8%
\$1M - \$2.99M	14	33	-57.6%
\$3M - \$4.99M	6	3	100.0%
≥ \$5M	6	4	50.0%
<b>New Listings (All)</b>	<b>949</b>	<b>634</b>	<b>49.7%</b>
< \$200K	200	216	-7.4%
\$200K - \$299K	200	149	34.2%
\$300K - \$399K	185	81	128.4%
\$400K - \$599K	153	70	118.6%
\$600K - \$999K	108	53	103.8%
\$1M - \$2.99M	78	51	52.9%
\$3M - \$4.99M	15	8	87.5%
≥ \$5M	10	6	66.7%

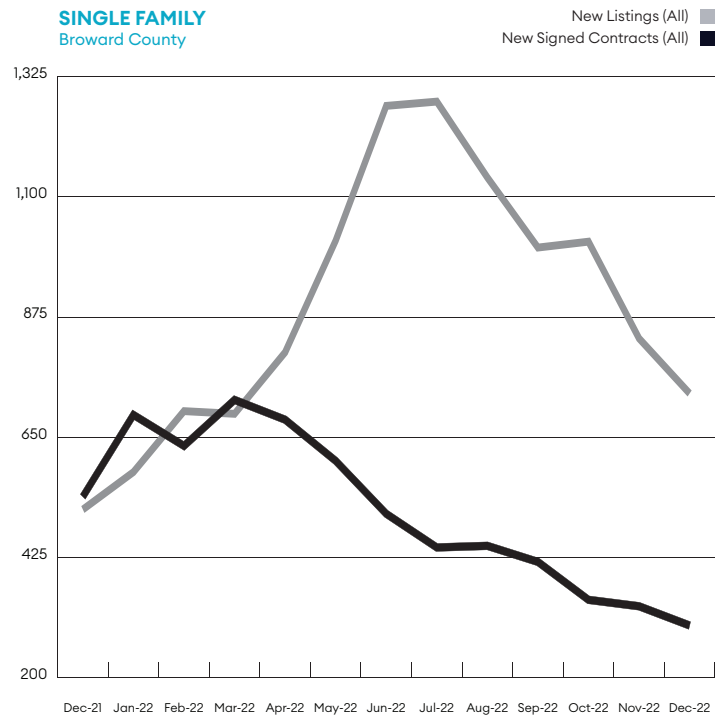


Source: BeachesMLS

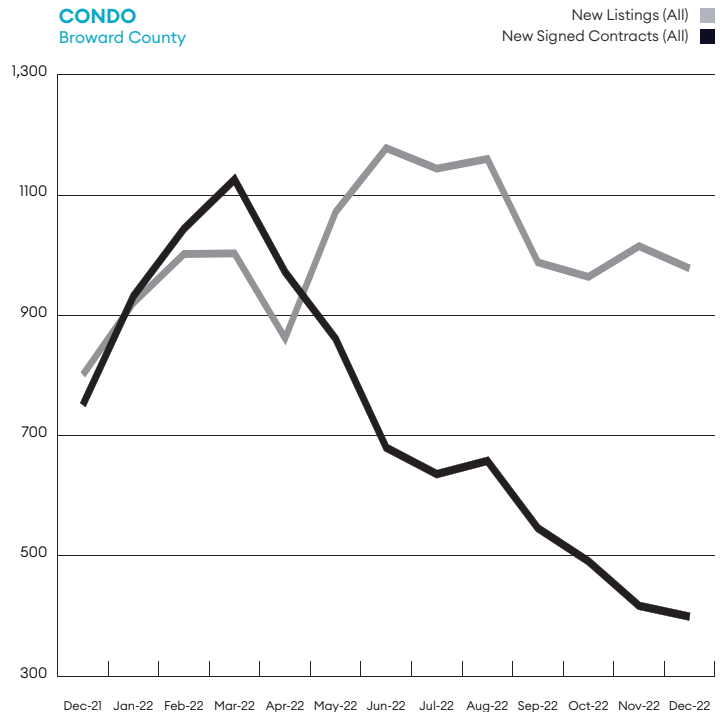
# Broward County

"Newly signed contracts declined monthly for the fifth consecutive month as new listings declined for the sixth time. For context, new listings are entering the market at a substantially lower rate compared to the same period before the pandemic."

SINGLE FAMILY MATRIX Broward County	DEC 2022	DEC 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>298</b>	<b>539</b>	<b>-44.7%</b>
< \$300K	17	65	-73.8%
\$300K - \$399K	75	115	-34.8%
\$400K - \$499K	54	121	-55.4%
\$500K - \$999K	115	182	-36.8%
\$1M - \$2.99M	34	43	-20.9%
\$3M - \$4.99M	2	5	-60.0%
\$5M - \$9.99M	1	6	-83.3%
≥ \$10M	0	2	-100.0%
<b>New Listings (All)</b>	<b>732</b>	<b>515</b>	<b>42.1%</b>
< \$300K	18	41	-56.1%
\$300K - \$399K	102	105	-2.9%
\$400K - \$499K	125	99	26.3%
\$500K - \$999K	337	181	86.2%
\$1M - \$2.99M	126	65	93.8%
\$3M - \$4.99M	11	12	-8.3%
\$5M - \$9.99M	9	9	0.0%
≥ \$10M	4	3	33.3%



CONDO MATRIX Broward County	DEC 2022	DEC 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>399</b>	<b>751</b>	<b>-46.9%</b>
< \$200K	152	331	-54.1%
\$200K - \$299K	104	179	-41.9%
\$300K - \$399K	63	117	-46.2%
\$400K - \$599K	45	75	-40.0%
\$600K - \$999K	14	30	-53.3%
\$1M - \$2.99M	17	18	-5.6%
\$3M - \$4.99M	4	1	300.0%
≥ \$5M	0	0	
<b>New Listings (All)</b>	<b>978</b>	<b>801</b>	<b>22.1%</b>
< \$200K	310	363	-14.6%
\$200K - \$299K	236	165	43.0%
\$300K - \$399K	165	103	60.2%
\$400K - \$599K	133	87	52.9%
\$600K - \$999K	85	41	107.3%
\$1M - \$2.99M	44	34	29.4%
\$3M - \$4.99M	4	5	-20.0%
≥ \$5M	1	3	-66.7%

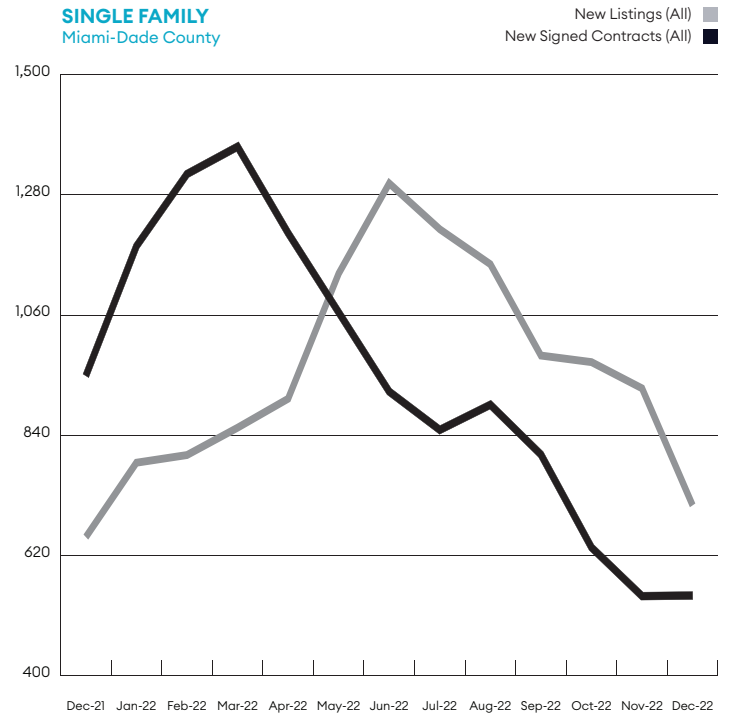


Source: BeachesMLS

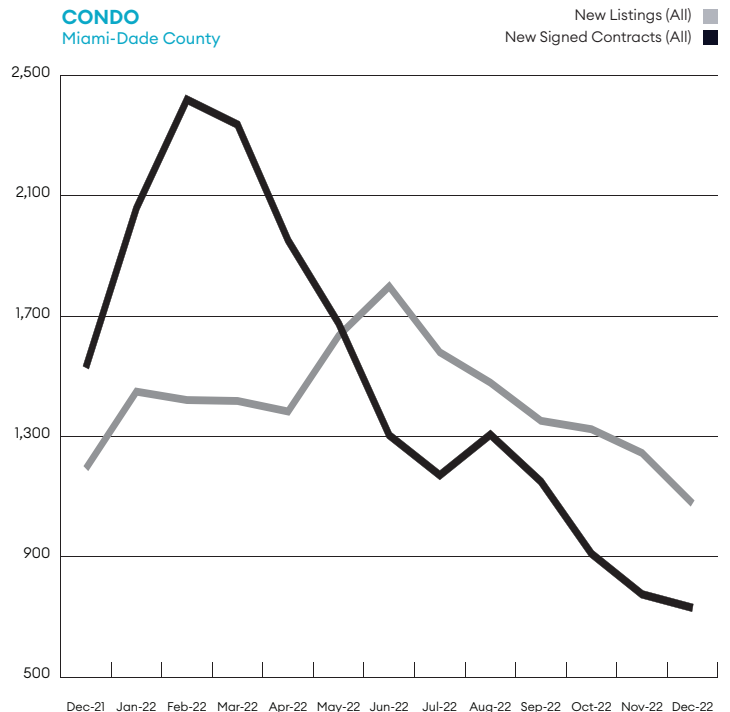
# Miami-Dade County

"Newly signed contracts declined monthly for the fourth consecutive month as new listings declined for the sixth time. For context, new listings are entering the market at less than half the rate of the same period before the pandemic."

SINGLE FAMILY MATRIX Miami-Dade County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>547</b>	<b>949</b>	<b>-42.4%</b>
< \$300K	19	64	-70.3%
\$300K - \$399K	73	151	-51.7%
\$400K - \$499K	145	222	-34.7%
\$500K - \$999K	211	348	-39.4%
\$1M - \$2.99M	83	119	-30.3%
\$3M - \$4.99M	8	22	-63.6%
\$5M - \$9.99M	2	11	-81.8%
≥ \$10M	6	12	-50.0%
<b>New Listings (All)</b>	<b>712</b>	<b>654</b>	<b>8.9%</b>
< \$300K	16	29	-44.8%
\$300K - \$399K	44	108	-59.3%
\$400K - \$499K	105	130	-19.2%
\$500K - \$999K	332	233	42.5%
\$1M - \$2.99M	150	107	40.2%
\$3M - \$4.99M	35	22	59.1%
\$5M - \$9.99M	19	15	26.7%
≥ \$10M	11	10	10.0%



CONDO MATRIX Miami-Dade County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>730</b>	<b>1,529</b>	<b>-52.3%</b>
< \$200K	59	214	-72.4%
\$200K - \$299K	173	370	-53.2%
\$300K - \$399K	158	284	-44.4%
\$400K - \$599K	166	264	-37.1%
\$600K - \$999K	99	196	-49.5%
\$1M - \$2.99M	62	157	-60.5%
\$3M - \$4.99M	11	26	-57.7%
≥ \$5M	2	18	-88.9%
<b>New Listings (All)</b>	<b>1,077</b>	<b>1,193</b>	<b>-9.7%</b>
< \$200K	60	141	-57.4%
\$200K - \$299K	163	206	-20.9%
\$300K - \$399K	168	216	-22.2%
\$400K - \$599K	278	214	29.9%
\$600K - \$999K	182	182	0.0%
\$1M - \$2.99M	157	169	-7.1%
\$3M - \$4.99M	31	25	24.0%
≥ \$5M	38	40	-5.0%

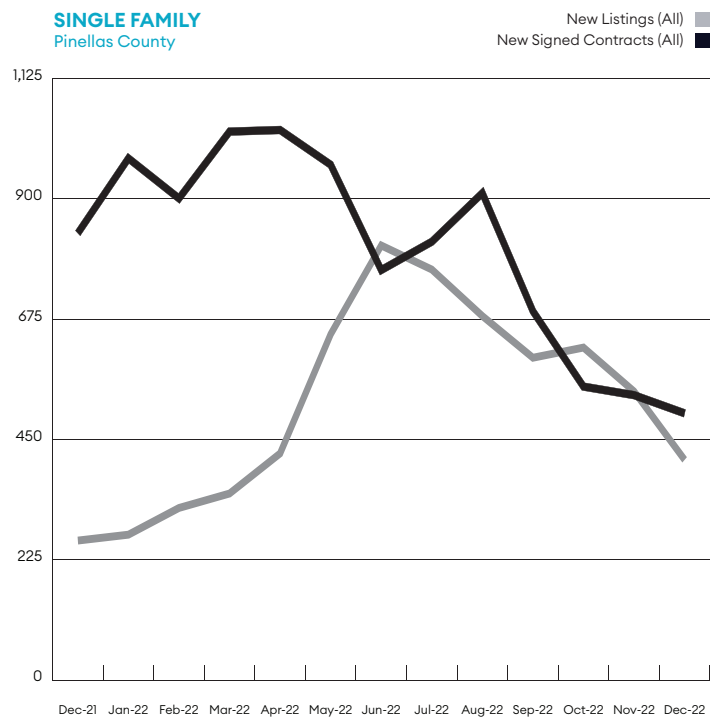


Source: Miami Association of REALTORS, INC. MLS

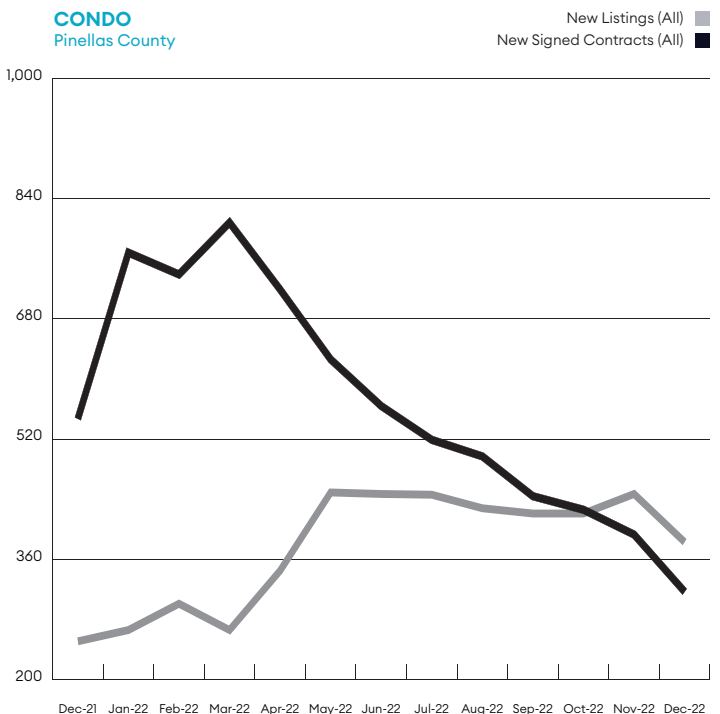
# Pinellas County

"Newly signed contracts declined monthly for the fourth consecutive month as new listings declined for the fifth time in six months. For context, new listings are entering the market at a similar rate to the period before the pandemic."

SINGLE FAMILY MATRIX Pinellas County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>499</b>	<b>836</b>	<b>-40.3%</b>
< \$200K	7	36	-80.6%
\$200K - \$299K	64	169	-62.1%
\$300K - \$399K	156	247	-36.8%
\$400K - \$499K	92	135	-31.9%
\$500K - \$599K	62	74	-16.2%
\$600K - \$799K	48	89	-46.1%
\$800K - \$999K	23	37	-37.8%
≥ \$1M	47	49	-4.1%
<b>New Listings (All)</b>	<b>412</b>	<b>261</b>	<b>57.9%</b>
< \$200K	1	10	-90.0%
\$200K - \$299K	40	39	2.6%
\$300K - \$399K	98	68	44.1%
\$400K - \$499K	100	46	117.4%
\$500K - \$599K	52	27	92.6%
\$600K - \$799K	47	30	56.7%
\$800K - \$999K	21	8	162.5%
≥ \$1M	53	33	60.6%



CONDO MATRIX Pinellas County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>317</b>	<b>547</b>	<b>-42.0%</b>
< \$200K	79	192	-58.9%
\$200K - \$299K	106	117	-9.4%
\$300K - \$399K	44	70	-37.1%
\$400K - \$499K	28	44	-36.4%
\$500K - \$599K	14	30	-53.3%
\$600K - \$799K	25	37	-32.4%
\$800K - \$999K	10	22	-54.5%
≥ \$1M	11	35	-68.6%
<b>New Listings (All)</b>	<b>383</b>	<b>251</b>	<b>52.6%</b>
< \$200K	78	77	1.3%
\$200K - \$299K	100	66	51.5%
\$300K - \$399K	63	20	215.0%
\$400K - \$499K	39	17	129.4%
\$500K - \$599K	19	15	26.7%
\$600K - \$799K	29	26	11.5%
\$800K - \$999K	18	9	100.0%
≥ \$1M	37	21	76.2%

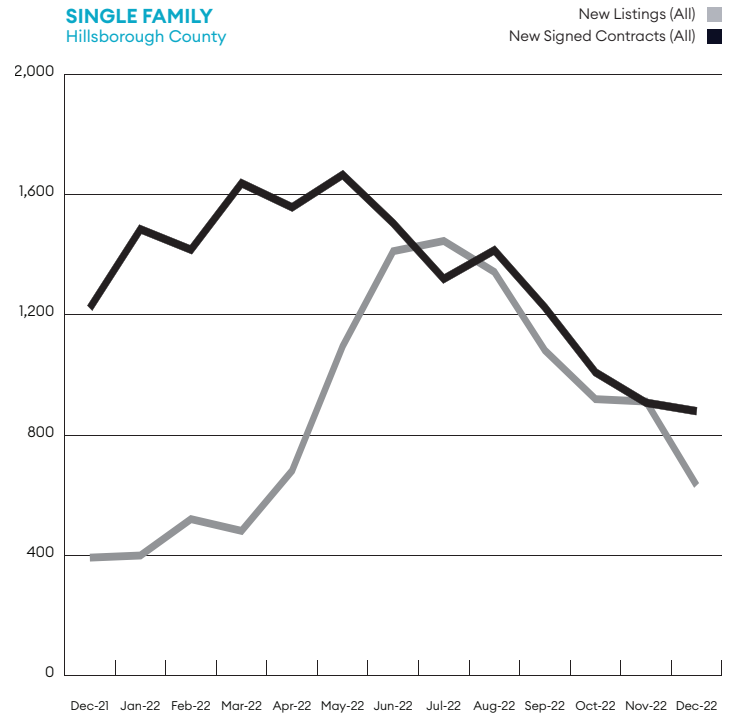


Source: Stellar MLS

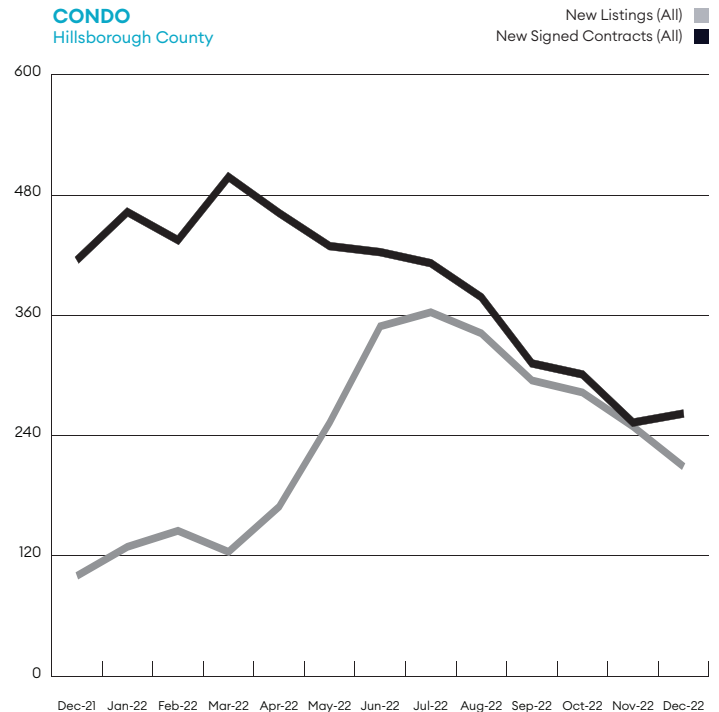
# Hillsborough County

"Newly signed contracts declined monthly for the fourth consecutive month as new listings declined for the fifth time. For context, new listings are entering the market at a higher rate than in the period before the pandemic."

SINGLE FAMILY MATRIX Hillsborough County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>880</b>	<b>1,223</b>	<b>-28.0%</b>
< \$200K	16	58	-72.4%
\$200K - \$299K	118	242	-51.2%
\$300K - \$399K	317	430	-26.3%
\$400K - \$499K	180	216	-16.7%
\$500K - \$599K	91	89	2.2%
\$600K - \$799K	78	109	-28.4%
\$800K - \$999K	36	29	24.1%
≥ \$1M	44	50	-12.0%
<b>New Listings (All)</b>	<b>633</b>	<b>393</b>	<b>61.1%</b>
< \$200K	7	13	-46.2%
\$200K - \$299K	50	61	-18.0%
\$300K - \$399K	214	112	91.1%
\$400K - \$499K	166	94	76.6%
\$500K - \$599K	82	26	215.4%
\$600K - \$799K	51	51	0.0%
\$800K - \$999K	25	14	78.6%
≥ \$1M	38	22	72.7%



CONDO MATRIX Hillsborough County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>262</b>	<b>415</b>	<b>-36.9%</b>
< \$200K	49	122	-59.8%
\$200K - \$299K	96	160	-40.0%
\$300K - \$399K	64	70	-8.6%
\$400K - \$499K	21	26	-19.2%
\$500K - \$599K	11	6	83.3%
\$600K - \$799K	10	21	-52.4%
\$800K - \$999K	7	1	600.0%
≥ \$1M	4	9	-55.6%
<b>New Listings (All)</b>	<b>209</b>	<b>100</b>	<b>109.0%</b>
< \$200K	26	30	-13.3%
\$200K - \$299K	78	31	151.6%
\$300K - \$399K	62	21	195.2%
\$400K - \$499K	19	5	280.0%
\$500K - \$599K	6	3	100.0%
\$600K - \$799K	4	2	100.0%
\$800K - \$999K	7	2	250.0%
≥ \$1M	7	6	16.7%

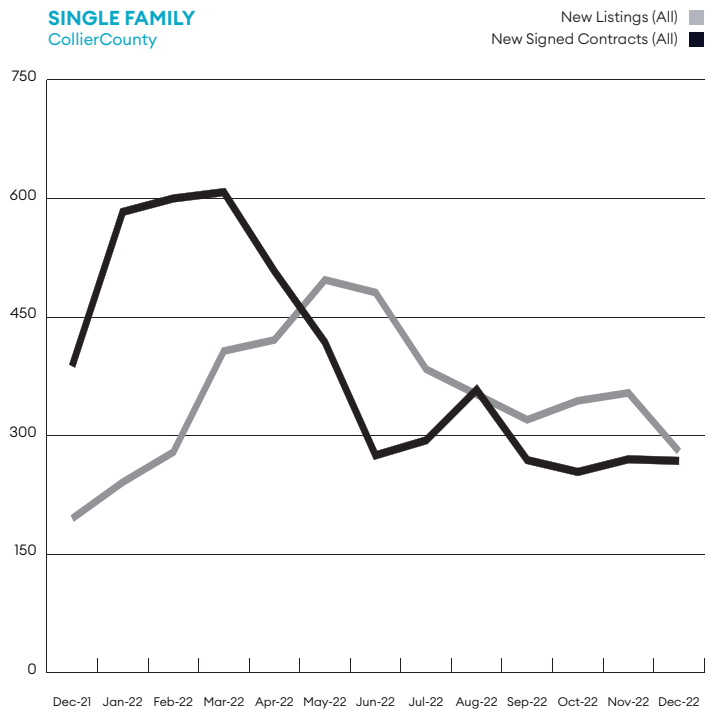


Source: Stellar MLS

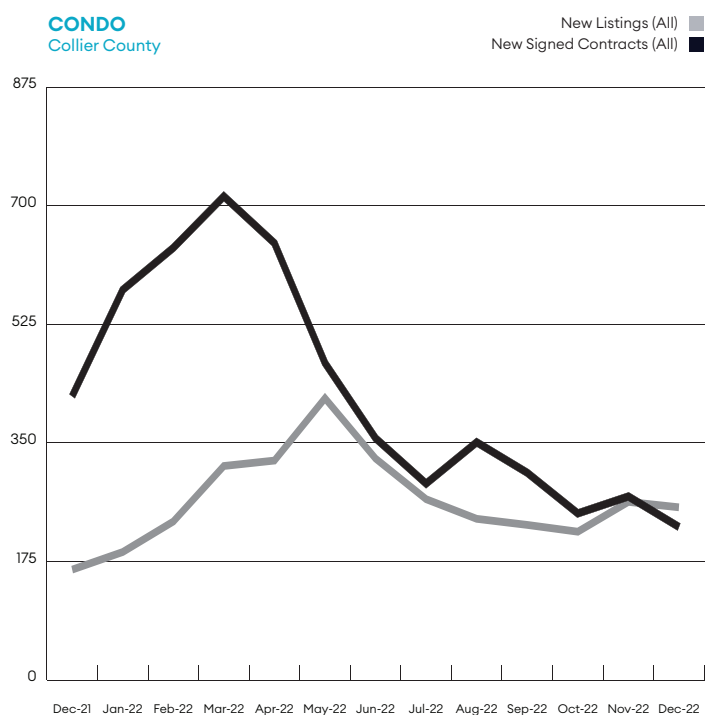
# Collier County

"Newly signed contracts have declined month over month for the fourth time as new listings expanded for the first time in three months."

SINGLE FAMILY MATRIX Collier County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>268</b>	<b>388</b>	<b>-30.9%</b>
< \$300K	6	5	20.0%
\$300K-\$499K	49	81	-39.5%
\$500K-\$699K	67	95	-29.5%
\$700K-\$899K	45	74	-39.2%
\$900K-\$999K	7	19	-63.2%
\$1M-\$1.99M	48	64	-25.0%
\$2M-\$4.99M	30	34	-11.8%
≥ \$5M	16	16	0.0%
<b>New Listings (All)</b>	<b>280</b>	<b>195</b>	<b>43.6%</b>
< \$300K	3	2	50.0%
\$300K-\$499K	32	38	-15.8%
\$500K-\$699K	43	46	-6.5%
\$700K-\$899K	42	28	50.0%
\$900K-\$999K	20	8	150.0%
\$1M-\$1.99M	57	37	54.1%
\$2M-\$4.99M	55	19	189.5%
≥ \$5M	28	17	64.7%



CONDO MATRIX Collier County	DEC 2022	DEC 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>226</b>	<b>419</b>	<b>-46.1%</b>
< \$300K	28	109	-74.3%
\$300K-\$499K	95	143	-33.6%
\$500K-\$599K	22	38	-42.1%
\$600K-\$699K	15	28	-46.4%
\$700K-\$799K	11	18	-38.9%
\$800K-\$999K	16	18	-11.1%
\$1M-\$1.99M	22	37	-40.5%
≥ \$2M	17	28	-39.3%
<b>New Listings (All)</b>	<b>255</b>	<b>163</b>	<b>56.4%</b>
< \$300K	17	18	-5.6%
\$300K-\$499K	89	41	117.1%
\$500K-\$599K	31	11	181.8%
\$600K-\$699K	19	17	11.8%
\$700K-\$799K	18	12	50.0%
\$800K-\$999K	24	9	166.7%
\$1M-\$1.99M	36	38	-5.3%
≥ \$2M	13	17	-23.5%



Source: Southwest Florida MLS

Questions or comments? Email report author  
Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

**Douglas Elliman Real Estate**  
575 Madison Avenue, New York, NY 10022  
212.891.7000 • [elliman.com](http://elliman.com)

**Miller Samuel Real Estate Appraisers & Consultants**  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](http://millersamuel.com)