

# Elliman Report

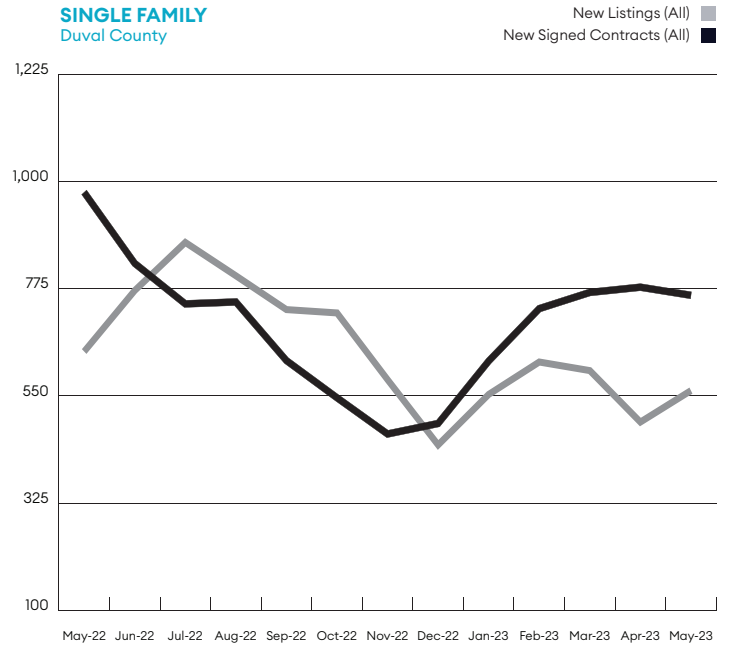
Florida

May 2023 New Signed Contracts

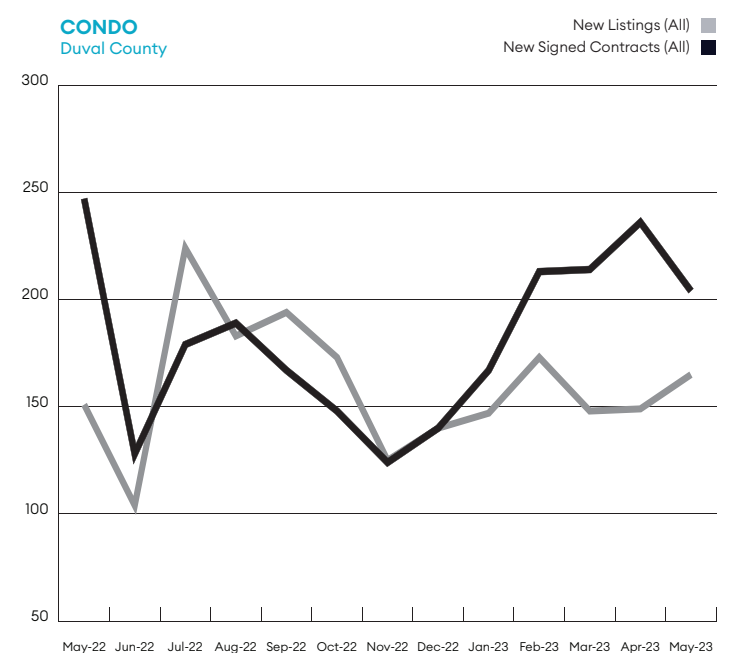
## Duval County

"The monthly growth of newly signed contracts declined for the first time this year as new listings expanded for the first time in three months."

SINGLE FAMILY MATRIX Duval County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>761</b>	<b>977</b>	<b>-22.1%</b>
< \$200K	124	178	-30.3%
\$200K-\$299K	179	225	-20.4%
\$300K-\$399K	226	264	-14.4%
\$400K-\$499K	85	150	-43.3%
\$500K-\$599K	53	57	-7.0%
\$600K-\$799K	46	59	-22.0%
\$800K-\$999K	17	29	-41.4%
≥ \$1M	31	15	106.7%
<b>New Listings (All)</b>	<b>561</b>	<b>643</b>	<b>-12.8%</b>
< \$200K	79	110	-28.2%
\$200K-\$299K	107	117	-8.5%
\$300K-\$399K	164	142	15.5%
\$400K-\$499K	72	107	-32.7%
\$500K-\$599K	41	61	-32.8%
\$600K-\$799K	48	55	-12.7%
\$800K-\$999K	16	15	6.7%
≥ \$1M	34	36	-5.6%



CONDO MATRIX Duval County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>204</b>	<b>247</b>	<b>-17.4%</b>
< \$200K	42	58	-27.6%
\$200K-\$299K	104	123	-15.4%
\$300K-\$399K	37	35	5.7%
\$400K-\$499K	10	15	-33.3%
\$500K-\$599K	3	4	-25.0%
\$600K-\$799K	2	4	-50.0%
\$800K-\$999K	5	3	66.7%
≥ \$1M	1	5	-80.0%
<b>New Listings (All)</b>	<b>165</b>	<b>151</b>	<b>9.3%</b>
< \$200K	26	21	23.8%
\$200K-\$299K	80	55	45.5%
\$300K-\$399K	31	35	-11.4%
\$400K-\$499K	5	18	-72.2%
\$500K-\$599K	6	5	20.0%
\$600K-\$799K	13	9	44.4%
\$800K-\$999K	1	5	-80.0%
≥ \$1M	3	3	0.0%

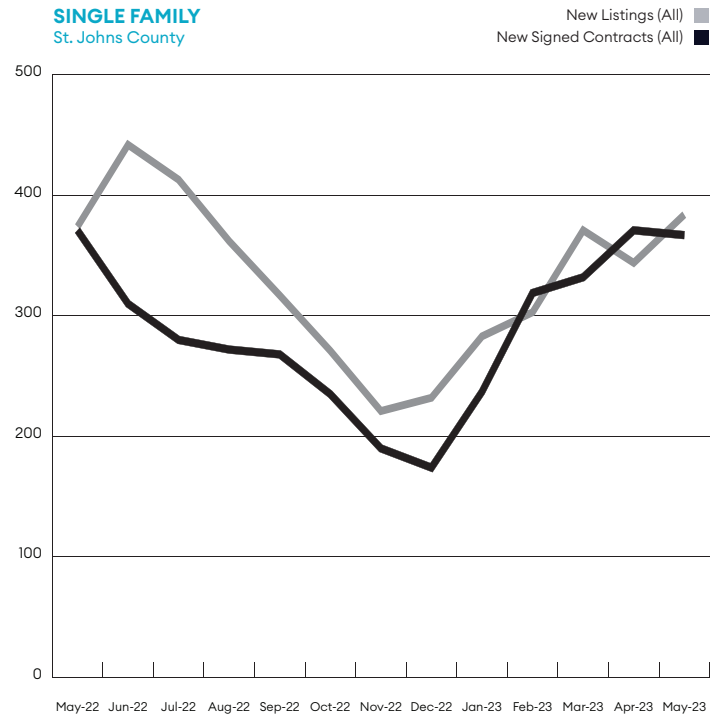


Source: Northeast Florida MLS

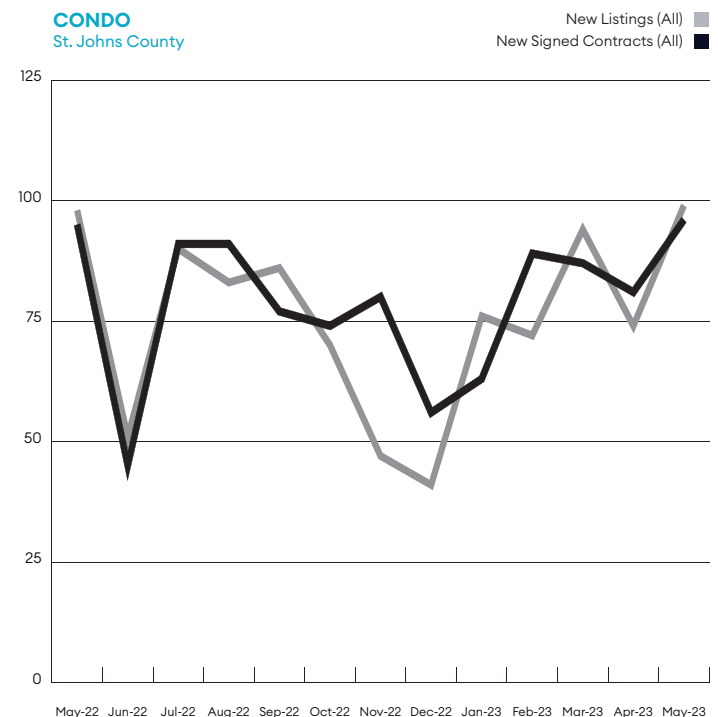
# St. Johns County

"The monthly growth of newly signed contracts has continued for the fifth consecutive month as new listings expanded for the fourth time this year."

SINGLE FAMILY MATRIX St. Johns County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>367</b>	<b>371</b>	<b>-1.1%</b>
< \$200K	0	2	-100.0%
\$200K-\$299K	7	11	-36.4%
\$300K-\$399K	49	36	36.1%
\$400K-\$499K	79	88	-10.2%
\$500K-\$599K	60	76	-21.1%
\$600K-\$799K	97	78	24.4%
\$800K-\$999K	39	42	-7.1%
≥ \$1M	36	38	-5.3%
<b>New Listings (All)</b>	<b>384</b>	<b>374</b>	<b>2.7%</b>
< \$200K	0	2	-100.0%
\$200K-\$299K	4	3	33.3%
\$300K-\$399K	64	32	100.0%
\$400K-\$499K	74	60	23.3%
\$500K-\$599K	67	73	-8.2%
\$600K-\$799K	79	100	-21.0%
\$800K-\$999K	47	42	11.9%
≥ \$1M	49	62	-21.0%



CONDO MATRIX St. Johns County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>96</b>	<b>95</b>	<b>1.1%</b>
< \$200K	2	2	0.0%
\$200K-\$299K	25	18	38.9%
\$300K-\$399K	43	45	-4.4%
\$400K-\$499K	14	16	-12.5%
\$500K-\$599K	5	5	0.0%
\$600K-\$799K	4	6	-33.3%
\$800K-\$999K	0	2	-100.0%
≥ \$1M	3	1	200.0%
<b>New Listings (All)</b>	<b>99</b>	<b>98</b>	<b>1.0%</b>
< \$200K	0	0	
\$200K-\$299K	28	14	100.0%
\$300K-\$399K	29	44	-34.1%
\$400K-\$499K	21	24	-12.5%
\$500K-\$599K	6	8	-25.0%
\$600K-\$799K	11	5	120.0%
\$800K-\$999K	1	2	-50.0%
≥ \$1M	3	1	200.0%

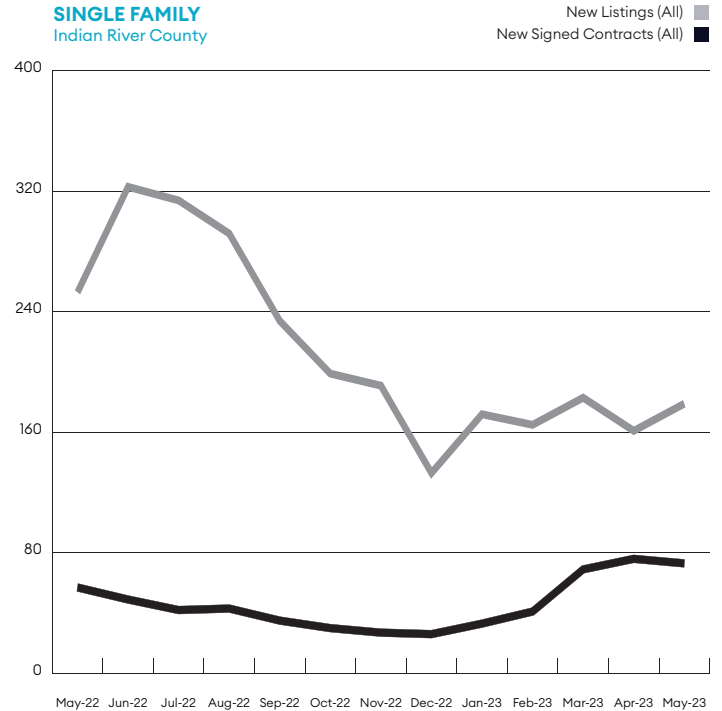


Source: Northeast Florida MLS

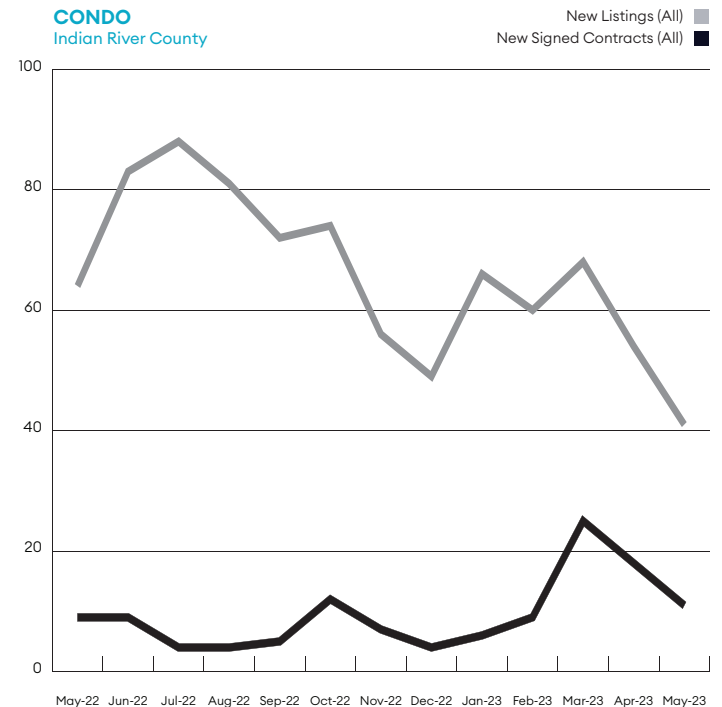
# Indian River County

"The monthly growth of newly signed contracts declined for the first time this year as new listings expanded for the second time in three months."

SINGLE FAMILY MATRIX Indian River County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>73</b>	<b>57</b>	<b>28.1%</b>
< \$200K	0	1	-100.0%
\$200K-\$299K	8	5	60.0%
\$300K-\$399K	24	24	0.0%
\$400K-\$499K	9	11	-18.2%
\$500K-\$599K	6	5	20.0%
\$600K-\$799K	8	7	14.3%
\$800K-\$999K	4	3	33.3%
≥ \$1M	14	1	1,300.0%
<b>New Listings (All)</b>	<b>179</b>	<b>253</b>	<b>-29.2%</b>
< \$200K	1	2	-50.0%
\$200K-\$299K	15	16	-6.3%
\$300K-\$399K	52	41	26.8%
\$400K-\$499K	34	48	-29.2%
\$500K-\$599K	26	33	-21.2%
\$600K-\$799K	12	32	-62.5%
\$800K-\$999K	11	16	-31.3%
≥ \$1M	28	65	-56.9%



CONDO MATRIX Indian River County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>11</b>	<b>9</b>	<b>22.2%</b>
< \$200K	4	4	0.0%
\$200K-\$299K	3	1	200.0%
\$300K-\$399K	1	0	-100.0%
\$400K-\$499K	0	1	-100.0%
\$500K-\$599K	0	1	-100.0%
\$600K-\$799K	1	2	-50.0%
\$800K-\$999K	1	0	-100.0%
≥ \$1M	1	0	-100.0%
<b>New Listings (All)</b>	<b>41</b>	<b>64</b>	<b>-35.9%</b>
< \$200K	12	21	-42.9%
\$200K-\$299K	12	14	-14.3%
\$300K-\$399K	3	6	-50.0%
\$400K-\$499K	3	7	-57.1%
\$500K-\$599K	2	13	-84.6%
\$600K-\$799K	2	0	-100.0%
\$800K-\$999K	2	1	100.0%
≥ \$1M	5	2	150.0%

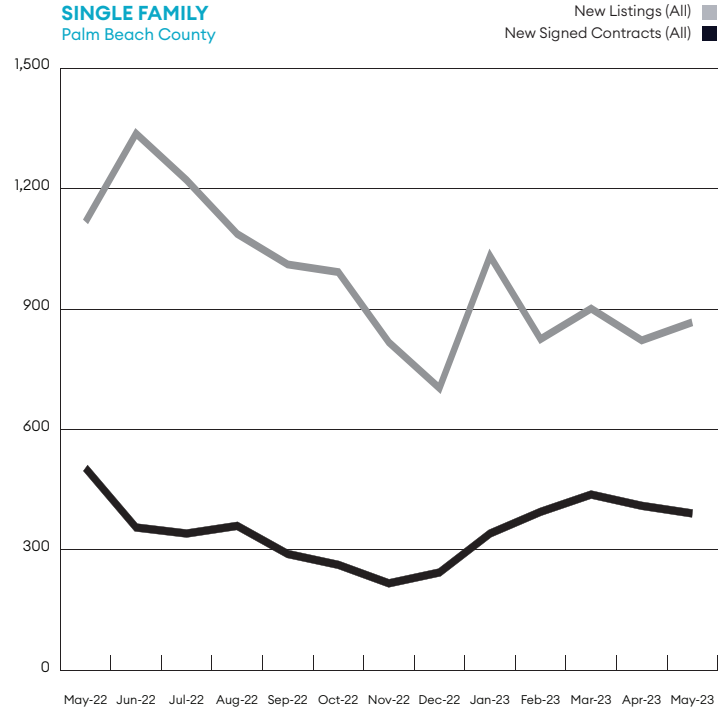


Source: RAIRC

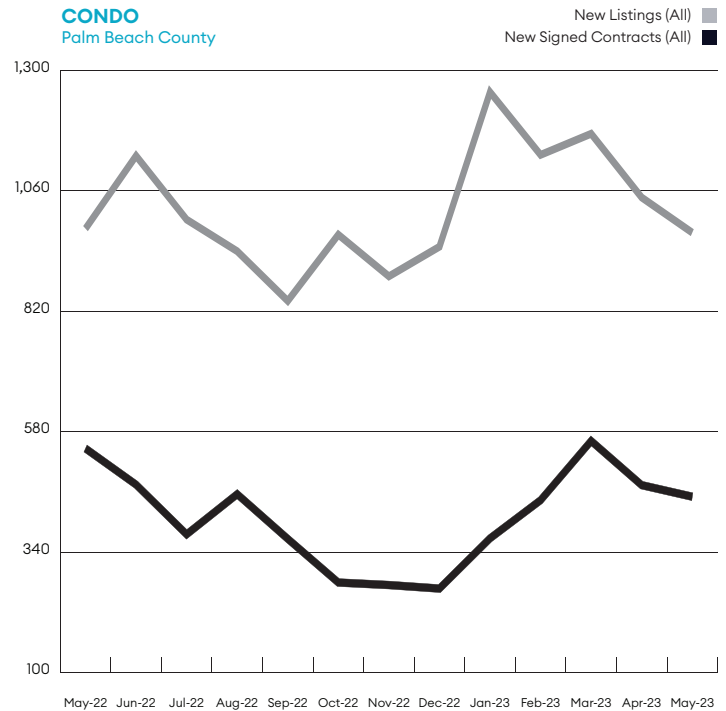
# Palm Beach County

"The monthly growth of newly signed contracts declined for the second time this year as new listings fell for the second straight month."

SINGLE FAMILY MATRIX Palm Beach County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>391</b>	<b>504</b>	<b>-22.4%</b>
< \$300K	16	22	-27.3%
\$300K - \$399K	37	52	-28.8%
\$400K - \$499K	59	72	-18.1%
\$500K - \$999K	165	213	-22.5%
\$1M - \$2.99M	72	90	-20.0%
\$3M - \$4.99M	22	24	-8.3%
\$5M - \$9.99M	16	16	0.0%
≥ \$10M	4	15	-73.3%
<b>New Listings (All)</b>	<b>867</b>	<b>1,117</b>	<b>-22.4%</b>
< \$300K	24	37	-35.1%
\$300K - \$399K	52	69	-24.6%
\$400K - \$499K	73	101	-27.7%
\$500K - \$999K	415	490	-15.3%
\$1M - \$2.99M	222	306	-27.5%
\$3M - \$4.99M	47	55	-14.5%
\$5M - \$9.99M	19	34	-44.1%
≥ \$10M	15	25	-40.0%



CONDO MATRIX Palm Beach County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>451</b>	<b>547</b>	<b>-17.6%</b>
< \$200K	95	142	-33.1%
\$200K - \$299K	120	126	-4.8%
\$300K - \$399K	98	114	-14.0%
\$400K - \$599K	60	74	-18.9%
\$600K - \$999K	35	47	-25.5%
\$1M - \$2.99M	29	33	-12.1%
\$3M - \$4.99M	10	8	25.0%
≥ \$5M	4	3	33.3%
<b>New Listings (All)</b>	<b>977</b>	<b>985</b>	<b>-0.8%</b>
< \$200K	193	178	8.4%
\$200K - \$299K	228	206	10.7%
\$300K - \$399K	190	214	-11.2%
\$400K - \$599K	163	169	-3.6%
\$600K - \$999K	114	109	4.6%
\$1M - \$2.99M	64	85	-24.7%
\$3M - \$4.99M	14	16	-12.5%
≥ \$5M	11	8	37.5%

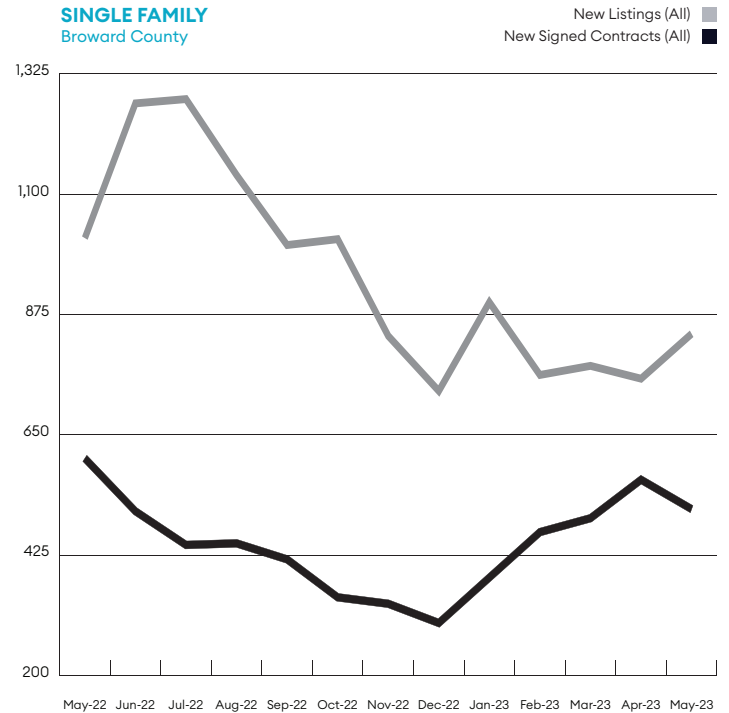


Source: BeachesMLS

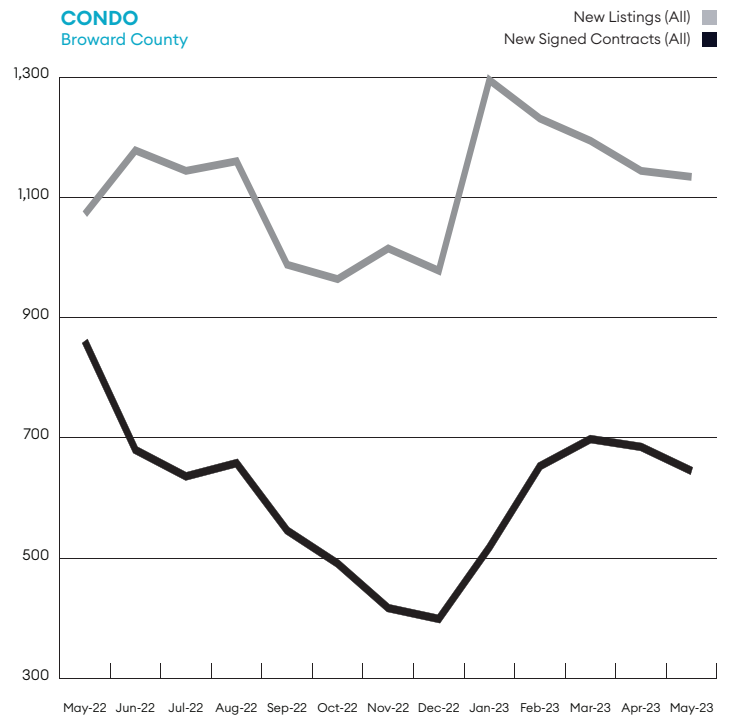
# Broward County

"The monthly growth of newly signed contracts declined for the first time this year as new listings expanded for the first time in four months."

SINGLE FAMILY MATRIX Broward County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>511</b>	<b>606</b>	<b>-15.7%</b>
< \$300K	29	36	-19.4%
\$300K - \$399K	74	93	-20.4%
\$400K - \$499K	94	127	-26.0%
\$500K - \$999K	238	270	-11.9%
\$1M - \$2.99M	63	70	-10.0%
\$3M - \$4.99M	5	6	-16.7%
\$5M - \$9.99M	5	2	150.0%
≥ \$10M	3	2	50.0%
<b>New Listings (All)</b>	<b>839</b>	<b>1,018</b>	<b>-17.6%</b>
< \$300K	17	33	-48.5%
\$300K - \$399K	59	106	-44.3%
\$400K - \$499K	94	163	-42.3%
\$500K - \$999K	397	429	-7.5%
\$1M - \$2.99M	216	232	-6.9%
\$3M - \$4.99M	39	39	0.0%
\$5M - \$9.99M	13	13	0.0%
≥ \$10M	4	3	33.3%



CONDO MATRIX Broward County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>645</b>	<b>861</b>	<b>-25.1%</b>
< \$200K	191	339	-43.7%
\$200K - \$299K	187	223	-16.1%
\$300K - \$399K	113	133	-15.0%
\$400K - \$599K	99	109	-9.2%
\$600K - \$999K	39	36	8.3%
\$1M - \$2.99M	15	19	-21.1%
\$3M - \$4.99M	1	2	-50.0%
≥ \$5M	0	0	
<b>New Listings (All)</b>	<b>1,134</b>	<b>1,072</b>	<b>5.8%</b>
< \$200K	281	284	-1.1%
\$200K - \$299K	311	222	40.1%
\$300K - \$399K	178	197	-9.6%
\$400K - \$599K	193	161	19.9%
\$600K - \$999K	98	127	-22.8%
\$1M - \$2.99M	60	67	-10.4%
\$3M - \$4.99M	11	12	-8.3%
≥ \$5M	2	2	0.0%

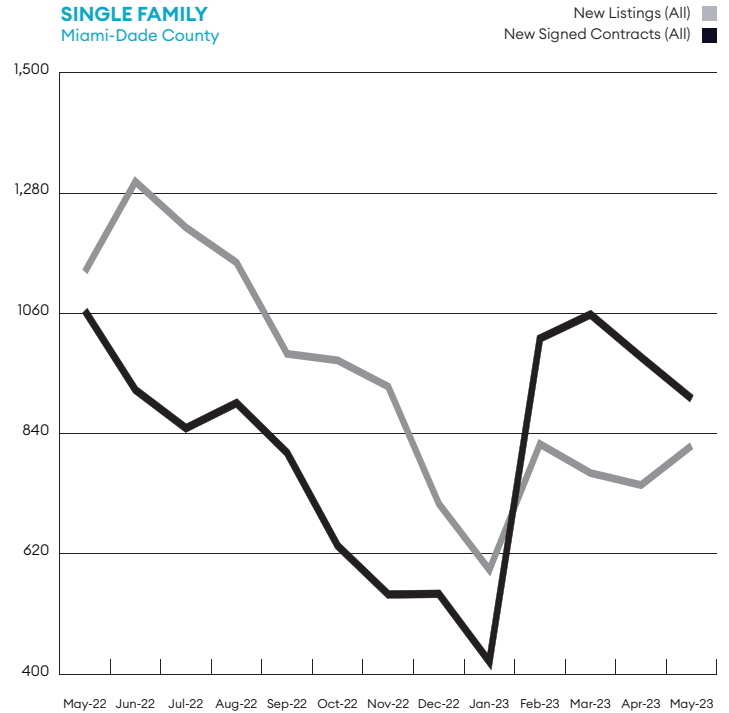


Source: BeachesMLS

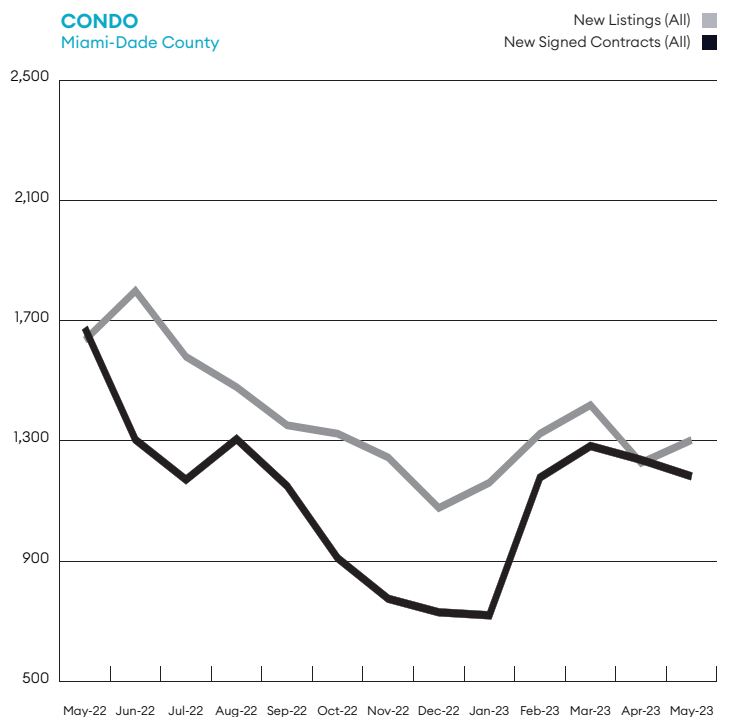
# Miami-Dade County

"The monthly growth of newly signed contracts declined for the second straight month as new listings expanded for the third time in four months."

SINGLE FAMILY MATRIX Miami-Dade County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>904</b>	<b>1,065</b>	<b>-15.1%</b>
< \$300K	26	50	-48.0%
\$300K - \$399K	59	136	-56.6%
\$400K - \$499K	192	246	-22.0%
\$500K - \$999K	423	430	-1.6%
\$1M - \$2.99M	165	164	0.6%
\$3M - \$4.99M	28	25	12.0%
\$5M - \$9.99M	5	11	-54.5%
≥ \$10M	6	3	100.0%
<b>New Listings (All)</b>	<b>818</b>	<b>1,136</b>	<b>-28.0%</b>
< \$300K	24	34	-29.4%
\$300K - \$399K	33	62	-46.8%
\$400K - \$499K	89	146	-39.0%
\$500K - \$999K	367	480	-23.5%
\$1M - \$2.99M	206	264	-22.0%
\$3M - \$4.99M	42	70	-40.0%
\$5M - \$9.99M	31	54	-42.6%
≥ \$10M	26	26	0.0%



CONDO MATRIX Miami-Dade County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,182</b>	<b>1,676</b>	<b>-29.5%</b>
< \$200K	77	169	-54.4%
\$200K - \$299K	245	378	-35.2%
\$300K - \$399K	258	339	-23.9%
\$400K - \$599K	292	371	-21.3%
\$600K - \$999K	174	233	-25.3%
\$1M - \$2.99M	115	157	-26.8%
\$3M - \$4.99M	11	14	-21.4%
≥ \$5M	10	15	-33.3%
<b>New Listings (All)</b>	<b>1,303</b>	<b>1,635</b>	<b>-20.3%</b>
< \$200K	60	83	-27.7%
\$200K - \$299K	179	243	-26.3%
\$300K - \$399K	200	223	-10.3%
\$400K - \$599K	328	367	-10.6%
\$600K - \$999K	266	324	-17.9%
\$1M - \$2.99M	203	290	-30.0%
\$3M - \$4.99M	31	54	-42.6%
≥ \$5M	36	51	-29.4%

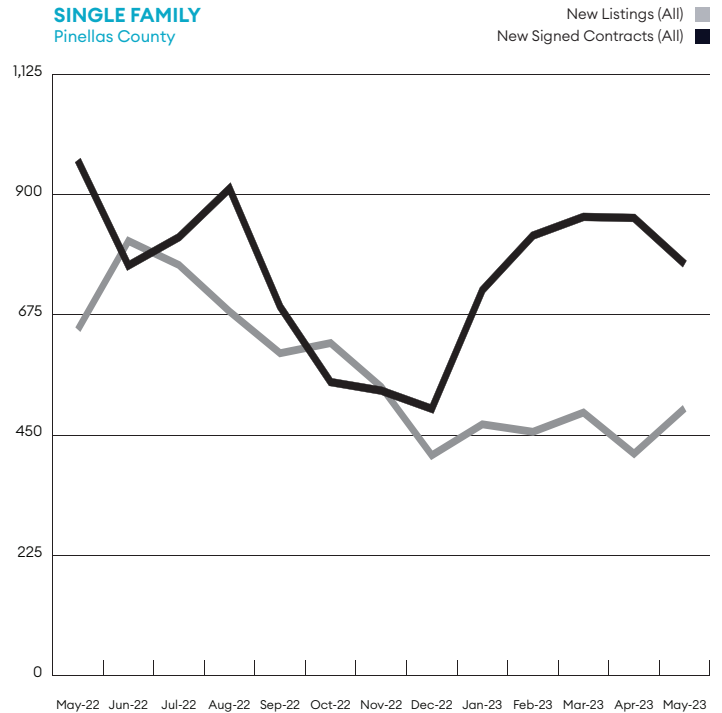


Source: Miami Association of REALTORS, INC. MLS

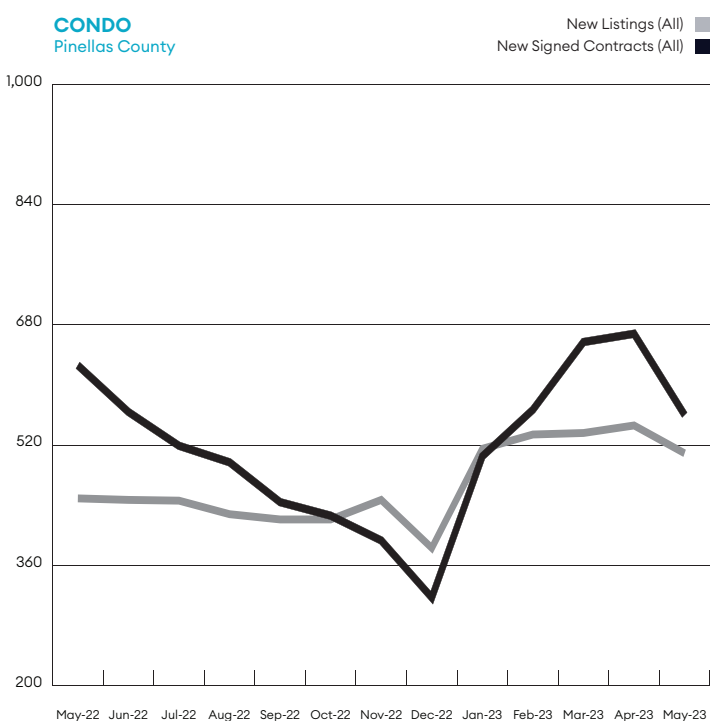
# Pinellas County

"The monthly growth of newly signed contracts declined for the first time this year as new listings expanded for the fourth time in five months."

SINGLE FAMILY MATRIX Pinellas County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>770</b>	<b>964</b>	<b>-20.1%</b>
< \$200K	19	21	-9.5%
\$200K - \$299K	75	116	-35.3%
\$300K - \$399K	186	274	-32.1%
\$400K - \$499K	142	188	-24.5%
\$500K - \$599K	102	133	-23.3%
\$600K - \$799K	103	111	-7.2%
\$800K - \$999K	52	42	23.8%
≥ \$1M	91	79	15.2%
<b>New Listings (All)</b>	<b>500</b>	<b>647</b>	<b>-22.7%</b>
< \$200K	7	5	40.0%
\$200K - \$299K	17	36	-52.8%
\$300K - \$399K	78	146	-46.6%
\$400K - \$499K	95	115	-17.4%
\$500K - \$599K	88	86	2.3%
\$600K - \$799K	83	96	-13.5%
\$800K - \$999K	48	51	-5.9%
≥ \$1M	84	112	-25.0%



CONDO MATRIX Pinellas County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>560</b>	<b>626</b>	<b>-10.5%</b>
< \$200K	121	158	-23.4%
\$200K - \$299K	189	174	8.6%
\$300K - \$399K	87	103	-15.5%
\$400K - \$499K	52	60	-13.3%
\$500K - \$599K	25	26	-3.8%
\$600K - \$799K	36	51	-29.4%
\$800K - \$999K	21	18	16.7%
≥ \$1M	29	36	-19.4%
<b>New Listings (All)</b>	<b>509</b>	<b>449</b>	<b>13.4%</b>
< \$200K	94	81	16.0%
\$200K - \$299K	142	101	40.6%
\$300K - \$399K	73	70	4.3%
\$400K - \$499K	55	48	14.6%
\$500K - \$599K	28	36	-22.2%
\$600K - \$799K	37	46	-19.6%
\$800K - \$999K	25	24	4.2%
≥ \$1M	55	43	27.9%

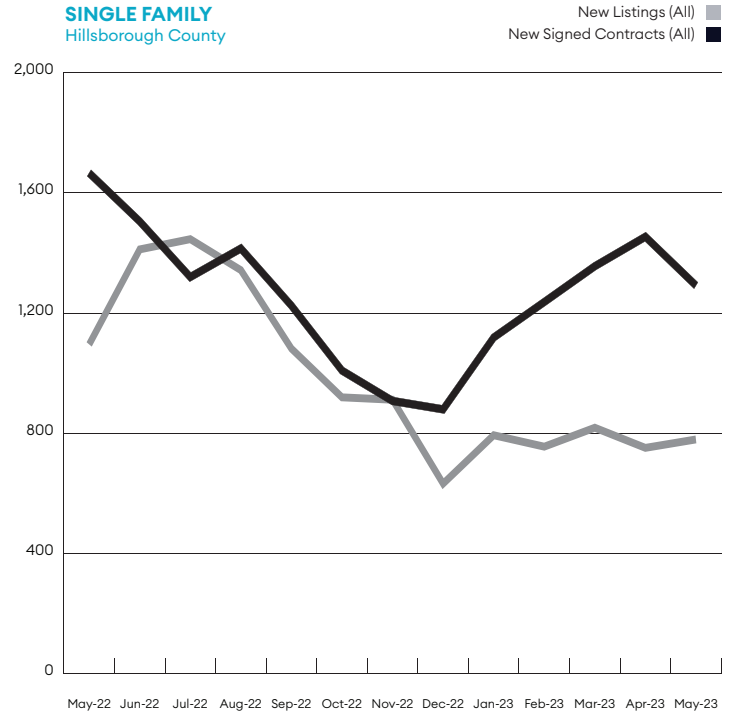


Source: Stellar MLS

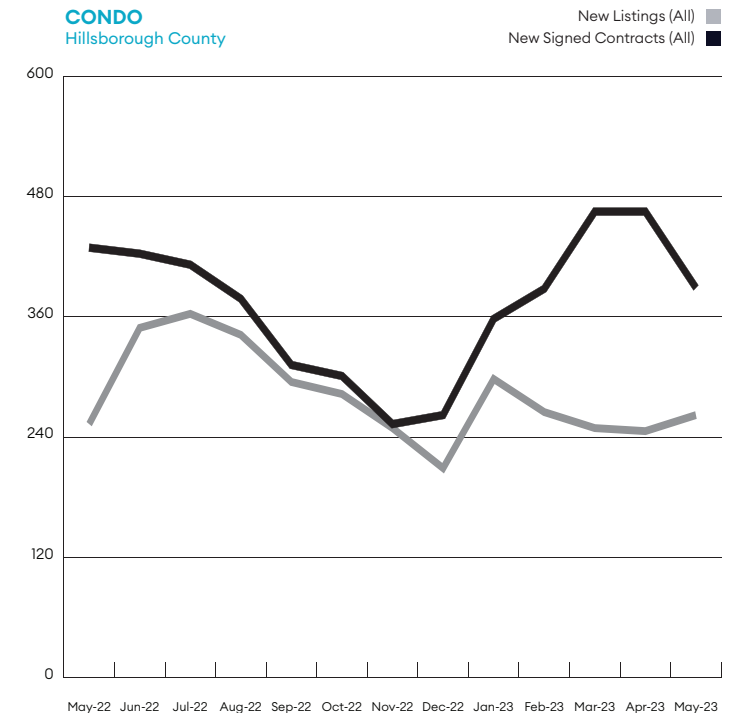
# Hillsborough County

"The monthly growth of newly signed contracts declined for the first time this year as new listings expanded for the second time in three months."

SINGLE FAMILY MATRIX Hillsborough County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,292</b>	<b>1,666</b>	<b>-22.4%</b>
< \$200K	26	27	-3.7%
\$200K - \$299K	119	163	-27.0%
\$300K - \$399K	393	473	-16.9%
\$400K - \$499K	308	458	-32.8%
\$500K - \$599K	148	214	-30.8%
\$600K - \$799K	144	179	-19.6%
\$800K - \$999K	71	62	14.5%
≥ \$1M	83	90	-7.8%
<b>New Listings (All)</b>	<b>780</b>	<b>1,096</b>	<b>-28.8%</b>
< \$200K	6	17	-64.7%
\$200K - \$299K	32	74	-56.8%
\$300K - \$399K	169	237	-28.7%
\$400K - \$499K	193	311	-37.9%
\$500K - \$599K	116	145	-20.0%
\$600K - \$799K	121	137	-11.7%
\$800K - \$999K	51	56	-8.9%
≥ \$1M	92	119	-22.7%



CONDO MATRIX Hillsborough County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>389</b>	<b>429</b>	<b>-9.3%</b>
< \$200K	57	71	-19.7%
\$200K - \$299K	145	157	-7.6%
\$300K - \$399K	111	103	7.8%
\$400K - \$499K	23	42	-45.2%
\$500K - \$599K	11	12	-8.3%
\$600K - \$799K	24	25	-4.0%
\$800K - \$999K	11	10	10.0%
≥ \$1M	7	9	-22.2%
<b>New Listings (All)</b>	<b>262</b>	<b>253</b>	<b>3.6%</b>
< \$200K	32	32	0.0%
\$200K - \$299K	72	68	5.9%
\$300K - \$399K	66	58	13.8%
\$400K - \$499K	27	45	-40.0%
\$500K - \$599K	18	18	0.0%
\$600K - \$799K	20	19	5.3%
\$800K - \$999K	4	5	-20.0%
≥ \$1M	23	8	187.5%



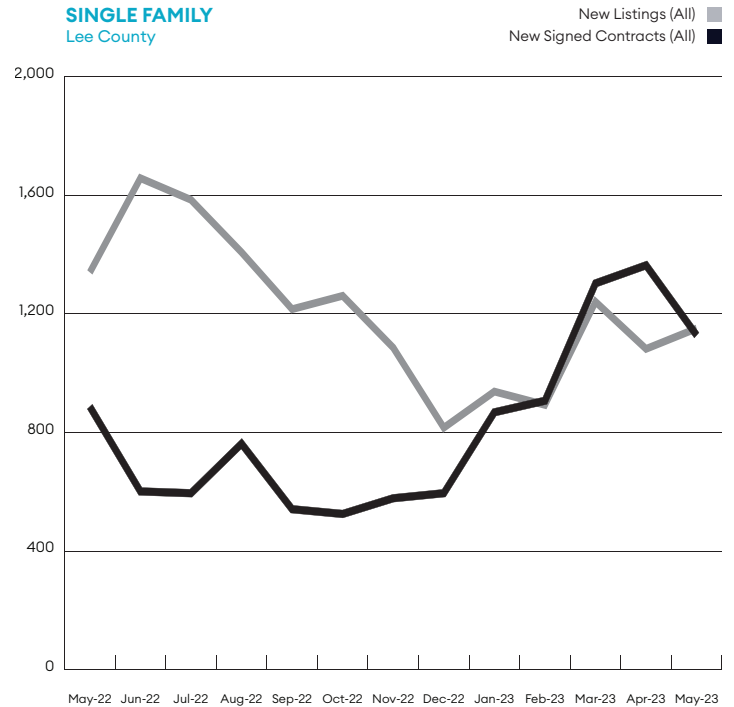
Source: Stellar MLS



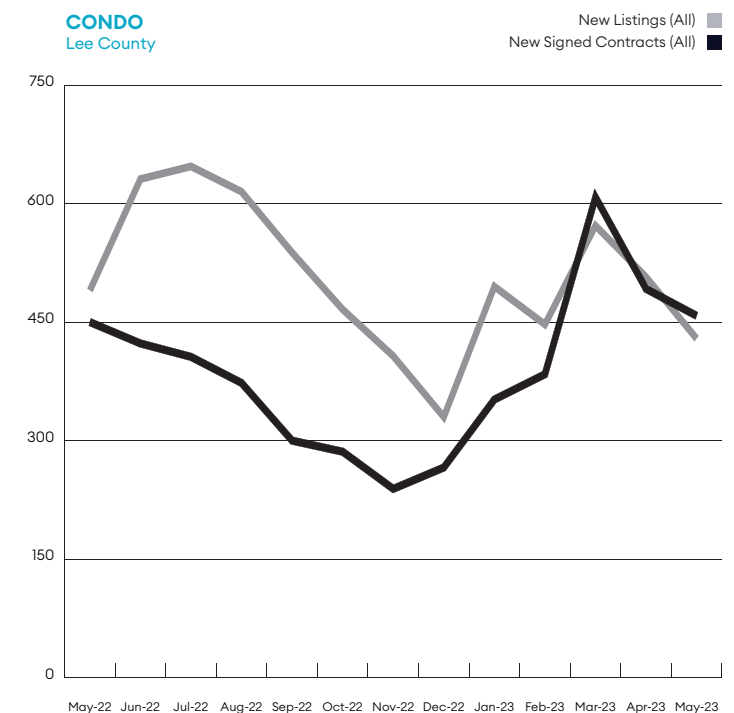
# Lee County

"The monthly growth of newly signed contracts declined for the second time this year as new listings slipped for the second straight month."

SINGLE FAMILY MATRIX Lee County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,128</b>	<b>887</b>	<b>27.2%</b>
< \$200K	11	42	-73.8%
\$200K - \$299K	106	100	6.0%
\$300K - \$399K	403	240	67.9%
\$400K - \$499K	189	179	5.6%
\$500K - \$599K	126	99	27.3%
\$600K - \$799K	133	109	22.0%
\$800K - \$999K	78	27	188.9%
≥ \$1M	82	91	-9.9%
<b>New Listings (All)</b>	<b>1,151</b>	<b>1,340</b>	<b>-14.1%</b>
< \$200K	13	7	85.7%
\$200K - \$299K	52	21	147.6%
\$300K - \$399K	317	337	-5.9%
\$400K - \$499K	218	215	1.4%
\$500K - \$599K	144	188	-23.4%
\$600K - \$799K	180	240	-25.0%
\$800K - \$999K	74	167	-55.7%
≥ \$1M	153	165	-7.3%



CONDO MATRIX Lee County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>458</b>	<b>450</b>	<b>1.8%</b>
< \$200K	50	53	-5.7%
\$200K - \$299K	124	91	36.3%
\$300K - \$399K	121	117	3.4%
\$400K - \$499K	67	77	-13.0%
\$500K - \$599K	38	20	90.0%
\$600K - \$799K	32	37	-13.5%
\$800K - \$999K	14	20	-30.0%
≥ \$1M	12	35	-65.7%
<b>New Listings (All)</b>	<b>429</b>	<b>490</b>	<b>-12.4%</b>
< \$200K	25	24	4.2%
\$200K - \$299K	87	76	14.5%
\$300K - \$399K	139	76	82.9%
\$400K - \$499K	70	133	-47.4%
\$500K - \$599K	28	90	-68.9%
\$600K - \$799K	34	52	-34.6%
\$800K - \$999K	20	16	25.0%
≥ \$1M	26	23	13.0%

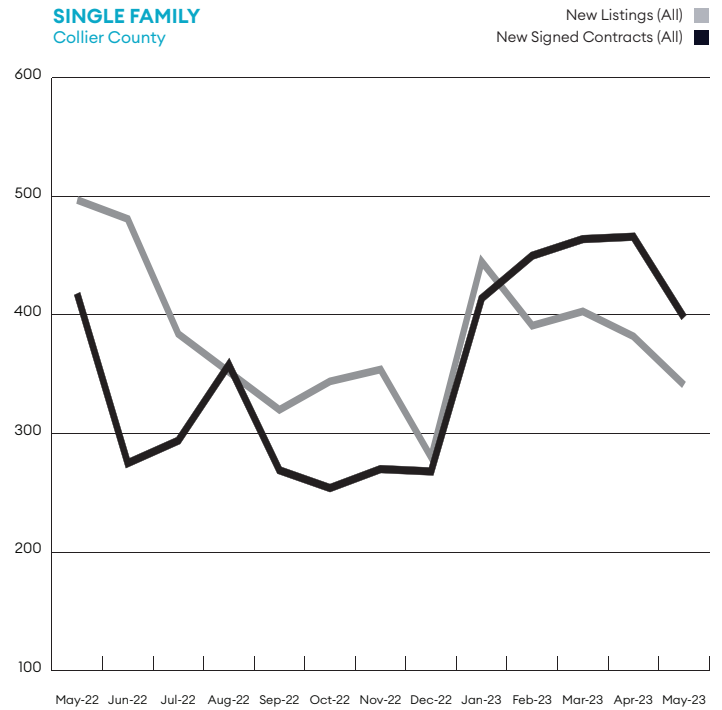


Source: Southwest Florida MLS

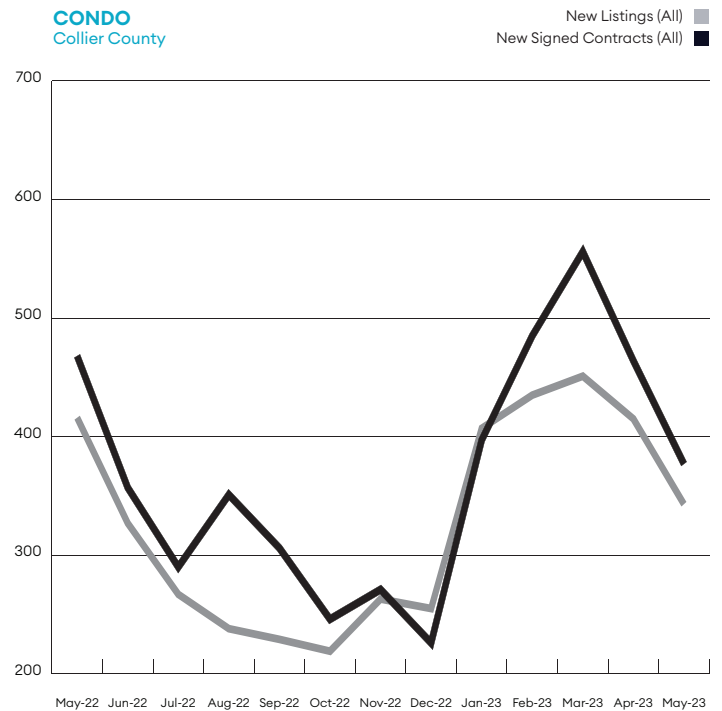
# Collier County

"The monthly growth of newly signed contracts declined for the second time this year as new listings slipped for the second straight month."

SINGLE FAMILY MATRIX Collier County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>398</b>	<b>418</b>	<b>-4.8%</b>
< \$300K	4	6	-33.3%
\$300K-\$499K	67	69	-2.9%
\$500K-\$699K	96	77	24.7%
\$700K-\$899K	62	82	-24.4%
\$900K-\$999K	20	30	-33.3%
\$1M-\$1.99M	82	101	-18.8%
\$2M-\$4.99M	50	34	47.1%
≥ \$5M	17	19	-10.5%
<b>New Listings (All)</b>	<b>341</b>	<b>497</b>	<b>-31.4%</b>
< \$300K	0	1	-100.0%
\$300K-\$499K	27	48	-43.8%
\$500K-\$699K	78	110	-29.1%
\$700K-\$899K	53	102	-48.0%
\$900K-\$999K	16	27	-40.7%
\$1M-\$1.99M	83	112	-25.9%
\$2M-\$4.99M	61	70	-12.9%
≥ \$5M	23	27	-14.8%



CONDO MATRIX Collier County	MAY 2023	MAY 2022	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>377</b>	<b>468</b>	<b>-19.4%</b>
< \$300K	28	63	-55.6%
\$300K-\$499K	150	194	-22.7%
\$500K-\$599K	62	49	26.5%
\$600K-\$699K	30	34	-11.8%
\$700K-\$799K	23	33	-30.3%
\$800K-\$999K	28	31	-9.7%
\$1M-\$1.99M	30	33	-9.1%
≥ \$2M	26	31	-16.1%
<b>New Listings (All)</b>	<b>343</b>	<b>416</b>	<b>-17.5%</b>
< \$300K	20	42	-52.4%
\$300K-\$499K	114	150	-24.0%
\$500K-\$599K	47	55	-14.5%
\$600K-\$699K	31	36	-13.9%
\$700K-\$799K	22	21	4.8%
\$800K-\$999K	23	37	-37.8%
\$1M-\$1.99M	50	44	13.6%
≥ \$2M	36	31	16.1%



Source: Southwest Florida MLS

Questions or comments? Email report author  
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