

# Elliman Report

Florida

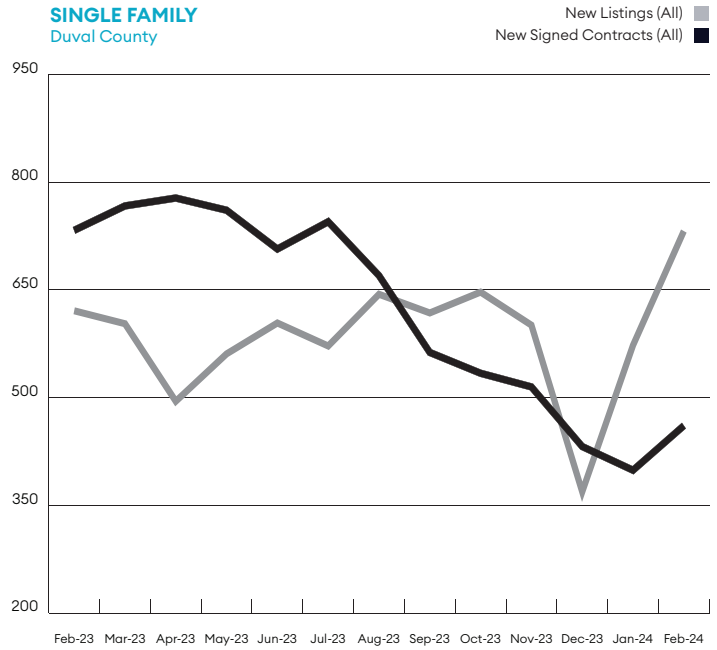
February 2024 New Signed Contracts

## Duval County

"Newly signed contracts for single families and condos continued to decline year over year. However, newly signed contracts for single families above \$800,000 contradicted the overall market, showing significant gains. New inventory for both property types saw significant annual increases, enabling more future sales."

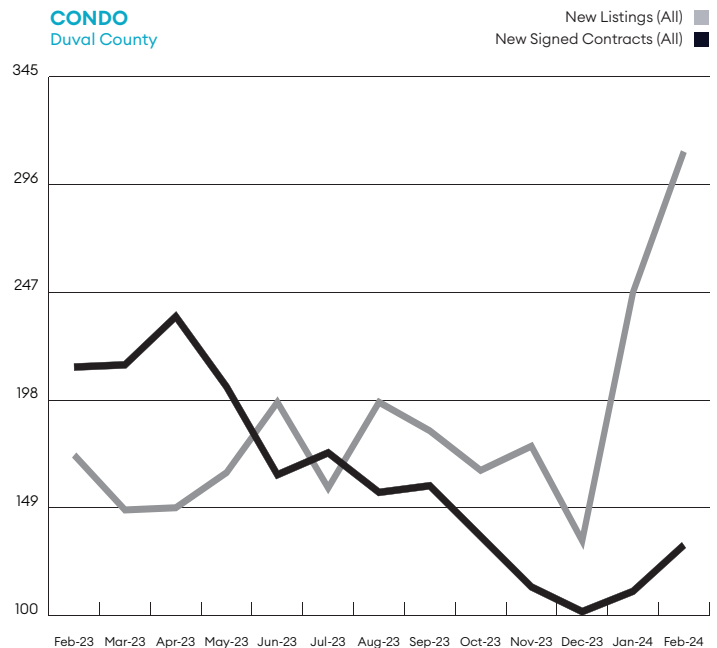
SINGLE FAMILY MATRIX Duval County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>461</b>	<b>733</b>	<b>-37.1%</b>
< \$200K	78	123	-36.6%
\$200K-\$299K	88	217	-59.4%
\$300K-\$399K	149	213	-30.0%
\$400K-\$499K	56	84	-33.3%
\$500K-\$599K	35	33	6.1%
\$600K-\$799K	25	42	-40.5%
\$800K-\$999K	12	10	20.0%
≥ \$1M	18	11	63.6%
<b>New Listings (All)</b>	<b>732</b>	<b>621</b>	<b>17.9%</b>
< \$200K	95	103	-7.8%
\$200K-\$299K	142	151	-6.0%
\$300K-\$399K	224	189	18.5%
\$400K-\$499K	102	64	59.4%
\$500K-\$599K	53	28	89.3%
\$600K-\$799K	57	39	46.2%
\$800K-\$999K	15	14	7.1%
≥ \$1M	44	33	33.3%

SINGLE FAMILY  
Duval County



CONDO MATRIX Duval County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>132</b>	<b>213</b>	<b>-38.0%</b>
< \$200K	24	39	-38.5%
\$200K-\$299K	65	91	-28.6%
\$300K-\$399K	22	47	-53.2%
\$400K-\$499K	12	19	-36.8%
\$500K-\$599K	4	2	100.0%
\$600K-\$799K	3	10	-70.0%
\$800K-\$999K	0	1	-100.0%
≥ \$1M	2	4	-50.0%
<b>New Listings (All)</b>	<b>311</b>	<b>173</b>	<b>79.8%</b>
< \$200K	57	32	78.1%
\$200K-\$299K	135	75	80.0%
\$300K-\$399K	72	41	75.6%
\$400K-\$499K	18	5	260.0%
\$500K-\$599K	4	5	-20.0%
\$600K-\$799K	10	7	42.9%
\$800K-\$999K	5	2	150.0%
≥ \$1M	10	6	66.7%

CONDO  
Duval County

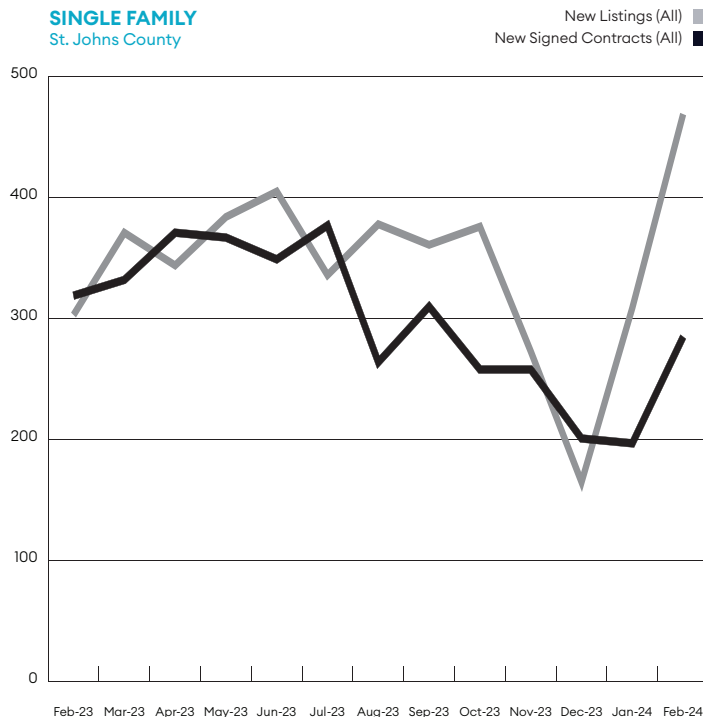


Source: Northeast Florida MLS

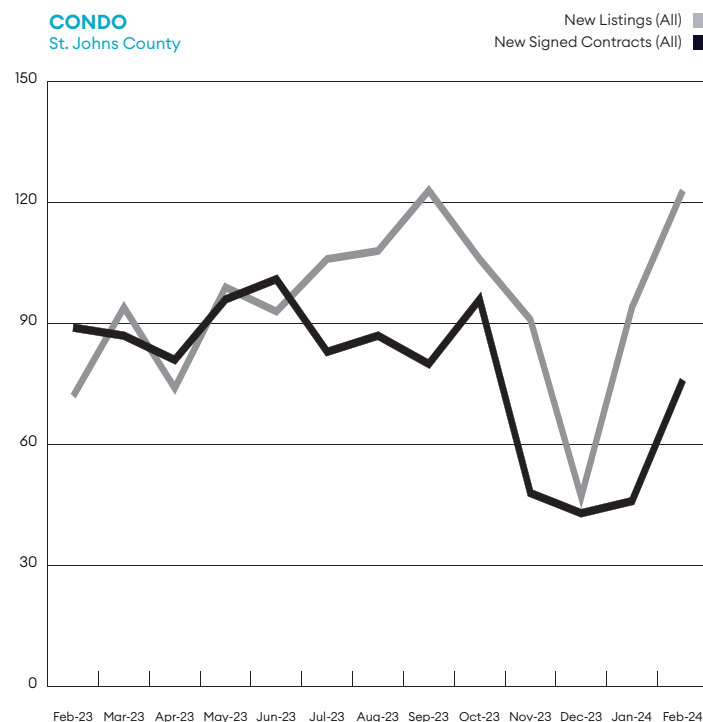
# St. Johns County

"Newly signed contracts for single families and condos continued to decline year over year. New inventory for both property types saw significant annual increases, enabling more future sales."

SINGLE FAMILY MATRIX St. Johns County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>285</b>	<b>319</b>	<b>-10.7%</b>
< \$200K	0	0	
\$200K-\$299K	1	6	-83.3%
\$300K-\$399K	62	46	34.8%
\$400K-\$499K	84	74	13.5%
\$500K-\$599K	37	49	-24.5%
\$600K-\$799K	51	70	-27.1%
\$800K-\$999K	26	34	-23.5%
≥ \$1M	24	40	-40.0%
<b>New Listings (All)</b>	<b>469</b>	<b>303</b>	<b>54.8%</b>
< \$200K	0	0	
\$200K-\$299K	4	6	-33.3%
\$300K-\$399K	49	40	22.5%
\$400K-\$499K	119	67	77.6%
\$500K-\$599K	75	53	41.5%
\$600K-\$799K	87	63	38.1%
\$800K-\$999K	50	30	66.7%
≥ \$1M	85	44	93.2%



CONDO MATRIX St. Johns County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>76</b>	<b>89</b>	<b>-14.6%</b>
< \$200K	1	2	-50.0%
\$200K-\$299K	18	17	5.9%
\$300K-\$399K	44	44	0.0%
\$400K-\$499K	5	11	-54.5%
\$500K-\$599K	3	4	-25.0%
\$600K-\$799K	5	6	-16.7%
\$800K-\$999K	0	2	-100.0%
≥ \$1M	0	3	-100.0%
<b>New Listings (All)</b>	<b>123</b>	<b>72</b>	<b>70.8%</b>
< \$200K	1	4	-75.0%
\$200K-\$299K	43	21	104.8%
\$300K-\$399K	37	23	60.9%
\$400K-\$499K	17	10	70.0%
\$500K-\$599K	13	1	1,200.0%
\$600K-\$799K	5	7	-28.6%
\$800K-\$999K	4	3	33.3%
≥ \$1M	3	3	0.0%

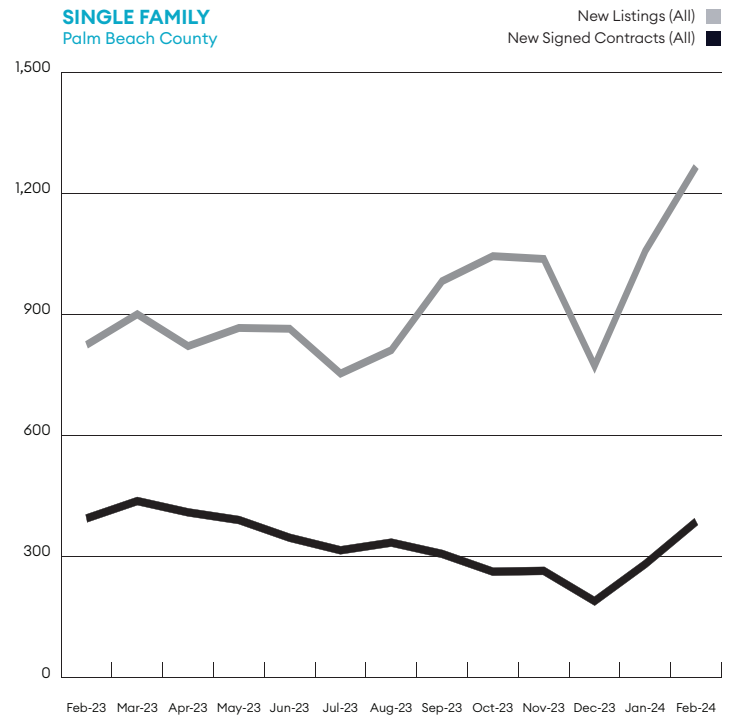


Source: Northeast Florida MLS

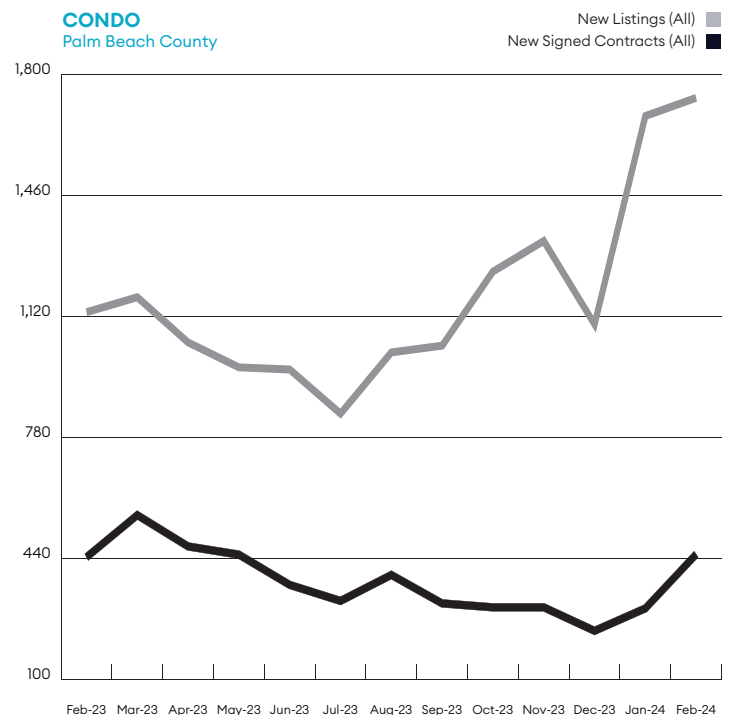
# Palm Beach County

"Newly signed single family contracts showed a diminished annual decline as condos edged higher year over year for the first time in three months. The gains in new inventory are expected to spur additional contract signings beyond seasonal expectations in the coming months."

SINGLE FAMILY MATRIX Palm Beach County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>387</b>	<b>395</b>	<b>-2.0%</b>
< \$300K	12	33	-63.6%
\$300K - \$399K	32	52	-38.5%
\$400K - \$499K	44	54	-18.5%
\$500K - \$999K	166	149	11.4%
\$1M - \$2.99M	92	86	7.0%
\$3M - \$4.99M	18	7	157.1%
\$5M - \$9.99M	10	10	0.0%
≥ \$10M	13	4	225.0%
<b>New Listings (All)</b>	<b>1,267</b>	<b>825</b>	<b>53.6%</b>
< \$300K	18	19	-5.3%
\$300K - \$399K	61	53	15.1%
\$400K - \$499K	99	85	16.5%
\$500K - \$999K	592	342	73.1%
\$1M - \$2.99M	348	231	50.6%
\$3M - \$4.99M	69	35	97.1%
\$5M - \$9.99M	53	31	71.0%
≥ \$10M	27	29	-6.9%



CONDO MATRIX Palm Beach County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>452</b>	<b>444</b>	<b>1.8%</b>
< \$200K	96	106	-9.4%
\$200K - \$299K	92	99	-7.1%
\$300K - \$399K	80	76	5.3%
\$400K - \$599K	74	65	13.8%
\$600K - \$999K	49	40	22.5%
\$1M - \$2.99M	49	39	25.6%
\$3M - \$4.99M	12	10	20.0%
≥ \$5M	0	9	-100.0%
<b>New Listings (All)</b>	<b>1,734</b>	<b>1,132</b>	<b>53.2%</b>
< \$200K	354	202	75.2%
\$200K - \$299K	381	263	44.9%
\$300K - \$399K	317	219	44.7%
\$400K - \$599K	300	197	52.3%
\$600K - \$999K	180	125	44.0%
\$1M - \$2.99M	150	96	56.3%
\$3M - \$4.99M	28	22	27.3%
≥ \$5M	24	8	200.0%

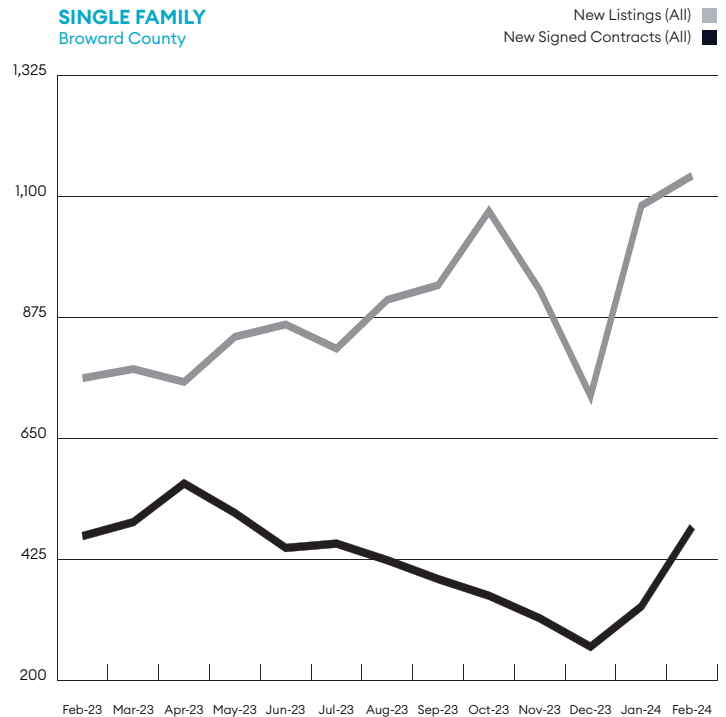


Source: BeachesMLS

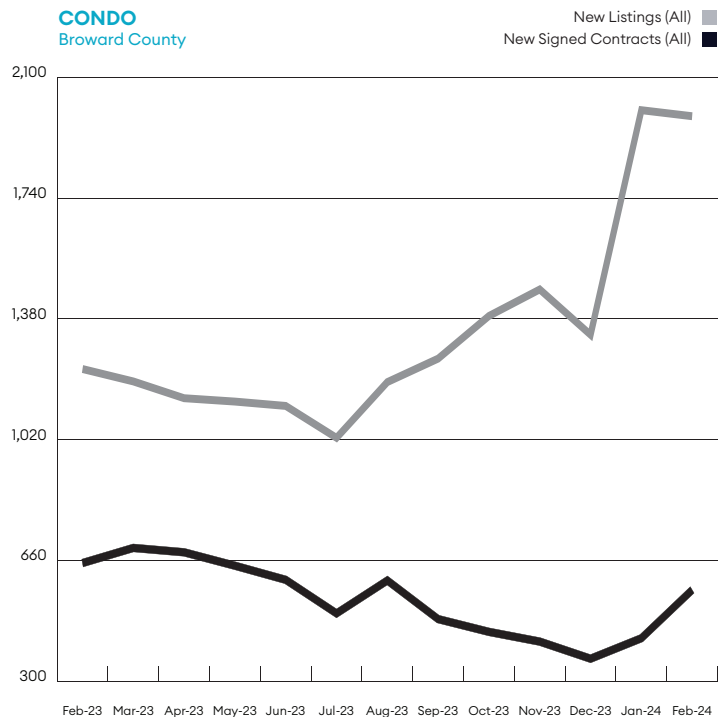
# Broward County

"Newly signed single family contracts showed a modest annual increase after three months of declines while condos slipped for the third time. The gains in new inventory are expected to spur additional contract signings beyond seasonal expectations in the coming months."

SINGLE FAMILY MATRIX Broward County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>485</b>	<b>468</b>	<b>3.6%</b>
< \$300K	15	22	-31.8%
\$300K - \$399K	63	97	-35.1%
\$400K - \$499K	96	93	3.2%
\$500K - \$999K	227	203	11.8%
\$1M - \$2.99M	75	46	63.0%
\$3M - \$4.99M	5	6	-16.7%
\$5M - \$9.99M	2	1	100.0%
≥ \$10M	2	0	
<b>New Listings (All)</b>	<b>1,139</b>	<b>762</b>	<b>49.5%</b>
< \$300K	12	17	-29.4%
\$300K - \$399K	88	81	8.6%
\$400K - \$499K	131	125	4.8%
\$500K - \$999K	607	328	85.1%
\$1M - \$2.99M	233	168	38.7%
\$3M - \$4.99M	35	19	84.2%
\$5M - \$9.99M	22	21	4.8%
≥ \$10M	11	3	266.7%



CONDO MATRIX Broward County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>573</b>	<b>653</b>	<b>-12.3%</b>
< \$200K	170	252	-32.5%
\$200K - \$299K	149	167	-10.8%
\$300K - \$399K	89	98	-9.2%
\$400K - \$599K	99	86	15.1%
\$600K - \$999K	38	29	31.0%
\$1M - \$2.99M	24	20	20.0%
\$3M - \$4.99M	2	1	100.0%
≥ \$5M	2	0	
<b>New Listings (All)</b>	<b>1,984</b>	<b>1,231</b>	<b>61.2%</b>
< \$200K	520	379	37.2%
\$200K - \$299K	559	299	87.0%
\$300K - \$399K	344	205	67.8%
\$400K - \$599K	311	177	75.7%
\$600K - \$999K	153	108	41.7%
\$1M - \$2.99M	82	54	51.9%
\$3M - \$4.99M	12	8	50.0%
≥ \$5M	3	1	200.0%

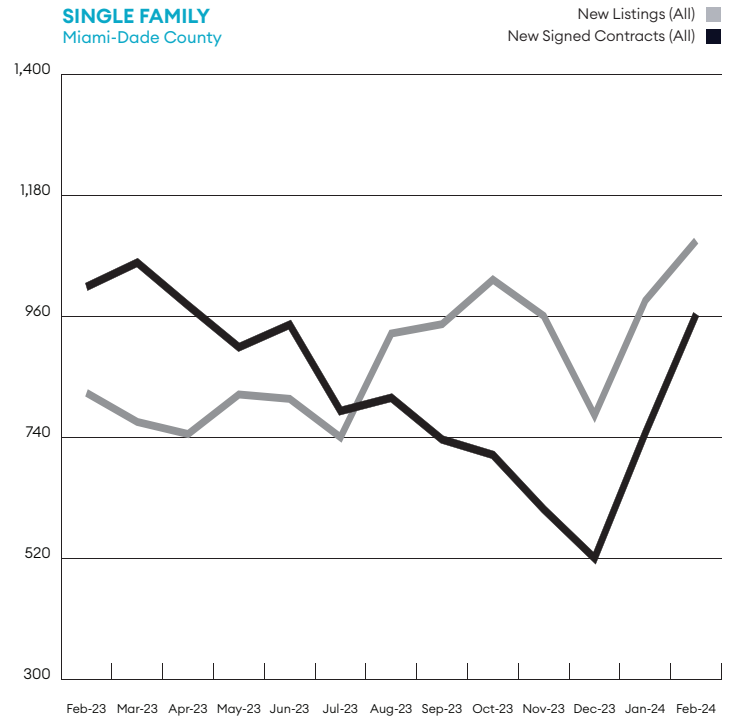


Source: BeachesMLS

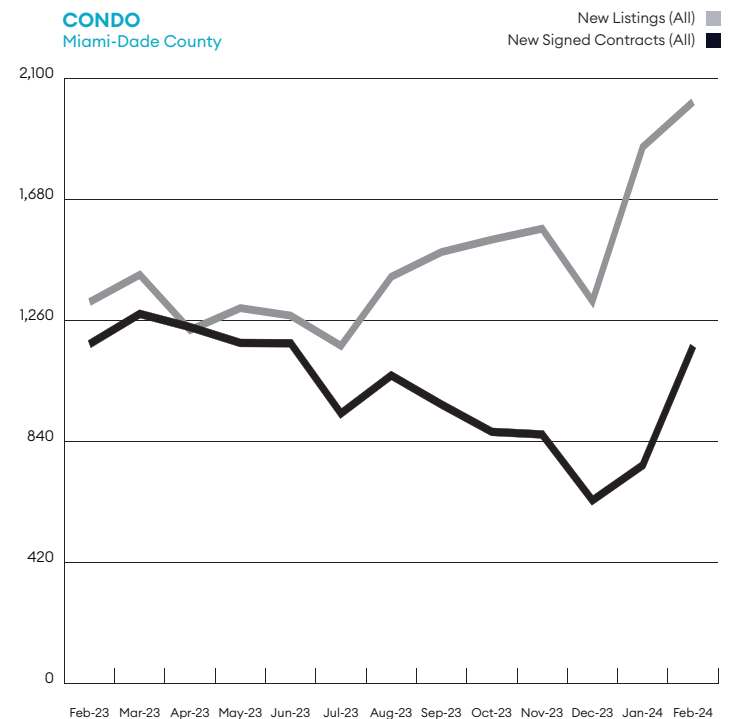
# Miami-Dade County

"Newly signed single family and condo contracts slipped year over year. The gains in new listings are expected to spur additional contract signings beyond seasonal expectations in the coming months. On the contrary, newly signed single family and condo contracts above the \$1 million threshold increased annually for the fifth month."

SINGLE FAMILY MATRIX Miami-Dade County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>964</b>	<b>1,014</b>	<b>-4.9%</b>
< \$300K	16	24	-33.3%
\$300K - \$399K	47	93	-49.5%
\$400K - \$499K	160	244	-34.4%
\$500K - \$999K	506	487	3.9%
\$1M - \$2.99M	179	134	33.6%
\$3M - \$4.99M	28	18	55.6%
\$5M - \$9.99M	20	8	150.0%
≥ \$10M	8	6	33.3%
<b>New Listings (All)</b>	<b>1,098</b>	<b>821</b>	<b>33.7%</b>
< \$300K	14	19	-26.3%
\$300K - \$399K	33	47	-29.8%
\$400K - \$499K	97	104	-6.7%
\$500K - \$999K	564	361	56.2%
\$1M - \$2.99M	279	205	36.1%
\$3M - \$4.99M	50	34	47.1%
\$5M - \$9.99M	32	31	3.2%
≥ \$10M	29	20	45.0%



CONDO MATRIX Miami-Dade County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,171</b>	<b>1,178</b>	<b>-0.6%</b>
< \$200K	85	78	9.0%
\$200K - \$299K	227	255	-11.0%
\$300K - \$399K	223	251	-11.2%
\$400K - \$599K	316	283	11.7%
\$600K - \$999K	157	151	4.0%
\$1M - \$2.99M	124	123	0.8%
\$3M - \$4.99M	23	25	-8.0%
≥ \$5M	16	12	33.3%
<b>New Listings (All)</b>	<b>2,020</b>	<b>1,324</b>	<b>52.6%</b>
< \$200K	88	74	18.9%
\$200K - \$299K	284	213	33.3%
\$300K - \$399K	343	200	71.5%
\$400K - \$599K	534	305	75.1%
\$600K - \$999K	370	253	46.2%
\$1M - \$2.99M	284	200	42.0%
\$3M - \$4.99M	70	39	79.5%
≥ \$5M	47	40	17.5%

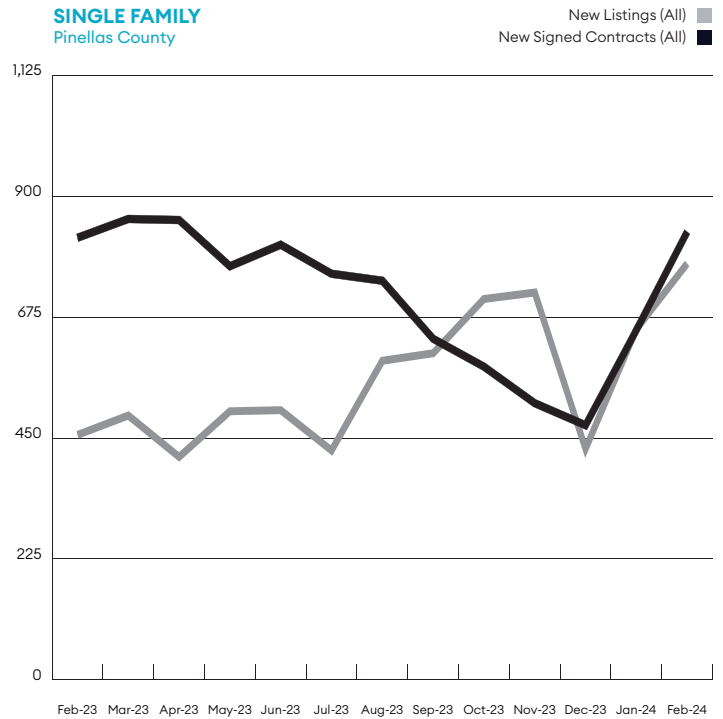


Source: Miami Association of REALTORS, INC. MLS

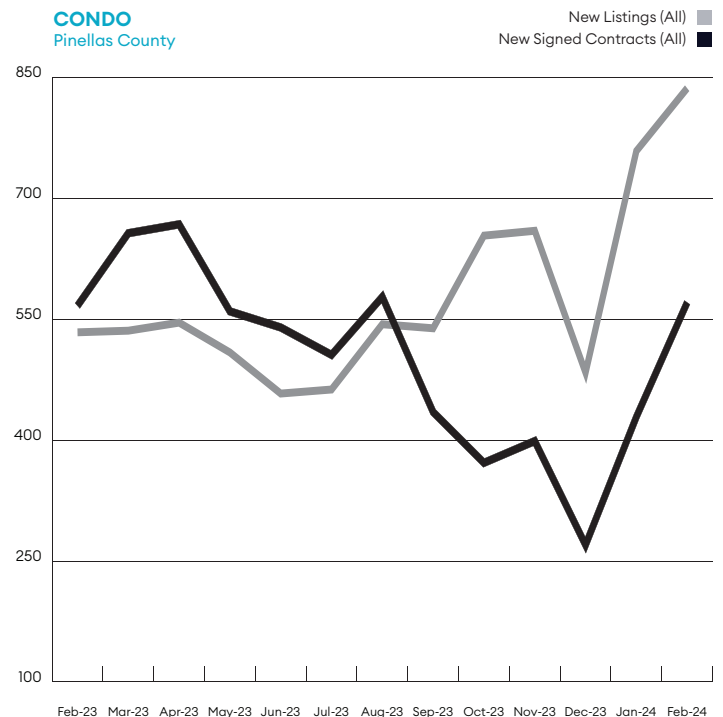
# Pinellas County

"Newly signed single family and condo contracts expanded year over year. The gains in new listings are expected to spur additional contract signings beyond seasonal expectations in the coming months. Newly signed single family and condo contracts and new listings above the \$1 million threshold surged annually."

SINGLE FAMILY MATRIX Pinellas County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>834</b>	<b>823</b>	<b>1.3%</b>
< \$200K	13	17	-23.5%
\$200K - \$299K	76	93	-18.3%
\$300K - \$399K	176	224	-21.4%
\$400K - \$499K	173	161	7.5%
\$500K - \$599K	108	97	11.3%
\$600K - \$799K	121	103	17.5%
\$800K - \$999K	45	50	-10.0%
≥ \$1M	122	78	56.4%
<b>New Listings (All)</b>	<b>775</b>	<b>456</b>	<b>70.0%</b>
< \$200K	3	3	0.0%
\$200K - \$299K	45	36	25.0%
\$300K - \$399K	125	85	47.1%
\$400K - \$499K	128	83	54.2%
\$500K - \$599K	116	53	118.9%
\$600K - \$799K	122	58	110.3%
\$800K - \$999K	52	29	79.3%
≥ \$1M	184	109	68.8%



CONDO MATRIX Pinellas County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>571</b>	<b>567</b>	<b>0.7%</b>
< \$200K	119	117	1.7%
\$200K - \$299K	162	165	-1.8%
\$300K - \$399K	103	102	1.0%
\$400K - \$499K	59	51	15.7%
\$500K - \$599K	29	40	-27.5%
\$600K - \$799K	42	36	16.7%
\$800K - \$999K	14	25	-44.0%
≥ \$1M	43	31	38.7%
<b>New Listings (All)</b>	<b>837</b>	<b>534</b>	<b>56.7%</b>
< \$200K	179	115	55.7%
\$200K - \$299K	215	126	70.6%
\$300K - \$399K	121	91	33.0%
\$400K - \$499K	84	60	40.0%
\$500K - \$599K	46	30	53.3%
\$600K - \$799K	83	50	66.0%
\$800K - \$999K	45	19	136.8%
≥ \$1M	64	43	48.8%

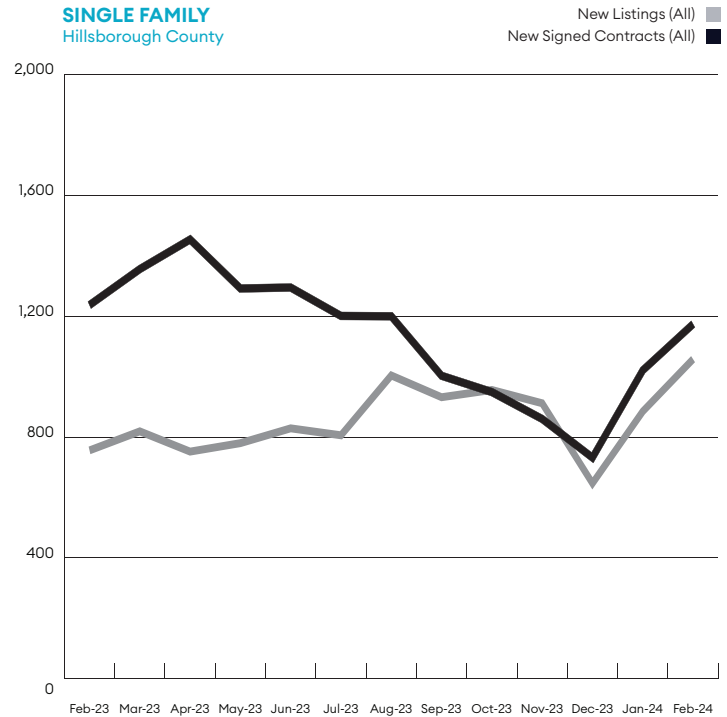


Source: Stellar MLS

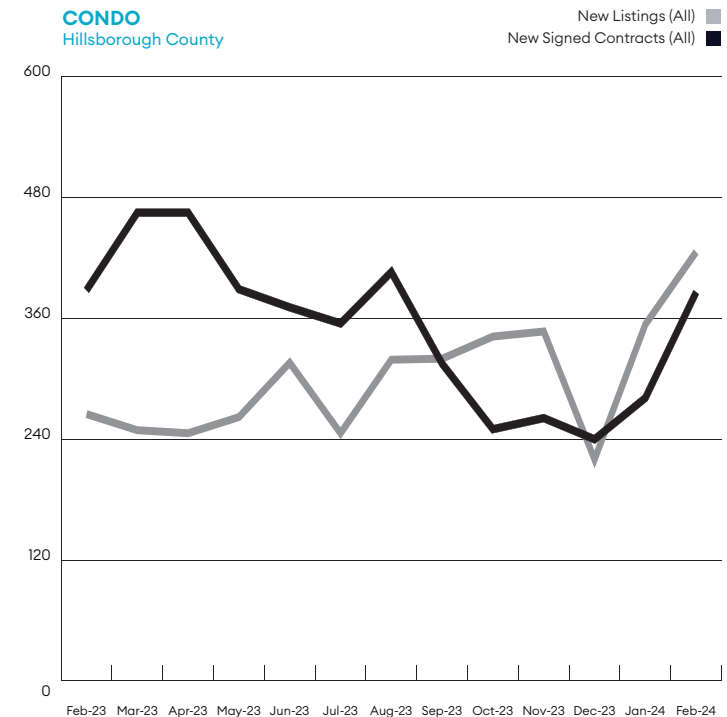
# Hillsborough County

"Newly signed single family and condo contracts slipped year over year. The gains in new listings are expected to spur additional contract signings beyond seasonal expectations in the coming months. On the contrary, newly signed single family and condo contracts above the \$1 million threshold surged year over year."

SINGLE FAMILY MATRIX Hillsborough County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,174</b>	<b>1,237</b>	<b>-5.1%</b>
< \$200K	9	27	-66.7%
\$200K - \$299K	86	126	-31.7%
\$300K - \$399K	383	418	-8.4%
\$400K - \$499K	276	288	-4.2%
\$500K - \$599K	131	113	15.9%
\$600K - \$799K	134	130	3.1%
\$800K - \$999K	59	57	3.5%
≥ \$1M	96	78	23.1%
<b>New Listings (All)</b>	<b>1,058</b>	<b>756</b>	<b>39.9%</b>
< \$200K	12	11	9.1%
\$200K - \$299K	46	56	-17.9%
\$300K - \$399K	281	218	28.9%
\$400K - \$499K	266	189	40.7%
\$500K - \$599K	148	93	59.1%
\$600K - \$799K	148	91	62.6%
\$800K - \$999K	52	39	33.3%
≥ \$1M	105	59	78.0%



CONDO MATRIX Hillsborough County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>386</b>	<b>388</b>	<b>-0.5%</b>
< \$200K	52	55	-5.5%
\$200K - \$299K	151	170	-11.2%
\$300K - \$399K	97	82	18.3%
\$400K - \$499K	34	30	13.3%
\$500K - \$599K	22	18	22.2%
\$600K - \$799K	14	19	-26.3%
\$800K - \$999K	9	8	12.5%
≥ \$1M	7	6	16.7%
<b>New Listings (All)</b>	<b>426</b>	<b>265</b>	<b>60.8%</b>
< \$200K	56	33	69.7%
\$200K - \$299K	142	88	61.4%
\$300K - \$399K	125	69	81.2%
\$400K - \$499K	41	25	64.0%
\$500K - \$599K	13	7	85.7%
\$600K - \$799K	21	22	-4.5%
\$800K - \$999K	11	7	57.1%
≥ \$1M	17	14	21.4%

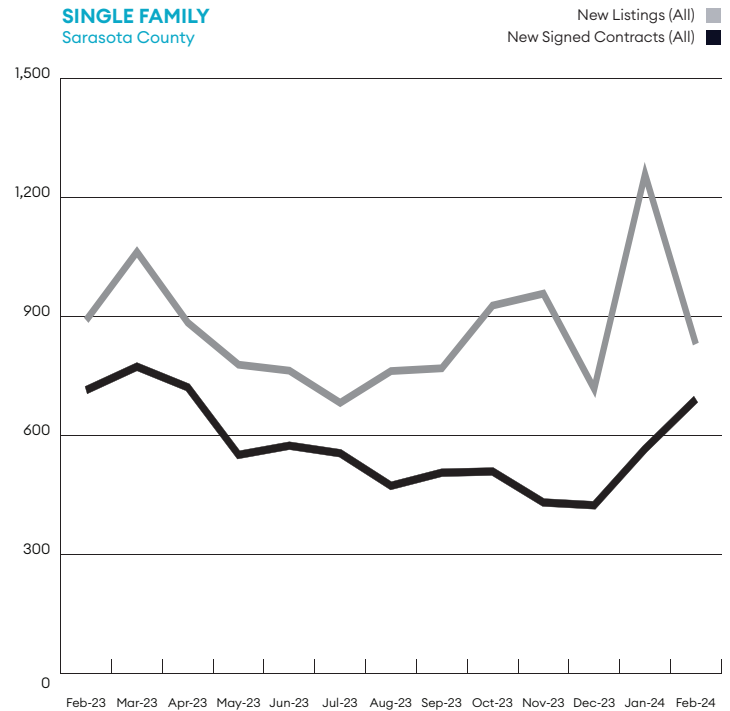


Source: Stellar MLS

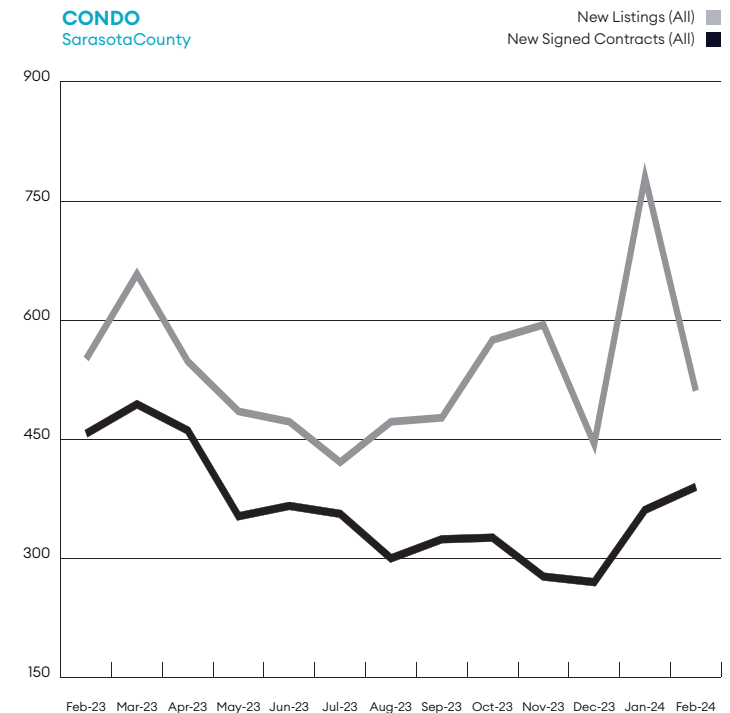
# Sarasota County

"Newly signed single family and condo contracts and new listings decreased year over year. On the contrary, newly signed single family and condo contracts above the \$1 million threshold surged year over year."

SINGLE FAMILY MATRIX Sarasota County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>691</b>	<b>714</b>	<b>-3.2%</b>
< \$200K	3	39	-92.3%
\$200K - \$299K	46	82	-43.9%
\$300K - \$399K	159	164	-3.0%
\$400K - \$499K	113	134	-15.7%
\$500K - \$599K	95	88	8.0%
\$600K - \$799K	105	96	9.4%
\$800K - \$999K	52	45	15.6%
≥ \$1M	118	66	78.8%
<b>New Listings (All)</b>	<b>830</b>	<b>890</b>	<b>-6.7%</b>
< \$200K	5	52	-90.4%
\$200K - \$299K	33	104	-68.3%
\$300K - \$399K	140	173	-19.1%
\$400K - \$499K	171	149	14.8%
\$500K - \$599K	96	105	-8.6%
\$600K - \$799K	149	119	25.2%
\$800K - \$999K	69	62	11.3%
≥ \$1M	167	126	32.5%



CONDO MATRIX Sarasota County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>390</b>	<b>457</b>	<b>-14.7%</b>
< \$200K	19	25	-24.0%
\$200K - \$299K	64	53	20.8%
\$300K - \$399K	112	105	6.7%
\$400K - \$499K	55	85	-35.3%
\$500K - \$599K	26	56	-53.6%
\$600K - \$799K	33	62	-46.8%
\$800K - \$999K	17	29	-41.4%
≥ \$1M	64	42	52.4%
<b>New Listings (All)</b>	<b>511</b>	<b>551</b>	<b>-7.3%</b>
< \$200K	13	32	-59.4%
\$200K - \$299K	94	65	44.6%
\$300K - \$399K	148	107	38.3%
\$400K - \$499K	79	92	-14.1%
\$500K - \$599K	40	65	-38.5%
\$600K - \$799K	40	74	-45.9%
\$800K - \$999K	19	38	-50.0%
≥ \$1M	78	78	0.0%



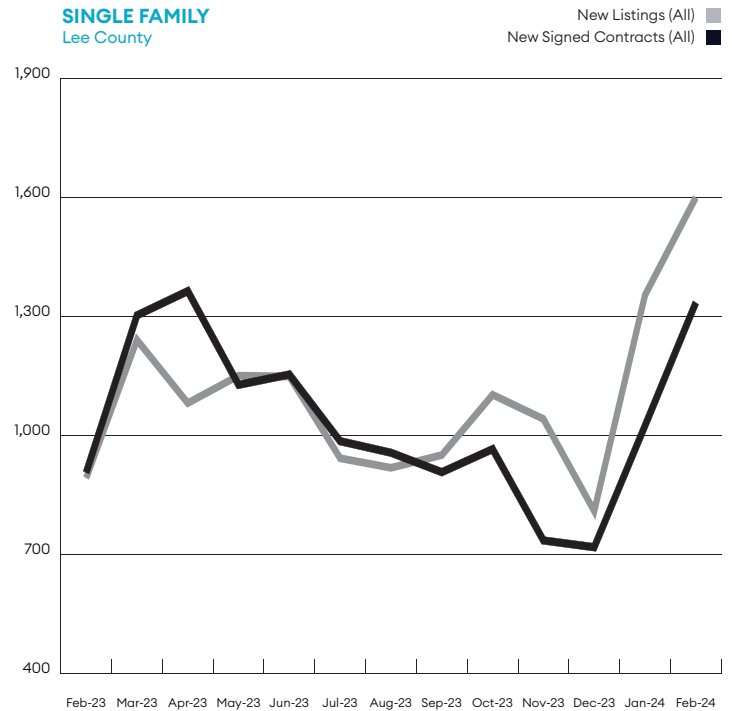
Source: Stellar MLS



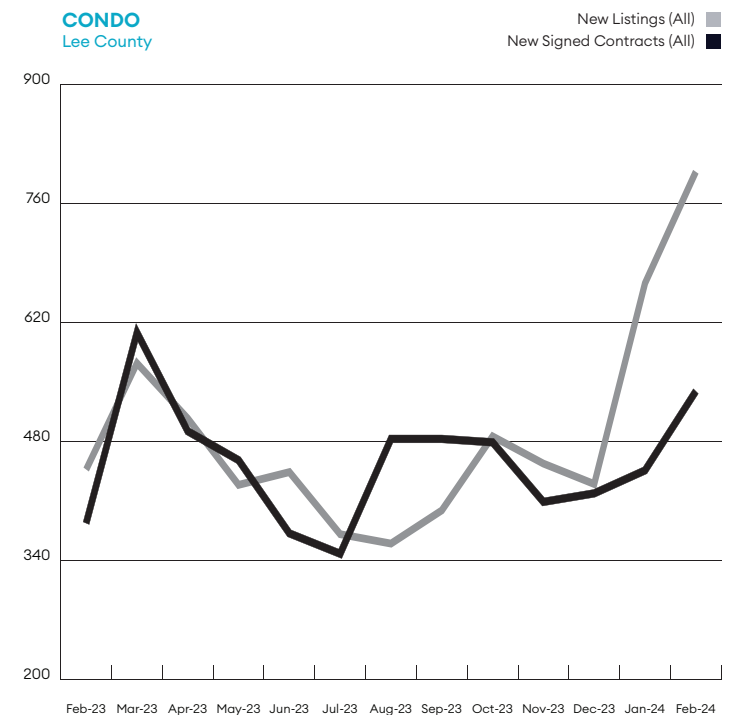
# Lee County

"Newly signed single family and condo contracts jumped year over year. The surge in new listings is expected to spur additional contract signings beyond seasonal expectations in the coming months. Newly signed single family and condo contracts and new listings above the \$1 million threshold surged annually."

SINGLE FAMILY MATRIX Lee County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,335</b>	<b>907</b>	<b>47.2%</b>
< \$200K	15	14	7.1%
\$200K - \$299K	104	83	25.3%
\$300K - \$399K	460	296	55.4%
\$400K - \$499K	240	155	54.8%
\$500K - \$599K	120	89	34.8%
\$600K - \$799K	163	112	45.5%
\$800K - \$999K	70	57	22.8%
≥ \$1M	163	101	61.4%
<b>New Listings (All)</b>	<b>1,600</b>	<b>893</b>	<b>79.2%</b>
< \$200K	4	4	0.0%
\$200K - \$299K	75	21	257.1%
\$300K - \$399K	428	196	118.4%
\$400K - \$499K	317	155	104.5%
\$500K - \$599K	177	116	52.6%
\$600K - \$799K	223	145	53.8%
\$800K - \$999K	135	95	42.1%
≥ \$1M	241	161	49.7%



CONDO MATRIX Lee County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>539</b>	<b>384</b>	<b>40.4%</b>
< \$200K	54	41	31.7%
\$200K - \$299K	125	98	27.6%
\$300K - \$399K	127	93	36.6%
\$400K - \$499K	82	55	49.1%
\$500K - \$599K	50	30	66.7%
\$600K - \$799K	49	28	75.0%
\$800K - \$999K	20	16	25.0%
≥ \$1M	32	23	39.1%
<b>New Listings (All)</b>	<b>797</b>	<b>447</b>	<b>78.3%</b>
< \$200K	64	25	156.0%
\$200K - \$299K	192	98	95.9%
\$300K - \$399K	206	91	126.4%
\$400K - \$499K	108	74	45.9%
\$500K - \$599K	83	35	137.1%
\$600K - \$799K	68	60	13.3%
\$800K - \$999K	31	23	34.8%
≥ \$1M	45	41	9.8%

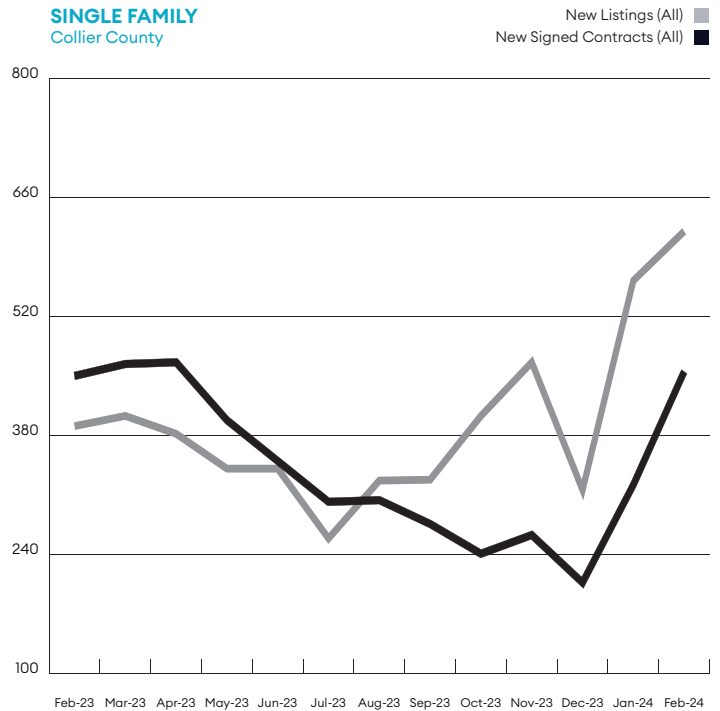


Source: NABOR MLS

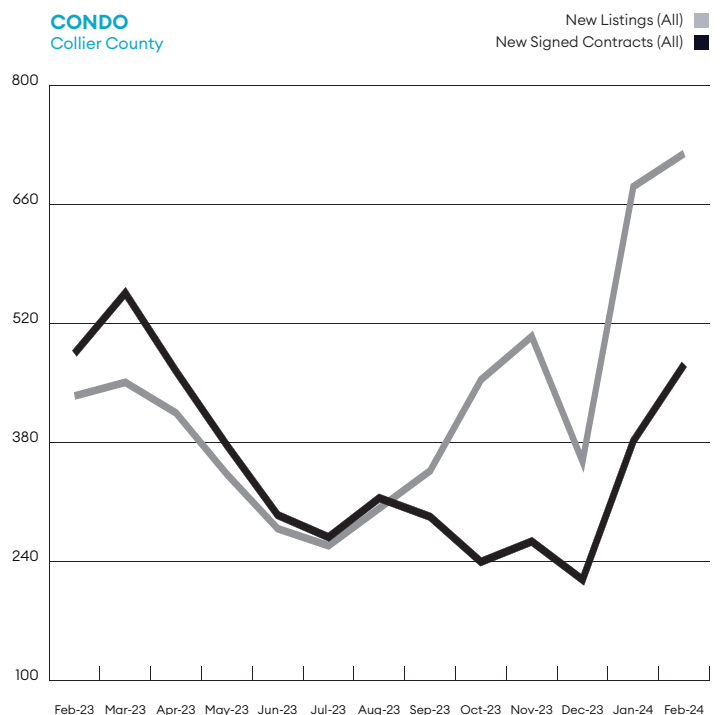
# Collier County

"Newly signed single family contracts edged year over year. The surge in new listings is expected to spur additional contract signings beyond seasonal expectations in the coming months. Newly signed single family and condo contracts and new listings above the \$1 million threshold expanded year over year."

SINGLE FAMILY MATRIX Collier County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>455</b>	<b>450</b>	<b>1.1%</b>
< \$300K	1	2	-50.0%
\$300K-\$499K	58	57	1.8%
\$500K-\$699K	99	95	4.2%
\$700K-\$899K	72	71	1.4%
\$900K-\$999K	20	27	-25.9%
\$1M-\$1.99M	110	104	5.8%
\$2M-\$4.99M	68	73	-6.8%
≥ \$5M	27	21	28.6%
<b>New Listings (All)</b>	<b>620</b>	<b>391</b>	<b>58.6%</b>
< \$300K	2	0	
\$300K-\$499K	23	23	0.0%
\$500K-\$699K	98	78	25.6%
\$700K-\$899K	100	52	92.3%
\$900K-\$999K	37	16	131.3%
\$1M-\$1.99M	176	103	70.9%
\$2M-\$4.99M	126	76	65.8%
≥ \$5M	58	43	34.9%



CONDO MATRIX Collier County	FEB 2024	FEB 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>472</b>	<b>485</b>	<b>-2.7%</b>
< \$300K	38	46	-17.4%
\$300K-\$499K	151	169	-10.7%
\$500K-\$599K	64	72	-11.1%
\$600K-\$699K	37	36	2.8%
\$700K-\$799K	26	35	-25.7%
\$800K-\$999K	38	36	5.6%
\$1M-\$1.99M	73	52	40.4%
≥ \$2M	45	39	15.4%
<b>New Listings (All)</b>	<b>720</b>	<b>435</b>	<b>65.5%</b>
< \$300K	51	26	96.2%
\$300K-\$499K	257	160	60.6%
\$500K-\$599K	87	53	64.2%
\$600K-\$699K	64	33	93.9%
\$700K-\$799K	42	27	55.6%
\$800K-\$999K	56	29	93.1%
\$1M-\$1.99M	75	59	27.1%
≥ \$2M	88	48	83.3%



Source: Southwest Florida MLS

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Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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