

Elliman Report

Florida

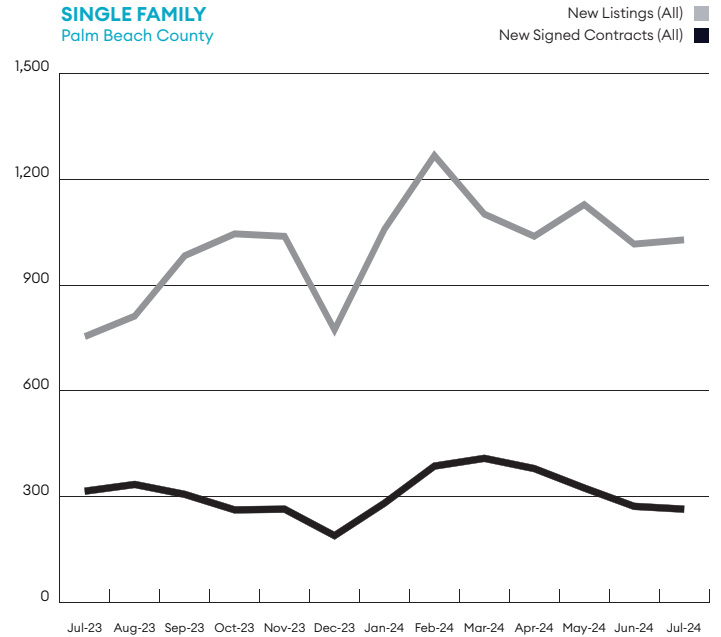
July 2024 New Signed Contracts

Palm Beach County

"Newly signed single family and condo contracts combined have been declining year over year since March, as new listings have been added annually each month since September. However, newly signed condo contracts above the \$1 million threshold rose annually for the first time in four months."

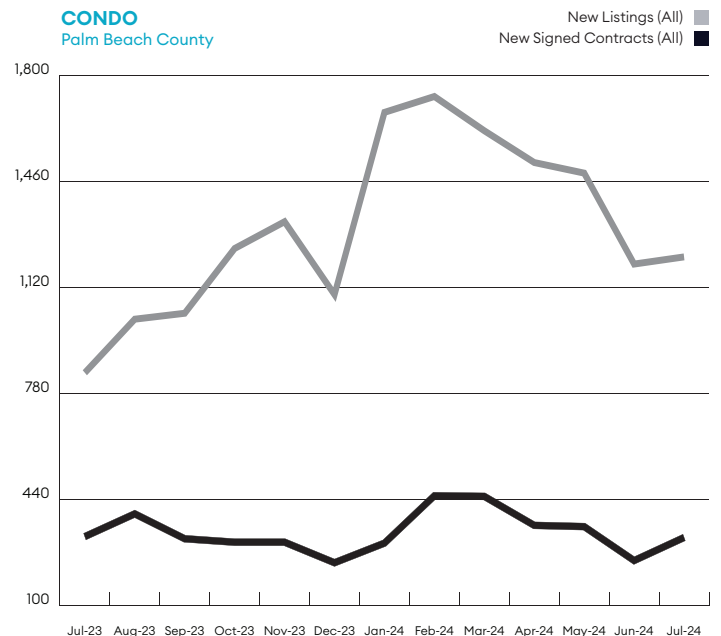
SINGLE FAMILY MATRIX Palm Beach County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	265	316	-16.1%
< \$300K	11	13	-15.4%
\$300K - \$399K	25	31	-19.4%
\$400K - \$499K	35	52	-32.7%
\$500K - \$999K	125	143	-12.6%
\$1M - \$2.99M	53	58	-8.6%
\$3M - \$4.99M	6	11	-45.5%
\$5M - \$9.99M	6	5	20.0%
≥ \$10M	4	3	33.3%
New Listings (All)	1,028	754	36.3%
< \$300K	11	22	-50.0%
\$300K - \$399K	52	36	44.4%
\$400K - \$499K	106	67	58.2%
\$500K - \$999K	539	374	44.1%
\$1M - \$2.99M	255	199	28.1%
\$3M - \$4.99M	25	30	-16.7%
\$5M - \$9.99M	18	14	28.6%
≥ \$10M	22	12	83.3%

SINGLE FAMILY Palm Beach County



CONDO MATRIX Palm Beach County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	318	321	-0.9%
< \$200K	83	78	6.4%
\$200K - \$299K	59	82	-28.0%
\$300K - \$399K	59	59	0.0%
\$400K - \$599K	65	57	14.0%
\$600K - \$999K	30	27	11.1%
\$1M - \$2.99M	18	18	0.0%
\$3M - \$4.99M	3	0	
≥ \$5M	1	0	
New Listings (All)	1,219	847	43.9%
< \$200K	267	168	58.9%
\$200K - \$299K	284	206	37.9%
\$300K - \$399K	261	169	54.4%
\$400K - \$599K	194	148	31.1%
\$600K - \$999K	111	82	35.4%
\$1M - \$2.99M	81	56	44.6%
\$3M - \$4.99M	18	12	50.0%
≥ \$5M	3	6	-50.0%

CONDO Palm Beach County

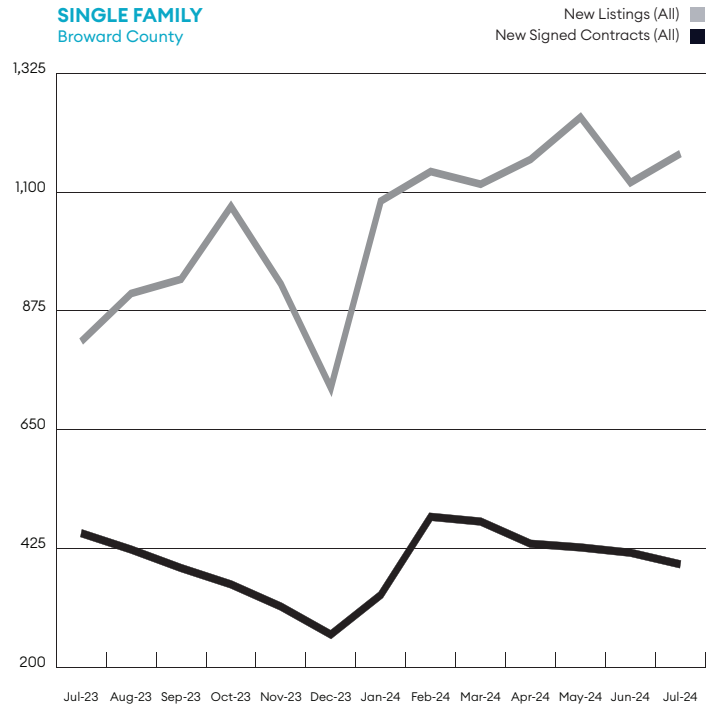


Source: BeachesMLS

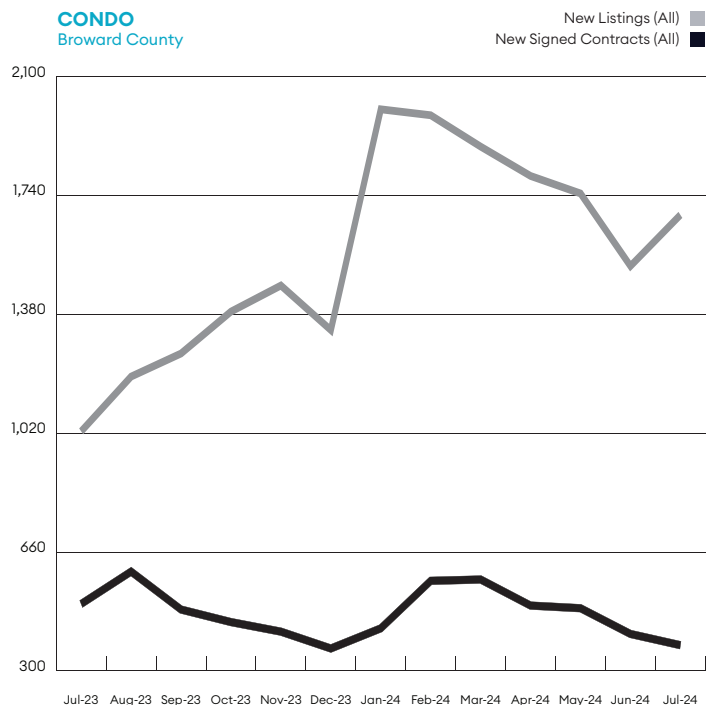
Broward County

"Newly signed single family and condo contracts combined have been declining year over year for two years, as new listings have been added annually each month since September. However, newly signed single family contracts above the \$1 million threshold rose annually for the first time in four months."

SINGLE FAMILY MATRIX Broward County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	395	454	-13.0%
< \$300K	11	16	-31.3%
\$300K - \$399K	43	70	-38.6%
\$400K - \$499K	86	95	-9.5%
\$500K - \$999K	193	217	-11.1%
\$1M - \$2.99M	59	48	22.9%
\$3M - \$4.99M	3	6	-50.0%
\$5M - \$9.99M	0	2	-100.0%
≥ \$10M	0	0	
New Listings (All)	1,173	817	43.6%
< \$300K	14	10	40.0%
\$300K - \$399K	70	53	32.1%
\$400K - \$499K	129	112	15.2%
\$500K - \$999K	632	409	54.5%
\$1M - \$2.99M	278	193	44.0%
\$3M - \$4.99M	25	21	19.0%
\$5M - \$9.99M	16	14	14.3%
≥ \$10M	9	5	80.0%



CONDO MATRIX Broward County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	378	503	-24.9%
< \$200K	134	157	-14.6%
\$200K - \$299K	85	151	-43.7%
\$300K - \$399K	70	89	-21.3%
\$400K - \$599K	59	83	-28.9%
\$600K - \$999K	21	15	40.0%
\$1M - \$2.99M	5	8	-37.5%
\$3M - \$4.99M	2	0	
≥ \$5M	2	0	
New Listings (All)	1,682	1,026	63.9%
< \$200K	420	231	81.8%
\$200K - \$299K	427	290	47.2%
\$300K - \$399K	305	180	69.4%
\$400K - \$599K	292	169	72.8%
\$600K - \$999K	155	99	56.6%
\$1M - \$2.99M	70	47	48.9%
\$3M - \$4.99M	9	7	28.6%
≥ \$5M	4	3	33.3%

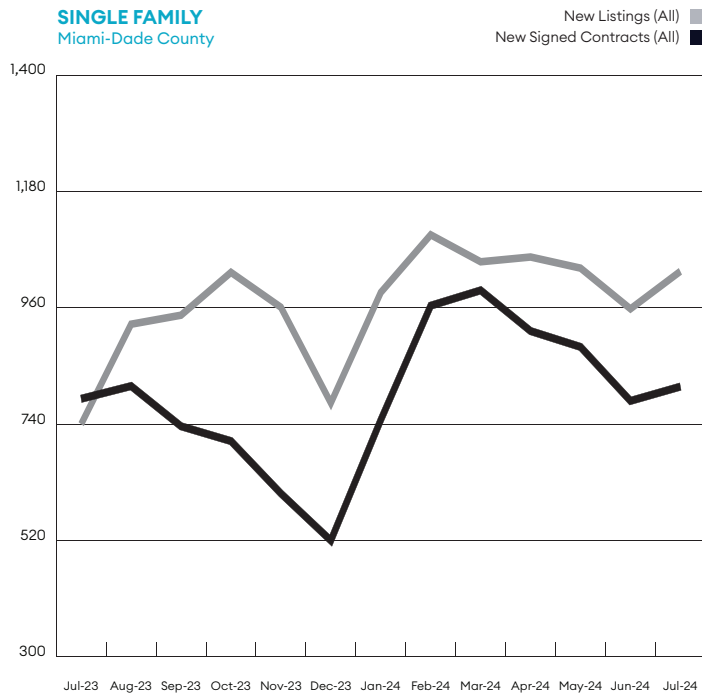


Source: BeachesMLS

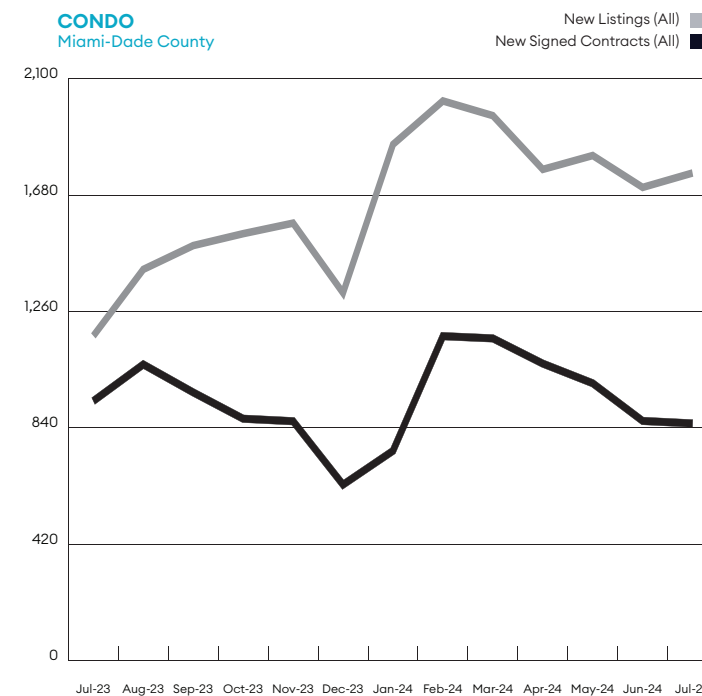
Miami-Dade County

"Newly signed single family and condo contracts combined have been declining year over year Since February, as new listings have been added annually each month since September. However, newly signed single family contracts above the \$1 million threshold rose annually for the first time in four months."

SINGLE FAMILY MATRIX Miami-Dade County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	811	788	2.9%
< \$300K	12	22	-45.5%
\$300K - \$399K	40	53	-24.5%
\$400K - \$499K	122	156	-21.8%
\$500K - \$999K	487	416	17.1%
\$1M - \$2.99M	126	125	0.8%
\$3M - \$4.99M	17	8	112.5%
\$5M - \$9.99M	3	2	50.0%
≥ \$10M	4	6	-33.3%
New Listings (All)	1,029	740	39.1%
< \$300K	26	12	116.7%
\$300K - \$399K	20	32	-37.5%
\$400K - \$499K	80	92	-13.0%
\$500K - \$999K	571	373	53.1%
\$1M - \$2.99M	256	169	51.5%
\$3M - \$4.99M	39	26	50.0%
\$5M - \$9.99M	23	27	-14.8%
≥ \$10M	14	9	55.6%



CONDO MATRIX Miami-Dade County	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	856	937	-8.6%
< \$200K	47	60	-21.7%
\$200K - \$299K	172	199	-13.6%
\$300K - \$399K	185	180	2.8%
\$400K - \$599K	257	271	-5.2%
\$600K - \$999K	120	126	-4.8%
\$1M - \$2.99M	59	85	-30.6%
\$3M - \$4.99M	9	9	0.0%
≥ \$5M	7	7	0.0%
New Listings (All)	1,760	1,172	50.2%
< \$200K	65	65	0.0%
\$200K - \$299K	274	165	66.1%
\$300K - \$399K	319	210	51.9%
\$400K - \$599K	518	280	85.0%
\$600K - \$999K	297	197	50.8%
\$1M - \$2.99M	216	196	10.2%
\$3M - \$4.99M	32	28	14.3%
≥ \$5M	39	31	25.8%



Source: Miami Association of REALTORS, INC. MLS

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

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