

Elliman Report

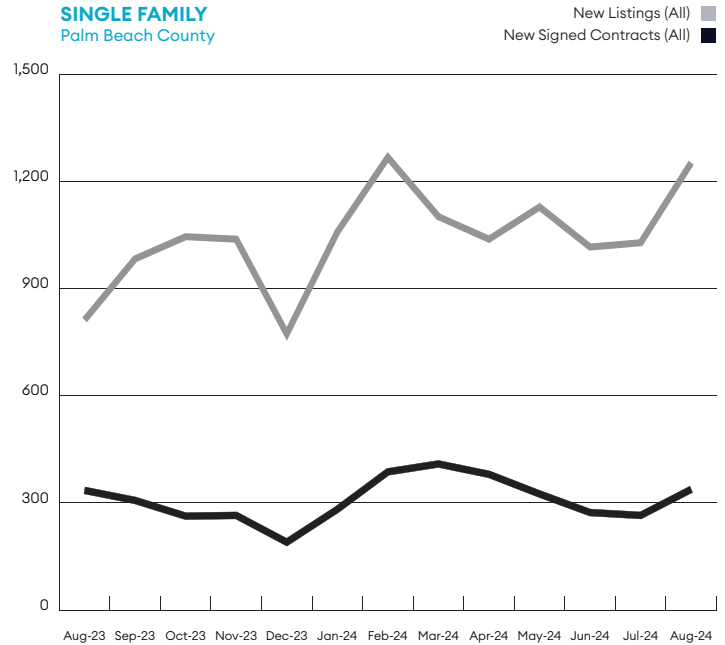
Florida

August 2024 New Signed Contracts

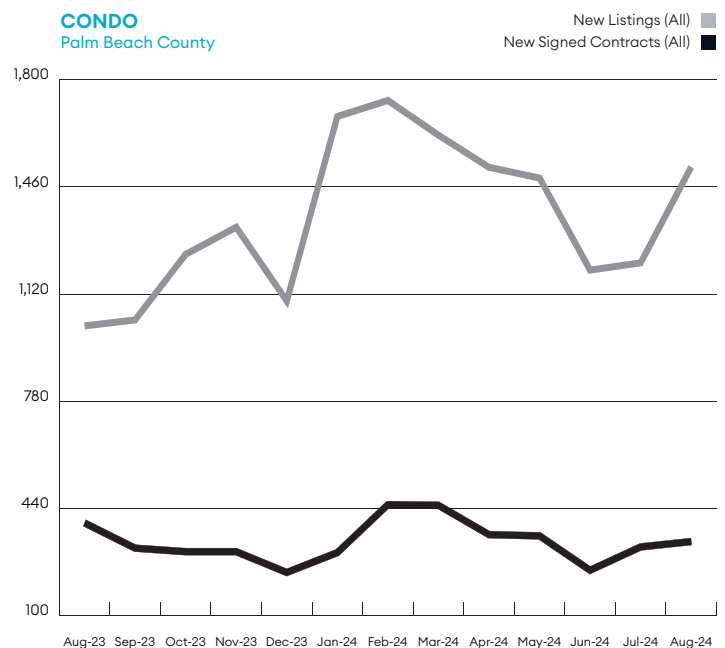
Palm Beach County

"Newly signed single family contracts rose year over year for the first time since November. New listings continued to rise faster than new signed contracts. Newly signed single family contracts above the \$1 million threshold rose annually for the first time since April."

SINGLE FAMILY MATRIX Palm Beach County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	338	307	10.1%
< \$300K	17	15	13.3%
\$300K - \$399K	32	33	-3.0%
\$400K - \$499K	49	46	6.5%
\$500K - \$999K	146	135	8.1%
\$1M - \$2.99M	73	59	23.7%
\$3M - \$4.99M	11	5	120.0%
\$5M - \$9.99M	4	14	-71.4%
≥ \$10M	6	0	
New Listings (All)	1,252	983	27.4%
< \$300K	21	14	50.0%
\$300K - \$399K	55	59	-6.8%
\$400K - \$499K	133	91	46.2%
\$500K - \$999K	658	443	48.5%
\$1M - \$2.99M	284	271	4.8%
\$3M - \$4.99M	45	39	15.4%
\$5M - \$9.99M	37	39	-5.1%
≥ \$10M	19	27	-29.6%



CONDO MATRIX Palm Beach County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	335	314	6.7%
< \$200K	76	75	1.3%
\$200K - \$299K	85	85	0.0%
\$300K - \$399K	73	56	30.4%
\$400K - \$599K	41	49	-16.3%
\$600K - \$999K	25	26	-3.8%
\$1M - \$2.99M	28	19	47.4%
\$3M - \$4.99M	6	4	50.0%
≥ \$5M	1	0	
New Listings (All)	1,523	1,038	46.7%
< \$200K	333	192	73.4%
\$200K - \$299K	338	220	53.6%
\$300K - \$399K	314	244	28.7%
\$400K - \$599K	284	189	50.3%
\$600K - \$999K	139	100	39.0%
\$1M - \$2.99M	79	70	12.9%
\$3M - \$4.99M	20	15	33.3%
≥ \$5M	16	8	100.0%

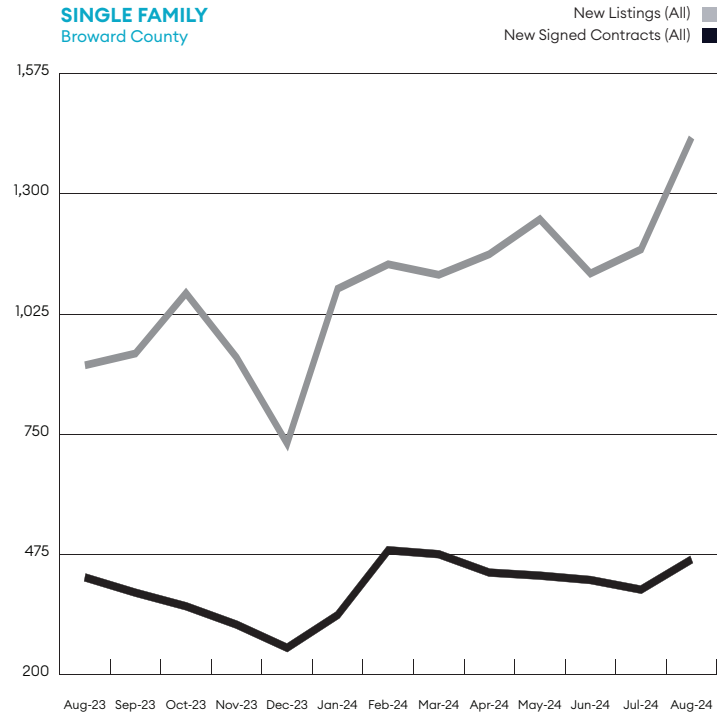


Source: BeachesMLS

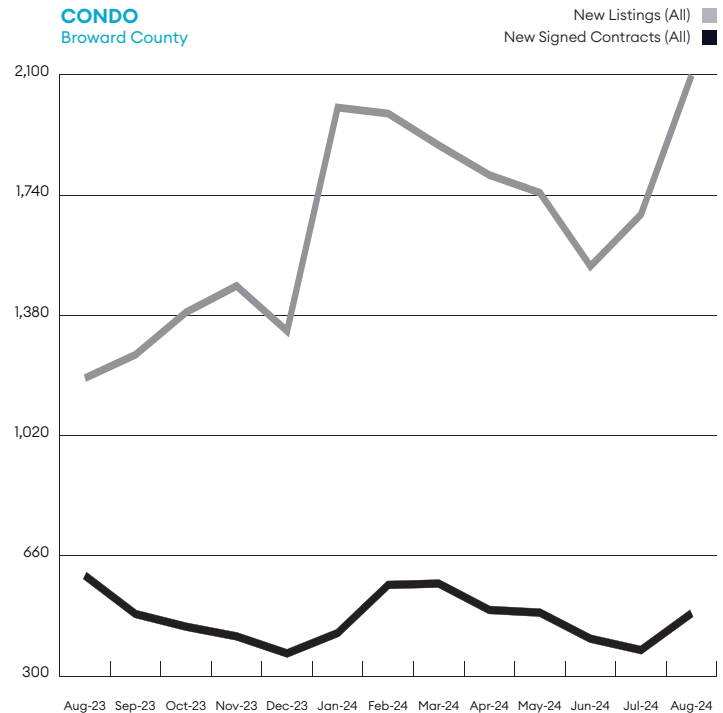
Broward County

"Newly signed single family contracts rose year over year for the first time since February. New listings continued to rise faster than new signed contracts. Newly signed single family contracts above the \$1 million threshold rose annually for the third time at an expanding rate."

SINGLE FAMILY MATRIX Broward County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	464	423	9.7%
< \$300K	13	19	-31.6%
\$300K - \$399K	56	61	-8.2%
\$400K - \$499K	92	103	-10.7%
\$500K - \$999K	229	195	17.4%
\$1M - \$2.99M	61	40	52.5%
\$3M - \$4.99M	7	2	250.0%
\$5M - \$9.99M	5	3	66.7%
≥ \$10M	1	0	
New Listings (All)	1,429	908	57.4%
< \$300K	20	9	122.2%
\$300K - \$399K	80	79	1.3%
\$400K - \$499K	194	157	23.6%
\$500K - \$999K	772	423	82.5%
\$1M - \$2.99M	302	189	59.8%
\$3M - \$4.99M	26	25	4.0%
\$5M - \$9.99M	27	17	58.8%
≥ \$10M	8	9	-11.1%



CONDO MATRIX Broward County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	488	601	-18.8%
< \$200K	146	174	-16.1%
\$200K - \$299K	129	158	-18.4%
\$300K - \$399K	91	134	-32.1%
\$400K - \$599K	82	93	-11.8%
\$600K - \$999K	26	23	13.0%
\$1M - \$2.99M	13	17	-23.5%
\$3M - \$4.99M	1	1	0.0%
≥ \$5M	0	1	-100.0%
New Listings (All)	2,099	1,192	76.1%
< \$200K	529	285	85.6%
\$200K - \$299K	577	330	74.8%
\$300K - \$399K	379	212	78.8%
\$400K - \$599K	357	194	84.0%
\$600K - \$999K	160	125	28.0%
\$1M - \$2.99M	81	40	102.5%
\$3M - \$4.99M	13	5	160.0%
≥ \$5M	3	1	200.0%

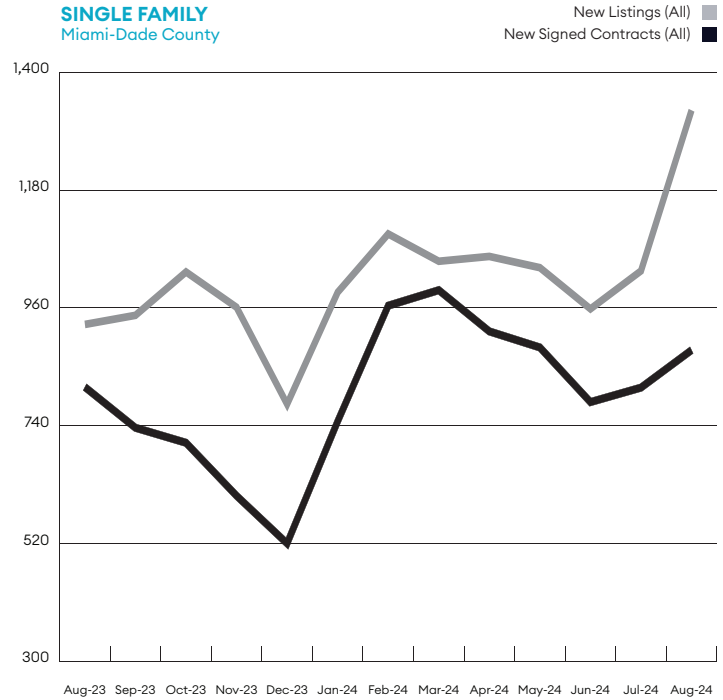


Source: BeachesMLS

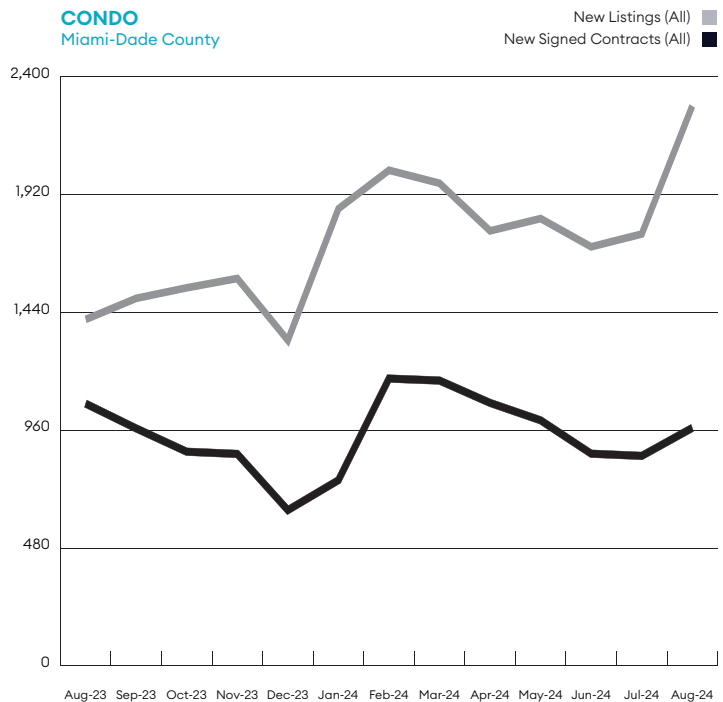
Miami-Dade County

"Newly signed single family contracts rose year over year for the second time. New listings continued to rise faster than new signed contracts. Newly signed single family contracts above the \$1 million threshold rose annually for the second time at an expanding rate."

SINGLE FAMILY MATRIX Miami-Dade County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	881	812	8.5%
< \$300K	14	15	-6.7%
\$300K - \$399K	30	59	-49.2%
\$400K - \$499K	135	156	-13.5%
\$500K - \$999K	517	424	21.9%
\$1M - \$2.99M	144	119	21.0%
\$3M - \$4.99M	23	16	43.8%
\$5M - \$9.99M	11	18	-38.9%
≥ \$10M	7	5	40.0%
New Listings (All)	1,329	929	43.1%
< \$300K	21	14	50.0%
\$300K - \$399K	9	41	-78.0%
\$400K - \$499K	104	98	6.1%
\$500K - \$999K	761	436	74.5%
\$1M - \$2.99M	330	253	30.4%
\$3M - \$4.99M	53	39	35.9%
\$5M - \$9.99M	29	27	7.4%
≥ \$10M	22	21	4.8%



CONDO MATRIX Miami-Dade County	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	970	1,069	-9.3%
< \$200K	57	51	11.8%
\$200K - \$299K	209	229	-8.7%
\$300K - \$399K	218	230	-5.2%
\$400K - \$599K	277	301	-8.0%
\$600K - \$999K	104	143	-27.3%
\$1M - \$2.99M	76	98	-22.4%
\$3M - \$4.99M	19	12	58.3%
≥ \$5M	10	5	100.0%
New Listings (All)	2,282	1,412	61.6%
< \$200K	118	53	122.6%
\$200K - \$299K	387	211	83.4%
\$300K - \$399K	401	238	68.5%
\$400K - \$599K	574	349	64.5%
\$600K - \$999K	387	253	53.0%
\$1M - \$2.99M	308	235	31.1%
\$3M - \$4.99M	55	35	57.1%
≥ \$5M	52	38	36.8%



Source: Miami Association of REALTORS, INC. MLS

Questions or comments? Email report author
Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com