

Elliman Report

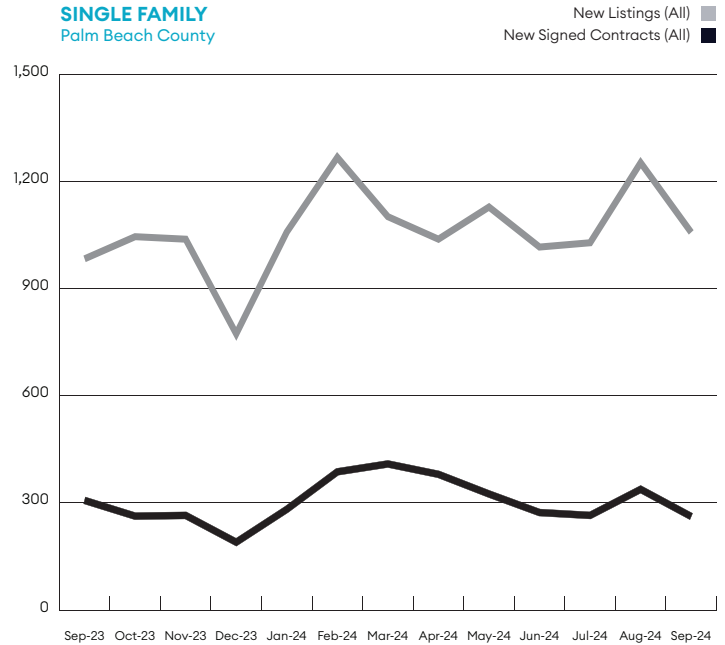
Florida

September 2024 New Signed Contracts

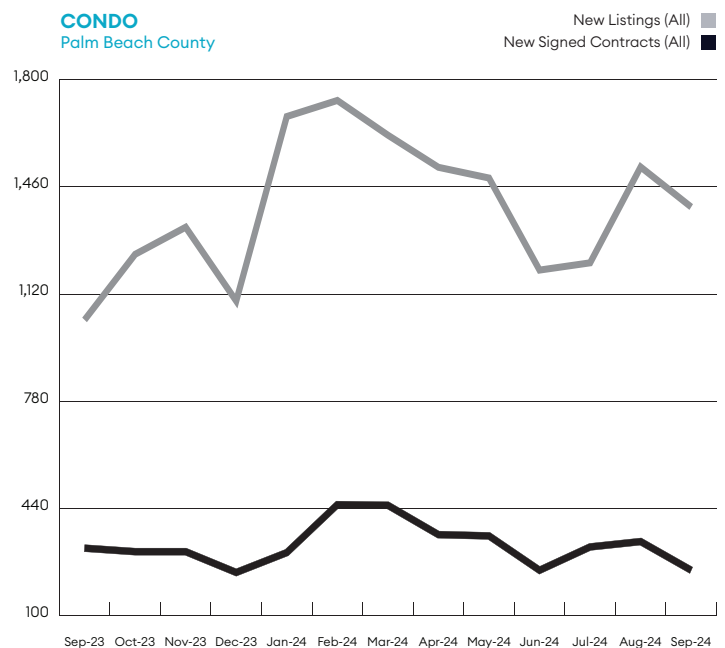
Palm Beach County

"The combination of newly signed contracts for single families and condos declined annually for the seventh time as new listings continued to expand. However, newly signed single family contracts above the \$1 million threshold have continued to rise year over year."

SINGLE FAMILY MATRIX Palm Beach County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	262	307	-14.7%
< \$300K	9	15	-40.0%
\$300K - \$399K	28	33	-15.2%
\$400K - \$499K	26	46	-43.5%
\$500K - \$999K	110	135	-18.5%
\$1M - \$2.99M	74	59	25.4%
\$3M - \$4.99M	7	5	40.0%
\$5M - \$9.99M	7	14	-50.0%
≥ \$10M	1	0	
New Listings (All)	1,057	983	7.5%
< \$300K	25	14	78.6%
\$300K - \$399K	49	59	-16.9%
\$400K - \$499K	108	91	18.7%
\$500K - \$999K	487	443	9.9%
\$1M - \$2.99M	269	271	-0.7%
\$3M - \$4.99M	51	39	30.8%
\$5M - \$9.99M	34	39	-12.8%
≥ \$10M	34	27	25.9%



CONDO MATRIX Palm Beach County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	244	314	-22.3%
< \$200K	72	75	-4.0%
\$200K - \$299K	51	85	-40.0%
\$300K - \$399K	45	56	-19.6%
\$400K - \$599K	41	49	-16.3%
\$600K - \$999K	17	26	-34.6%
\$1M - \$2.99M	16	19	-15.8%
\$3M - \$4.99M	1	4	-75.0%
≥ \$5M	1	0	
New Listings (All)	1,396	1,038	34.5%
< \$200K	290	192	51.0%
\$200K - \$299K	327	220	48.6%
\$300K - \$399K	267	244	9.4%
\$400K - \$599K	234	189	23.8%
\$600K - \$999K	141	100	41.0%
\$1M - \$2.99M	96	70	37.1%
\$3M - \$4.99M	25	15	66.7%
≥ \$5M	16	8	100.0%

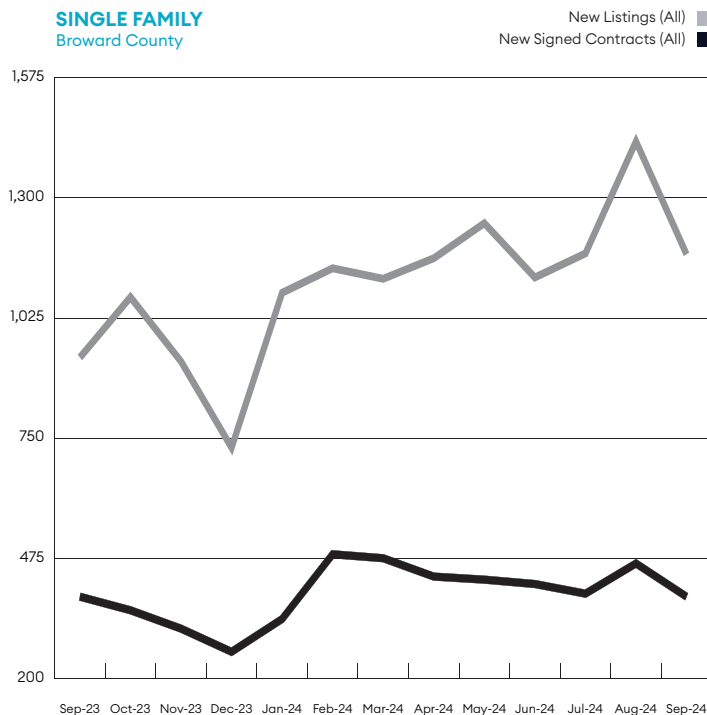


Source: BeachesMLS

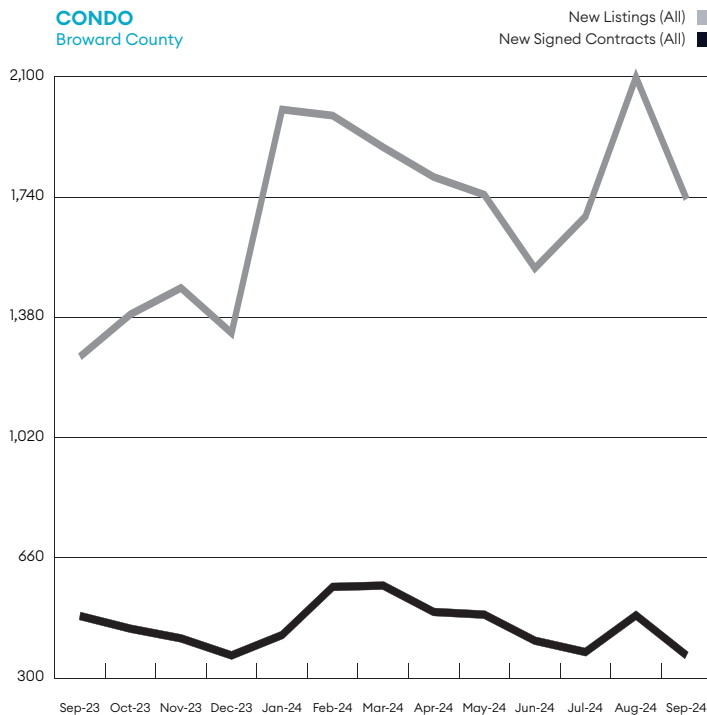
Broward County

"Newly signed contracts for single families have yet to see a year over year decline for the second time as new listings continue to expand. However, newly signed contracts for condos continue to see an annual slide. Single family contracts above the \$1 million threshold rose for the fourth time."

SINGLE FAMILY MATRIX Broward County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	388	388	0.0%
< \$300K	13	16	-18.8%
\$300K - \$399K	42	45	-6.7%
\$400K - \$499K	75	86	-12.8%
\$500K - \$999K	186	183	1.6%
\$1M - \$2.99M	62	46	34.8%
\$3M - \$4.99M	7	7	0.0%
\$5M - \$9.99M	1	2	-50.0%
≥ \$10M	2	3	-33.3%
New Listings (All)	1,171	935	25.2%
< \$300K	9	17	-47.1%
\$300K - \$399K	78	75	4.0%
\$400K - \$499K	173	137	26.3%
\$500K - \$999K	642	491	30.8%
\$1M - \$2.99M	217	168	29.2%
\$3M - \$4.99M	37	24	54.2%
\$5M - \$9.99M	15	19	-21.1%
≥ \$10M		4	-100.0%



CONDO MATRIX Broward County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	368	486	-24.3%
< \$200K	102	156	-34.6%
\$200K - \$299K	101	130	-22.3%
\$300K - \$399K	56	95	-41.1%
\$400K - \$599K	71	69	2.9%
\$600K - \$999K	28	23	21.7%
\$1M - \$2.99M	8	12	-33.3%
\$3M - \$4.99M	1	1	0.0%
≥ \$5M	1	0	
New Listings (All)	1,734	1,262	37.4%
< \$200K	488	311	56.9%
\$200K - \$299K	467	337	38.6%
\$300K - \$399K	279	208	34.1%
\$400K - \$599K	289	213	35.7%
\$600K - \$999K	134	121	10.7%
\$1M - \$2.99M	66	61	8.2%
\$3M - \$4.99M	9	8	12.5%
≥ \$5M	2	3	-33.3%

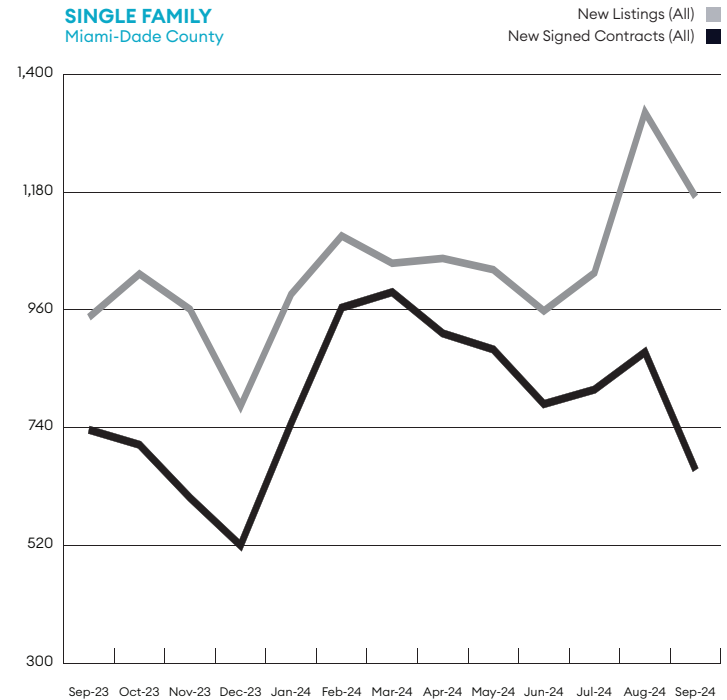


Source: BeachesMLS

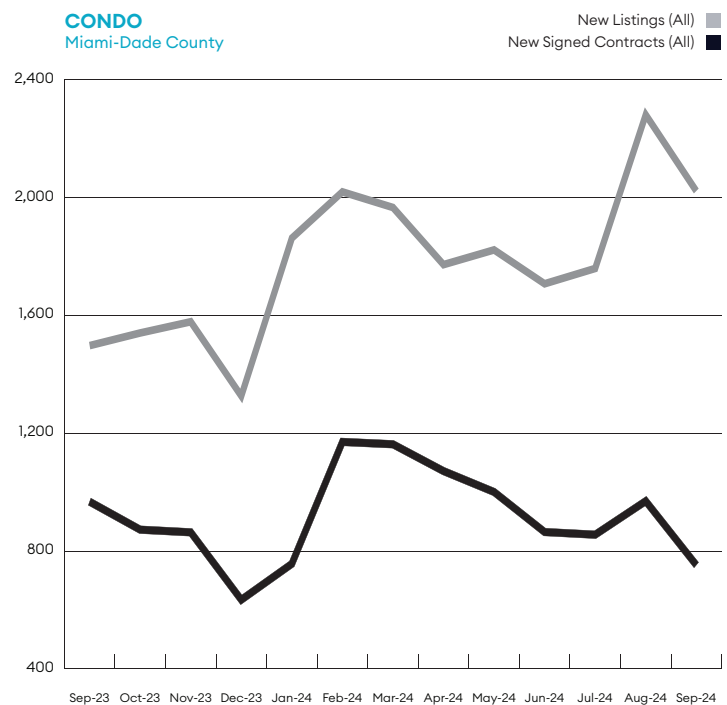
Miami-Dade County

"The combination of newly signed contracts for single families and condos declined annually for the eighth time as new listings continued to expand. However, both newly signed single family and condo contracts above the \$1 million threshold expanded year over year."

SINGLE FAMILY MATRIX Miami-Dade County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	661	736	-10.2%
< \$300K	12	15	-20.0%
\$300K - \$399K	24	51	-52.9%
\$400K - \$499K	98	126	-22.2%
\$500K - \$999K	382	408	-6.4%
\$1M - \$2.99M	123	106	16.0%
\$3M - \$4.99M	9	21	-57.1%
\$5M - \$9.99M	6	6	0.0%
≥ \$10M	7	3	133.3%
New Listings (All)	1,171	946	23.8%
< \$300K	23	11	109.1%
\$300K - \$399K	29	29	0.0%
\$400K - \$499K	93	99	-6.1%
\$500K - \$999K	652	478	36.4%
\$1M - \$2.99M	270	228	18.4%
\$3M - \$4.99M	49	42	16.7%
\$5M - \$9.99M	40	28	42.9%
≥ \$10M	15	31	-51.6%



CONDO MATRIX Miami-Dade County	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	753	968	-22.2%
< \$200K	46	53	-13.2%
\$200K - \$299K	133	210	-36.7%
\$300K - \$399K	165	212	-22.2%
\$400K - \$599K	206	293	-29.7%
\$600K - \$999K	105	111	-5.4%
\$1M - \$2.99M	85	71	19.7%
\$3M - \$4.99M	7	13	-46.2%
≥ \$5M	6	5	20.0%
New Listings (All)	2,023	1,498	35.0%
< \$200K	83	64	29.7%
\$200K - \$299K	321	239	34.3%
\$300K - \$399K	354	223	58.7%
\$400K - \$599K	522	377	38.5%
\$600K - \$999K	372	272	36.8%
\$1M - \$2.99M	253	236	7.2%
\$3M - \$4.99M	51	48	6.3%
≥ \$5M	67	39	71.8%



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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