

Elliman Report

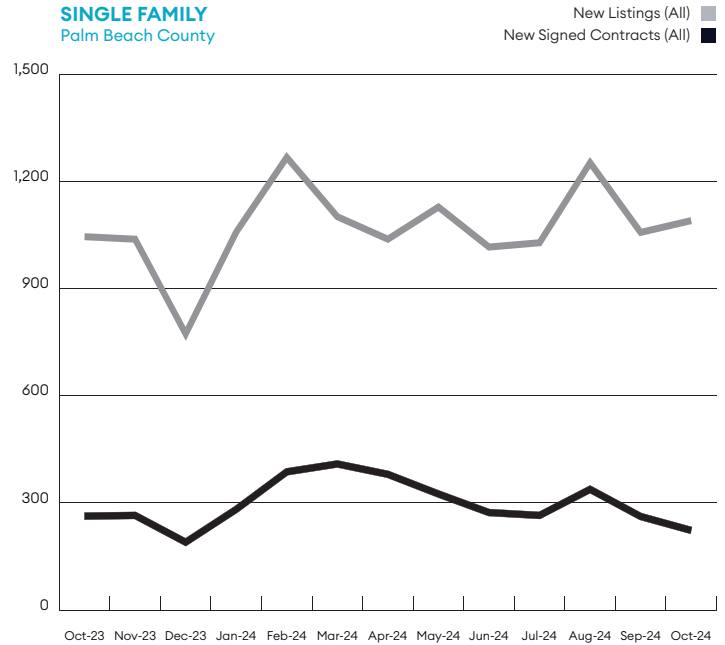
Florida

October 2024 New Signed Contracts

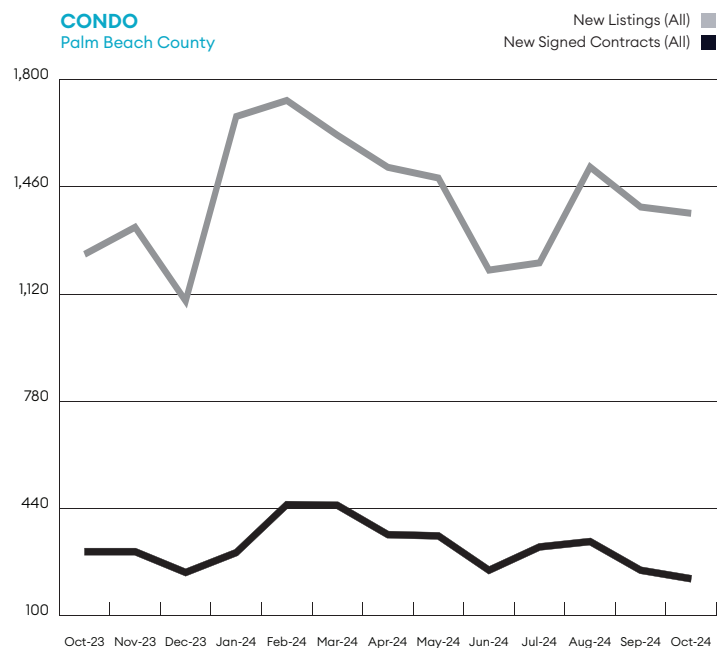
Palm Beach County

"Newly signed contracts have been sliding year over year since February, as new listings have been expanding monthly over the past year. Newly signed contracts above the \$1 million threshold have been rising year over year since August."

SINGLE FAMILY MATRIX Palm Beach County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	223	263	-15.2%
< \$300K	5	15	-66.7%
\$300K - \$399K	14	31	-54.8%
\$400K - \$499K	34	35	-2.9%
\$500K - \$999K	105	123	-14.6%
\$1M - \$2.99M	42	42	0.0%
\$3M - \$4.99M	8	6	33.3%
\$5M - \$9.99M	9	4	125.0%
≥ \$10M	6	7	-14.3%
New Listings (All)	1,090	1,045	4.3%
< \$300K	12	19	-36.8%
\$300K - \$399K	54	50	8.0%
\$400K - \$499K	130	103	26.2%
\$500K - \$999K	522	480	8.8%
\$1M - \$2.99M	250	275	-9.1%
\$3M - \$4.99M	42	54	-22.2%
\$5M - \$9.99M	46	32	43.8%
≥ \$10M	34	32	6.3%



CONDO MATRIX Palm Beach County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	217	303	-28.4%
< \$200K	60	71	-15.5%
\$200K - \$299K	50	62	-19.4%
\$300K - \$399K	47	60	-21.7%
\$400K - \$599K	27	56	-51.8%
\$600K - \$999K	8	26	-69.2%
\$1M - \$2.99M	19	24	-20.8%
\$3M - \$4.99M	5	3	66.7%
≥ \$5M	1	1	0.0%
New Listings (All)	1,376	1,246	10.4%
< \$200K	279	216	29.2%
\$200K - \$299K	293	258	13.6%
\$300K - \$399K	263	271	-3.0%
\$400K - \$599K	233	218	6.9%
\$600K - \$999K	151	148	2.0%
\$1M - \$2.99M	120	108	11.1%
\$3M - \$4.99M	26	21	23.8%
≥ \$5M	11	6	83.3%

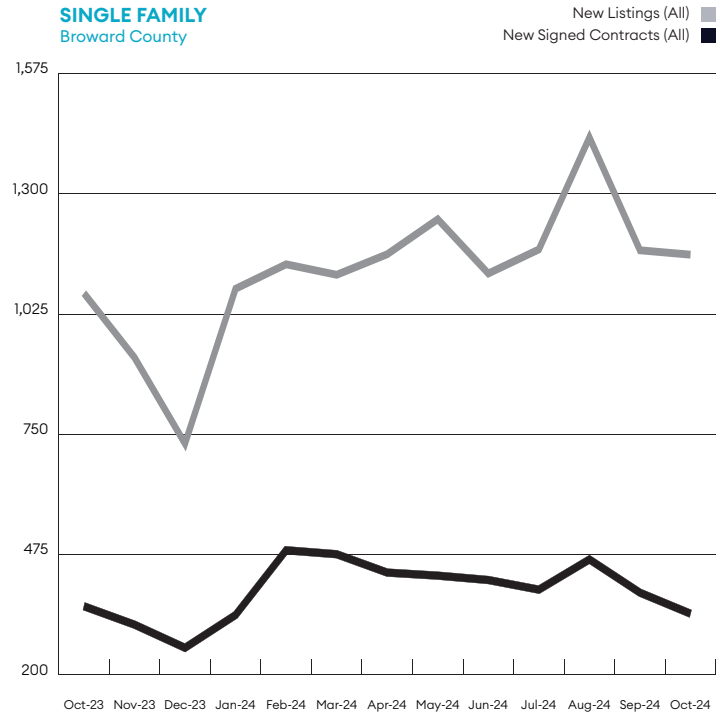


Source: BeachesMLS

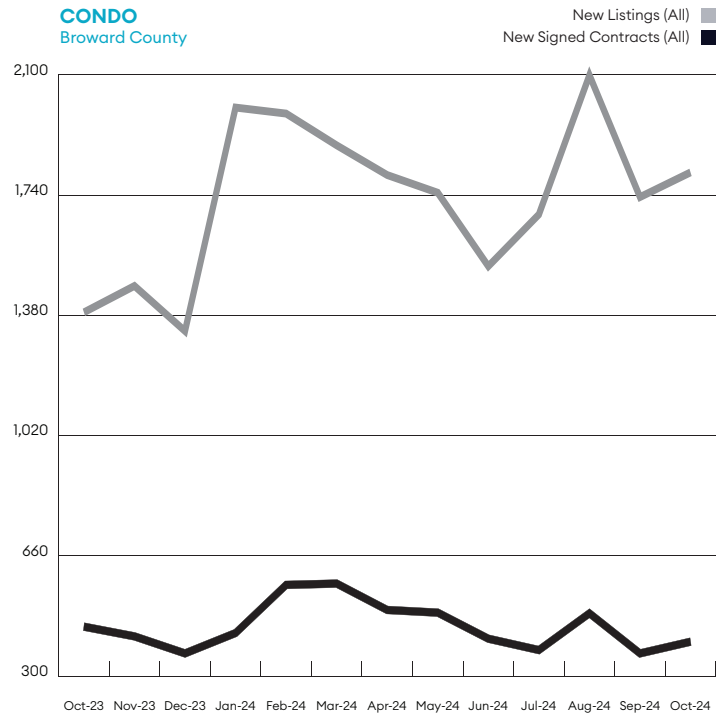
Broward County

"Newly signed contracts declined year over year for more than two years as new listings have been expanding monthly over the past year. Single family newly signed contracts showed more strength than condos, but both property types fell short of year-ago levels. Newly signed contracts for single families above the \$1 million threshold have been rising year over year since June, while condos rose annually for the first time since February."

SINGLE FAMILY MATRIX Broward County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	340	357	-4.8%
< \$300K	7	12	-41.7%
\$300K - \$399K	35	59	-40.7%
\$400K - \$499K	67	74	-9.5%
\$500K - \$999K	180	166	8.4%
\$1M - \$2.99M	43	44	-2.3%
\$3M - \$4.99M	7	1	600.0%
\$5M - \$9.99M	1	1	0.0%
≥ \$10M	0	0	
New Listings (All)	1,161	1,073	8.2%
< \$300K	10	10	0.0%
\$300K - \$399K	80	64	25.0%
\$400K - \$499K	163	174	-6.3%
\$500K - \$999K	596	535	11.4%
\$1M - \$2.99M	230	206	11.7%
\$3M - \$4.99M	41	42	-2.4%
\$5M - \$9.99M	29	24	20.8%
≥ \$10M	12	18	-33.3%



CONDO MATRIX Broward County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	403	448	-10.0%
< \$200K	130	127	2.4%
\$200K - \$299K	110	129	-14.7%
\$300K - \$399K	68	85	-20.0%
\$400K - \$599K	56	64	-12.5%
\$600K - \$999K	23	29	-20.7%
\$1M - \$2.99M	14	12	16.7%
\$3M - \$4.99M	2	2	0.0%
≥ \$5M	0	0	
New Listings (All)	1,808	1,389	30.2%
< \$200K	459	327	40.4%
\$200K - \$299K	481	374	28.6%
\$300K - \$399K	307	244	25.8%
\$400K - \$599K	304	232	31.0%
\$600K - \$999K	171	122	40.2%
\$1M - \$2.99M	72	72	0.0%
\$3M - \$4.99M	7	12	-41.7%
≥ \$5M	7	6	16.7%

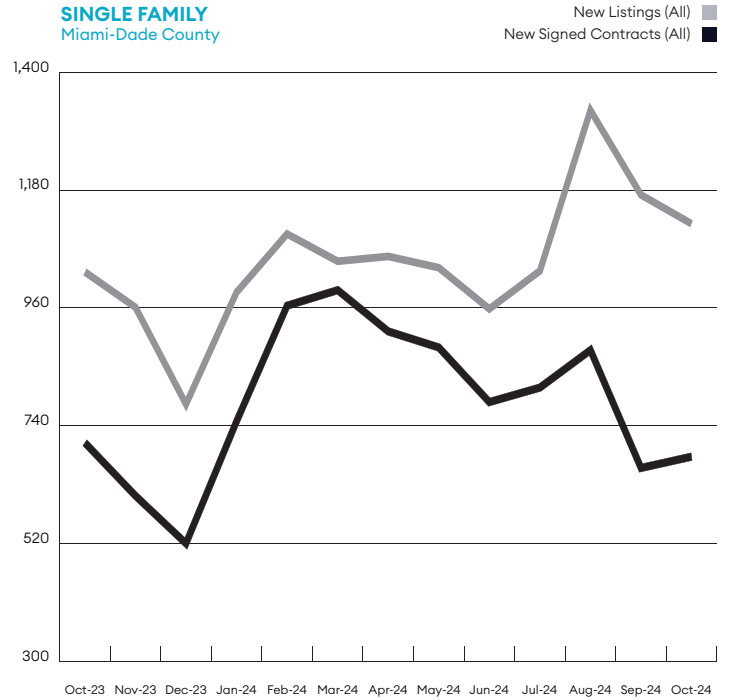


Source: BeachesMLS

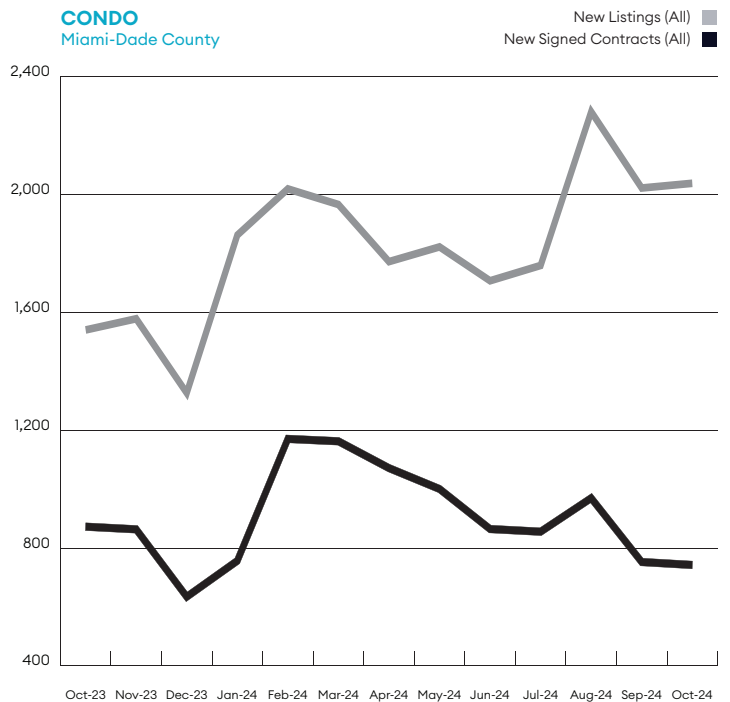
Miami-Dade County

"Newly signed contracts declined year over year for the seventh time as new listings have been expanding monthly over the past year. Single family newly signed contracts showed more strength than condos, but both property types fell short of year-ago levels. Newly signed contracts for condos above the \$1 million threshold have been rising year over year for the past two months."

SINGLE FAMILY MATRIX Miami-Dade County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	682	708	-3.7%
< \$300K	7	22	-68.2%
\$300K - \$399K	28	35	-20.0%
\$400K - \$499K	88	146	-39.7%
\$500K - \$999K	419	364	15.1%
\$1M - \$2.99M	116	115	0.9%
\$3M - \$4.99M	14	16	-12.5%
\$5M - \$9.99M	7	8	-12.5%
≥ \$10M	3	2	50.0%
New Listings (All)	1,117	1,027	8.8%
< \$300K	10	15	-33.3%
\$300K - \$399K	30	26	15.4%
\$400K - \$499K	91	107	-15.0%
\$500K - \$999K	599	532	12.6%
\$1M - \$2.99M	268	228	17.5%
\$3M - \$4.99M	58	50	16.0%
\$5M - \$9.99M	37	39	-5.1%
≥ \$10M	24	30	-20.0%



CONDO MATRIX Miami-Dade County	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	743	873	-14.9%
< \$200K	36	53	-32.1%
\$200K - \$299K	153	174	-12.1%
\$300K - \$399K	141	202	-30.2%
\$400K - \$599K	198	244	-18.9%
\$600K - \$999K	108	102	5.9%
\$1M - \$2.99M	90	82	9.8%
\$3M - \$4.99M	8	8	0.0%
≥ \$5M	9	8	12.5%
New Listings (All)	2,039	1,541	32.3%
< \$200K	86	61	41.0%
\$200K - \$299K	256	240	6.7%
\$300K - \$399K	365	274	33.2%
\$400K - \$599K	510	362	40.9%
\$600K - \$999K	361	271	33.2%
\$1M - \$2.99M	328	227	44.5%
\$3M - \$4.99M	79	56	41.1%
≥ \$5M	54	50	8.0%



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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