

# Elliman Report

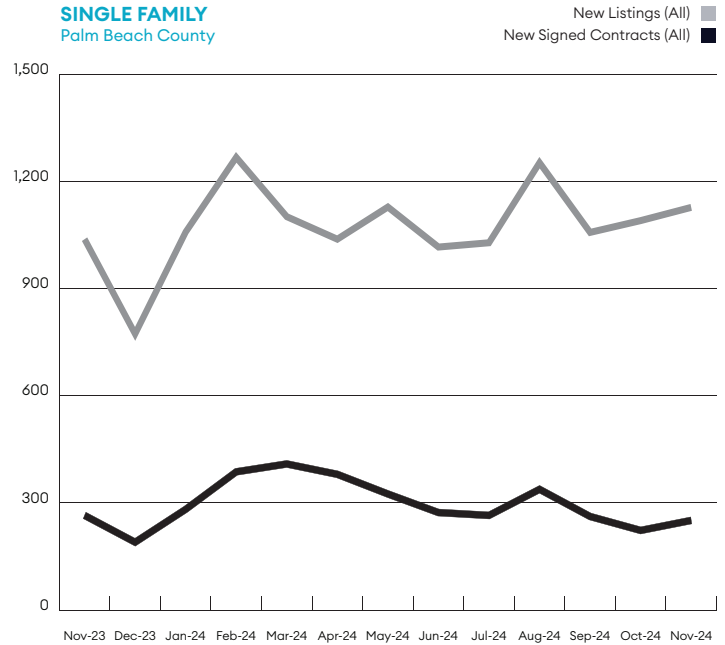
Florida

November 2024 New Signed Contracts

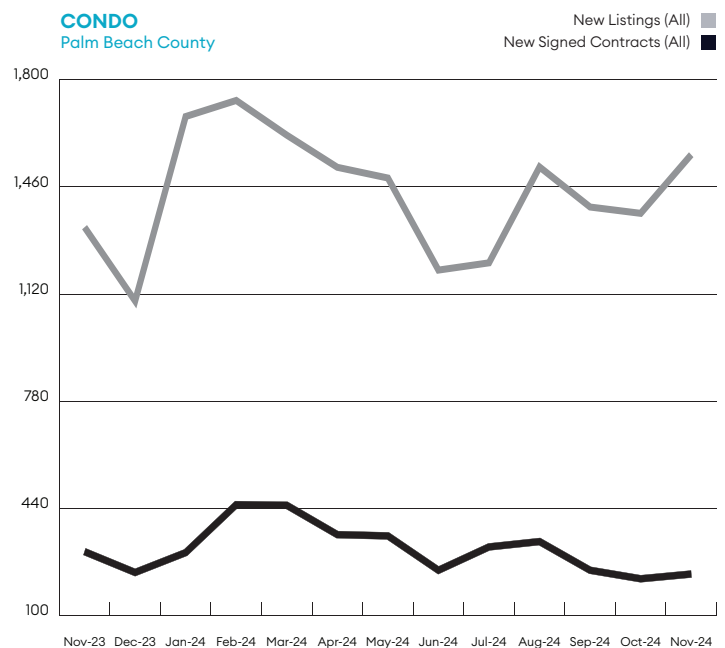
## Palm Beach County

"New contract signings for the overall market fell short of prior year levels for the ninth time as new listings continued to expand annually as they have been since the fall of 2023. New signed contracts above the \$1 million threshold surged for the fourth time as new listings rose modestly over the same period."

SINGLE FAMILY MATRIX Palm Beach County	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>251</b>	<b>265</b>	<b>-5.3%</b>
< \$300K	10	14	-28.6%
\$300K - \$399K	18	36	-50.0%
\$400K - \$499K	31	41	-24.4%
\$500K - \$999K	105	112	-6.3%
\$1M - \$2.99M	63	42	50.0%
\$3M - \$4.99M	10	9	11.1%
\$5M - \$9.99M	3	7	-57.1%
≥ \$10M	11	4	175.0%
<b>New Listings (All)</b>	<b>1,127</b>	<b>1,038</b>	<b>8.6%</b>
< \$300K	22	23	-4.3%
\$300K - \$399K	49	45	8.9%
\$400K - \$499K	109	95	14.7%
\$500K - \$999K	526	472	11.4%
\$1M - \$2.99M	291	281	3.6%
\$3M - \$4.99M	57	61	-6.6%
\$5M - \$9.99M	43	28	53.6%
≥ \$10M	30	33	-9.1%



CONDO MATRIX Palm Beach County	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>232</b>	<b>303</b>	<b>-23.4%</b>
< \$200K	55	64	-14.1%
\$200K - \$299K	54	91	-40.7%
\$300K - \$399K	40	61	-34.4%
\$400K - \$599K	39	35	11.4%
\$600K - \$999K	21	25	-16.0%
\$1M - \$2.99M	17	25	-32.0%
\$3M - \$4.99M	3	1	200.0%
≥ \$5M	3	1	200.0%
<b>New Listings (All)</b>	<b>1,562</b>	<b>1,332</b>	<b>17.3%</b>
< \$200K	328	255	28.6%
\$200K - \$299K	327	267	22.5%
\$300K - \$399K	273	254	7.5%
\$400K - \$599K	285	261	9.2%
\$600K - \$999K	161	155	3.9%
\$1M - \$2.99M	127	107	18.7%
\$3M - \$4.99M	41	17	141.2%
≥ \$5M	20	16	25.0%

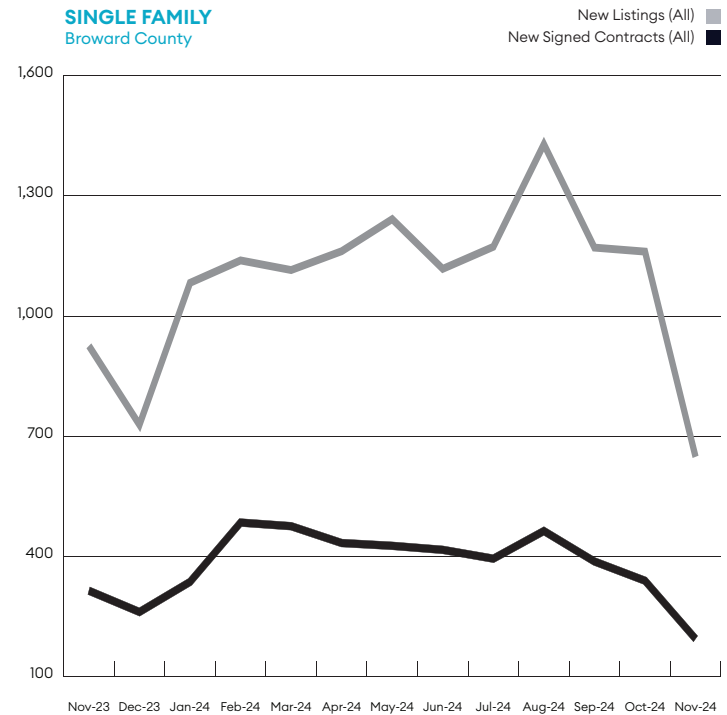


Source: BeachesMLS

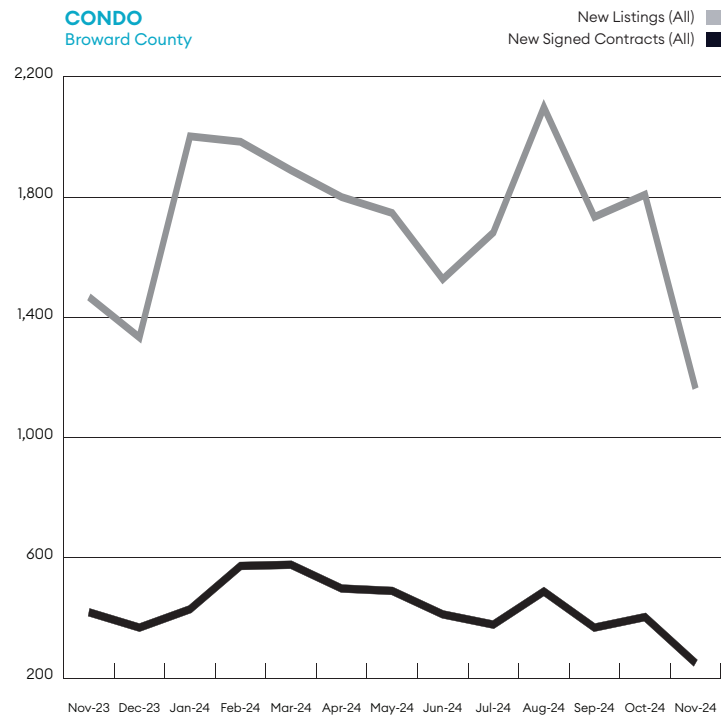
# Broward County

"New contract signings continued to decline year over year, as they have since the summer of 2021. New listings fell year over year for the first time in more than a year. New signed contracts above the \$1 million threshold showed a similar pattern of annual decline."

SINGLE FAMILY MATRIX Broward County	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>195</b>	<b>315</b>	<b>-38.1%</b>
< \$300K	7	20	-65.0%
\$300K - \$399K	21	39	-46.2%
\$400K - \$499K	41	67	-38.8%
\$500K - \$999K	93	140	-33.6%
\$1M - \$2.99M	27	40	-32.5%
\$3M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	4	4	0.0%
≥ \$10M	0	2	-100.0%
<b>New Listings (All)</b>	<b>649</b>	<b>926</b>	<b>-29.9%</b>
< \$300K	8	12	-33.3%
\$300K - \$399K	47	59	-20.3%
\$400K - \$499K	86	128	-32.8%
\$500K - \$999K	336	470	-28.5%
\$1M - \$2.99M	137	216	-36.6%
\$3M - \$4.99M	11	15	-26.7%
\$5M - \$9.99M	17	19	-10.5%
≥ \$10M	7	7	0.0%



CONDO MATRIX Broward County	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>250</b>	<b>419</b>	<b>-40.3%</b>
< \$200K	93	128	-27.3%
\$200K - \$299K	54	139	-61.2%
\$300K - \$399K	38	73	-47.9%
\$400K - \$599K	36	43	-16.3%
\$600K - \$999K	18	22	-18.2%
\$1M - \$2.99M	9	11	-18.2%
\$3M - \$4.99M	2	2	0.0%
≥ \$5M	0	1	-100.0%
<b>New Listings (All)</b>	<b>1,163</b>	<b>1,468</b>	<b>-20.8%</b>
< \$200K	311	340	-8.5%
\$200K - \$299K	294	394	-25.4%
\$300K - \$399K	197	273	-27.8%
\$400K - \$599K	204	248	-17.7%
\$600K - \$999K	95	139	-31.7%
\$1M - \$2.99M	51	57	-10.5%
\$3M - \$4.99M	11	17	-35.3%
≥ \$5M	0	0	

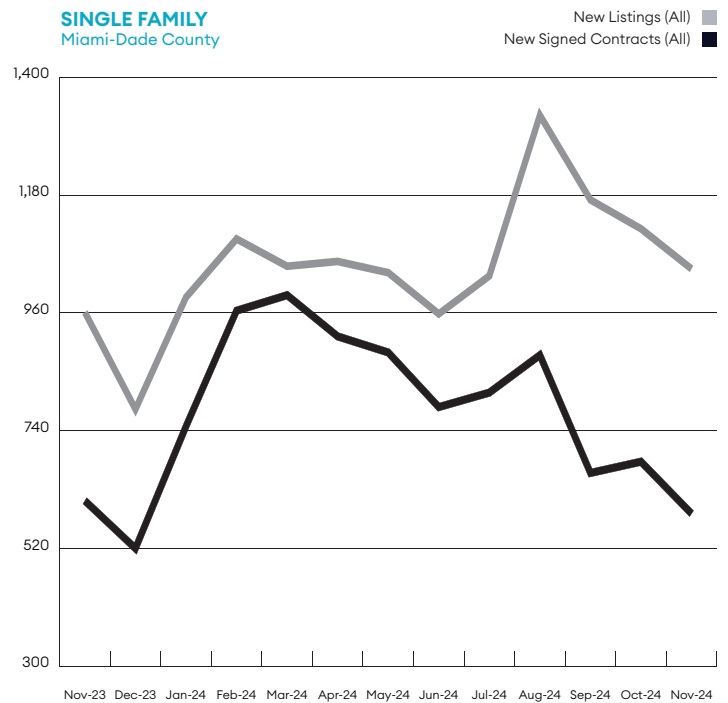


Source: BeachesMLS

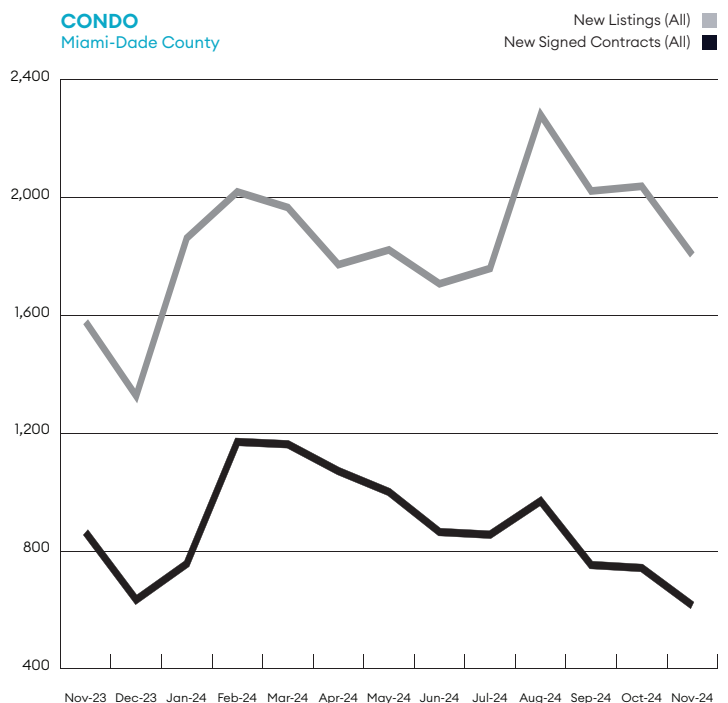
# Miami-Dade County

"Since February, new contract signings for the overall market have fallen short of prior year levels, as new listings continued to expand annually, as they have since the fall of 2023. However, new signed contracts above the \$1 million threshold increased year over year for the fourth time."

SINGLE FAMILY MATRIX Miami-Dade County			
	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>585</b>	<b>609</b>	<b>-3.9%</b>
< \$300K	9	17	-47.1%
\$300K - \$399K	21	42	-50.0%
\$400K - \$499K	71	105	-32.4%
\$500K - \$999K	342	319	7.2%
\$1M - \$2.99M	105	98	7.1%
\$3M - \$4.99M	16	21	-23.8%
\$5M - \$9.99M	14	5	180.0%
≥ \$10M	7	2	250.0%
<b>New Listings (All)</b>	<b>1,042</b>	<b>961</b>	<b>8.4%</b>
< \$300K	14	18	-22.2%
\$300K - \$399K	18	23	-21.7%
\$400K - \$499K	90	116	-22.4%
\$500K - \$999K	563	480	17.3%
\$1M - \$2.99M	230	221	4.1%
\$3M - \$4.99M	43	49	-12.2%
\$5M - \$9.99M	44	26	69.2%
≥ \$10M	40	28	42.9%



CONDO MATRIX Miami-Dade County			
	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>616</b>	<b>864</b>	<b>-28.7%</b>
< \$200K	33	41	-19.5%
\$200K - \$299K	142	196	-27.6%
\$300K - \$399K	117	181	-35.4%
\$400K - \$599K	161	224	-28.1%
\$600K - \$999K	82	126	-34.9%
\$1M - \$2.99M	65	80	-18.8%
\$3M - \$4.99M	6	7	-14.3%
≥ \$5M	10	9	11.1%
<b>New Listings (All)</b>	<b>1,806</b>	<b>1,579</b>	<b>14.4%</b>
< \$200K	80	68	17.6%
\$200K - \$299K	243	222	9.5%
\$300K - \$399K	317	257	23.3%
\$400K - \$599K	445	439	1.4%
\$600K - \$999K	357	273	30.8%
\$1M - \$2.99M	236	229	3.1%
\$3M - \$4.99M	48	47	2.1%
≥ \$5M	80	44	81.8%



Source: Miami Association of REALTORS, INC. MLS

Questions or comments? Email report author  
Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

**Douglas Elliman Real Estate**  
575 Madison Avenue, New York, NY 10022  
212.891.7000 • [elliman.com](http://elliman.com)

**Miller Samuel Real Estate Appraisers & Consultants**  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](http://millersamuel.com)