

Elliman Report

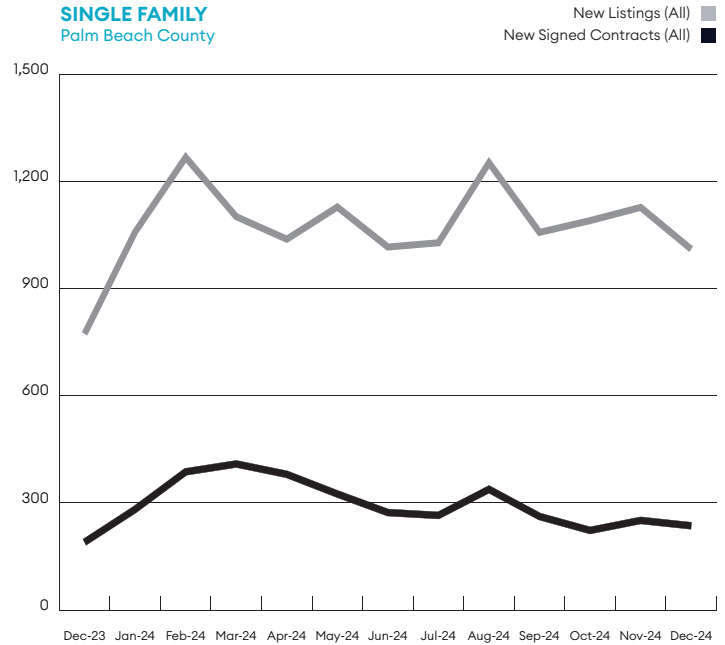
Florida

December 2024 New Signed Contracts

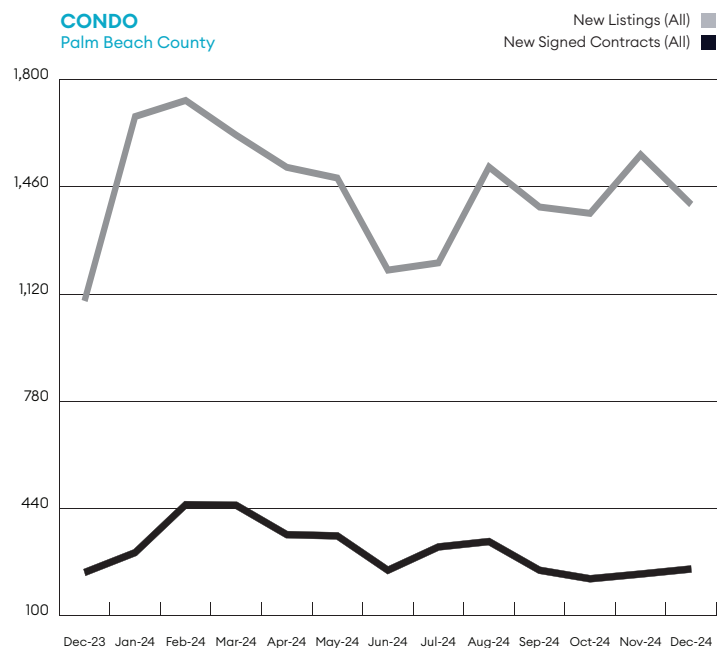
Palm Beach County

"Signed contracts increased year over year for the first time in 2024 as new listings have been expanding for more than a year, replenishing supply that had previously fallen to some of the lowest levels on record. Single family contracts exceeding the \$1 million threshold have been rising annually since August, while condo contracts above the same threshold rose year over year for the first time in four months."

SINGLE FAMILY MATRIX Palm Beach County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	236	190	24.2%
< \$300K	8	11	-27.3%
\$300K - \$399K	16	21	-23.8%
\$400K - \$499K	31	27	14.8%
\$500K - \$999K	99	81	22.2%
\$1M - \$2.99M	63	34	85.3%
\$3M - \$4.99M	7	9	-22.2%
\$5M - \$9.99M	4	5	-20.0%
≥ \$10M	8	2	300.0%
New Listings (All)	1,010	773	30.7%
< \$300K	20	11	81.8%
\$300K - \$399K	40	40	0.0%
\$400K - \$499K	123	82	50.0%
\$500K - \$999K	486	358	35.8%
\$1M - \$2.99M	214	188	13.8%
\$3M - \$4.99M	44	49	-10.2%
\$5M - \$9.99M	48	27	77.8%
≥ \$10M	35	18	94.4%



CONDO MATRIX Palm Beach County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	248	237	4.6%
< \$200K	53	57	-7.0%
\$200K - \$299K	62	50	24.0%
\$300K - \$399K	39	44	-11.4%
\$400K - \$599K	33	38	-13.2%
\$600K - \$999K	26	23	13.0%
\$1M - \$2.99M	23	19	21.1%
\$3M - \$4.99M	8	5	60.0%
≥ \$5M	4	1	300.0%
New Listings (All)	1,404	1,098	27.9%
< \$200K	339	236	43.6%
\$200K - \$299K	288	239	20.5%
\$300K - \$399K	242	226	7.1%
\$400K - \$599K	217	158	37.3%
\$600K - \$999K	150	116	29.3%
\$1M - \$2.99M	122	84	45.2%
\$3M - \$4.99M	27	23	17.4%
≥ \$5M	19	16	18.8%

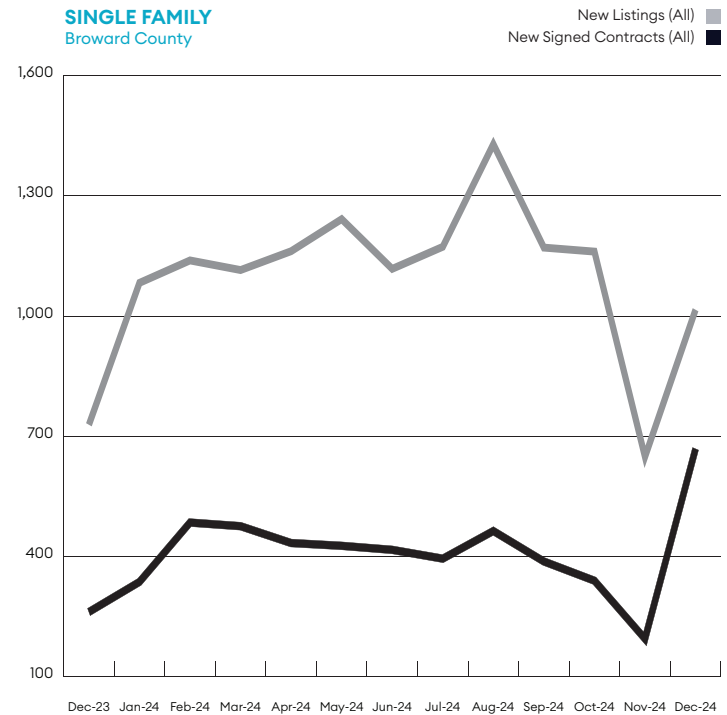


Source: BeachesMLS

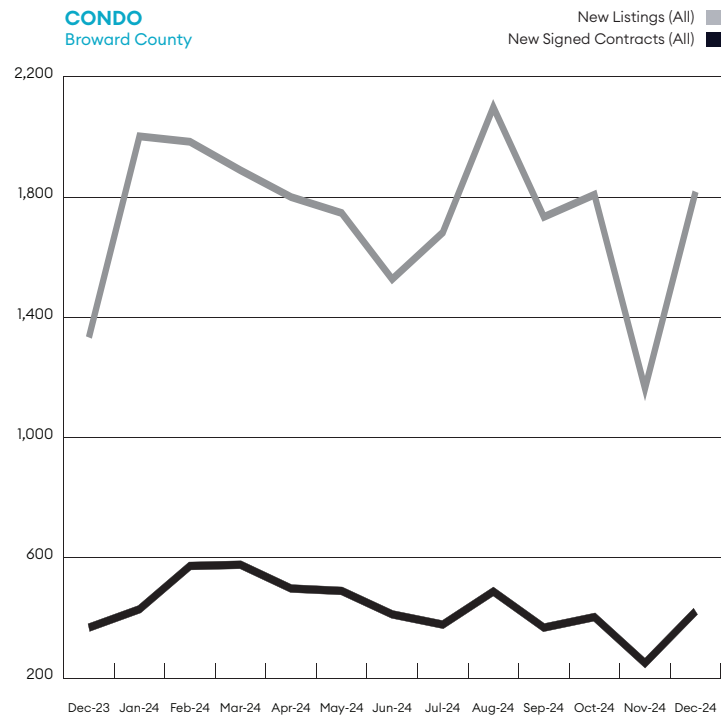
Broward County

"Signed contracts for the combination of single-family and condos rose for the first time since June 2021, enabled by the steady addition of new listings over the past several years. In December, the number of contracts exceeding the \$1 million threshold more than tripled. The county has been a laggard compared to its north and south neighbors, likely due to a post-election bump."

SINGLE FAMILY MATRIX Broward County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	669	262	155.3%
< \$300K	17	14	21.4%
\$300K - \$399K	61	33	84.8%
\$400K - \$499K	99	51	94.1%
\$500K - \$999K	367	126	191.3%
\$1M - \$2.99M	109	36	202.8%
\$3M - \$4.99M	10	2	400.0%
\$5M - \$9.99M	6	0	
≥ \$10M	0	0	
New Listings (All)	1,016	729	39.4%
< \$300K	37	10	270.0%
\$300K - \$399K	70	52	34.6%
\$400K - \$499K	143	113	26.5%
\$500K - \$999K	527	375	40.5%
\$1M - \$2.99M	194	135	43.7%
\$3M - \$4.99M	27	24	12.5%
\$5M - \$9.99M	15	14	7.1%
≥ \$10M	3	6	-50.0%



CONDO MATRIX Broward County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	422	368	14.7%
< \$200K	107	123	-13.0%
\$200K - \$299K	76	99	-23.2%
\$300K - \$399K	51	66	-22.7%
\$400K - \$599K	40	45	-11.1%
\$600K - \$999K	77	17	352.9%
\$1M - \$2.99M	59	17	247.1%
\$3M - \$4.99M	8	1	700.0%
≥ \$5M	4	0	
New Listings (All)	1,818	1,333	36.4%
< \$200K	514	338	52.1%
\$200K - \$299K	424	368	15.2%
\$300K - \$399K	318	222	43.2%
\$400K - \$599K	290	216	34.3%
\$600K - \$999K	163	103	58.3%
\$1M - \$2.99M	96	69	39.1%
\$3M - \$4.99M	9	13	-30.8%
≥ \$5M	4	4	0.0%

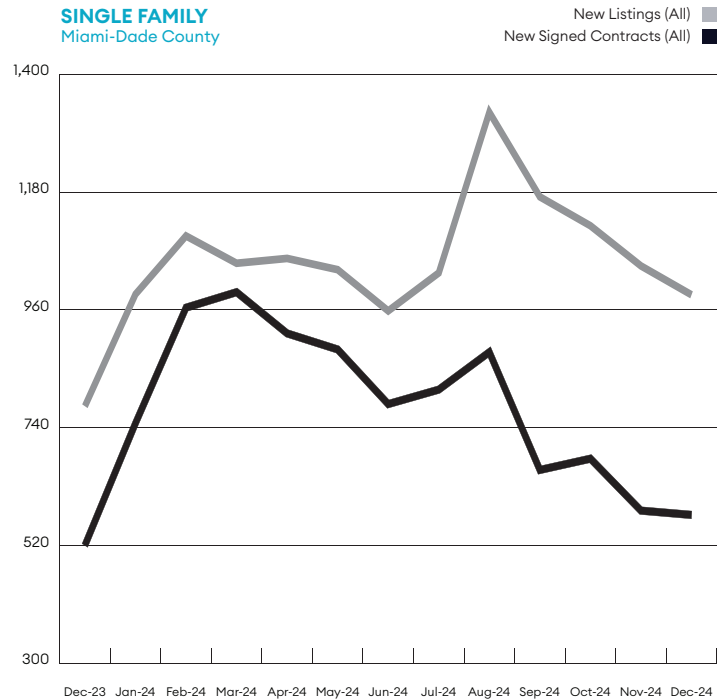


Source: BeachesMLS

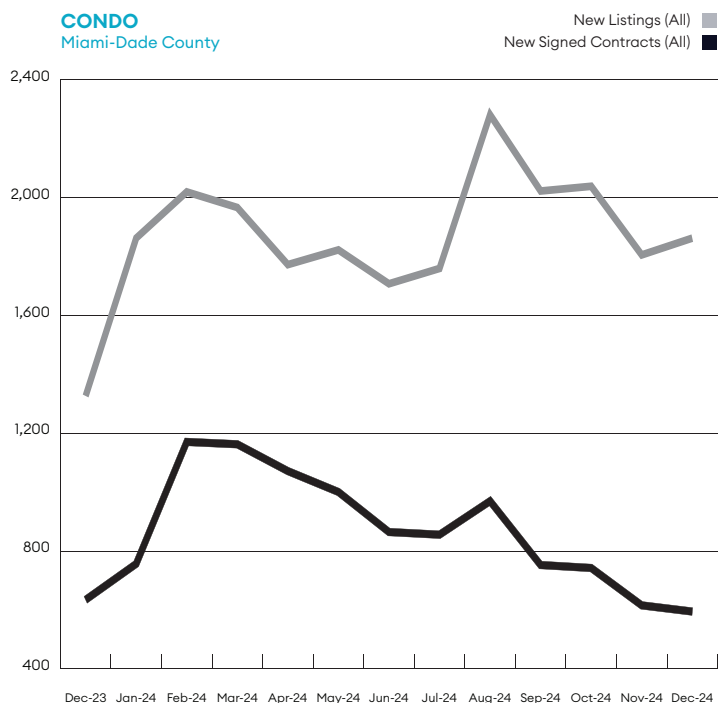
Miami-Dade County

"Signed contracts for single family and condo combinations rose for the first time since January, enabled by the steady addition of new listings. Since August, the number of single-family and condo contracts that exceed the \$1 million threshold has been rising annually."

SINGLE FAMILY MATRIX Miami-Dade County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	577	520	11.0%
< \$300K	9	12	-25.0%
\$300K - \$399K	48	31	54.8%
\$400K - \$499K	72	90	-20.0%
\$500K - \$999K	304	279	9.0%
\$1M - \$2.99M	99	84	17.9%
\$3M - \$4.99M	15	11	36.4%
\$5M - \$9.99M	15	10	50.0%
≥ \$10M	15	3	400.0%
New Listings (All)	988	780	26.7%
< \$300K	10	12	-16.7%
\$300K - \$399K	29	28	3.6%
\$400K - \$499K	84	85	-1.2%
\$500K - \$999K	535	380	40.8%
\$1M - \$2.99M	214	184	16.3%
\$3M - \$4.99M	52	35	48.6%
\$5M - \$9.99M	34	30	13.3%
≥ \$10M	30	26	15.4%



CONDO MATRIX Miami-Dade County	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	595	635	-6.3%
< \$200K	61	42	45.2%
\$200K - \$299K	128	140	-8.6%
\$300K - \$399K	113	125	-9.6%
\$400K - \$599K	103	162	-36.4%
\$600K - \$999K	101	83	21.7%
\$1M - \$2.99M	61	63	-3.2%
\$3M - \$4.99M	21	12	75.0%
≥ \$5M	7	8	-12.5%
New Listings (All)	1,863	1,327	40.4%
< \$200K	80	51	56.9%
\$200K - \$299K	284	185	53.5%
\$300K - \$399K	335	237	41.4%
\$400K - \$599K	478	376	27.1%
\$600K - \$999K	301	212	42.0%
\$1M - \$2.99M	265	173	53.2%
\$3M - \$4.99M	66	35	88.6%
≥ \$5M	54	58	-6.9%



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