

# Elliman Report

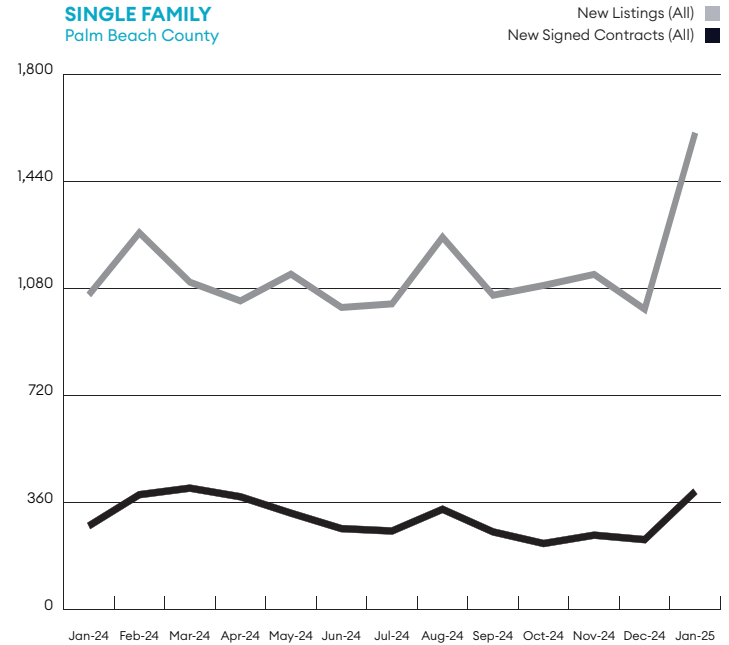
## Florida

### January 2025 New Signed Contracts

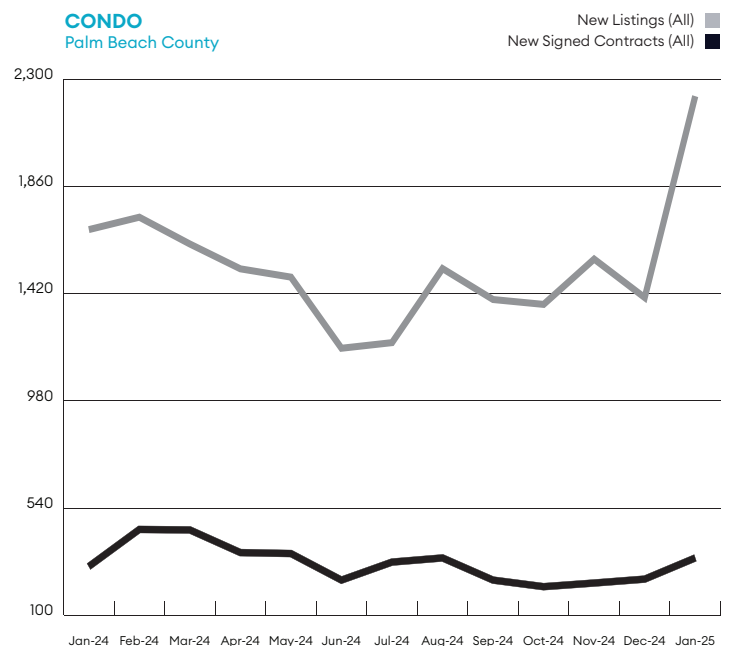
#### Palm Beach County

"Newly signed contracts for single-family homes and condos increased annually for the first time in more than a year as new listings continued to expand. Since August, new contracts for single-family homes priced over \$1 million have been rising significantly year over year."

SINGLE FAMILY MATRIX Palm Beach County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>398</b>	<b>282</b>	<b>41.1%</b>
< \$300K	10	7	42.9%
\$300K - \$399K	28	28	0.0%
\$400K - \$499K	53	32	65.6%
\$500K - \$999K	169	125	35.2%
\$1M - \$2.99M	90	63	42.9%
\$3M - \$4.99M	17	17	0.0%
\$5M - \$9.99M	18	7	157.1%
≥ \$10M	13	3	333.3%
<b>New Listings (All)</b>	<b>1,603</b>	<b>1,058</b>	<b>51.5%</b>
< \$300K	19	12	58.3%
\$300K - \$399K	70	51	37.3%
\$400K - \$499K	165	109	51.4%
\$500K - \$999K	740	494	49.8%
\$1M - \$2.99M	403	276	46.0%
\$3M - \$4.99M	90	43	109.3%
\$5M - \$9.99M	65	40	62.5%
≥ \$10M	51	33	54.5%



CONDO MATRIX Palm Beach County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>335</b>	<b>300</b>	<b>11.7%</b>
< \$200K	81	58	39.7%
\$200K - \$299K	63	71	-11.3%
\$300K - \$399K	54	62	-12.9%
\$400K - \$599K	52	52	0.0%
\$600K - \$999K	34	25	36.0%
\$1M - \$2.99M	32	25	28.0%
\$3M - \$4.99M	11	5	120.0%
≥ \$5M	8	2	300.0%
<b>New Listings (All)</b>	<b>2,231</b>	<b>1,683</b>	<b>32.6%</b>
< \$200K	485	328	47.9%
\$200K - \$299K	465	338	37.6%
\$300K - \$399K	413	323	27.9%
\$400K - \$599K	384	322	19.3%
\$600K - \$999K	232	168	38.1%
\$1M - \$2.99M	158	152	3.9%
\$3M - \$4.99M	64	36	77.8%
≥ \$5M	30	16	87.5%

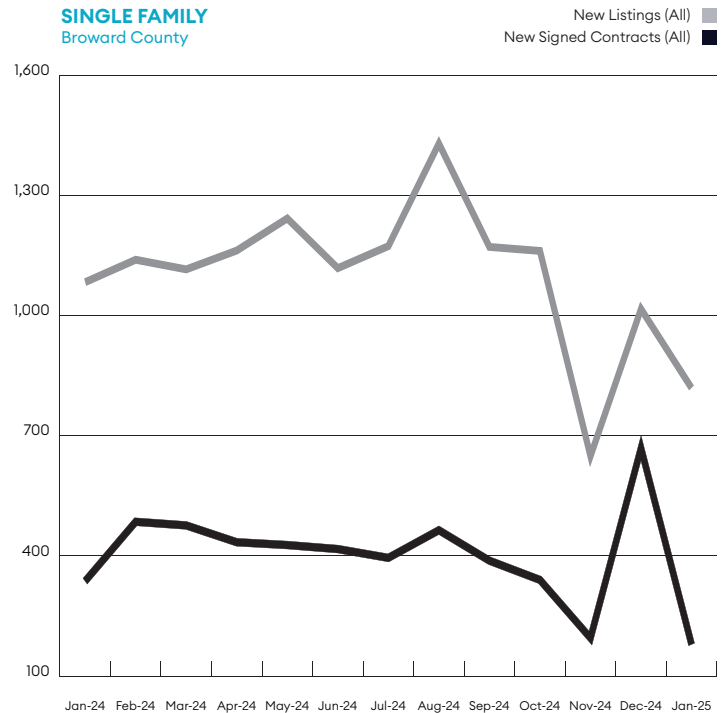


Source: BeachesMLS

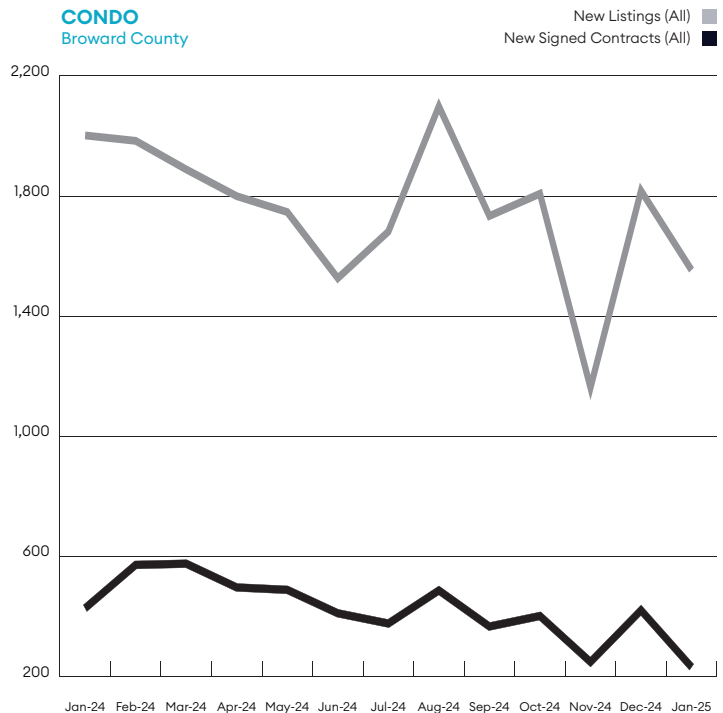
# Broward County

"Newly signed contracts for single-family homes and condos fell after rising annually in the prior month for the first time in more than a year. New listings growth stalled, falling year over year for the second time in three months."

SINGLE FAMILY MATRIX Broward County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	179	337	-46.9%
< \$300K	6	14	-57.1%
\$300K - \$399K	14	47	-70.2%
\$400K - \$499K	31	64	-51.6%
\$500K - \$999K	83	151	-45.0%
\$1M - \$2.99M	36	50	-28.0%
\$3M - \$4.99M	7	10	-30.0%
\$5M - \$9.99M	1	1	0.0%
≥ \$10M	1	0	
<b>New Listings (All)</b>	819	1,083	-24.4%
< \$300K	9	21	-57.1%
\$300K - \$399K	54	89	-39.3%
\$400K - \$499K	103	160	-35.6%
\$500K - \$999K	391	500	-21.8%
\$1M - \$2.99M	207	252	-17.9%
\$3M - \$4.99M	25	37	-32.4%
\$5M - \$9.99M	20	18	11.1%
≥ \$10M	10	6	66.7%



CONDO MATRIX Broward County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	233	429	-45.7%
< \$200K	89	140	-36.4%
\$200K - \$299K	47	106	-55.7%
\$300K - \$399K	30	68	-55.9%
\$400K - \$599K	36	74	-51.4%
\$600K - \$999K	16	25	-36.0%
\$1M - \$2.99M	12	14	-14.3%
\$3M - \$4.99M	3	2	50.0%
≥ \$5M	0	0	
<b>New Listings (All)</b>	1,554	2,002	-22.4%
< \$200K	481	463	3.9%
\$200K - \$299K	357	537	-33.5%
\$300K - \$399K	211	377	-44.0%
\$400K - \$599K	246	317	-22.4%
\$600K - \$999K	145	197	-26.4%
\$1M - \$2.99M	102	88	15.9%
\$3M - \$4.99M	10	12	-16.7%
≥ \$5M	2	11	-81.8%

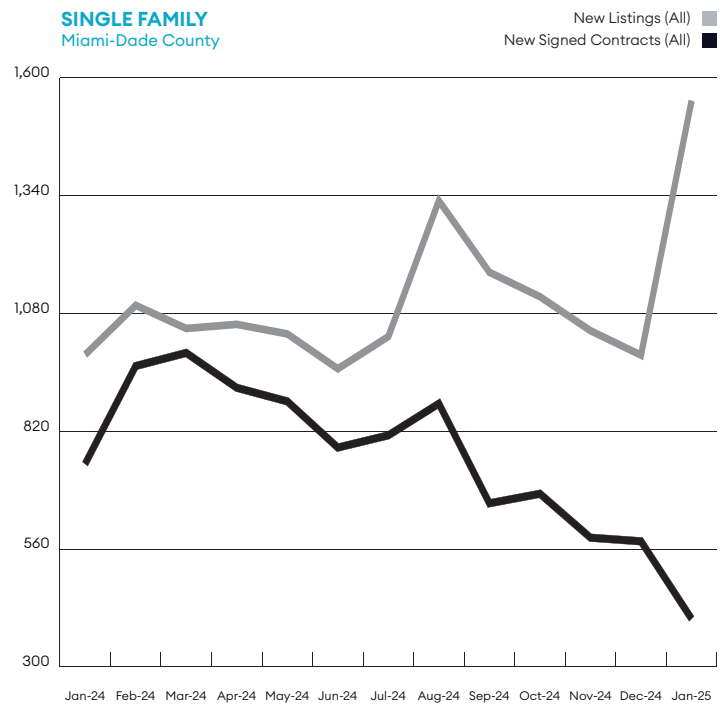


Source: BeachesMLS

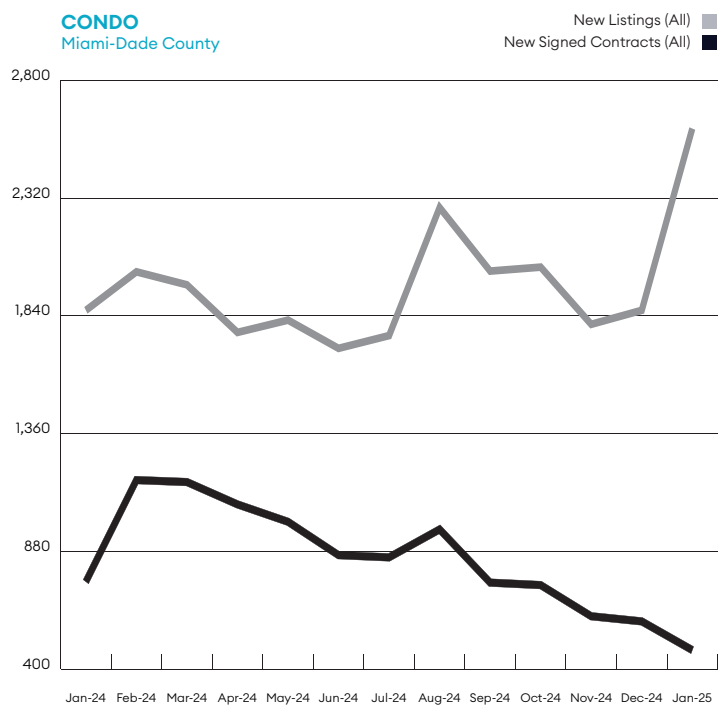
# Miami-Dade County

"Newly signed contracts for single-family homes and condos decreased after experiencing annual growth in the previous month for the first time in a year. The growth of new listings remained significant, increasing annually each month for nearly a year and a half."

SINGLE FAMILY MATRIX Miami-Dade County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>406</b>	<b>748</b>	<b>-45.7%</b>
< \$300K	9	12	-25.0%
\$300K - \$399K	15	33	-54.5%
\$400K - \$499K	47	142	-66.9%
\$500K - \$999K	245	414	-40.8%
\$1M - \$2.99M	72	114	-36.8%
\$3M - \$4.99M	8	13	-38.5%
\$5M - \$9.99M	8	12	-33.3%
≥ \$10M	2	8	-75.0%
<b>New Listings (All)</b>	<b>1,550</b>	<b>989</b>	<b>56.7%</b>
< \$300K	15	20	-25.0%
\$300K - \$399K	38	32	18.8%
\$400K - \$499K	109	113	-3.5%
\$500K - \$999K	817	509	60.5%
\$1M - \$2.99M	392	207	89.4%
\$3M - \$4.99M	79	48	64.6%
\$5M - \$9.99M	65	40	62.5%
≥ \$10M	35	20	75.0%



CONDO MATRIX Miami-Dade County	JAN 2025	JAN 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>478</b>	<b>757</b>	<b>-36.9%</b>
< \$200K	25	52	-51.9%
\$200K - \$299K	84	147	-42.9%
\$300K - \$399K	88	144	-38.9%
\$400K - \$599K	137	210	-34.8%
\$600K - \$999K	71	91	-22.0%
\$1M - \$2.99M	59	87	-32.2%
\$3M - \$4.99M	5	11	-54.5%
≥ \$5M	9	15	-40.0%
<b>New Listings (All)</b>	<b>2,604</b>	<b>1,863</b>	<b>39.8%</b>
< \$200K	130	94	38.3%
\$200K - \$299K	466	292	59.6%
\$300K - \$399K	480	338	42.0%
\$400K - \$599K	452	477	-5.2%
\$600K - \$999K	499	321	55.5%
\$1M - \$2.99M	428	230	86.1%
\$3M - \$4.99M	81	55	47.3%
≥ \$5M	68	56	21.4%



Source: Miami Association of REALTORS, INC. MLS

Questions or comments? Email report author  
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