

Elliman Report

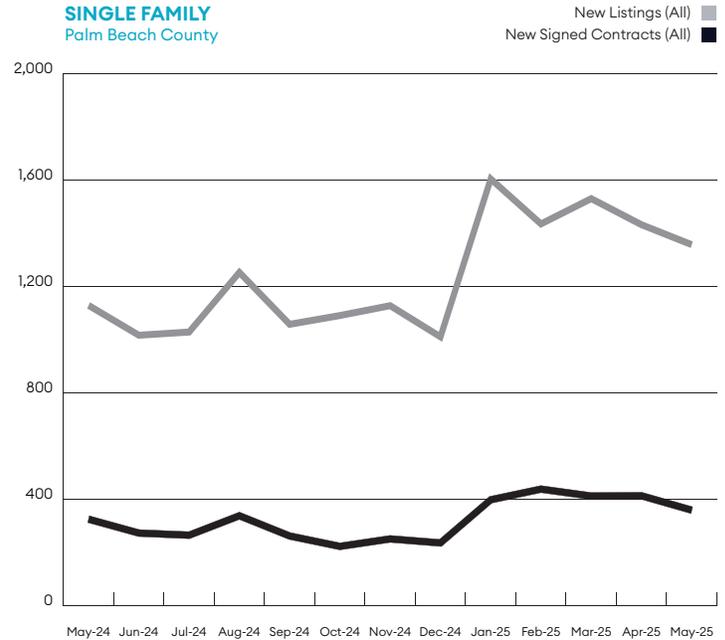
Florida

May 2025 New Signed Contracts

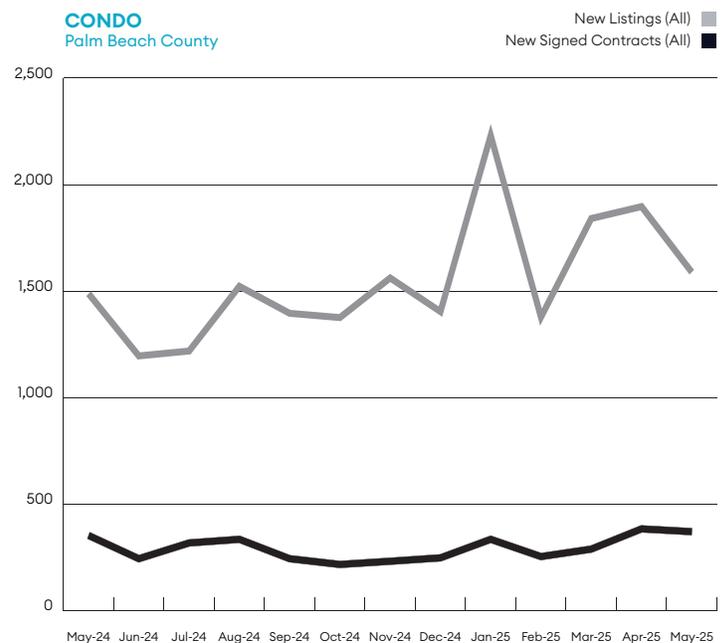
Palm Beach County

"The market for newly signed contracts continued its upward trend, marking the fourth time in six months that there has been an annual increase in overall new signed contracts. Newly signed contracts for single family homes exceeding the \$1 million threshold were consistent with the rest of the market. The growth rate for new listings rose year over year for the third time."

SINGLE FAMILY MATRIX Palm Beach County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	359	325	10.5%
< \$300K	16	15	6.7%
\$300K - \$399K	29	25	16.0%
\$400K - \$499K	46	33	39.4%
\$500K - \$999K	156	146	6.8%
\$1M - \$2.99M	77	75	2.7%
\$3M - \$4.99M	20	18	11.1%
\$5M - \$9.99M	9	12	-25.0%
≥ \$10M	6	1	500.0%
New Listings (All)	1,356	1,128	20.2%
< \$300K	20	20	0.0%
\$300K - \$399K	62	45	37.8%
\$400K - \$499K	132	94	40.4%
\$500K - \$999K	685	595	15.1%
\$1M - \$2.99M	344	284	21.1%
\$3M - \$4.99M	56	39	43.6%
\$5M - \$9.99M	31	28	10.7%
≥ \$10M	26	23	13.0%



CONDO MATRIX Palm Beach County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	371	353	5.1%
< \$200K	94	70	34.3%
\$200K - \$299K	84	79	6.3%
\$300K - \$399K	61	64	-4.7%
\$400K - \$599K	69	61	13.1%
\$600K - \$999K	31	36	-13.9%
\$1M - \$2.99M	28	30	-6.7%
\$3M - \$4.99M	2	7	-71.4%
≥ \$5M	2	6	-66.7%
New Listings (All)	1,589	1,488	6.8%
< \$200K	377	344	9.6%
\$200K - \$299K	340	335	1.5%
\$300K - \$399K	312	303	3.0%
\$400K - \$599K	304	250	21.6%
\$600K - \$999K	136	158	-13.9%
\$1M - \$2.99M	90	71	26.8%
\$3M - \$4.99M	20	17	17.6%
≥ \$5M	10	10	0.0%

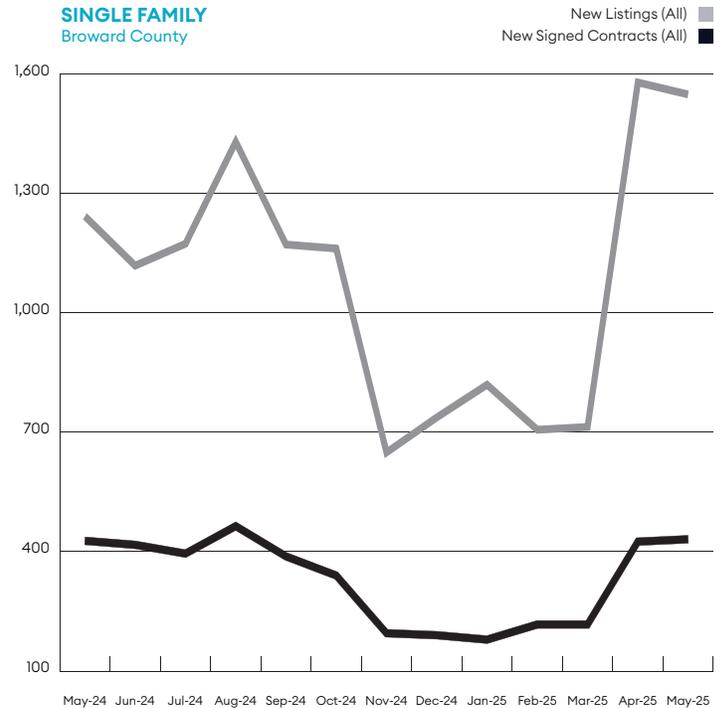


Source: BeachesMLS

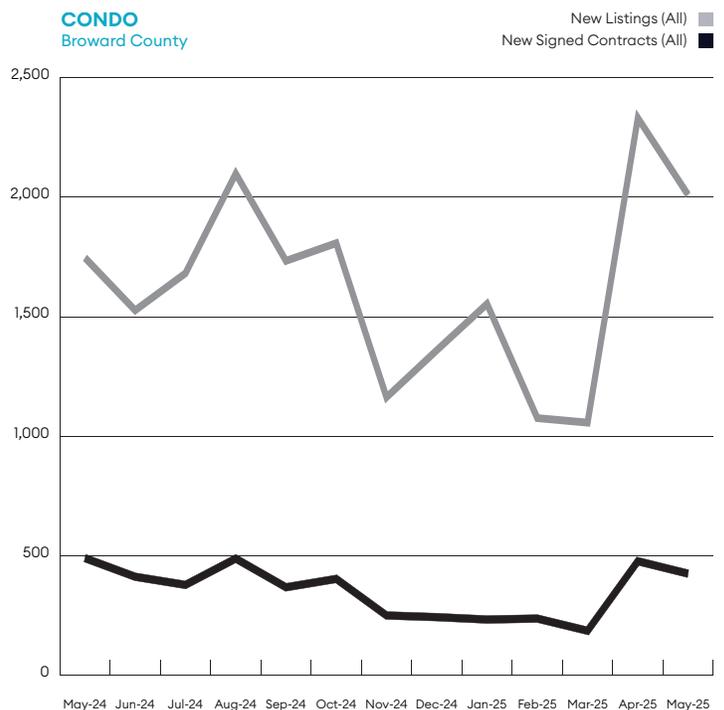
Broward County

"The market for newly signed contracts slid modestly year over year for the second time after significant declines over the past four years. Newly signed contracts for both single-family homes and condos exceeding the \$1 million threshold rose annually for the first time in nearly a year. The growth rate for new listings increased year over year for the second time following three months of sharp annual declines."

SINGLE FAMILY MATRIX Broward County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	431	427	0.9%
< \$300K	17	13	30.8%
\$300K - \$399K	36	48	-25.0%
\$400K - \$499K	82	84	-2.4%
\$500K - \$999K	220	216	1.9%
\$1M - \$2.99M	66	60	10.0%
\$3M - \$4.99M	6	5	20.0%
\$5M - \$9.99M	3	1	200.0%
≥ \$10M	1	0	
New Listings (All)	1,548	1,242	24.6%
< \$300K	23	13	76.9%
\$300K - \$399K	84	92	-8.7%
\$400K - \$499K	204	150	36.0%
\$500K - \$999K	867	659	31.6%
\$1M - \$2.99M	311	270	15.2%
\$3M - \$4.99M	37	32	15.6%
\$5M - \$9.99M	13	15	-13.3%
≥ \$10M	9	11	-18.2%



CONDO MATRIX Broward County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	425	490	-13.3%
< \$200K	143	151	-5.3%
\$200K - \$299K	100	120	-16.7%
\$300K - \$399K	70	88	-20.5%
\$400K - \$599K	68	83	-18.1%
\$600K - \$999K	22	32	-31.3%
\$1M - \$2.99M	20	14	42.9%
\$3M - \$4.99M	2	1	100.0%
≥ \$5M	0	1	-100.0%
New Listings (All)	2,010	1,747	15.1%
< \$200K	602	443	35.9%
\$200K - \$299K	457	480	-4.8%
\$300K - \$399K	355	320	10.9%
\$400K - \$599K	341	276	23.6%
\$600K - \$999K	144	158	-8.9%
\$1M - \$2.99M	92	58	58.6%
\$3M - \$4.99M	12	9	33.3%
≥ \$5M	7	3	133.3%

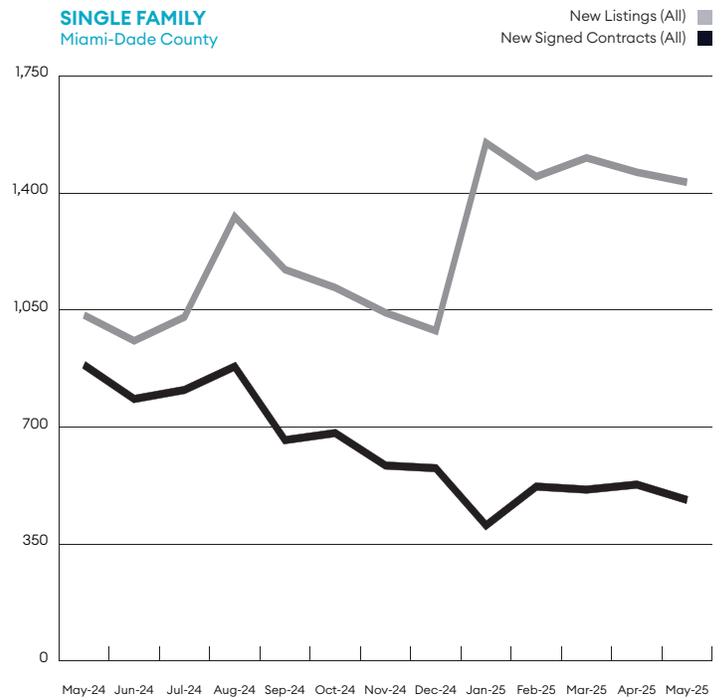


Source: BeachesMLS

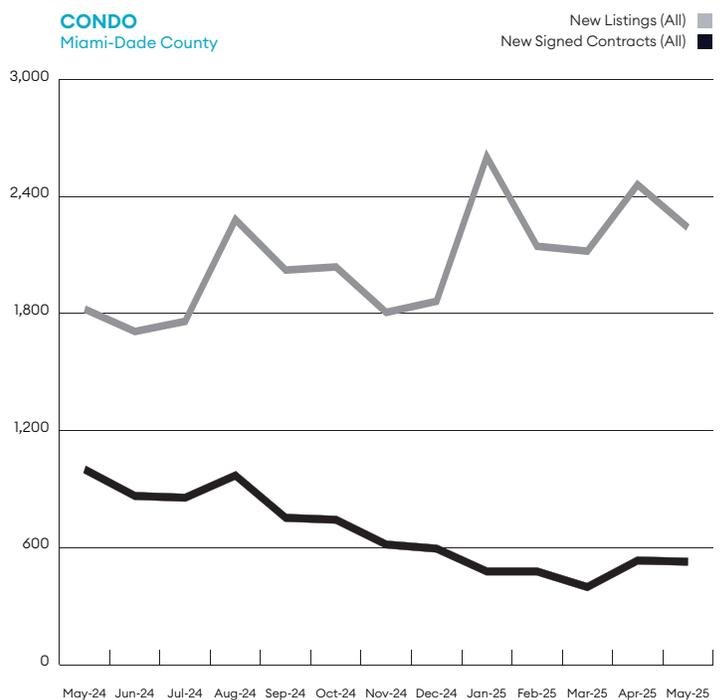
Miami-Dade County

"The market for newly signed contracts fell sharply year over year each month in 2025 as new listings increased annually every month for nearly two years. Newly signed contracts for both single family homes and condos exceeding the \$1 million mark rose annually for the first time in almost a year."

SINGLE FAMILY MATRIX Miami-Dade County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	482	886	-45.6%
< \$300K	7	11	-36.4%
\$300K - \$399K	23	39	-41.0%
\$400K - \$499K	59	126	-53.2%
\$500K - \$999K	294	508	-42.1%
\$1M - \$2.99M	78	153	-49.0%
\$3M - \$4.99M	10	24	-58.3%
\$5M - \$9.99M	6	14	-57.1%
≥ \$10M	5	11	-54.5%
New Listings (All)	1,432	1,035	38.4%
< \$300K	4	19	-78.9%
\$300K - \$399K	33	22	50.0%
\$400K - \$499K	112	88	27.3%
\$500K - \$999K	798	508	57.1%
\$1M - \$2.99M	353	285	23.9%
\$3M - \$4.99M	65	51	27.5%
\$5M - \$9.99M	46	38	21.1%
≥ \$10M	21	24	-12.5%



CONDO MATRIX Miami-Dade County	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	528	1,001	-47.3%
< \$200K	41	49	-16.3%
\$200K - \$299K	116	213	-45.5%
\$300K - \$399K	93	211	-55.9%
\$400K - \$599K	121	281	-56.9%
\$600K - \$999K	70	123	-43.1%
\$1M - \$2.99M	56	99	-43.4%
\$3M - \$4.99M	21	15	40.0%
≥ \$5M	10	10	0.0%
New Listings (All)	2,241	1,823	22.9%
< \$200K	100	87	14.9%
\$200K - \$299K	334	282	18.4%
\$300K - \$399K	420	293	43.3%
\$400K - \$599K	622	472	31.8%
\$600K - \$999K	337	343	-1.7%
\$1M - \$2.99M	337	246	37.0%
\$3M - \$4.99M	55	54	1.9%
≥ \$5M	36	46	-21.7%



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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