

Elliman Report

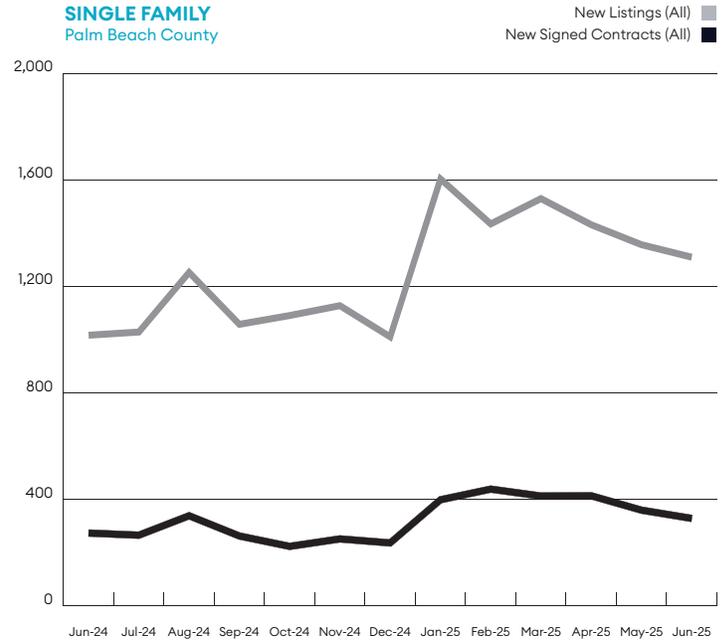
Florida

June 2025 New Signed Contracts

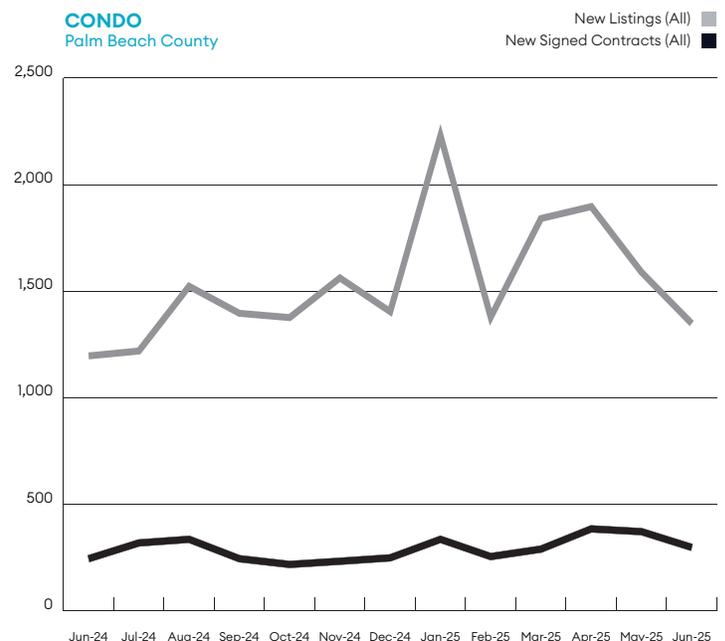
Palm Beach County

"Newly signed contracts for single family homes and condos increased year over year for the fifth time in seven months. Luxury contracts grew at twice the rate of the overall market in June. New listings across the market have risen annually for the fourth time."

SINGLE FAMILY MATRIX Palm Beach County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	328	273	20.1%
< \$300K	22	5	340.0%
\$300K - \$399K	24	26	-7.7%
\$400K - \$499K	39	51	-23.5%
\$500K - \$999K	148	117	26.5%
\$1M - \$2.99M	68	57	19.3%
\$3M - \$4.99M	7	3	133.3%
\$5M - \$9.99M	18	9	100.0%
≥ \$10M	2	5	-60.0%
New Listings (All)	1,309	1,016	28.8%
< \$300K	49	17	188.2%
\$300K - \$399K	67	49	36.7%
\$400K - \$499K	149	104	43.3%
\$500K - \$999K	626	537	16.6%
\$1M - \$2.99M	320	230	39.1%
\$3M - \$4.99M	60	35	71.4%
\$5M - \$9.99M	26	31	-16.1%
≥ \$10M	12	13	-7.7%



CONDO MATRIX Palm Beach County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	297	244	21.7%
< \$200K	83	68	22.1%
\$200K - \$299K	55	49	12.2%
\$300K - \$399K	43	49	-12.2%
\$400K - \$599K	65	49	32.7%
\$600K - \$999K	21	14	50.0%
\$1M - \$2.99M	21	13	61.5%
\$3M - \$4.99M	6	1	500.0%
≥ \$5M	3	1	200.0%
New Listings (All)	1,348	1,196	12.7%
< \$200K	341	257	32.7%
\$200K - \$299K	305	271	12.5%
\$300K - \$399K	268	256	4.7%
\$400K - \$599K	240	210	14.3%
\$600K - \$999K	95	108	-12.0%
\$1M - \$2.99M	80	67	19.4%
\$3M - \$4.99M	9	22	-59.1%
≥ \$5M	10	5	100.0%

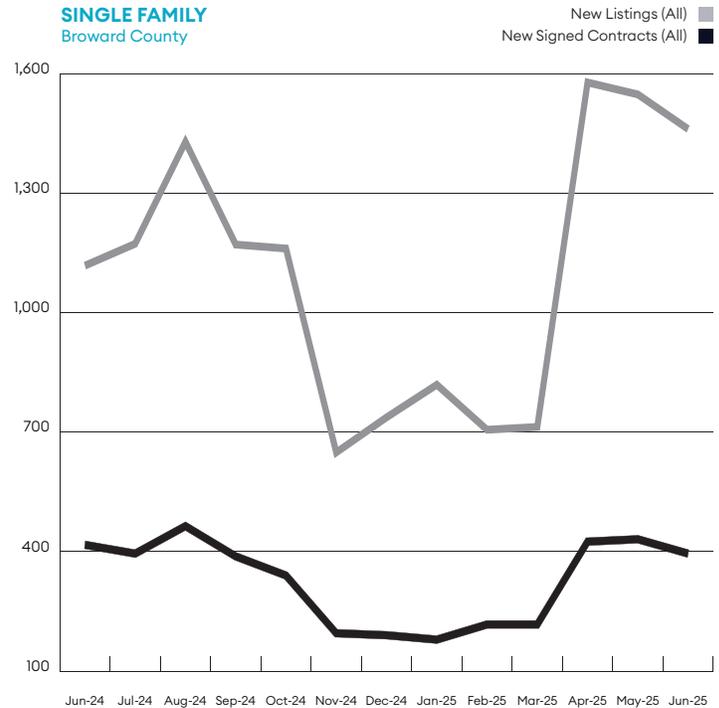


Source: BeachesMLS

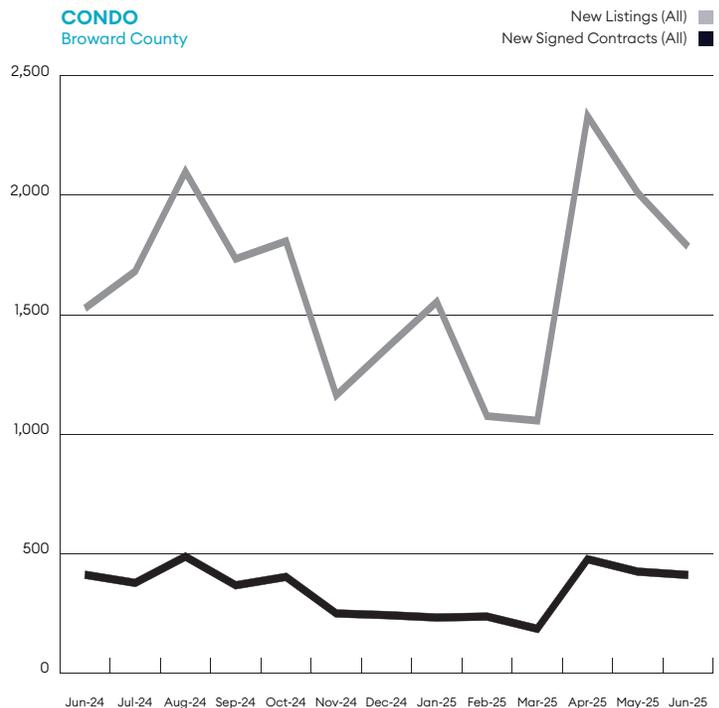
Broward County

"Newly signed contracts for single family homes and condos have been decreasing annually each month for the past three years, with the smallest decline occurring in June. Luxury contracts are climbing back, rising year over year for the second time. New listings across the market have grown annually for the third consecutive time."

SINGLE FAMILY MATRIX Broward County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	395	417	-5.3%
< \$300K	33	12	175.0%
\$300K - \$399K	39	45	-13.3%
\$400K - \$499K	73	81	-9.9%
\$500K - \$999K	187	213	-12.2%
\$1M - \$2.99M	48	53	-9.4%
\$3M - \$4.99M	5	6	-16.7%
\$5M - \$9.99M	5	5	0.0%
≥ \$10M	5	2	150.0%
New Listings (All)	1,461	1,118	30.7%
< \$300K	40	14	185.7%
\$300K - \$399K	86	62	38.7%
\$400K - \$499K	198	137	44.5%
\$500K - \$999K	809	600	34.8%
\$1M - \$2.99M	266	255	4.3%
\$3M - \$4.99M	40	27	48.1%
\$5M - \$9.99M	12	19	-36.8%
≥ \$10M	10	4	150.0%



CONDO MATRIX Broward County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	411	412	-0.2%
< \$200K	137	133	3.0%
\$200K - \$299K	91	99	-8.1%
\$300K - \$399K	74	67	10.4%
\$400K - \$599K	70	71	-1.4%
\$600K - \$999K	20	33	-39.4%
\$1M - \$2.99M	17	7	142.9%
\$3M - \$4.99M	2	2	0.0%
≥ \$5M	0	0	
New Listings (All)	1,785	1,527	16.9%
< \$200K	558	360	55.0%
\$200K - \$299K	412	426	-3.3%
\$300K - \$399K	300	298	0.7%
\$400K - \$599K	321	264	21.6%
\$600K - \$999K	122	130	-6.2%
\$1M - \$2.99M	64	46	39.1%
\$3M - \$4.99M	8	3	166.7%
≥ \$5M	0	0	

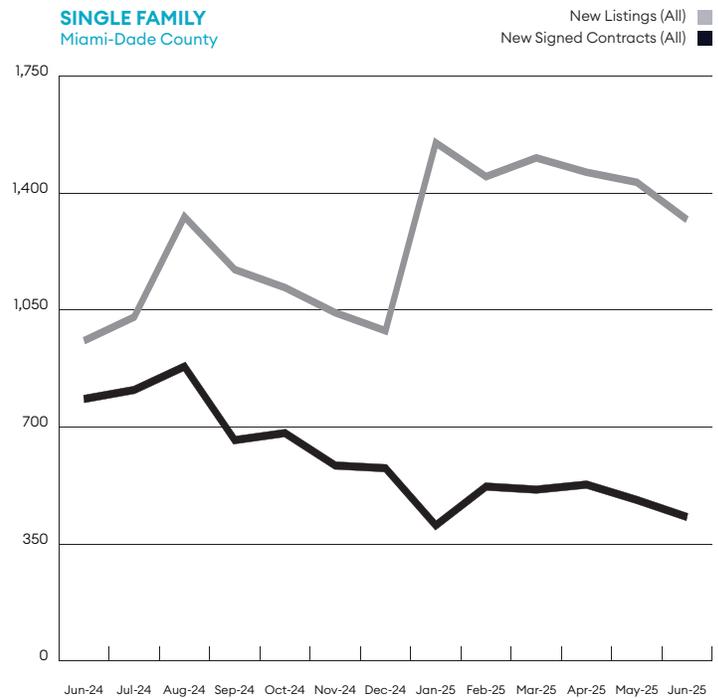


Source: BeachesMLS

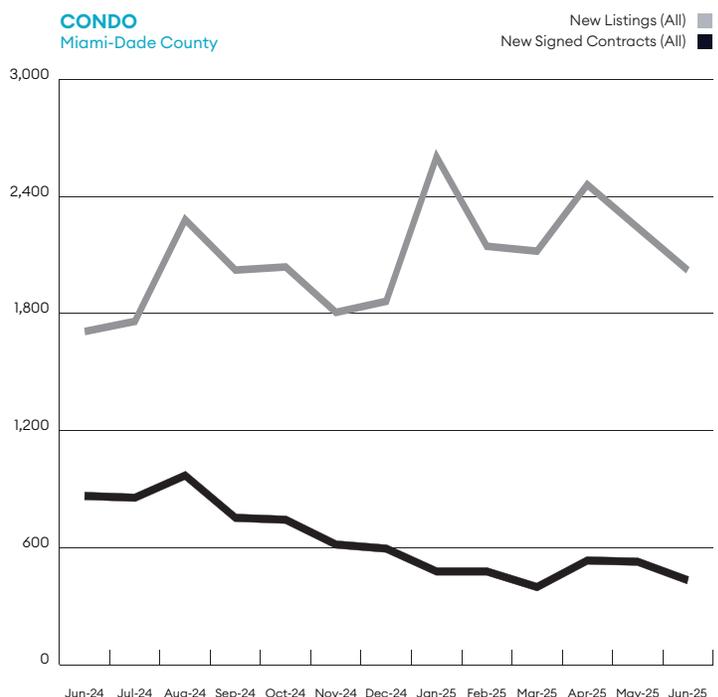
Miami-Dade County

"Newly signed contracts for single family homes and condos have been declining year over year since the start of the year. Luxury contract gains have been recovering, increasing year over year for the second time. New listings across the market have been rising for nearly two years from record lows."

SINGLE FAMILY MATRIX Miami-Dade County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	431	784	-45.0%
< \$300K	5	6	-16.7%
\$300K - \$399K	18	35	-48.6%
\$400K - \$499K	60	105	-42.9%
\$500K - \$999K	256	466	-45.1%
\$1M - \$2.99M	66	139	-52.5%
\$3M - \$4.99M	15	17	-11.8%
\$5M - \$9.99M	5	9	-44.4%
≥ \$10M	6	7	-14.3%
New Listings (All)	1,320	958	37.8%
< \$300K	10	18	-44.4%
\$300K - \$399K	36	29	24.1%
\$400K - \$499K	116	70	65.7%
\$500K - \$999K	727	513	41.7%
\$1M - \$2.99M	308	223	38.1%
\$3M - \$4.99M	51	55	-7.3%
\$5M - \$9.99M	45	33	36.4%
≥ \$10M	27	17	58.8%



CONDO MATRIX Miami-Dade County	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	433	865	-49.9%
< \$200K	26	50	-48.0%
\$200K - \$299K	103	185	-44.3%
\$300K - \$399K	105	180	-41.7%
\$400K - \$599K	77	232	-66.8%
\$600K - \$999K	56	126	-55.6%
\$1M - \$2.99M	43	70	-38.6%
\$3M - \$4.99M	7	15	-53.3%
≥ \$5M	16	7	128.6%
New Listings (All)	2,022	1,708	18.4%
< \$200K	130	71	83.1%
\$200K - \$299K	350	272	28.7%
\$300K - \$399K	336	304	10.5%
\$400K - \$599K	528	465	13.5%
\$600K - \$999K	345	301	14.6%
\$1M - \$2.99M	239	232	3.0%
\$3M - \$4.99M	50	30	66.7%
≥ \$5M	44	33	33.3%



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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