

Elliman Report

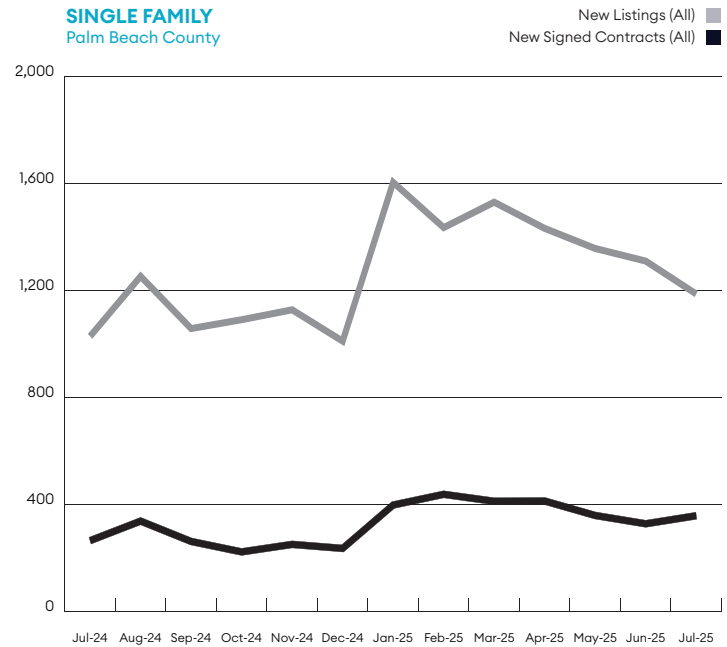
Florida

July 2025 New Signed Contracts

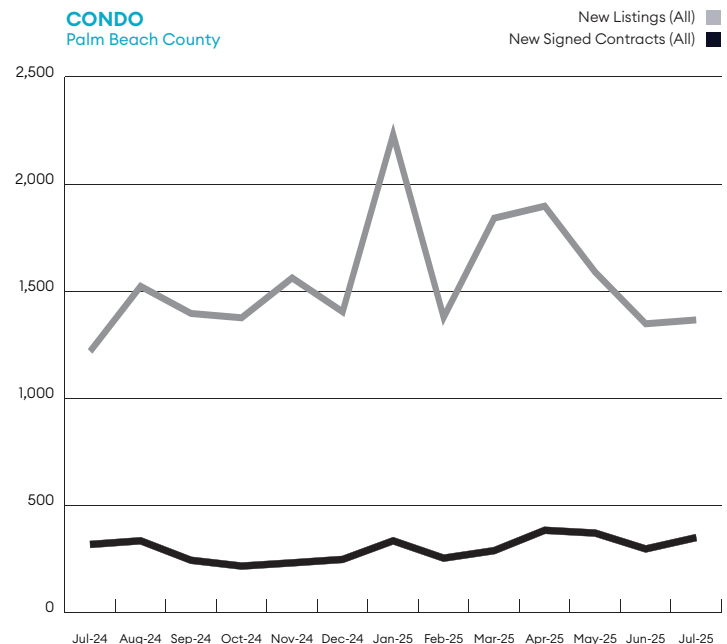
Palm Beach County

"Overall, new signed contracts increased year over year for the fourth time, supported by the rise in new listings during the same period. Contracts above the \$1 million threshold grew by more than double the annual rate of the overall market during this time."

SINGLE FAMILY MATRIX Palm Beach County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	358	265	35.1%
< \$300K	18	11	63.6%
\$300K - \$399K	23	25	-8.0%
\$400K - \$499K	54	35	54.3%
\$500K - \$999K	160	125	28.0%
\$1M - \$2.99M	79	53	49.1%
\$3M - \$4.99M	12	6	100.0%
\$5M - \$9.99M	5	6	-16.7%
≥ \$10M	7	4	75.0%
New Listings (All)	1,186	1,028	15.4%
< \$300K	47	11	327.3%
\$300K - \$399K	64	52	23.1%
\$400K - \$499K	120	106	13.2%
\$500K - \$999K	584	539	8.3%
\$1M - \$2.99M	263	255	3.1%
\$3M - \$4.99M	53	25	112.0%
\$5M - \$9.99M	30	18	66.7%
≥ \$10M	25	22	13.6%



CONDO MATRIX Palm Beach County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	350	318	10.1%
< \$200K	101	83	21.7%
\$200K - \$299K	87	59	47.5%
\$300K - \$399K	47	59	-20.3%
\$400K - \$599K	49	65	-24.6%
\$600K - \$999K	26	30	-13.3%
\$1M - \$2.99M	31	18	72.2%
\$3M - \$4.99M	4	3	33.3%
≥ \$5M	5	1	400.0%
New Listings (All)	1,366	1,219	12.1%
< \$200K	336	267	25.8%
\$200K - \$299K	309	284	8.8%
\$300K - \$399K	267	261	2.3%
\$400K - \$599K	235	194	21.1%
\$600K - \$999K	116	111	4.5%
\$1M - \$2.99M	83	81	2.5%
\$3M - \$4.99M	11	18	-38.9%
≥ \$5M	9	3	200.0%

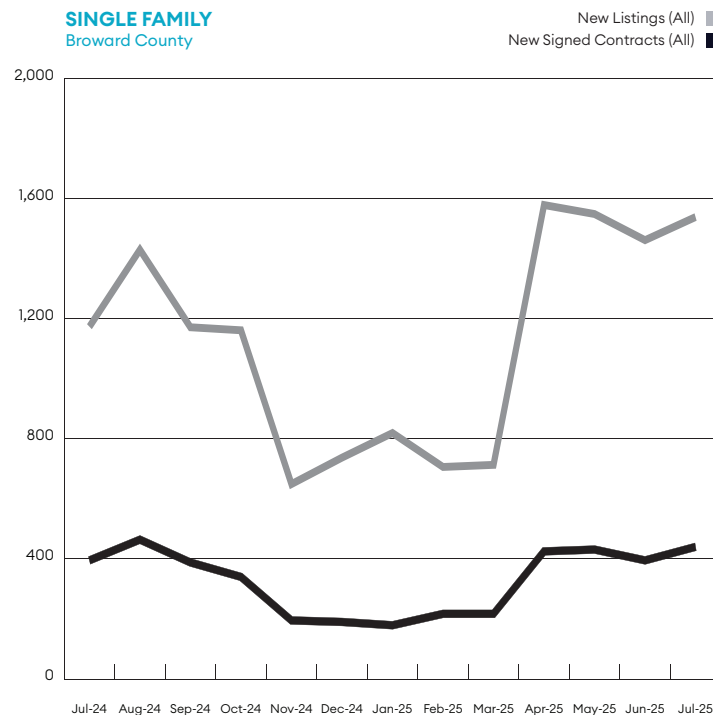


Source: BeachesMLS

Broward County

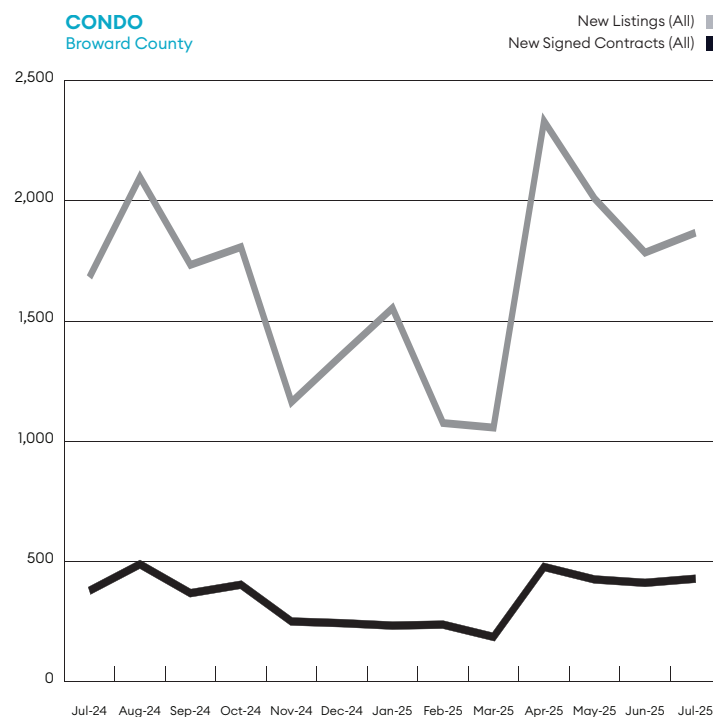
"Overall, new signed contracts increased year over year for the first time in four years, driven by the rise in new listings over the past four months. Contracts ex-ceeding the \$1 million threshold grew at more than double the overall market's annual rate."

SINGLE FAMILY MATRIX Broward County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	440	395	11.4%
< \$300K	16	11	45.5%
\$300K - \$399K	52	43	20.9%
\$400K - \$499K	79	86	-8.1%
\$500K - \$999K	223	193	15.5%
\$1M - \$2.99M	61	59	3.4%
\$3M - \$4.99M	7	3	133.3%
\$5M - \$9.99M	0	0	
≥ \$10M	2	0	
New Listings (All)	1,538	1,173	31.1%
< \$300K	47	14	235.7%
\$300K - \$399K	91	70	30.0%
\$400K - \$499K	182	129	41.1%
\$500K - \$999K	864	632	36.7%
\$1M - \$2.99M	293	278	5.4%
\$3M - \$4.99M	36	25	44.0%
\$5M - \$9.99M	20	16	25.0%
≥ \$10M	5	9	-44.4%



CONDO MATRIX Broward County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	428	378	13.2%
< \$200K	151	134	12.7%
\$200K - \$299K	95	85	11.8%
\$300K - \$399K	75	70	7.1%
\$400K - \$599K	61	59	3.4%
\$600K - \$999K	27	21	28.6%
\$1M - \$2.99M	17	5	240.0%
\$3M - \$4.99M	2	2	0.0%
≥ \$5M	0	2	-100.0%
New Listings (All)	1,868	1,682	11.1%
< \$200K	611	420	45.5%
\$200K - \$299K	420	427	-1.6%
\$300K - \$399K	305	305	0.0%
\$400K - \$599K	304	292	4.1%
\$600K - \$999K	127	155	-18.1%
\$1M - \$2.99M	86	70	22.9%
\$3M - \$4.99M	11	9	22.2%
≥ \$5M	4	4	0.0%

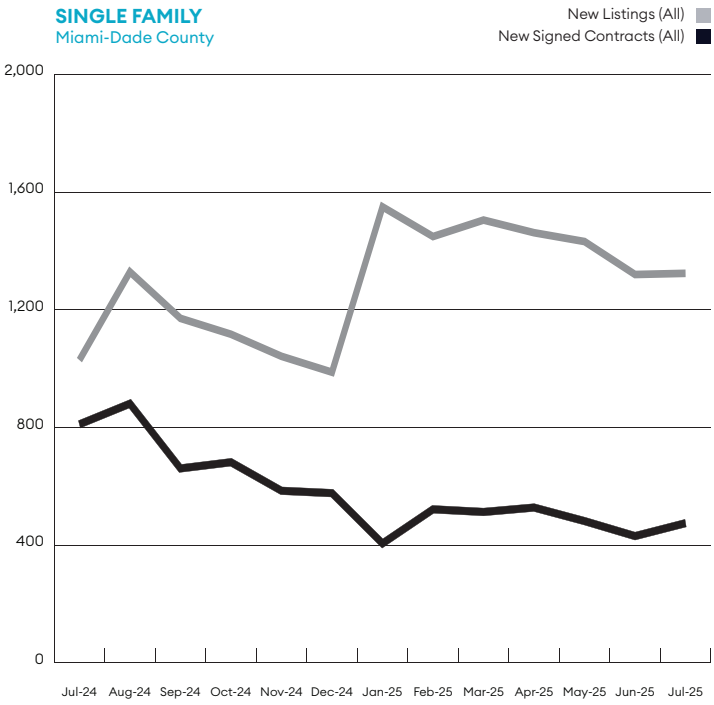
Source: BeachesMLS



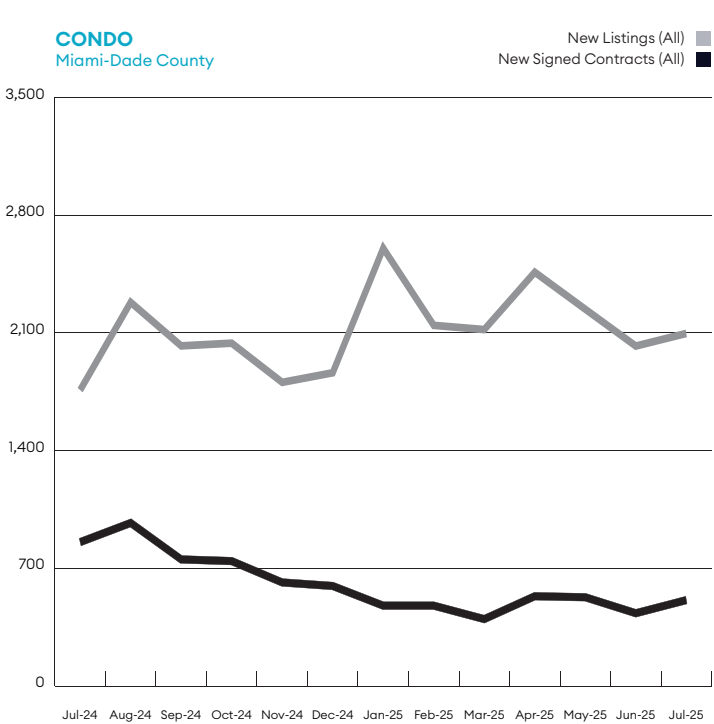
Miami-Dade County

"Newly signed contracts across the market have continued to decline annually since the start of the year. The segment above the \$1 million mark experienced the same trend. New listings have been consistently added to the market over the past two years."

SINGLE FAMILY MATRIX Miami-Dade County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	475	811	-41.4%
< \$300K	5	12	-58.3%
\$300K - \$399K	29	40	-27.5%
\$400K - \$499K	71	122	-41.8%
\$500K - \$999K	263	487	-46.0%
\$1M - \$2.99M	81	126	-35.7%
\$3M - \$4.99M	13	17	-23.5%
\$5M - \$9.99M	8	3	166.7%
≥ \$10M	5	4	25.0%
New Listings (All)	1,324	1,029	28.7%
< \$300K	13	26	-50.0%
\$300K - \$399K	45	20	125.0%
\$400K - \$499K	104	80	30.0%
\$500K - \$999K	778	571	36.3%
\$1M - \$2.99M	293	256	14.5%
\$3M - \$4.99M	48	39	23.1%
\$5M - \$9.99M	26	23	13.0%
≥ \$10M	17	14	21.4%



CONDO MATRIX Miami-Dade County	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	511	856	-40.3%
< \$200K	34	47	-27.7%
\$200K - \$299K	122	172	-29.1%
\$300K - \$399K	96	185	-48.1%
\$400K - \$599K	140	257	-45.5%
\$600K - \$999K	62	120	-48.3%
\$1M - \$2.99M	48	59	-18.6%
\$3M - \$4.99M	5	9	-44.4%
≥ \$5M	4	7	-42.9%
New Listings (All)	2,097	1,760	19.1%
< \$200K	119	65	83.1%
\$200K - \$299K	361	274	31.8%
\$300K - \$399K	369	319	15.7%
\$400K - \$599K	560	518	8.1%
\$600K - \$999K	329	297	10.8%
\$1M - \$2.99M	255	216	18.1%
\$3M - \$4.99M	43	32	34.4%
≥ \$5M	61	39	56.4%



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