

Elliman Report

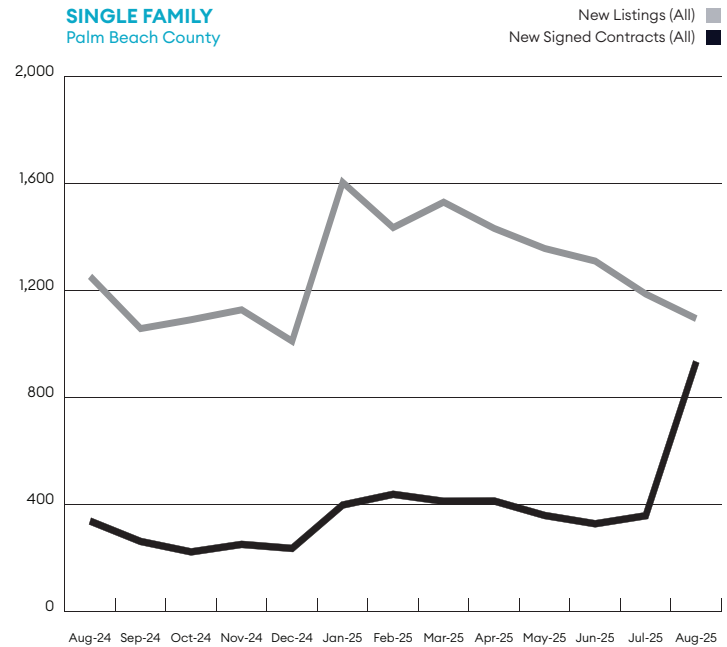
Florida

August 2025 New Signed Contracts

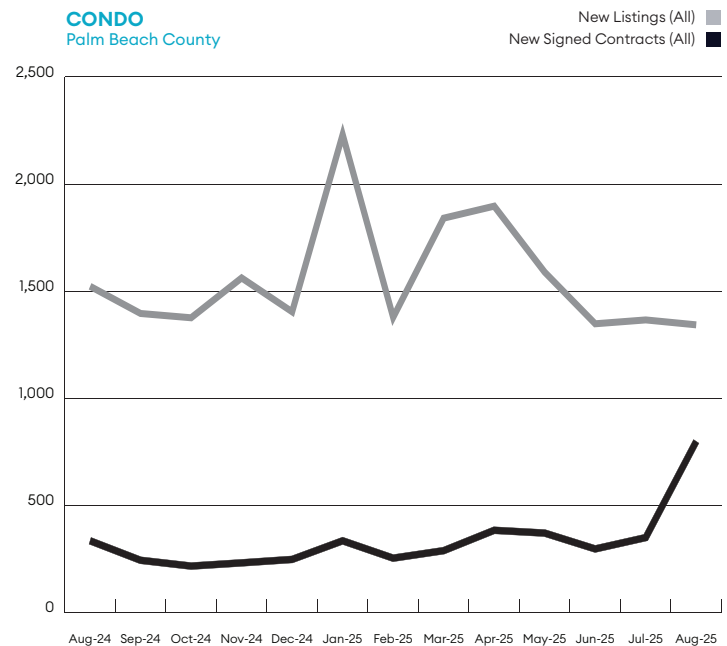
Palm Beach County

"Overall, new signed contracts have increased year over year for the second time, while new listings have decreased annually for the first time since spring. Both newly signed contracts and new listings above the \$1 million threshold showed a similar pattern."

SINGLE FAMILY MATRIX Palm Beach County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	933	338	176.0%
< \$300K	19	17	11.8%
\$300K - \$399K	87	32	171.9%
\$400K - \$499K	145	49	195.9%
\$500K - \$999K	465	146	218.5%
\$1M - \$2.99M	169	73	131.5%
\$3M - \$4.99M	30	11	172.7%
\$5M - \$9.99M	14	4	250.0%
≥ \$10M	4	6	-33.3%
New Listings (All)	1,094	1,252	-12.6%
< \$300K	15	21	-28.6%
\$300K - \$399K	55	55	0.0%
\$400K - \$499K	133	133	0.0%
\$500K - \$999K	502	658	-23.7%
\$1M - \$2.99M	277	284	-2.5%
\$3M - \$4.99M	54	45	20.0%
\$5M - \$9.99M	38	37	2.7%
≥ \$10M	20	19	5.3%



CONDO MATRIX Palm Beach County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	799	335	138.5%
< \$200K	216	76	184.2%
\$200K - \$299K	151	85	77.6%
\$300K - \$399K	159	73	117.8%
\$400K - \$599K	159	41	287.8%
\$600K - \$999K	66	25	164.0%
\$1M - \$2.99M	41	28	46.4%
\$3M - \$4.99M	4	6	-33.3%
≥ \$5M	3	1	200.0%
New Listings (All)	1,343	1,523	-11.8%
< \$200K	325	333	-2.4%
\$200K - \$299K	303	338	-10.4%
\$300K - \$399K	266	314	-15.3%
\$400K - \$599K	221	284	-22.2%
\$600K - \$999K	130	139	-6.5%
\$1M - \$2.99M	78	79	-1.3%
\$3M - \$4.99M	13	20	-35.0%
≥ \$5M	7	16	-56.3%

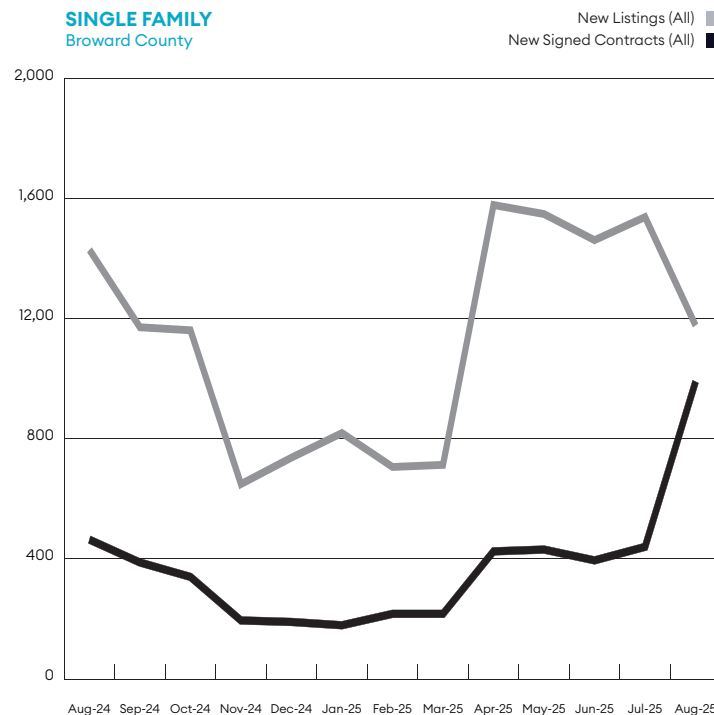


Source: BeachesMLS

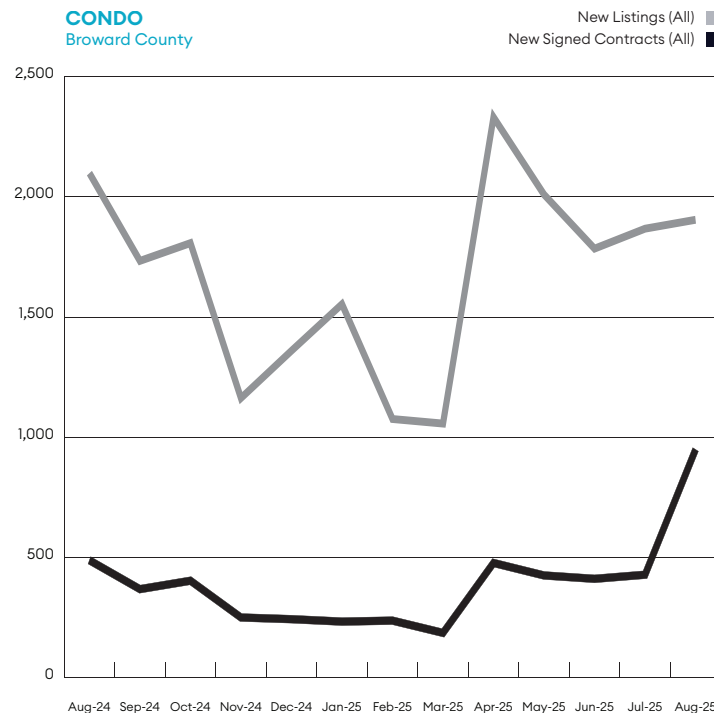
Broward County

"Overall, new signed contracts have been increasing annually since the spring, as new listings have declined year over year for the first time since March of last year. New signed contracts and new listings above the \$1 million threshold followed a similar pattern."

SINGLE FAMILY MATRIX Broward County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	990	464	113.4%
< \$300K	21	13	61.5%
\$300K - \$399K	99	56	76.8%
\$400K - \$499K	168	92	82.6%
\$500K - \$999K	536	229	134.1%
\$1M - \$2.99M	152	61	149.2%
\$3M - \$4.99M	10	7	42.9%
\$5M - \$9.99M	4	5	-20.0%
≥ \$10M	0	1	-100.0%
New Listings (All)	1,177	1,429	-17.6%
< \$300K	14	20	-30.0%
\$300K - \$399K	81	80	1.3%
\$400K - \$499K	174	194	-10.3%
\$500K - \$999K	635	772	-17.7%
\$1M - \$2.99M	217	302	-28.1%
\$3M - \$4.99M	32	26	23.1%
\$5M - \$9.99M	20	27	-25.9%
≥ \$10M	4	8	-50.0%



CONDO MATRIX Broward County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	949	488	94.5%
< \$200K	323	146	121.2%
\$200K - \$299K	191	129	48.1%
\$300K - \$399K	199	91	118.7%
\$400K - \$599K	145	82	76.8%
\$600K - \$999K	49	26	88.5%
\$1M - \$2.99M	38	13	192.3%
\$3M - \$4.99M	3	1	200.0%
≥ \$5M	1	0	
New Listings (All)	1,905	2,099	-9.2%
< \$200K	560	529	5.9%
\$200K - \$299K	458	577	-20.6%
\$300K - \$399K	283	379	-25.3%
\$400K - \$599K	309	357	-13.4%
\$600K - \$999K	162	160	1.3%
\$1M - \$2.99M	99	81	22.2%
\$3M - \$4.99M	29	13	123.1%
≥ \$5M	5	3	66.7%

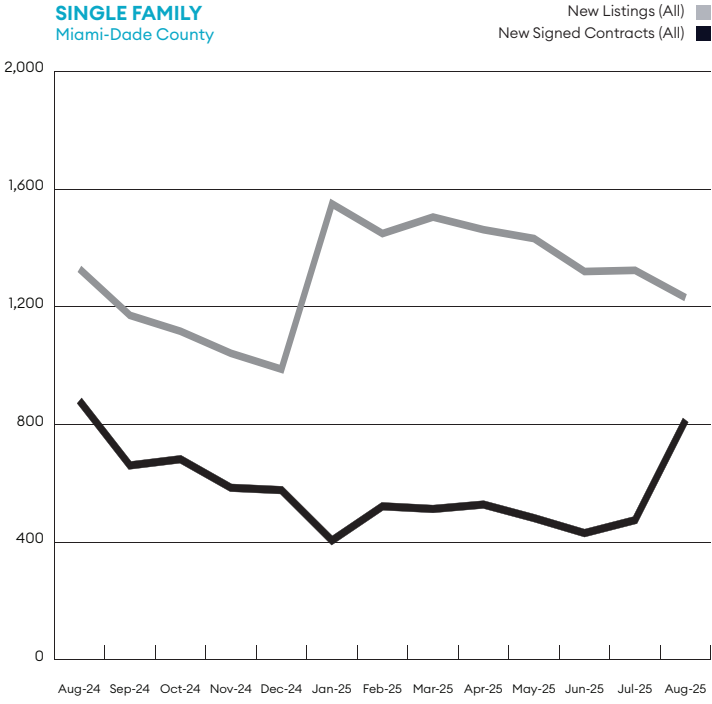


Source: BeachesMLS

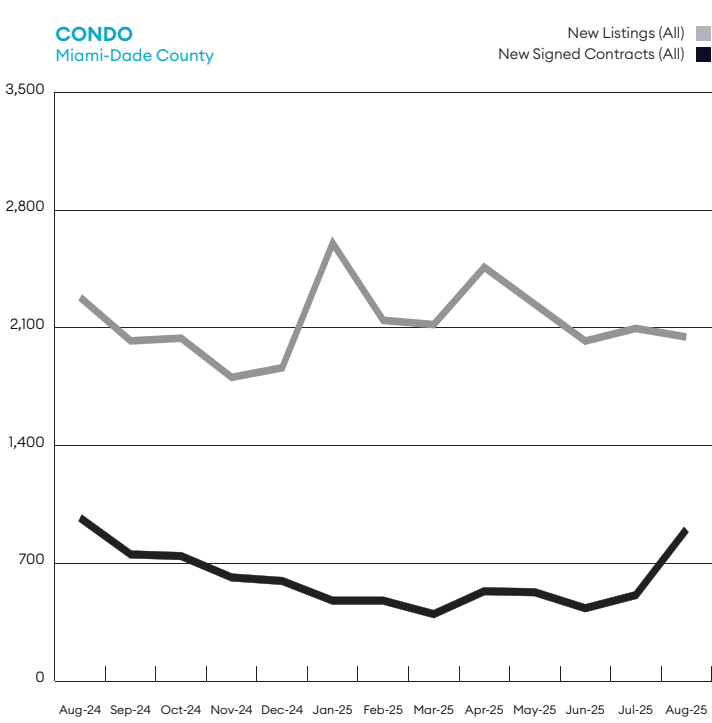
Miami-Dade County

"The decline in overall new signed contracts was at its slowest rate for 2025, as new listings fell year over year for the first time in two years. New signed contracts and new listings above the \$1 million threshold followed a similar pattern."

SINGLE FAMILY MATRIX Miami-Dade County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	815	881	-7.5%
< \$300K	7	14	-50.0%
\$300K – \$399K	33	30	10.0%
\$400K – \$499K	130	135	-3.7%
\$500K – \$999K	436	517	-15.7%
\$1M – \$2.99M	155	144	7.6%
\$3M – \$4.99M	32	23	39.1%
\$5M – \$9.99M	12	11	9.1%
≥ \$10M	10	7	42.9%
New Listings (All)	1,231	1,329	-7.4%
< \$300K	13	21	-38.1%
\$300K – \$399K	33	9	266.7%
\$400K – \$499K	111	104	6.7%
\$500K – \$999K	693	761	-8.9%
\$1M – \$2.99M	260	330	-21.2%
\$3M – \$4.99M	58	53	9.4%
\$5M – \$9.99M	40	29	37.9%
≥ \$10M	23	22	4.5%



CONDO MATRIX Miami-Dade County	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	901	970	-7.1%
< \$200K	71	57	24.6%
\$200K – \$299K	167	209	-20.1%
\$300K – \$399K	158	218	-27.5%
\$400K – \$599K	148	277	-46.6%
\$600K – \$999K	241	104	131.7%
\$1M – \$2.99M	91	76	19.7%
\$3M – \$4.99M	15	19	-21.1%
≥ \$5M	10	10	0.0%
New Listings (All)	2,046	2,282	-10.3%
< \$200K	148	118	25.4%
\$200K – \$299K	334	387	-13.7%
\$300K – \$399K	341	401	-15.0%
\$400K – \$599K	561	574	-2.3%
\$600K – \$999K	327	387	-15.5%
\$1M – \$2.99M	256	308	-16.9%
\$3M – \$4.99M	43	55	-21.8%
≥ \$5M	36	52	-30.8%



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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