

Elliman Report

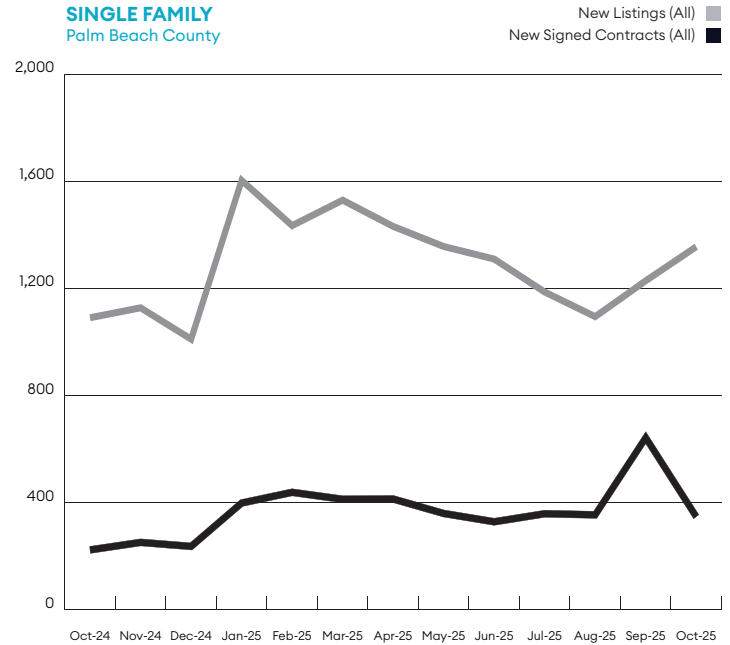
Florida

October 2025 New Signed Contracts

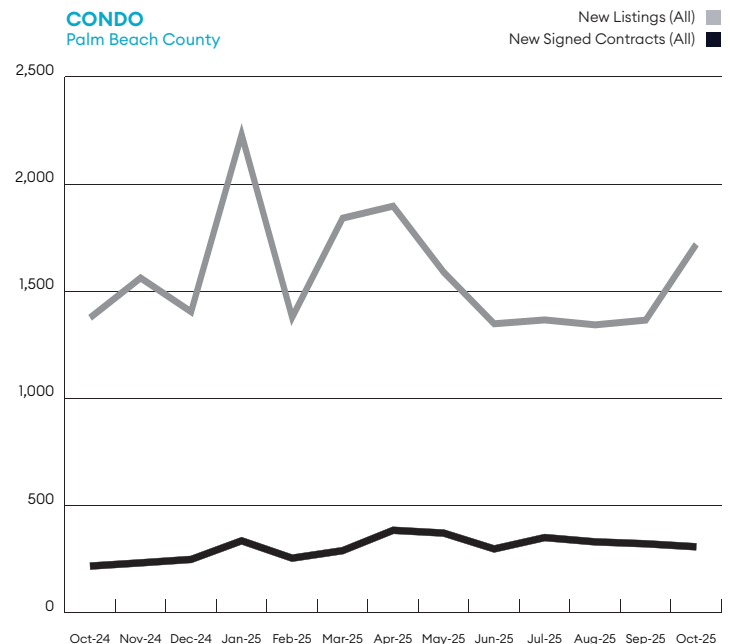
Palm Beach County

"New signed contracts have surged year over year for the past two months and have been consistently rising since April. New listings have been growing over the same period, enabling more sales. The luxury market, which begins at the \$1 million threshold, has seen significant annual growth since early summer."

SINGLE FAMILY MATRIX Palm Beach County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	347	223	55.6%
< \$300K	16	5	220.0%
\$300K - \$399K	26	14	85.7%
\$400K - \$499K	48	34	41.2%
\$500K - \$999K	157	105	49.5%
\$1M - \$2.99M	75	42	78.6%
\$3M - \$4.99M	14	8	75.0%
\$5M - \$9.99M	6	9	-33.3%
≥ \$10M	5	6	-16.7%
New Listings (All)	1,355	1,090	24.3%
< \$300K	22	12	83.3%
\$300K - \$399K	64	54	18.5%
\$400K - \$499K	144	130	10.8%
\$500K - \$999K	604	522	15.7%
\$1M - \$2.99M	338	250	35.2%
\$3M - \$4.99M	85	42	102.4%
\$5M - \$9.99M	59	46	28.3%
≥ \$10M	39	34	14.7%



CONDO MATRIX Palm Beach County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	307	217	41.5%
< \$200K	83	60	38.3%
\$200K - \$299K	79	50	58.0%
\$300K - \$399K	41	47	-12.8%
\$400K - \$599K	54	27	100.0%
\$600K - \$999K	21	8	162.5%
\$1M - \$2.99M	26	19	36.8%
\$3M - \$4.99M	2	5	-60.0%
≥ \$5M	1	1	0.0%
New Listings (All)	1,719	1,376	24.9%
< \$200K	416	279	49.1%
\$200K - \$299K	357	293	21.8%
\$300K - \$399K	282	263	7.2%
\$400K - \$599K	297	233	27.5%
\$600K - \$999K	156	151	3.3%
\$1M - \$2.99M	145	120	20.8%
\$3M - \$4.99M	41	26	57.7%
≥ \$5M	25	11	127.3%

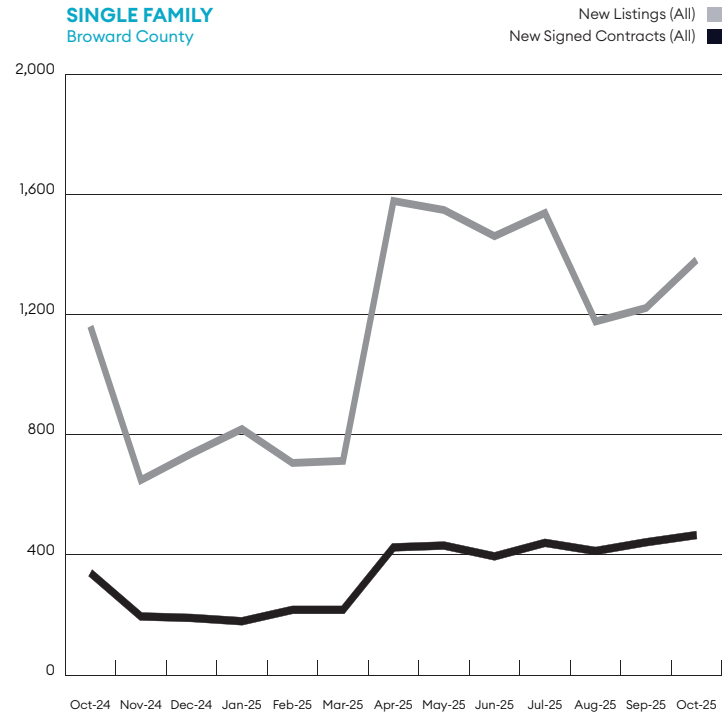


Source: BeachesMLS

Broward County

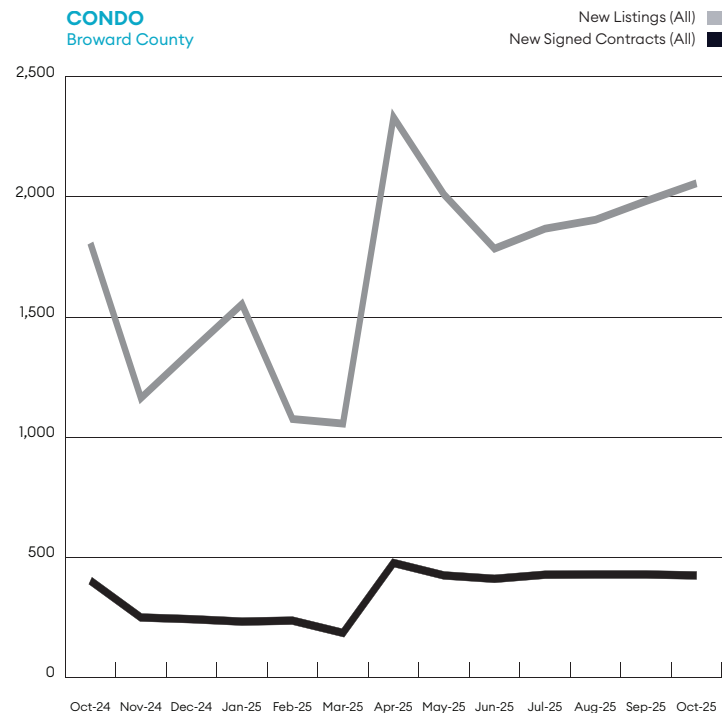
"New signed contracts have increased year over year for two of the past three months. New listings have been growing over the same period, enabling more sales. The luxury market, which begins at the \$1 million threshold, saw year over year growth for the first time in three months."

SINGLE FAMILY MATRIX Broward County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	466	340	37.1%
< \$300K	12	7	71.4%
\$300K - \$399K	58	35	65.7%
\$400K - \$499K	99	67	47.8%
\$500K - \$999K	230	180	27.8%
\$1M - \$2.99M	56	43	30.2%
\$3M - \$4.99M	5	7	-28.6%
\$5M - \$9.99M	6	1	500.0%
≥ \$10M	0	0	
New Listings (All)	1,382	1,161	19.0%
< \$300K	23	10	130.0%
\$300K - \$399K	106	80	32.5%
\$400K - \$499K	197	163	20.9%
\$500K - \$999K	693	596	16.3%
\$1M - \$2.99M	254	230	10.4%
\$3M - \$4.99M	44	41	7.3%
\$5M - \$9.99M	38	29	31.0%
≥ \$10M	27	12	125.0%



CONDO MATRIX Broward County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	425	403	5.5%
< \$200K	162	130	24.6%
\$200K - \$299K	110	110	0.0%
\$300K - \$399K	61	68	-10.3%
\$400K - \$599K	54	56	-3.6%
\$600K - \$999K	24	23	4.3%
\$1M - \$2.99M	11	14	-21.4%
\$3M - \$4.99M	2	2	0.0%
≥ \$5M	1	0	
New Listings (All)	2,057	1,808	13.8%
< \$200K	640	459	39.4%
\$200K - \$299K	482	481	0.2%
\$300K - \$399K	291	307	-5.2%
\$400K - \$599K	336	304	10.5%
\$600K - \$999K	137	171	-19.9%
\$1M - \$2.99M	122	72	69.4%
\$3M - \$4.99M	24	7	242.9%
≥ \$5M	25	7	257.1%

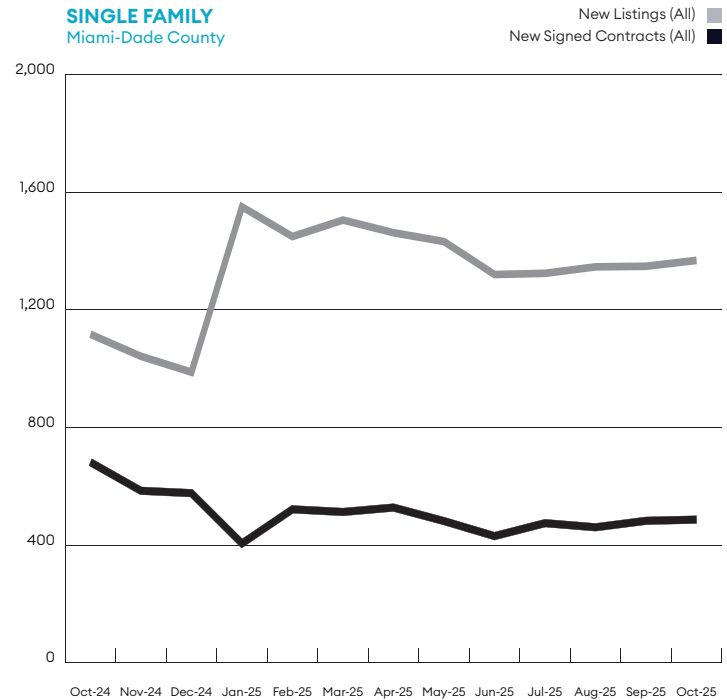
Source: BeachesMLS



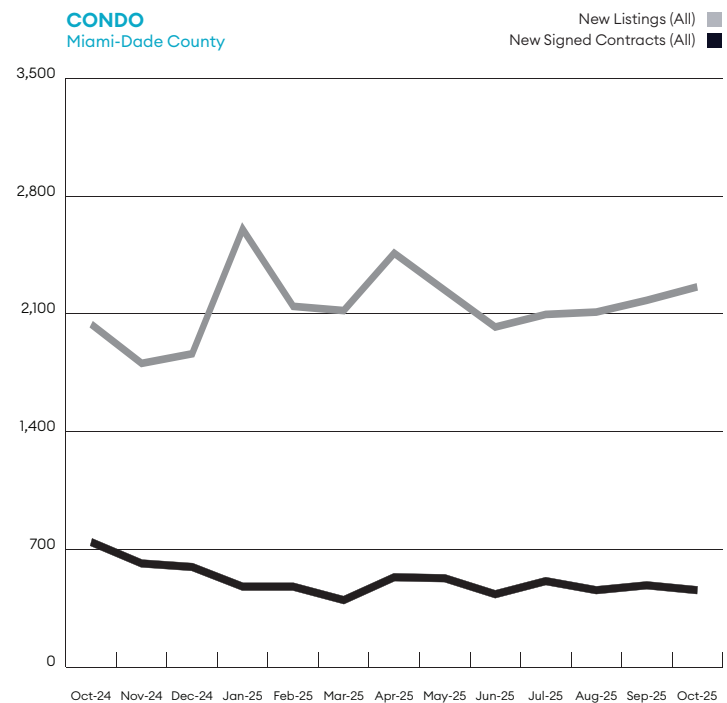
Miami-Dade County

"New signed contracts have declined year over year in every month this year, while new listings have been rising. New listings have been growing over the same period, enabling more sales. The luxury market, which begins at the \$1 million threshold, has also experienced a slowdown in contract volume but at a lower rate than the overall market."

SINGLE FAMILY MATRIX Miami-Dade County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	487	682	-28.6%
< \$300K	10	7	42.9%
\$300K - \$399K	23	28	-17.9%
\$400K - \$499K	88	88	0.0%
\$500K - \$999K	254	419	-39.4%
\$1M - \$2.99M	91	116	-21.6%
\$3M - \$4.99M	13	14	-7.1%
\$5M - \$9.99M	6	7	-14.3%
≥ \$10M	2	3	-33.3%
New Listings (All)	1,368	1,117	22.5%
< \$300K	6	10	-40.0%
\$300K - \$399K	31	30	3.3%
\$400K - \$499K	107	91	17.6%
\$500K - \$999K	758	599	26.5%
\$1M - \$2.99M	329	268	22.8%
\$3M - \$4.99M	59	58	1.7%
\$5M - \$9.99M	49	37	32.4%
≥ \$10M	29	24	20.8%



CONDO MATRIX Miami-Dade County	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	457	743	-38.5%
< \$200K	38	36	5.6%
\$200K - \$299K	103	153	-32.7%
\$300K - \$399K	90	141	-36.2%
\$400K - \$599K	121	198	-38.9%
\$600K - \$999K	42	108	-61.1%
\$1M - \$2.99M	42	90	-53.3%
\$3M - \$4.99M	10	8	25.0%
≥ \$5M	11	9	22.2%
New Listings (All)	2,261	2,039	10.9%
< \$200K	136	86	58.1%
\$200K - \$299K	355	256	38.7%
\$300K - \$399K	390	365	6.8%
\$400K - \$599K	582	510	14.1%
\$600K - \$999K	360	361	-0.3%
\$1M - \$2.99M	291	328	-11.3%
\$3M - \$4.99M	82	79	3.8%
≥ \$5M	65	54	20.4%



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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