

Elliman Report

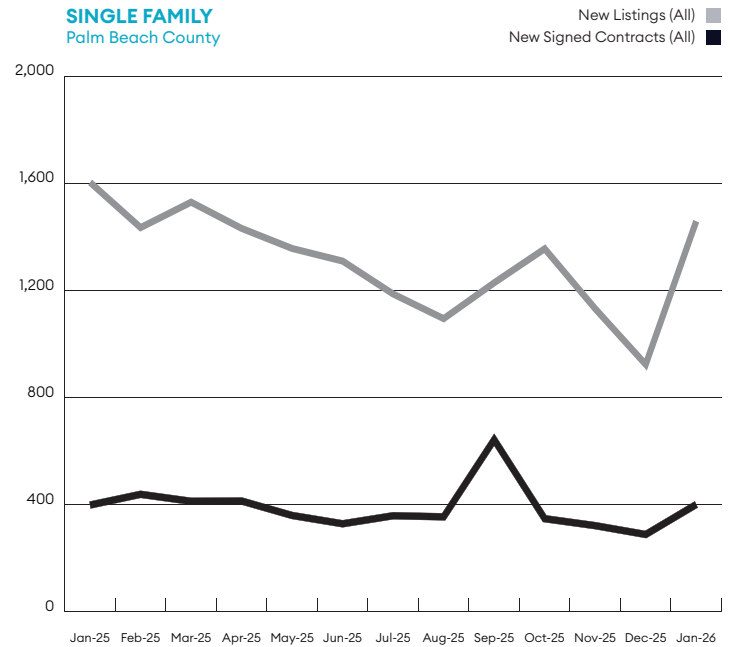
Florida

January 2026 New Signed Contracts

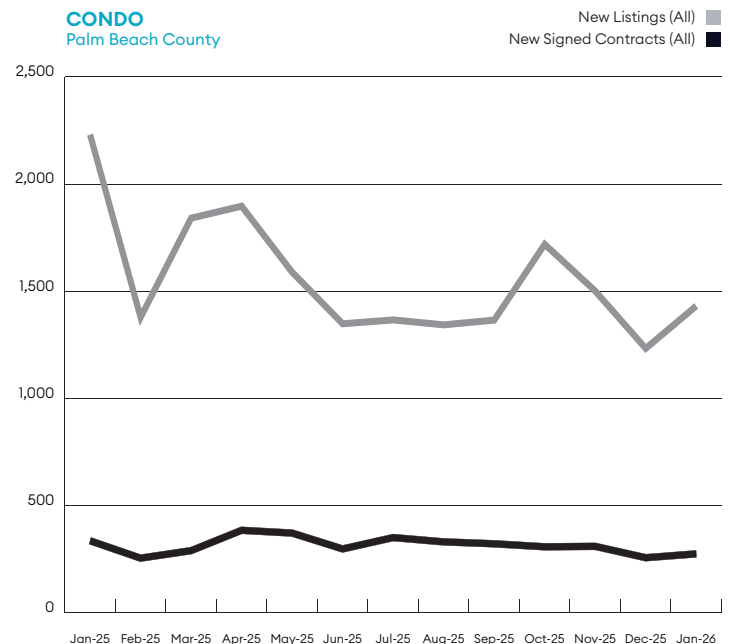
Palm Beach County

"After nine months of rapid annual gains in new signed contracts, the combination of property types shows an easing of growth, along with a significant drop in new listings. For the market segment above the \$1 million threshold, gains in new signed contracts increased as new listings fell for the first time in five months."

SINGLE FAMILY MATRIX Palm Beach County	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	400	398	0.5%
< \$300K	8	10	-20.0%
\$300K - \$399K	23	28	-17.9%
\$400K - \$499K	34	53	-35.8%
\$500K - \$999K	169	169	0.0%
\$1M - \$2.99M	105	90	16.7%
\$3M - \$4.99M	27	17	58.8%
\$5M - \$9.99M	18	18	0.0%
≥ \$10M	16	13	23.1%
New Listings (All)	1,458	1,603	-9.0%
< \$300K	20	19	5.3%
\$300K - \$399K	77	70	10.0%
\$400K - \$499K	168	165	1.8%
\$500K - \$999K	639	740	-13.6%
\$1M - \$2.99M	367	403	-8.9%
\$3M - \$4.99M	79	90	-12.2%
\$5M - \$9.99M	57	65	-12.3%
≥ \$10M	51	51	0.0%



CONDO MATRIX Palm Beach County	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	274	335	-18.2%
< \$200K	99	81	22.2%
\$200K - \$299K	45	63	-28.6%
\$300K - \$399K	25	54	-53.7%
\$400K - \$599K	34	52	-34.6%
\$600K - \$999K	17	34	-50.0%
\$1M - \$2.99M	41	32	28.1%
\$3M - \$4.99M	12	11	9.1%
≥ \$5M	1	8	-87.5%
New Listings (All)	1,431	2,231	-35.9%
< \$200K	451	485	-7.0%
\$200K - \$299K	310	465	-33.3%
\$300K - \$399K	159	413	-61.5%
\$400K - \$599K	145	384	-62.2%
\$600K - \$999K	147	232	-36.6%
\$1M - \$2.99M	153	158	-3.2%
\$3M - \$4.99M	41	64	-35.9%
≥ \$5M	25	30	-16.7%

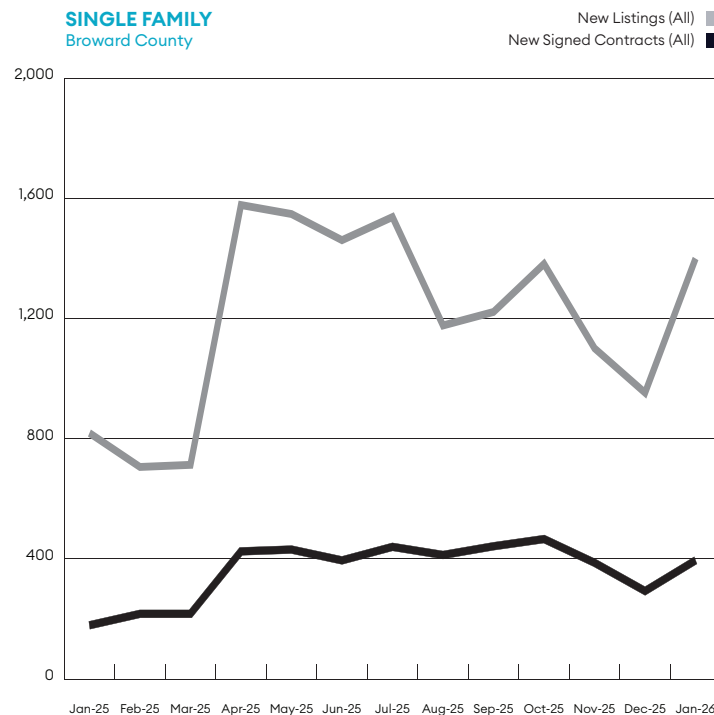


Source: BeachesMLS

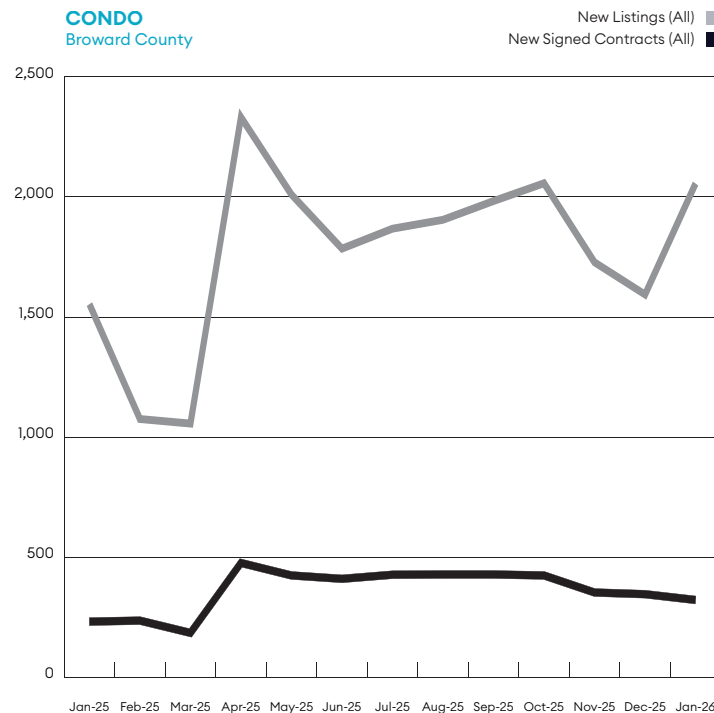
Broward County

"There have been five straight months of significant annual increases in new signed contracts, driven by the rise in new listings. For the market segment above the \$1 million threshold, gains in new signed contracts and new listings exceeded the overall market."

SINGLE FAMILY MATRIX Broward County	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	395	179	120.7%
< \$300K	14	6	133.3%
\$300K - \$399K	34	14	142.9%
\$400K - \$499K	75	31	141.9%
\$500K - \$999K	183	83	120.5%
\$1M - \$2.99M	76	36	111.1%
\$3M - \$4.99M	8	7	14.3%
\$5M - \$9.99M	3	1	200.0%
≥ \$10M	2	1	100.0%
New Listings (All)	1,400	819	70.9%
< \$300K	26	9	188.9%
\$300K - \$399K	101	54	87.0%
\$400K - \$499K	217	103	110.7%
\$500K - \$999K	700	391	79.0%
\$1M - \$2.99M	278	207	34.3%
\$3M - \$4.99M	45	25	80.0%
\$5M - \$9.99M	18	20	-10.0%
≥ \$10M	15	10	50.0%



CONDO MATRIX Broward County	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	323	233	38.6%
< \$200K	147	89	65.2%
\$200K - \$299K	73	47	55.3%
\$300K - \$399K	28	30	-6.7%
\$400K - \$599K	32	36	-11.1%
\$600K - \$999K	21	16	31.3%
\$1M - \$2.99M	17	12	41.7%
\$3M - \$4.99M	3	3	0.0%
≥ \$5M	2	0	
New Listings (All)	2,056	1,554	32.3%
< \$200K	802	481	66.7%
\$200K - \$299K	514	357	44.0%
\$300K - \$399K	265	211	25.6%
\$400K - \$599K	218	246	-11.4%
\$600K - \$999K	122	145	-15.9%
\$1M - \$2.99M	111	102	8.8%
\$3M - \$4.99M	19	10	90.0%
≥ \$5M	5	2	150.0%

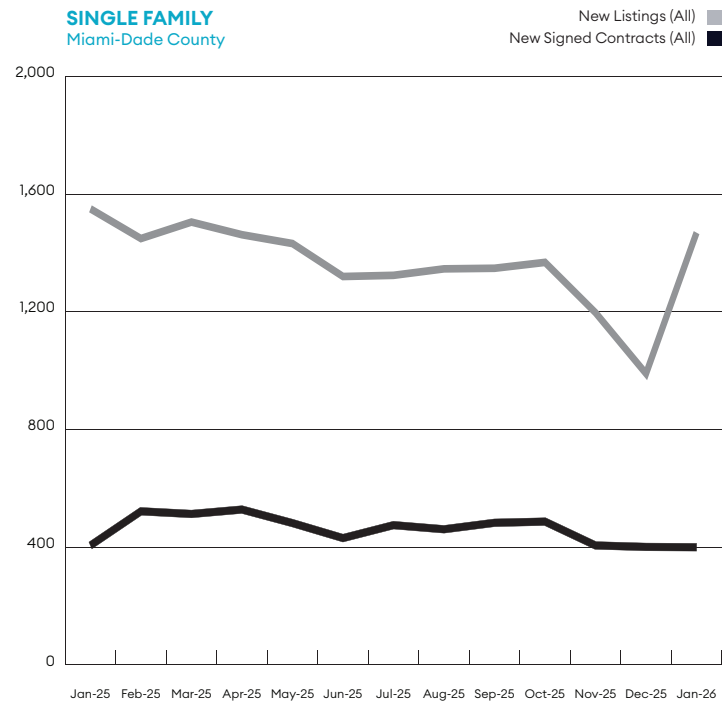


Source: BeachesMLS

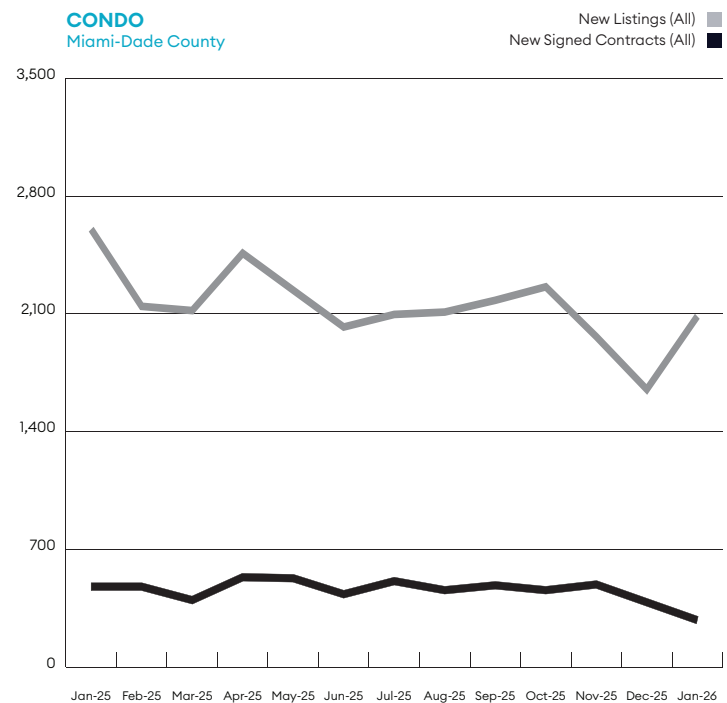
Miami-Dade County

"While the number of new signed contracts continued to decline, the drop in new listings accelerated. In a significant turnaround above the \$1 million threshold, for the first time in more than a year, the number of new signed contracts surged annually, in addition to a decline in new listings."

SINGLE FAMILY MATRIX Miami-Dade County		JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)		400	406	-1.5%
< \$300K		8	9	-11.1%
\$300K - \$399K		23	15	53.3%
\$400K - \$499K		34	47	-27.7%
\$500K - \$999K		169	245	-31.0%
\$1M - \$2.99M		105	72	45.8%
\$3M - \$4.99M		27	8	237.5%
\$5M - \$9.99M		18	8	125.0%
≥ \$10M		16	2	700.0%
New Listings (All)		1,469	1,550	-5.2%
< \$300K		4	15	-73.3%
\$300K - \$399K		47	38	23.7%
\$400K - \$499K		132	109	21.1%
\$500K - \$999K		786	817	-3.8%
\$1M - \$2.99M		337	392	-14.0%
\$3M - \$4.99M		70	79	-11.4%
\$5M - \$9.99M		54	65	-16.9%
≥ \$10M		39	35	11.4%



CONDO MATRIX Miami-Dade County		JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)		279	478	-41.6%
< \$200K		99	25	296.0%
\$200K - \$299K		45	84	-46.4%
\$300K - \$399K		25	88	-71.6%
\$400K - \$599K		34	137	-75.2%
\$600K - \$999K		17	71	-76.1%
\$1M - \$2.99M		41	59	-30.5%
\$3M - \$4.99M		12	5	140.0%
≥ \$5M		6	9	-33.3%
New Listings (All)		2,086	2,604	-19.9%
< \$200K		154	130	18.5%
\$200K - \$299K		382	466	-18.0%
\$300K - \$399K		325	480	-32.3%
\$400K - \$599K		433	452	-4.2%
\$600K - \$999K		361	499	-27.7%
\$1M - \$2.99M		291	428	-32.0%
\$3M - \$4.99M		72	81	-11.1%
≥ \$5M		68	68	0.0%



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

© 2026 DOUGLAS ELLIMAN REAL ESTATE AND MILLER SAMUEL REAL ESTATE APPRAISERS & CONSULTANTS. ALL WORLDWIDE RIGHTS RESERVED. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY. 🏡