

# Elliman Report

## Florida

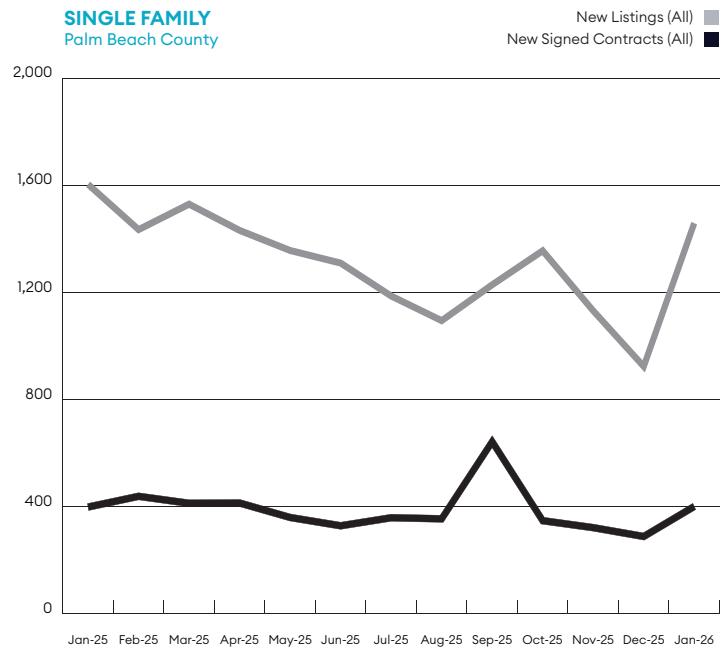
## January 2026 New Signed Contracts

### 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."

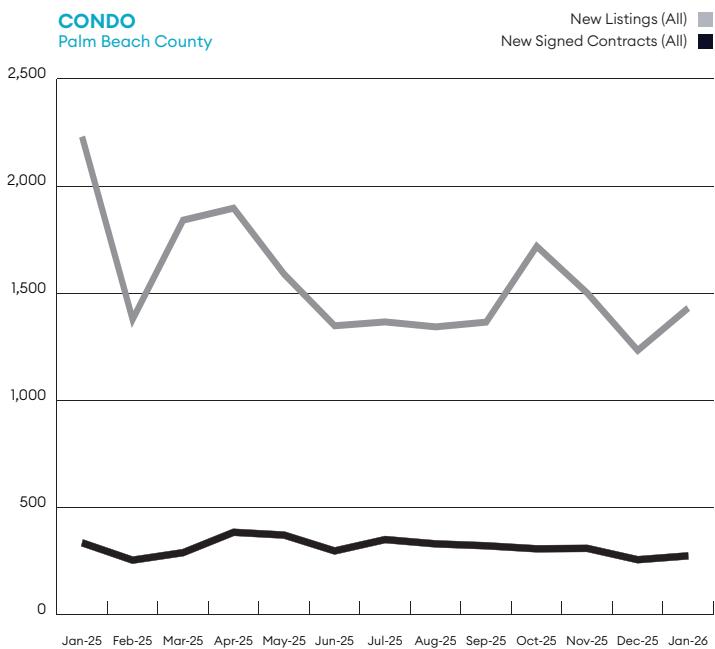
| SINGLE FAMILY MATRIX<br>Palm Beach County | JAN<br>2026 | JAN<br>2025 | %Δ (YR) |
|---|-------------|-------------|---------|
| New Signed Contracts (All)                | 400         | 398         | 0.5%    |
| < \$300K                                  | 8           | 10          | -20.0%  |
| \$300K - \$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%    |

#### SINGLE FAMILY Palm Beach County



| CONDO MATRIX<br>Palm Beach County | JAN<br>2026 | JAN<br>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%  |

#### CONDO Palm Beach County



Source: BeachesMLS

Prepared by Miller Samuel Real Estate Appraisers & Consultants

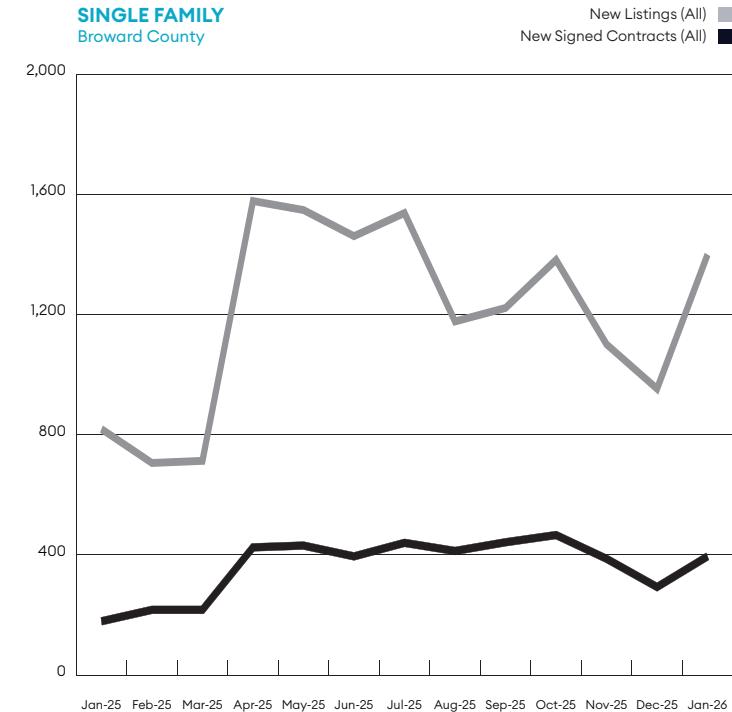


Douglas Elliman

## Broward County

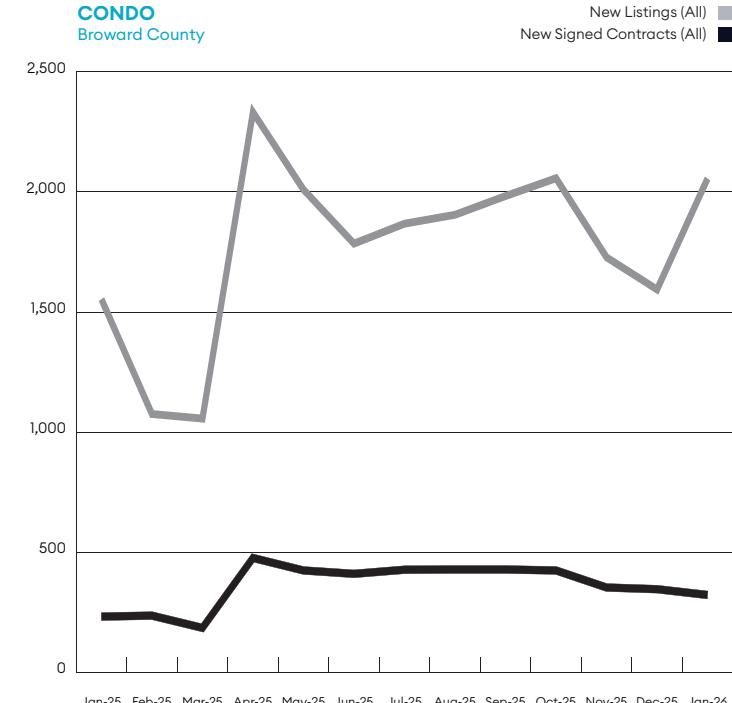
"There have been five straight months of significant annual increases in new signed contracts, driven by the rise in new listings. For the market segment above the \$1 million threshold, gains in new signed contracts and new listings exceeded the overall market."

| SINGLE FAMILY MATRIX<br>Broward County | JAN<br>2026 | JAN<br>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<br>Broward County | JAN<br>2026 | JAN<br>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%  |

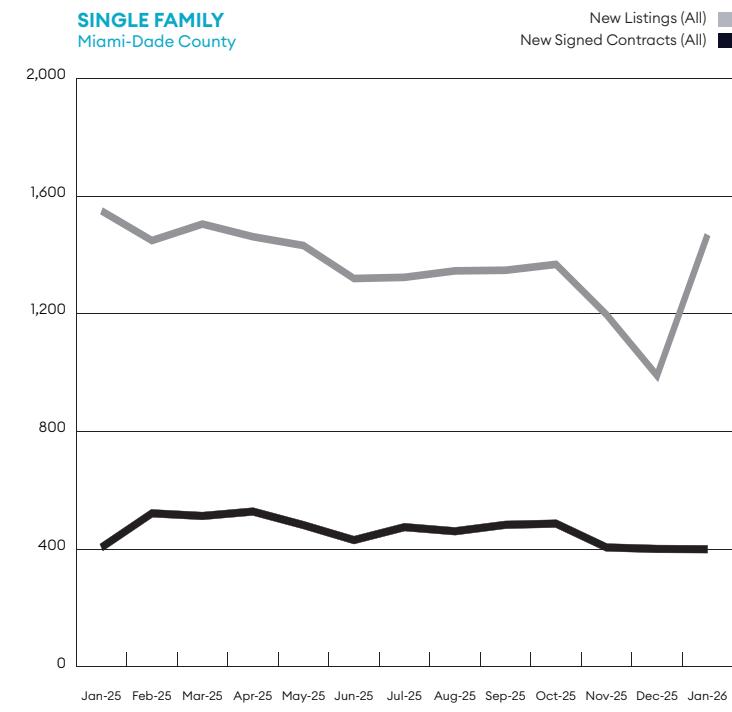
Source: BeachesMLS



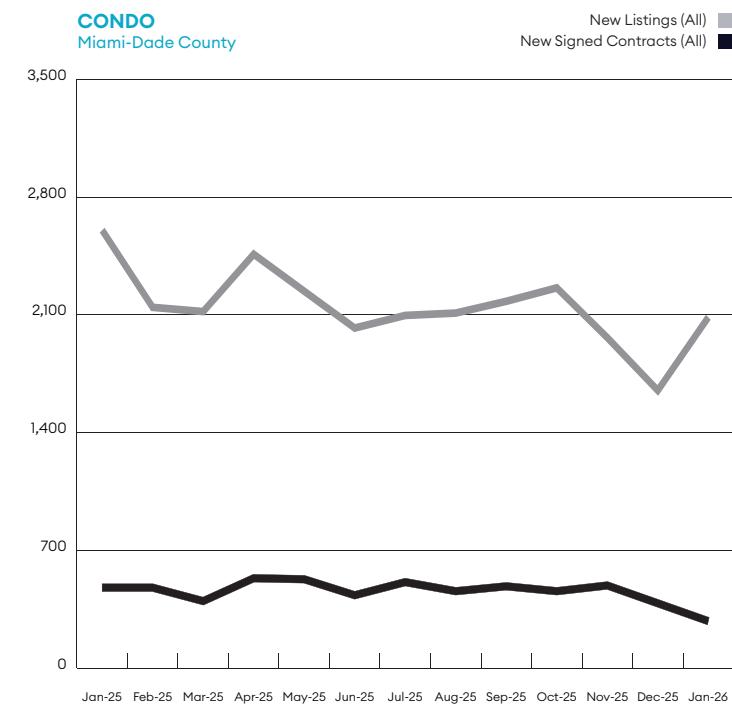
## Miami-Dade County

"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<br>Miami-Dade County | JAN<br>2026 | JAN<br>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%   |



| CONDOS MATRIX<br>Miami-Dade County | JAN<br>2026 | JAN<br>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  
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