

Elliman Report

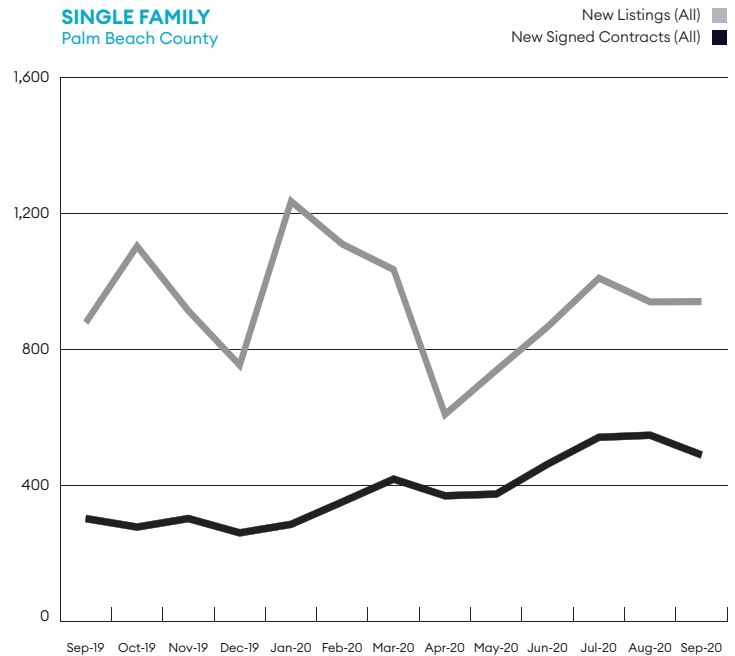
Florida

September 2020 New Signed Contracts

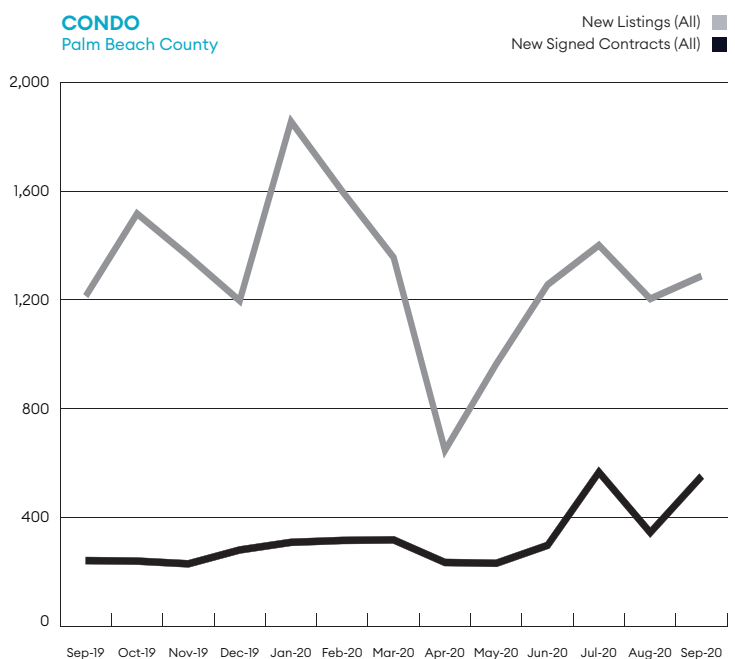
Palm Beach County

"Year over year, new signed contract gains for single family and condos continued to remain well above year-ago levels. New listings for both property types entering the market were up only slightly over the same period."

SINGLE FAMILY MATRIX Palm Beach County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	489	302	61.9%
< \$200K	29	18	61.1%
\$200K - \$299K	61	50	22.0%
\$300K - \$399K	108	81	33.3%
\$400K - \$499K	97	53	83.0%
\$500K - \$599K	35	39	-10.3%
\$600K - \$799K	46	21	119.0%
\$800K - \$999K	23	12	91.7%
≥ \$1M	90	28	221.4%
New Listings (All)	940	878	7.1%
< \$200K	24	49	-51.0%
\$200K - \$299K	107	144	-25.7%
\$300K - \$399K	201	187	7.5%
\$400K - \$499K	150	122	23.0%
\$500K - \$599K	111	86	29.1%
\$600K - \$799K	93	66	40.9%
\$800K - \$999K	67	51	31.4%
≥ \$1M	187	173	8.1%



CONDO MATRIX Palm Beach County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	552	242	128.1%
< \$200K	278	127	118.9%
\$200K - \$299K	126	56	125.0%
\$300K - \$399K	52	25	108.0%
\$400K - \$499K	24	15	60.0%
\$500K - \$599K	14	5	180.0%
\$600K - \$799K	21	6	250.0%
\$800K - \$999K	12	1	1,100.0%
≥ \$1M	25	7	257.1%
New Listings (All)	1,288	1,214	6.1%
< \$200K	549	596	-7.9%
\$200K - \$299K	277	239	15.9%
\$300K - \$399K	150	99	51.5%
\$400K - \$499K	79	87	-9.2%
\$500K - \$599K	58	39	48.7%
\$600K - \$799K	47	51	-7.8%
\$800K - \$999K	25	34	-26.5%
≥ \$1M	103	69	49.3%

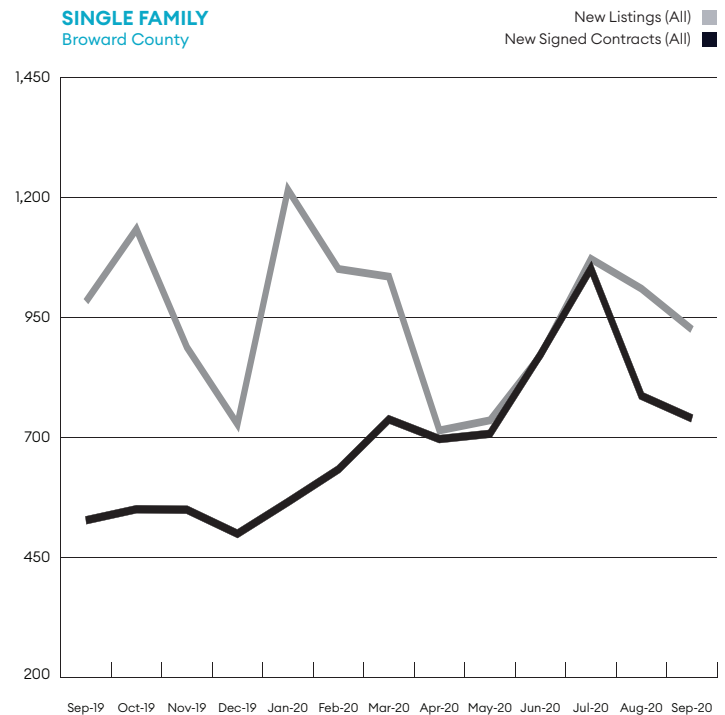


Source: BeachesMLS

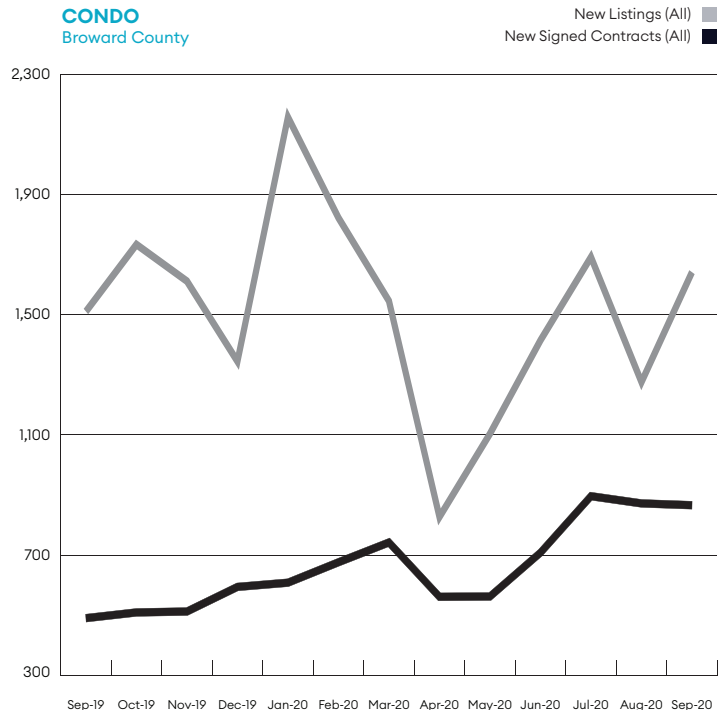
Broward County

"Year over year, new signed contract gains for single family and condos continued to remain well above year-ago levels. The overall number of new listings for both property types entering the market remained similar over the same period."

SINGLE FAMILY MATRIX Broward County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	740	528	40.2%
< \$200K	30	30	0.0%
\$200K - \$299K	140	117	19.7%
\$300K - \$399K	212	139	52.5%
\$400K - \$499K	126	88	43.2%
\$500K - \$599K	76	41	85.4%
\$600K - \$799K	78	66	18.2%
\$800K - \$999K	34	22	54.5%
≥ \$1M	44	25	76.0%
New Listings (All)	925	983	-5.9%
< \$200K	20	31	-35.5%
\$200K - \$299K	114	212	-46.2%
\$300K - \$399K	207	226	-8.4%
\$400K - \$499K	166	144	15.3%
\$500K - \$599K	107	83	28.9%
\$600K - \$799K	118	99	19.2%
\$800K - \$999K	61	47	29.8%
≥ \$1M	132	141	-6.4%



CONDO MATRIX Broward County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	866	490	76.7%
< \$200K	470	266	76.7%
\$200K - \$299K	215	135	59.3%
\$300K - \$399K	95	58	63.8%
\$400K - \$499K	35	13	169.2%
\$500K - \$599K	19	7	171.4%
\$600K - \$799K	19	6	216.7%
\$800K - \$999K	4	3	33.3%
> \$1M	9	2	350.0%
New Listings (All)	1,642	1,511	8.7%
< \$200K	768	812	-5.4%
\$200K - \$299K	334	322	3.7%
\$300K - \$399K	217	121	79.3%
\$400K - \$499K	111	72	54.2%
\$500K - \$599K	43	55	-21.8%
\$600K - \$799K	74	39	89.7%
\$800K - \$999K	27	27	0.0%
≥ \$1M	68	63	7.9%

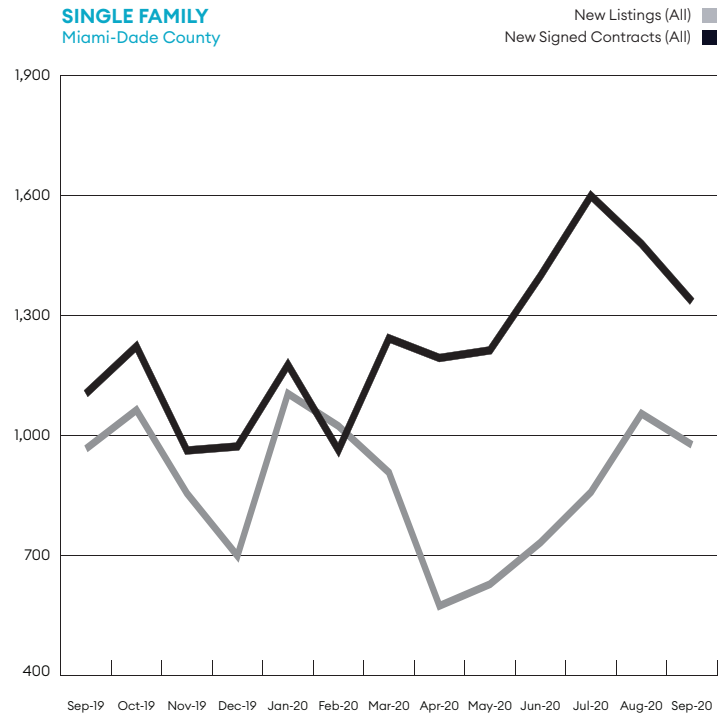


Source: BeachesMLS

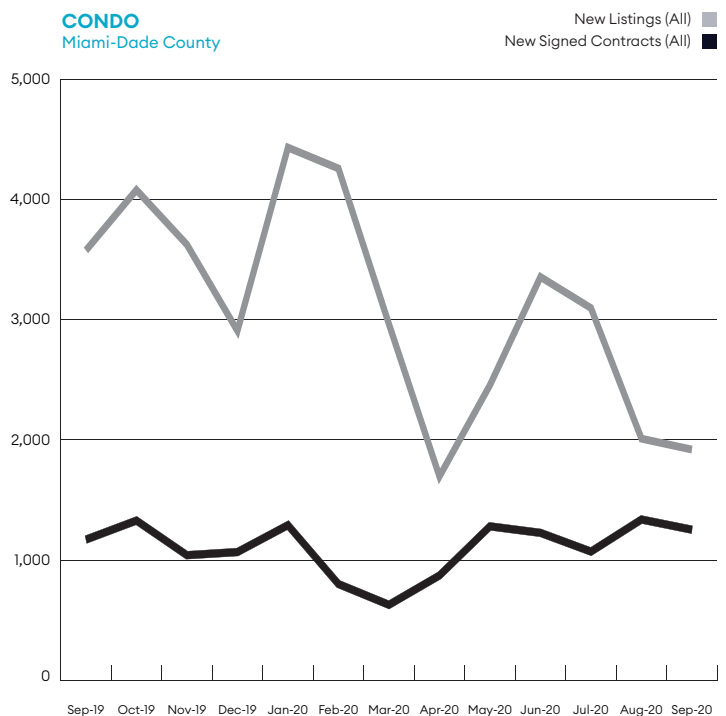
Miami-Dade County

"Year over year, new signed contract gains for single family and condos continued to remain higher than year-ago levels. The single family new listings total remained similar to the prior year, while new condo listings entering the market fell sharply over the same period."

SINGLE FAMILY MATRIX Miami-Dade County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	1,335	1,105	20.8%
< \$200K	27	58	-53.4%
\$200K - \$299K	170	224	-24.1%
\$300K - \$399K	401	363	10.5%
\$400K - \$499K	261	185	41.1%
\$500K - \$599K	127	73	74.0%
\$600K - \$799K	134	56	139.3%
\$800K - \$999K	65	33	97.0%
≥ \$1M	150	113	32.7%
New Listings (All)	977	967	1.0%
< \$200K	25	26	-3.8%
\$200K - \$299K	70	137	-48.9%
\$300K - \$399K	193	252	-23.4%
\$400K - \$499K	161	168	-4.2%
\$500K - \$599K	75	67	11.9%
\$600K - \$799K	138	90	53.3%
\$800K - \$999K	66	50	32.0%
≥ \$1M	249	177	40.7%



CONDO MATRIX Miami-Dade County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	1,252	1,170	7.0%
< \$200K	370	410	-9.8%
\$200K - \$299K	415	353	17.6%
\$300K - \$399K	222	169	31.4%
\$400K - \$499K	70	52	34.6%
\$500K - \$599K	42	36	16.7%
\$600K - \$799K	50	51	-2.0%
\$800K - \$999K	26	19	36.8%
≥ \$1M	57	80	-28.8%
New Listings (All)	1,919	3,577	-46.4%
< \$200K	348	409	-14.9%
\$200K - \$299K	462	900	-48.7%
\$300K - \$399K	320	403	-20.6%
\$400K - \$499K	174	248	-29.8%
\$500K - \$599K	117	1,053	-88.9%
\$600K - \$799K	138	274	-49.6%
\$800K - \$999K	84	127	-33.9%
≥ \$1M	276	163	69.3%

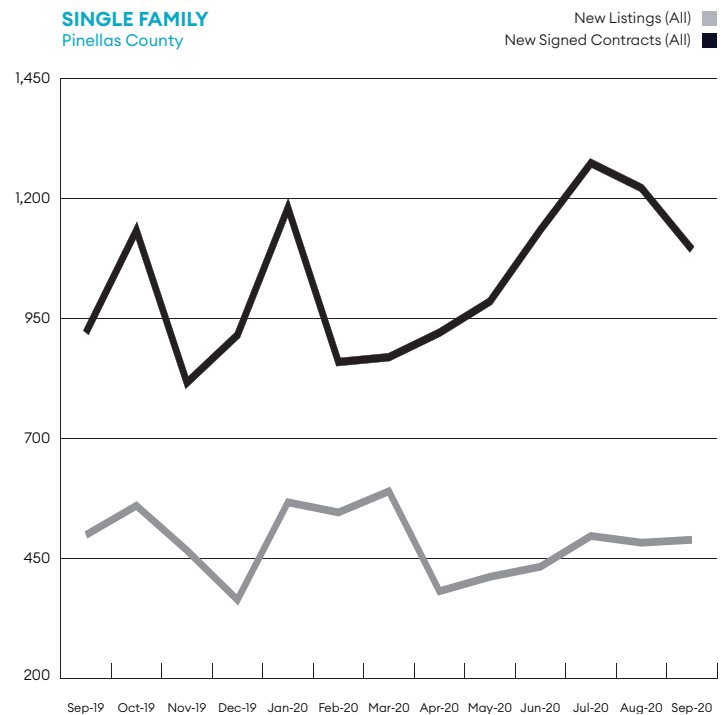


Source: Miami Association of REALTORS, INC. MLS

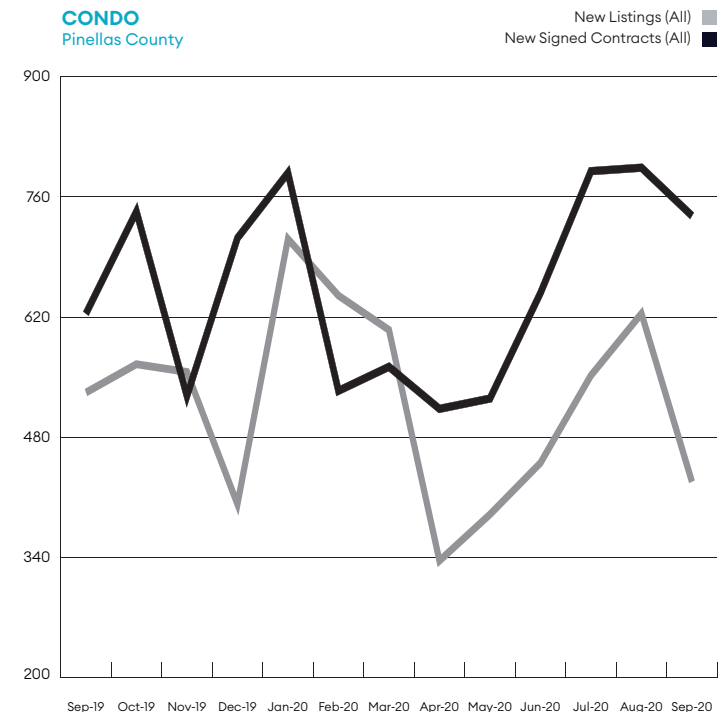
Pinellas County

"New signed contract gains for single family and condos continued to remain above year-ago levels. The overall number of new listings of both property types entering the market fell short of the prior year total."

SINGLE FAMILY MATRIX Pinellas County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	1,093	920	18.8%
< \$200K	118	202	-41.6%
\$200K - \$299K	356	309	15.2%
\$300K - \$399K	252	198	27.3%
\$400K - \$499K	123	74	66.2%
\$500K - \$599K	88	46	91.3%
\$600K - \$799K	66	48	37.5%
\$800K - \$999K	45	19	136.8%
≥ \$1M	45	24	87.5%
New Listings (All)	489	499	-2.0%
< \$200K	42	107	-60.7%
\$200K - \$299K	123	146	-15.8%
\$300K - \$399K	103	95	8.4%
\$400K - \$499K	55	45	22.2%
\$500K - \$599K	39	39	0.0%
\$600K - \$799K	46	17	170.6%
\$800K - \$999K	24	19	26.3%
≥ \$1M	57	31	83.9%



CONDO MATRIX Pinellas County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	738	624	18.3%
< \$200K	342	377	-9.3%
\$200K - \$299K	152	96	58.3%
\$300K - \$399K	99	63	57.1%
\$400K - \$499K	42	29	44.8%
\$500K - \$599K	36	24	50.0%
\$600K - \$799K	28	17	64.7%
\$800K - \$999K	14	9	55.6%
≥ \$1M	25	9	177.8%
New Listings (All)	428	532	-19.5%
< \$200K	196	280	-30.0%
\$200K - \$299K	71	66	7.6%
\$300K - \$399K	58	53	9.4%
\$400K - \$499K	25	40	-37.5%
\$500K - \$599K	28	12	133.3%
\$600K - \$799K	20	19	5.3%
\$800K - \$999K	14	6	133.3%
≥ \$1M	16	56	-71.4%

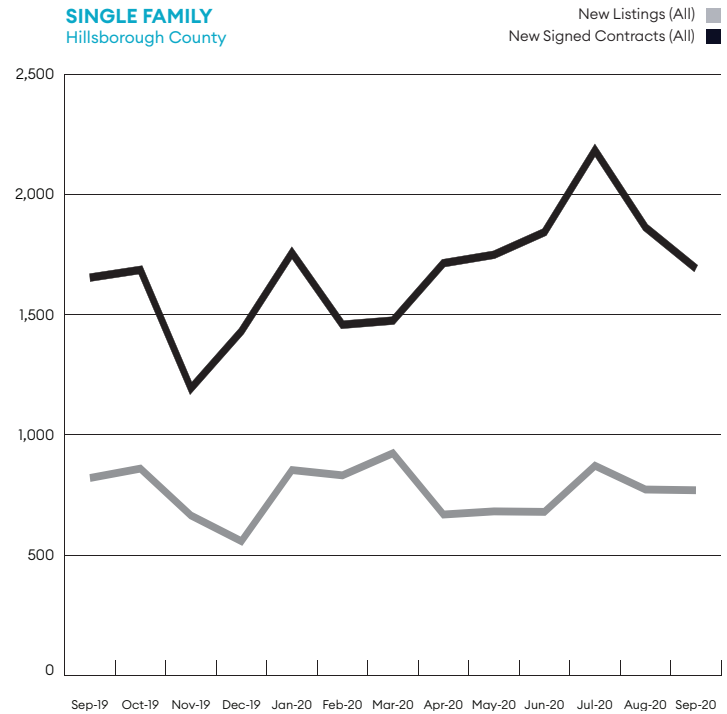


Source: Stellar MLS

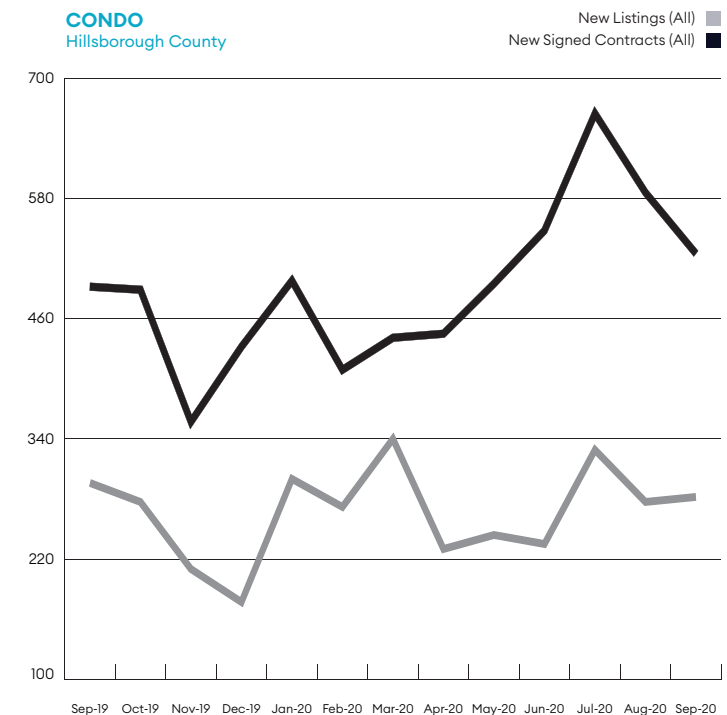
Hillsborough County

"Year over year, new signed contract gains for single family and condos remained slightly above year-ago levels. The overall number of new listings for both property types entering the market fell short of the prior year total."

SINGLE FAMILY MATRIX Hillsborough County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	1,693	1,655	2.3%
< \$200K	184	312	-41.0%
\$200K - \$299K	745	773	-3.6%
\$300K - \$399K	381	283	34.6%
\$400K - \$499K	163	113	44.2%
\$500K - \$599K	73	67	9.0%
\$600K - \$799K	73	53	37.7%
\$800K - \$999K	27	27	0.0%
≥ \$1M	47	27	74.1%
New Listings (All)	770	821	-6.2%
< \$200K	43	110	-60.9%
\$200K - \$299K	253	310	-18.4%
\$300K - \$399K	191	184	3.8%
\$400K - \$499K	97	76	27.6%
\$500K - \$599K	53	35	51.4%
\$600K - \$799K	62	40	55.0%
\$800K - \$999K	27	25	8.0%
≥ \$1M	44	41	7.3%



CONDO MATRIX Hillsborough County	SEPT 2020	SEPT 2019	%Δ (YR)
New Signed Contracts (All)	525	492	6.7%
< \$200K	284	310	-8.4%
\$200K - \$299K	159	122	30.3%
\$300K - \$399K	43	24	79.2%
\$400K - \$499K	16	17	-5.9%
\$500K - \$599K	7	12	-41.7%
\$600K - \$799K	9	1	800.0%
\$800K - \$999K	1	2	-50.0%
≥ \$1M	6	4	
New Listings (All)	282	296	-4.7%
< \$200K	120	150	-20.0%
\$200K - \$299K	72	70	2.9%
\$300K - \$399K	30	19	57.9%
\$400K - \$499K	26	6	333.3%
\$500K - \$599K	12	36	
\$600K - \$799K	9	8	12.5%
\$800K - \$999K	1	3	-66.7%
≥ \$1M	12	4	200.0%



Source: Stellar 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