

# Elliman Report

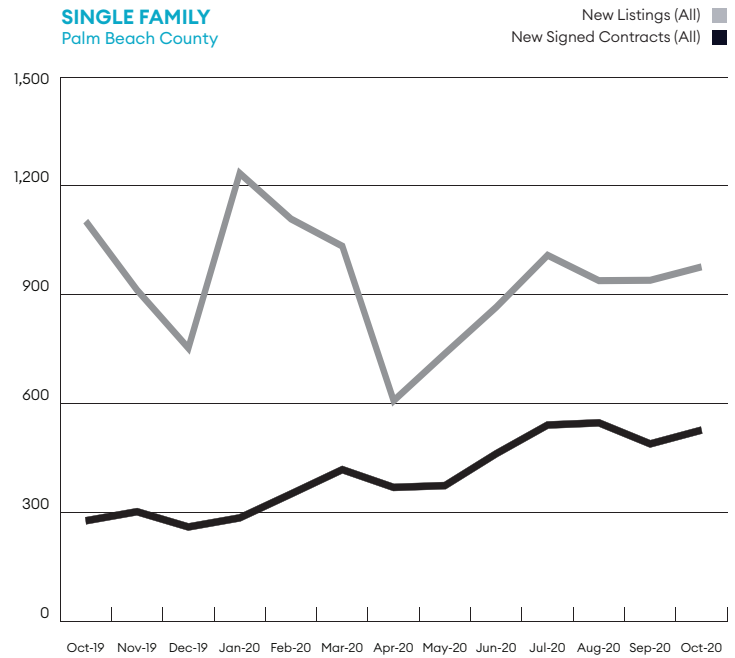
Florida

October 2020 New Signed Contracts

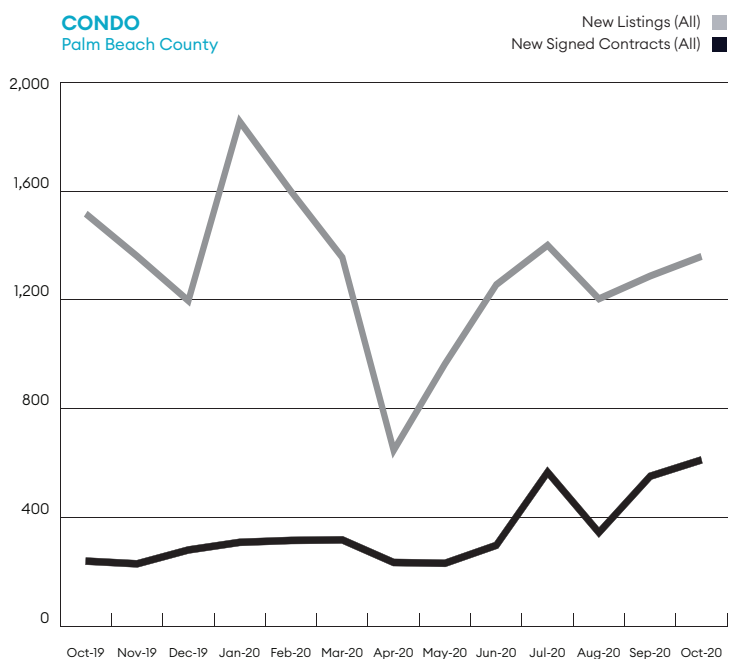
## Palm Beach County

"New signed contract activity for single families nearly doubled and for condos more than doubled from the same time last year with significant gains across all price tranches. Single family and condo new listings continued to fall sharply below year-ago levels."

SINGLE FAMILY MATRIX Palm Beach County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>527</b>	<b>277</b>	<b>90.3%</b>
< \$200K	15	12	25.0%
\$200K - \$299K	73	44	65.9%
\$300K - \$399K	116	76	52.6%
\$400K - \$499K	86	55	56.4%
\$500K - \$599K	52	39	33.3%
\$600K - \$799K	50	17	194.1%
\$800K - \$999K	26	11	136.4%
≥ \$1M	109	23	373.9%
<b>New Listings (All)</b>	<b>977</b>	<b>1,103</b>	<b>-11.4%</b>
< \$200K	28	59	-52.5%
\$200K - \$299K	90	162	-44.4%
\$300K - \$399K	182	216	-15.7%
\$400K - \$499K	148	153	-3.3%
\$500K - \$599K	101	100	1.0%
\$600K - \$799K	136	103	32.0%
\$800K - \$999K	65	70	-7.1%
≥ \$1M	227	240	-5.4%



CONDO MATRIX Palm Beach County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>612</b>	<b>240</b>	<b>155.0%</b>
< \$200K	280	136	105.9%
\$200K - \$299K	163	50	226.0%
\$300K - \$399K	57	20	185.0%
\$400K - \$499K	33	14	135.7%
\$500K - \$599K	15	4	275.0%
\$600K - \$799K	17	6	183.3%
\$800K - \$999K	11	1	1,000.0%
≥ \$1M	36	9	300.0%
<b>New Listings (All)</b>	<b>1,360</b>	<b>1,517</b>	<b>-10.3%</b>
< \$200K	561	693	-19.0%
\$200K - \$299K	304	306	-0.7%
\$300K - \$399K	179	142	26.1%
\$400K - \$499K	79	108	-26.9%
\$500K - \$599K	53	54	-1.9%
\$600K - \$799K	51	71	-28.2%
\$800K - \$999K	41	34	20.6%
≥ \$1M	92	109	-15.6%

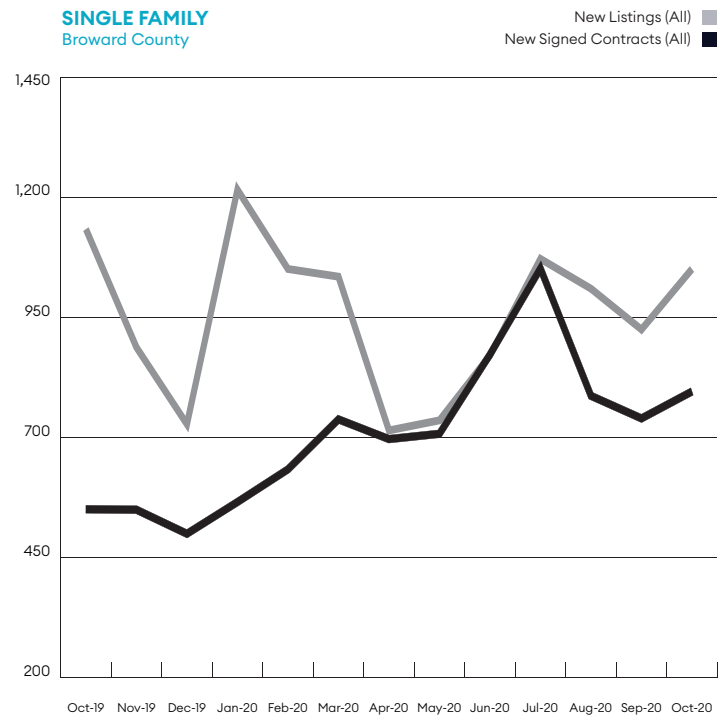


Source: BeachesMLS

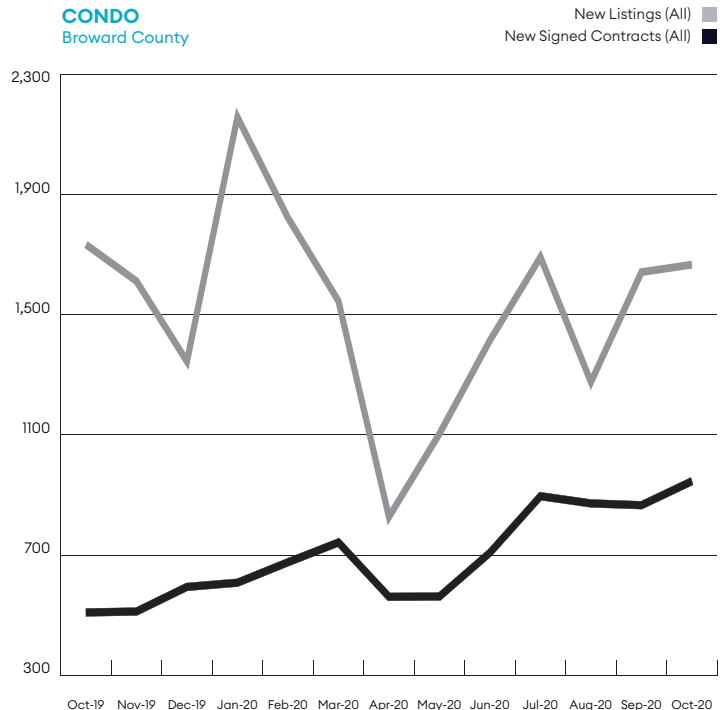
# Broward County

"New signed contract activity for both property types was up sharply from the same time last year with significant gains across most price tranches. Single family and condo new listings fell just short of year-ago levels."

SINGLE FAMILY MATRIX Broward County	OCT 2020	OCT 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>796</b>	<b>551</b>	<b>44.5%</b>
< \$200K	31	32	-3.1%
\$200K - \$299K	142	116	22.4%
\$300K - \$399K	238	133	78.9%
\$400K - \$499K	153	95	61.1%
\$500K - \$599K	80	43	86.0%
\$600K - \$799K	71	75	-5.3%
\$800K - \$999K	36	24	50.0%
≥ \$1M	45	33	36.4%
<b>New Listings (All)</b>	<b>1,051</b>	<b>1,134</b>	<b>-7.3%</b>
< \$200K	16	32	-50.0%
\$200K - \$299K	137	220	-37.7%
\$300K - \$399K	226	238	-5.0%
\$400K - \$499K	190	173	9.8%
\$500K - \$599K	116	100	16.0%
\$600K - \$799K	137	133	3.0%
\$800K - \$999K	56	69	-18.8%
≥ \$1M	173	169	2.4%



CONDO MATRIX Broward County	OCT 2020	OCT 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>946</b>	<b>509</b>	<b>85.9%</b>
< \$200K	499	277	80.1%
\$200K - \$299K	220	142	54.9%
\$300K - \$399K	118	55	114.5%
\$400K - \$499K	38	14	171.4%
\$500K - \$599K	16	8	100.0%
\$600K - \$799K	25	6	316.7%
\$800K - \$999K	7	4	75.0%
> \$1M	23	3	666.7%
<b>New Listings (All)</b>	<b>1,667</b>	<b>1,734</b>	<b>-3.9%</b>
< \$200K	742	845	-12.2%
\$200K - \$299K	372	381	-2.4%
\$300K - \$399K	218	211	3.3%
\$400K - \$499K	110	82	34.1%
\$500K - \$599K	39	44	-11.4%
\$600K - \$799K	70	84	-16.7%
\$800K - \$999K	37	25	48.0%
≥ \$1M	79	62	27.4%

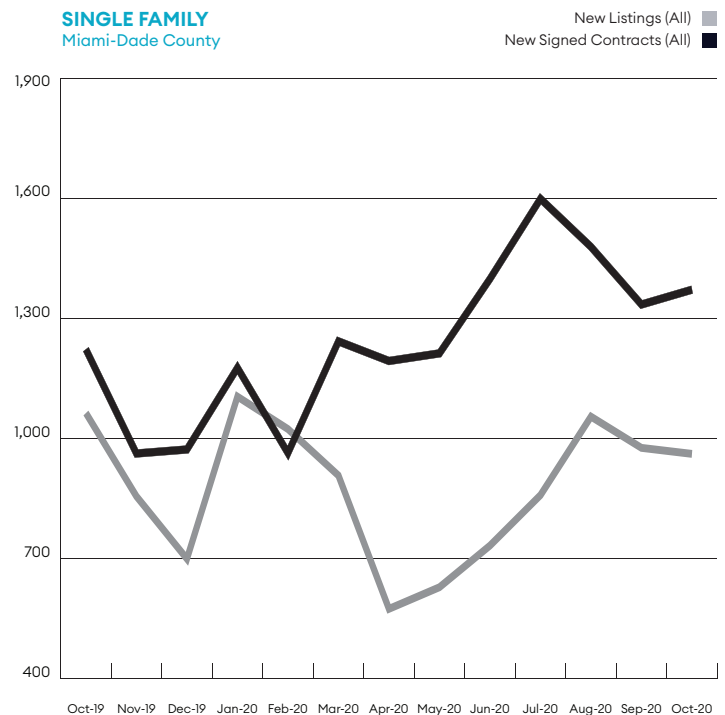


Source: BeachesMLS

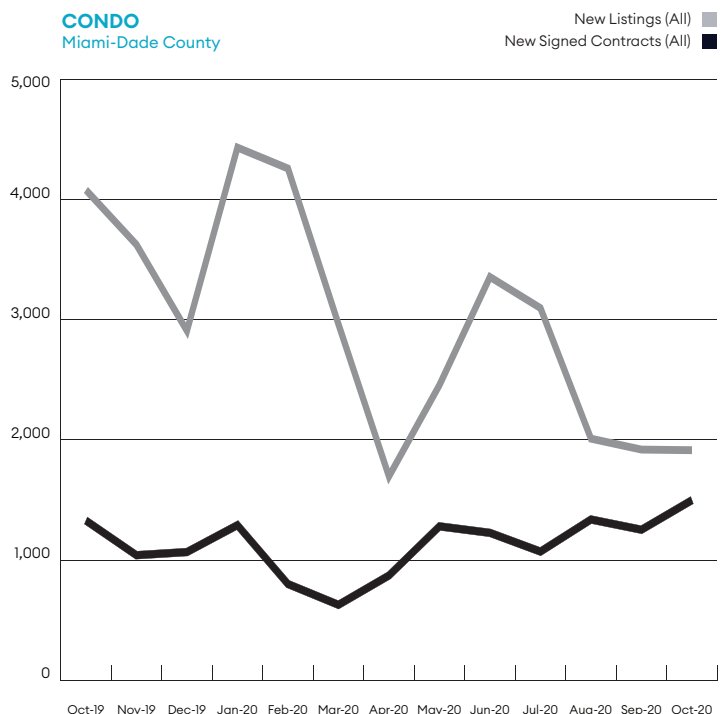
# Miami-Dade County

"New signed contract activity for both property types edged higher from the same time last year, with gains starting above the \$300,000 threshold. Condo new listings fell significantly from year-ago levels."

SINGLE FAMILY MATRIX Miami-Dade County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,372</b>	<b>1,223</b>	<b>12.2%</b>
< \$200K	25	65	-61.5%
\$200K - \$299K	164	243	-32.5%
\$300K - \$399K	389	386	0.8%
\$400K - \$499K	261	216	20.8%
\$500K - \$599K	127	99	28.3%
\$600K - \$799K	139	80	73.8%
\$800K - \$999K	66	49	34.7%
≥ \$1M	201	85	136.5%
<b>New Listings (All)</b>	<b>962</b>	<b>1,064</b>	<b>-9.6%</b>
< \$200K	16	28	-42.9%
\$200K - \$299K	73	140	-47.9%
\$300K - \$399K	158	303	-47.9%
\$400K - \$499K	190	172	10.5%
\$500K - \$599K	103	79	30.4%
\$600K - \$799K	133	90	47.8%
\$800K - \$999K	68	50	36.0%
≥ \$1M	221	202	9.4%



CONDO MATRIX Miami-Dade County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,498</b>	<b>1,328</b>	<b>12.8%</b>
< \$200K	382	473	-19.2%
\$200K - \$299K	491	435	12.9%
\$300K - \$399K	286	172	66.3%
\$400K - \$499K	100	68	47.1%
\$500K - \$599K	60	44	36.4%
\$600K - \$799K	57	53	7.5%
\$800K - \$999K	33	27	22.2%
≥ \$1M	89	56	58.9%
<b>New Listings (All)</b>	<b>1,914</b>	<b>4,080</b>	<b>-53.1%</b>
< \$200K	370	508	-27.2%
\$200K - \$299K	486	915	-46.9%
\$300K - \$399K	261	426	-38.7%
\$400K - \$499K	169	272	-37.9%
\$500K - \$599K	134	1,197	-88.8%
\$600K - \$799K	143	406	-64.8%
\$800K - \$999K	86	149	-42.3%
≥ \$1M	265	207	28.0%

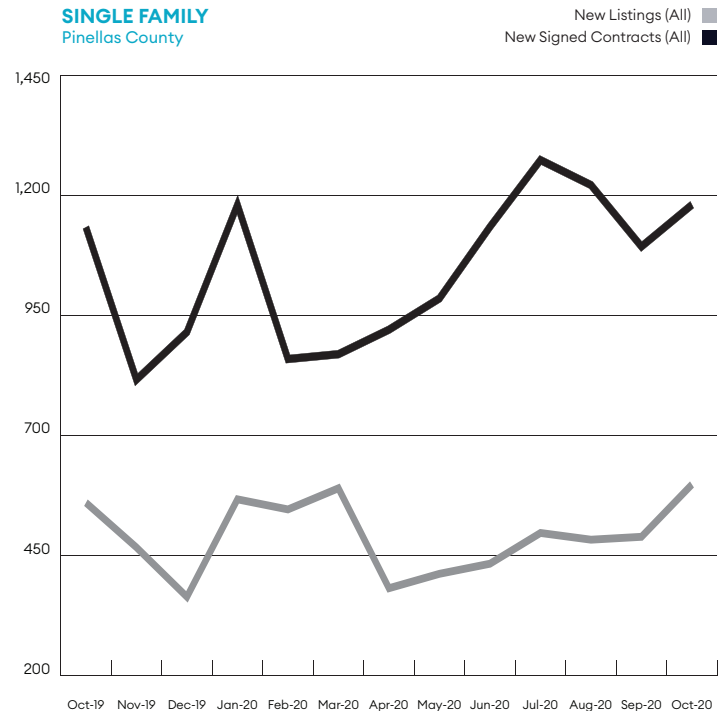


Source: Miami Association of REALTORS, INC. MLS

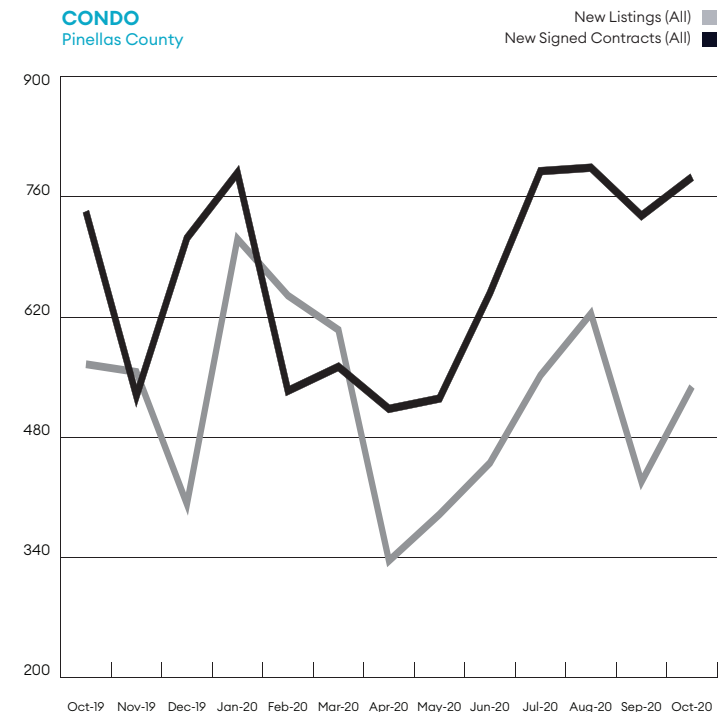
# Pinellas County

"New signed contract gains for single family and condos showed modest increases above prior-year levels. The number of new listings for single families edged above levels in the same month last year, and new listings for condos slipped below the total for the year-ago period."

SINGLE FAMILY MATRIX Pinellas County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,180</b>	<b>1,133</b>	<b>4.1%</b>
< \$200K	116	228	-49.1%
\$200K - \$299K	400	411	-2.7%
\$300K - \$399K	276	216	27.8%
\$400K - \$499K	131	97	35.1%
\$500K - \$599K	70	70	0.0%
\$600K - \$799K	87	58	50.0%
\$800K - \$999K	39	20	95.0%
≥ \$1M	61	33	84.8%
<b>New Listings (All)</b>	<b>598</b>	<b>560</b>	<b>6.8%</b>
< \$200K	40	122	-67.2%
\$200K - \$299K	167	158	5.7%
\$300K - \$399K	142	112	26.8%
\$400K - \$499K	78	49	59.2%
\$500K - \$599K	56	39	43.6%
\$600K - \$799K	47	19	147.4%
\$800K - \$999K	22	21	4.8%
≥ \$1M	46	40	15.0%



CONDO MATRIX Pinellas County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>783</b>	<b>743</b>	<b>5.4%</b>
< \$200K	393	403	-2.5%
\$200K - \$299K	150	138	8.7%
\$300K - \$399K	86	90	-4.4%
\$400K - \$499K	50	45	11.1%
\$500K - \$599K	24	20	20.0%
\$600K - \$799K	49	27	81.5%
\$800K - \$999K	13	11	18.2%
≥ \$1M	18	9	100.0%
<b>New Listings (All)</b>	<b>539</b>	<b>565</b>	<b>-4.6%</b>
< \$200K	238	296	-19.6%
\$200K - \$299K	102	112	-8.9%
\$300K - \$399K	68	49	38.8%
\$400K - \$499K	34	41	-17.1%
\$500K - \$599K	28	14	100.0%
\$600K - \$799K	33	29	13.8%
\$800K - \$999K	16	4	300.0%
≥ \$1M	20	20	0.0%

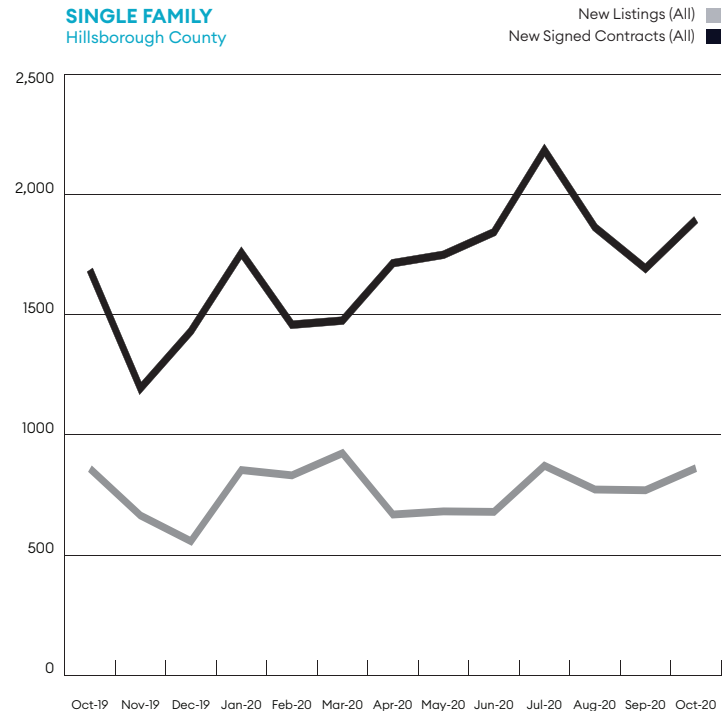


Source: Stellar MLS

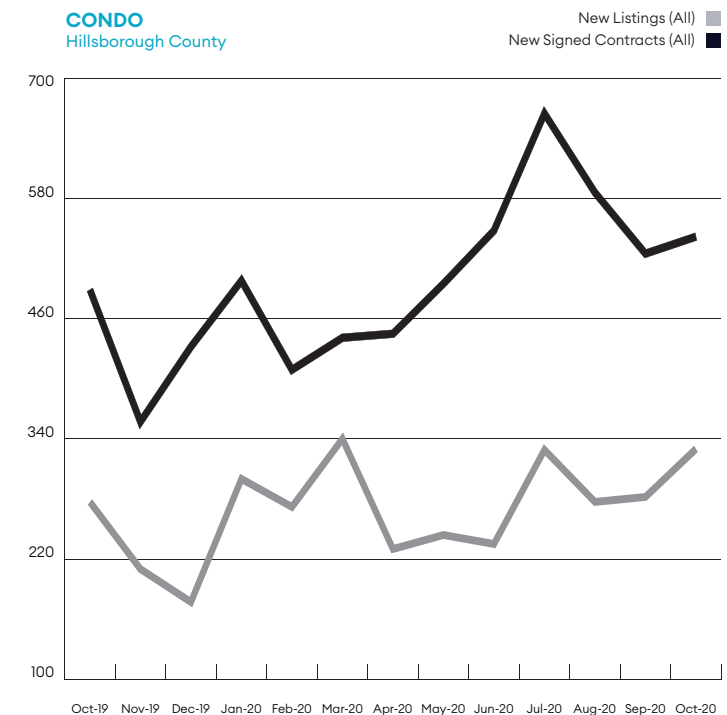
# Hillsborough County

"New signed contract gains for single family and condos showed increases above prior-year levels. The number of new listings for single families edged above levels in the same month last year, and new listings for condos jumped above the total for the year-ago period."

SINGLE FAMILY MATRIX Hillsborough County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,896</b>	<b>1,687</b>	<b>12.4%</b>
< \$200K	173	363	-52.3%
\$200K - \$299K	820	694	18.2%
\$300K - \$399K	443	310	42.9%
\$400K - \$499K	194	143	35.7%
\$500K - \$599K	99	68	45.6%
\$600K - \$799K	78	55	41.8%
\$800K - \$999K	28	22	27.3%
≥ \$1M	61	32	90.6%
<b>New Listings (All)</b>	<b>862</b>	<b>860</b>	<b>0.2%</b>
< \$200K	68	113	-39.8%
\$200K - \$299K	284	324	-12.3%
\$300K - \$399K	205	201	2.0%
\$400K - \$499K	119	89	33.7%
\$500K - \$599K	50	28	78.6%
\$600K - \$799K	60	45	33.3%
\$800K - \$999K	29	23	26.1%
≥ \$1M	47	37	27.0%



CONDO MATRIX Hillsborough County	OCT 2020	OCT 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>542</b>	<b>489</b>	<b>10.8%</b>
< \$200K	296	286	3.5%
\$200K - \$299K	156	99	57.6%
\$300K - \$399K	45	53	-15.1%
\$400K - \$499K	21	21	0.0%
\$500K - \$599K	12	12	0.0%
\$600K - \$799K	7	13	-46.2%
\$800K - \$999K	2	1	100.0%
≥ \$1M	3	4	-25.0%
<b>New Listings (All)</b>	<b>330</b>	<b>277</b>	<b>19.1%</b>
< \$200K	141	161	-12.4%
\$200K - \$299K	82	57	43.9%
\$300K - \$399K	44	18	144.4%
\$400K - \$499K	26	7	271.4%
\$500K - \$599K	16	27	-40.7%
\$600K - \$799K	12	4	200.0%
\$800K - \$999K	4	1	300.0%
≥ \$1M	5	2	150.0%



Source: Stellar MLS

Questions or comments? Email report author  
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Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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