

Elliman Report

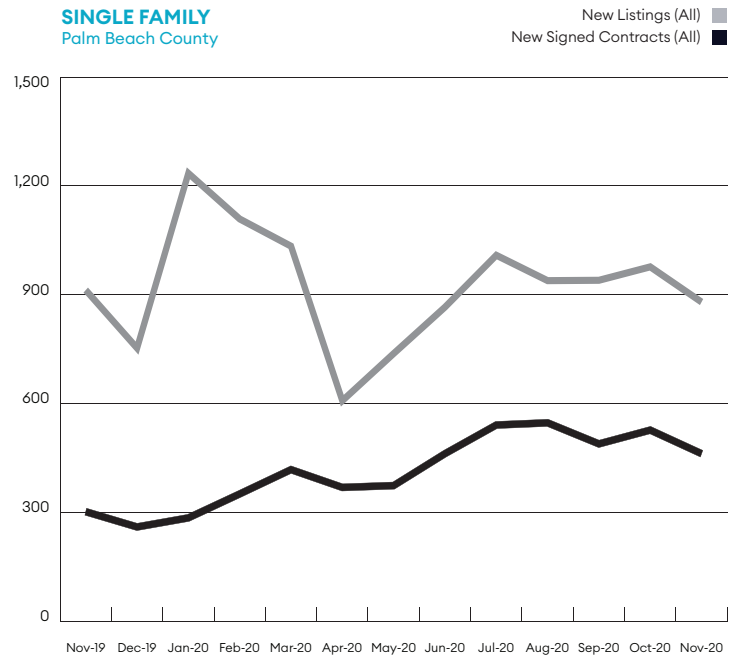
Florida

November 2020 New Signed Contracts

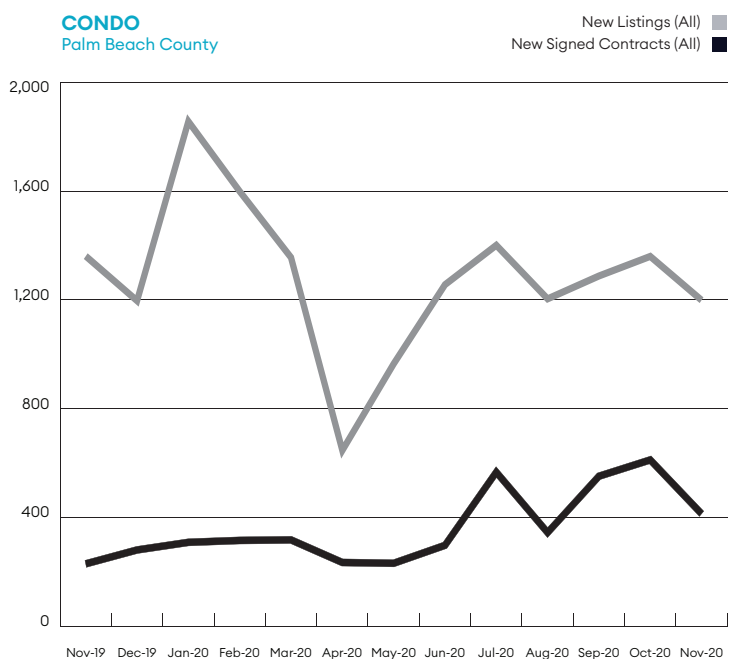
Palm Beach County

"New signed contracts for single families and condos rose year over year across all price tranches. New inventory for both property types slipped, helping maintain a rapid market pace."

SINGLE FAMILY MATRIX Palm Beach County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	462	302	53.0%
< \$200K	24	15	60.0%
\$200K - \$299K	50	42	19.0%
\$300K - \$399K	93	76	22.4%
\$400K - \$499K	68	59	15.3%
\$500K - \$599K	47	44	6.8%
\$600K - \$799K	56	18	211.1%
\$800K - \$999K	30	13	130.8%
≥ \$1M	94	35	168.6%
New Listings (All)	880	913	-3.6%
< \$200K	26	54	-51.9%
\$200K - \$299K	107	122	-12.3%
\$300K - \$399K	165	193	-14.5%
\$400K - \$499K	156	109	43.1%
\$500K - \$599K	75	76	-1.3%
\$600K - \$799K	107	79	35.4%
\$800K - \$999K	65	71	-8.5%
≥ \$1M	179	209	-14.4%



CONDO MATRIX Palm Beach County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	414	230	80.0%
< \$200K	149	135	10.4%
\$200K - \$299K	120	45	166.7%
\$300K - \$399K	47	18	161.1%
\$400K - \$499K	29	12	141.7%
\$500K - \$599K	8	6	33.3%
\$600K - \$799K	21	5	320.0%
\$800K - \$999K	9	6	50.0%
≥ \$1M	31	3	933.3%
New Listings (All)	1,199	1,361	-11.9%
< \$200K	493	637	-22.6%
\$200K - \$299K	294	225	30.7%
\$300K - \$399K	118	151	-21.9%
\$400K - \$499K	65	93	-30.1%
\$500K - \$599K	52	51	2.0%
\$600K - \$799K	57	69	-17.4%
\$800K - \$999K	24	30	-20.0%
≥ \$1M	96	105	-8.6%

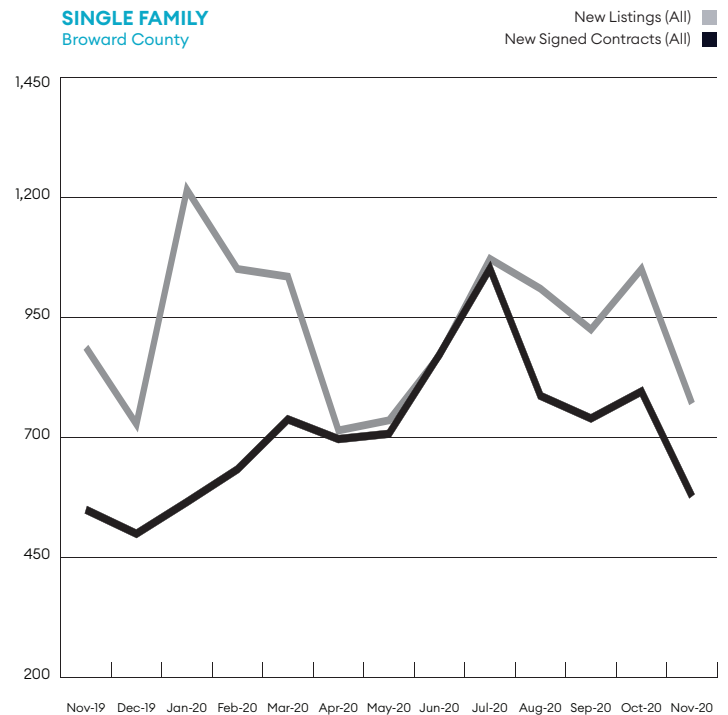


Source: BeachesMLS

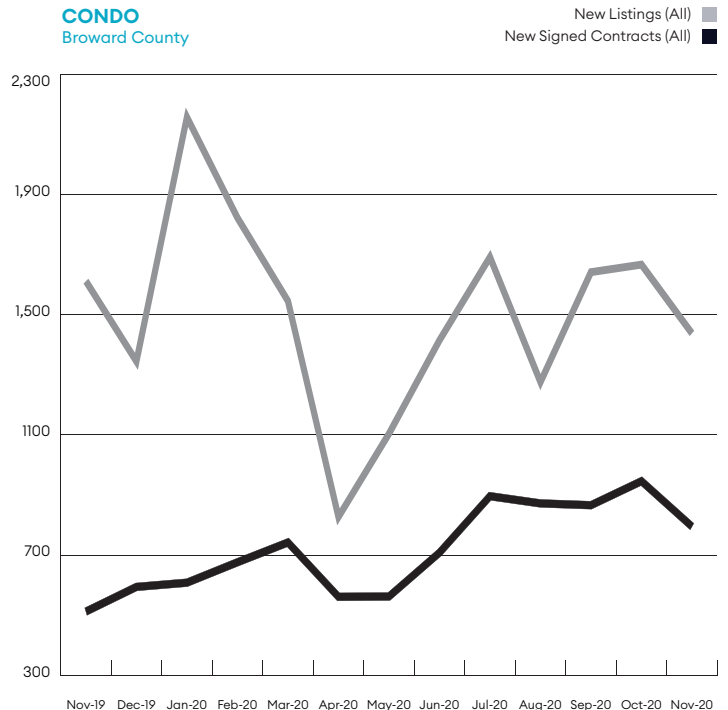
Broward County

"Condo's new signed contract annual growth surged ahead of single families across all price tranches. New inventory for both property types slipped, helping to maintain a rapid market pace."

SINGLE FAMILY MATRIX Broward County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	578	550	5.1%
< \$200K	23	29	-20.7%
\$200K - \$299K	109	121	-9.9%
\$300K - \$399K	153	141	8.5%
\$400K - \$499K	115	87	32.2%
\$500K - \$599K	65	39	66.7%
\$600K - \$799K	51	78	-34.6%
\$800K - \$999K	21	21	0.0%
≥ \$1M	41	34	20.6%
New Listings (All)	771	888	-13.2%
< \$200K	12	29	-58.6%
\$200K - \$299K	125	183	-31.7%
\$300K - \$399K	187	186	0.5%
\$400K - \$499K	130	143	-9.1%
\$500K - \$599K	92	88	4.5%
\$600K - \$799K	91	96	-5.2%
\$800K - \$999K	36	50	-28.0%
≥ \$1M	98	113	-13.3%



CONDO MATRIX Broward County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	795	512	55.3%
< \$200K	437	273	60.1%
\$200K - \$299K	157	155	1.3%
\$300K - \$399K	97	59	64.4%
\$400K - \$499K	33	11	200.0%
\$500K - \$599K	17	5	240.0%
\$600K - \$799K	27	5	440.0%
\$800K - \$999K	13	4	225.0%
> \$1M	14	0	
New Listings (All)	1,438	1,612	-10.8%
< \$200K	712	809	-12.0%
\$200K - \$299K	282	329	-14.3%
\$300K - \$399K	185	179	3.4%
\$400K - \$499K	94	94	0.0%
\$500K - \$599K	38	55	-30.9%
\$600K - \$799K	38	62	-38.7%
\$800K - \$999K	22	26	-15.4%
≥ \$1M	67	58	15.5%

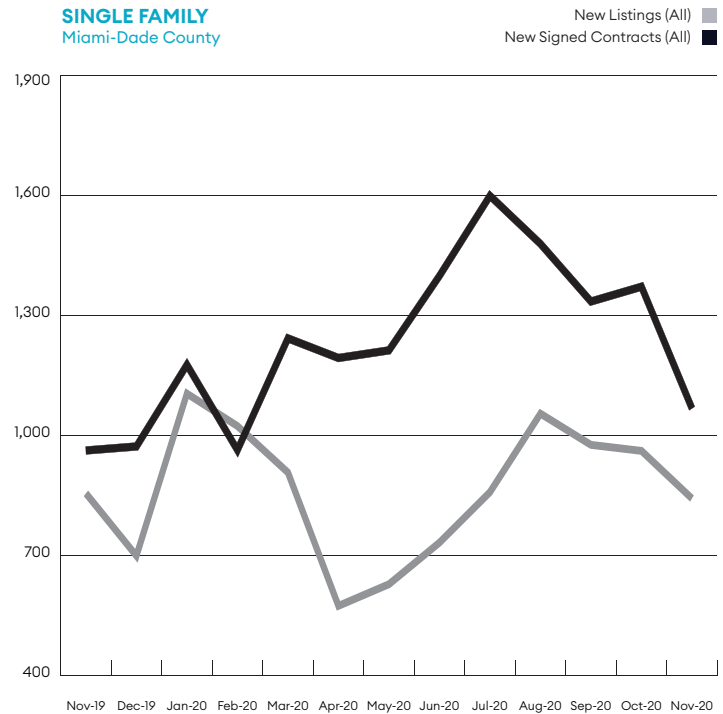


Source: BeachesMLS

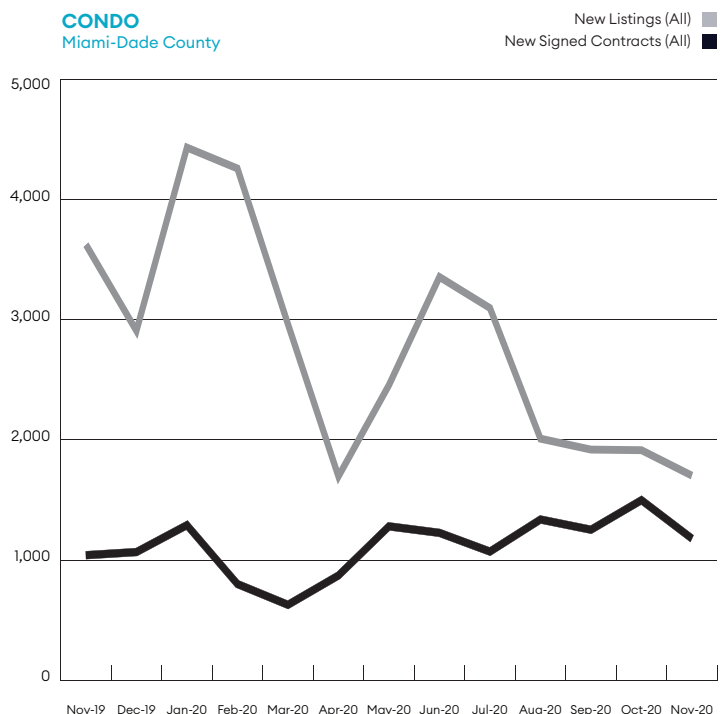
Miami-Dade County

"New signed contracts for single families and condos saw modest overall gains, keeping the market pace moving quickly. New inventory gains were concentrated above the \$500,000 threshold for single families and above the \$1,000,000 threshold for condos."

SINGLE FAMILY MATRIX Miami-Dade County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	1,068	963	10.9%
< \$200K	21	53	-60.4%
\$200K - \$299K	130	214	-39.3%
\$300K - \$399K	307	283	8.5%
\$400K - \$499K	220	139	58.3%
\$500K - \$599K	84	72	16.7%
\$600K - \$799K	114	67	70.1%
\$800K - \$999K	47	41	14.6%
≥ \$1M	145	94	54.3%
New Listings (All)	843	856	-1.5%
< \$200K	7	22	-68.2%
\$200K - \$299K	72	102	-29.4%
\$300K - \$399K	131	253	-48.2%
\$400K - \$499K	134	134	0.0%
\$500K - \$599K	100	59	69.5%
\$600K - \$799K	119	68	75.0%
\$800K - \$999K	65	42	54.8%
≥ \$1M	215	176	22.2%



CONDO MATRIX Miami-Dade County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	1,178	1,040	13.3%
< \$200K	296	335	-11.6%
\$200K - \$299K	374	354	5.6%
\$300K - \$399K	217	127	70.9%
\$400K - \$499K	85	61	39.3%
\$500K - \$599K	43	36	19.4%
\$600K - \$799K	59	43	37.2%
\$800K - \$999K	32	18	77.8%
≥ \$1M	72	66	9.1%
New Listings (All)	1,702	3,625	-53.0%
< \$200K	291	414	-29.7%
\$200K - \$299K	381	812	-53.1%
\$300K - \$399K	292	429	-31.9%
\$400K - \$499K	173	251	-31.1%
\$500K - \$599K	102	1,080	-90.6%
\$600K - \$799K	123	326	-62.3%
\$800K - \$999K	86	129	-33.3%
≥ \$1M	254	184	38.0%

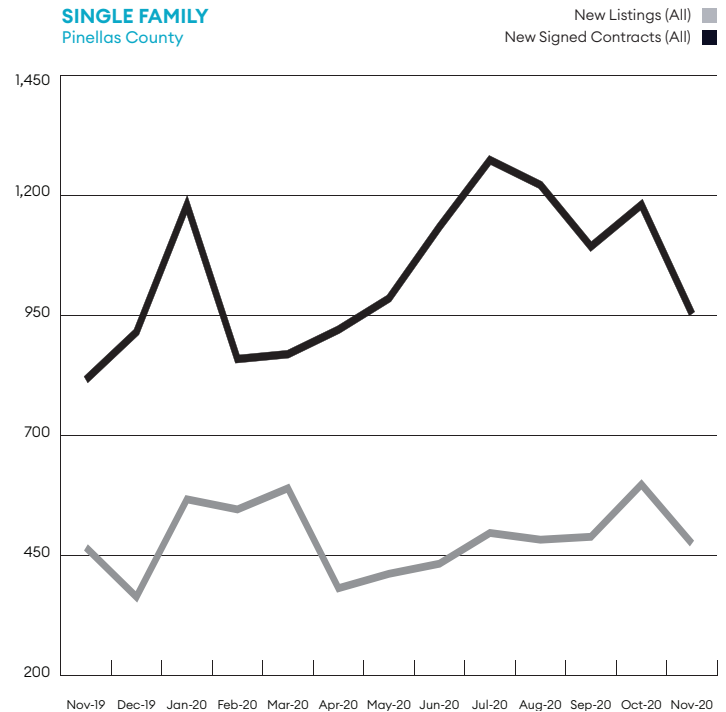


Source: Miami Association of REALTORS, INC. MLS

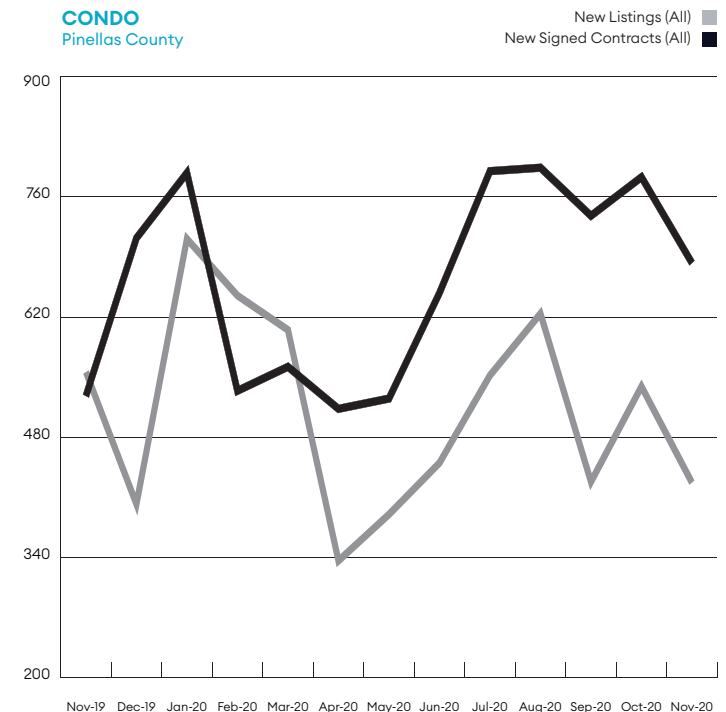
Pinellas County

"New signed contracts for single families and condos pressed higher year over year, keeping the market pace moving quickly. New inventory for single families saw only slight gains as new inventory for condos fell sharply, with much of the drop occurring below \$400,000."

SINGLE FAMILY MATRIX Pinellas County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	953	816	16.8%
< \$200K	100	186	-46.2%
\$200K - \$299K	319	310	2.9%
\$300K - \$399K	235	149	57.7%
\$400K - \$499K	107	66	62.1%
\$500K - \$599K	66	30	120.0%
\$600K - \$799K	57	39	46.2%
\$800K - \$999K	25	16	56.3%
≥ \$1M	44	20	120.0%
New Listings (All)	475	467	1.7%
< \$200K	58	87	-33.3%
\$200K - \$299K	149	134	11.2%
\$300K - \$399K	91	91	0.0%
\$400K - \$499K	55	46	19.6%
\$500K - \$599K	34	27	25.9%
\$600K - \$799K	34	17	100.0%
\$800K - \$999K	24	22	9.1%
≥ \$1M	30	43	-30.2%



CONDO MATRIX Pinellas County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	683	528	29.4%
< \$200K	319	305	4.6%
\$200K - \$299K	134	85	57.6%
\$300K - \$399K	81	47	72.3%
\$400K - \$499K	45	33	36.4%
\$500K - \$599K	27	18	50.0%
\$600K - \$799K	43	24	79.2%
\$800K - \$999K	17	4	325.0%
≥ \$1M	17	12	41.7%
New Listings (All)	427	556	-23.2%
< \$200K	212	298	-28.9%
\$200K - \$299K	67	101	-33.7%
\$300K - \$399K	46	59	-22.0%
\$400K - \$499K	29	28	3.6%
\$500K - \$599K	25	15	66.7%
\$600K - \$799K	25	26	-3.8%
\$800K - \$999K	10	10	0.0%
≥ \$1M	13	19	-31.6%

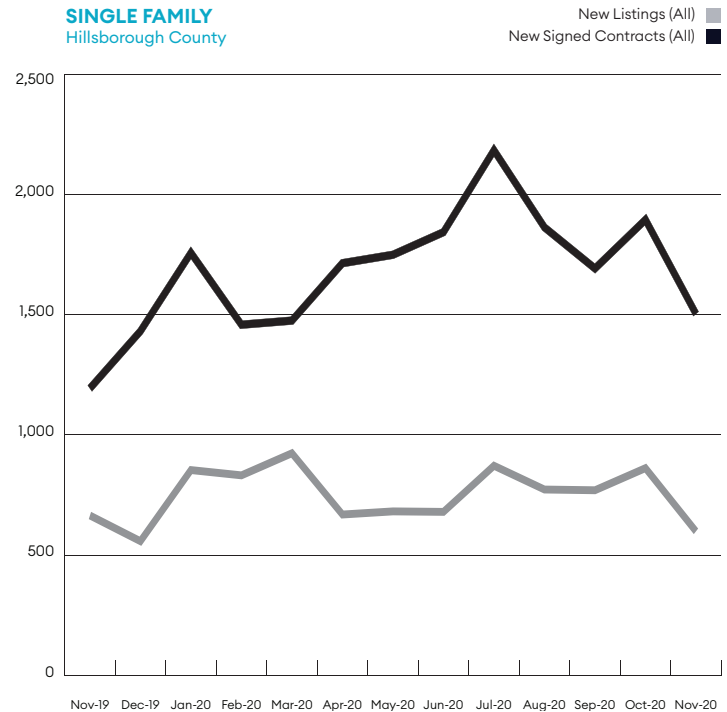


Source: Stellar MLS

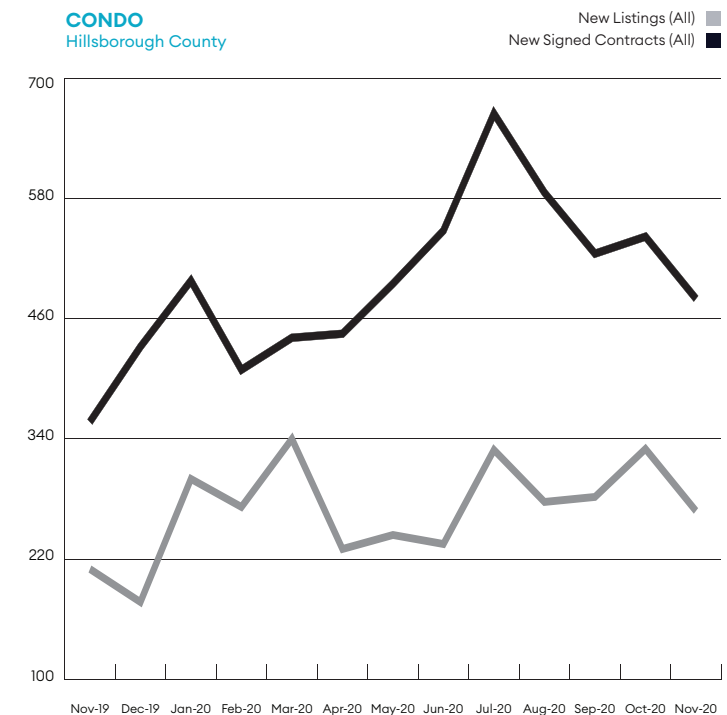
Hillsborough County

"New signed contracts for single families and condos pressed higher year over year, keeping the market pace moving quickly. New inventory for condos jumped while new inventory for single families slipped, with much of the decline occurring below \$300,000."

SINGLE FAMILY MATRIX Hillsborough County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	1,504	1,194	26.0%
< \$200K	133	235	-43.4%
\$200K - \$299K	658	556	18.3%
\$300K - \$399K	340	213	59.6%
\$400K - \$499K	156	76	105.3%
\$500K - \$599K	81	33	145.5%
\$600K - \$799K	70	44	59.1%
\$800K - \$999K	27	17	58.8%
≥ \$1M	39	20	95.0%
New Listings (All)	599	665	-9.9%
< \$200K	50	90	-44.4%
\$200K - \$299K	199	270	-26.3%
\$300K - \$399K	159	160	-0.6%
\$400K - \$499K	72	54	33.3%
\$500K - \$599K	34	26	30.8%
\$600K - \$799K	34	29	17.2%
\$800K - \$999K	17	14	21.4%
≥ \$1M	34	22	54.5%



CONDO MATRIX Hillsborough County	NOV 2020	NOV 2019	%Δ (YR)
New Signed Contracts (All)	480	357	34.5%
< \$200K	244	225	8.4%
\$200K - \$299K	138	68	102.9%
\$300K - \$399K	47	31	51.6%
\$400K - \$499K	22	18	22.2%
\$500K - \$599K	17	6	183.3%
\$600K - \$799K	7	4	75.0%
\$800K - \$999K	3	3	0.0%
≥ \$1M	2	2	0.0%
New Listings (All)	268	210	27.6%
< \$200K	113	88	28.4%
\$200K - \$299K	76	43	76.7%
\$300K - \$399K	18	15	20.0%
\$400K - \$499K	22	21	4.8%
\$500K - \$599K	13	27	-51.9%
\$600K - \$799K	12	8	50.0%
\$800K - \$999K	2	5	-60.0%
≥ \$1M	12	3	300.0%



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