

Elliman Report

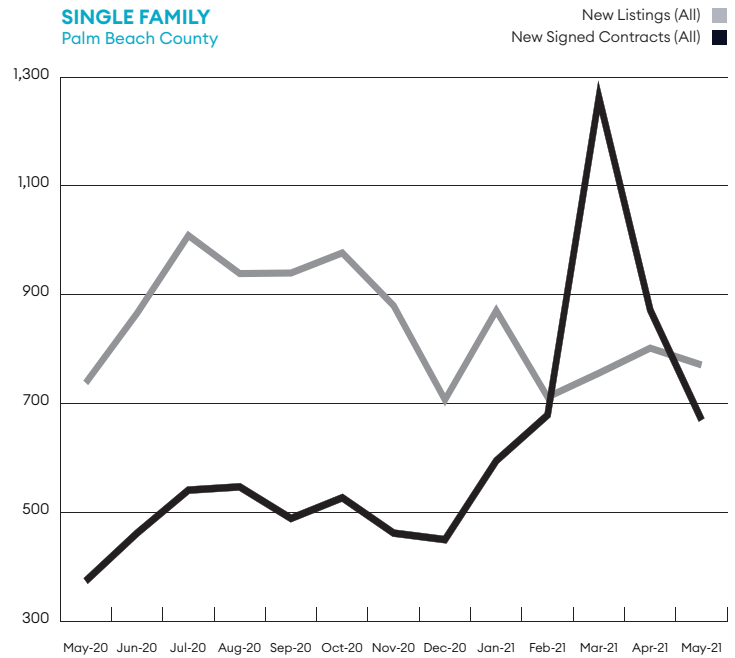
Florida

May 2021 New Signed Contracts

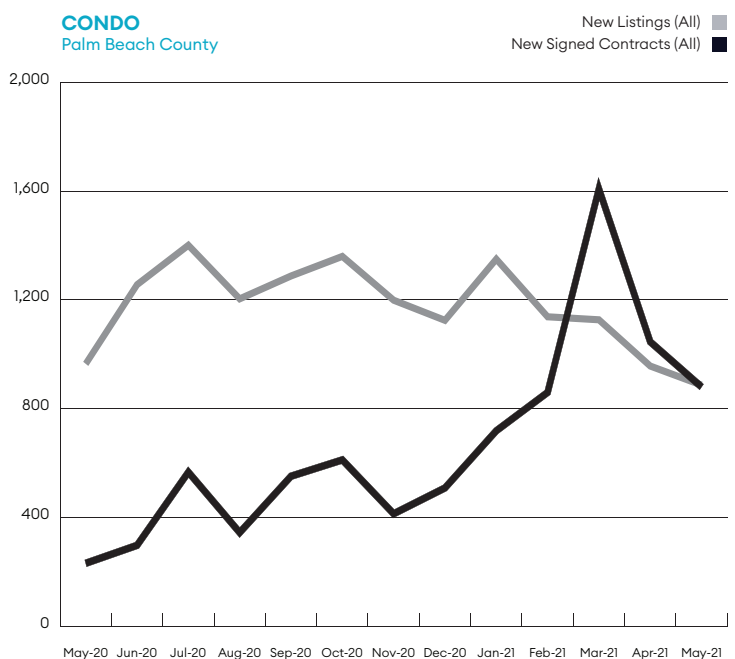
Palm Beach County

"New signed contracts pressed higher each month than the prior-year since at least March of last year. New inventory rose annually for the second straight month after six months of declines. Greater new signed contract growth for both single families and condos was skewed to the higher price tranches."

SINGLE FAMILY MATRIX Palm Beach County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	670	374	79.1%
< \$300K	23	24	-4.2%
\$300K - \$399K	65	57	14.0%
\$400K - \$499K	127	95	33.7%
\$500K - \$999K	125	54	131.5%
\$1M - \$2.99M	75	28	167.9%
\$3M - \$4.99M	88	37	137.8%
\$5M - \$9.99M	38	22	72.7%
≥ \$10M	129	57	126.3%
New Listings (All)	771	738	4.5%
< \$300K	10	29	-65.5%
\$300K - \$399K	56	78	-28.2%
\$400K - \$499K	116	136	-14.7%
\$500K - \$999K	112	100	12.0%
\$1M - \$2.99M	87	72	20.8%
\$3M - \$4.99M	98	89	10.1%
\$5M - \$9.99M	55	58	-5.2%
≥ \$10M	237	176	34.7%



CONDO MATRIX Palm Beach County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	880	232	279.3%
< \$200K	371	139	166.9%
\$200K - \$299K	222	41	441.5%
\$300K - \$399K	89	13	584.6%
\$400K - \$599K	52	11	372.7%
\$600K - \$999K	32	4	700.0%
\$1M - \$2.99M	31	6	416.7%
\$3M - \$4.99M	14	3	366.7%
≥ \$5M	69	15	360.0%
New Listings (All)	887	965	-8.1%
< \$200K	340	400	-15.0%
\$200K - \$299K	209	230	-9.1%
\$300K - \$399K	112	104	7.7%
\$400K - \$599K	58	70	-17.1%
\$600K - \$999K	44	33	33.3%
\$1M - \$2.99M	37	45	-17.8%
\$3M - \$4.99M	12	22	-45.5%
≥ \$5M	75	61	23.0%

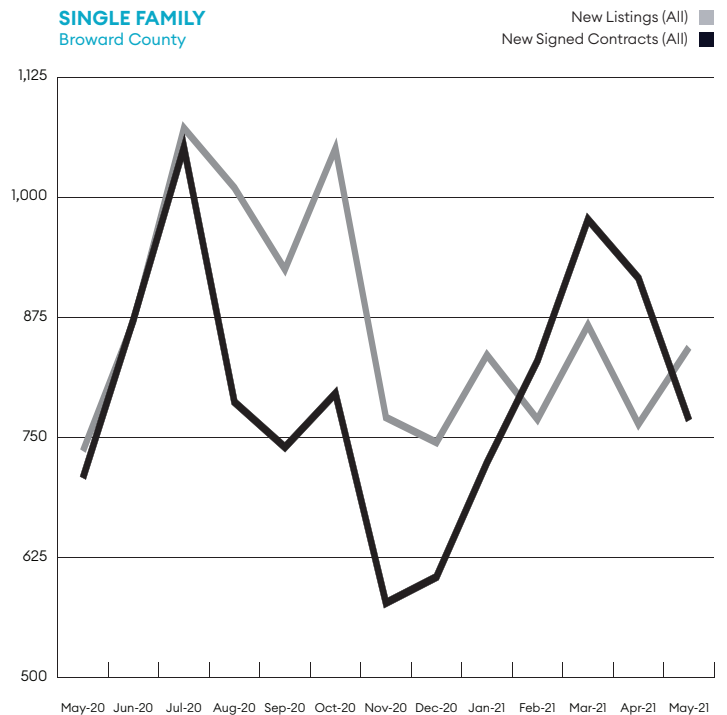


Source: BeachesMLS

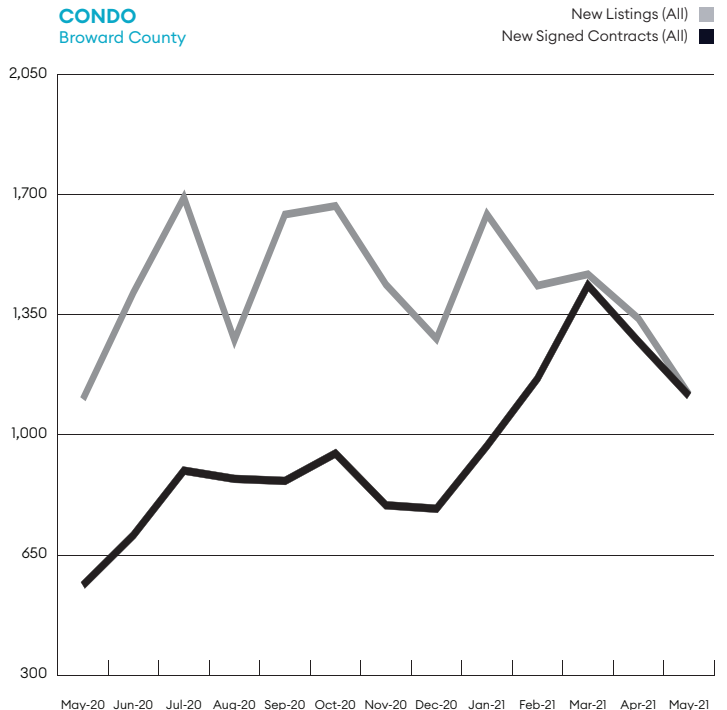
Broward County

"New signed contracts pressed higher each month than the prior-year since at least March of last year. New inventory rose annually for the second straight month after six months of declines. Greater new signed contract growth for both single families and condos was skewed to the higher price tranches."

SINGLE FAMILY MATRIX Broward County	MAY 2021	MAY 2020	%Δ (yr)
New Signed Contracts (All)	768	708	8.5%
< \$300K	11	33	-66.7%
\$300K - \$399K	78	146	-46.6%
\$400K - \$499K	178	195	-8.7%
\$500K - \$999K	173	116	49.1%
\$1M - \$2.99M	95	51	86.3%
\$3M - \$4.99M	111	104	6.7%
\$5M - \$9.99M	42	29	44.8%
≥ \$10M	80	34	135.3%
New Listings (All)	844	736	14.7%
< \$300K	5	12	-58.3%
\$300K - \$399K	86	115	-25.2%
\$400K - \$499K	164	156	5.1%
\$500K - \$999K	149	131	13.7%
\$1M - \$2.99M	81	82	-1.2%
\$3M - \$4.99M	142	101	40.6%
\$5M - \$9.99M	64	36	77.8%
≥ \$10M	153	103	48.5%



CONDO MATRIX Broward County	MAY 2021	MAY 2020	%Δ (yr)
New Signed Contracts (All)	1,114	562	98.2%
< \$200K	553	314	76.1%
\$200K - \$299K	232	143	62.2%
\$300K - \$399K	150	67	123.9%
\$400K - \$599K	67	14	378.6%
\$600K - \$999K	29	7	314.3%
\$1M - \$2.99M	39	7	457.1%
\$3M - \$4.99M	12	4	200.0%
≥ \$5M	32	6	433.3%
New Listings (All)	1,118	1,104	1.3%
< \$200K	496	513	-3.3%
\$200K - \$299K	244	253	-3.6%
\$300K - \$399K	131	125	4.8%
\$400K - \$599K	79	66	19.7%
\$600K - \$999K	41	40	2.5%
\$1M - \$2.99M	43	36	19.4%
\$3M - \$4.99M	29	21	38.1%
≥ \$5M	55	50	10.0%

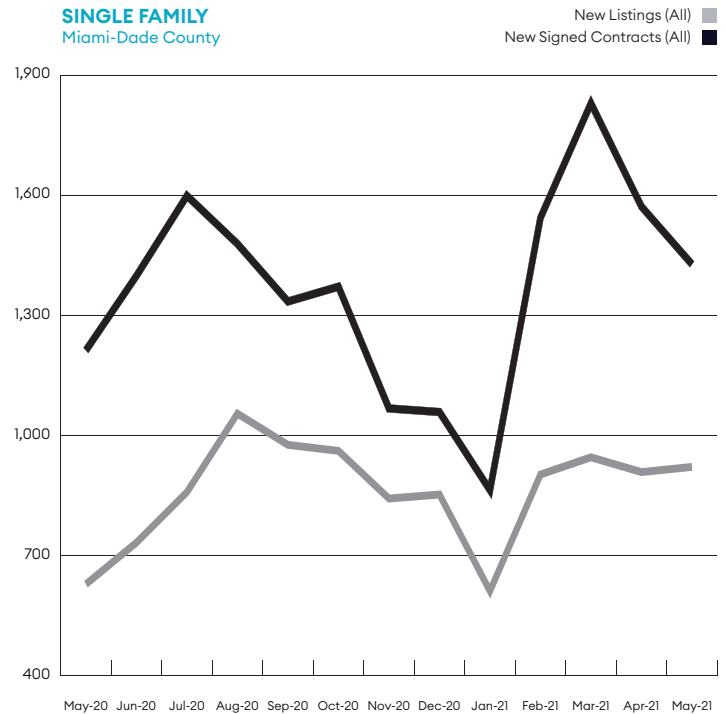


Source: BeachesMLS

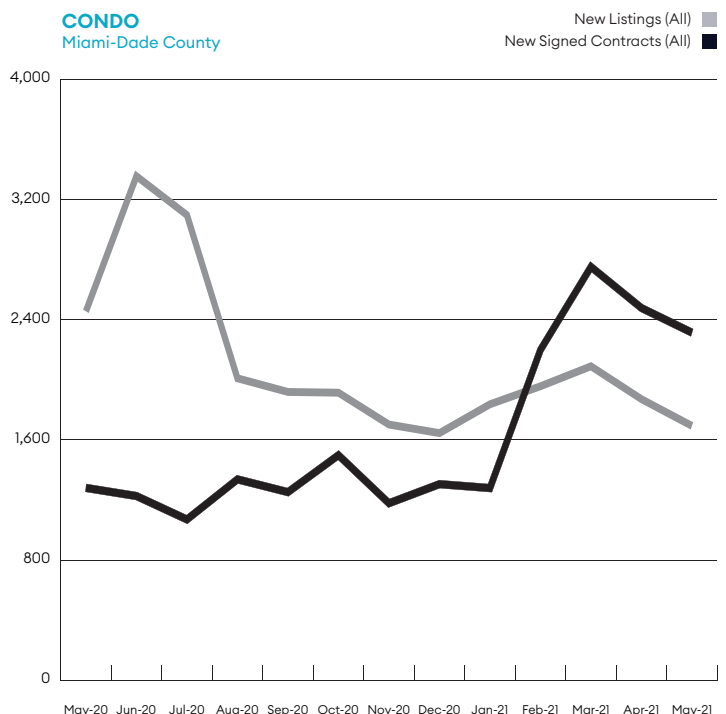
Miami-Dade County

"New signed contracts slipped annually for the past two months as compared to the prior year. New inventory has declined year over year nearly every month since at least May of last year. Greater new signed contract growth for both single families and condos was skewed to the higher price tranches."

SINGLE FAMILY MATRIX Miami-Dade County	MAY 2021	MAY 2020	%Δ (yr)
New Signed Contracts (All)	1,428	1,213	17.7%
< \$300K	19	55	-65.5%
\$300K - \$399K	91	217	-58.1%
\$400K - \$499K	287	355	-19.2%
\$500K - \$999K	316	210	50.5%
\$1M - \$2.99M	167	106	57.5%
\$3M - \$4.99M	173	128	35.2%
\$5M - \$9.99M	99	46	115.2%
≥ \$10M	276	96	187.5%
New Listings (All)	922	629	46.6%
< \$300K	16	12	33.3%
\$300K - \$399K	51	68	-25.0%
\$400K - \$499K	124	150	-17.3%
\$500K - \$999K	175	109	60.6%
\$1M - \$2.99M	106	49	116.3%
\$3M - \$4.99M	133	73	82.2%
\$5M - \$9.99M	70	37	89.2%
≥ \$10M	247	131	88.5%



CONDO MATRIX Miami-Dade County	MAY 2021	MAY 2020	%Δ (yr)
New Signed Contracts (All)	2,314	1,280	80.8%
< \$200K	413	379	9.0%
\$200K - \$299K	574	420	36.7%
\$300K - \$399K	481	211	128.0%
\$400K - \$599K	230	71	223.9%
\$600K - \$999K	139	38	265.8%
\$1M - \$2.99M	148	44	236.4%
\$3M - \$4.99M	94	20	370.0%
≥ \$5M	235	97	142.3%
New Listings (All)	1,693	2,456	-31.1%
< \$200K	214	262	-18.3%
\$200K - \$299K	368	612	-39.9%
\$300K - \$399K	286	268	6.7%
\$400K - \$599K	187	167	12.0%
\$600K - \$999K	118	774	-84.8%
\$1M - \$2.99M	138	182	-24.2%
\$3M - \$4.99M	116	87	33.3%
≥ \$5M	266	104	155.8%

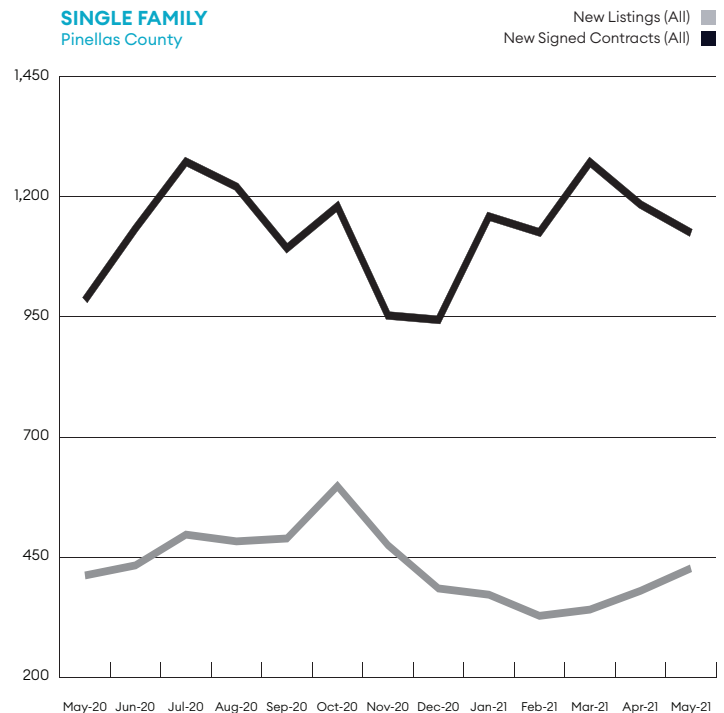


Source: Miami Association of REALTORS, INC. MLS

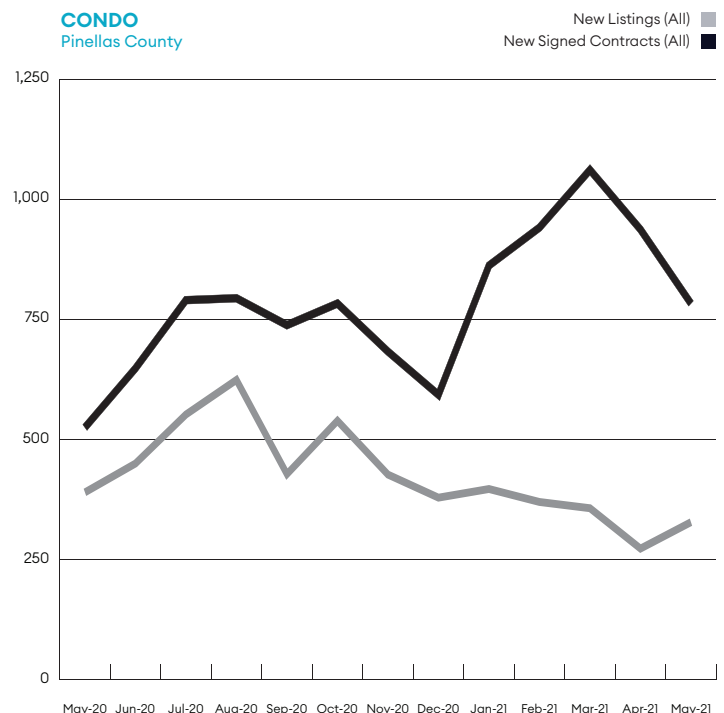
Pinellas County

"New signed contracts pressed higher each month as compared to the prior year since the start of 2021. New inventory has fallen year over year for the past seven months. Greater new signed contract growth for both single families and condos was skewed to the higher price tranches."

SINGLE FAMILY MATRIX Pinellas County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	1,125	985	14.2%
< \$200K	66	165	-60.0%
\$200K - \$299K	285	318	-10.4%
\$300K - \$399K	306	202	51.5%
\$400K - \$499K	187	101	85.1%
\$500K - \$599K	86	62	38.7%
\$600K - \$799K	74	63	17.5%
\$800K - \$999K	61	28	117.9%
≥ \$1M	60	46	30.4%
New Listings (All)	427	412	3.6%
< \$200K	23	60	-61.7%
\$200K - \$299K	78	106	-26.4%
\$300K - \$399K	98	93	5.4%
\$400K - \$499K	77	50	54.0%
\$500K - \$599K	33	25	32.0%
\$600K - \$799K	41	17	141.2%
\$800K - \$999K	21	17	23.5%
≥ \$1M	56	44	27.3%



CONDO MATRIX Pinellas County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	783	525	49.1%
< \$200K	331	265	24.9%
\$200K - \$299K	173	101	71.3%
\$300K - \$399K	92	70	31.4%
\$400K - \$499K	53	27	96.3%
\$500K - \$599K	36	24	50.0%
\$600K - \$799K	51	22	131.8%
\$800K - \$999K	29	8	262.5%
≥ \$1M	18	8	125.0%
New Listings (All)	328	390	-15.9%
< \$200K	140	177	-20.9%
\$200K - \$299K	62	74	-16.2%
\$300K - \$399K	29	47	-38.3%
\$400K - \$499K	20	25	-20.0%
\$500K - \$599K	12	25	-52.0%
\$600K - \$799K	25	16	56.3%
\$800K - \$999K	12	11	9.1%
≥ \$1M	28	15	86.7%

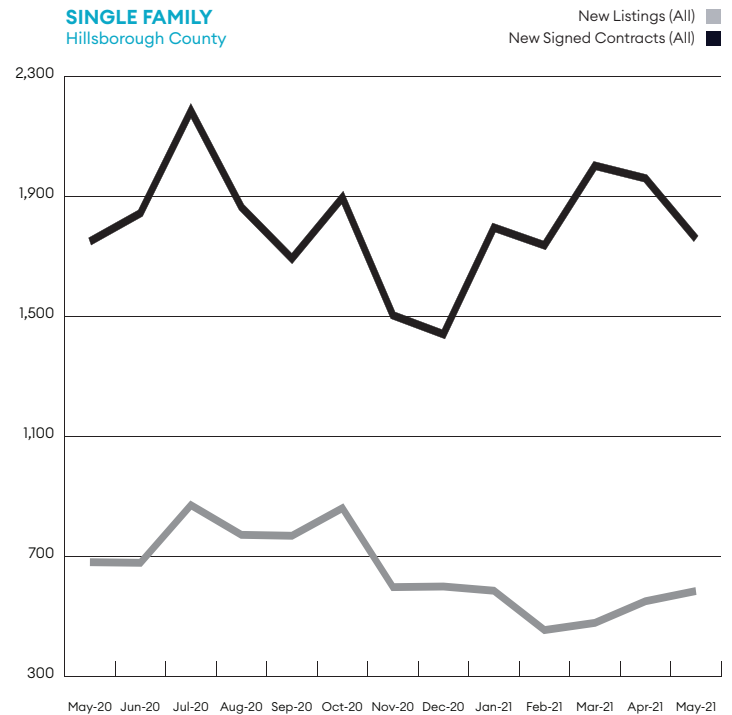


Source: Stellar MLS

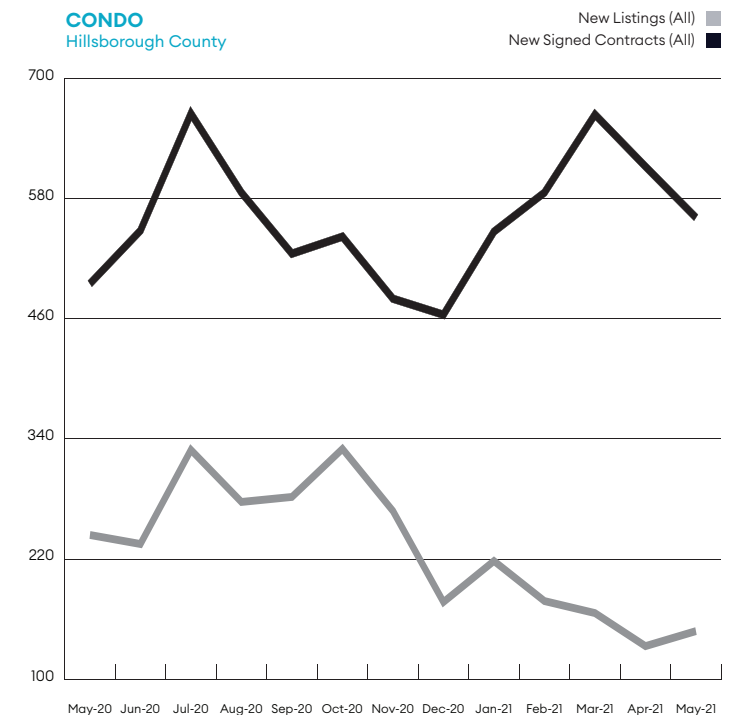
Hillsborough County

"New signed contracts pressed higher each month than the prior-year since at least March of last year. New inventory has fallen year over year since the beginning of the new year. Greater new signed contract growth for both single families and condos was skewed to the higher price tranches."

SINGLE FAMILY MATRIX Hillsborough County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	1,759	1,750	0.5%
< \$200K	108	276	-60.9%
\$200K - \$299K	528	783	-32.6%
\$300K - \$399K	539	323	66.9%
\$400K - \$499K	245	149	64.4%
\$500K - \$599K	120	74	62.2%
\$600K - \$799K	109	83	31.3%
\$800K - \$999K	37	27	37.0%
≥ \$1M	73	35	108.6%
New Listings (All)	586	682	-14.1%
< \$200K	41	52	-21.2%
\$200K - \$299K	121	244	-50.4%
\$300K - \$399K	164	161	1.9%
\$400K - \$499K	82	84	-2.4%
\$500K - \$599K	50	37	35.1%
\$600K - \$799K	46	40	15.0%
\$800K - \$999K	36	22	63.6%
≥ \$1M	46	42	9.5%



CONDO MATRIX Hillsborough County	MAY 2021	MAY 2020	%Δ (YR)
New Signed Contracts (All)	561	495	13.3%
< \$200K	227	266	-14.7%
\$200K - \$299K	171	112	52.7%
\$300K - \$399K	93	47	97.9%
\$400K - \$499K	27	34	-20.6%
\$500K - \$599K	16	24	-33.3%
\$600K - \$799K	10	7	42.9%
\$800K - \$999K	3	4	-25.0%
≥ \$1M	14	1	1,300.0%
New Listings (All)	148	244	-39.3%
< \$200K	55	102	-46.1%
\$200K - \$299K	38	67	-43.3%
\$300K - \$399K	19	39	-51.3%
\$400K - \$499K	9	11	-18.2%
\$500K - \$599K	3	9	-66.7%
\$600K - \$799K	8	10	-20.0%
\$800K - \$999K	3	0	
≥ \$1M	13	6	116.7%



Source: Stellar MLS

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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