

Elliman Report

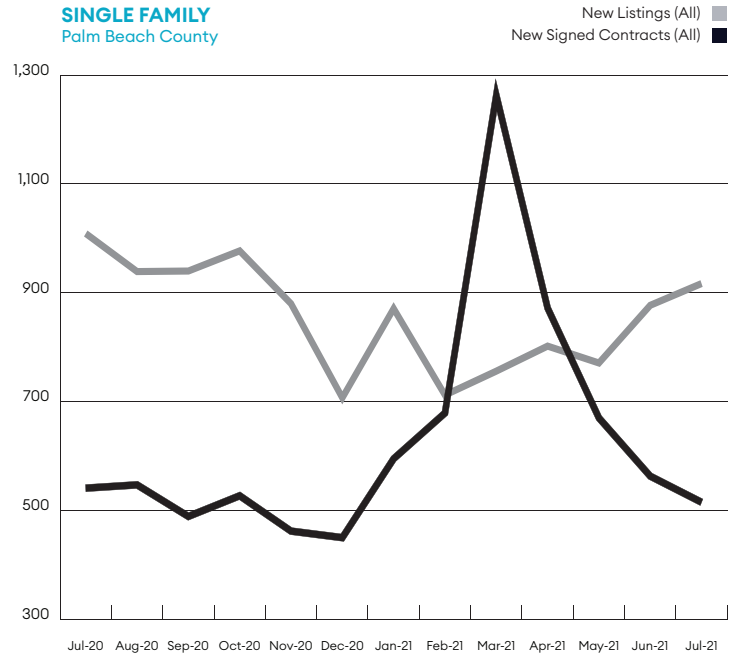
Florida

July 2021 New Signed Contracts

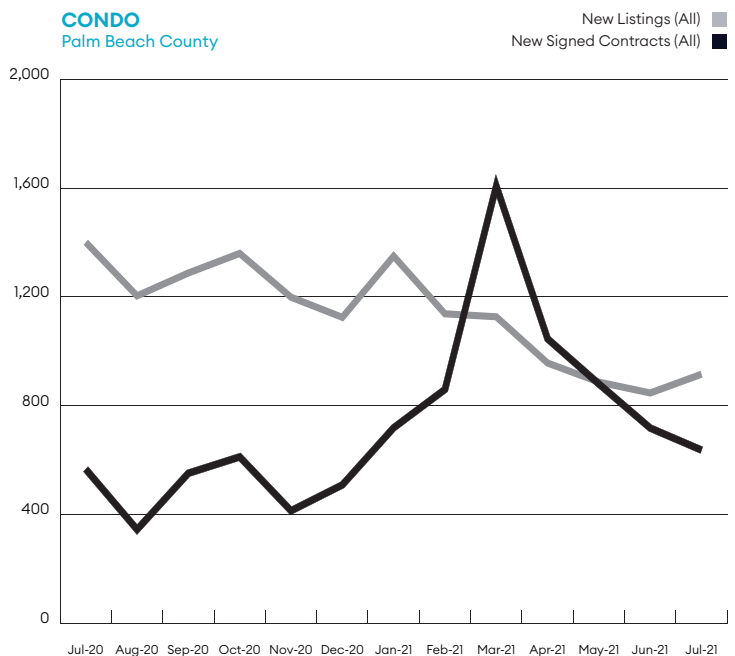
Palm Beach County

"New signed contract volume for single families compared to the prior year went negative for the first time since at least March of 2020, finally held back by weak new listing growth. In contrast, condo newly signed contracts rose year over year for the seventeenth straight month. Moreover, compared to the same month in 2019, both property types had much higher new signed contract volume."

SINGLE FAMILY MATRIX Palm Beach County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	515	541	-4.8%
< \$300K	17	34	-50.0%
\$300K - \$399K	65	76	-14.5%
\$400K - \$499K	105	130	-19.2%
\$500K - \$999K	115	84	36.9%
\$1M - \$2.99M	73	48	52.1%
\$3M - \$4.99M	63	55	14.5%
\$5M - \$9.99M	22	29	-24.1%
≥ \$10M	55	85	-35.3%
New Listings (All)	917	1,009	-9.1%
< \$300K	9	39	-76.9%
\$300K - \$399K	63	101	-37.6%
\$400K - \$499K	135	189	-28.6%
\$500K - \$999K	191	162	17.9%
\$1M - \$2.99M	99	112	-11.6%
\$3M - \$4.99M	149	112	33.0%
\$5M - \$9.99M	74	74	0.0%
≥ \$10M	197	220	-10.5%



CONDO MATRIX Palm Beach County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	637	567	12.3%
< \$200K	268	276	-2.9%
\$200K - \$299K	154	150	2.7%
\$300K - \$399K	68	51	33.3%
\$400K - \$599K	53	28	89.3%
\$600K - \$999K	23	10	130.0%
\$1M - \$2.99M	29	13	123.1%
\$3M - \$4.99M	10	8	25.0%
≥ \$5M	32	31	3.2%
New Listings (All)	916	1,401	-34.6%
< \$200K	316	601	-47.4%
\$200K - \$299K	226	314	-28.0%
\$300K - \$399K	135	142	-4.9%
\$400K - \$599K	53	87	-39.1%
\$600K - \$999K	43	45	-4.4%
\$1M - \$2.99M	37	66	-43.9%
\$3M - \$4.99M	21	48	-56.3%
≥ \$5M	85	98	-13.3%

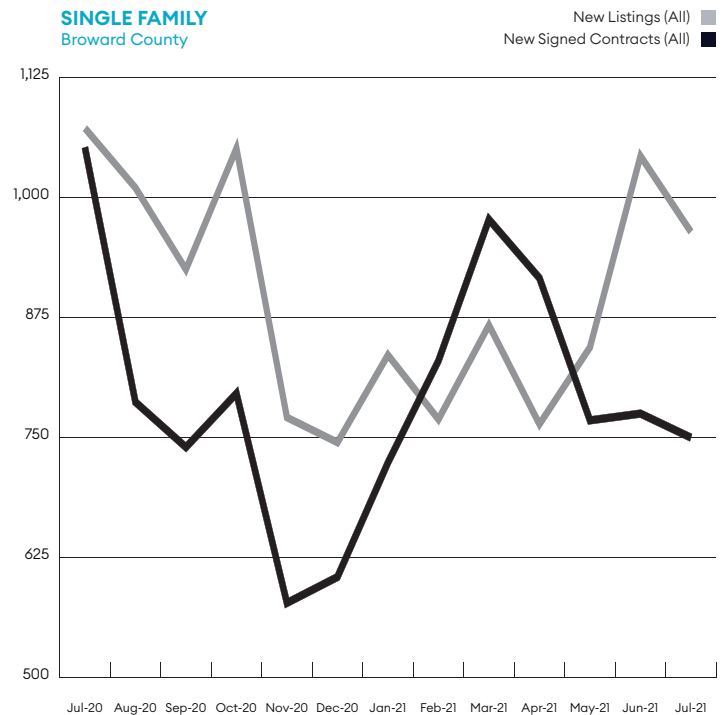


Source: BeachesMLS

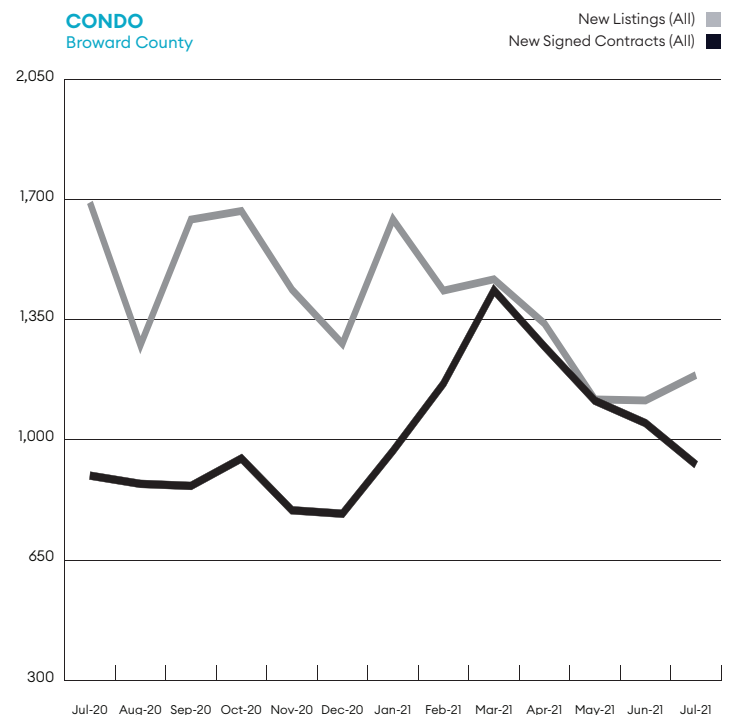
Broward County

"Condo new signed contracts rose year over year for the seventeenth straight month. New signed contract volume for single families compared to the prior year went negative for the second time since March of 2020, restrained by weak new listing growth. Compared to the same month in 2019, both property types are sharply higher in new signed contract volume."

SINGLE FAMILY MATRIX Broward County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	750	1,052	-28.7%
< \$300K	14	38	-63.2%
\$300K - \$399K	73	181	-59.7%
\$400K - \$499K	205	287	-28.6%
\$500K - \$999K	161	175	-8.0%
\$1M - \$2.99M	88	86	2.3%
\$3M - \$4.99M	94	177	-46.9%
\$5M - \$9.99M	45	52	-13.5%
≥ \$10M	70	56	25.0%
New Listings (All)	964	1,072	-10.1%
< \$300K	3	17	-82.4%
\$300K - \$399K	67	136	-50.7%
\$400K - \$499K	180	225	-20.0%
\$500K - \$999K	183	203	-9.9%
\$1M - \$2.99M	146	113	29.2%
\$3M - \$4.99M	155	158	-1.9%
\$5M - \$9.99M	78	63	23.8%
≥ \$10M	152	157	-3.2%



CONDO MATRIX Broward County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	928	896	3.6%
< \$200K	454	484	-6.2%
\$200K - \$299K	203	231	-12.1%
\$300K - \$399K	137	117	17.1%
\$400K - \$599K	47	26	80.8%
\$600K - \$999K	21	10	110.0%
\$1M - \$2.99M	32	13	146.2%
\$3M - \$4.99M	9	7	28.6%
≥ \$5M	25	8	212.5%
New Listings (All)	1,189	1,692	-29.7%
< \$200K	471	747	-36.9%
\$200K - \$299K	270	428	-36.9%
\$300K - \$399K	168	217	-22.6%
\$400K - \$599K	90	97	-7.2%
\$600K - \$999K	43	49	-12.2%
\$1M - \$2.99M	61	67	-9.0%
\$3M - \$4.99M	24	24	0.0%
≥ \$5M	62	63	-1.6%

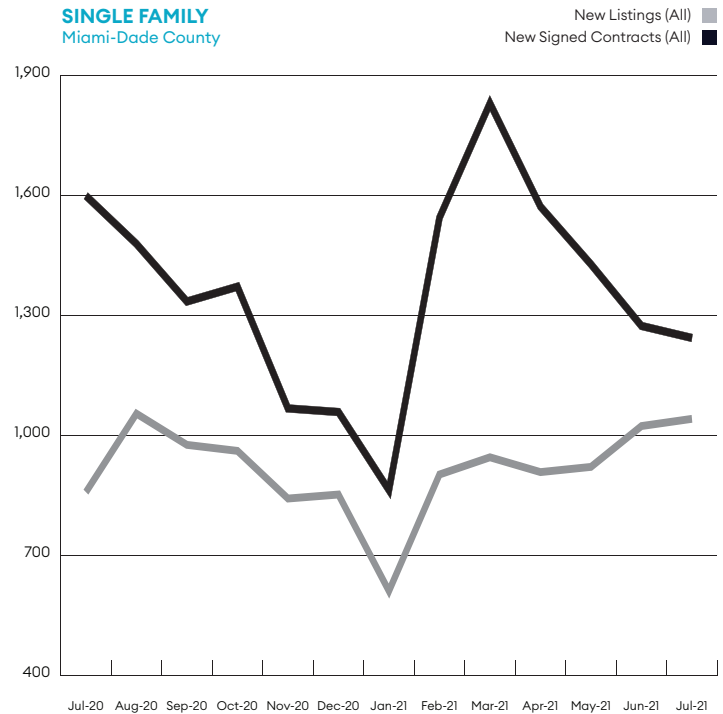


Source: BeachesMLS

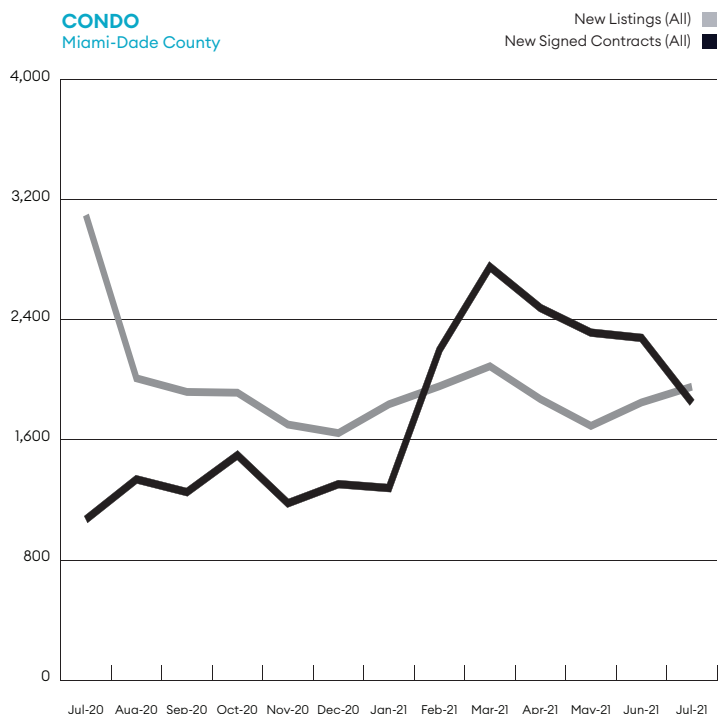
Miami-Dade County

"Condo new signed contracts rose year over year for the sixth consecutive month. New signed contract volume for single families compared to the prior year went negative for the second time since May of 2020, restrained by weak new listing growth. Compared to the same month in 2019, both property types are sharply higher in new signed contract volume."

SINGLE FAMILY MATRIX Miami-Dade County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	1,244	1,599	-22.2%
< \$300K	19	64	-70.3%
\$300K - \$399K	85	255	-66.7%
\$400K - \$499K	275	459	-40.1%
\$500K - \$999K	317	319	-0.6%
\$1M - \$2.99M	150	164	-8.5%
\$3M - \$4.99M	127	199	-36.2%
\$5M - \$9.99M	100	73	37.0%
≥ \$10M	171	66	159.1%
New Listings (All)	1,042	859	21.3%
< \$300K	15	12	25.0%
\$300K - \$399K	52	63	-17.5%
\$400K - \$499K	144	207	-30.4%
\$500K - \$999K	220	155	41.9%
\$1M - \$2.99M	124	75	65.3%
\$3M - \$4.99M	141	92	53.3%
\$5M - \$9.99M	100	57	75.4%
≥ \$10M	246	198	24.2%



CONDO MATRIX Miami-Dade County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	1,848	1,070	72.7%
< \$200K	318	348	-8.6%
\$200K - \$299K	483	301	60.5%
\$300K - \$399K	404	174	132.2%
\$400K - \$599K	193	69	179.7%
\$600K - \$999K	105	46	128.3%
\$1M - \$2.99M	104	47	121.3%
\$3M - \$4.99M	72	26	176.9%
≥ \$5M	169	59	186.4%
New Listings (All)	1,954	3,097	-36.9%
< \$200K	321	302	6.3%
\$200K - \$299K	404	742	-45.6%
\$300K - \$399K	317	328	-3.4%
\$400K - \$599K	228	223	2.2%
\$600K - \$999K	115	1,030	-88.8%
\$1M - \$2.99M	163	240	-32.1%
\$3M - \$4.99M	105	97	8.2%
≥ \$5M	301	135	123.0%

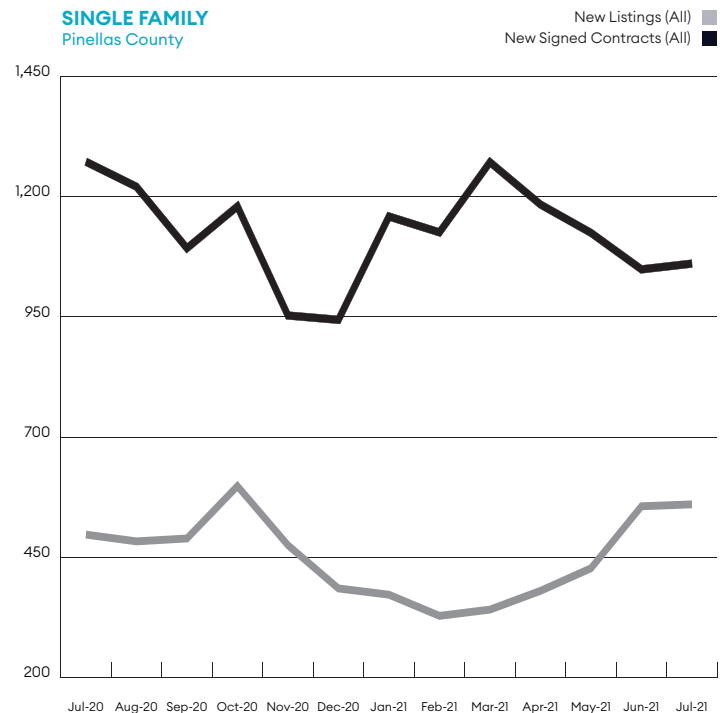


Source: Miami Association of REALTORS, INC. MLS

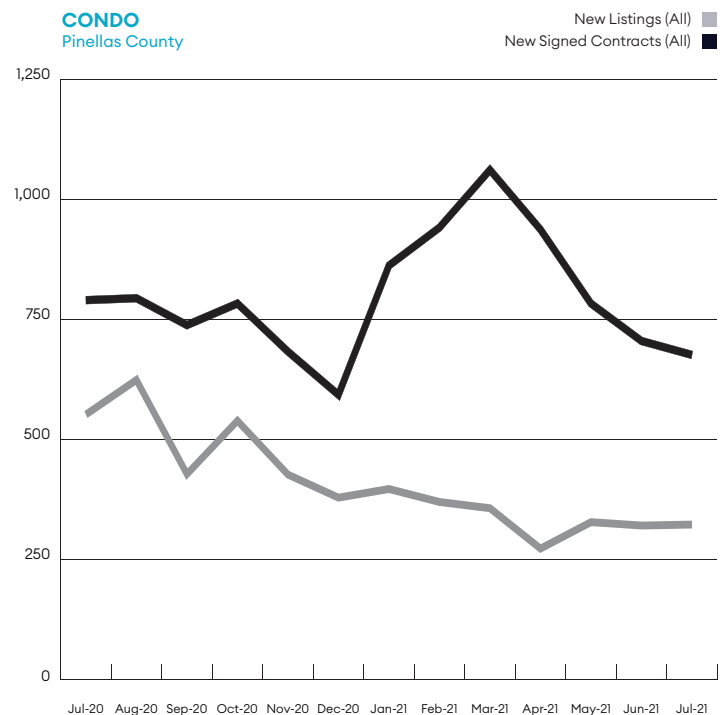
Pinellas County

"New signed contract volume for single families compared to the prior year went negative for the second time since January of 2021, held back by tepid new listing growth. Condo's new signed contracts fell annually for the first time since December of last year. Compared to the same month in 2019, both property types are seeing substantially higher new signed contract volume."

SINGLE FAMILY MATRIX Pinellas County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	1,061	1,273	-16.7%
< \$200K	50	179	-72.1%
\$200K - \$299K	269	438	-38.6%
\$300K - \$399K	306	257	19.1%
\$400K - \$499K	177	122	45.1%
\$500K - \$599K	90	89	1.1%
\$600K - \$799K	75	86	-12.8%
\$800K - \$999K	30	42	-28.6%
≥ \$1M	64	60	6.7%
New Listings (All)	560	497	12.7%
< \$200K	15	61	-75.4%
\$200K - \$299K	121	147	-17.7%
\$300K - \$399K	145	108	34.3%
\$400K - \$499K	96	57	68.4%
\$500K - \$599K	29	39	-25.6%
\$600K - \$799K	58	22	163.6%
\$800K - \$999K	26	20	30.0%
≥ \$1M	70	43	62.8%



CONDO MATRIX Pinellas County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	676	790	-14.4%
< \$200K	293	375	-21.9%
\$200K - \$299K	160	170	-5.9%
\$300K - \$399K	76	94	-19.1%
\$400K - \$499K	41	52	-21.2%
\$500K - \$599K	39	33	18.2%
\$600K - \$799K	28	42	-33.3%
\$800K - \$999K	25	11	127.3%
≥ \$1M	14	13	7.7%
New Listings (All)	323	552	-41.5%
< \$200K	115	254	-54.7%
\$200K - \$299K	62	112	-44.6%
\$300K - \$399K	43	50	-14.0%
\$400K - \$499K	40	42	-4.8%
\$500K - \$599K	11	25	-56.0%
\$600K - \$799K	22	36	-38.9%
\$800K - \$999K	13	11	18.2%
≥ \$1M	17	22	-22.7%

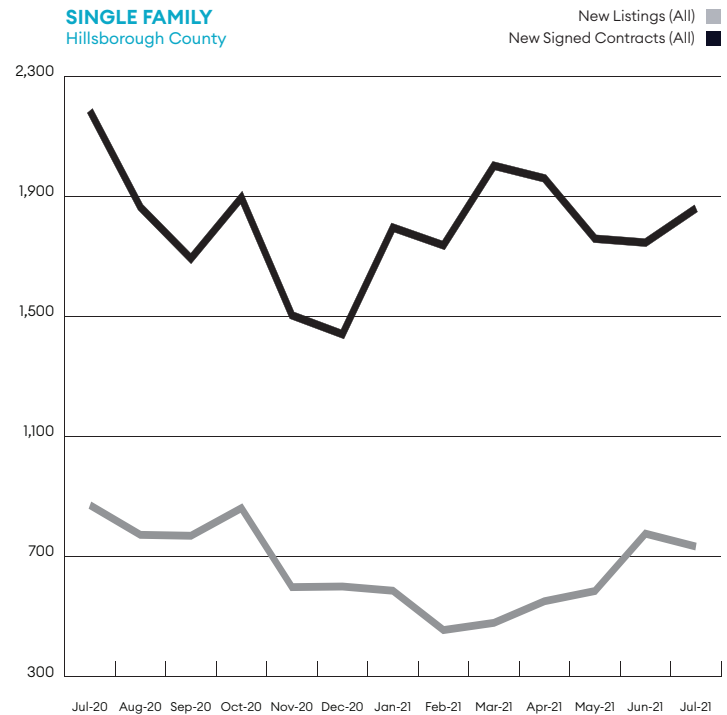


Source: Stellar MLS

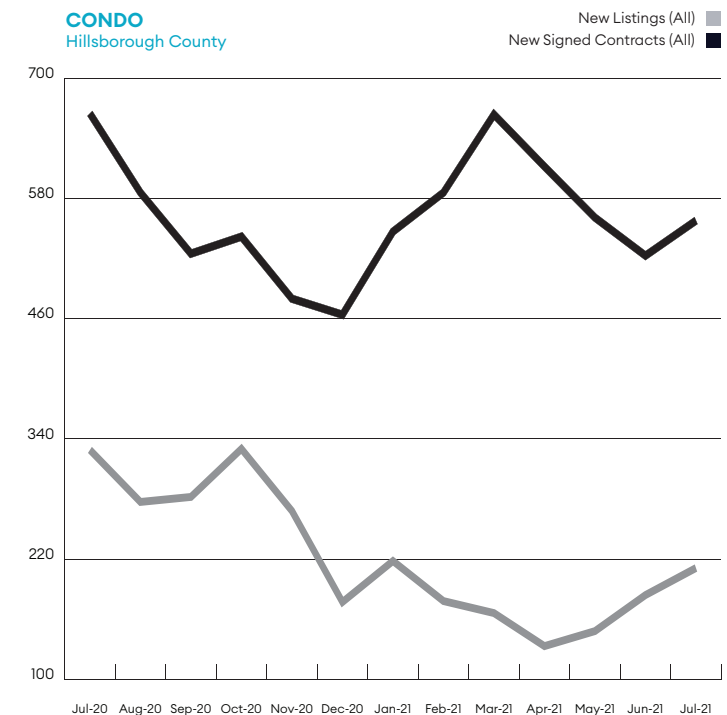
Hillsborough County

"New signed contract volume for single families and condos compared to the prior year went negative for the second time since March of 2020, held back by tepid new listing gains. However, compared to the same month in 2019, both property types are seeing substantially higher new signed contract volume."

SINGLE FAMILY MATRIX Hillsborough County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	1,860	2,185	-14.9%
< \$200K	86	289	-70.2%
\$200K - \$299K	457	920	-50.3%
\$300K - \$399K	605	460	31.5%
\$400K - \$499K	315	227	38.8%
\$500K - \$599K	154	105	46.7%
\$600K - \$799K	148	99	49.5%
\$800K - \$999K	39	38	2.6%
≥ \$1M	56	47	19.1%
New Listings (All)	734	872	-15.8%
< \$200K	37	55	-32.7%
\$200K - \$299K	135	300	-55.0%
\$300K - \$399K	213	236	-9.7%
\$400K - \$499K	114	115	-0.9%
\$500K - \$599K	59	51	15.7%
\$600K - \$799K	80	42	90.5%
\$800K - \$999K	35	24	45.8%
≥ \$1M	61	49	24.5%



CONDO MATRIX Hillsborough County	JUL 2021	JUL 2020	%Δ (YR)
New Signed Contracts (All)	558	665	-16.1%
< \$200K	210	376	-44.1%
\$200K - \$299K	213	180	18.3%
\$300K - \$399K	67	54	24.1%
\$400K - \$499K	24	28	-14.3%
\$500K - \$599K	15	12	25.0%
\$600K - \$799K	26	10	160.0%
\$800K - \$999K	1	4	-75.0%
≥ \$1M	2	1	100.0%
New Listings (All)	211	329	-35.9%
< \$200K	79	148	-46.6%
\$200K - \$299K	59	98	-39.8%
\$300K - \$399K	22	33	-33.3%
\$400K - \$499K	13	14	-7.1%
\$500K - \$599K	21	9	133.3%
\$600K - \$799K	9	12	-25.0%
\$800K - \$999K	0	4	-100.0%
≥ \$1M	8	11	-27.3%



Source: Stellar MLS

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

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