

Elliman Report

Florida

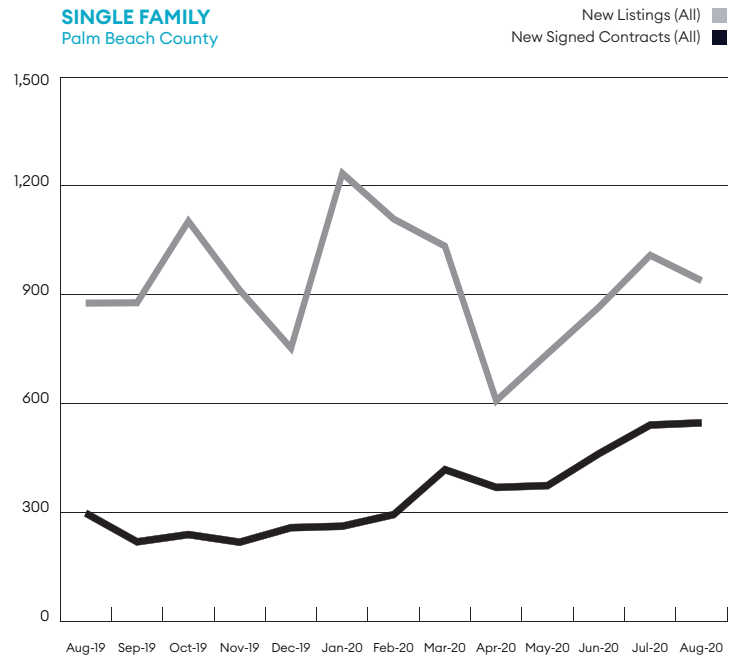
August 2020 New Signed Contracts

Palm Beach County

"New signed contract activity for single family and condos remained significantly above year-ago levels.
All single family new signed contract price tranches showed year over year gains."

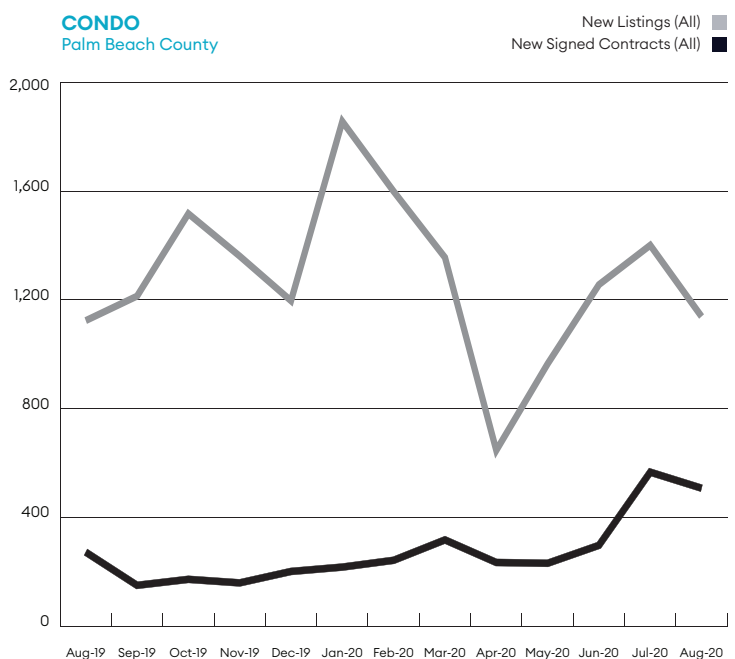
SINGLE FAMILY MATRIX Palm Beach County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	547	298	83.6%
< \$200K	36	16	125.0%
\$200K - \$299K	75	49	53.1%
\$300K - \$399K	120	78	53.8%
\$400K - \$499K	100	62	61.3%
\$500K - \$599K	50	44	13.6%
\$600K - \$799K	62	17	264.7%
\$800K - \$999K	23	10	130.0%
≥ \$1M	81	22	268.2%
New Listings (All)	939	877	7.1%
< \$200K	32	53	-39.6%
\$200K - \$299K	84	151	-44.4%
\$300K - \$399K	153	185	-17.3%
\$400K - \$499K	186	118	57.6%
\$500K - \$599K	85	92	-7.6%
\$600K - \$799K	120	71	69.0%
\$800K - \$999K	60	56	7.1%
≥ \$1M	219	151	45.0%

SINGLE FAMILY
Palm Beach County



CONDO MATRIX Palm Beach County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	345	273	26.4%
< \$200K	223	129	72.9%
\$200K - \$299K	49	74	-33.8%
\$300K - \$399K	20	33	-39.4%
\$400K - \$499K	12	18	-33.3%
\$500K - \$599K	10	7	42.9%
\$600K - \$799K	13	7	85.7%
\$800K - \$999K	5	0	
≥ \$1M	13	5	160.0%
New Listings (All)	1,139	1,124	1.3%
< \$200K	661	561	17.8%
\$200K - \$299K	222	215	3.3%
\$300K - \$399K	103	114	-9.6%
\$400K - \$499K	43	58	-25.9%
\$500K - \$599K	31	37	-16.2%
\$600K - \$799K	50	52	-3.8%
\$800K - \$999K	29	32	-9.4%
≥ \$1M	0	55	-100.0%

CONDO
Palm Beach County

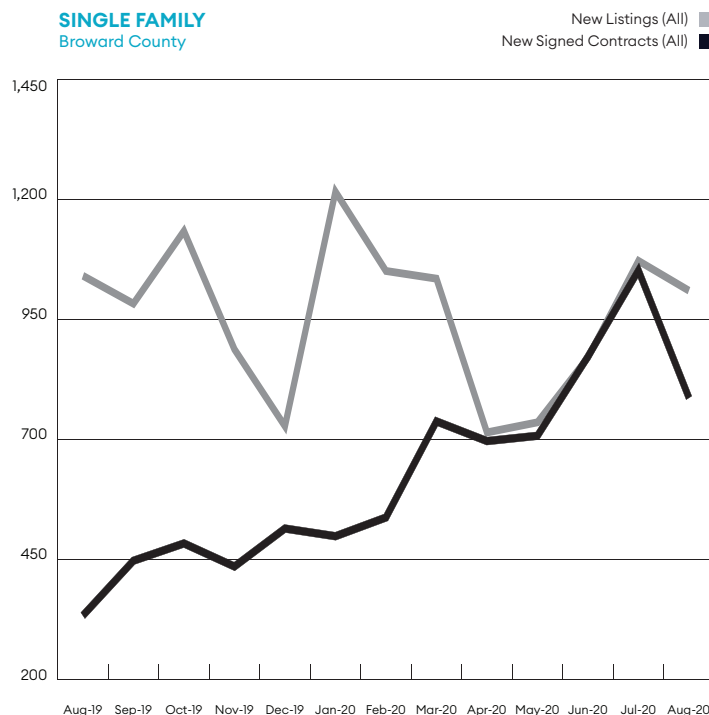


Source: BeachesMLS

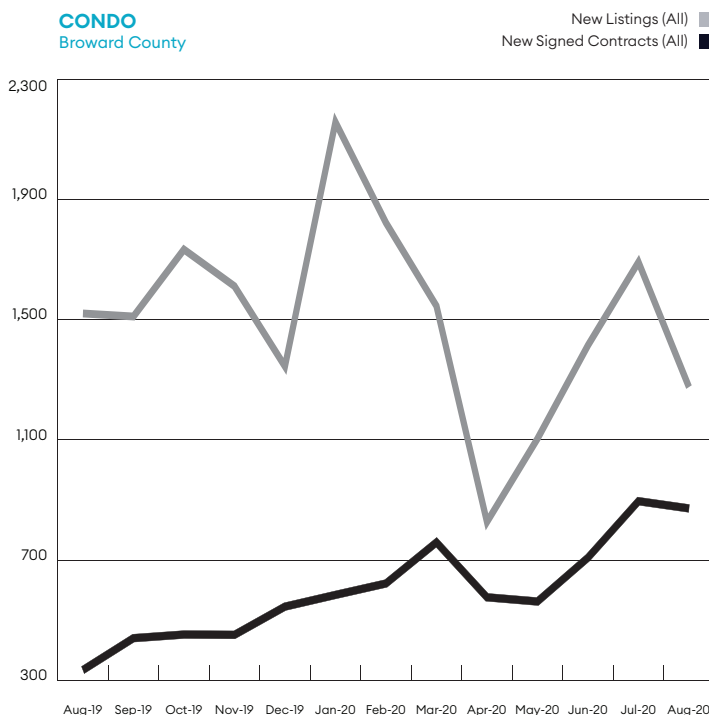
Broward County

"New signed contract activity was more than double year-ago levels across property types.
All single family and condo new signed contract price tranches showed significant year over year gains."

SINGLE FAMILY MATRIX Broward County	AUG 2020	AUG 2019	%Δ (yr)
New Signed Contracts (All)	787	334	135.6%
< \$200K	35	22	59.1%
\$200K - \$299K	148	104	42.3%
\$300K - \$399K	237	102	132.4%
\$400K - \$499K	141	58	143.1%
\$500K - \$599K	72	25	188.0%
\$600K - \$799K	66	11	500.0%
\$800K - \$999K	23	4	475.0%
≥ \$1M	65	8	712.5%
New Listings (All)	1,010	1,122	-10.0%
< \$200K	13	34	-61.8%
\$200K - \$299K	133	236	-43.6%
\$300K - \$399K	222	248	-10.5%
\$400K - \$499K	199	202	-1.5%
\$500K - \$599K	109	100	9.0%
\$600K - \$799K	139	117	18.8%
\$800K - \$999K	58	70	-17.1%
≥ \$1M	137	116	18.1%



CONDO MATRIX Broward County	AUG 2020	AUG 2019	%Δ (yr)
New Signed Contracts (All)	872	334	161.1%
< \$200K	473	212	123.1%
\$200K - \$299K	242	79	206.3%
\$300K - \$399K	92	29	217.2%
\$400K - \$499K	24	5	380.0%
\$500K - \$599K	9	3	200.0%
\$600K - \$799K	17	5	240.0%
\$800K - \$999K	9	1	800.0%
> \$1M	6	0	
New Listings (All)	1,276	1,521	-16.1%
< \$200K	588	829	-29.1%
\$200K - \$299K	266	335	-20.6%
\$300K - \$399K	158	163	-3.1%
\$400K - \$499K	64	71	-9.9%
\$500K - \$599K	37	40	-7.5%
\$600K - \$799K	61	31	96.8%
\$800K - \$999K	31	18	72.2%
≥ \$1M	71	34	108.8%



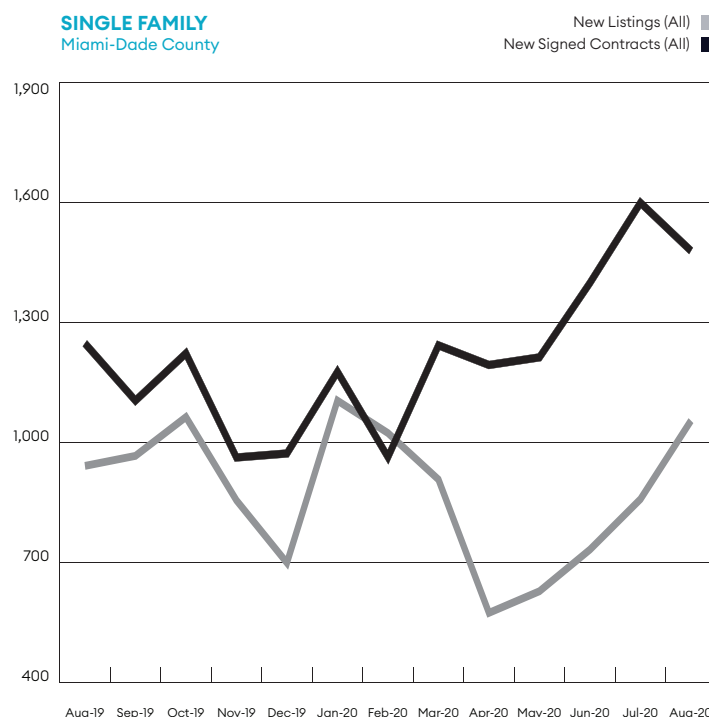
Source: BeachesMLS

Miami-Dade County

"New signed contract activity for single families remained higher than year-ago levels but showed signs of peaking. Much of the annual gains in single family new signed contract levels were seen above the \$400,000 threshold."

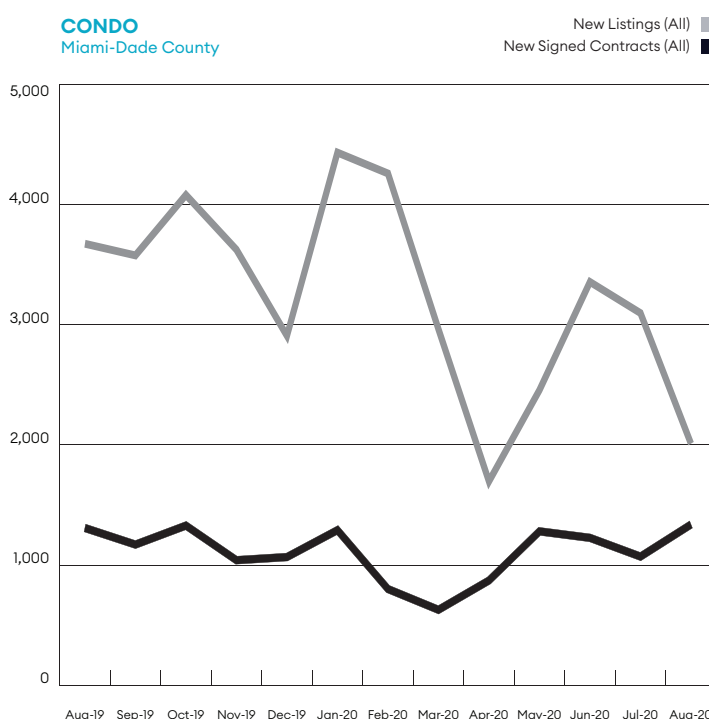
SINGLE FAMILY MATRIX Miami-Dade County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	1,479	1,248	18.5%
< \$200K	33	56	-41.1%
\$200K - \$299K	193	274	-29.6%
\$300K - \$399K	437	399	9.5%
\$400K - \$499K	285	197	44.7%
\$500K - \$599K	162	97	67.0%
\$600K - \$799K	161	84	91.7%
\$800K - \$999K	57	34	67.6%
≥ \$1M	151	107	41.1%
New Listings (All)	1,055	942	12.0%
< \$200K	6	22	-72.7%
\$200K - \$299K	80	136	-41.2%
\$300K - \$399K	186	276	-32.6%
\$400K - \$499K	188	147	27.9%
\$500K - \$599K	113	74	52.7%
\$600K - \$799K	136	90	51.1%
\$800K - \$999K	73	49	49.0%
≥ \$1M	273	148	84.5%

SINGLE FAMILY
Miami-Dade County



CONDO MATRIX Miami-Dade County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	1,337	1,308	2.2%
< \$200K	400	450	-11.1%
\$200K - \$299K	436	394	10.7%
\$300K - \$399K	257	198	29.8%
\$400K - \$499K	55	64	-14.1%
\$500K - \$599K	49	42	16.7%
\$600K - \$799K	50	57	-12.3%
\$800K - \$999K	20	23	-13.0%
≥ \$1M	70	80	-12.5%
New Listings (All)	2,010	3,674	-45.3%
< \$200K	333	481	-30.8%
\$200K - \$299K	510	913	-44.1%
\$300K - \$399K	340	393	-13.5%
\$400K - \$499K	201	265	-24.2%
\$500K - \$599K	125	1,062	-88.2%
\$600K - \$799K	150	298	-49.7%
\$800K - \$999K	106	121	-12.4%
≥ \$1M	245	141	73.8%

CONDO
Miami-Dade County

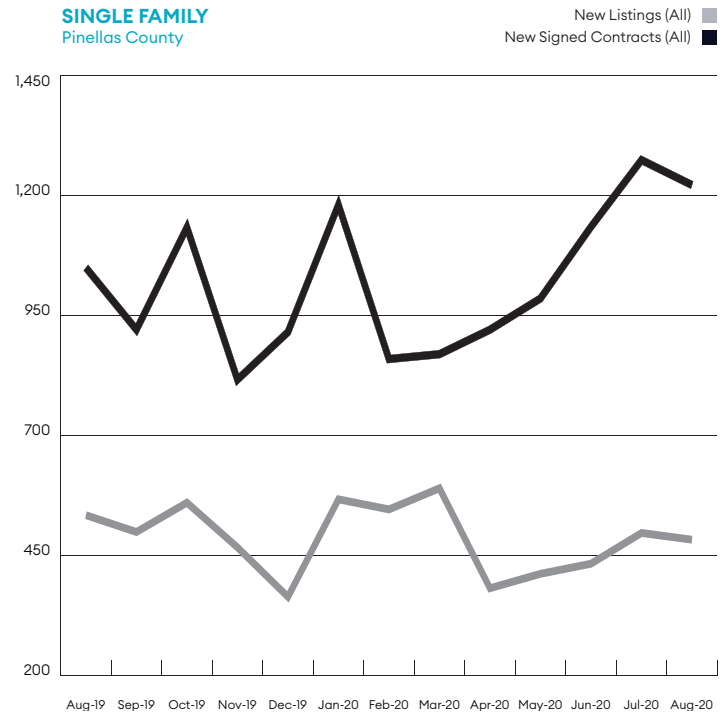


Source: Miami Association of REALTORS, INC. MLS

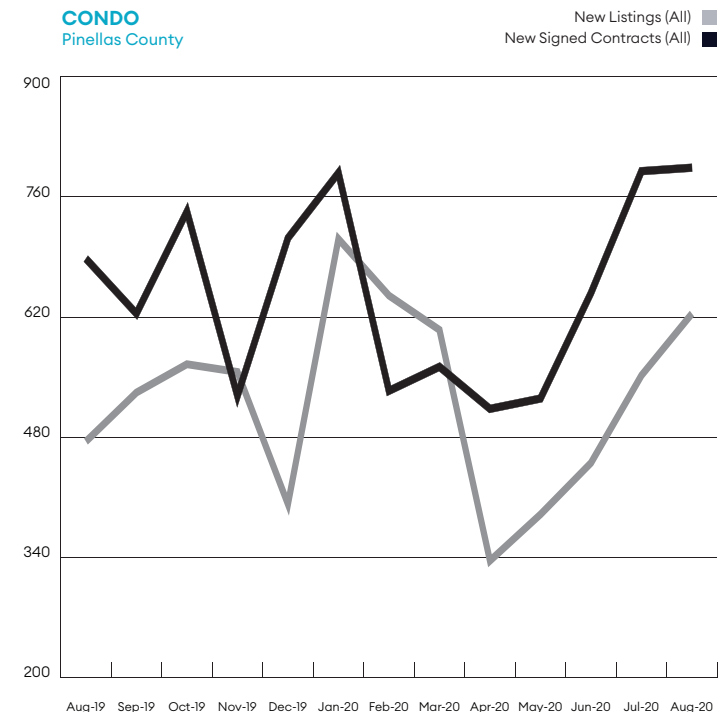
Pinellas County

"New signed contract activity for single family and condos remained higher than year-ago levels but showed signs of peaking. In general, there were larger year over year increases in new signed contracts in higher price tranches."

SINGLE FAMILY MATRIX Pinellas County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	1,214	1,049	15.7%
< \$200K	115	234	-50.9%
\$200K - \$299K	406	376	8.0%
\$300K - \$399K	261	189	38.1%
\$400K - \$499K	141	108	30.6%
\$500K - \$599K	94	48	95.8%
\$600K - \$799K	80	50	60.0%
\$800K - \$999K	45	15	200.0%
≥ \$1M	72	29	148.3%
New Listings (All)	483	534	-9.6%
< \$200K	45	130	-65.4%
\$200K - \$299K	138	146	-5.5%
\$300K - \$399K	108	107	0.9%
\$400K - \$499K	49	44	11.4%
\$500K - \$599K	31	31	0.0%
\$600K - \$799K	47	18	161.1%
\$800K - \$999K	25	21	19.0%
≥ \$1M	40	37	8.1%



CONDO MATRIX Pinellas County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	794	688	15.4%
< \$200K	371	394	-5.8%
\$200K - \$299K	156	134	16.4%
\$300K - \$399K	95	69	37.7%
\$400K - \$499K	46	34	35.3%
\$500K - \$599K	35	17	105.9%
\$600K - \$799K	45	22	104.5%
\$800K - \$999K	18	4	350.0%
≥ \$1M	28	14	100.0%
New Listings (All)	624	475	31.4%
< \$200K	310	259	19.7%
\$200K - \$299K	98	84	16.7%
\$300K - \$399K	69	44	56.8%
\$400K - \$499K	41	30	36.7%
\$500K - \$599K	32	11	190.9%
\$600K - \$799K	37	22	68.2%
\$800K - \$999K	14	10	40.0%
≥ \$1M	23	15	53.3%

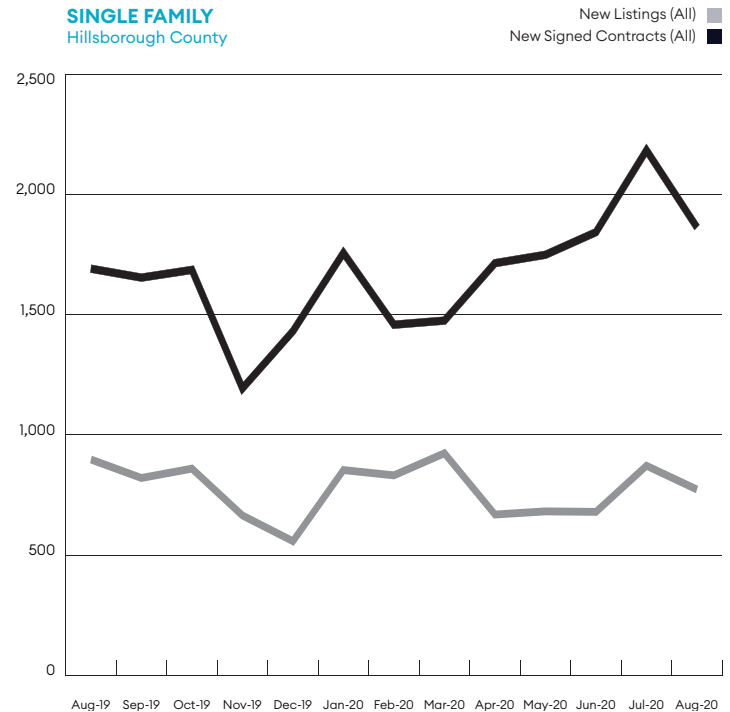


Source: Stellar MLS

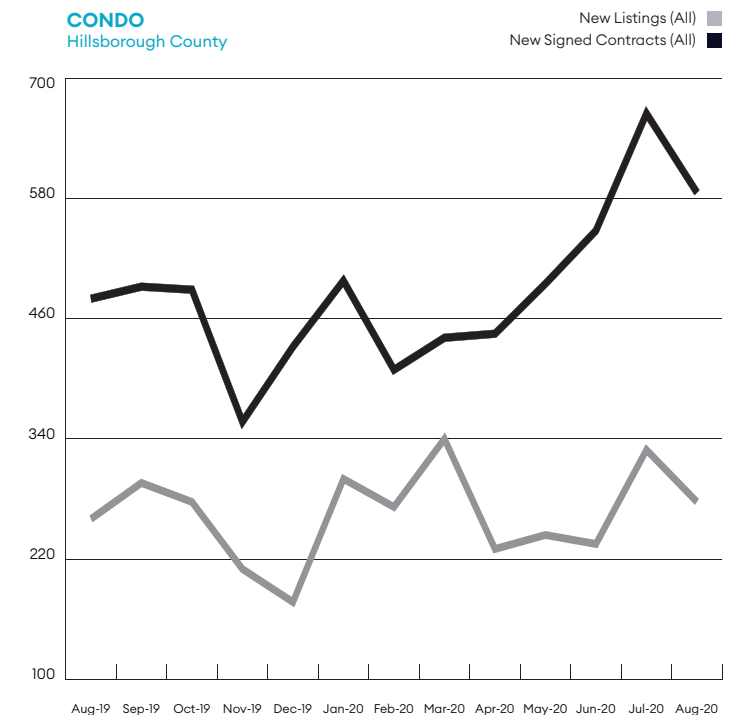
Hillsborough County

"New signed contract activity for single family and condos remained higher than year-ago levels but showed signs of peaking. In general, there were larger year over year increases in new signed contracts in higher price tranches."

SINGLE FAMILY MATRIX Hillsborough County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	1,864	1,692	10.2%
< \$200K	172	375	-54.1%
\$200K - \$299K	807	762	5.9%
\$300K - \$399K	428	277	54.5%
\$400K - \$499K	182	130	40.0%
\$500K - \$599K	104	62	67.7%
\$600K - \$799K	91	41	122.0%
\$800K - \$999K	31	18	72.2%
≥ \$1M	49	27	81.5%
New Listings (All)	773	898	-13.9%
< \$200K	55	129	-57.4%
\$200K - \$299K	263	366	-28.1%
\$300K - \$399K	186	193	-3.6%
\$400K - \$499K	95	79	20.3%
\$500K - \$599K	50	35	42.9%
\$600K - \$799K	59	42	40.5%
\$800K - \$999K	17	19	-10.5%
≥ \$1M	48	35	37.1%



CONDO MATRIX Hillsborough County	AUG 2020	AUG 2019	%Δ (YR)
New Signed Contracts (All)	586	480	22.1%
< \$200K	319	294	8.5%
\$200K - \$299K	151	113	33.6%
\$300K - \$399K	47	40	17.5%
\$400K - \$499K	30	14	114.3%
\$500K - \$599K	16	10	60.0%
\$600K - \$799K	15	6	150.0%
\$800K - \$999K	3	3	0.0%
≥ \$1M	5	0	
New Listings (All)	277	260	6.5%
< \$200K	184	141	30.5%
\$200K - \$299K	31	65	-52.3%
\$300K - \$399K	25	25	0.0%
\$400K - \$499K	15	17	-11.8%
\$500K - \$599K	3	0	
\$600K - \$799K	7	4	75.0%
\$800K - \$999K	2	4	-50.0%
≥ \$1M	10	4	150.0%



Source: Stellar MLS

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

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