

Elliman Report

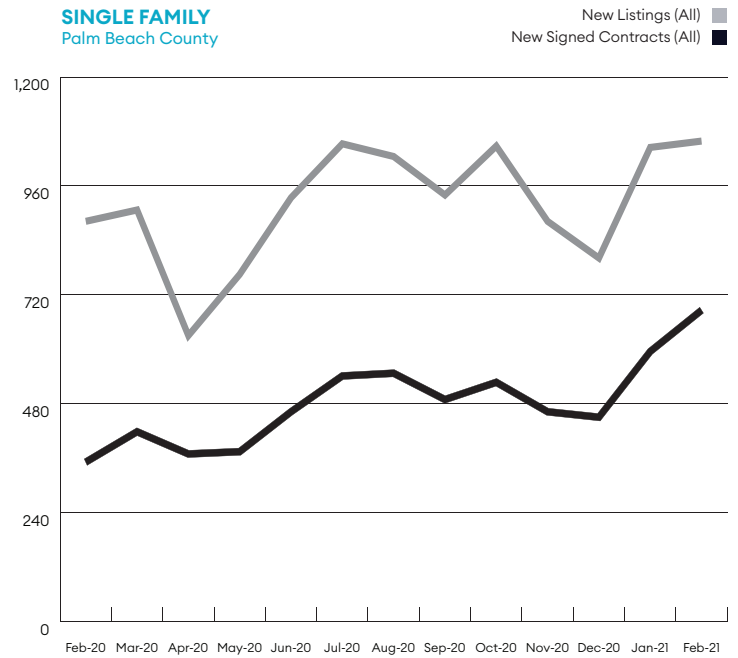
Florida

February 2021 New Signed Contracts

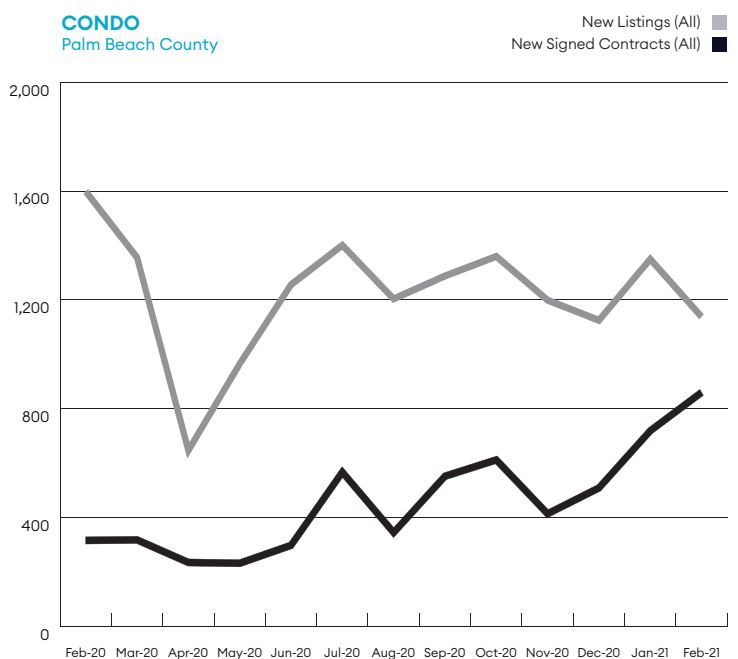
Palm Beach County

"Single family and condo new signed contracts combined have risen significantly year over year for the twelfth consecutive month. New inventory has seen modest annual declines for the third time in four months, unable to keep up with the robust sales activity."

SINGLE FAMILY MATRIX Palm Beach County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	686	351	95.4%
< \$300K	83	71	16.9%
\$300K - \$399K	154	89	73.0%
\$400K - \$499K	101	58	74.1%
\$500K - \$999K	180	91	97.8%
\$1M - \$2.99M	93	24	287.5%
\$3M - \$4.99M	35	9	288.9%
\$5M - \$9.99M	28	6	366.7%
≥ \$10M	12	3	300.0%
New Listings (All)	1,059	882	20.1%
< \$300K	338	218	55.0%
\$300K - \$399K	180	91	97.8%
\$400K - \$499K	156	39	300.0%
\$500K - \$999K	183	281	-34.9%
\$1M - \$2.99M	116	145	-20.0%
\$3M - \$4.99M	39	49	-20.4%
\$5M - \$9.99M	28	35	-20.0%
≥ \$10M	19	24	-20.8%



CONDO MATRIX Palm Beach County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	860	316	172.2%
< \$200K	381	175	117.7%
\$200K - \$299K	178	65	173.8%
\$300K - \$399K	80	25	220.0%
\$400K - \$599K	85	29	193.1%
\$600K - \$999K	60	10	500.0%
\$1M - \$2.99M	66	10	560.0%
\$3M - \$4.99M	8	2	300.0%
≥ \$5M	2	0	
New Listings (All)	1,138	1,599	-28.8%
< \$200K	541	746	-27.5%
\$200K - \$299K	244	326	-25.2%
\$300K - \$399K	100	164	-39.0%
\$400K - \$599K	94	162	-42.0%
\$600K - \$999K	72	104	-30.8%
\$1M - \$2.99M	59	68	-13.2%
\$3M - \$4.99M	22	23	-4.3%
≥ \$5M	6	6	0.0%

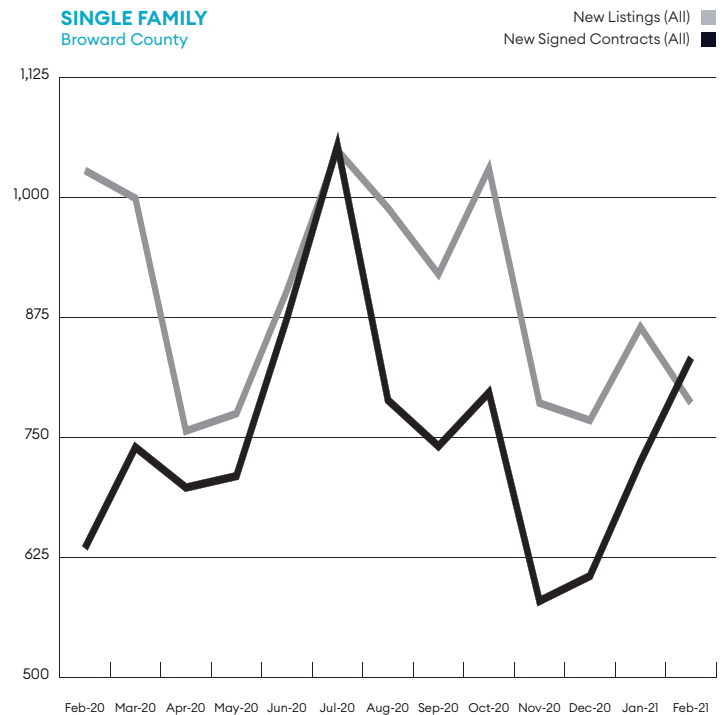


Source: BeachesMLS

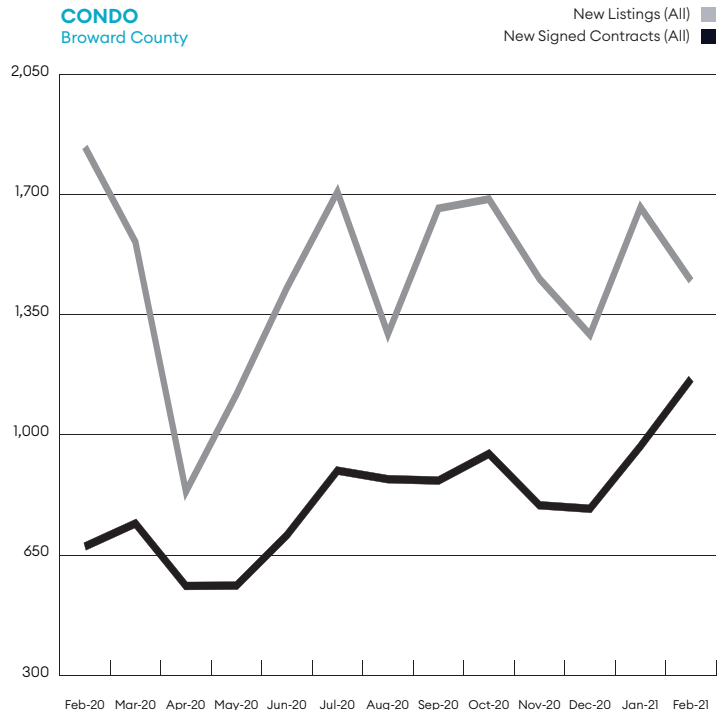
Broward County

"The combination of single family and condo new signed contracts rose sharply year over year for the twelfth consecutive month. New inventory has seen expanding declines since October, unable to keep up with sales."

SINGLE FAMILY MATRIX Broward County	FEB 2021	FEB 2020	%Δ (yr)
New Signed Contracts (All)	833	635	31.2%
< \$300K	173	164	5.5%
\$300K - \$399K	201	165	21.8%
\$400K - \$499K	144	99	45.5%
\$500K - \$999K	210	168	25.0%
\$1M - \$2.99M	77	29	165.5%
\$3M - \$4.99M	14	5	180.0%
\$5M - \$9.99M	11	4	175.0%
≥ \$10M	3	1	200.0%
New Listings (All)	786	1,028	-23.5%
< \$300K	119	213	-44.1%
\$300K - \$399K	168	187	-10.2%
\$400K - \$499K	128	169	-24.3%
\$500K - \$999K	238	288	-17.4%
\$1M - \$2.99M	102	131	-22.1%
\$3M - \$4.99M	15	19	-21.1%
\$5M - \$9.99M	12	16	-25.0%
≥ \$10M	4	5	-20.0%



CONDO MATRIX Broward County	FEB 2021	FEB 2020	%Δ (yr)
New Signed Contracts (All)	1,163	675	72.3%
< \$200K	574	365	57.3%
\$200K - \$299K	261	179	45.8%
\$300K - \$399K	135	81	66.7%
\$400K - \$599K	100	28	257.1%
\$600K - \$999K	45	18	150.0%
\$1M - \$2.99M	41	4	925.0%
\$3M - \$4.99M	4	0	
≥ \$5M	3	0	
New Listings (All)	1,449	1,839	-21.2%
< \$200K	675	884	-23.6%
\$200K - \$299K	309	397	-22.2%
\$300K - \$399K	194	200	-3.0%
\$400K - \$599K	125	170	-26.5%
\$600K - \$999K	79	107	-26.2%
\$1M - \$2.99M	51	62	-17.7%
\$3M - \$4.99M	7	8	-12.5%
≥ \$5M	9	11	-18.2%

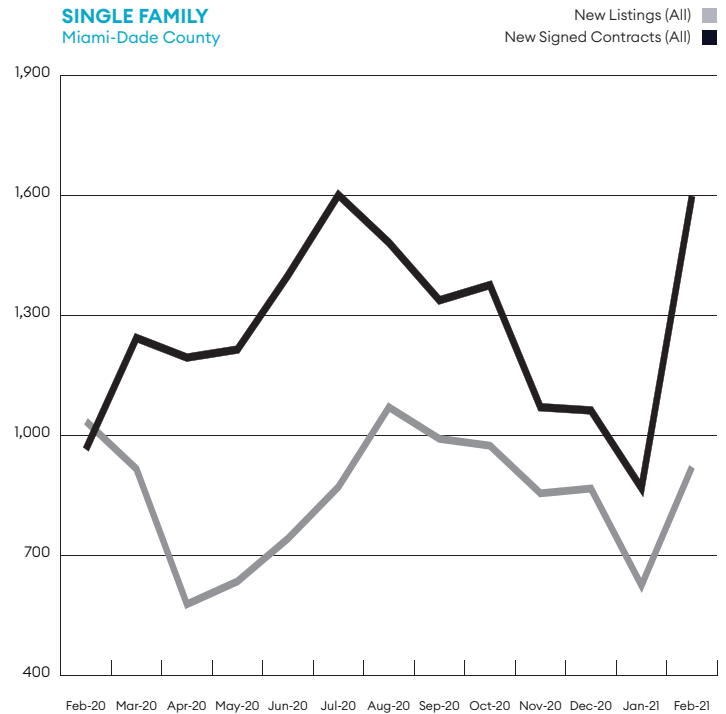


Source: BeachesMLS

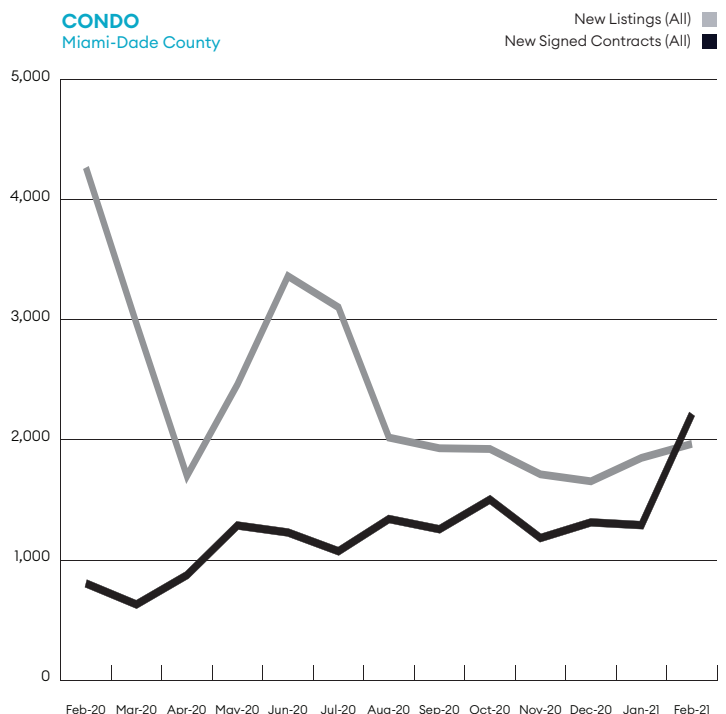
Miami-Dade County

"New signed contracts for condos surged year over year by the highest amount since tracking began in May. New condo listing inventory fell significantly year over year since June. Single family new signed contracts surged annually at their highest rate since July as supply fell annually for the fourth time in five months."

SINGLE FAMILY MATRIX Miami-Dade County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	1,598	966	65.4%
< \$300K	165	186	-11.3%
\$300K - \$399K	348	322	8.1%
\$400K - \$499K	328	162	102.5%
\$500K - \$999K	456	187	143.9%
\$1M - \$2.99M	217	77	181.8%
\$3M - \$4.99M	45	17	164.7%
\$5M - \$9.99M	22	9	144.4%
≥ \$10M	17	6	183.3%
New Listings (All)	922	1,036	-11.0%
< \$300K	70	132	-47.0%
\$300K - \$399K	149	288	-48.3%
\$400K - \$499K	175	164	6.7%
\$500K - \$999K	266	240	10.8%
\$1M - \$2.99M	170	138	23.2%
\$3M - \$4.99M	47	38	23.7%
\$5M - \$9.99M	22	20	10.0%
≥ \$10M	23	16	43.8%



CONDO MATRIX Miami-Dade County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	2,215	805	175.2%
< \$200K	449	184	144.0%
\$200K - \$299K	583	272	114.3%
\$300K - \$399K	415	133	212.0%
\$400K - \$599K	273	78	250.0%
\$600K - \$999K	204	40	410.0%
\$1M - \$2.99M	219	74	195.9%
\$3M - \$4.99M	38	13	192.3%
≥ \$5M	34	11	209.1%
New Listings (All)	1,967	4,267	-53.9%
< \$200K	313	446	-29.8%
\$200K - \$299K	459	945	-51.4%
\$300K - \$399K	338	503	-32.8%
\$400K - \$599K	311	1,679	-81.5%
\$600K - \$999K	240	480	-50.0%
\$1M - \$2.99M	218	152	43.4%
\$3M - \$4.99M	47	33	42.4%
≥ \$5M	41	29	41.4%

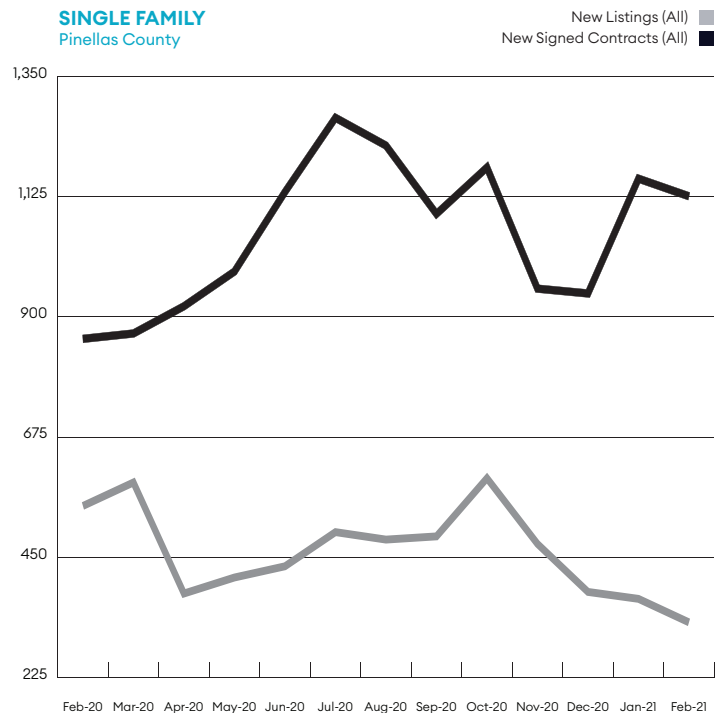


Source: Miami Association of REALTORS, INC. MLS

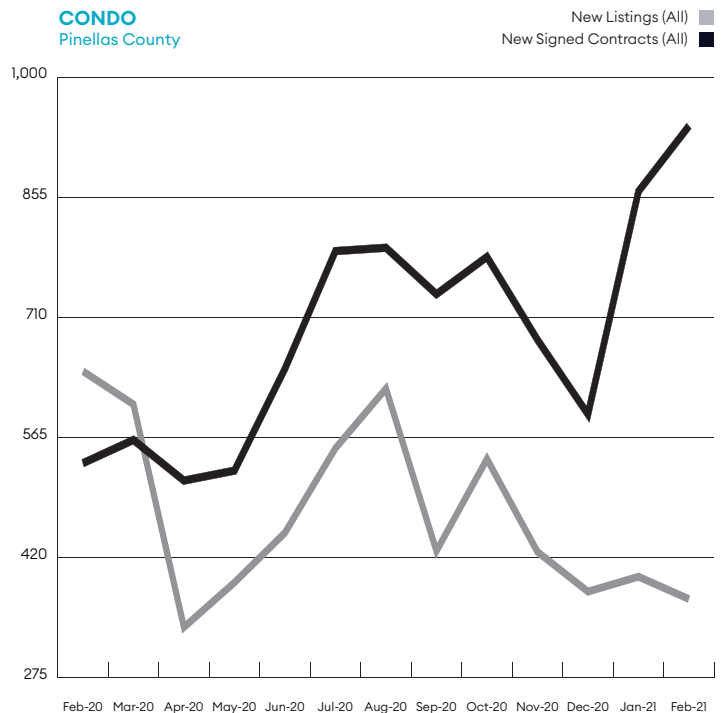
Pinellas County

"Since July, the combination of single family and condo new signed contracts rose sharply year over year at its highest rate. New inventory has declined year over year for four consecutive months, unable to keep up with sales."

SINGLE FAMILY MATRIX Pinellas County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	1,126	859	31.1%
< \$200K	104	141	-26.2%
\$200K - \$299K	331	318	4.1%
\$300K - \$399K	260	169	53.8%
\$400K - \$499K	149	85	75.3%
\$500K - \$599K	63	49	28.6%
\$600K - \$799K	87	45	93.3%
\$800K - \$999K	47	23	104.3%
≥ \$1M	85	29	193.1%
New Listings (All)	328	546	-39.9%
< \$200K	27	85	-68.2%
\$200K - \$299K	83	146	-43.2%
\$300K - \$399K	62	114	-45.6%
\$400K - \$499K	43	64	-32.8%
\$500K - \$599K	24	31	-22.6%
\$600K - \$799K	40	21	90.5%
\$800K - \$999K	17	33	-48.5%
≥ \$1M	32	52	-38.5%



CONDO MATRIX Pinellas County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	941	534	76.2%
< \$200K	449	275	63.3%
\$200K - \$299K	168	109	54.1%
\$300K - \$399K	109	62	75.8%
\$400K - \$499K	57	30	90.0%
\$500K - \$599K	47	21	123.8%
\$600K - \$799K	47	18	161.1%
\$800K - \$999K	29	12	141.7%
≥ \$1M	35	7	400.0%
New Listings (All)	370	645	-42.6%
< \$200K	181	316	-42.7%
\$200K - \$299K	61	124	-50.8%
\$300K - \$399K	43	70	-38.6%
\$400K - \$499K	15	39	-61.5%
\$500K - \$599K	19	18	5.6%
\$600K - \$799K	13	37	-64.9%
\$800K - \$999K	17	11	54.5%
≥ \$1M	21	30	-30.0%

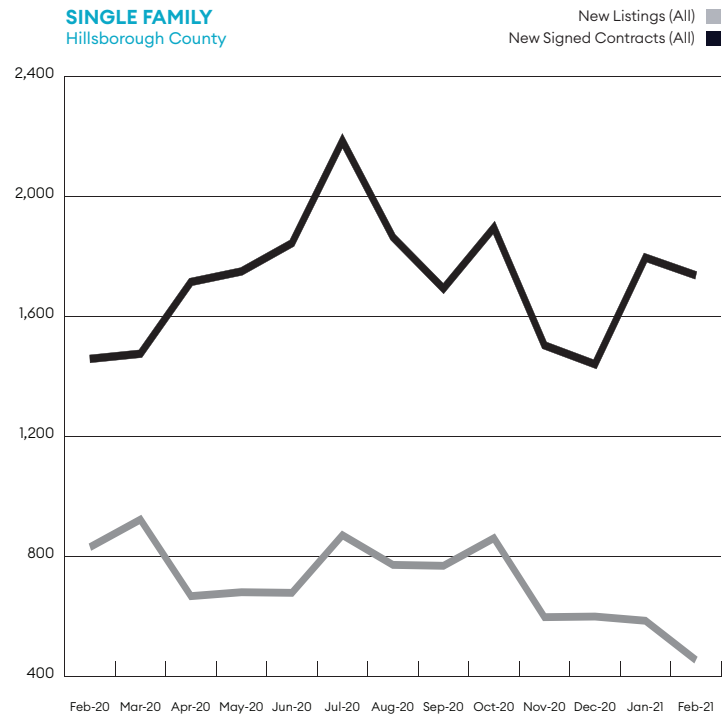


Source: Stellar MLS

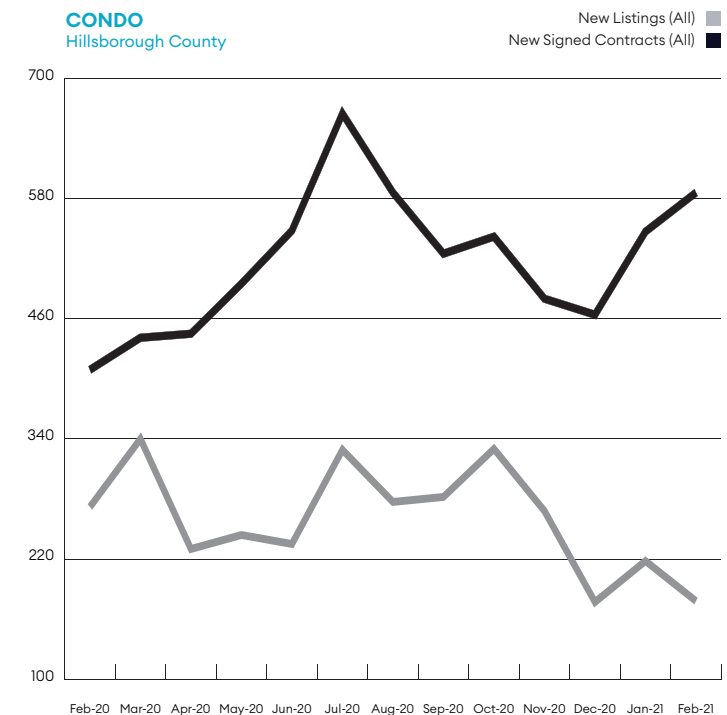
Hillsborough County

"Single family and condo new signed contracts combined have risen significantly year over year for the twelfth straight month. New inventory has seen modest annual declines for the third time in four months, unable to keep up with the heavy sales levels."

SINGLE FAMILY MATRIX Hillsborough County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	1,737	1,459	19.1%
< \$200K	149	224	-33.5%
\$200K - \$299K	671	660	1.7%
\$300K - \$399K	435	295	47.5%
\$400K - \$499K	179	123	45.5%
\$500K - \$599K	98	57	71.9%
\$600K - \$799K	109	55	98.2%
\$800K - \$999K	34	17	100.0%
≥ \$1M	62	28	121.4%
New Listings (All)	456	832	-45.2%
< \$200K	46	86	-46.5%
\$200K - \$299K	146	312	-53.2%
\$300K - \$399K	108	195	-44.6%
\$400K - \$499K	47	86	-45.3%
\$500K - \$599K	36	42	-14.3%
\$600K - \$799K	32	40	-20.0%
\$800K - \$999K	8	23	-65.2%
≥ \$1M	33	48	-31.3%



CONDO MATRIX Hillsborough County	FEB 2021	FEB 2020	%Δ (YR)
New Signed Contracts (All)	586	409	43.3%
< \$200K	237	244	-2.9%
\$200K - \$299K	186	95	95.8%
\$300K - \$399K	64	34	88.2%
\$400K - \$499K	37	16	131.3%
\$500K - \$599K	30	11	172.7%
\$600K - \$799K	27	7	285.7%
\$800K - \$999K	3	0	
≥ \$1M	2	2	0.0%
New Listings (All)	178	272	-34.6%
< \$200K	65	146	-55.5%
\$200K - \$299K	55	50	10.0%
\$300K - \$399K	18	21	-14.3%
\$400K - \$499K	13	14	-7.1%
\$500K - \$599K	3	27	-88.9%
\$600K - \$799K	11	10	10.0%
\$800K - \$999K	1	3	-66.7%
≥ \$1M	12	1	1100.0%



Source: Stellar MLS

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

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