

Elliman Report

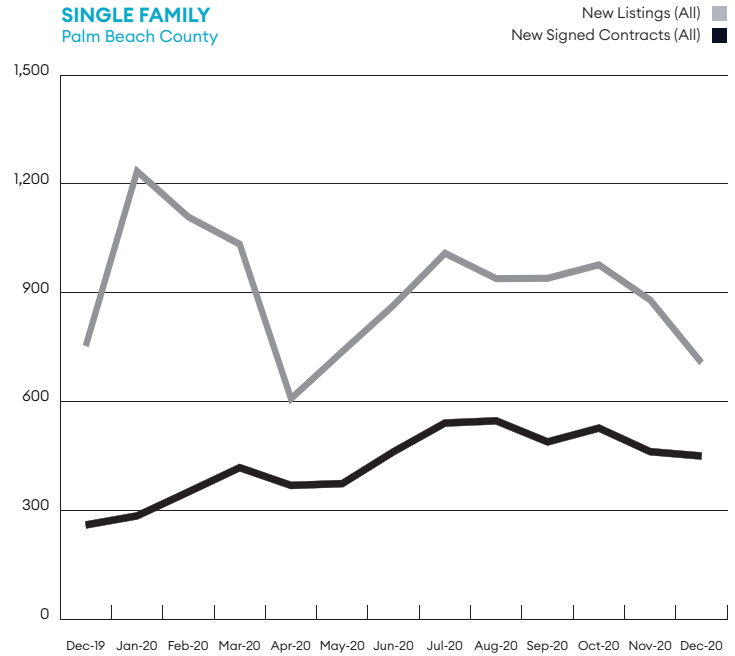
Florida

December 2020 New Signed Contracts

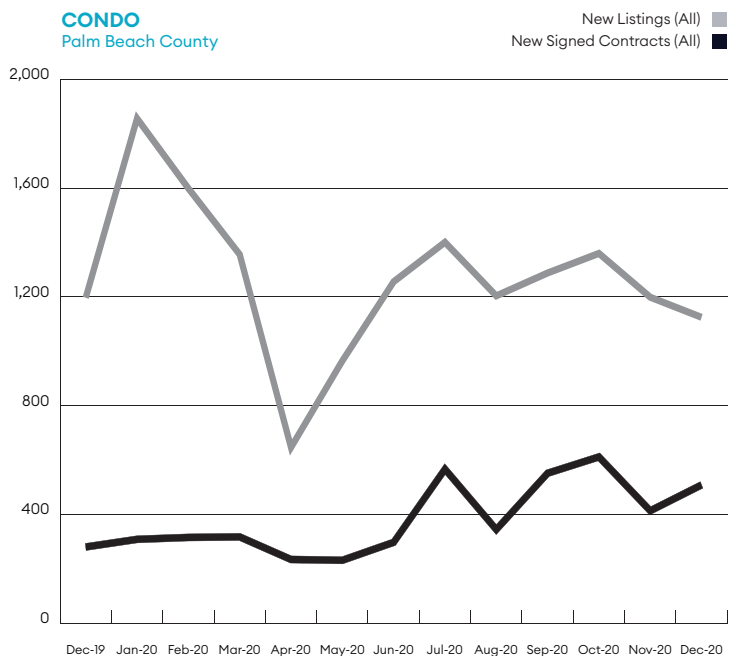
Palm Beach County

"New signed contracts for single families and condos nearly doubled from year ago levels with greater growth seen at the upper price tranches. New inventory for both property types continued to slide, keeping the market pace brisk."

SINGLE FAMILY MATRIX Palm Beach County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	450	260	73.1%
< \$200K	21	13	61.5%
\$200K - \$299K	60	50	20.0%
\$300K - \$399K	90	69	30.4%
\$400K - \$499K	82	49	67.3%
\$500K - \$599K	40	29	37.9%
\$600K - \$799K	48	16	200.0%
\$800K - \$999K	23	9	155.6%
≥ \$1M	86	25	244.0%
New Listings (All)	707	753	-6.1%
< \$200K	22	50	-56.0%
\$200K - \$299K	84	108	-22.2%
\$300K - \$399K	140	143	-2.1%
\$400K - \$499K	103	111	-7.2%
\$500K - \$599K	65	67	-3.0%
\$600K - \$799K	80	68	17.6%
\$800K - \$999K	59	44	34.1%
≥ \$1M	154	162	-4.9%



CONDO MATRIX Palm Beach County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	509	281	81.1%
< \$200K	234	160	46.3%
\$200K - \$299K	100	68	47.1%
\$300K - \$399K	56	20	180.0%
\$400K - \$499K	27	19	42.1%
\$500K - \$599K	15	6	150.0%
\$600K - \$799K	16	4	300.0%
\$800K - \$999K	16	0	
≥ \$1M	45	4	1025.0%
New Listings (All)	1,125	1,197	-6.0%
< \$200K	501	568	-11.8%
\$200K - \$299K	243	215	13.0%
\$300K - \$399K	110	121	-9.1%
\$400K - \$499K	75	73	2.7%
\$500K - \$599K	36	39	-7.7%
\$600K - \$799K	45	56	-19.6%
\$800K - \$999K	33	24	37.5%
≥ \$1M	82	101	-18.8%

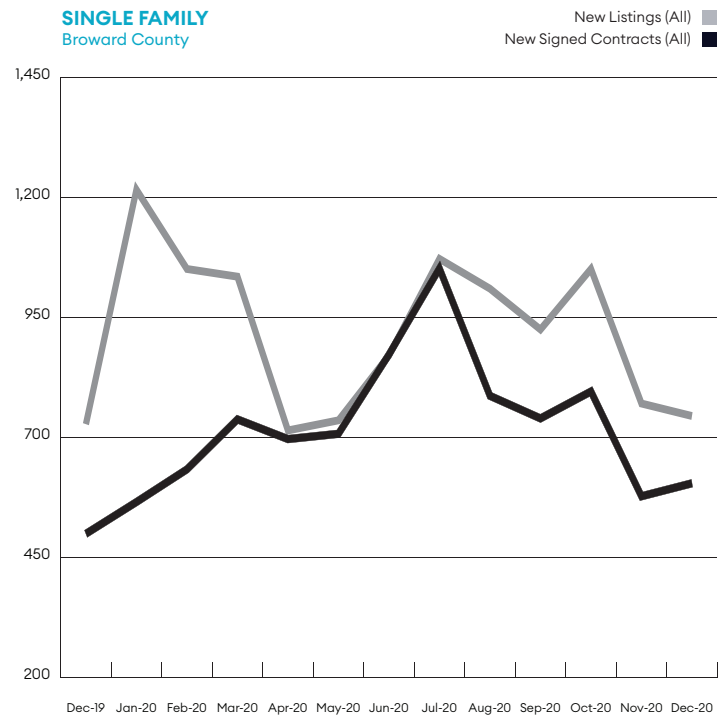


Source: BeachesMLS

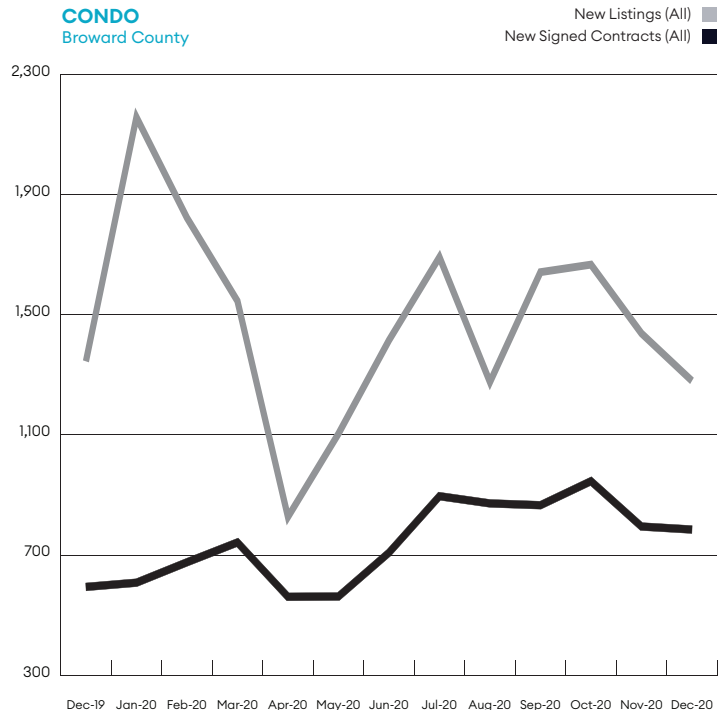
Broward County

"Condo new signed contract growth continued to outpace single family growth. Larger year over year gains were observed in the higher price tranches. Overall new inventory for both property types showed modest change."

SINGLE FAMILY MATRIX Broward County	DEC 2020	DEC 2019	%Δ (yr)
New Signed Contracts (All)	605	500	21.0%
< \$200K	20	28	-28.6%
\$200K - \$299K	108	114	-5.3%
\$300K - \$399K	165	140	17.9%
\$400K - \$499K	112	76	47.4%
\$500K - \$599K	68	35	94.3%
\$600K - \$799K	59	63	-6.3%
\$800K - \$999K	26	20	30.0%
≥ \$1M	47	24	95.8%
New Listings (All)	745	728	2.3%
< \$200K	19	33	-42.4%
\$200K - \$299K	108	154	-29.9%
\$300K - \$399K	180	162	11.1%
\$400K - \$499K	119	103	15.5%
\$500K - \$599K	84	63	33.3%
\$600K - \$799K	81	72	12.5%
\$800K - \$999K	45	46	-2.2%
≥ \$1M	109	95	14.7%



CONDO MATRIX Broward County	DEC 2020	DEC 2019	%Δ (yr)
New Signed Contracts (All)	785	594	32.2%
< \$200K	394	325	21.2%
\$200K - \$299K	188	168	11.9%
\$300K - \$399K	106	65	63.1%
\$400K - \$499K	24	14	71.4%
\$500K - \$599K	16	6	166.7%
\$600K - \$799K	25	8	212.5%
\$800K - \$999K	13	4	225.0%
> \$1M	19	4	375.0%
New Listings (All)	1,280	1,345	-4.8%
< \$200K	593	638	-7.1%
\$200K - \$299K	277	240	15.4%
\$300K - \$399K	172	157	9.6%
\$400K - \$499K	78	96	-18.8%
\$500K - \$599K	41	45	-8.9%
\$600K - \$799K	47	70	-32.9%
\$800K - \$999K	23	33	-30.3%
≥ \$1M	49	66	-25.8%

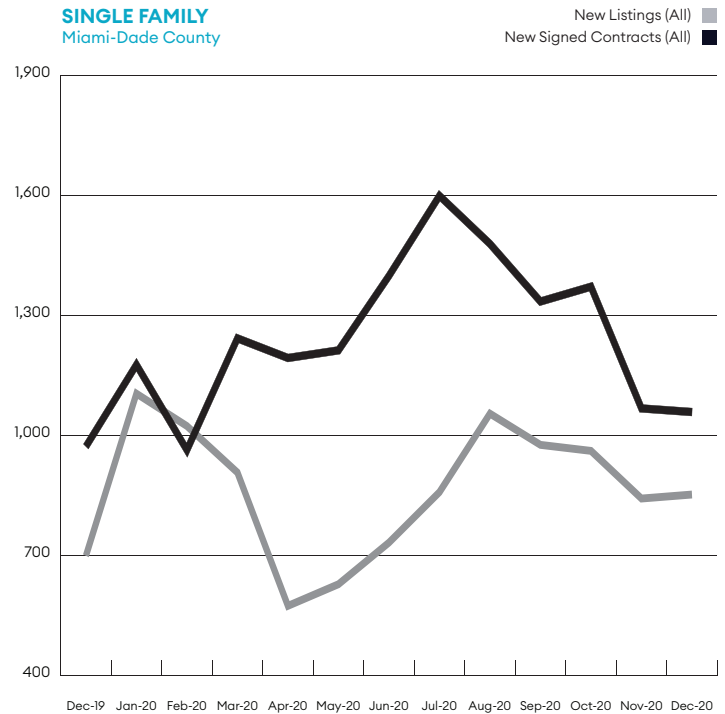


Source: BeachesMLS

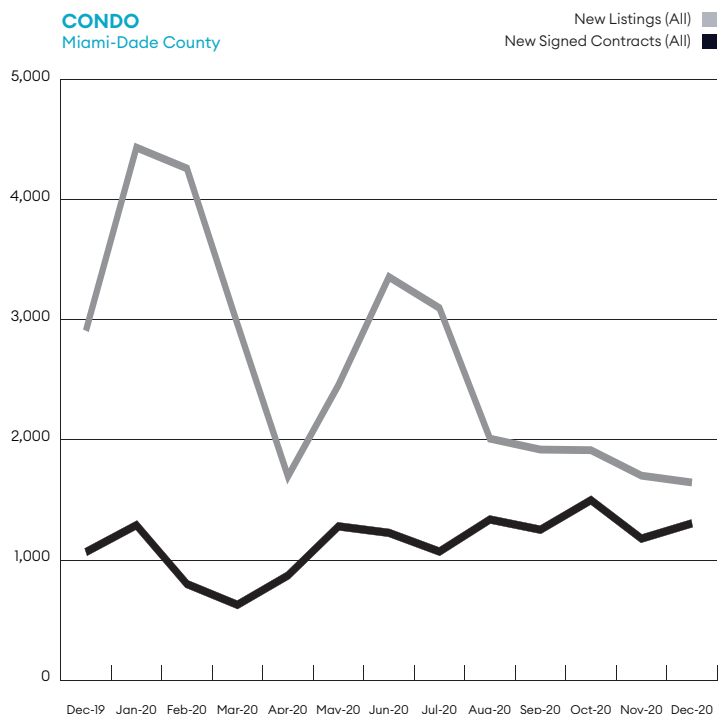
Miami-Dade County

"New signed contracts for condos rose at nearly three times the rate of single family new signed contracts with generally more gains at higher price tranches. New listings for condos fell sharply."

SINGLE FAMILY MATRIX Miami-Dade County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	1,059	973	8.8%
< \$200K	19	46	-58.7%
\$200K - \$299K	98	199	-50.8%
\$300K - \$399K	279	332	-16.0%
\$400K - \$499K	219	163	34.4%
\$500K - \$599K	103	77	33.8%
\$600K - \$799K	112	53	111.3%
\$800K - \$999K	54	23	134.8%
≥ \$1M	175	80	118.8%
New Listings (All)	853	700	21.9%
< \$200K	21	20	5.0%
\$200K - \$299K	68	91	-25.3%
\$300K - \$399K	148	189	-21.7%
\$400K - \$499K	140	110	27.3%
\$500K - \$599K	85	43	97.7%
\$600K - \$799K	99	62	59.7%
\$800K - \$999K	56	39	43.6%
≥ \$1M	236	146	61.6%



CONDO MATRIX Miami-Dade County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	1,305	1,066	22.4%
< \$200K	352	360	-2.2%
\$200K - \$299K	357	292	22.3%
\$300K - \$399K	210	167	25.7%
\$400K - \$499K	94	54	74.1%
\$500K - \$599K	57	46	23.9%
\$600K - \$799K	72	50	44.0%
\$800K - \$999K	33	32	3.1%
≥ \$1M	130	65	100.0%
New Listings (All)	1,645	2,908	-43.4%
< \$200K	290	316	-8.2%
\$200K - \$299K	376	595	-36.8%
\$300K - \$399K	290	301	-3.7%
\$400K - \$499K	148	203	-27.1%
\$500K - \$599K	111	981	-88.7%
\$600K - \$799K	106	222	-52.3%
\$800K - \$999K	80	123	-35.0%
≥ \$1M	244	167	46.1%

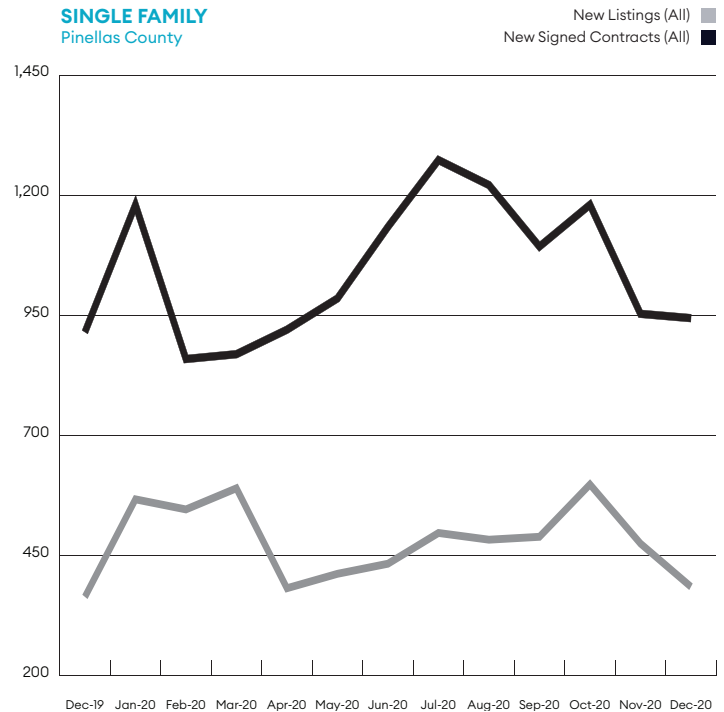


Source: Miami Association of REALTORS, INC. MLS

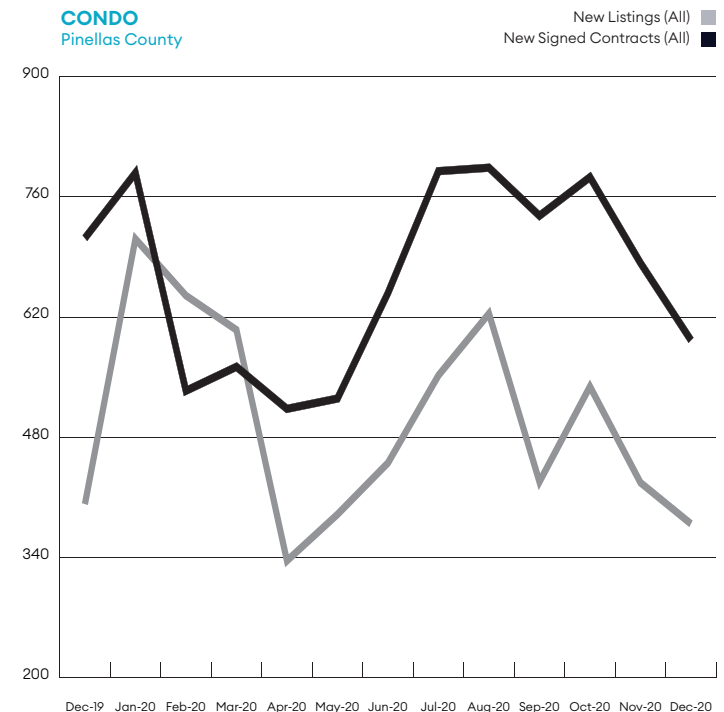
Pinellas County

"Single family new signed contracts edged up year over year with more significant gains seen in the higher price tranches. Condo new signed contracts fell year over year but growth in most of the upper price tranches remained strong."

SINGLE FAMILY MATRIX Pinellas County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	944	915	3.2%
< \$200K	108	194	-44.3%
\$200K - \$299K	334	319	4.7%
\$300K - \$399K	223	181	23.2%
\$400K - \$499K	97	74	31.1%
\$500K - \$599K	50	49	2.0%
\$600K - \$799K	67	48	39.6%
\$800K - \$999K	26	23	13.0%
≥ \$1M	39	27	44.4%
New Listings (All)	385	364	5.8%
< \$200K	31	88	-64.8%
\$200K - \$299K	123	103	19.4%
\$300K - \$399K	91	64	42.2%
\$400K - \$499K	48	32	50.0%
\$500K - \$599K	21	20	5.0%
\$600K - \$799K	31	11	181.8%
\$800K - \$999K	19	12	58.3%
≥ \$1M	21	34	-38.2%



CONDO MATRIX Pinellas County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	593	712	-16.7%
< \$200K	271	407	-33.4%
\$200K - \$299K	107	121	-11.6%
\$300K - \$399K	71	74	-4.1%
\$400K - \$499K	40	32	25.0%
\$500K - \$599K	30	18	66.7%
\$600K - \$799K	38	29	31.0%
\$800K - \$999K	17	11	54.5%
≥ \$1M	19	20	-5.0%
New Listings (All)	379	402	-5.7%
< \$200K	182	215	-15.3%
\$200K - \$299K	71	71	0.0%
\$300K - \$399K	47	43	9.3%
\$400K - \$499K	21	29	-27.6%
\$500K - \$599K	14	8	75.0%
\$600K - \$799K	22	20	10.0%
\$800K - \$999K	9	3	200.0%
≥ \$1M	13	13	0.0%

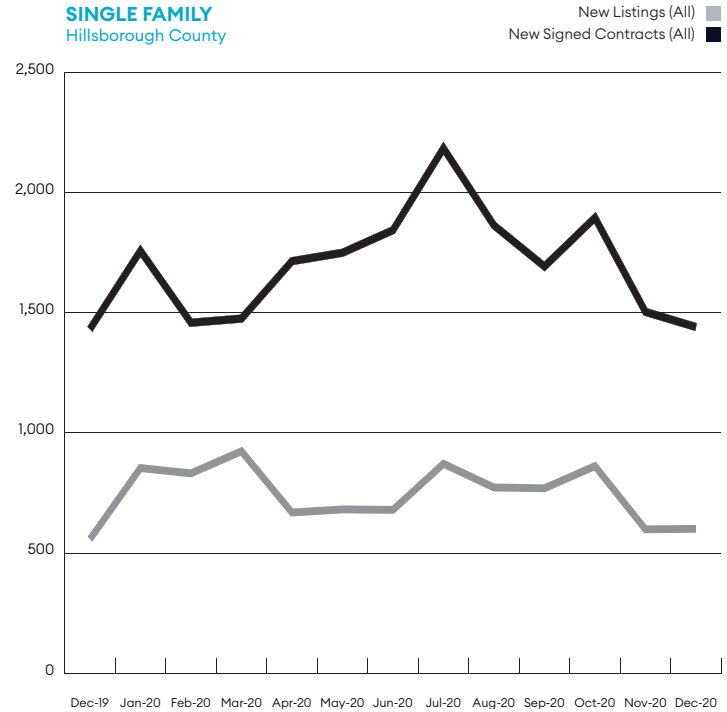


Source: Stellar MLS

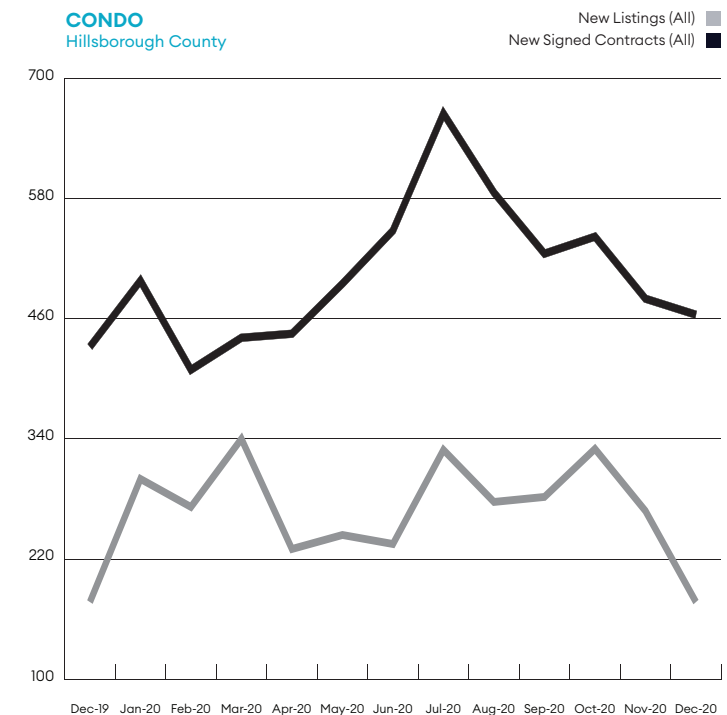
Hillsborough County

"New signed contracts for single families showed stability while condos showed modest annual gains. The upper price tranches for both property types showed significant year over year gains."

SINGLE FAMILY MATRIX Hillsborough County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	1,441	1,432	0.6%
< \$200K	123	271	-54.6%
\$200K - \$299K	632	655	-3.5%
\$300K - \$399K	333	263	26.6%
\$400K - \$499K	156	108	44.4%
\$500K - \$599K	69	47	46.8%
\$600K - \$799K	56	42	33.3%
\$800K - \$999K	31	19	63.2%
≥ \$1M	41	27	51.9%
New Listings (All)	601	558	7.7%
< \$200K	52	75	-30.7%
\$200K - \$299K	209	241	-13.3%
\$300K - \$399K	146	117	24.8%
\$400K - \$499K	76	48	58.3%
\$500K - \$599K	35	22	59.1%
\$600K - \$799K	34	20	70.0%
\$800K - \$999K	13	12	8.3%
≥ \$1M	36	23	56.5%



CONDO MATRIX Hillsborough County	DEC 2020	DEC 2019	%Δ (YR)
New Signed Contracts (All)	464	432	7.4%
< \$200K	224	248	-9.7%
\$200K - \$299K	138	100	38.0%
\$300K - \$399K	47	42	11.9%
\$400K - \$499K	18	24	-25.0%
\$500K - \$599K	18	12	50.0%
\$600K - \$799K	13	4	225.0%
\$800K - \$999K	2	1	100.0%
≥ \$1M	4	1	300.0%
New Listings (All)	177	177	0.0%
< \$200K	79	82	-3.7%
\$200K - \$299K	58	28	107.1%
\$300K - \$399K	18	22	-18.2%
\$400K - \$499K	6	6	0.0%
\$500K - \$599K	6	18	-66.7%
\$600K - \$799K	6	6	0.0%
\$800K - \$999K	1	5	-80.0%
≥ \$1M	3	10	-70.0%



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