

Elliman Report

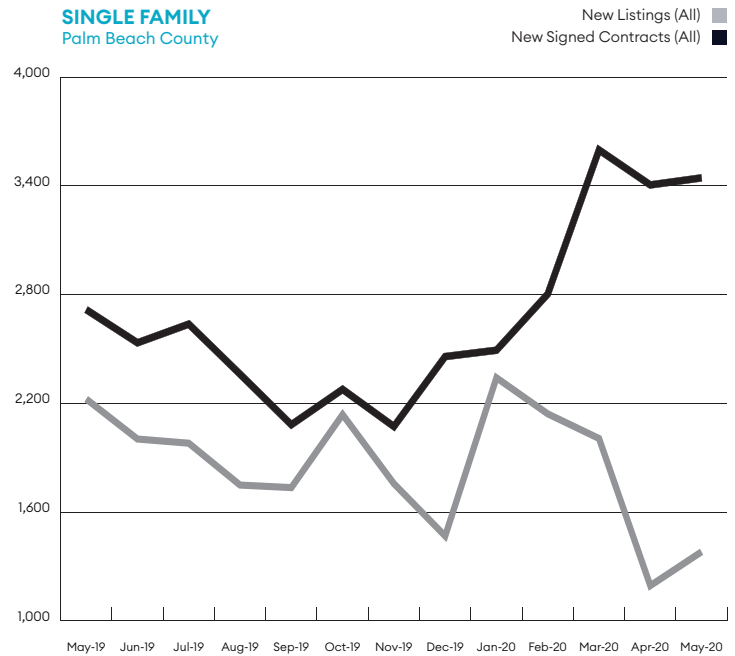
Florida

May 2020 New Signed Contracts

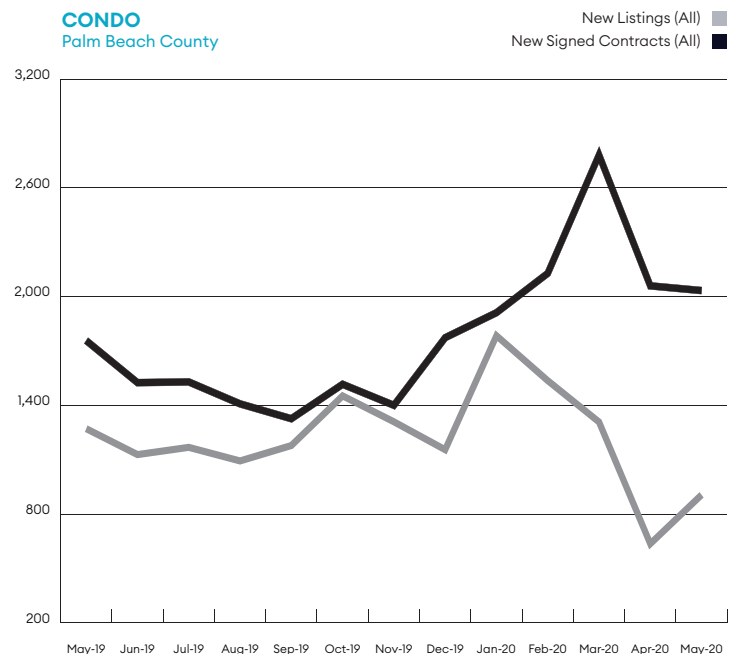
Palm Beach County

"Despite lower levels of new listing inventory coming online, the number of new signed contracts across property types pressed higher."

SINGLE FAMILY MATRIX Palm Beach County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	3,444	2,697	27.7%
< \$200K	205	217	-5.5%
\$200K - \$299K	522	400	30.5%
\$300K - \$399K	854	699	22.2%
\$400K - \$499K	539	389	38.6%
\$500K - \$599K	306	231	32.5%
\$600K - \$799K	339	246	37.8%
\$800K - \$999K	192	129	48.8%
≥ \$1M	487	386	26.2%
New Listings (All)	1,381	2,224	-37.9%
< \$200K	76	150	-49.3%
\$200K - \$299K	187	391	-52.2%
\$300K - \$399K	327	623	-47.5%
\$400K - \$499K	208	338	-38.5%
\$500K - \$599K	136	213	-36.2%
\$600K - \$799K	157	206	-23.8%
\$800K - \$999K	75	93	-19.4%
≥ \$1M	215	210	2.4%



CONDO MATRIX Palm Beach County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	2,033	1,744	16.6%
< \$200K	1,150	1012	13.6%
\$200K - \$299K	350	247	41.7%
\$300K - \$399K	134	130	3.1%
\$400K - \$499K	105	93	12.9%
\$500K - \$599K	64	49	30.6%
\$600K - \$799K	81	82	-1.2%
\$800K - \$999K	38	52	-26.9%
≥ \$1M	111	79	40.5%
New Listings (All)	906	1,271	-28.7%
< \$200K	468	811	-42.3%
\$200K - \$299K	179	179	0.0%
\$300K - \$399K	70	82	-14.6%
\$400K - \$499K	51	61	-16.4%
\$500K - \$599K	28	33	-15.2%
\$600K - \$799K	39	40	-2.5%
\$800K - \$999K	18	24	-25.0%
≥ \$1M	53	41	29.3%

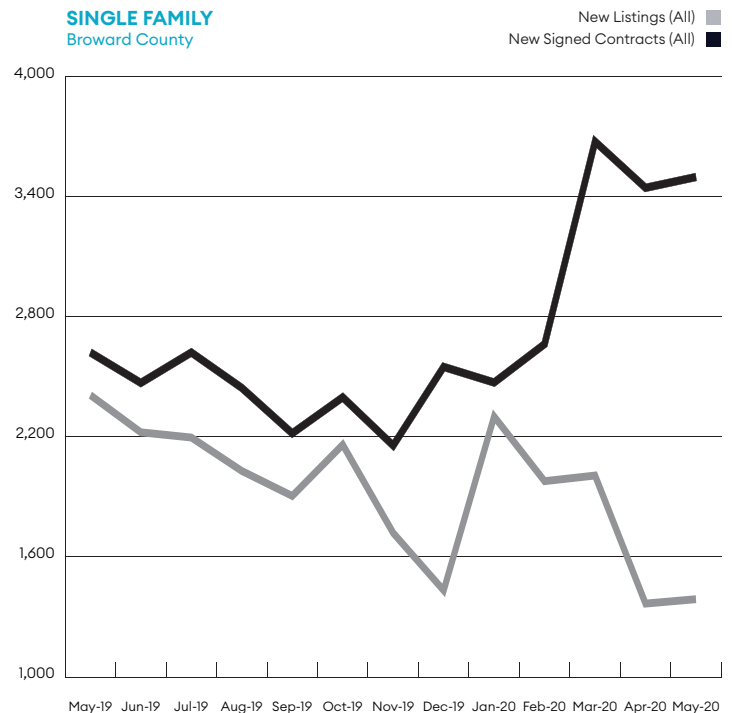


Source: BeachesMLS

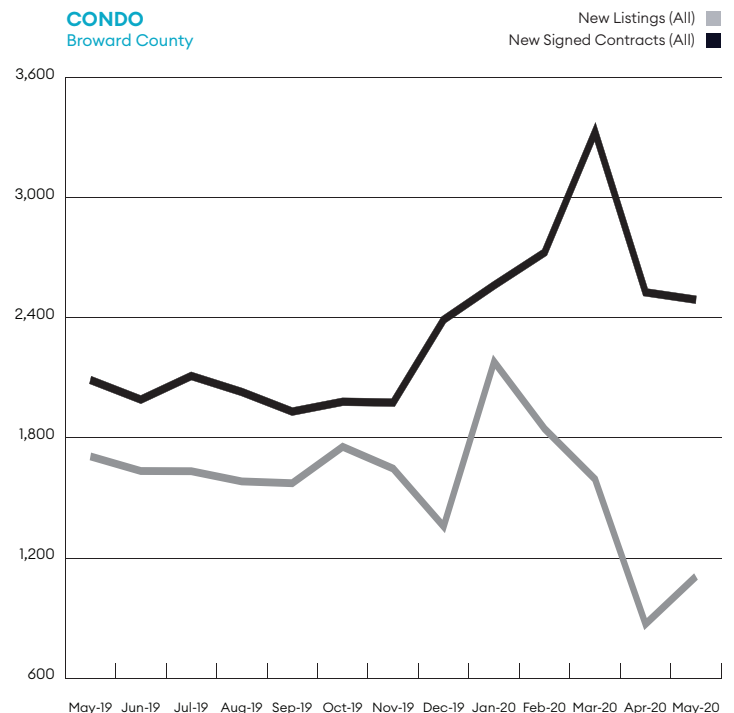
Broward County

"There was a larger rise in overall single family new signed contracts than for overall condo new signed contracts."

SINGLE FAMILY MATRIX Broward County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	3,499	2,622	33.4%
< \$200K	176	174	1.1%
\$200K - \$299K	678	592	14.5%
\$300K - \$399K	902	630	43.2%
\$400K - \$499K	640	413	55.0%
\$500K - \$599K	338	262	29.0%
\$600K - \$799K	344	225	52.9%
\$800K - \$999K	150	105	42.9%
≥ \$1M	271	221	22.6%
New Listings (All)	1,389	2,409	-42.3%
< \$200K	48	143	-66.4%
\$200K - \$299K	235	491	-52.1%
\$300K - \$399K	361	621	-41.9%
\$400K - \$499K	267	432	-38.2%
\$500K - \$599K	158	207	-23.7%
\$600K - \$799K	151	238	-36.6%
\$800K - \$999K	51	99	-48.5%
≥ \$1M	118	178	-33.7%



CONDO MATRIX Broward County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	2,491	2,090	19.2%
< \$200K	1547	1,305	18.5%
\$200K - \$299K	431	334	29.0%
\$300K - \$399K	188	143	31.5%
\$400K - \$499K	90	94	-4.3%
\$500K - \$599K	54	47	14.9%
\$600K - \$799K	54	75	-28.0%
\$800K - \$999K	38	33	15.2%
> \$1M	89	59	50.8%
New Listings (All)	1,108	1,708	-35.1%
< \$200K	654	1,114	-41.3%
\$200K - \$299K	195	267	-27.0%
\$300K - \$399K	88	129	-31.8%
\$400K - \$499K	48	62	-22.6%
\$500K - \$599K	31	40	-22.5%
\$600K - \$799K	28	39	-28.2%
\$800K - \$999K	20	18	11.1%
≥ \$1M	44	39	12.8%

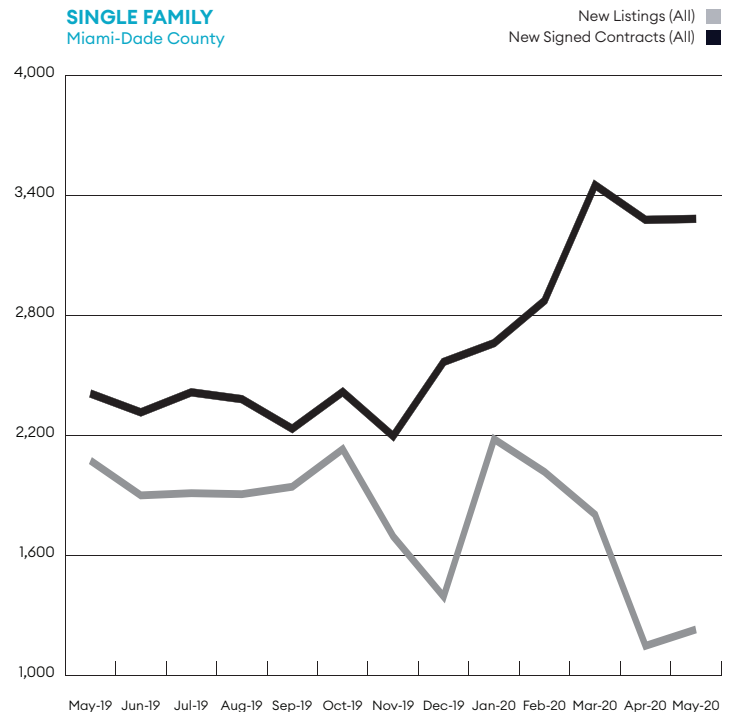


Source: BeachesMLS

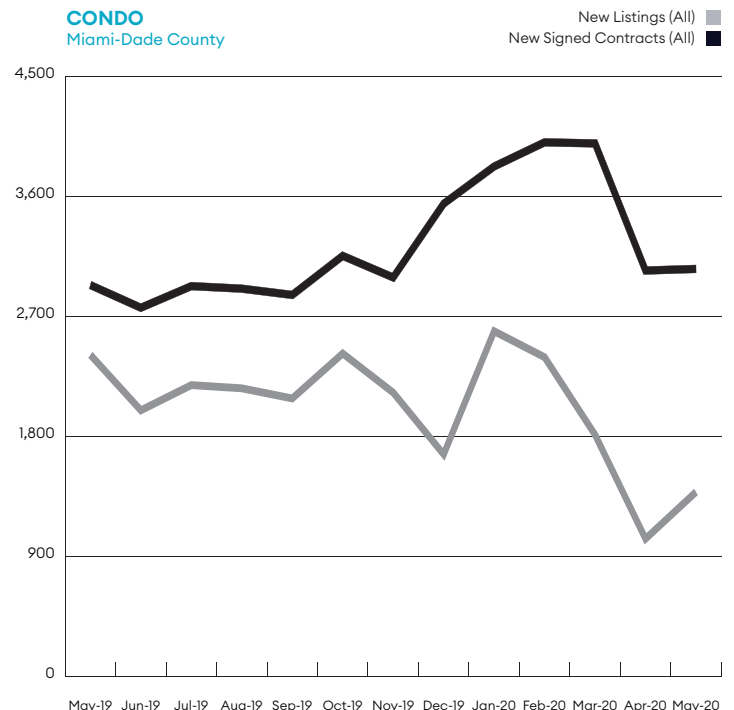
Miami-Dade County

"Despite the significant drop in single family and condo new listings during the spring, a noticeable uptick began in May."

SINGLE FAMILY MATRIX Miami-Dade County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	3,284	2,411	36.2%
< \$200K	115	175	-34.3%
\$200K - \$299K	514	444	15.8%
\$300K - \$399K	919	617	48.9%
\$400K - \$499K	542	356	52.2%
\$500K - \$599K	291	180	61.7%
\$600K - \$799K	311	218	42.7%
\$800K - \$999K	141	110	28.2%
≥ \$1M	451	311	45.0%
New Listings (All)	1,232	2,076	-40.7%
< \$200K	43	109	-60.6%
\$200K - \$299K	185	375	-50.7%
\$300K - \$399K	296	551	-46.3%
\$400K - \$499K	216	306	-29.4%
\$500K - \$599K	111	186	-40.3%
\$600K - \$799K	139	159	-12.6%
\$800K - \$999K	60	94	-36.2%
≥ \$1M	182	296	-38.5%



CONDO MATRIX Miami-Dade County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	3,058	2,937	4.1%
< \$200K	750	759	-1.2%
\$200K - \$299K	681	565	20.5%
\$300K - \$399K	435	395	10.1%
\$400K - \$499K	262	256	2.3%
\$500K - \$599K	193	169	14.2%
\$600K - \$799K	207	215	-3.7%
\$800K - \$999K	150	152	-1.3%
≥ \$1M	380	426	-10.8%
New Listings (All)	1,386	2,414	-42.6%
< \$200K	329	639	-48.5%
\$200K - \$299K	331	498	-33.5%
\$300K - \$399K	195	328	-40.5%
\$400K - \$499K	119	207	-42.5%
\$500K - \$599K	86	174	-50.6%
\$600K - \$799K	91	191	-52.4%
\$800K - \$999K	65	106	-38.7%
≥ \$1M	170	271	-37.3%

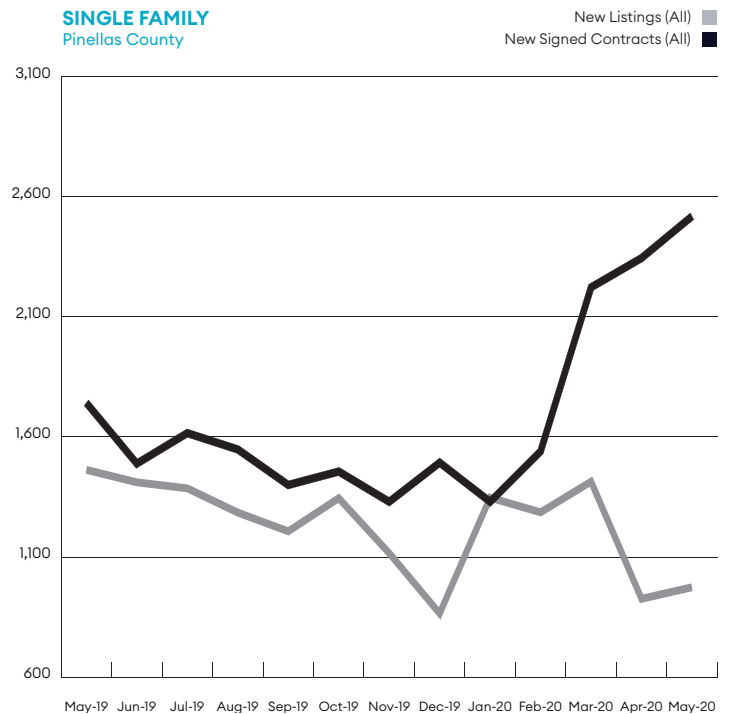


Source: Miami Association of REALTORS, INC. MLS

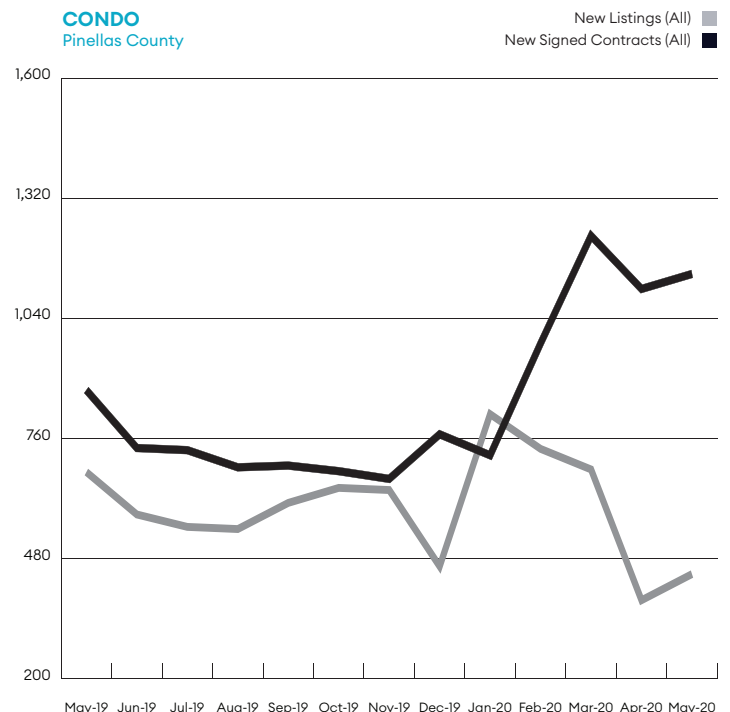
Pinellas County

"Along with the atypical drop in new listings introduced to the market this spring, new contract signings surged for both single families and condos."

SINGLE FAMILY MATRIX Pinellas County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	2,519	1,734	45.3%
< \$200K	403	398	1.3%
\$200K - \$299K	785	578	35.8%
\$300K - \$399K	524	281	86.5%
\$400K - \$499K	280	153	83.0%
\$500K - \$599K	151	90	67.8%
\$600K - \$799K	172	117	47.0%
\$800K - \$999K	72	51	41.2%
≥ \$1M	132	66	100.0%
New Listings (All)	974	1,463	-33.4%
< \$200K	142	330	-57.0%
\$200K - \$299K	304	465	-34.6%
\$300K - \$399K	212	275	-22.9%
\$400K - \$499K	116	125	-7.2%
\$500K - \$599K	53	85	-37.6%
\$600K - \$799K	63	79	-20.3%
\$800K - \$999K	28	43	-34.9%
≥ \$1M	56	61	-8.2%



CONDO MATRIX Pinellas County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	1,143	864	32.3%
< \$200K	626	489	28.0%
\$200K - \$299K	172	111	55.0%
\$300K - \$399K	112	74	51.4%
\$400K - \$499K	66	77	-14.3%
\$500K - \$599K	52	34	52.9%
\$600K - \$799K	55	32	71.9%
\$800K - \$999K	25	12	108.3%
≥ \$1M	35	35	0.0%
New Listings (All)	443	681	-34.9%
< \$200K	224	400	-44.0%
\$200K - \$299K	68	85	-20.0%
\$300K - \$399K	46	52	-11.5%
\$400K - \$499K	26	44	-40.9%
\$500K - \$599K	29	30	-3.3%
\$600K - \$799K	19	30	-36.7%
\$800K - \$999K	16	17	-5.9%
≥ \$1M	15	23	-34.8%

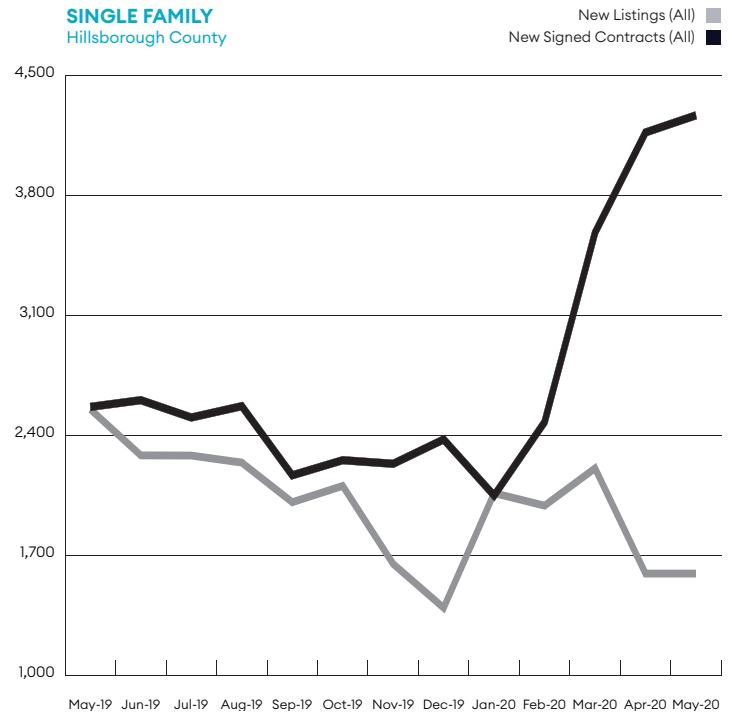


Source: Stellar MLS

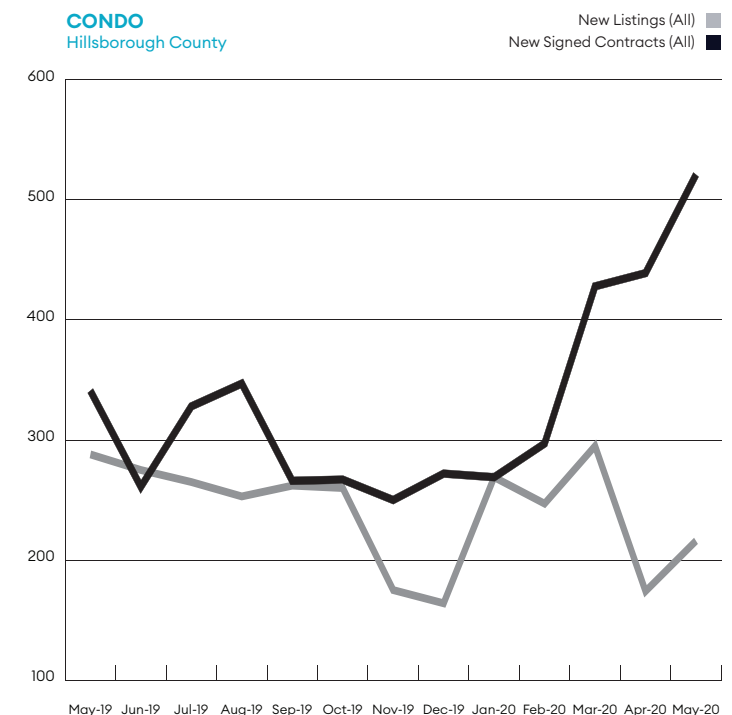
Hillsborough County

"There was a significant surge in new signed contracts for both single family and condo properties as listing inventory remained slow to enter the spring market."

SINGLE FAMILY MATRIX Hillsborough County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	4,266	2,561	66.6%
< \$200K	582	517	12.6%
\$200K - \$299K	1,852	1,052	76.0%
\$300K - \$399K	838	483	73.5%
\$400K - \$499K	386	218	77.1%
\$500K - \$599K	203	97	109.3%
\$600K - \$799K	200	89	124.7%
\$800K - \$999K	84	47	78.7%
≥ \$1M	121	58	108.6%
New Listings (All)	1,594	2,552	-37.5%
< \$200K	190	490	-61.2%
\$200K - \$299K	666	1,029	-35.3%
\$300K - \$399K	319	498	-35.9%
\$400K - \$499K	165	246	-32.9%
\$500K - \$599K	83	92	-9.8%
\$600K - \$799K	77	92	-16.3%
\$800K - \$999K	36	46	-21.7%
≥ \$1M	58	59	-1.7%



CONDO MATRIX Hillsborough County	MAY 2020	MAY 2019	%Δ (YR)
New Signed Contracts (All)	521	340	53.2%
< \$200K	336	239	40.6%
\$200K - \$299K	70	42	66.7%
\$300K - \$399K	50	22	127.3%
\$400K - \$499K	24	14	71.4%
\$500K - \$599K	4	4	0.0%
\$600K - \$799K	9	9	0.0%
\$800K - \$999K	7	6	16.7%
≥ \$1M	21	4	425.0%
New Listings (All)	216	288	-25.0%
< \$200K	128	207	-38.2%
\$200K - \$299K	36	35	2.9%
\$300K - \$399K	28	17	64.7%
\$400K - \$499K	8	11	-27.3%
\$500K - \$599K	1	6	-83.3%
\$600K - \$799K	5	2	150.0%
\$800K - \$999K	0	3	-100.0%
≥ \$1M	10	7	42.9%



Source: Stellar MLS

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

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