

Elliman Report

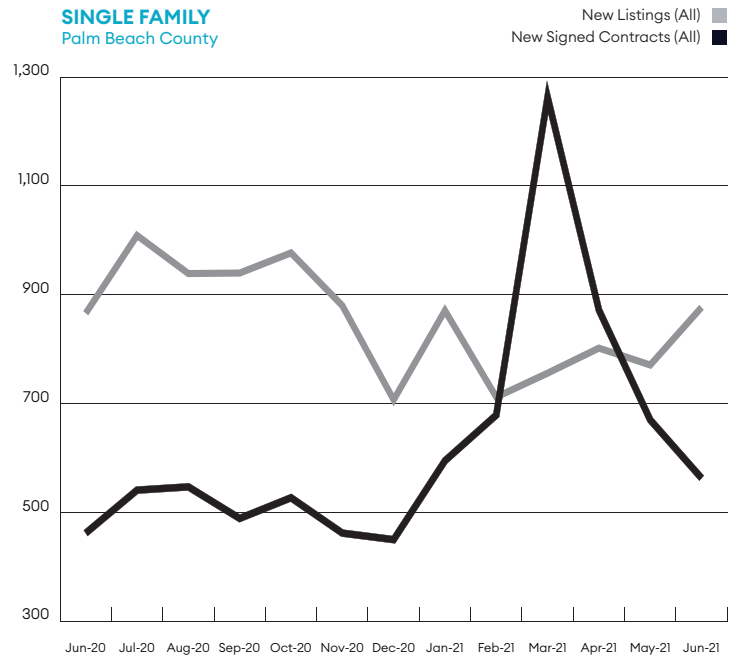
Florida

June 2021 New Signed Contracts

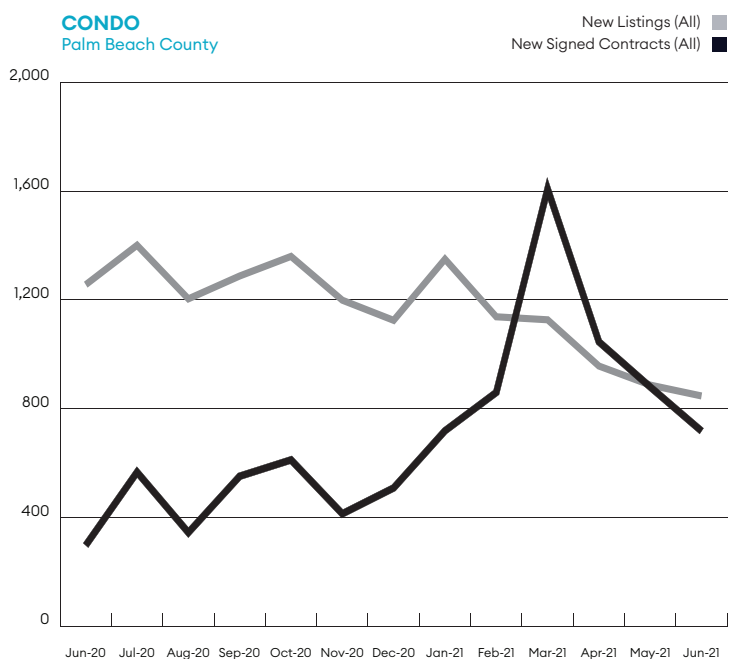
Palm Beach County

"Year over year gains in new signed contract condos continued to overpower growth for single families each month since August 2020 and was a nearly triple growth rate of the same period in 2019. However, new listings for both property types combined declined year over year and fell from the same period in 2019."

SINGLE FAMILY MATRIX Palm Beach County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	563	462	21.9%
< \$300K	14	27	-48.1%
\$300K - \$399K	66	70	-5.7%
\$400K - \$499K	114	113	0.9%
\$500K - \$999K	109	69	58.0%
\$1M - \$2.99M	59	38	55.3%
\$3M - \$4.99M	80	44	81.8%
\$5M - \$9.99M	36	25	44.0%
≥ \$10M	85	76	11.8%
New Listings (All)	877	866	1.3%
< \$300K	9	30	-70.0%
\$300K - \$399K	48	85	-43.5%
\$400K - \$499K	125	149	-16.1%
\$500K - \$999K	169	124	36.3%
\$1M - \$2.99M	101	92	9.8%
\$3M - \$4.99M	137	105	30.5%
\$5M - \$9.99M	78	76	2.6%
≥ \$10M	210	205	2.4%



CONDO MATRIX Palm Beach County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	718	298	140.9%
< \$200K	317	171	85.4%
\$200K - \$299K	191	54	253.7%
\$300K - \$399K	82	19	331.6%
\$400K - \$599K	40	13	207.7%
\$600K - \$999K	18	6	200.0%
\$1M - \$2.99M	25	8	212.5%
\$3M - \$4.99M	6	5	20.0%
≥ \$5M	39	22	77.3%
New Listings (All)	847	1,256	-32.6%
< \$200K	315	502	-37.3%
\$200K - \$299K	191	283	-32.5%
\$300K - \$399K	128	138	-7.2%
\$400K - \$599K	58	81	-28.4%
\$600K - \$999K	35	58	-39.7%
\$1M - \$2.99M	40	59	-32.2%
\$3M - \$4.99M	14	35	-60.0%
≥ \$5M	66	100	-34.0%

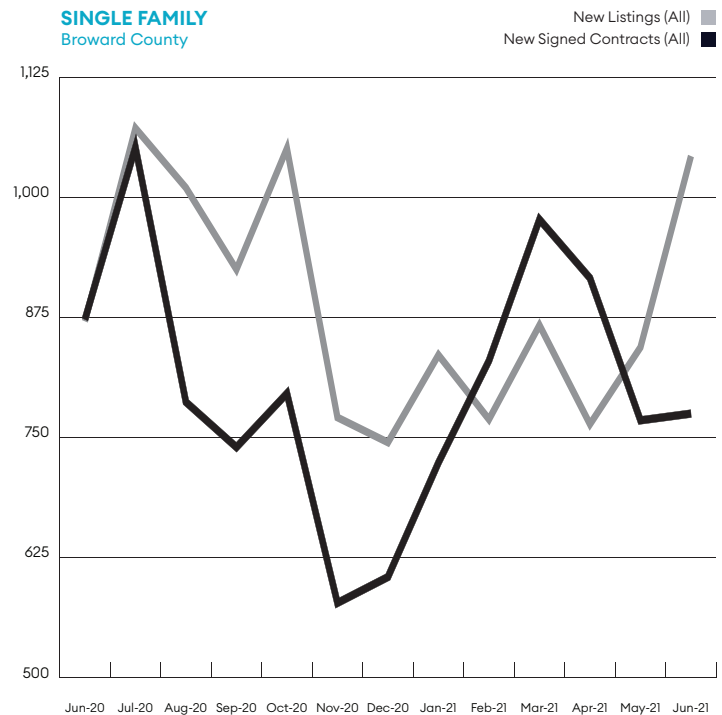


Source: BeachesMLS

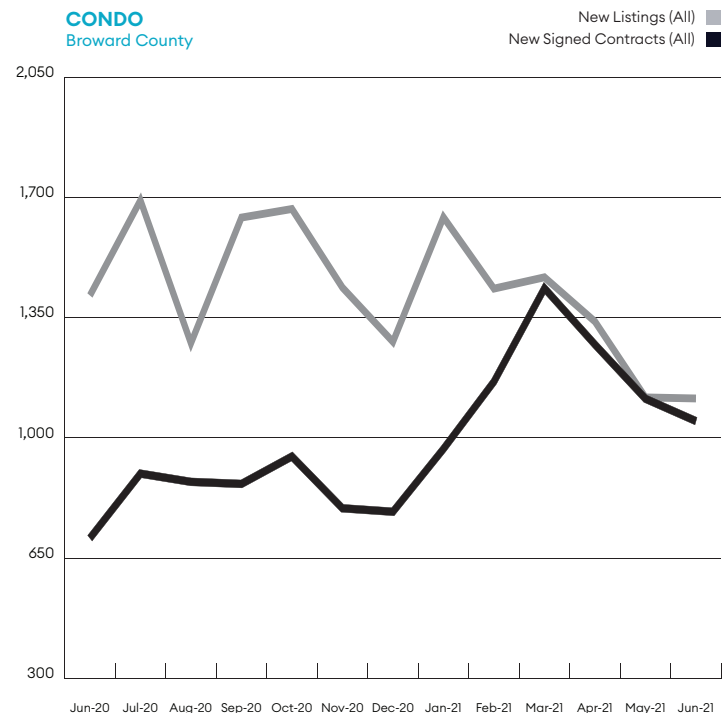
Broward County

"Year over year gains in new signed contract condos continued to overpower growth for single families each month since August 2020 and was a nearly triple growth rate of the same period in 2019. However, new listings for both property types combined declined year over year and fell from the same period in 2019."

SINGLE FAMILY MATRIX Broward County	JUN 2021	JUN 2020	%Δ (yr)
New Signed Contracts (All)	775	873	-11.2%
< \$300K	18	38	-52.6%
\$300K - \$399K	84	167	-49.7%
\$400K - \$499K	203	233	-12.9%
\$500K - \$999K	153	145	5.5%
\$1M - \$2.99M	91	64	42.2%
\$3M - \$4.99M	111	139	-20.1%
\$5M - \$9.99M	35	40	-12.5%
≥ \$10M	80	47	70.2%
New Listings (All)	1,043	871	19.7%
< \$300K	4	16	-75.0%
\$300K - \$399K	69	140	-50.7%
\$400K - \$499K	194	167	16.2%
\$500K - \$999K	212	144	47.2%
\$1M - \$2.99M	149	85	75.3%
\$3M - \$4.99M	166	129	28.7%
\$5M - \$9.99M	73	58	25.9%
≥ \$10M	176	132	33.3%



CONDO MATRIX Broward County	JUN 2021	JUN 2020	%Δ (yr)
New Signed Contracts (All)	1,049	708	48.2%
< \$200K	515	388	32.7%
\$200K - \$299K	232	169	37.3%
\$300K - \$399K	160	95	68.4%
\$400K - \$599K	59	20	195.0%
\$600K - \$999K	17	10	70.0%
\$1M - \$2.99M	19	12	58.3%
\$3M - \$4.99M	14	6	133.3%
≥ \$5M	33	8	312.5%
New Listings (All)	1,115	1,415	-21.2%
< \$200K	482	630	-23.5%
\$200K - \$299K	248	318	-22.0%
\$300K - \$399K	175	186	-5.9%
\$400K - \$599K	65	98	-33.7%
\$600K - \$999K	35	45	-22.2%
\$1M - \$2.99M	28	55	-49.1%
\$3M - \$4.99M	24	31	-22.6%
≥ \$5M	58	52	11.5%

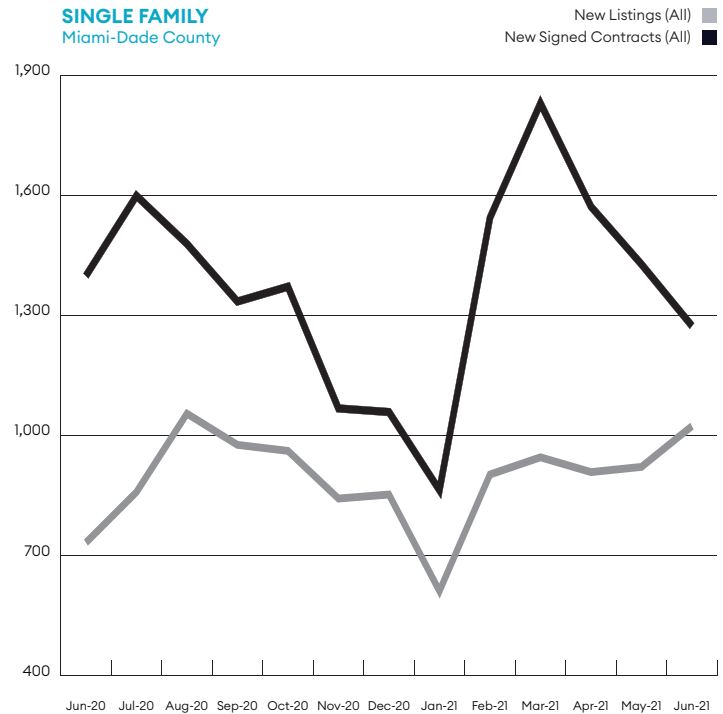


Source: BeachesMLS

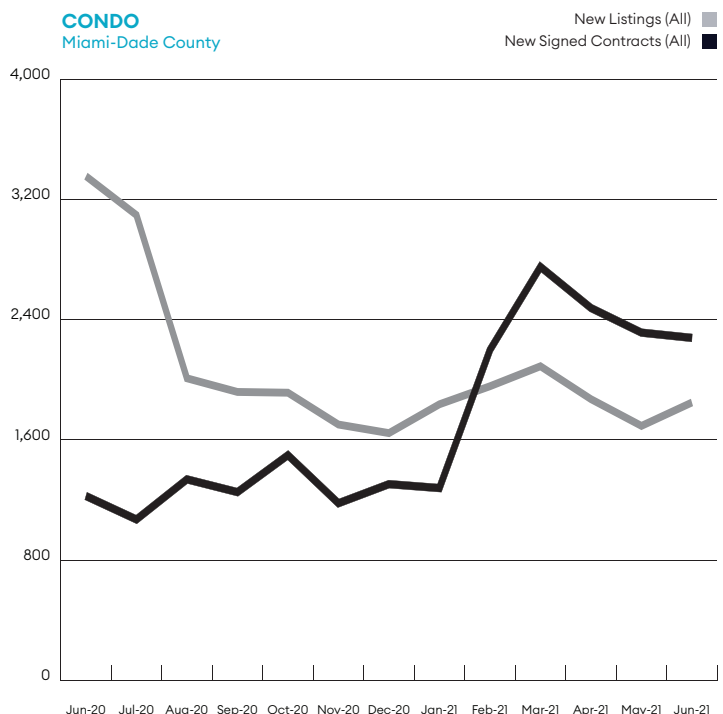
Miami-Dade County

"Year over year gains in new signed contract condos continued to overpower growth for single families each month since September 2020 and was up sharply over the growth rate in the same period of 2019. However, new listings for both property types combined declined year over year and fell from the same period in 2019."

SINGLE FAMILY MATRIX Miami-Dade County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	1,274	1,399	-8.9%
< \$300K	21	70	-70.0%
\$300K - \$399K	82	234	-65.0%
\$400K - \$499K	277	396	-30.1%
\$500K - \$999K	317	276	14.9%
\$1M - \$2.99M	145	146	-0.7%
\$3M - \$4.99M	159	164	-3.0%
\$5M - \$9.99M	75	56	33.9%
≥ \$10M	198	57	247.4%
New Listings (All)	1,024	733	39.7%
< \$300K	12	18	-33.3%
\$300K - \$399K	46	59	-22.0%
\$400K - \$499K	156	184	-15.2%
\$500K - \$999K	215	124	73.4%
\$1M - \$2.99M	136	66	106.1%
\$3M - \$4.99M	134	82	63.4%
\$5M - \$9.99M	85	39	117.9%
≥ \$10M	240	161	49.1%



CONDO MATRIX Miami-Dade County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	2,279	1,226	85.9%
< \$200K	379	371	2.2%
\$200K - \$299K	570	416	37.0%
\$300K - \$399K	500	211	137.0%
\$400K - \$599K	240	71	238.0%
\$600K - \$999K	129	38	239.5%
\$1M - \$2.99M	157	38	313.2%
\$3M - \$4.99M	78	30	160.0%
≥ \$5M	226	51	343.1%
New Listings (All)	1,849	3,356	-44.9%
< \$200K	229	333	-31.2%
\$200K - \$299K	388	753	-48.5%
\$300K - \$399K	335	447	-25.1%
\$400K - \$599K	193	239	-19.2%
\$600K - \$999K	109	1,053	-89.6%
\$1M - \$2.99M	186	256	-27.3%
\$3M - \$4.99M	101	112	-9.8%
≥ \$5M	308	163	89.0%

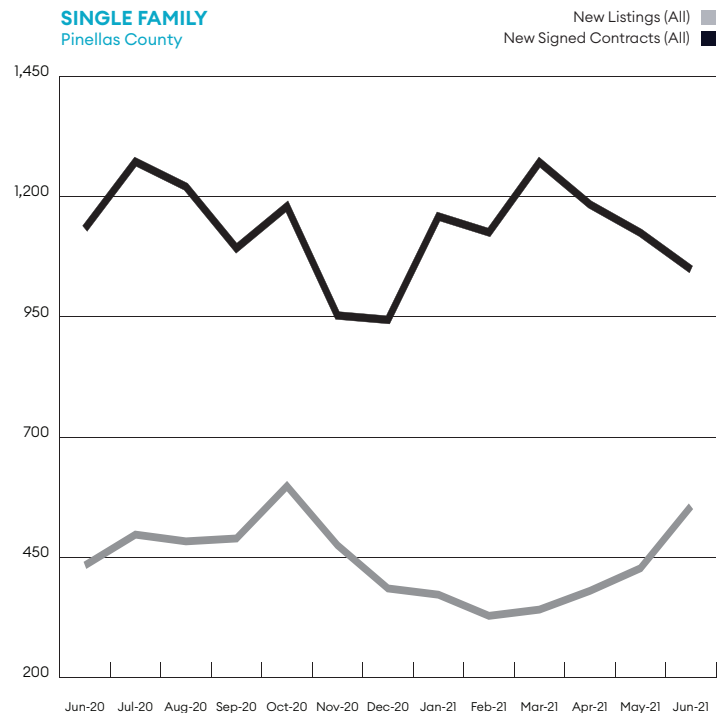


Source: Miami Association of REALTORS, INC. MLS

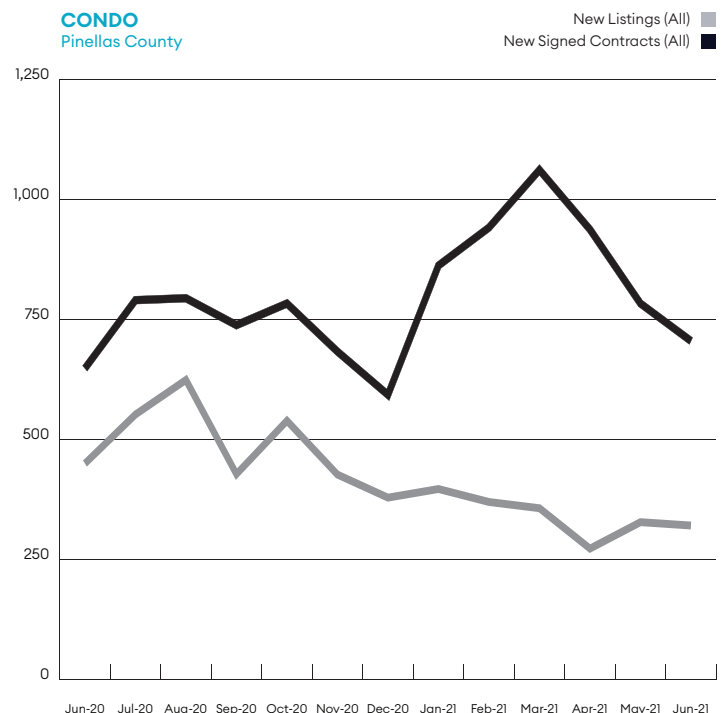
Pinellas County

"Year over year gains in new signed contract condos continued to overpower growth for single families each month since January and grew sharply over the growth rate in the same period of 2019. Conversely, new listings for both property types combined declined year over year and fell from the same period in 2019."

SINGLE FAMILY MATRIX Pinellas County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	1,049	1,134	-7.5%
< \$200K	62	170	-63.5%
\$200K - \$299K	277	374	-25.9%
\$300K - \$399K	286	240	19.2%
\$400K - \$499K	164	111	47.7%
\$500K - \$599K	81	88	-8.0%
\$600K - \$799K	80	72	11.1%
\$800K - \$999K	33	32	3.1%
≥ \$1M	66	47	40.4%
New Listings (All)	556	433	28.4%
< \$200K	14	53	-73.6%
\$200K - \$299K	130	116	12.1%
\$300K - \$399K	138	99	39.4%
\$400K - \$499K	96	48	100.0%
\$500K - \$599K	43	41	4.9%
\$600K - \$799K	48	20	140.0%
\$800K - \$999K	32	19	68.4%
≥ \$1M	55	37	48.6%



CONDO MATRIX Pinellas County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	705	648	8.8%
< \$200K	306	327	-6.4%
\$200K - \$299K	164	126	30.2%
\$300K - \$399K	85	90	-5.6%
\$400K - \$499K	49	35	40.0%
\$500K - \$599K	29	24	20.8%
\$600K - \$799K	29	27	7.4%
\$800K - \$999K	18	9	100.0%
≥ \$1M	25	10	150.0%
New Listings (All)	321	450	-28.7%
< \$200K	127	225	-43.6%
\$200K - \$299K	61	91	-33.0%
\$300K - \$399K	40	52	-23.1%
\$400K - \$499K	21	28	-25.0%
\$500K - \$599K	19	15	26.7%
\$600K - \$799K	23	19	21.1%
\$800K - \$999K	11	6	83.3%
≥ \$1M	19	14	35.7%

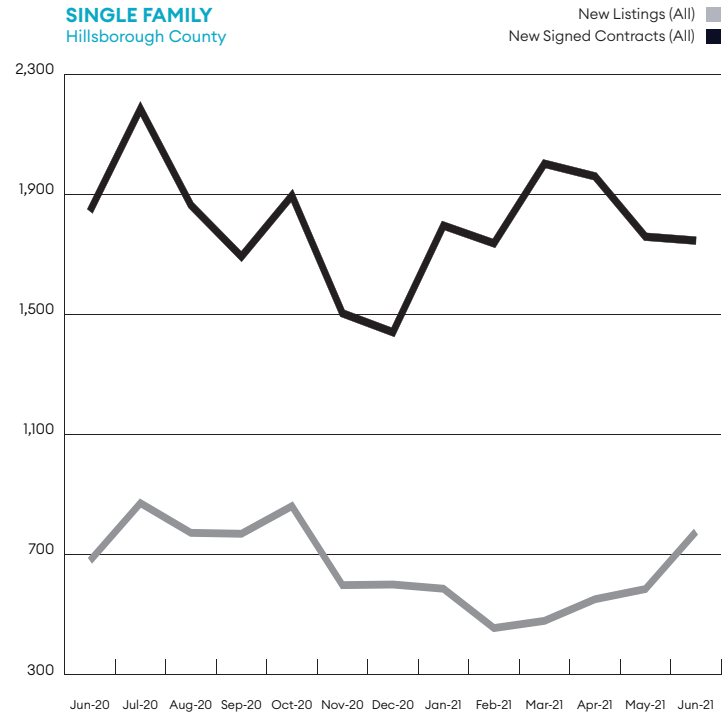


Source: Stellar MLS

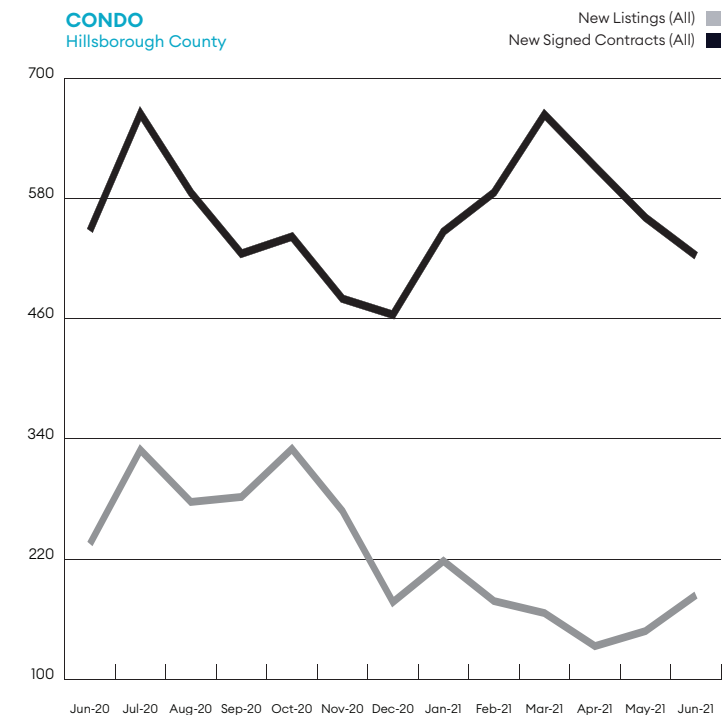
Hillsborough County

"Year over year new signed contract growth for condos has shown more strength than single families each month since October and was up sharply over the growth rate in the same period of 2019. New listings for single families rose year over year for the first time since December 2020."

SINGLE FAMILY MATRIX Hillsborough County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	1,746	1,844	-5.3%
< \$200K	95	259	-63.3%
\$200K - \$299K	480	804	-40.3%
\$300K - \$399K	567	365	55.3%
\$400K - \$499K	265	171	55.0%
\$500K - \$599K	140	83	68.7%
\$600K - \$799K	107	84	27.4%
\$800K - \$999K	45	35	28.6%
≥ \$1M	47	43	9.3%
New Listings (All)	777	680	14.3%
< \$200K	42	40	5.0%
\$200K - \$299K	156	223	-30.0%
\$300K - \$399K	227	187	21.4%
\$400K - \$499K	96	87	10.3%
\$500K - \$599K	61	38	60.5%
\$600K - \$799K	86	36	138.9%
\$800K - \$999K	31	26	19.2%
≥ \$1M	78	43	81.4%



CONDO MATRIX Hillsborough County	JUN 2021	JUN 2020	%Δ (YR)
New Signed Contracts (All)	523	548	-4.6%
< \$200K	221	310	-28.7%
\$200K - \$299K	172	122	41.0%
\$300K - \$399K	64	40	60.0%
\$400K - \$499K	29	39	-25.6%
\$500K - \$599K	13	18	-27.8%
\$600K - \$799K	19	12	58.3%
\$800K - \$999K	2	5	-60.0%
≥ \$1M	3	2	50.0%
New Listings (All)	184	235	-21.7%
< \$200K	50	100	-50.0%
\$200K - \$299K	60	57	5.3%
\$300K - \$399K	21	18	16.7%
\$400K - \$499K	11	20	-45.0%
\$500K - \$599K	13	9	44.4%
\$600K - \$799K	12	8	50.0%
\$800K - \$999K	2	3	-33.3%
≥ \$1M	15	20	-25.0%



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