

Elliman Report

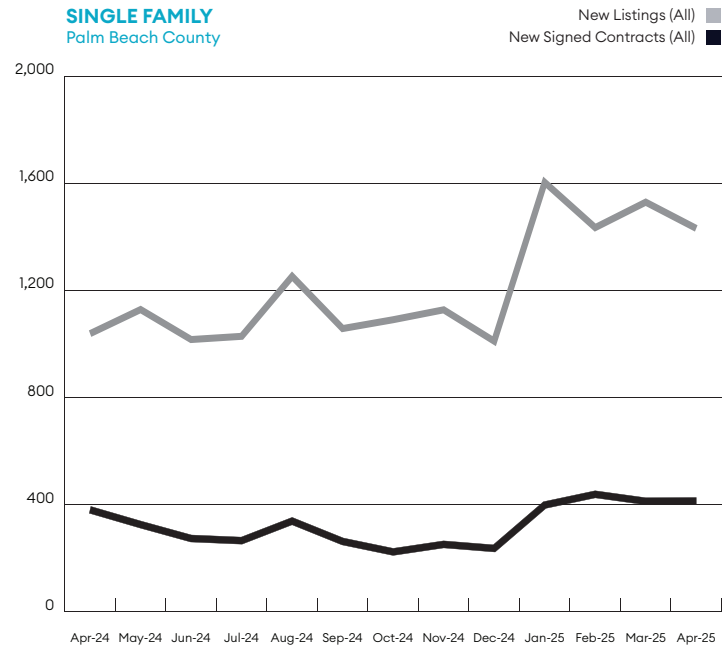
Florida

April 2025 New Signed Contracts

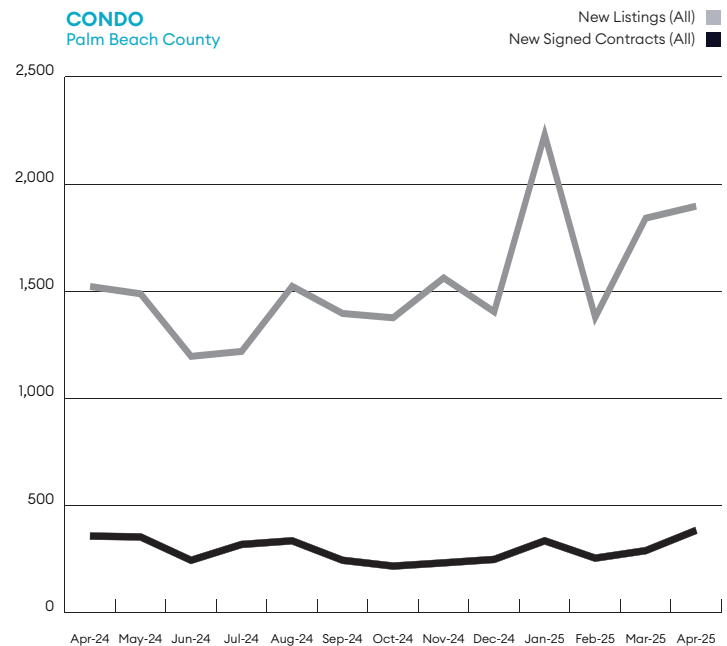
Palm Beach County

"Overall, newly signed contracts rose year over year for the first time in three months, as new listings increased for the second time. Newly signed contracts for condos priced above the \$1 million threshold posted annual gains, while single-family contracts slipped for the second time."

SINGLE FAMILY MATRIX Palm Beach County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	413	380	8.7%
< \$300K	14	9	55.6%
\$300K - \$399K	27	34	-20.6%
\$400K - \$499K	52	45	15.6%
\$500K - \$999K	186	148	25.7%
\$1M - \$2.99M	95	104	-8.7%
\$3M - \$4.99M	13	20	-35.0%
\$5M - \$9.99M	16	13	23.1%
≥ \$10M	10	7	42.9%
New Listings (All)	1,431	1,038	37.9%
< \$300K	22	18	22.2%
\$300K - \$399K	68	47	44.7%
\$400K - \$499K	141	90	56.7%
\$500K - \$999K	716	528	35.6%
\$1M - \$2.99M	333	270	23.3%
\$3M - \$4.99M	76	39	94.9%
\$5M - \$9.99M	48	23	108.7%
≥ \$10M	27	23	17.4%



CONDO MATRIX Palm Beach County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	384	357	7.6%
< \$200K	92	65	41.5%
\$200K - \$299K	77	73	5.5%
\$300K - \$399K	63	61	3.3%
\$400K - \$599K	63	65	-3.1%
\$600K - \$999K	34	48	-29.2%
\$1M - \$2.99M	32	28	14.3%
\$3M - \$4.99M	16	9	77.8%
≥ \$5M	7	8	-12.5%
New Listings (All)	1,897	1,522	24.6%
< \$200K	499	293	70.3%
\$200K - \$299K	391	371	5.4%
\$300K - \$399K	373	289	29.1%
\$400K - \$599K	296	274	8.0%
\$600K - \$999K	172	151	13.9%
\$1M - \$2.99M	138	108	27.8%
\$3M - \$4.99M	23	17	35.3%
≥ \$5M	5	19	-73.7%

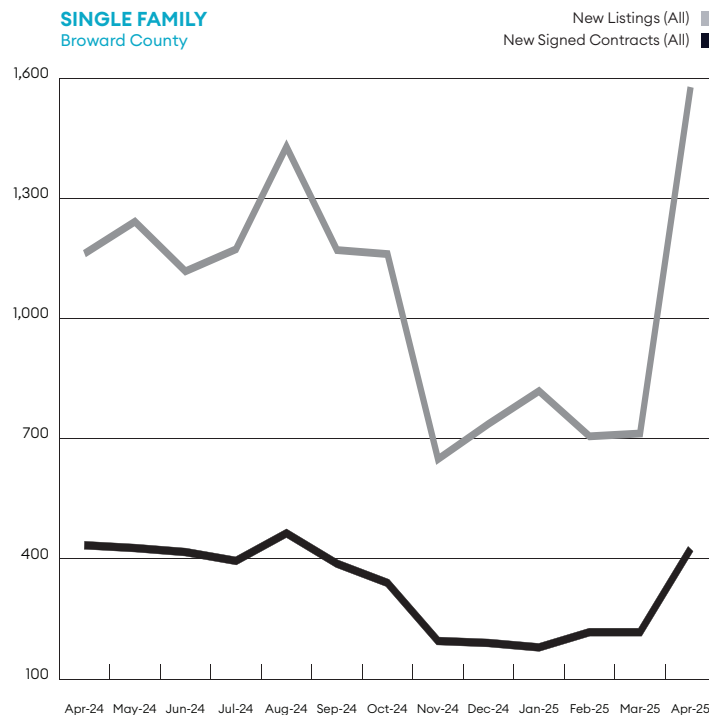


Source: BeachesMLS

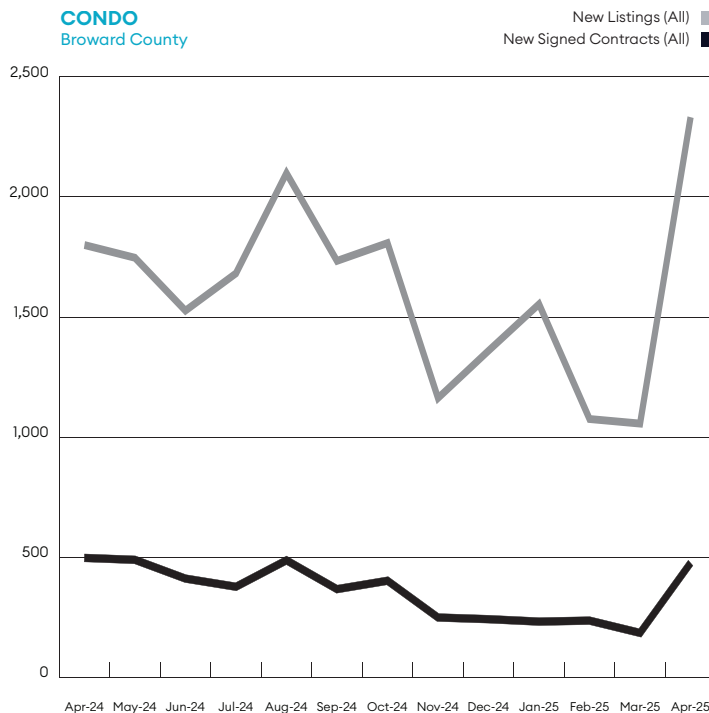
Broward County

"After six months of significant annual declines, newly signed contracts halted their retreat, only slipping modestly from the previous year while new listings rose for the first time in four months. Newly signed contracts above the \$1 million threshold also experienced annual declines at a notably reduced rate for the first time in several months."

SINGLE FAMILY MATRIX Broward County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	425	434	-2.1%
< \$300K	12	13	-7.7%
\$300K - \$399K	48	45	6.7%
\$400K - \$499K	82	68	20.6%
\$500K - \$999K	207	225	-8.0%
\$1M - \$2.99M	64	67	-4.5%
\$3M - \$4.99M	7	9	-22.2%
\$5M - \$9.99M	5	7	-28.6%
≥ \$10M	0	0	
New Listings (All)	1,578	1,162	35.8%
< \$300K	22	15	46.7%
\$300K - \$399K	87	74	17.6%
\$400K - \$499K	178	142	25.4%
\$500K - \$999K	878	618	42.1%
\$1M - \$2.99M	334	259	29.0%
\$3M - \$4.99M	44	26	69.2%
\$5M - \$9.99M	26	19	36.8%
≥ \$10M	9	9	0.0%



CONDO MATRIX Broward County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	477	498	-4.2%
< \$200K	176	135	30.4%
\$200K - \$299K	102	130	-21.5%
\$300K - \$399K	76	94	-19.1%
\$400K - \$599K	77	86	-10.5%
\$600K - \$999K	31	37	-16.2%
\$1M - \$2.99M	14	13	7.7%
\$3M - \$4.99M	0	3	-100.0%
≥ \$5M	1	0	
New Listings (All)	2,332	1,800	29.6%
< \$200K	694	462	50.2%
\$200K - \$299K	511	509	0.4%
\$300K - \$399K	371	323	14.9%
\$400K - \$599K	388	286	35.7%
\$600K - \$999K	206	134	53.7%
\$1M - \$2.99M	104	75	38.7%
\$3M - \$4.99M	52	11	372.7%
≥ \$5M	6	0	

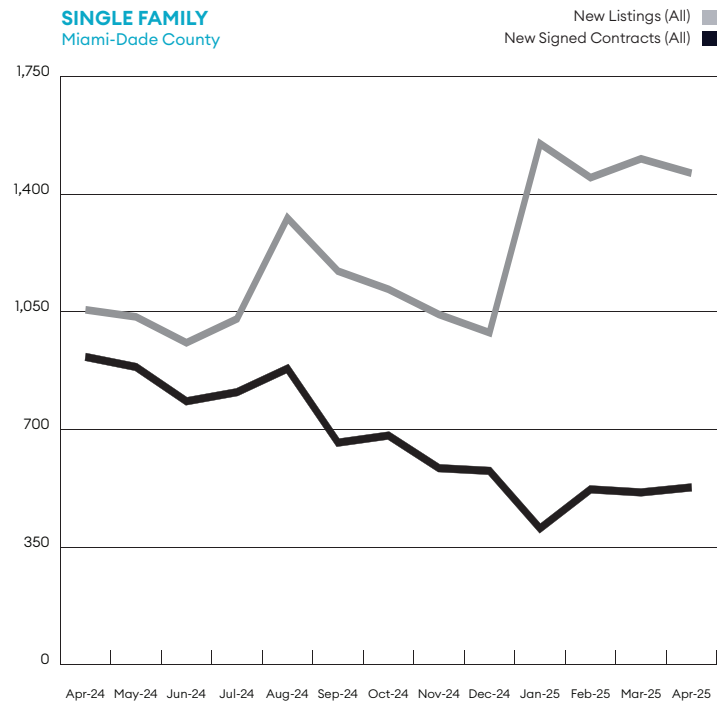


Source: BeachesMLS

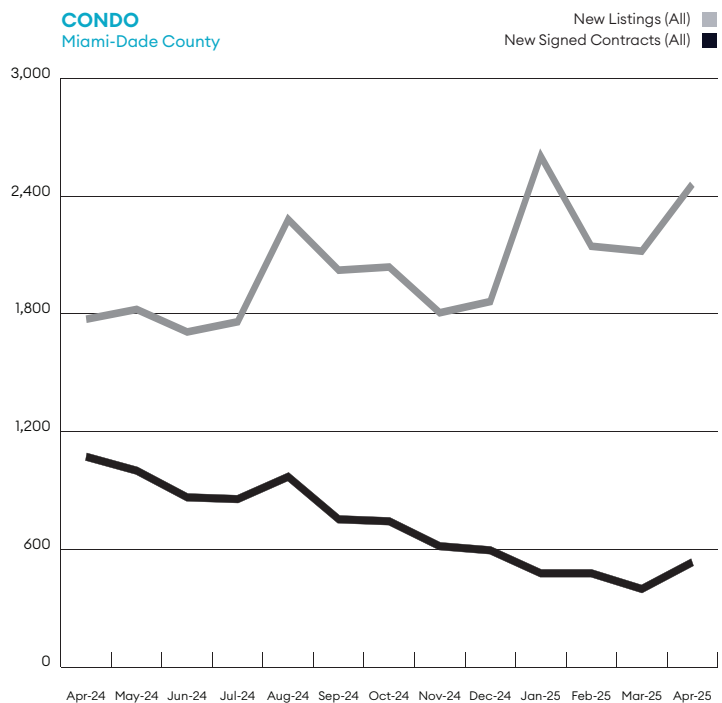
Miami-Dade County

"Newly signed contracts have fallen sharply year over year for the fourth time as listing inventory continues to expand. Newly signed contracts and new inventory above the \$1 million threshold exhibited the same pattern as the overall market."

SINGLE FAMILY MATRIX Miami-Dade County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	528	916	-42.4%
< \$300K	9	21	-57.1%
\$300K - \$399K	14	49	-71.4%
\$400K - \$499K	70	136	-48.5%
\$500K - \$999K	338	511	-33.9%
\$1M - \$2.99M	65	149	-56.4%
\$3M - \$4.99M	15	26	-42.3%
\$5M - \$9.99M	13	14	-7.1%
≥ \$10M	4	10	-60.0%
New Listings (All)	1,462	1,056	38.4%
< \$300K	4	22	-81.8%
\$300K - \$399K	33	26	26.9%
\$400K - \$499K	105	88	19.3%
\$500K - \$999K	796	539	47.7%
\$1M - \$2.99M	371	261	42.1%
\$3M - \$4.99M	63	55	14.5%
\$5M - \$9.99M	47	45	4.4%
≥ \$10M	43	20	115.0%



CONDO MATRIX Miami-Dade County	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	534	1,072	-50.2%
< \$200K	42	45	-6.7%
\$200K - \$299K	110	191	-42.4%
\$300K - \$399K	116	218	-46.8%
\$400K - \$599K	130	315	-58.7%
\$600K - \$999K	66	146	-54.8%
\$1M - \$2.99M	50	128	-60.9%
\$3M - \$4.99M	8	16	-50.0%
≥ \$5M	12	13	-7.7%
New Listings (All)	2,461	1,773	38.8%
< \$200K	114	72	58.3%
\$200K - \$299K	360	278	29.5%
\$300K - \$399K	404	333	21.3%
\$400K - \$599K	662	448	47.8%
\$600K - \$999K	447	301	48.5%
\$1M - \$2.99M	344	252	36.5%
\$3M - \$4.99M	69	41	68.3%
≥ \$5M	61	48	27.1%



Source: Miami Association of REALTORS, INC. MLS

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

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