

Elliman Report

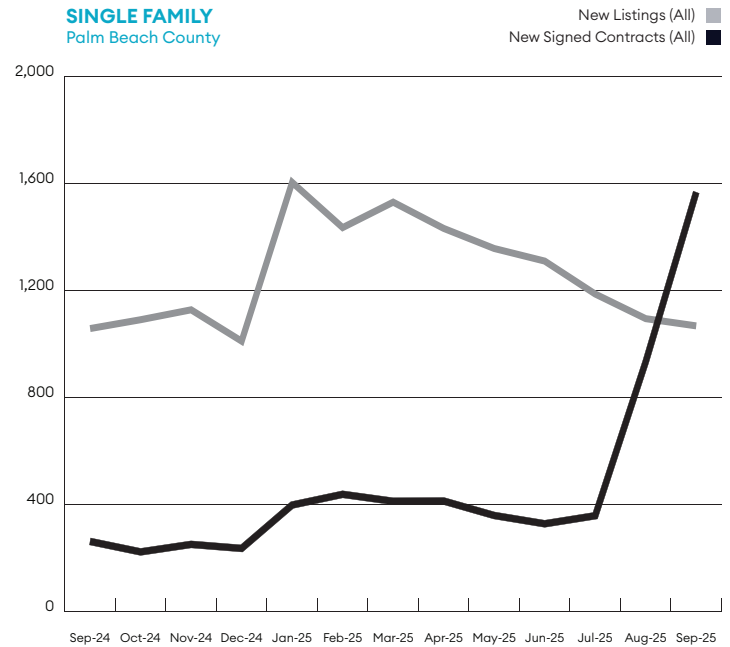
Florida

September 2025 New Signed Contracts

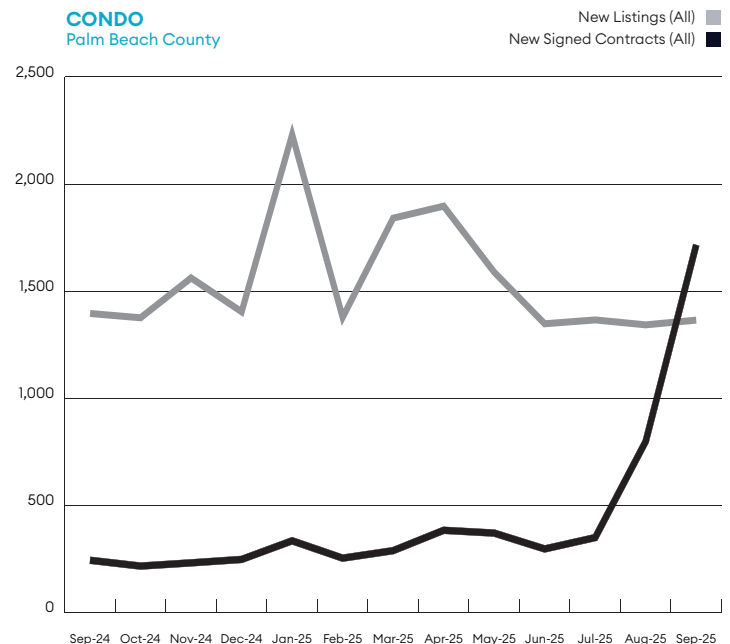
Palm Beach County

"The decrease in mortgage rates over the past two months spurred the release of pent-up demand as new signed contracts rebounded from last year's multi-year lows. The increase in sales prevented new listings from rising during the same period for the past two months."

SINGLE FAMILY MATRIX Palm Beach County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	1,566	262	497.7%
< \$300K	77	9	755.6%
\$300K - \$399K	97	28	246.4%
\$400K - \$499K	197	26	657.7%
\$500K - \$999K	729	110	562.7%
\$1M - \$2.99M	331	74	347.3%
\$3M - \$4.99M	63	7	800.0%
\$5M - \$9.99M	40	7	471.4%
≥ \$10M	32	1	3100.0%
New Listings (All)	1,067	1,057	0.9%
< \$300K	59	25	136.0%
\$300K - \$399K	52	49	6.1%
\$400K - \$499K	106	108	-1.9%
\$500K - \$999K	474	487	-2.7%
\$1M - \$2.99M	248	269	-7.8%
\$3M - \$4.99M	55	51	7.8%
\$5M - \$9.99M	39	34	14.7%
≥ \$10M	34	34	0.0%



CONDO MATRIX Palm Beach County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	1,716	244	603.3%
< \$200K	445	72	518.1%
\$200K - \$299K	355	51	596.1%
\$300K - \$399K	308	45	584.4%
\$400K - \$599K	284	41	592.7%
\$600K - \$999K	151	17	788.2%
\$1M - \$2.99M	127	16	693.8%
\$3M - \$4.99M	29	1	2800.0%
≥ \$5M	17	1	1600.0%
New Listings (All)	1,365	1,396	-2.2%
< \$200K	344	290	18.6%
\$200K - \$299K	279	327	-14.7%
\$300K - \$399K	220	267	-17.6%
\$400K - \$599K	227	234	-3.0%
\$600K - \$999K	128	141	-9.2%
\$1M - \$2.99M	125	96	30.2%
\$3M - \$4.99M	26	25	4.0%
≥ \$5M	16	16	0.0%

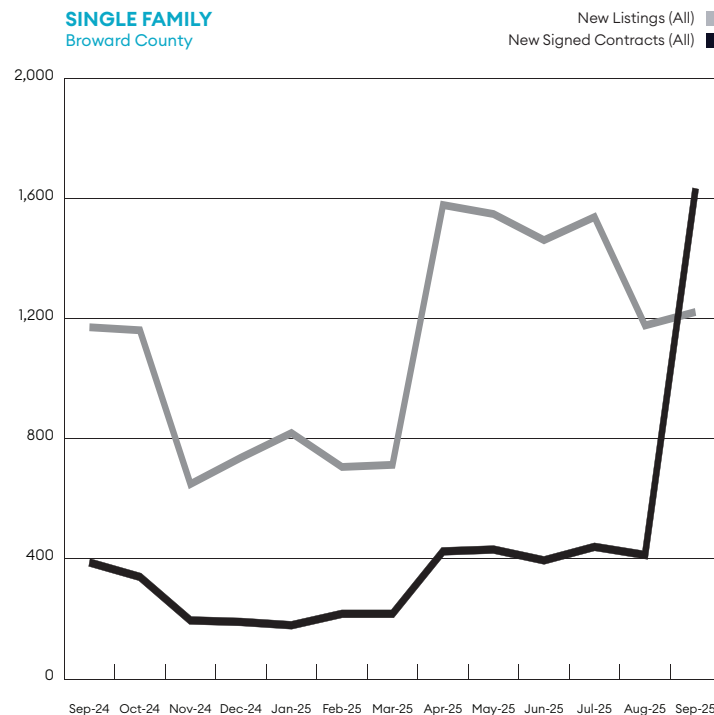


Source: BeachesMLS

Broward County

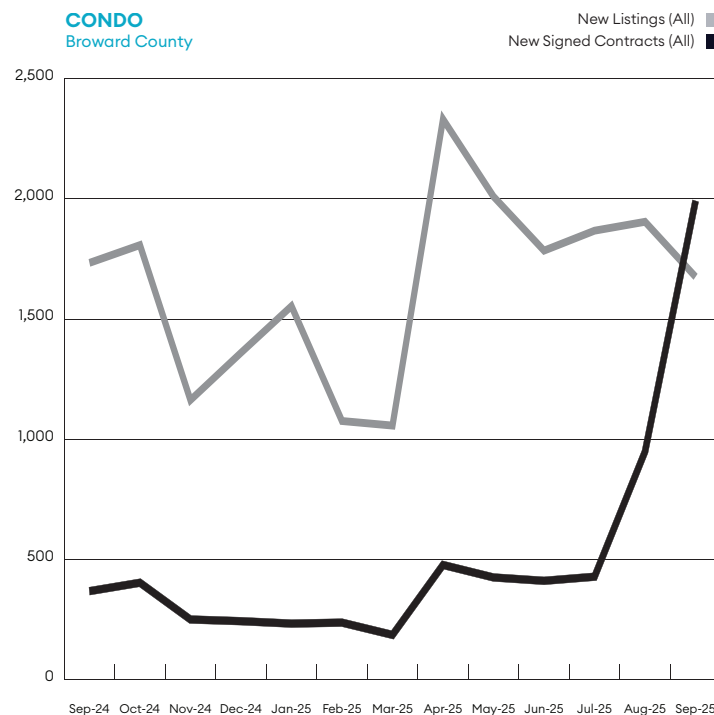
"The decrease in mortgage rates over the past two months spurred the release of pent-up demand as new signed contracts rebounded from last year's multi-year lows. The increase in sales prevented new listings from rising during the same period for the past two months."

SINGLE FAMILY MATRIX Broward County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	1,633	388	320.9%
< \$300K	42	13	223.1%
\$300K - \$399K	131	42	211.9%
\$400K - \$499K	243	75	224.0%
\$500K - \$999K	874	186	369.9%
\$1M - \$2.99M	271	62	337.1%
\$3M - \$4.99M	30	7	328.6%
\$5M - \$9.99M	24	1	2300.0%
≥ \$10M	18	2	800.0%
New Listings (All)	1,222	1,171	4.4%
< \$300K	32	9	255.6%
\$300K - \$399K	96	78	23.1%
\$400K - \$499K	168	173	-2.9%
\$500K - \$999K	653	642	1.7%
\$1M - \$2.99M	202	217	-6.9%
\$3M - \$4.99M	28	37	-24.3%
\$5M - \$9.99M	24	15	60.0%
≥ \$10M	19	0	



CONDO MATRIX Broward County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	1,992	368	441.3%
< \$200K	700	102	586.3%
\$200K - \$299K	468	101	363.4%
\$300K - \$399K	314	56	460.7%
\$400K - \$599K	338	71	376.1%
\$600K - \$999K	123	28	339.3%
\$1M - \$2.99M	27	8	237.5%
\$3M - \$4.99M	16	1	1500.0%
≥ \$5M	6	1	500.0%
New Listings (All)	1,676	1,734	-3.3%
< \$200K	550	488	12.7%
\$200K - \$299K	395	467	-15.4%
\$300K - \$399K	251	279	-10.0%
\$400K - \$599K	272	289	-5.9%
\$600K - \$999K	113	134	-15.7%
\$1M - \$2.99M	74	66	12.1%
\$3M - \$4.99M	16	9	77.8%
≥ \$5M	5	2	150.0%

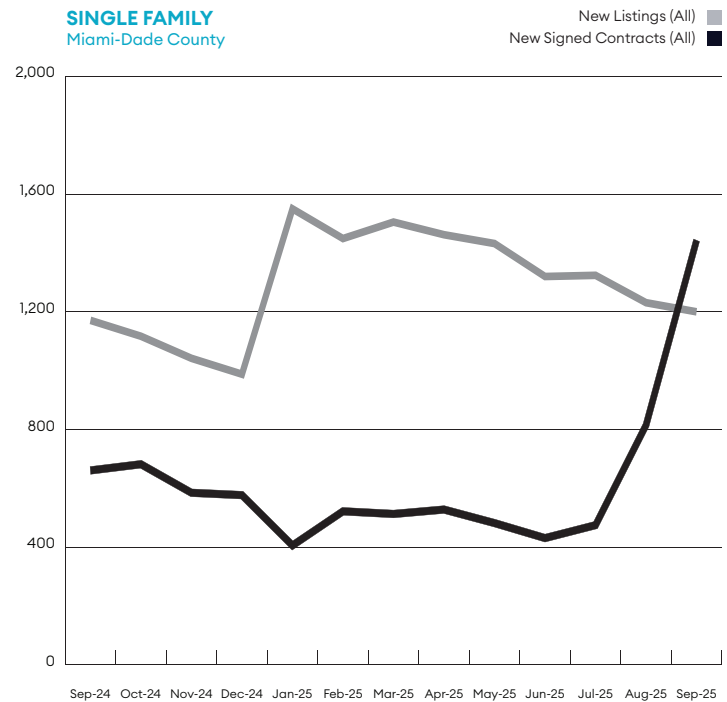
Source: BeachesMLS



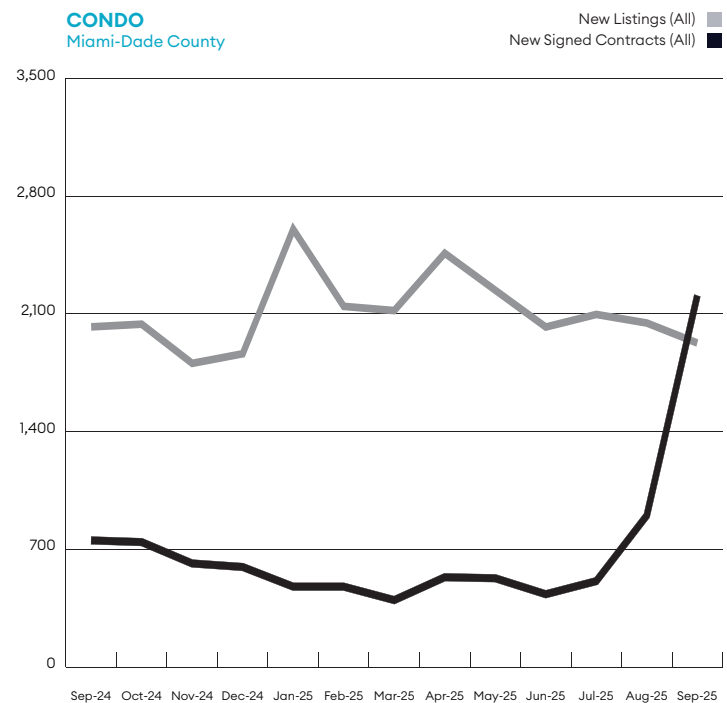
Miami-Dade County

"The decline in mortgage rates over the past two months sparked the release of pent-up demand as new signed contracts increased year over year for the first time in 2025. The surge in sales prevented new listings from rising during the same period for the past two months."

SINGLE FAMILY MATRIX Miami-Dade County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	1,443	661	118.3%
< \$300K	21	12	75.0%
\$300K – \$399K	39	24	62.5%
\$400K – \$499K	129	98	31.6%
\$500K – \$999K	820	382	114.7%
\$1M – \$2.99M	311	123	152.8%
\$3M – \$4.99M	58	9	544.4%
\$5M – \$9.99M	40	6	566.7%
≥ \$10M	25	7	257.1%
New Listings (All)	1,200	1,171	2.5%
< \$300K	16	23	-30.4%
\$300K – \$399K	28	29	-3.4%
\$400K – \$499K	106	93	14.0%
\$500K – \$999K	667	652	2.3%
\$1M – \$2.99M	268	270	-0.7%
\$3M – \$4.99M	52	49	6.1%
\$5M – \$9.99M	38	40	-5.0%
≥ \$10M	25	15	66.7%



CONDO MATRIX Miami-Dade County	SEP 2025	SEP 2024	%Δ (YR)
New Signed Contracts (All)	2,209	753	193.4%
< \$200K	135	46	193.5%
\$200K – \$299K	395	133	197.0%
\$300K – \$399K	378	165	129.1%
\$400K – \$599K	579	206	181.1%
\$600K – \$999K	311	105	196.2%
\$1M – \$2.99M	286	85	236.5%
\$3M – \$4.99M	69	7	885.7%
≥ \$5M	56	6	833.3%
New Listings (All)	1,927	2,023	-4.7%
< \$200K	115	83	38.6%
\$200K – \$299K	326	321	1.6%
\$300K – \$399K	315	354	-11.0%
\$400K – \$599K	502	522	-3.8%
\$600K – \$999K	283	372	-23.9%
\$1M – \$2.99M	269	253	6.3%
\$3M – \$4.99M	62	51	21.6%
≥ \$5M	55	67	-17.9%



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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