

# Elliman Report

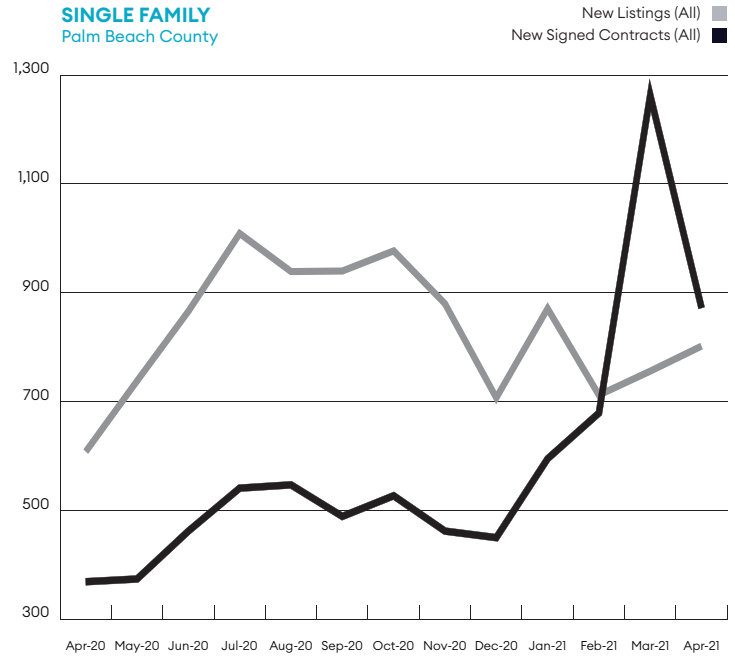
Florida

April 2021 New Signed Contracts

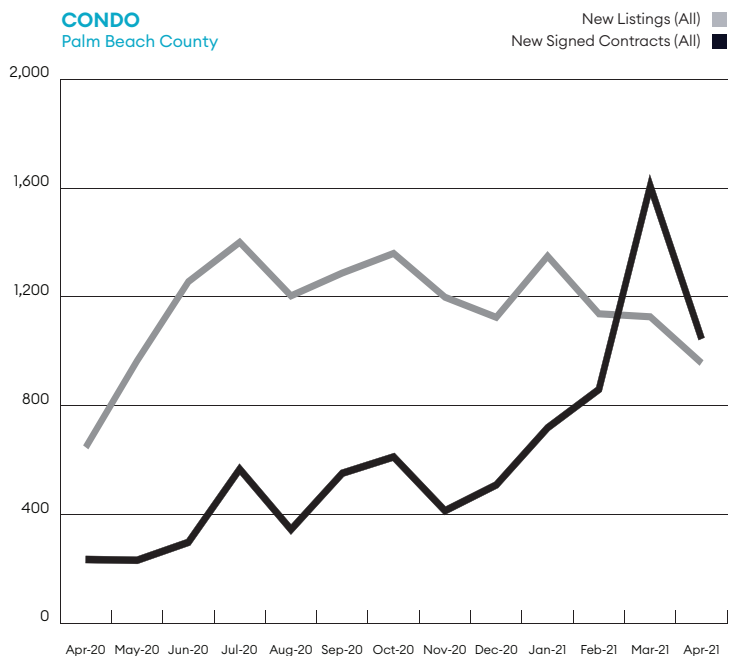
## Palm Beach County

"Single family and condo new signed contracts combined have posted sharp annual gains since tracking began fourteen months ago. New inventory for single families and condos has increased year over year for the first time in seven months."

SINGLE FAMILY MATRIX Palm Beach County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>872</b>	<b>369</b>	<b>136.3%</b>
< \$300K	29	24	20.8%
\$300K - \$399K	98	60	63.3%
\$400K - \$499K	141	98	43.9%
\$500K - \$999K	151	57	164.9%
\$1M - \$2.99M	102	30	240.0%
\$3M - \$4.99M	115	30	283.3%
\$5M - \$9.99M	52	16	225.0%
≥ \$10M	184	54	240.7%
<b>New Listings (All)</b>	<b>802</b>	<b>608</b>	<b>31.9%</b>
< \$300K	13	31	-58.1%
\$300K - \$399K	59	81	-27.2%
\$400K - \$499K	113	122	-7.4%
\$500K - \$999K	105	110	-4.5%
\$1M - \$2.99M	91	59	54.2%
\$3M - \$4.99M	121	53	128.3%
\$5M - \$9.99M	74	39	89.7%
≥ \$10M	226	113	100.0%



CONDO MATRIX Palm Beach County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,046</b>	<b>235</b>	<b>345.1%</b>
< \$200K	448	141	217.7%
\$200K - \$299K	239	41	482.9%
\$300K - \$399K	126	14	800.0%
\$400K - \$599K	53	11	381.8%
\$600K - \$999K	39	4	875.0%
\$1M - \$2.99M	45	5	800.0%
\$3M - \$4.99M	29	4	625.0%
≥ \$5M	67	15	346.7%
<b>New Listings (All)</b>	<b>957</b>	<b>647</b>	<b>47.9%</b>
< \$200K	415	345	20.3%
\$200K - \$299K	211	135	56.3%
\$300K - \$399K	95	72	31.9%
\$400K - \$599K	72	30	140.0%
\$600K - \$999K	28	15	86.7%
\$1M - \$2.99M	42	17	147.1%
\$3M - \$4.99M	20	8	150.0%
≥ \$5M	74	25	196.0%

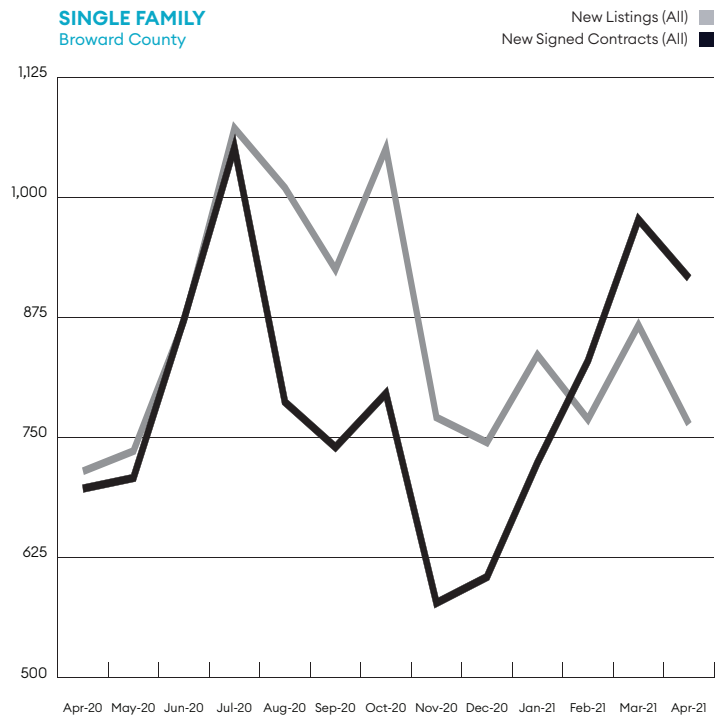


Source: BeachesMLS

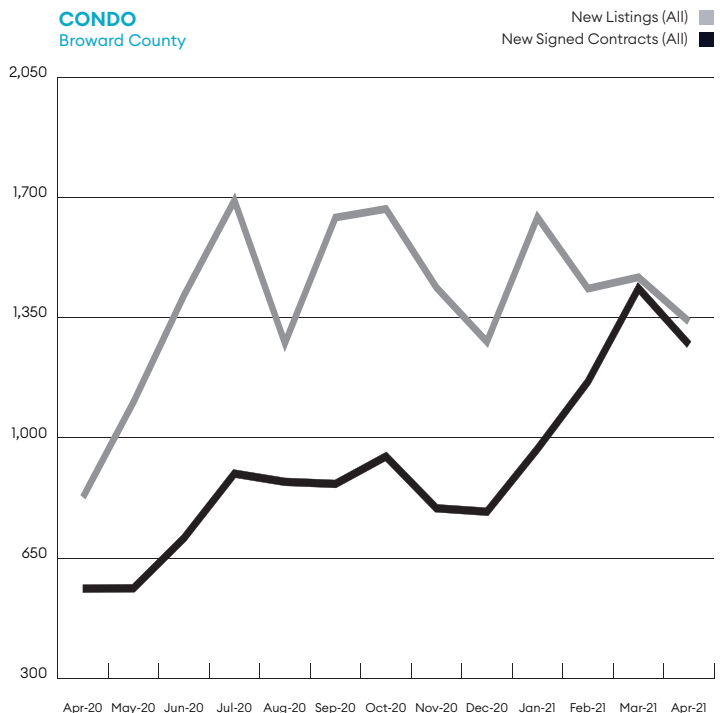
# Broward County

"Single family and condo new signed contracts combined have posted sharp annual gains since tracking began in March of the previous year. New inventory for single families and condos has increased year over year for the first time in seven months."

SINGLE FAMILY MATRIX Broward County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>916</b>	<b>697</b>	<b>31.4%</b>
< \$300K	14	26	-46.2%
\$300K - \$399K	115	151	-23.8%
\$400K - \$499K	233	197	18.3%
\$500K - \$999K	181	107	69.2%
\$1M - \$2.99M	109	48	127.1%
\$3M - \$4.99M	122	103	18.4%
\$5M - \$9.99M	52	29	79.3%
≥ \$10M	90	36	150.0%
<b>New Listings (All)</b>	<b>764</b>	<b>715</b>	<b>6.9%</b>
< \$300K	9	18	-50.0%
\$300K - \$399K	73	132	-44.7%
\$400K - \$499K	149	153	-2.6%
\$500K - \$999K	138	123	12.2%
\$1M - \$2.99M	85	66	28.8%
\$3M - \$4.99M	105	91	15.4%
\$5M - \$9.99M	55	42	31.0%
≥ \$10M	150	90	66.7%



CONDO MATRIX Broward County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,272</b>	<b>561</b>	<b>126.7%</b>
< \$200K	606	330	83.6%
\$200K - \$299K	303	120	152.5%
\$300K - \$399K	157	69	127.5%
\$400K - \$599K	55	14	292.9%
\$600K - \$999K	27	8	237.5%
\$1M - \$2.99M	46	8	475.0%
\$3M - \$4.99M	26	6	333.3%
≥ \$5M	52	6	766.7%
<b>New Listings (All)</b>	<b>1,339</b>	<b>827</b>	<b>61.9%</b>
< \$200K	582	466	24.9%
\$200K - \$299K	303	167	81.4%
\$300K - \$399K	203	82	147.6%
\$400K - \$599K	78	44	77.3%
\$600K - \$999K	45	14	221.4%
\$1M - \$2.99M	45	18	150.0%
\$3M - \$4.99M	29	9	222.2%
≥ \$5M	54	27	100.0%

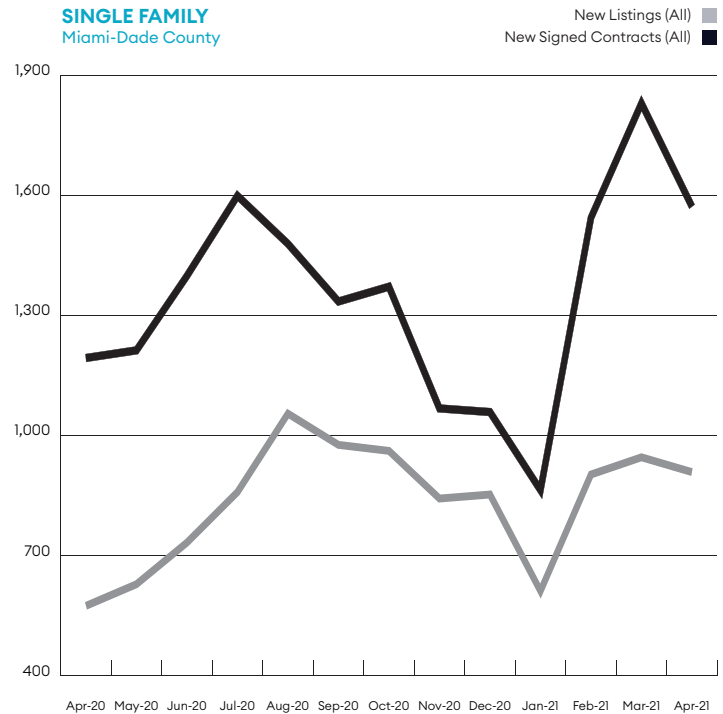


Source: BeachesMLS

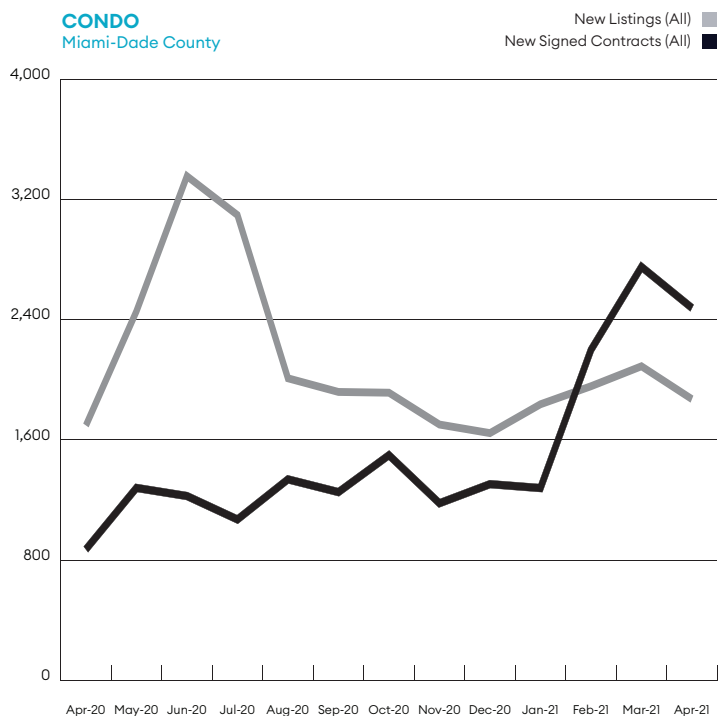
# Miami-Dade County

"Single family and condo new signed contracts combined have roughly doubled annually for the third consecutive month. New inventory for single families and condos has increased year over year for the first time in twelve months of tracking as seasonal patterns return."

SINGLE FAMILY MATRIX Miami-Dade County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,572</b>	<b>1,194</b>	<b>31.7%</b>
< \$300K	28	57	-50.9%
\$300K - \$399K	106	215	-50.7%
\$400K - \$499K	319	353	-9.6%
\$500K - \$999K	381	222	71.6%
\$1M - \$2.99M	195	104	87.5%
\$3M - \$4.99M	154	130	18.5%
\$5M - \$9.99M	95	45	111.1%
≥ \$10M	294	68	332.4%
<b>New Listings (All)</b>	<b>909</b>	<b>575</b>	<b>58.1%</b>
< \$300K	22	11	100.0%
\$300K - \$399K	32	71	-54.9%
\$400K - \$499K	113	161	-29.8%
\$500K - \$999K	174	105	65.7%
\$1M - \$2.99M	108	46	134.8%
\$3M - \$4.99M	126	57	121.1%
\$5M - \$9.99M	83	32	159.4%
≥ \$10M	251	92	172.8%



CONDO MATRIX Miami-Dade County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>2,478</b>	<b>871</b>	<b>184.5%</b>
< \$200K	457	259	76.4%
\$200K - \$299K	650	296	119.6%
\$300K - \$399K	450	147	206.1%
\$400K - \$599K	239	39	512.8%
\$600K - \$999K	153	25	512.0%
\$1M - \$2.99M	146	28	421.4%
\$3M - \$4.99M	87	19	357.9%
≥ \$5M	296	58	410.3%
<b>New Listings (All)</b>	<b>1,871</b>	<b>1,696</b>	<b>10.3%</b>
< \$200K	259	217	19.4%
\$200K - \$299K	401	422	-5.0%
\$300K - \$399K	341	182	87.4%
\$400K - \$599K	217	116	87.1%
\$600K - \$999K	106	459	-76.9%
\$1M - \$2.99M	138	142	-2.8%
\$3M - \$4.99M	93	69	34.8%
≥ \$5M	316	89	255.1%

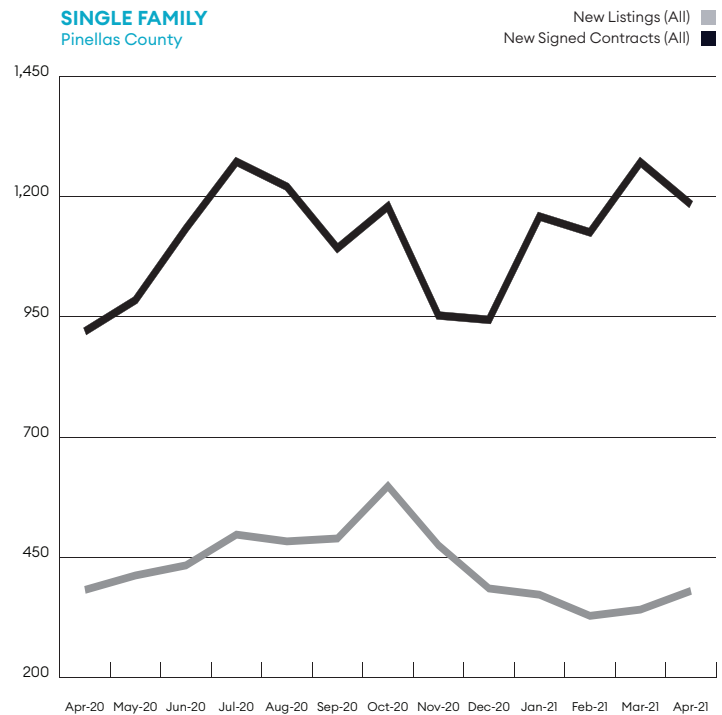


Source: Miami Association of REALTORS, INC. MLS

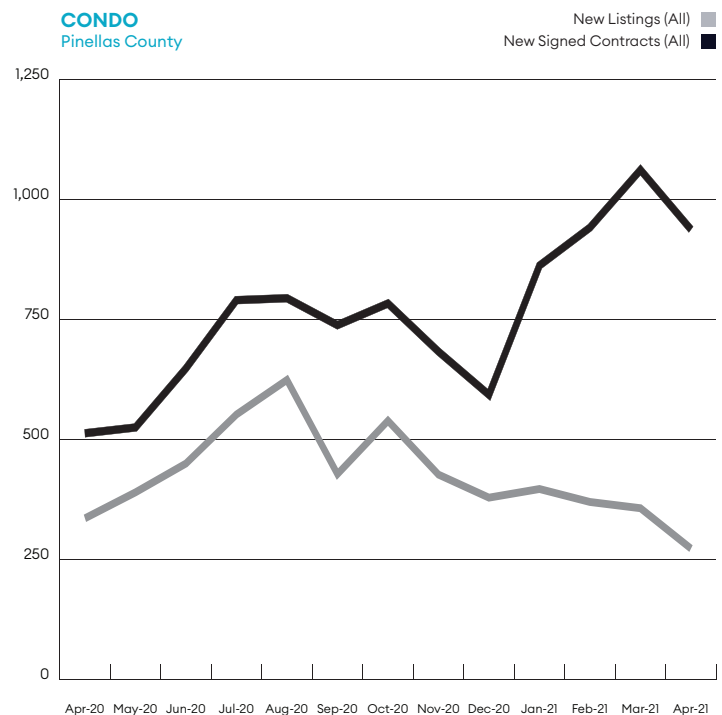
# Pinellas County

"New signed contracts for single families and condos combined rose sharply for the fourth consecutive month from the same period a year ago. In addition, new listings for both property types fell annually for the sixth consecutive month."

SINGLE FAMILY MATRIX Pinellas County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,184</b>	<b>920</b>	<b>28.7%</b>
< \$200K	82	157	-47.8%
\$200K - \$299K	328	319	2.8%
\$300K - \$399K	323	187	72.7%
\$400K - \$499K	177	86	105.8%
\$500K - \$599K	72	54	33.3%
\$600K - \$799K	91	53	71.7%
\$800K - \$999K	47	32	46.9%
≥ \$1M	64	32	100.0%
<b>New Listings (All)</b>	<b>380</b>	<b>382</b>	<b>-0.5%</b>
< \$200K	26	69	-62.3%
\$200K - \$299K	73	110	-33.6%
\$300K - \$399K	103	91	13.2%
\$400K - \$499K	67	41	63.4%
\$500K - \$599K	26	22	18.2%
\$600K - \$799K	35	13	169.2%
\$800K - \$999K	12	18	-33.3%
≥ \$1M	38	18	111.1%



CONDO MATRIX Pinellas County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>937</b>	<b>513</b>	<b>82.7%</b>
< \$200K	396	266	48.9%
\$200K - \$299K	194	107	81.3%
\$300K - \$399K	127	66	92.4%
\$400K - \$499K	60	27	122.2%
\$500K - \$599K	48	17	182.4%
\$600K - \$799K	52	15	246.7%
\$800K - \$999K	33	8	312.5%
≥ \$1M	27	7	285.7%
<b>New Listings (All)</b>	<b>273</b>	<b>336</b>	<b>-18.8%</b>
< \$200K	112	168	-33.3%
\$200K - \$299K	51	66	-22.7%
\$300K - \$399K	25	44	-43.2%
\$400K - \$499K	25	15	66.7%
\$500K - \$599K	10	13	-23.1%
\$600K - \$799K	14	16	-12.5%
\$800K - \$999K	12	4	200.0%
≥ \$1M	24	10	140.0%

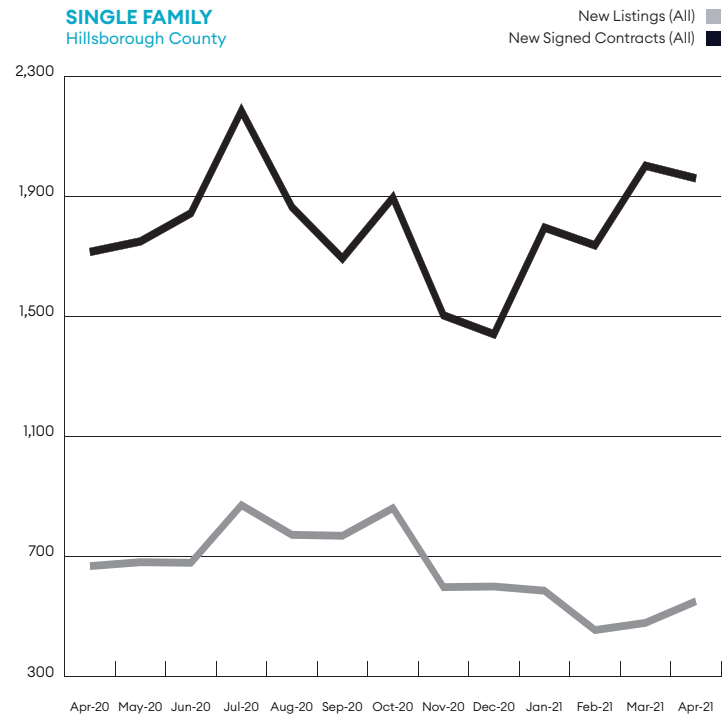


Source: Stellar MLS

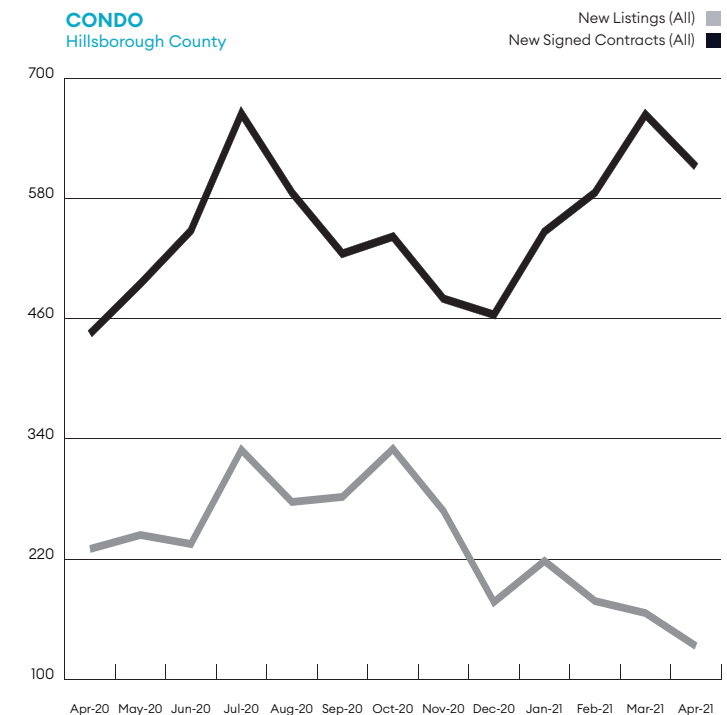
# Hillsborough County

"Single family and condo new signed contracts combined have posted sharp annual gains since tracking began in March of the previous year. In addition, new listings for both property types fell annually for the fourth consecutive month."

SINGLE FAMILY MATRIX Hillsborough County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,960</b>	<b>1,715</b>	<b>14.3%</b>
< \$200K	122	291	-58.1%
\$200K - \$299K	615	761	-19.2%
\$300K - \$399K	582	308	89.0%
\$400K - \$499K	249	147	69.4%
\$500K - \$599K	138	70	97.1%
\$600K - \$799K	122	81	50.6%
\$800K - \$999K	51	25	104.0%
≥ \$1M	81	32	153.1%
<b>New Listings (All)</b>	<b>552</b>	<b>669</b>	<b>-17.5%</b>
< \$200K	43	64	-32.8%
\$200K - \$299K	135	242	-44.2%
\$300K - \$399K	149	161	-7.5%
\$400K - \$499K	84	81	3.7%
\$500K - \$599K	37	38	-2.6%
\$600K - \$799K	41	36	13.9%
\$800K - \$999K	21	20	5.0%
≥ \$1M	42	27	55.6%



CONDO MATRIX Hillsborough County	APR 2021	APR 2020	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>612</b>	<b>445</b>	<b>37.5%</b>
< \$200K	242	237	2.1%
\$200K - \$299K	210	88	138.6%
\$300K - \$399K	80	38	110.5%
\$400K - \$499K	25	35	-28.6%
\$500K - \$599K	15	42	-64.3%
\$600K - \$799K	31	4	675.0%
\$800K - \$999K	1	1	0.0%
≥ \$1M	8	0	
<b>New Listings (All)</b>	<b>133</b>	<b>230</b>	<b>-42.2%</b>
< \$200K	48	93	-48.4%
\$200K - \$299K	35	39	-10.3%
\$300K - \$399K	16	22	-27.3%
\$400K - \$499K	12	13	-7.7%
\$500K - \$599K	6	54	-88.9%
\$600K - \$799K	4	8	-50.0%
\$800K - \$999K	3	1	200.0%
≥ \$1M	9	0	



Source: Stellar MLS

Questions or comments? Email report author  
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Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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