

ELLIMAN REPORT

Q2 2019

BOCA RATON SALES

Highlights of the Quarterly Survey of Boca Raton & Highland Beach Sales

“ *The overall market moved at a faster pace and remains one of the strongest in the South Florida Elliman Report series.* ”

Boca Raton Market Matrix (Condo)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$344,018	-3.6%	\$356,731	-1.5%	\$349,111
Average Price Per Sq Ft	\$214	-3.6%	\$222	0.0%	\$214
Median Sales Price	\$230,000	5.7%	\$217,500	4.5%	\$220,000
Number of Sales (Closed)	897	50.3%	597	4.3%	860
Days on Market (From Last List Date)	79	-1.3%	80	9.7%	72
Boca Raton Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$727,185	-5.0%	\$765,708	3.5%	\$702,277
Average Price Per Sq Ft	\$213	-3.6%	\$221	6.0%	\$201
Median Sales Price	\$454,709	1.0%	\$450,000	-0.6%	\$457,500
Number of Sales (Closed)	753	54.9%	486	4.4%	721
Days on Market (From Last List Date)	81	9.5%	74	2.5%	79
Luxury Market Matrix (Condo)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$1,269,332	-20.7%	\$1,600,855	-9.0%	\$1,394,111
Average Price Per Sq Ft	\$488	-6.5%	\$522	2.5%	\$476
Median Sales Price	\$925,000	-21.3%	\$1,175,000	-12.0%	\$1,051,250
Number of Sales (Closed)	92	53.3%	60	4.5%	88
Days on Market (From Last List Date)	124	-15.1%	146	-3.1%	128
Luxury Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$2,829,112	-13.1%	\$3,254,449	8.6%	\$2,605,203
Average Price Per Sq Ft	\$419	-7.9%	\$455	14.5%	\$366
Median Sales Price	\$2,162,500	18.2%	\$1,830,000	13.8%	\$1,900,000
Number of Sales (Closed)	76	55.1%	49	4.1%	73
Days on Market (From Last List Date)	168	23.5%	136	18.3%	142

Condo sales rose 4.3% to 897, and single family sales increased 4.4% to 753 respectively from the prior-year quarter. Listing inventory moved in the opposite direction over the same period with a 0.7% decline in condos to 1,311 and a 7% decrease in single families to 1,252. As a result, the overall market pace moved more quickly.