

Elliman Report

Q1-2020 Boca Raton Sales

“After noticeably stronger results in the first two and a half months, listing inventory growth slowed as market awareness of Coronavirus occurred in mid-March.”

Boca Raton Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$384,369	17.6%	\$326,828	7.7%	\$356,731
Average Price Per Sq Ft	\$230	9.0%	\$211	3.6%	\$222
Median Sales Price	\$240,000	6.7%	\$225,000	10.3%	\$217,500
Number of Sales (Closed)	658	-3.5%	682	10.2%	597
Days on Market (From Last List Date)	79	9.7%	72	-1.3%	80
Boca Raton Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$840,655	11.7%	\$752,875	9.8%	\$765,708
Average Price Per Sq Ft	\$232	6.9%	\$217	5.0%	\$221
Median Sales Price	\$492,250	3.6%	\$475,000	9.4%	\$450,000
Number of Sales (Closed)	576	2.1%	564	18.5%	486
Days on Market (From Last List Date)	85	-1.2%	86	14.9%	74
Luxury Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$1,682,398	36.4%	\$1,233,567	5.1%	\$1,600,855
Average Price Per Sq Ft	\$530	14.0%	\$465	1.5%	\$522
Median Sales Price	\$1,150,000	27.8%	\$900,000	-2.1%	\$1,175,000
Number of Sales (Closed)	66	-4.3%	69	10.0%	60
Days on Market (From Last List Date)	144	37.1%	105	-1.4%	146
Luxury Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$3,481,339	17.8%	\$2,955,270	7.0%	\$3,254,449
Average Price Per Sq Ft	\$437	7.4%	\$407	-4.0%	\$455
Median Sales Price	\$2,548,830	34.5%	\$1,895,000	39.3%	\$1,830,000
Number of Sales (Closed)	58	0.0%	58	18.4%	49
Days on Market (From Last List Date)	167	-9.2%	184	22.8%	136

Condo listing inventory fell year over year for six straight quarters with the most significant decline in the current quarter. Single-family listing inventory declined annually over the past four quarters at a rising rate.