

Elliman Report

Q2-2020 Delray Beach, FL Sales

“After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales and inventory to decline.”

Delray Beach Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$724,341	-3.0%	\$747,033	9.8%	\$659,620
Average Price Per Sq Ft	\$276	-4.2%	\$288	3.0%	\$268
Median Sales Price	\$421,000	-5.7%	\$446,250	-4.3%	\$440,000
Number of Sales (Closed)	270	-15.6%	320	-32.2%	398
Days on Market (From Last List Date)	75	-3.8%	78	-12.8%	86
Delray Beach Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$220,096	-4.5%	\$230,577	4.2%	\$211,250
Average Price Per Sq Ft	\$179	-2.7%	\$184	5.9%	\$169
Median Sales Price	\$145,000	-6.5%	\$155,000	0.0%	\$145,000
Number of Sales (Closed)	459	-24.6%	609	-39.3%	756
Days on Market (From Last List Date)	67	8.1%	62	-4.3%	70
Luxury Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$2,708,456	-6.9%	\$2,909,912	20.2%	\$2,253,208
Average Price Per Sq Ft	\$504	-13.7%	\$584	-10.5%	\$563
Median Sales Price	\$2,087,500	-0.6%	\$2,100,000	10.2%	\$1,895,000
Number of Sales (Closed)	28	-15.2%	33	-30.0%	40
Days on Market (From Last List Date)	118	-5.6%	125	-4.1%	123
Luxury Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$810,500	-6.7%	\$868,620	11.6%	\$726,166
Average Price Per Sq Ft	\$445	6.7%	\$417	11.8%	\$398
Median Sales Price	\$612,500	-2.0%	\$625,000	5.8%	\$578,750
Number of Sales (Closed)	46	-24.6%	61	-39.5%	76
Days on Market (From Last List Date)	99	16.5%	85	-15.4%	117

There were 270 single family sales to close, down 32.2%, and 459 condo sales to close, down 39.3% from the year-ago quarter. Single family listings declined 25.4% to 494 as would-be sellers either pulled their listing or delayed placing them on the market during the market shutdown. The number of condo listings edged 7.3% higher to 937, year over year.