

Elliman Report

Q2-2020 Wellington, FL Sales

“After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales to see substantial declines.”

Wellington Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$284,138	-9.9%	\$315,391	-11.6%	\$321,430
Average Price per Sq Ft	\$182	-7.1%	\$196	-8.1%	\$198
Median Sales Price	\$266,500	-4.9%	\$280,250	0.6%	\$265,000
Number of Sales (Closed)	66	13.8%	58	-32.0%	97
Days on Market (From Last List Date)	69	9.5%	63	-18.8%	85
Wellington Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$582,744	-19.0%	\$719,113	-26.2%	\$789,985
Average Price per Sq Ft	\$219	-13.8%	\$254	-19.2%	\$271
Median Sales Price	\$440,750	0.6%	\$438,000	2.5%	\$430,000
Number of Sales (Closed)	220	13.4%	194	-29.0%	310
Days on Market (From Last List Date)	68	-24.4%	90	-26.1%	92
Luxury Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$590,234	-16.7%	\$708,333	-25.5%	\$791,950
Average Price per Sq Ft	\$313	-10.1%	\$348	-13.8%	\$363
Median Sales Price	\$585,000	-19.9%	\$730,000	-20.5%	\$736,250
Number of Sales (Closed)	7	16.7%	6	-30.0%	10
Days on Market (From Last List Date)	155	-6.1%	165	4.7%	148
Luxury Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,774,761	-39.3%	\$2,921,655	-52.6%	\$3,742,250
Average Price per Sq Ft	\$426	-34.9%	\$654	-45.5%	\$781
Median Sales Price	\$1,135,000	-24.3%	\$1,500,000	-43.3%	\$2,000,000
Number of Sales (Closed)	23	15.0%	20	-28.1%	32
Days on Market (From Last List Date)	220	-21.7%	281	-1.8%	224

There were 66 condo sales, down 32%, and 220 single family sales, down 29% from the year-ago quarter. The number of condo listings edged 3.6% higher to 114, year over year. Single family listings declined 25.6% to 389 as would-be sellers either pulled their listing or delayed placing them on the market during the market shutdown.