

# Elliman Report

**Q2-2020** West Palm Beach, FL Sales

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

West Palm Beach Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$209,591	-8.3%	\$228,511	6.0%	\$197,748
Average Price per Sq Ft	\$182	-10.3%	\$203	3.4%	\$176
Median Sales Price	\$145,000	1.9%	\$142,250	9.8%	\$132,000
Number of Sales (Closed)	424	-30.9%	614	-45.1%	772
Days on Market (From Last List Date)	69	3.0%	67	-4.2%	72
West Palm Beach Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$407,829	1.0%	\$403,938	-7.5%	\$440,979
Average Price per Sq Ft	\$213	2.4%	\$208	-6.6%	\$228
Median Sales Price	\$322,000	4.9%	\$307,100	7.3%	\$300,000
Number of Sales (Closed)	427	-3.2%	441	-23.9%	561
Days on Market (From Last List Date)	55	-8.3%	60	-22.5%	71
Luxury Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$873,322	-15.9%	\$1,038,636	7.5%	\$812,599
Average Price per Sq Ft	\$465	-17.3%	\$562	8.9%	\$427
Median Sales Price	\$375,000	-7.4%	\$405,000	-15.5%	\$444,000
Number of Sales (Closed)	43	-30.6%	62	-45.6%	79
Days on Market (From Last List Date)	107	7.0%	100	-10.1%	119
Luxury Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,192,096	-0.7%	\$1,200,284	-25.9%	\$1,607,983
Average Price per Sq Ft	\$366	4.3%	\$351	-17.8%	\$445
Median Sales Price	\$950,000	4.4%	\$910,000	-3.1%	\$980,000
Number of Sales (Closed)	43	-4.4%	45	-24.6%	57
Days on Market (From Last List Date)	97	-11.8%	110	-30.2%	139

There were 424 condo sales, down 45.1%, and 427 single family sales, down 23.9% from the year-ago quarter. The number of condo listings edged 7.5% higher to 1,200, year over year. Single family listings declined 24.4% to 555 as would-be sellers either pulled their listing or delayed placing them on the market during the market shutdown.