

# Elliman Report

**Q3-2020** Boca Raton, FL Sales

“Sales rose sharply higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

Boca Raton Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$326,188	-3.2%	\$336,952	17.0%	\$278,787
Average Price Per Sq Ft	\$203	-3.8%	\$211	12.2%	\$181
Median Sales Price	\$251,375	3.4%	\$243,000	14.3%	\$220,000
Number of Sales (Closed)	862	69.0%	510	15.2%	748
Days on Market (From Last List Date)	73	-3.9%	76	-5.2%	77
Boca Raton Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$822,506	7.3%	\$766,398	10.7%	\$742,936
Average Price Per Sq Ft	\$232	5.9%	\$219	7.4%	\$216
Median Sales Price	\$525,000	1.9%	\$515,000	12.9%	\$465,000
Number of Sales (Closed)	874	74.1%	502	24.5%	702
Days on Market (From Last List Date)	70	-4.1%	73	-11.4%	79
Luxury Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$1,041,818	-10.6%	\$1,164,924	20.4%	\$865,206
Average Price Per Sq Ft	\$414	-10.2%	\$461	12.2%	\$369
Median Sales Price	\$868,000	-1.9%	\$885,000	28.6%	\$675,000
Number of Sales (Closed)	88	69.2%	52	14.3%	77
Days on Market (From Last List Date)	105	-10.3%	117	9.4%	96
Luxury Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$3,171,071	17.7%	\$2,694,740	6.0%	\$2,992,872
Average Price Per Sq Ft	\$421	10.2%	\$382	4.5%	\$403
Median Sales Price	\$2,550,000	15.1%	\$2,215,000	14.3%	\$2,230,000
Number of Sales (Closed)	89	74.5%	51	25.4%	71
Days on Market (From Last List Date)	193	17.7%	164	7.8%	179

The quarter's key characteristic was the sharp rise in sales after the COVID lockdown restrained spring market activity. The number of condo sales surged 15.2% to 862, and single family sales jumped 24.5% to 874, respectively, from the prior-year quarter.