

Elliman Report

Q3-2020 Jupiter, FL and Palm Beach Gardens, FL Sales

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

Jupiter Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$998,287	15.4%	\$864,874	40.0%	\$712,865
Average Price Per Sq Ft	\$362	5.5%	\$343	23.5%	\$293
Median Sales Price	\$602,000	9.0%	\$552,500	15.8%	\$520,000
Number of Sales (Closed)	389	56.2%	249	19.3%	326
Days on Market (From Last List Date)	63	26.0%	50	6.8%	59
Listing Discount (From Last List Price)	5.8%		5.6%		5.0%
Listing Inventory	213	-29.0%	300	-40.7%	359
Jupiter Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$349,899	-11.1%	\$393,624	0.4%	\$348,338
Average Price Per Sq Ft	\$234	-8.9%	\$257	2.6%	\$228
Median Sales Price	\$320,000	-5.2%	\$337,500	4.9%	\$305,000
Number of Sales (Closed)	275	51.1%	182	26.7%	217
Days on Market (From Last List Date)	57	21.3%	47	-9.5%	63
Listing Discount (From Last List Price)	4.2%		4.3%		4.2%
Listing Inventory	224	-17.0%	270	-3.4%	232
Palm Beach Gardens Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$899,981	14.9%	\$783,028	15.1%	\$781,647
Average Price Per Sq Ft	\$294	1.7%	\$289	1.4%	\$290
Median Sales Price	\$629,000	30.0%	\$483,750	28.0%	\$491,250
Number of Sales (Closed)	316	64.6%	192	20.6%	262
Days on Market (From Last List Date)	86	32.3%	65	11.7%	77
Listing Discount (From Last List Price)	7.8%		7.7%		6.4%
Listing Inventory	363	-12.1%	413	-13.2%	418
Palm Beach Gardens Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$346,170	22.6%	\$282,350	9.7%	\$315,589
Average Price Per Sq Ft	\$218	15.3%	\$189	6.9%	\$204
Median Sales Price	\$275,500	9.3%	\$252,000	7.4%	\$256,500
Number of Sales (Closed)	226	38.7%	163	0.9%	224
Days on Market (From Last List Date)	50	-15.3%	59	-19.4%	62
Listing Discount (From Last List Price)	3.5%		5.0%		3.7%
Listing Inventory	203	-10.6%	227	-3.8%	211

In **Jupiter**, single-family sales jumped year over year as listing inventory dropped sharply. There were the most third-quarter condo sales in fifteen years. In **Palm Beach Gardens**, the most third quarter single family sales in fifteen years. Condo listing inventory declined annually for the sixth straight quarter.