

# Elliman Report

## Q4-2020 Boca Raton, FL Sales

“Market-wide sales rose sharply, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

Boca Raton Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$359,152	10.1%	\$326,188	9.9%	\$326,828
Average Price Per Sq Ft	\$250	23.2%	\$203	18.5%	\$211
Median Sales Price	\$230,000	-8.5%	\$251,375	2.2%	\$225,000
Number of Sales (Closed)	606	-29.7%	862	-11.1%	682
Days on Market (From Last List Date)	79	8.2%	73	9.7%	72
Boca Raton Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,083,661	31.8%	\$822,506	43.9%	\$752,875
Average Price Per Sq Ft	\$287	23.7%	\$232	32.3%	\$217
Median Sales Price	\$545,000	3.8%	\$525,000	14.7%	\$475,000
Number of Sales (Closed)	824	-5.7%	874	46.1%	564
Days on Market (From Last List Date)	69	-1.4%	70	-19.8%	86
Luxury Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,361,777	30.7%	\$1,041,818	10.4%	\$1,233,567
Average Price Per Sq Ft	\$536	29.5%	\$414	15.3%	\$465
Median Sales Price	\$1,075,000	23.8%	\$868,000	19.4%	\$900,000
Number of Sales (Closed)	61	-30.7%	88	-11.6%	69
Days on Market (From Last List Date)	108	2.9%	105	2.9%	105
Luxury Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$5,035,368	58.8%	\$3,171,071	70.4%	\$2,955,270
Average Price Per Sq Ft	\$599	42.3%	\$421	47.2%	\$407
Median Sales Price	\$3,800,000	49.0%	\$2,550,000	100.5%	\$1,895,000
Number of Sales (Closed)	86	-3.4%	89	48.3%	58
Days on Market (From Last List Date)	177	-8.3%	193	-3.8%	184

Record low mortgage rates and chronically low inventory kept market conditions tight. The single family market continued to see significant year over year sales growth and large gains in the price trend indicators.