

Elliman Report

Q4-2020 Delray Beach, FL Sales

“Single family and condo listing inventory for the overall and luxury markets fell from year-ago levels.”

Delray Beach Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$770,112	-8.0%	\$837,470	22.5%	\$628,548
Average Price Per Sq Ft	\$286	-2.7%	\$294	13.9%	\$251
Median Sales Price	\$512,000	-4.3%	\$535,000	21.9%	\$420,000
Number of Sales (Closed)	490	16.4%	421	68.4%	291
Days on Market (From Last List Date)	66	-10.8%	74	-18.5%	81
Delray Beach Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$234,344	4.4%	\$224,391	-3.9%	\$243,972
Average Price Per Sq Ft	\$207	13.1%	\$183	2.0%	\$203
Median Sales Price	\$136,500	-11.9%	\$155,000	-7.5%	\$147,500
Number of Sales (Closed)	517	-27.3%	711	-19.6%	643
Days on Market (From Last List Date)	76	2.7%	74	20.6%	63
Luxury Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$2,556,776	-11.0%	\$2,872,093	21.7%	\$2,100,191
Average Price Per Sq Ft	\$527	2.3%	\$515	20.0%	\$439
Median Sales Price	\$2,300,000	-8.0%	\$2,500,000	64.3%	\$1,400,000
Number of Sales (Closed)	51	18.6%	43	64.5%	31
Days on Market (From Last List Date)	126	-7.4%	136	-21.3%	160
Luxury Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$947,730	24.5%	\$761,003	-1.4%	\$961,113
Average Price Per Sq Ft	\$532	30.1%	\$409	0.4%	\$530
Median Sales Price	\$667,500	10.4%	\$604,500	-11.5%	\$754,000
Number of Sales (Closed)	52	-27.8%	72	-20.0%	65
Days on Market (From Last List Date)	101	-21.1%	128	3.1%	98

Single family sales surged to a record level as listing inventory dropped to a four-year low, but condo sales fell annually for the second time in three quarters.