

Elliman Report

Q4-2020 Jupiter, FL and Palm Beach Gardens, FL Sales

“Market-wide prices and sales trended higher against the backdrop of falling listing inventory.”

Jupiter Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,154,121	15.4%	\$999,971	55.4%	\$742,616
Average Price Per Sq Ft	\$408	12.4%	\$363	33.8%	\$305
Median Sales Price	\$640,000	6.7%	\$600,000	21.4%	\$527,000
Number of Sales (Closed)	339	-12.4%	387	46.1%	232
Days on Market (From Last List Date)	47	-25.4%	63	-29.9%	67
Listing Discount (From Last List Price)	4.5%		5.8%		5.3%
Listing Inventory	204	-4.2%	213	-43.5%	361
Jupiter Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$473,574	35.1%	\$350,625	29.4%	\$366,044
Average Price Per Sq Ft	\$314	34.2%	\$234	28.2%	\$245
Median Sales Price	\$375,000	17.2%	\$320,000	21.0%	\$310,000
Number of Sales (Closed)	174	-36.5%	274	-12.1%	198
Days on Market (From Last List Date)	78	36.8%	57	36.8%	57
Listing Discount (From Last List Price)	4.9%		4.2%		5.2%
Listing Inventory	190	-15.2%	224	-30.1%	272
Palm Beach Gardens Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$855,312	-5.0%	\$899,981	26.9%	\$674,131
Average Price Per Sq Ft	\$300	2.0%	\$294	19.5%	\$251
Median Sales Price	\$589,500	-6.3%	\$629,000	12.8%	\$522,500
Number of Sales (Closed)	362	14.6%	316	54.7%	234
Days on Market (From Last List Date)	69	-19.8%	86	-4.2%	72
Listing Discount (From Last List Price)	5.8%		7.8%		6.7%
Listing Inventory	283	-22.0%	363	-39.0%	464
Palm Beach Gardens Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$325,838	-5.9%	\$346,170	8.0%	\$301,677
Average Price Per Sq Ft	\$229	5.0%	\$218	16.8%	\$196
Median Sales Price	\$225,000	-18.3%	\$275,500	-13.5%	\$260,000
Number of Sales (Closed)	97	-57.1%	226	-48.1%	187
Days on Market (From Last List Date)	52	4.0%	50	-16.1%	62
Listing Discount (From Last List Price)	4.8%		3.5%		4.3%
Listing Inventory	153	-24.6%	203	-38.1%	247

In **Jupiter**, single family sales surged as listing inventory declined. Price trend indicators for both Jupiter property types pressed higher year over year. In **Palm Beach Gardens**, the quarter saw the highest number of single family sales in more than five years. Condo sales fell faster than listing inventory over the past year.