

# Elliman Report

**Q1-2021** Boca Raton, FL Sales

“The brisk market conditions continued into the new year with record highs for pricing and sales but with chronically low listing inventory.”

Boca Raton Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$449,450	25.1%	\$359,152	16.9%	\$384,369
Average Price Per Sq Ft	\$263	5.2%	\$250	14.3%	\$230
Median Sales Price	\$285,000	23.9%	\$230,000	18.8%	\$240,000
Number of Sales (Closed)	968	59.7%	606	47.1%	658
Days on Market (From Last List Date)	76	-3.8%	79	-3.8%	79
Boca Raton Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,136,831	4.9%	\$1,083,661	35.2%	\$840,655
Average Price Per Sq Ft	\$293	2.1%	\$287	26.3%	\$232
Median Sales Price	\$590,000	8.3%	\$545,000	19.9%	\$492,250
Number of Sales (Closed)	737	-10.6%	824	28.0%	576
Days on Market (From Last List Date)	66	-4.3%	69	-22.4%	85
Luxury Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,721,782	26.4%	\$1,361,777	2.3%	\$1,682,398
Average Price Per Sq Ft	\$546	1.9%	\$536	3.0%	\$530
Median Sales Price	\$1,295,000	20.5%	\$1,075,000	12.6%	\$1,150,000
Number of Sales (Closed)	97	59.0%	61	47.0%	66
Days on Market (From Last List Date)	140	29.6%	108	-2.8%	144
Luxury Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$5,178,756	2.8%	\$5,035,368	48.8%	\$3,481,339
Average Price Per Sq Ft	\$603	0.7%	\$599	38.0%	\$437
Median Sales Price	\$4,223,625	11.1%	\$3,800,000	65.7%	\$2,548,830
Number of Sales (Closed)	75	-12.8%	86	29.3%	58
Days on Market (From Last List Date)	181	2.3%	177	8.4%	167

The Boca Raton housing market saw record prices, heavy sales volume, and listing inventory falling to new lows. Byproducts of these market conditions were a rapidly moving pace and a multi-year 11.7% market share high of bidding wars.