

Elliman Report

Q1-2021 Wellington, FL Sales

“The overall market was characterized by rising prices, heavy sales volume, and a sharp decline in listing inventory.”

Wellington Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$326,456	15.4%	\$282,892	3.5%	\$315,391
Average Price per Sq Ft	\$199	4.7%	\$190	1.5%	\$196
Median Sales Price	\$290,000	3.6%	\$280,000	3.5%	\$280,250
Number of Sales (Closed)	75	127.3%	33	29.3%	58
Days on Market (From Last List Date)	85	18.1%	72	34.9%	63
Wellington Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$922,151	12.9%	\$817,085	28.2%	\$719,113
Average Price per Sq Ft	\$310	10.3%	\$281	22.0%	\$254
Median Sales Price	\$534,250	10.2%	\$485,000	22.0%	\$438,000
Number of Sales (Closed)	256	-19.7%	319	32.0%	194
Days on Market (From Last List Date)	65	-4.4%	68	-27.8%	90
Luxury Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$641,250	36.2%	\$470,750	-9.5%	\$708,333
Average Price per Sq Ft	\$293	5.8%	\$277	-15.8%	\$348
Median Sales Price	\$660,000	42.2%	\$464,000	-9.6%	\$730,000
Number of Sales (Closed)	8	100.0%	4	33.3%	6
Days on Market (From Last List Date)	159	-31.2%	231	-3.6%	165
Luxury Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$3,721,192	8.4%	\$3,433,606	27.4%	\$2,921,655
Average Price per Sq Ft	\$753	3.0%	\$731	15.1%	\$654
Median Sales Price	\$2,750,000	38.3%	\$1,988,000	83.3%	\$1,500,000
Number of Sales (Closed)	26	-21.2%	33	30.0%	20
Days on Market (From Last List Date)	274	8.3%	253	-2.5%	281

Condo median sales price rose year over year for the eighteenth straight quarter. Single family average sales price jumped to a new record as listing inventory declined to a new low.