



Highlights of the Quarterly Survey of Delray Beach Residential Sales



Price trend indicators across Delray Beach generally fell short of year-ago levels.

Average Sales Price \$683,632 13.8% \$600,486 -11.6% \$773,317 Average Price Per Sq Ft \$276 12.7% \$245 -11.8% \$313 Median Sales Price \$433,000 4.8% \$413,300 -2.4% \$443,450 Number of Sales (Closed) 299 9.1% 274 -3.5% 310 Days on Market (From Last List Date) 87 16.0% 75 16.0% 75 Delray Beach Market Matrix (Condo) Q1-2019 %Δ (orr) Q4-2018 %Δ (rr) Q1-2019 Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019	Delray Beach Market Matrix (Single Family)	Q1-2019	%∆ (QTR)	Q4-2018	%∆ (YR)	Q1-2018
Median Sales Price \$433,000 4.8% \$413,300 -2.4% \$443,450 Number of Sales (Closed) 299 9.1% 274 -3.5% 310 Days on Market (From Last List Date) 87 16.0% 75 16.0% 75 Delray Beach Market Matrix (Condo) Q1-2019 %Δ (crn) Q4-2018 %Δ (γn) Q1-2018 Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (crn) Q4-2018 %Δ (γn) Q1-2018 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250	Average Sales Price	\$683,632	13.8%	\$600,486	-11.6%	\$773,317
Number of Sales (Closed) 299 9.1% 274 -3.5% 310 Days on Market (From Last List Date) 87 16.0% 75 16.0% 75 Delray Beach Market Matrix (Condo) Q1-2019 %Δ (απε) Q4-2018 %Δ (γπ) Q1-2018 Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (απε) Q4-2018 %Δ (γπ) Q1-2018 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30	Average Price Per Sq Ft	\$276	12.7%	\$245	-11.8%	\$313
Days on Market (From Last List Date) 87 16.0% 75 16.0% 75 Delray Beach Market Matrix (Condo) Q1–2019 %Δ (orr) Q4–2018 %Δ (γr) Q1–2018 Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1–2019 %Δ (orr) Q4–2018 %Δ (vr) Q1–2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) </td <td>Median Sales Price</td> <td>\$433,000</td> <td>4.8%</td> <td>\$413,300</td> <td>-2.4%</td> <td>\$443,450</td>	Median Sales Price	\$433,000	4.8%	\$413,300	-2.4%	\$443,450
Deliray Beach Market Matrix (Condo) Q1–2019 %Δ (oTR) Q4–2018 %Δ (vr) Q1–2018 Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1–2019 %Δ (oTR) Q4–2018 %Δ (vr) Q1–2018 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) <	Number of Sales (Closed)	299	9.1%	274	-3.5%	310
Average Sales Price \$195,699 5.4% \$185,642 -5.0% \$206,020 Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (ατκ) Q4-2018 %Δ (γκ) Q1-2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019<	Days on Market (From Last List Date)	87	16.0%	75	16.0%	75
Average Price Per Sq Ft \$161 2.5% \$157 -3.0% \$166 Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (ατR) Q4-2018 %Δ (γR) Q1-2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (ατR) Q4-2018 %Δ (γR) Q1-2018 Average Price Per Sq Ft \$	Delray Beach Market Matrix (Condo)	Q1-2019	%∆ (QTR)	Q4-2018	%∆ (YR)	Q1-2018
Median Sales Price \$140,000 7.7% \$130,000 3.7% \$135,000 Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (ατκ) Q4-2018 %Δ (γκ) Q1-2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (ατκ) Q4-2018 %Δ (γκ) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft	Average Sales Price	\$195,699	5.4%	\$185,642	-5.0%	\$206,020
Number of Sales (Closed) 567 2.5% 553 -10.4% 633 Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1-2019 %Δ (отв) Q4-2018 %Δ (ув) Q1-2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (отв) Q4-2018 %Δ (ув) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$	Average Price Per Sq Ft	\$161	2.5%	\$157	-3.0%	\$166
Days on Market (From Last List Date) 66 10.0% 60 -1.5% 67 Luxury Market Matrix (Single Family) Q1–2019 %Δ (ατR) Q4–2018 %Δ (γR) Q1–2018 Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1–2019 %Δ (ατR) Q4–2018 %Δ (γR) Q1–2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) <td>Median Sales Price</td> <td>\$140,000</td> <td>7.7%</td> <td>\$130,000</td> <td>3.7%</td> <td>\$135,000</td>	Median Sales Price	\$140,000	7.7%	\$130,000	3.7%	\$135,000
Luxury Market Matrix (Single Family)Q1–2019%Δ (QTR)Q4–2018%Δ (YR)Q1–2018Average Sales Price\$2,690,46932.8%\$2,025,445-20.1%\$3,366,953Average Price Per Sq Ft\$58841.3%\$416-11.4%\$664Median Sales Price\$2,045,25017.5%\$1,741,250-1.4%\$2,075,000Number of Sales (Closed)307.1%28-6.3%32Days on Market (From Last List Date)143-8.3%15613.5%126Luxury Market Matrix (Condo)Q1–2019%Δ (QTR)Q4–2018%Δ (YR)Q1–2018Average Sales Price\$666,0684.9%\$635,213-14.8%\$781,495Average Price Per Sq Ft\$354-0.6%\$356-12.2%\$403Median Sales Price\$510,000-5.1%\$537,500-26.8%\$696,500Number of Sales (Closed)571.8%56-10.9%64	Number of Sales (Closed)	567	2.5%	553	-10.4%	633
Average Sales Price \$2,690,469 32.8% \$2,025,445 -20.1% \$3,366,953 Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (отв) Q4-2018 %Δ (ув) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Days on Market (From Last List Date)	66	10.0%	60	-1.5%	67
Average Price Per Sq Ft \$588 41.3% \$416 -11.4% \$664 Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (QTR) Q4-2018 %Δ (YR) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Luxury Market Matrix (Single Family)	Q1-2019	%∆ (QTR)	Q4-2018	%∆ (YR)	Q1-2018
Median Sales Price \$2,045,250 17.5% \$1,741,250 -1.4% \$2,075,000 Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (QTR) Q4-2018 %Δ (YR) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Average Sales Price	\$2,690,469	32.8%	\$2,025,445	-20.1%	\$3,366,953
Number of Sales (Closed) 30 7.1% 28 -6.3% 32 Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (QTR) Q4-2018 %Δ (YR) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Average Price Per Sq Ft	\$588	41.3%	\$416	-11.4%	\$664
Days on Market (From Last List Date) 143 -8.3% 156 13.5% 126 Luxury Market Matrix (Condo) Q1-2019 %Δ (QTR) Q4-2018 %Δ (YR) Q1-2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Median Sales Price	\$2,045,250	17.5%	\$1,741,250	-1.4%	\$2,075,000
Luxury Market Matrix (Condo) Q1–2019 %Δ (QTR) Q4–2018 %Δ (YR) Q1–2018 Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Number of Sales (Closed)	30	7.1%	28	-6.3%	32
Average Sales Price \$666,068 4.9% \$635,213 -14.8% \$781,495 Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Days on Market (From Last List Date)	143	-8.3%	156	13.5%	126
Average Price Per Sq Ft \$354 -0.6% \$356 -12.2% \$403 Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Luxury Market Matrix (Condo)	Q1-2019	%∆ (QTR)	Q4-2018	%∆ (YR)	Q1-2018
Median Sales Price \$510,000 -5.1% \$537,500 -26.8% \$696,500 Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Average Sales Price	\$666,068	4.9%	\$635,213	-14.8%	\$781,495
Number of Sales (Closed) 57 1.8% 56 -10.9% 64	Average Price Per Sq Ft	\$354	-0.6%	\$356	-12.2%	\$403
	Median Sales Price	\$510,000	-5.1%	\$537,500	-26.8%	\$696,500
Days on Market (From Last List Date) 111 8.8% 102 26.1% 88	Number of Sales (Closed)	57	1.8%	56	-10.9%	64
	Days on Market (From Last List Date)	111	8.8%	102	26.1%	88

The median sales price for single-families fell 2.4% to \$433,000 while the median sales price for condos rose 3.7% to \$140,000 respectively from the year-ago quarter for the thirteen straight increase. In the luxury market, representing the top ten percent of each property type, price trend indicators declined over the same period. The median luxury price of a singlefamily slipped 1.4% to \$2,045,250, and the median luxury single-family price fell 26.8% to \$510,000.

