

ELLIMAN

REPORT

Q2 2019

DELRAY BEACH SALES

Highlights of the Quarterly Survey of Delray Beach Residential Sales

“Price trends generally moved higher across the overall and luxury markets.”

Delray Beach Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$659,620	-3.5%	\$683,632	2.7%	\$642,437
Average Price Per Sq Ft	\$268	-2.9%	\$276	0.8%	\$266
Median Sales Price	\$440,000	1.6%	\$433,000	7.3%	\$410,000
Number of Sales (Closed)	398	33.1%	299	4.2%	382
Days on Market (From Last List Date)	86	-1.1%	87	-2.3%	88
Delray Beach Market Matrix (Condo)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$211,250	7.9%	\$195,699	2.4%	\$206,365
Average Price Per Sq Ft	\$169	5.0%	\$161	0.6%	\$168
Median Sales Price	\$145,000	3.6%	\$140,000	3.6%	\$140,000
Number of Sales (Closed)	756	33.3%	567	-1.8%	770
Days on Market (From Last List Date)	70	6.1%	66	6.1%	66
Luxury Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$2,253,208	-16.3%	\$2,690,469	1.7%	\$2,215,760
Average Price Per Sq Ft	\$563	-4.3%	\$588	14.4%	\$492
Median Sales Price	\$1,895,000	-7.3%	\$2,045,250	9.1%	\$1,737,500
Number of Sales (Closed)	40	33.3%	30	2.6%	39
Days on Market (From Last List Date)	123	-14.0%	143	-16.9%	148
Luxury Market Matrix (Condo)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$726,166	9.0%	\$666,068	-3.0%	\$748,592
Average Price Per Sq Ft	\$398	12.4%	\$354	-3.4%	\$412
Median Sales Price	\$578,750	13.5%	\$510,000	0.5%	\$575,750
Number of Sales (Closed)	76	33.3%	57	-2.6%	78
Days on Market (From Last List Date)	117	5.4%	111	46.3%	80

Both the single family and condo markets showed across the board year over year price growth. The median sales price of a single family rose 7.3% to \$440,000 and the median sales price of a condo increased 3.6% to \$145,000 respectively from the year-ago period. Median sales prices for both property types in the luxury market, representing the top ten percent of sales, also showed year over year increases.