

# Elliman Report

## Q1-2020 Delray Beach Sales

“After noticeably stronger results in the first two and a half months, listing inventory growth slowed as market awareness of Coronavirus occurred in mid-March.”

Delray Beach Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$747,033	18.9%	\$628,548	9.3%	\$683,632
Average Price Per Sq Ft	\$288	14.7%	\$251	4.3%	\$276
Median Sales Price	\$446,250	6.3%	\$420,000	3.1%	\$433,000
Number of Sales (Closed)	320	10.0%	291	7.0%	299
Days on Market (From Last List Date)	78	-3.7%	81	-10.3%	87
Delray Beach Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$230,577	-5.5%	\$243,972	17.8%	\$195,699
Average Price Per Sq Ft	\$184	-9.4%	\$203	14.3%	\$161
Median Sales Price	\$155,000	5.1%	\$147,500	10.7%	\$140,000
Number of Sales (Closed)	609	-5.3%	643	7.4%	567
Days on Market (From Last List Date)	62	-1.6%	63	-6.1%	66
Luxury Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$2,909,912	38.6%	\$2,100,191	8.2%	\$2,690,469
Average Price Per Sq Ft	\$584	33.0%	\$439	-0.7%	\$588
Median Sales Price	\$2,100,000	50.0%	\$1,400,000	2.7%	\$2,045,250
Number of Sales (Closed)	33	6.5%	31	10.0%	30
Days on Market (From Last List Date)	125	-21.9%	160	-12.6%	143
Luxury Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$868,620	-9.6%	\$961,113	30.4%	\$666,068
Average Price Per Sq Ft	\$417	-21.3%	\$530	17.8%	\$354
Median Sales Price	\$625,000	-17.1%	\$754,000	22.5%	\$510,000
Number of Sales (Closed)	61	-6.2%	65	7.0%	57
Days on Market (From Last List Date)	85	-13.3%	98	-23.4%	111

Single-family median sales price hasn't shown a year over year decline in four quarters while condo listings fell annually for four straight quarters.