## Ellinan Report Q2-2020 Boca Raton, FL Sales

"After a robust first quarter, sales fell sharply due to COVID-19 shutting down much of the second quarter of the market."

Boca Raton Condo Matrix	Q2-2020	%∆ (qtr)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$336,952	-12.3%	\$384,369	-2.1%	\$344,018
Average Price Per Sq Ft	\$211	-8.3%	\$230	-1.4%	\$214
Median Sales Price	\$243,000	1.3%	\$240,000	5.7%	\$230,000
Number of Sales (Closed)	510	-22.5%	658	-43.1%	897
Days on Market (From Last List Date)	76	-3.8%	79	-3.8%	79
Boca Raton Single Family Matrix	Q2-2020	%∆ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$766,398	-8.8%	\$840,655	5.4%	\$727,185
Average Price Per Sq Ft	\$219	-5.6%	\$232	2.8%	\$213
Median Sales Price	\$515,000	4.6%	\$492,250	13.3%	\$454,709
Number of Sales (Closed)	502	-12.8%	576	-33.3%	753
Days on Market (From Last List Date)	73	-14.1%	85	-9.9%	81
Luxury Condo Matrix	Q2-2020	$\%\Delta$ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Luxury Condo Matrix Average Sales Price	Q2-2020 \$1,164,924	%∆ (qtr) -30.8%	Q1-2020 \$1,682,398	%∆ (yr) -8.2%	Q2-2019 \$1,269,332
•					
Average Sales Price	\$1,164,924	-30.8%	\$1,682,398	-8.2%	\$1,269,332
Average Sales Price Average Price Per Sq Ft	\$1,164,924 \$461	-30.8% -13.0%	\$1,682,398 \$530	-8.2% -5.5%	\$1,269,332 \$488
Average Sales Price Average Price Per Sq Ft Median Sales Price	\$1,164,924 \$461 \$885,000	-30.8% -13.0% -23.0%	\$1,682,398 \$530 \$1,150,000	-8.2% -5.5% -4.3%	\$1,269,332 \$488 \$925,000
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)	\$1,164,924 \$461 \$885,000 52	-30.8% -13.0% -23.0% -21.2%	\$1,682,398 \$530 \$1,150,000 66	-8.2% -5.5% -4.3% -43.5%	\$1,269,332 \$488 \$925,000 92
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)	\$1,164,924 \$461 \$885,000 52 117	-30.8% -13.0% -23.0% -21.2% -18.8%	\$1,682,398 \$530 \$1,150,000 66 144	-8.2% -5.5% -4.3% -43.5% -5.6%	\$1,269,332 \$488 \$925,000 92 124
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)  Luxury Single Family Matrix	\$1,164,924 \$461 \$885,000 52 117 Q2-2020	-30.8% -13.0% -23.0% -21.2% -18.8% %Δ (QTR)	\$1,682,398 \$530 \$1,150,000 66 144 Q1-2020	-8.2% -5.5% -4.3% -43.5% -5.6% %Δ (YR)	\$1,269,332 \$488 \$925,000 92 124 Q2-2019
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)  Luxury Single Family Matrix  Average Sales Price	\$1,164,924 \$461 \$885,000 52 117 Q2-2020 \$2,694,740	-30.8% -13.0% -23.0% -21.2% -18.8% %Δ (ατR) -22.6%	\$1,682,398 \$530 \$1,150,000 66 144 Q1-2020 \$3,481,339	-8.2% -5.5% -4.3% -43.5% -5.6% %Δ (yr) -4.7%	\$1,269,332 \$488 \$925,000 92 124 Q2-2019 \$2,829,112
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)  Luxury Single Family Matrix  Average Sales Price  Average Price Per Sq Ft	\$1,164,924 \$461 \$885,000 52 117 Q2-2020 \$2,694,740 \$382	-30.8% -13.0% -23.0% -21.2% -18.8% %Δ (QTR) -22.6% -12.6%	\$1,682,398 \$530 \$1,150,000 66 144 Q1-2020 \$3,481,339 \$437	-8.2% -5.5% -4.3% -43.5% -5.6% %Δ (yr) -4.7% -8.8%	\$1,269,332 \$488 \$925,000 92 124 Q2-2019 \$2,829,112 \$419

The decline in sales represented what a spring housing market looks like when it is shut down to fight a global pandemic. There were 510 condo sales that closed, down 43.1%, and 502 single family sales to close, down 33.3% respectively from the same period.

