## Eliman Report Q2-2020 Jupiter, FL and Palm Beach Gardens, FL Sales

"The number of sales cooled across the region, as markets shut down in response to COVID-19 crisis."

	Q2-2020	%∆ (qtr)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$864,874	-3.0%	\$892,067	2.0%	\$847,827
Average Price Per Sq Ft	\$343	-0.6%	\$345	3.6%	\$331
Median Sales Price	\$552,500	-0.5%	\$555,000	3.3%	\$535,000
Number of Sales (Closed)	249	-6.0%	265	-37.4%	398
Days on Market (From Last List Date)	50	-30.6%	72	-26.5%	68
Listing Discount (From Last List Price)	5.6%		7.1%		6.5%
Listing Inventory	300	-17.6%	364	-31.2%	436
Jupiter Condo Matrix	Q2-2020	%∆ (qtr)	Q1-2020	$\%\Delta$ (YR)	Q2-2019
Average Sales Price	\$393,624	0.2%	\$392,781	11.7%	\$352,373
Average Price Per Sq Ft	\$257	-0.8%	\$259	9.8%	\$234
Median Sales Price	\$337,500	7.1%	\$315,000	12.5%	\$300,000
Number of Sales (Closed)	182	-14.2%	212	-33.6%	274
Days on Market (From Last List Date)	47	-13.0%	54	-34.7%	72
Listing Discount (From Last List Price)	4.3%		4.4%		5.0%
Listing Inventory	270	-6.9%	290	11.1%	243
Palm Beach Gardens Single Family Matrix	Q2-2020	$\%\Delta$ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$3,336,179	-12.1%	\$3,796,600	-0.1%	\$3,340,268
Average Price Per Sq Ft	\$647	-2.9%	\$666	5.0%	\$616
Average Price Per Sq Ft  Median Sales Price	\$647 \$2,300,000	-2.9% -11.5%	\$666 \$2,600,000	5.0% -2.1%	\$616 \$2,350,000
Median Sales Price	\$2,300,000	-11.5%	\$2,600,000	-2.1%	\$2,350,000
Median Sales Price Number of Sales (Closed)	\$2,300,000 25	-11.5% -7.4%	\$2,600,000 27	-2.1% -37.5%	\$2,350,000 40
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date)	\$2,300,000 25 109	-11.5% -7.4%	\$2,600,000 27 160	-2.1% -37.5%	\$2,350,000 40 136
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price)	\$2,300,000 25 109 8.8%	-11.5% -7.4% -31.9%	\$2,600,000 27 160 10.7%	-2.1% -37.5% -19.9%	\$2,350,000 40 136 9.2%
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory	\$2,300,000 25 109 8.8% 111	-11.5% -7.4% -31.9%	\$2,600,000 27 160 10.7%	-2.1% -37.5% -19.9%	\$2,350,000 40 136 9.2% 123
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory Palm Beach Gardens Condo Matrix	\$2,300,000 25 109 8.8% 111 Q2-2020	-11.5% -7.4% -31.9% -15.3% %Δ (αΤR)	\$2,600,000 27 160 10.7% 131 Q1-2020	-2.1% -37.5% -19.9% -9.8% %Δ (γR)	\$2,350,000 40 136 9.2% 123 Q2-2019
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory Palm Beach Gardens Condo Matrix Average Sales Price	\$2,300,000 25 109 8.8% 111 Q2-2020 \$984,474	-11.5% -7.4% -31.9% -15.3% %Δ (QTR) -11.4%	\$2,600,000 27 160 10.7% 131 Q1-2020 \$1,110,932	-2.1% -37.5% -19.9% -9.8% %Δ (γR) 19.6%	\$2,350,000 40 136 9.2% 123 Q2-2019 \$822,934
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory Palm Beach Gardens Condo Matrix Average Sales Price Average Price Per Sq Ft	\$2,300,000 25 109 8.8% 111 Q2-2020 \$984,474 \$404	-11.5% -7.4% -31.9% -15.3% %Δ (ατR) -11.4% -10.6%	\$2,600,000 27 160 10.7% 131 Q1-2020 \$1,110,932 \$452	-2.1% -37.5% -19.9%  -9.8% %Δ (γR) 19.6% 17.1%	\$2,350,000 40 136 9.2% 123 Q2-2019 \$822,934 \$345
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory Palm Beach Gardens Condo Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price	\$2,300,000 25 109 8.8% 111 Q2-2020 \$984,474 \$404 \$733,000	-11.5% -7.4% -31.9% -15.3% %Δ (ατκ) -11.4% -10.6% -19.9%	\$2,600,000 27 160 10.7% 131 Q1-2020 \$1,110,932 \$452 \$915,000	-2.1% -37.5% -19.9% -9.8% %Δ (γr) 19.6% 17.1%	\$2,350,000 40 136 9.2% 123 Q2-2019 \$822,934 \$345 \$725,000
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory Palm Beach Gardens Condo Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed)	\$2,300,000 25 109 8.8% 111 Q2-2020 \$984,474 \$404 \$733,000 19	-11.5% -7.4% -31.9%  -15.3% %Δ (GTR) -11.4% -10.6% -19.9% -13.6%	\$2,600,000  27  160  10.7%  131  Q1-2020  \$1,110,932  \$452  \$915,000  22	-2.1% -37.5% -19.9% -9.8% %Δ (γR) 19.6% 17.1% 1.1% -38.7%	\$2,350,000 40 136 9.2% 123 Q2-2019 \$822,934 \$345 \$725,000

In Jupiter, single family median sales price rose year over year for the seventh straight quarter. Condo price trend indicators moved higher from the prior-year levels. In Palm Beach Gardens, single family sales declined sharply as the market paused during the crisis. Condo price trend indicators moved higher as sales declined.

