Elliman Report

Q3-2020 West Palm Beach, FL Sales

> "Sales rose higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis."

West Palm Beach Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	$214,373	2.3%	$209,591	-53.1%	$457,271
Average Price per Sq Ft	$182	0.0%	$182	-51.7%	$377
Median Sales Price	$157,500	8.6%	$145,000	12.5%	$140,000
Number of Sales (Closed)	710	67.5%	424	7.3%	662
Days on Market (From Last List Date)	71	2.9%	69	-4.1%	74
West Palm Beach Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	$475,185	16.5%	$407,829	23.2%	$385,597
Average Price per Sq Ft	$233	9.4%	$213	17.1%	$199
Median Sales Price	$348,000	8.1%	$322,000	16.0%	$300,000
Number of Sales (Closed)	613	43.6%	427	22.8%	499
Days on Market (From Last List Date)	65	18.2%	55	3.2%	63
Luxury Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	$838,294	-4.0%	$873,322	-74.4%	$3,274,096
Average Price per Sq Ft	$452	-2.8%	$465	-62.0%	$1,190
Median Sales Price	$407,500	8.7%	$375,000	-49.1%	$800,000
Number of Sales (Closed)	72	67.4%	43	7.5%	67
Days on Market (From Last List Date)	122	14.0%	107	-20.8%	154
Luxury Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	$1,562,462	31.1%	$1,192,096	41.9%	$1,101,325
Average Price per Sq Ft	$412	12.6%	$366	32.1%	$312
Median Sales Price	$1,297,250	36.6%	$950,000	48.7%	$872,500
Number of Sales (Closed)	64	48.8%	43	28.0%	50
Days on Market (From Last List Date)	158	62.9%	97	24.4%	127

The overall number of sales pressed higher. There were 1,323 sales to close, up 14% from the prior-year quarter and up 55.5% from the prior quarter as the COVID lockdown restrained spring market activity.

Douglas Elliman