Eliman Report Q4-2020 Delray Beach, FL Sales

"Single family and condo listing inventory for the overall and luxury markets fell from year-ago levels."

Delray Beach Single Family Matrix	Q4-2020	%∆ (qtr)	Q3-2020	%∆ (yr)	Q4-2019
Average Sales Price	\$770,112	-8.0%	\$837,470	22.5%	\$628,548
Average Price Per Sq Ft	\$286	-2.7%	\$294	13.9%	\$251
Median Sales Price	\$512,000	-4.3%	\$535,000	21.9%	\$420,000
Number of Sales (Closed)	490	16.4%	421	68.4%	291
Days on Market (From Last List Date)	66	-10.8%	74	-18.5%	81
Delray Beach Condo Matrix	Q4-2020	%∆ (qtr)	Q3-2020	%∆ (yr)	Q4-2019
Average Sales Price	\$234,344	4.4%	\$224,391	-3.9%	\$243,972
Average Price Per Sq Ft	\$207	13.1%	\$183	2.0%	\$203
Median Sales Price	\$136,500	-11.9%	\$155,000	-7.5%	\$147,500
Number of Sales (Closed)	517	-27.3%	711	-19.6%	643
Days on Market (From Last List Date)	76	2.7%	74	20.6%	63
Luxury Single Family Matrix	Q4-2020	%∆ (qtr)	Q3-2020	%∆ (yr)	Q4-2019
Average Sales Price	\$2,556,776	-11.0%	\$2,872,093	21.7%	\$2,100,191
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Average Price Per Sq Ft	\$527	2.3%	\$515	20.0%	\$439
Average Price Per Sq Ft Median Sales Price	\$527 \$2,300,000	2.3%	\$515 \$2,500,000	20.0% 64.3%	
	• •		• • • • • • • • • • • • • • • • • • • •		\$439
Median Sales Price	\$2,300,000	-8.0%	\$2,500,000	64.3%	\$439 \$1,400,000
Median Sales Price Number of Sales (Closed)	\$2,300,000 51	-8.0% 18.6%	\$2,500,000 43	64.3% 64.5%	\$439 \$1,400,000 31
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date)	\$2,300,000 51 126	-8.0% 18.6% -7.4%	\$2,500,000 43 136	64.3% 64.5% -21.3%	\$439 \$1,400,000 31 160
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix	\$2,300,000 51 126 Q4-2020	-8.0% 18.6% -7.4% %∆ (atr.)	\$2,500,000 43 136 Q3-2020	64.3% 64.5% -21.3% %Δ (γR)	\$439 \$1,400,000 31 160 Q4-2019
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix Average Sales Price	\$2,300,000 51 126 Q4-2020 \$947,730	-8.0% 18.6% -7.4% %Δ (ατr) 24.5%	\$2,500,000 43 136 Q3-2020 \$761,003	64.3% 64.5% -21.3% %Δ (γR) -1.4%	\$439 \$1,400,000 31 160 Q4-2019 \$961,113
Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix Average Sales Price Average Price Per Sq Ft	\$2,300,000 51 126 Q4-2020 \$947,730 \$532	-8.0% 18.6% -7.4% %Δ (GTR) 24.5% 30.1%	\$2,500,000 43 136 Q3-2020 \$761,003 \$409	64.3% 64.5% -21.3% %Δ (γR) -1.4% 0.4%	\$439 \$1,400,000 31 160 Q4-2019 \$961,113 \$530

Single family sales surged to a record level as listing inventory dropped to a four-year low, but condo sales fell annually for the second time in three quarters.

