

Elliman Report

Q3-2020 Delray Beach, FL Sales

“Total market sales pressed higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

Delray Beach Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$837,470	15.6%	\$724,341	26.9%	\$659,702
Average Price Per Sq Ft	\$294	6.5%	\$276	9.7%	\$268
Median Sales Price	\$535,000	27.1%	\$421,000	24.4%	\$430,000
Number of Sales (Closed)	421	55.9%	270	22.7%	343
Days on Market (From Last List Date)	74	-1.3%	75	-14.9%	87
Delray Beach Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$224,391	2.0%	\$220,096	18.6%	\$189,128
Average Price Per Sq Ft	\$183	2.2%	\$179	15.8%	\$158
Median Sales Price	\$155,000	6.9%	\$145,000	10.7%	\$140,000
Number of Sales (Closed)	711	54.9%	459	14.3%	622
Days on Market (From Last List Date)	74	10.4%	67	25.4%	59
Luxury Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$2,872,093	6.0%	\$2,708,456	22.9%	\$2,336,459
Average Price Per Sq Ft	\$515	2.2%	\$504	5.7%	\$487
Median Sales Price	\$2,500,000	19.8%	\$2,087,500	40.8%	\$1,775,000
Number of Sales (Closed)	43	53.6%	28	22.9%	35
Days on Market (From Last List Date)	136	15.3%	118	-25.3%	182
Luxury Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$761,003	-6.1%	\$810,500	26.1%	\$603,676
Average Price Per Sq Ft	\$409	-8.1%	\$445	21.4%	\$337
Median Sales Price	\$604,500	-1.3%	\$612,500	41.4%	\$427,500
Number of Sales (Closed)	72	56.5%	46	14.3%	63
Days on Market (From Last List Date)	128	29.3%	99	77.8%	72

The overall number of sales, led by single family properties, pressed higher. There were 1,132 sales to close, up 25.2% from the prior-year quarter, and up significantly since the prior quarter as the COVID lockdown restrained spring market activity.