

Elliman 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	%Δ (QTR)	Q1-2020	%Δ (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	%Δ (QTR)	Q1-2020	%Δ (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	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,164,924	-30.8%	\$1,682,398	-8.2%	\$1,269,332
Average Price Per Sq Ft	\$461	-13.0%	\$530	-5.5%	\$488
Median Sales Price	\$885,000	-23.0%	\$1,150,000	-4.3%	\$925,000
Number of Sales (Closed)	52	-21.2%	66	-43.5%	92
Days on Market (From Last List Date)	117	-18.8%	144	-5.6%	124
Luxury Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$2,694,740	-22.6%	\$3,481,339	-4.7%	\$2,829,112
Average Price Per Sq Ft	\$382	-12.6%	\$437	-8.8%	\$419
Median Sales Price	\$2,215,000	-13.1%	\$2,548,830	2.4%	\$2,162,500
Number of Sales (Closed)	51	-12.1%	58	-32.9%	76
Days on Market (From Last List Date)	164	-1.8%	167	-2.4%	168

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.